



AGENDA

City of Richland Parks and Recreation Commission #8-2013

Richland City Hall ~ 505 Swift Boulevard ~ City Council Chambers

Thursday, October 10, 2013, 7:00 PM

Commission Members: Chair Gutierrez, Vice Chair Jones, Doran, Valentino, Bern, Richards, McBurney

Liaisons: Council Member Kent, Alternate Council Member Anderson

Welcome

Pledge of Allegiance

Roll Call

Approval of October 10, 2013, Agenda

Approval of August 8, 2013, Minutes

Council Liaison Report

Recreation Report

Parks and Facilities Report

Public Comments

Presentations

Lacrosse (Alison Gjefle) 5 Minutes

New Business:

- 1) Introduction to State Required Update of the Shoreline Master Program (Rick Simon)
- 2) Allocation of \$16,000 of Park District 3 funds to Drollinger Park (Phil Pinard)
- 3) Columbia Point Mixed Use Site (Tracts D & E) (Brian Moore)

Commission Comments

Adjournment

The Next Parks and Recreation Commission Meeting is Thursday, November 14, 2013 and

The Next Parks and Recreation Commission Meeting is Monday, October 21, 2013

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MINUTES

Richland Parks and Recreation Commission Meeting #4-2013

Richland City Hall – 505 Swift Boulevard – Council Chambers

Thursday, August 8, 2013 ~ 7:00 pm

CALL TO ORDER:

Chair Gutierrez called the meeting to order at 7:00 pm.

ATTENDANCE:

Chair Gutierrez, Vice Chair Jones, Commissioners Doran, Katipamula, Beck, Bern, Valentino, McBurney Richards were present. Also in attendance were Council member Anderson, Parks and Recreation Director Schiessl and Parks and Recreation Managers Pinard and Strand.

APPROVAL OF THE August 8, 2013 AGENDA:

Chair Guterrez moved the New Business item, No. 4, Preliminary Plat of Beer Falls, Acceptance of Land in Exchange for Park Impact Fees prior to Public Comments. And following the New Business item, No. 4, will be a second Public Comment that will be for business items not related to the Preliminary Plat of Beer Falls.

Nancy Doran **moved** to approve the August 8, 2013 agenda as amended. Greg Jones **seconded** the motion. Motion carried.

APPROVAL OF THE May 9, 2013, MINUTES:

Nancy Doran **moved** to approve the May 9, 2013, minutes as presented. Shanta Katipamula **seconded** the motion. Motion carried.

COUNCIL LIAISON REPORT:

Council member Kent welcomed the public. Ms. Kent reported at their last council meeting there was a concern from a member of the public regarding cancellation of the July 11, 2013 Parks and Recreation Commission meeting. Secondly Kent reminded everyone of the resignation of Jon Admunson, Assistant City Manager and encouraged all to wish him well. Council Member Kent also reported that the vote regarding the Regional Public Facilities District aquatic center is currently failing and encouraged anyone wanting to express their opinion regarding what that entity should do next, to attend the Regional Facility District meeting scheduled for Wednesday, August 14.

PARKS AND FACILITIES REPORT:

Parks and Recreation Supervisor, Darrin Sweeney reported updates and progress throughout the City. Mr. Sweeney discussed the removal of damaged turf at Badger Mountain Community Park Wizer Field and replaced the section with new sod in preparation for Grid Kid and Lacrosse season. Sweeney gave an update on the improvements of efficiency of the on-going garbage program. He added positive

feedback regarding the updates and renovations completed by the Sagebrush Montessori which transitioned the Wright Street Station building into classrooms. Sweeney also mentioned the addition of a stretcher at Trailhead Park that is located in the storage room which was provided by the Fire Department and is available for quicker access in case of an emergency.

RECREATION REPORT:

Parks and Recreation Manager, Laurel Strand reported that the Fall E-Activity Guide was released and available to the public on Monday, August 5. Strand also noted the Parks and Recreation Commission initiated effort of walkability, which is a kick off insert in the Fall Guide. Ms. Strand announced the following upcoming events and encouraged all to attend: the last movie for the Summer Series, The Shaggy Dog will be August 9, at John Dam Plaza, the 17th Annual Tumbleweed Music Festival begins Friday, August 30-September 1 at Howard Amon Park and Richland Community Center, Kids Fun Friday, September 6 at 6:00 p.m. located at Badger Mountain Park.

NEW BUSINESS:

4. Preliminary Plat of Beer Falls, Acceptance of Land in Exchange for Park Impact Fees (Joe Schiessl) Legal Counsel, Ken Harper was present for opening remarks prior to the presentation of the New Business Item No. 4, Mr. Harper explained to the Parks and Recreation Commission and to the public, the procedure for quasi-judicial nature and appearance of fairness doctrine and the conflict of interest rules which applied to this matter. Harper explained that this closed record review must be fair in three respects: form, substance and appearance.

After the statement from Legal Counsel, Vice Chair Jones, Commissioner Jackie Valentino, Commissioner Dawn Bern and Commissioner Nancy Doran recused themselves prior to the presentation of Item No. 4, Preliminary Plat of Beer Falls, and Acceptance of Land in Exchange for Park Impact Fees.

Parks and Recreation Director, Joe Schiessl presented to the Parks and Recreation Commission the recommendation that Council accept land donations as identified on the Preliminary Plat of Beer Falls in exchange for park impact fees of equal value.

Schiessl indicated the preliminary Plat of Beer Falls that is adjacent to Claybell Park on its north property line and the Amon Basin Preserve on the west. The preliminary plat was submitted with ten tracts proposed to be dedicated to the City for park and open space. Six of the tracts are defined by the BPA power line easement, two tracts are defined by the Bureau of Reclamation wasteway easement and two tracts are small trail connections.

He also explained that the staff has met with the Kennewick Irrigation District (KID) to discuss the future plans for the wasteway. KID plans include vegetation removal to enhance water flow along the existing water course in 2014 and within 5 years the plan is to realign and channel the wasteway with maintenance roads being constructed on both sides. The KID is also implementing water conservation practices that over time will significantly reduce water flows through the wasteway.

Schiessl indicated the fiscal impact of the preliminary plat of Beer Falls will generate approximately \$600,000 of park impact fees over the build-out of the plat which is estimated to be ten years.

PUBLIC COMMENTS - NEW BUSINESS ITEM No. 4:

- 1) Paul Carter, 2626 Willowbrook Ave, recommended that the City of Richland not accept the land donations.
- 2) Laurie Ness, 2253 Davison Ave, in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 3) Terri Windergren, 94806 E. Granoda Ct., recommended that the City of Richland not accept the land donations.
- 4) Alexandra Amonette, 1939 Marshall Ave, in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 5) Mark Robershotte, 224 Sitka Court, in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 6) Patricia Haggerty, 763 Meadows Dr., in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 7) Pat Adams, 781 Meadows Dr., in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 8) Lori McCutcheon, 789 Meadows Dr., in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 9) Gretchen Graber, 21 Alta Lane, in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 10) Jim Deatherage, 8907 W. 6th Ave, in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 11) Lauren Caslin, 8720 W. Falls Ave., in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 12) Alan Gunter, 743 Meadows Dr. South, in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 13) Brad Evans, 36055 S. Bermuda Rd, in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 14) Nathan Machiela, Hayden Homes Redmond Oregon, clarified the intentions of the proposal which was to create an open space to preserve the habitat and the natural growth and also to protect the currently existing habitat.
- 15) Billy Girwell, Richland Resident, notified all of the historical value of that current location and stated that was where the Yakima River flowed before the ice age floods.

- 16) Tom Hampshire, 793 Meadows Dr. South, in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 17) Ernie Crediford, 1322 Florida Ave, in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 18) Darin Earl, 2902 Kemper Court, expressed his concerns of habitat if the City were to accept the proposal of land donation within the Preliminary Plat of Beer Falls.
- 19) Toby Bouchey, 769 Meadows Drive, in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 20) Mike Lilga, 317 Fuller, in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 21) Heidi Eaden, 143 Rachel Rd, explained the beauty of the area in which will be taken away due to Hayden Homes proposal and is in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.
- 22) Trina Sasser, 122 Rachel Rd, in support of the Parks and Recreation Commission recommend Council not to accept land donations within the Preliminary Plat of Beer Falls.

Commissioner Richards **moved** that the Parks and Recreation Commission recommend that the Council accept land donations as identified on the Preliminary Plat of Beer Falls in exchange for park impact fees of equal value. Kit McBurney **seconded** the motion. Motion **failed**. The City will not accept land in lieu of park impact fees.

PRESENTATIONS:

UNFINISHED BUSINESS:

NEW BUSINESS:

1. Proposed Acceptance of Park Improvements in Exchange for Park Impact Fees for Apartments at Innovation Center

Parks and Recreation Director, Joe Schiessl presented the proposed acceptance of the Innovation Center's request to consider the construction of private park facilities, in lieu of park fees.

Following brief discussion regarding the acceptance the Parks and Recreation Commission agreed to move item to the Parks and Recreation Commission workshop. Dawn Bern **moved** that the Proposed Acceptance of Park Improvements in Exchange for Park Impact Fees for Apartments at Innovation Center moved to the August 22 workshop. Chair Jones **seconded** the motion. Motion carried.

2. Master Plan for the Stevens Triangle

Parks and Recreation Supervisor, Phil Pinard presented the recommendation that Council adopt the proposed Master Plan for the Stevens Triangle including a location for community gardens. Pinard explained the fiscal impact of the Master Plan and indicated that The Richland Home Depot and the Richland Stake of the LDS Church have partnered to complete the first phase of the community gardens which will consist of 30 boxes. Some minor materials may be purchased by the City and the cost will be covered by the annual operating budget. Some parks and facilities crew time will be required for site preparation, irrigation modifications and installing the garden watering system. Future phases are currently unfunded.

Pinard also indicated that the Jadwin/Stevens location is appropriate as a community garden location because there are several multi-family neighborhoods within 3 blocks of the proposed garden site. It has been the City's practice to locate community gardens in locations where residents have limited access to private gardening space. The southern portion of the triangle has remained unused for more than 15 years and placing garden plots will bring park users to an otherwise unused city park. Future phases of the Stevens Triangle Master Plan include the development of a small parking area and extension of the existing xeriscape demonstration garden to the south as a buffer to Stevens Drive. Art, colorful plants, fencing material and other methods will be implemented to add to the aesthetics of the area.

Vice Chair Jones **moved** that the Parks and Recreation Commission recommend that the City Council adopt the proposed Master Plan for the Stevens Triangle including the location for community gardens. Samantha Beck **seconded** the motion. Motion carried.

3. Naming the Neighborhood Park at the corner of Westcliffe Blvd and Gala Way

Commissioner Kit McBurney presented the proposed name for the Neighborhood Park at the corner of Westcliff Blvd and Gala Way. The Park Naming Subcommittee compiled the suggestions from the community to assist with the naming of the park. As a result the Park Naming Subcommittee's proposed name for the park is "Gala Neighborhood Park".

Vice Chair Jones **moved** that the Parks and Recreation Commission accept and recommend the City Council name the Neighborhood Park at the corner of Westcliffe Blvd and Gala Way the "Gala Neighborhood Park". Nancy Doran **seconded** the motion. Motion carried.

PARKS AND RECREATION COMMISSION COMMENTS:

- **Shanta Katipamula-** Complimented the Parks and Recreation staff that participated with Art in the Park event.
- **Dawn Bern-** Enjoyed all the activities and demonstrations that were available for entertainment during the National Night Out event and applauded all who were involved.
- **Nancy Doran-** Questioned involvement on the County Master Plan for Badger. Asked to be excused for the month of September.
- **Greg Jones-** Complimented all the Parks and Recreation staff involved with the Grand Opening of Claybell Park.

- **Jackie Valentino**- Complimented all the staff involved with the Grand Opening of Claybell Park. Jackie also mentioned that she was chosen as a liaison for the Richland Senior Association.
- **Samantha Beck**- Enjoyed all the exhibits at the Art in the Park event. Also, Beck mentioned how wonderful the new tennis courts are at Claybell Park.
- **Kit McBurney**- Thanked everyone for making her feel welcome at her first regular meeting.
- **Maria Guiterrez**- Thanked the participation and representation of the Commission and encourages the community involvement with future Parks and Recreation meetings.

The meeting was adjourned at 9:35 p.m.

Reviewed by: Joe Schiessl, Parks and Recreation Director

Approved by: _____
Chair Maria Gutierrez, Richland Parks and Recreation



Annual Report –September, 2012 to August, 2013

Three Rivers Lacrosse is a non-profit corporation that promotes the play and growth of lacrosse, North America's oldest sport. We greatly appreciate the City of Richland allowing the use of Wiser field and the surrounding grass space for Three Rivers. This facility has provided a great home for our club and allowed the sport to grow in the Tri Cities. Other clubs and teams appreciate visiting the facility because of the cleanliness and general good repair of the buildings and fields. We intend to continue a good relationship with the City of Richland and promoting the growth, character, and good sportsmanship with the youth of Tri Cities.

Events and use

February –May 2013

In 2013, high school practice started the last week of February and went through the first week of May. During this time the Varsity and JV teams practiced 4 days per week except when there was a Tuesday game (twice). Most practices were on Wiser field.

The High School team had a great year going 15 wins and 4 losses. They won their first playoff game against Sehome-Bellingham but lost in the semi-final to Garfield 7 to 11. It was still the best year on record for Three Rivers.

On February 16, the club held a clinic for kids interested in lacrosse. It was attended by over 40 new players. This is an opportunity for parents to bring their kids and see if they have a passion for the game. All of our coaches help manage the event and our high school and U 15 play a large part in instructing new players to the sport. About 20 of these kids decided to play lacrosse for the 2013 season.

June – August 2013

Once the season is over, the club manages a summer program called "Chumash," which is 3 vs 3 lacrosse. This program runs from the end of June through August for all ages. The club played on the upper multi-purpose field this year to avoid field repairs to Wiser field. When we are able to use the main field, and the lights, the kids have asked to stay as late as 10 PM.

The club started a new session this year on Saturday mornings called “trash can lacrosse.” This is just two trash cans as goals and is meant for the younger kids. This program went from 9 AM to Noon on the upper multi-purpose field or whichever field didn’t have sprinklers running. This was a big success and we expect it to grow next year.

August – November 2014

During the fall our high school players will be using the upper field for skill development and fitness training. We will also have at least 2 youth clinics including a “Lacrosse Olympics.” We will also have a lacrosse skill clinic with Total Sports from Bonney Lake, in late October or early November.

Demographics

Last year Three Rivers Lacrosse had 143 players in all its teams. This is about 8 players less than in 2012. Three Rivers intends to provide better recruiting in the 2013-2014 school year and season. The team counts are as follows:

39 high school boys

15 girls

29 U 15

35 U 13

25 U 11

The High School Boys team graduated 16 players and the club expects to recruit up to 30 new players for about 150 kids in 2014.

Facility needs

Wiser field was unusable for high school games this year. There simply isn’t enough time for the field to recover over the winter from youth football. The new grass looks great but the pressure from the football program is already showing from the first week of bodies sliding across the grass.

If we could have two things done to improve the facility we would ask for water earlier in the season and some gravel in front of the Three Rivers storage shed. A little more water might help the grass start its growth early in the season. The field is often dusty in February and March before Badger Mountain Irrigation is turned on. Some gravel in front of the shed would help in transitioning equipment in and out of the shed and reduce the tripping hazard.

Club administration

The current management of the club consists of the following board members.

Tom Toon President	Scott Osler Board Member	Ryan Greenhaulgh Board Member	Tom McKenna Board Member
Harper Tripp Board Member	Lisa Havens Board Member	Kip Eagles Board Member	Jil Smith Board Member

The Club is in good financial standing with around \$30,000 in the bank. All required insurance is current.

One of the biggest accomplishments for the year is the certification of 8 Three Rivers coaches at a Level 1 clinic in Sammamish this summer. This gives Three Rivers the highest number of US Lacrosse coaches in Eastern Washington. This will help the club provide a better learning environment for our players and begin a coaching development program towards our eventual High School expansion.

Again, thank you for being a great partner in our youth program and we look forward to several more years of community action.

Sincerely,

Tom Toon,

President, Three Rivers Lacrosse

MEMORANDUM

*Community and Development Department
Planning & Development Services Division*

TO: PARKS AND RECREATION COMMISSION

FROM: RICK SIMON, DEVELOPMENT SERVICES MANAGER

DATE: SEPTEMBER 26, 2013

RE: CITY SHORELINE MASTER PROGRAM UPDATE

The City is in the process of updating its Shoreline Master Program (SMP). Under the provisions of the Washington State Shoreline Management Act, each city, town and county within the state is required to develop and adopt its own shoreline plan and regulations. A shoreline is defined under the act as rivers and lakes along with their associated shorelands, wetlands and floodplains. In Richland, shorelines subject to the act are those portions of the Columbia and Yakima rivers that are located within the City limits. Generally, lands within 200 feet of these two rivers and their associated floodplains are subject to the provisions of the SMP. Richland first adopted its SMP in 1979 and it has been continuously in effect since then.

The Shoreline Management Act includes three basic purposes, which can be summarized as follows:

1. Protect the environmental resources of the state's shorelines;
2. Promote public access to the shorelines; and
3. Give priority to types of land uses that require a location on the shoreline.

These basic purposes have not changed. In 2003 the Washington State Department of Ecology adopted new shoreline guidelines which require all cities and towns to update their SMPs. The new guidelines do introduce some new concepts to the SMP process including a policy of "no net loss" of ecological functions of the City's shorelines. The SMP must include a plan for shoreline restoration of disturbed areas and as assessment of "reasonably foreseeable" cumulative impacts.

The State Legislature provided funding for this work and Richland received a state grant in 2012 and so is now in the process of updating its SMP. The City has hired a consultant team, headed by Anchor QEA to lead them through the process of an SMP update. According to the guidelines established by the Department of Ecology, the update process needs to include the following elements:

- An inventory and analysis of existing shoreline conditions;
- A review of the shoreline goals, policies, environment designations, regulations and standards;
- A community visioning process;
- A cumulative impact analysis; and
- A plan for shoreline restoration.

The consultants have been working with the Planning Commission and staff over the past year on this project. Work completed to date includes the development of a draft inventory and characterization report of the City's shorelines, and a draft master program. A restoration plan is currently being developed. The deadline that the City is operating under is to complete the shoreline update process by June of 2014, with the adoption of the updated shoreline program by the City Council.

Now that we have a working draft, the next step is to solicit comment and review from the Parks and Recreation Commission, public agencies and the general public. This public review will take place over the next several months. Ben Floyd of Anchor QEA will be present at the workshop on the 26th to provide the Commission with an overview of the shoreline update process. Copies of the draft master program will also be distributed to the Commission at that time. The goal of the workshop is to provide the Commission with a basic understanding of the shoreline regulations and to introduce the draft plan, with the hope that the Commission over the coming weeks would have an opportunity to review the document and make comments.

TO: Parks and Recreation Commission

FROM: Phil Pinard, Parks and Recreation Manager

DATE: October 10, 2013

SUBJECT: Allocation of Park District 3 Funds to Drollinger Park

STAFF RECOMMENDATION

That the Parks and Recreation Commission recommend Council authorize expenditure of 15,000 of Park District 3 Funds to Drollinger Park improvements.

MOTION FOR CONSIDERATION

I move that the Parks and Recreation Commission recommend Council authorize expenditure of \$15,000 of Park District 3 funds to funds improvements to Drollinger Park.

FISCAL IMPACT

This request will leave approximately \$1,000 in Park District 3. This district accumulates very little in annual revenue from Park Impact Fees as little construction occurs in this district. The existing funds in the district came from the new apartments on Duportail Street.

BACKGROUND

Drollinger Park is a 1.5 acre undeveloped Neighborhood Park located in the Tanglewood subdivision located on the west side of the By-pass Highway north of Duportail Street.

The 2014 Capital Improvement Program (CIP) allocates \$16,000 for the construction of Drollinger Park. The improvements will include irrigation and turf.

The funding is being requested this year as there is a possibility that there will be time for the parks crew to install a portion or all of the irrigation system. These funds will be used to purchase irrigation supplies and trees and pay for contractor expenses for hydroseeding.

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MEMORANDUM
Economic Development Office

To: Parks and Recreation Commission

From: Brian Moore, Project Supervisor

Date: October 10, 2013

Subject: Columbia Point Tracts D & E Status

On September 23, 2013 the Economic Development Office presented a conceptual plan for Tracts D & E of Columbia Point (the lots just south of the Shilo Inn) to the Economic Development Committee. Between Tract D and the Columbia River are approximately 8 acres of land restricted by a landfill easement. This land will be improved with landscaping and remain open to the public. The conceptual plan presented tonight was developed with input from the Parks Department and the presumption that the area encumbered with a landfill easement would function much like a park. The Economic Development Office is preparing a Request for Proposals (RFP) for the entire site identified in the attached memo to the EDC. The purpose of tonight's meeting is to solicit input from the Commission regarding this area and will be useful as the responses to the RFP are evaluated by staff, EDC and Council.

Enclosures:

Sept 23, 2013 EDC Staff Report

Site Map

Site Photo

Conceptual Design

Architectural Concepts

Water Feature Concepts



MEMORANDUM
Economic Development Office

To: Economic Development Committee

From: Brian Moore, Project Supervisor

Date: September 23, 2013

Subject: Columbia Point Status & Request for Proposals

Staff is developing an RFP for the remaining sites in the Columbia Point Master Plan **(Attachment 1)**: the Hotel Site (Tract J West), the Restaurant Site (Tract J East), and the Mixed Use Site (Tracts D & E). The hotel and restaurant sites are on either side of Anthony's restaurant; Tract D & E are south of the Shilo Hotel. The purpose of this presentation is to open for discussion the design concepts for Tracts D & E and other aspects of the proposed RFP.

On April 23, 2013 staff discussed with Council the targeted uses for property at Columbia point. Interest was in upscale mixed or entertainment type uses. From that workshop, staff began to assemble the ideas that Council provided in order to move forward. Staff proceeded with developing a general concept to serve as a point of discussion for further input keeping in mind the river front nature of the site **(Attachment 2)**.

The result is a site design prepared by MacKay & Sposito with input from Economic Development and Parks staff **(Attachment 3)**. The site design focuses on creating a pedestrian friendly mixed use site comprising approximately 11 acres of mixed use and 8 acres of parkland. It preserves the existing roadway alignment to maximize riverfront commercial land. This design emphasizes the highest value portion of the site. The concept of a walkable commercial retail strip with river views and park frontage is a great use because there are no other opportunities like this in the Tri-cities region.

The concept for this site is a “river-walk” and focuses on place-making. By placing the buildings with entrances or dining patios adjacent the walk and strategic placement of hard and soft landscaping, this site can capture the feel of an outdoor room that links up the two development sites, the park, and the Columbia River Walking trail. Because of the unique nature of this site, one goal is to raise the design standards for the site and make a clear statement that Columbia Point is the premier riverfront neighborhood. The kinds of expectations we have so far are shown on the design boards (**Attachments 4 and 5**).

The design target is an eclectic pacific-northwest architectural style. We hope that this style can most effectively tie together all of Columbia Point with existing riverfront sites to the west and east. This design style features awnings to provide shade, varied roof lines, staggered storefronts, standing seam metal, glass and aluminum, wood siding, and a mix of local materials like river stone and natural wood to provide a regional flavor to the design. Additionally, a water feature that echoes the Columbia River is proposed to make this location iconic. This eclectic design approach will help the site feel like it has evolved over many years. Staff would like to see emphasis on complete design, to prevent accent features from floating isolated on an otherwise blank surface and to make navigating the site easy and intuitive.

This site plan has three distinct areas. The first is an office-retail mix with 22,000 square feet retail adjacent the park and an additional 44,000 square feet of office or retail north of Bradley. The second, on the south side of Bradley is an opportunity for residential-office or residential-retail mixed use with capacity for 40-60 residential units and 48,000 square feet of various commercial at ground level. The third and final piece is the park space that could be designed to be a low maintenance landscape park or could be enhanced with a water feature, public art and/or a formal public gathering space.

This strategy is not without its challenges. Being the first of its kind in the area will require a visionary developer that can make the funding work in a changing financial

market. However, there are increasing numbers of projects in the Tri-Cities that are attempting to achieve what we are proposing here, such as Clover Island. With the variety of uses, this will be a complex project, and experienced understanding of project phasing is critical to success. Lastly, coordination of the park development is important to ensure project cash flow and City capacity for maintenance and operations. These are the kinds of deal points that will shape negotiations once we have responses to the RFP.

This can be the signature riverfront commercial and mixed use site for the Tri-Cities if it is handled properly. It can provide some uses that are different from what is available in the region and would complement the quality we have in the Tract J Sites.

Tract J West and Tract J East are anticipated to be a hotel site and restaurant site respectively. Both sites are waterfront, although the restaurant site could be configured to be adjacent to the road. There is expression interest from a variety of hotel developers in Tract J West. The RFP could focus on a boutique style hotel or any hotel proposal. There has not been any early expression of interest in Tract J East. The RFP will be advertised for six weeks. The RFP is planned to be advertised for six weeks. Responses can address any (or all) of the sites identified in the RFP; only responses that meet the intended use for each site will be accepted. Evaluation criteria are likely to include net financial benefit to the City, quality and design of proposed development, successful track record of the development team and evidence of ability to perform.

Due to increasing interest in the RFP selection process, staff would like EDC to consider recommending to Council establishing a small real estate advisory committee to assist in the review of Request for Proposal respondents and make a joint recommendation with staff to Council regarding the ranking and awarding of RFPs.

Columbia Point 2013 Request for Proposals

Mixed Use

Public Park

Mixed Use

Columbia River

Hotel

Restaurant



0 250 500 1,000 Feet





COLUMBIA POINT PLANNING STUDY - CITY OF RICHLAND, WASHINGTON

SEPTEMBER 2013

MacKay Sposito







Parks and Recreation Department
August and September 2013

Recreation Division

2013 Summer Art Camps

Aspiring artists created some truly amazing artwork at Richland Parks and Recreation's Summer Art Camps. The two one-week camps were held at the Richland Community Center July 29 through August 9. They were a huge success with each class filled to capacity. Classes were for ages 6-16. The camp introduced participants to a variety of painting and drawing techniques (canvas, ceramics, wood and more). The final day of camp included an art show with each artist displaying all works of art for parents and others.



Basic Sewing for Kids

This class, taught by volunteer Lorraine Ferqueron has become a mainstay at the Richland Community Center. The class size is kept small so that she can devote time to each student and ensure their progress. The youngsters who learn to sew in the Basic Sewing for Kids class often move on to the Quilting a Simple Project class, also taught by Lorraine.



Fair Parade

Mayor John Fox, along with several City staff employees and their family members, participated in this year's celebration of the 65th Anniversary Benton-Franklin Fair & Rodeo Grand Parade. The parade was in Kennewick, on Saturday, Aug. 17, 2013 at 10 a.m.



Annual Triathlon for Kids

The 22nd Annual Kids Triathlon, featuring the trails of Howard Amon, Leslie Groves and Columbia Point Marina was held on August 18th. Nearly 200 kids participated this year, in an event that takes the coordinated efforts of over 40 adult volunteers at bike and run turnarounds, water stations, in personal kayaks guiding swimmers, as well as pace leading and following different age groups by bicycle. Athletes came from Canada, Idaho, Utah, Oregon, California, Basin City, Omak, Bellingham and Prosser.



17th Annual Tumbleweed Music Festival

The 17th Annual Tumbleweed Music Festival was held in Howard Amon Park and the Community Center August 30-Sept 1. The event featured over one hundred acts offering traditional and contemporary folk, blues, bluegrass, ballet, gospel, Cajun, Celtic, Caribbean, classical, jazz, western and country, Middle Eastern, folkloric, old-time music and dance, a youth concert and more. A songwriting contest and a participatory band scramble showcased special talents and prizes for the adventurous. In addition to musical performances, Tumbleweed also included a variety of food and arts & crafts vendors.

The event is produced by the Three Rivers Folklife Society.



"Hello, My Name is Frank" films in Richland

Hollywood filmmaker Dale Peterson and his crew members have been in town for almost five weeks, shooting scenes in Richland and Kennewick. A recent scene for the movie was shot here in Howard Amon Park on Monday, August 26. There was a good reason Peterson chose the Tri-Cities to shoot his latest movie, Hello, My Name is Frank, "I came up here three years ago for my nephew's graduation,

and I was in the middle of writing the screenplay for this film at the same time," Peterson said. "When I saw the beauty of the topography of this area, especially when the sun sets, I decided to do part of the filming here."



Holland St. John Tennis Courts

On Wednesday, September 4th the City of Richland Parks and Recreation dedicated the tennis courts located in Howard Amon Park in honor of Holland St. John.



Kid's Fun Friday

Even with challenges from the threatening weather on September 6th, the second annual *Kids Fun Friday* easily matched the crowd from last year's inaugural event. "The Badger Mountain Splash and Play is the perfect spot for this event," declared one attendee. Big Top the Clown was a favorite with a line of children that lasted until the movie began. There was a wide variety of games to play and delicious food available from vendors. The movie, *Cars 2* was said to be the perfect finale to a very special event.



2013 Annual Pooch Plunge

Several dogs enjoyed splashing through the wading pool at Howard Amon Park for the two day event starting on Saturday, September 7. The Tri-City Dog Park Society's annual Pooch Plunge is an event to raise money for the society's goal to have three dog parks in the Tri-Cities, and to promote, establish and maintain off-leash dog parks in the Tri-Cities.



Harmony Visits Richland

On September 18, Harmony moored at the Lee Dock while enroute to Portland. Harmony is a 164' mega yacht piloted by Captain Chuck who was returning from a six month voyage enjoying the sites of Panama Canal, Alaska and now Richland. Captain Chuck reported that the family and crew enjoyed the park and its amenities so much that they hope to add Richland's Lee Dock to the tour schedule next year.



Eagle Project

Eagle Scout, Dustin Scott, worked with his fellow Boy Scout Crew #173, scout leaders, family members, Phil Pinard and Jen Davis to complete his Eagle Scout Project. Dustin built a three-bin turning compost container which was placed at McMurray Community Garden. He received donations from local businesses including Home Depot, Tri-City Lumber, Pro-Build and Mustang Signs. The donations were nearly 100% of what was needed to complete the project. A total of 54 man-hours were accounted for to complete this project.



LDS Church Day of Service

On September 14, 2013 nearly 500 members of the Church of Jesus Christ of Latter-Day Saints participated in three service projects in Richland's parks. One hundred and fifty church members and 10 employees from Home Depot created new community gardens at the Stevens Triangle. Home Depot also donated \$900 in materials for the gardens. Over three hundred people hauled and spread 280 tons of rock along the Keene Road Trail. Thirty people added six new garden boxes to the south Richland community garden site. This amounted to nearly 1,500 volunteer hours.



Facilities Division

Columbia Point Golf Course

Work began this week to reconfigure the #12 hole at the Columbia Point Golf Course. The work will enhance the playability of the hole and help with ongoing maintenance.



Drinking Fountain in Howard Amon Park

Parks and Facilities crew installed a new drinking fountain in Howard Amon.



Bus Stop Sidewalk Pad

Parks and Facilities crew poured a sidewalk pad in front of the City shops for the bus stop.



Park Clean Up Continues

Parks and Facilities crew continues clean up of the larger debris that was left behind by the high winds on September 15.



Wind Storm Damage

Facilities crew were busy Monday morning, September 16 picking up the remnants of trees which were left behind by the high winds late Sunday night.



Badger Mountain Park

Facility crew prepped the fields at Badger Mountain Park. Richland Youth Football league occupy the fields for practice and league games. RYF league began on Saturday, September 7.



Horn Rapids

Facilities crew repaired and painted the Horn Rapids Fields building.



City Hall Clean-Up

Friday, August 16 the facilities crew trimmed trees and removed over grown landscaping which completed phase one of City Hall Clean Up.



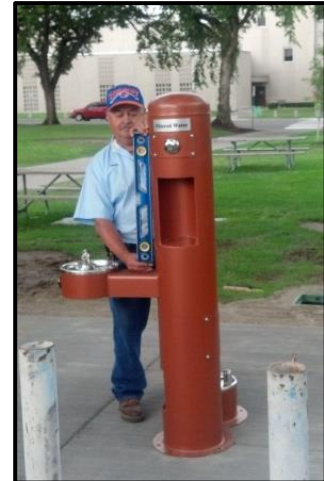
Summer Storm Cleanup

Park Rangers and Facilities crew were busy cleaning up debris in the parks Saturday morning, August 10 which was left behind by the high winds late Friday night.



Drinking Fountain at John Dam Plaza

Parks and Facilities crew completed the installation of the new drinking fountain, water bottle filler and dog watering station at John Dam Plaza.



Planning and Projects

Claybell Park Grand Opening

The attendance and weather couldn't have been any better for the Claybell Park and Bellerive Drive Extension Grand Opening on Thursday, August 8. Mayor John Fox, Kaleen Cottingham of Washington State Recreation and Conservation Office, Senator Sharon Brown, Holly Logan of MADD, Vice Chair Greg Jones of the Richland Parks and Recreation Commission and special guest Selah Gutierrez were on hand to cut the ribbon. All guests were then treated to an ice cream dessert. Some of the new amenities include:

- 4 New Tennis Courts
- 2 New Multisport Fields
- Additional Parking
- New Restrooms
- New Walking Path
- Extension of Bellerive Drive to the end of the new Multisport Fields



Stevens Triangle Master Plan and Implementation Schedule

On August 20, 2013 Council considered and authorized a master plan for the Stevens Triangle with the provision that Staff consolidate implementation phases and consider attractive screening alternatives for the community garden space. The attached master plan revises the August 20, 2013 version by eliminating the proposed screen fence to be replaced with a landscaped berm. The berm work will begin this week and installation of the garden boxes by The Home Depot and LDS Church will occur September 14, 2013.

STEVENS TRIANGLE MASTER PLAN



Columbia Point Golf Course Number 12 Sand Bunker Modification

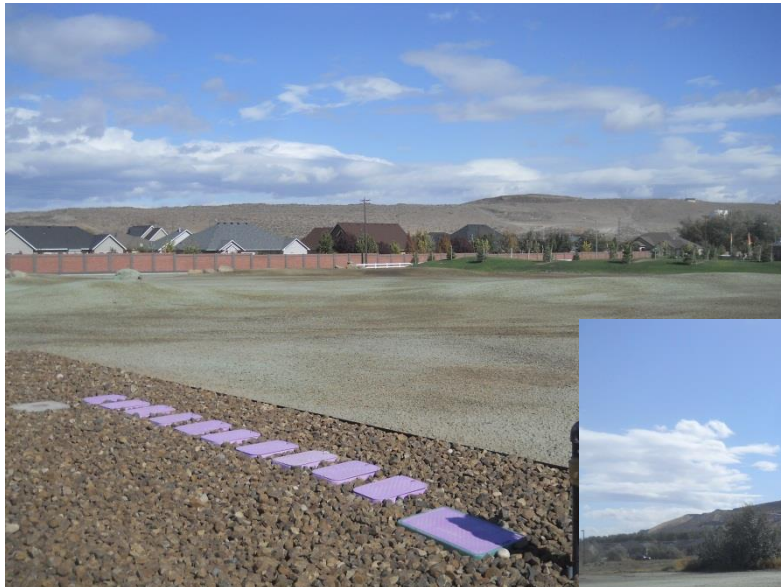
The City-owned Columbia Point Golf Course is operated by the vendor CourseCo and the City authorizes the golf course budget as part of the normal, annual budget process. The current year 2013 budget includes a modest capital budget to make limited irrigation, tee box, and bunker improvements in an effort to maintain the course's premier public course status in the region. Most of the anticipated 2013 improvements have already been made except for modifications to the sand bunker on the number 12, par 3 hole. The number 12 sand bunker has been difficult to maintain due to wind patterns on the course and represents a significant maintenance item for CourseCo, and therefore the City. CourseCo and City Staff have designed a modification to the sand bunker that will reduce its size by approximately 50% and modify existing grades and mounding to ensure that the modification enhances the hole and blends seamlessly with the course architecture.

Work on the hole will be performed by Golf Construction, Inc. (GCI) contracted by CourseCo. GCI has previously worked on the practice green and constructed the First Tee practice area behind the Course's maintenance building. The project will begin September 23 and will be complete within two weeks. The number 12 hole will not be usable during the project.



Gala Park

Work has been completed on Gala Park by the contractor 2F Enterprises.



Service Projects

- 1) Todd Bowers, Eagle Scout project, Landscaping at Claybell Park
- 2) Caleb Greer, Eagle Scout project, construct safety fence at Goethals Park
- 3) Cameron Smith, Eagle Scout project, construct two 5 x 10 garden boxes at the South Richland community garden
- 4) Parker Bagley, Eagle Scout project, build composting bins for community gardens
- 5) Washington River protection Solutions, painted Sturgeon Cove Inland Empire
- 6) Dain Winterrose, Eagle Scout project, spread rock in landscaping islands at Badger Mt. Park
- 7) Peter Hildebrand, Eagle Scout project, place landscaping rock along the Keene Road Trail
- 8) Kyle Johnson, Eagle Scout project, place landscaping rock along the Keene Road Trail
- 9) Aaryn Frewing, Eagle Scout project, spread landscaping rock in front of City Shops
- 10) Dustin Scott, Eagle Scout project, construct composting bin for community gardens
- 11) Josh Hammond, Eagle Scout project, place new sand at Sturgeon Cove Playground, includes building 2 percolation trenches
- 12) Bryce Carver, Eagle Scout project, spread rock along the Keene Road Trail
- 13) LDS Church Day of Service,
 - 1) Stevens Triangle community gardens 21 garden boxes
 - 2) South Richland Community gardens 6 garden boxes
 - 3) Keene Road Trail rock spreading, 170 tons of rock
- 14) Logan Foster, Eagle Scout project, place landscaping rock along the Keene Road Trail

Upcoming Events and Activities

2013 SCHEDULE OF EVENTS

October-December

<u>DATE</u>	<u>EVENT</u>	<u>LOCATION</u>
October 5	Downs Syndrome Buddy Walk	Howard Amon Park
October 5	American Cancer Society Walk	Columbia Point Marina Park
October 12	Fall Fest and Foot Race	Howard Amon Park
October 19	Tri-City International Film Festival & Zombie Walk	Richland Community Center
October 19	Howl N Scream Scram Fun Run	Badger Mountain Park
October 19	Pregnancy Walk	Howard Amon Park
October 25	Fall Carnival	Richland Community Center
October 27	Tri-Cities Marathon	Riverfront Trail
Nov 2	Break the Silence 5K	Howard Amon Park
Nov 10	Columbia River Classic Run	Riverfront Trail
Nov 23	Jingle Bell Run	Howard Amon Park
Nov 30	Tree Lighting Ceremony	John Dam Plaza
Dec 14	Holiday by the River	Howard Amon Park
Dec 31	First Night Tri-Cities	Three Rivers Convention Center