



City Council Workshop Agenda

January 14, 2025 at 6:30 PM

City Hall Council Chambers - 210 W 6th Ave and Virtual

The City of Kennewick broadcasts Council meetings on the City's website at

<https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

Written public comment is accepted pursuant to KMC 2.04.047.

CLOSED SESSION 6:00 p.m.: Council will meet in closed session to consider a collective bargaining matter pursuant to RCW 42.30.140(4)

1. Bond Issuance Process for the Convention Center
2. Master Trails Plan Update
3. Recreation Center Feasibility Study

Council Agenda Coversheet	Item Number: 1.	Date: 1/14/2025	Category: Info Only
	Item Type:	Presentation	
	Subject:	Bond Issuance Process for the Convention Center	
	Department:	Finance	
<u>Summary</u> Bound Counsel for the City of Kennewick and the Kennewick Public Facilities District will deliver a Bonding 101 presentation to inform the Council as we get ready to issue bonds for the expansion of the Three Rivers Convention Center. The current plan states that KPFD will issue the bonds, while the City will back the debt.			
Attachments: 1. Presentation			

City of Kennewick City Council

Introduction to Bonds January 14, 2025



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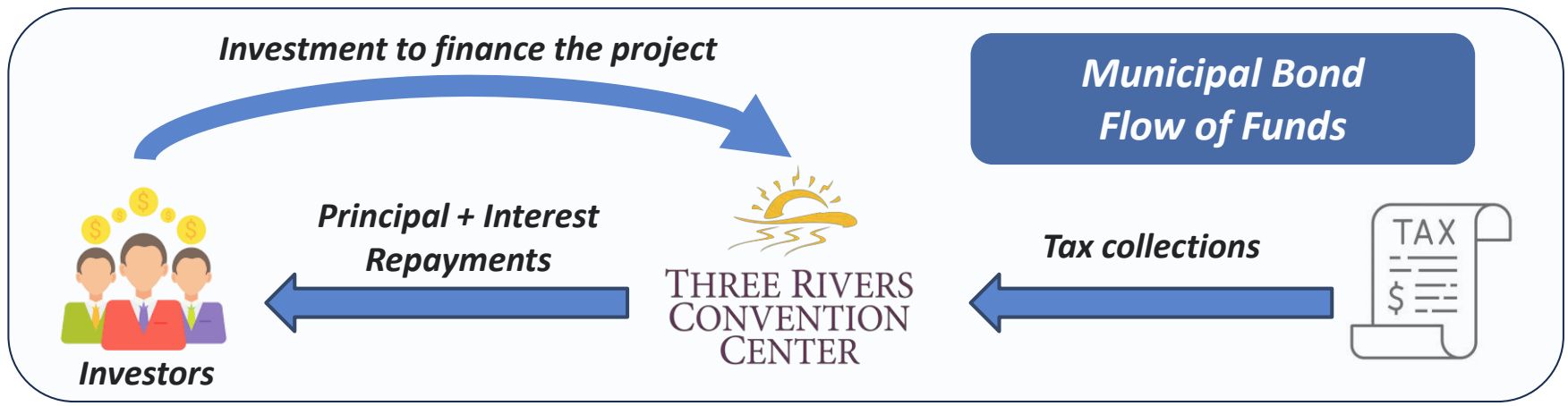
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Bond Primer

- A **bond is a form of a borrowing**, similar to but different than a loan
- Bonds represent a **debt obligation** that is being paid back over time
- Bondholders typically receive **semi-annual payments** from the issuer of the bonds over the life of the bonds
- At the **maturity date** of the bond, bondholders are paid back the principal of the bond, along with any interest they are owed
- Bonds are typically used for capital projects with a long useful life
 - Short-term debt issuances that mature in one-to-three years are called **Notes** and may be used for interim or bridge financing
- Bonds can be sold publicly to investors or placed directly with a buyer

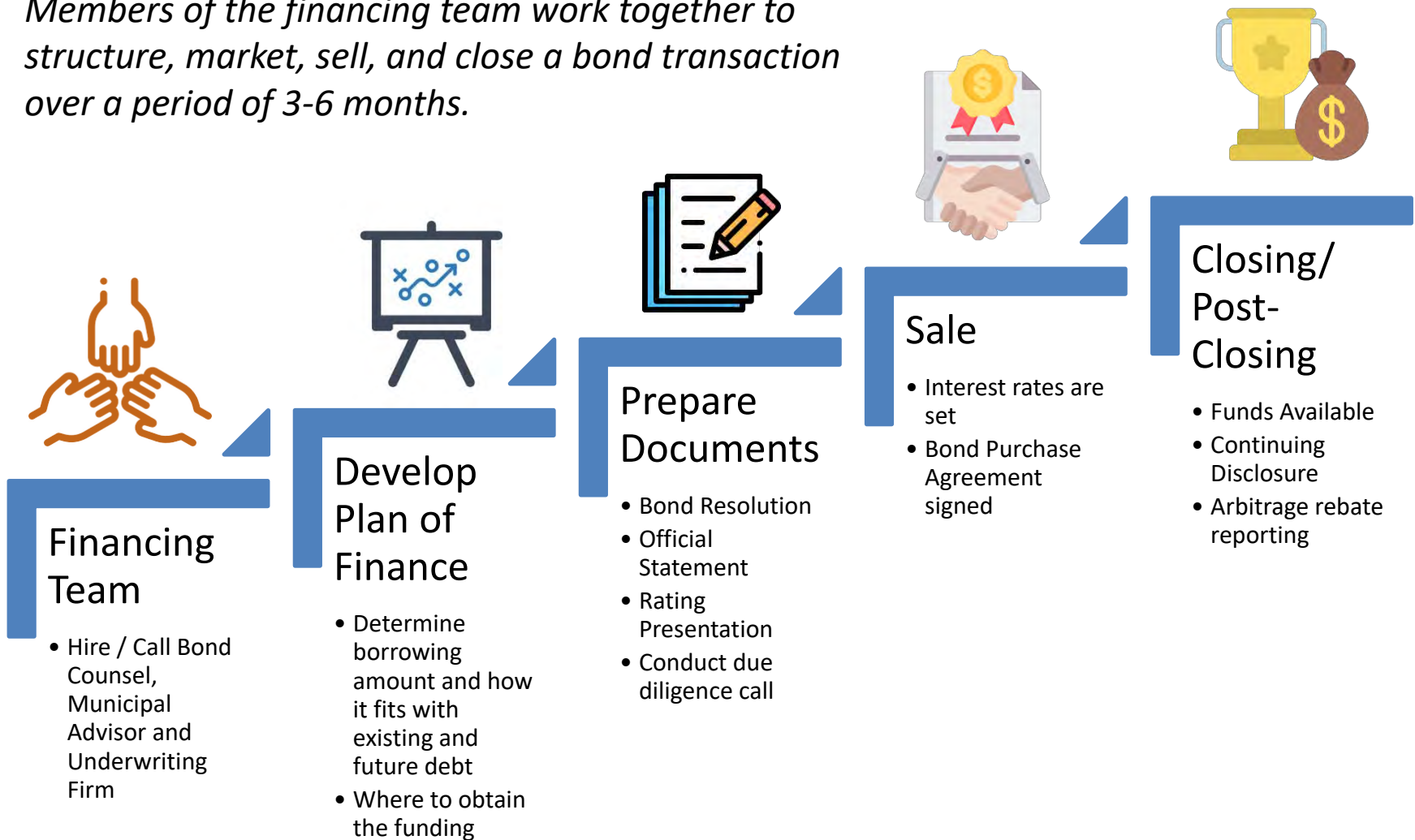


Professionals Involved in the Debt Issuance Process

Financial/ Municipal Advisor	Bond Counsel	Disclosure Counsel	Underwriter	Paying Agent	Rating Agencies
- Advises the issuer on all matters regarding bond issuance - Issuer's representative in and to the bond market - Fiduciary duty to the issuer 	- Counsel retained by the issuer to give legal opinions that the issuer is authorized to issue the bonds - Provides legal opinion on the tax status of the bonds - Prepares bond documents with input from financing team 	Counsel that prepares and reviews the offering documents 	- Securities dealer which purchases municipal securities for resale - Markets the bonds and develops and interest rate to be negotiated with the issuer and FA - Works with the FA and issuer in the development of a plan of finance 	A financial institution that tracks ownership of the securities and coordinates the process of debt service payments from the debt issuer to the bond/note holder 	- Rating Agencies evaluate the credit quality of a debt instrument and assign credit (bond) ratings - Moody's Investor Service - Standard and Poor's - Fitch - Kroll

Debt Issuance Flow

Members of the financing team work together to structure, market, sell, and close a bond transaction over a period of 3-6 months.



Overview of Credit Ratings

What are they?

- A credit rating is an **opinion** about the **relative risk** and potential for default associated with a particular security
- A credit rating is expressed in alphanumeric symbols across a spectrum from highest to lowest

What aren't they?

- A credit rating is **not** a recommendation to buy, sell or hold a particular security
- Ratings are not required, although they are helpful

How is a rating assessed?

- There are three primary rating agencies
 - Moody's Investors Service
 - Standard & Poor's
 - Fitch Ratings
- A relatively new rating agency - Kroll Bond Rating Agency
- Evaluate "Willingness" and "Ability" to pay
- Primary categories of evaluation (general obligation):
 - Governance/management
 - Financial position
 - Debt levels
 - Local economy

Credit Rating Scale by Agency

	Moody's INVESTORS SERVICE	S&P Global Ratings	FitchRatings
Investment Grade	Aaa	AAA	AAA
	Aa1	AA+	AA+
	Aa2	AA	AA
	Aa3	AA-	AA-
	A1	A+	A+
	A2	A	A
	A3	A-	A-
	Baa1	BBB+	BBB+
	Baa2	BBB	BBB
	Baa3	BBB-	BBB-
Speculative Grade	Ba1	BB+	BB+
	Ba2	BB	BB
	Ba3	BB-	BB-
	B1	B+	B+
	B2	B	B
	B3	B-	B-
	Caa1	CCC+	CCC+
	Caa2	CCC	CCC
	Caa3	CCC-	CCC-
	Ca	CC	CC
	C	C	C
	D	D	D

Types of Bonds: General Obligation Debt Limits

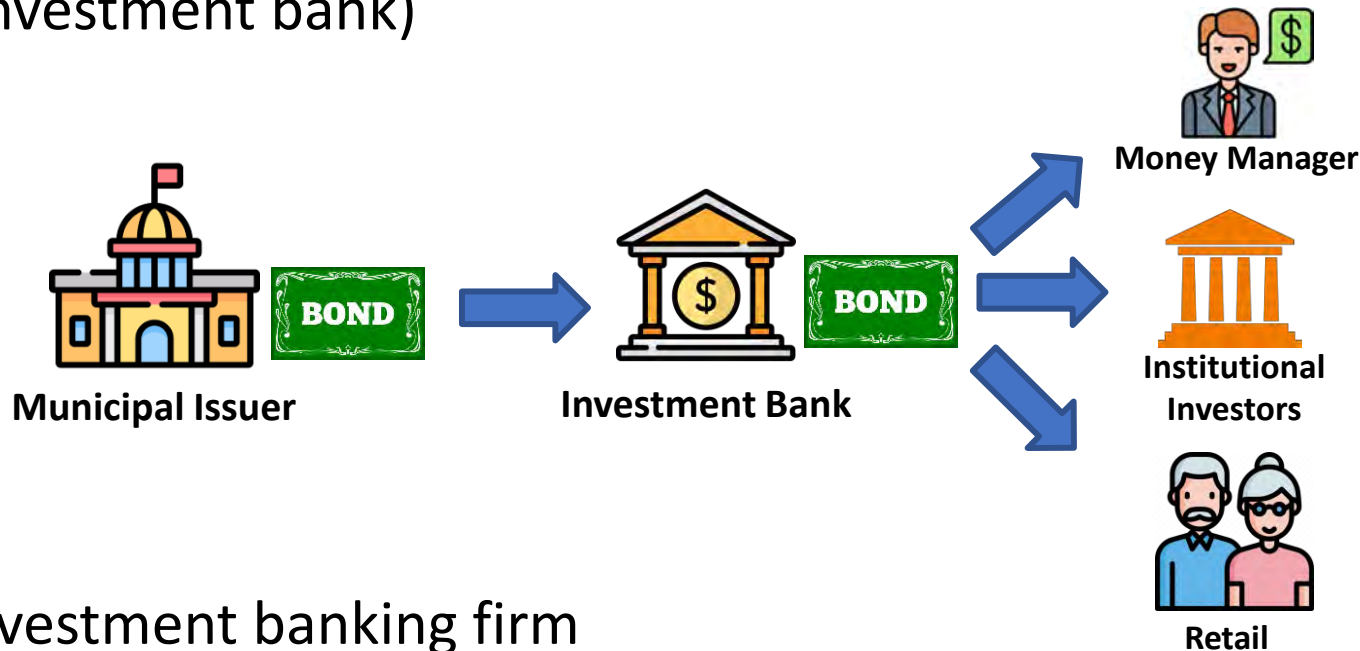
- State law limits general obligation debt
- The limitation is based on the issuer's assessed valuation
- Limitations (% of assessed valuation)

Government Type	Non-Voted	Total
Cities	1.50%	2.50% (plus additional 2.50% for Utilities and 2.50% for Parks)
PFDs	0.50%	1.25%

- May want to maintain capacity for a “rainy day”
- Contingent loan agreement between City and PFD will impact the City's debt capacity
- Based on 2024 AV of \$11.626 billion:
 - The City's non-voted total debt capacity is approximately \$174 million
 - The PFD's non-voted total debt capacity is approximately \$58 million

Underwriting Process

- Financial institution that sells your bonds to investors (investment bank)



- Investment banking firm
 - Members include the banker and underwriter
 - Does not have a fiduciary responsibility to the issuer
 - However, are subject to a federal duty of “fair-dealing” towards issuers and investors

Underwriting Process

- A pre-pricing call takes place the day before the sale date
 - Issuer and financing team discuss preliminary interest rates, comparable sales, and schedule for the sale day
- Bond sale is about a three-hour process
 - Underwriter begins order period early in the morning
 - Sales force confirms order amounts and interest rates
 - Issuer and financing team reconvene after order period for an update or, if the bonds have been sold, agree to size and interest rates
- Approval of sale
 - By the “Designated Representative” if delegated, or by governing body

Documentation: Bond Resolution & Official Statement

Bond Resolution

- Governing body authorizes the issuance of the Bonds
- Describes use of proceeds
 - The projects or refundings
- Pledges for payment – taxes or revenue stream
- Contains tax covenants – arbitrage, private use, etc.
- Acts as a reimbursement resolution
- Contains or delegates
 - Bond terms – rate, years, amounts
 - Delegation terms

Official Statement

- The disclosure document provided to investors prior to the sale
 - POS or Preliminary Official Statement
- Details the project being financed; structure; call provisions; security for the bonds; and details about the issuer, local economy, etc.
- Updated with the pricing details after the sale (Final Official Statement)

OFFICIAL STATEMENT	
NEW ISSUE BOOK-ENTRY ONLY 2022A BONDS ARE BANK QUALIFIED	S&P GLOBAL RATINGS: AA (See "UNDERWRITING AND LEGAL—Rating" herein)
<i>In the opinion of Foster Garvey P.C., Spokane, Washington ("Bond Counsel"), under existing federal law and assuming compliance by the City with applicable requirements of the Internal Revenue Code of 1986, as amended (the "Code"), that must be satisfied subsequent to the issue date of the 2022A Bonds, interest on the 2022A Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the alternative minimum tax applicable to individuals. However, interest on the 2022A Bonds received by certain S corporations may be subject to tax, and interest on the 2022A Bonds received by foreign corporations with United States branches may be subject to a foreign branch profits tax. Receipt of interest on the 2022A Bonds may have other federal tax consequences for certain taxpayers. See "TAX MATTERS—2022A Bonds." In the opinion of Bond Counsel, interest on the 2022B Bonds is not excludable from gross income for federal income tax purposes. See "TAX MATTERS—2022B Bonds."</i>	
CITY OF KENNEWICK, WASHINGTON	
\$9,450,000	\$720,000
LIMITED TAX GENERAL OBLIGATION BONDS, 2022A	LIMITED TAX GENERAL OBLIGATION BONDS, 2022B (TAXABLE)
DATED: Date of Delivery (expected to be July 7, 2022)	DUE: December 1, as shown on the inside cover
The City of Kennewick, Washington (the "City") Limited Tax General Obligation Bonds, 2022A (the "2022A Bonds") and Limited Tax General Obligation Bonds, 2022B (the "2022B Bonds") and, together with the 2022A Bonds, the "Bonds" will be issued as fully registered bonds under a book-entry only system, initially registered in the name of Cede & Co. as nominee for The Depository Trust Company ("DTC"), New York, New York. DTC will act as initial securities depository for the Bonds (the "Securities Depository"). Individual purchases of the Bonds will be made in the principal amount of \$5,000 or integral multiples of \$5,000 within a series and maturity. The owners of any beneficial interest in the Bonds (the "Beneficial Owners") will not receive certificates representing their interest in the Bonds as long as the Bonds are in book-entry only form. The fiscal agent of the State of Washington (the "State"), currently U.S. Bank Trust Company, National Association, will act as the registrar, paying agent, transfer agent and authenticating agent for the Bonds (the "Bond Registrar").	
Interest on the Bonds will be paid semiannually on each June 1 and December 1, commencing December 1, 2022, until maturity or prior redemption, if applicable. The Bonds will mature on the dates and in the amounts and bear interest at the rates set forth on the inside cover. For so long as the Bonds are held by DTC in book-entry form, principal and interest payments will be made as described herein. See Appendix C—"DTC AND ITS BOOK-ENTRY SYSTEM."	
MATURITY SCHEDULES — See Inside Cover	
The Bonds constitute a general indebtedness of the City and are payable from tax revenues of the City and such other money as is lawfully available and pledged by the City for the payment of principal of and interest on the Bonds. For as long as any of the Bonds are outstanding, the City irrevocably pledges that it will, in the manner provided by law within the constitutional and statutory limitations provided by law without the assent of the voters, include in its annual property tax levy amounts sufficient, together with other money that is lawfully available, to pay principal of and interest on the Bonds as the same become due. The full faith, credit and resources of the City are pledged irrevocably for the prompt payment of the principal of and interest on the Bonds and such pledge is enforceable in mandamus against the City. State law contains limitations on the amount of taxes the City can levy. See "SECURITY FOR THE BONDS" and "TAXING AUTHORITY" herein. The Bonds do not constitute a debt or indebtedness of the State of Washington or any political subdivision thereof other than the City.	
Proceeds from the sale of the Bonds will be used to (1) acquire, construct, furnish and equip a new fire station to replace the City's Fire Station No. 1 and administration facility and other capital improvements, and (2) pay costs of issuance, sale and delivery of the Bonds. See "PURPOSE AND APPLICATION OF BOND PROCEEDS."	
Certain of the Bonds will be subject to redemption prior to their stated maturity dates as described under "DESCRIPTION OF THE BONDS—Redemption Provisions and Purchase of Bonds."	
The Bonds are offered when, as and if issued by the City, subject to the approving legal opinion of Bond Counsel. The form of Bond Counsel's opinion is included as Appendix A. It is expected that the Bonds will be available for delivery to the Bond Registrar on behalf of DTC by Fast Automated Securities Transfer on or about July 7, 2022 (the "Date of Delivery").	
<i>This cover page contains certain information for quick reference only. It is not a summary of the issue. Investors must read the entire Official Statement to obtain information essential to making an informed investment decision.</i>	
PIPER SANDLER	
Dated: June 22, 2022	

Post Issuance Compliance

- Continuing Disclosure for publicly offered bonds
 - Annual financial statements
 - Other statistics agreed to and specified in bond resolution or Official Statement
 - Material events – now including all debt! Even new bank loans!
 - Posted to Electronic Municipal Market Access website (emma.msrb.org)
- Tax-Exempt Status
 - Watch out for private use: e.g., tenants, sale of property, management contracts
 - Track bond spending and investments for arbitrage calculations
 - Maintain records for the life of the bonds / audit period
- Bond Covenants
 - Debt service coverage
 - Reserve requirement
 - Additional bonds test, other covenants (rates, sale of property, bank reporting)

Council Agenda Coversheet 	Item Number: 2. Item Type: Presentation Subject: Master Trails Plan Update Department: Parks & Recreation Date: 1/14/2025	Category: Info Only
<u>Summary</u> This presentation provides the Kennewick City Council with an opportunity to review and offer feedback on the draft Kennewick Pathways and Trails Master Plan. Formal adoption of this plan will be scheduled for a future Council meeting, as adoption is a critical step in strengthening the City's competitiveness for grants and other external funding opportunities. The draft Kennewick Pathways and Trails Master Plan represents a transformational initiative to expand the City's existing trail system. Currently City trails spanning 9 miles, the plan envisions creating over 50 miles of pathways and trails through strategic development, including utilizing irrigation canal service roads. This project aligns with Kennewick's broader goals to promote active transportation, wellness, and equitable access to recreation. The plan is the culmination of a robust public outreach process, summarized in Appendix D of the report. Engagement efforts included public open houses, an online feedback platform, and collaboration with a diverse array of stakeholders and engage Steering Committee. Themes from public feedback highlighted the need for improved connectivity, accessibility, and safety, as well as strong support for using canal corridors for pathway development. PLAN DEVELOPMENT AND KEY CONTRIBUTIONS: Recreation Commission Input: The Kennewick Parks and Recreation Commission has reviewed and provided input at key stages, endorsing the draft plan and supporting the proposed name: the Wigeon Way Trail System. Consultant Team Recognition: The City expresses gratitude to Kittelson, the lead consultant, for their leadership and expertise in creating a visionary and actionable plan. Community and Stakeholder Engagement: This effort reflects input from residents, local organizations, and a Steering Committee that included representatives from agencies such as the Benton-Franklin Council of Governments, Friends of Badger Mountain, and both Irrigation District's KID & CID. KEY COMPONENTS OF THE DRAFT PLAN: Vision: Establish a vibrant, inclusive, and interconnected network of pathways and trails to enhance community well-being and support active transportation. Goals: Expand and connect pathways to neighborhoods, schools, parks, and key destinations while fostering partnerships with regional stakeholders. Project Phases: The plan prioritizes early activation projects and phased development to maximize immediate benefits and long-term sustainability. NEXT STEPS FOR THE CITY COUNCIL:		

Feedback Opportunity: Council feedback during this meeting will guide final refinements to the draft plan.

Formal Adoption: The finalized master plan will be presented for formal adoption at a future City Council meeting. Adoption will position Kennewick to pursue funding opportunities that will bring the vision of the Wigeon Way Trail System to life.

Attachments:

- 1. Presentation
- 2. Plan
- 3. Appendix A
- 4. Appendix B
- 5. Appendix C
- 6. Appendix D
- 7. Appendix E
- 8. Appendix F

Kennewick Pathways and Trails Draft Plan

City Council Meeting
January 14, 2025



Schedule



We are here!

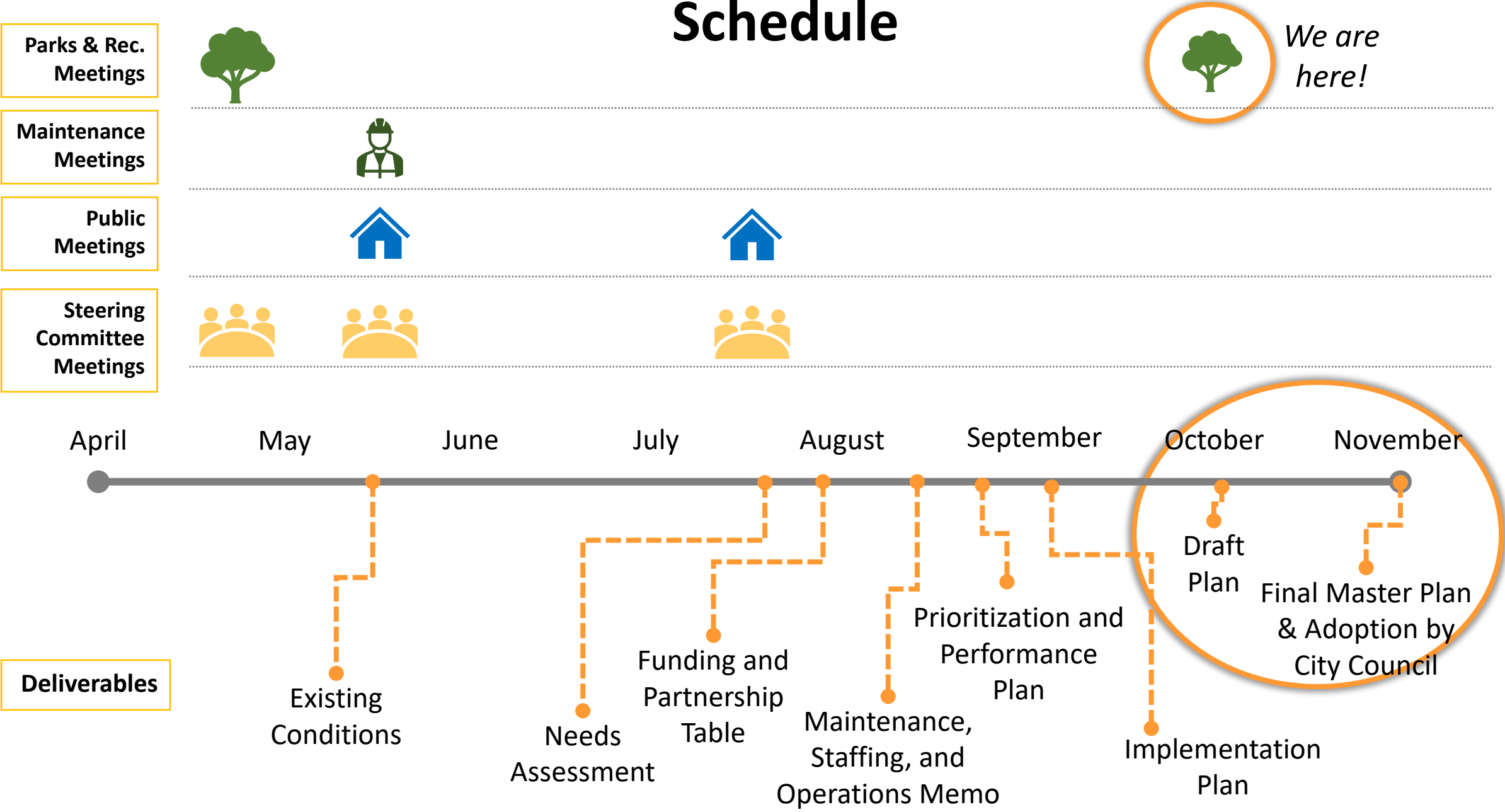
Parks & Rec.
Meetings

Maintenance
Meetings

Public
Meetings

Steering
Committee
Meetings

Deliverables



Meeting Goals

- Support for "**Wigeon Way**"
- Support for the **project list**
- Support for the **plan overall**

** If you have minor edits to the plan, please send them to Nick and Jamie via email*

September 2024

Kennewick Pathways & Trails Plan

City of Kennewick



Contents

Introduction

(Kennewick has an opportunity to transform its trail system.) 4

Existing Conditions

(Our current trail system is limited and disconnected.) 6

About this Project

(This project set out to find an extensive and connected network.) 7

- Our Vision 7
- Our Goals 7
- Working Together 8
- Community Feedback 9

Recommendations

(Meet the Wigeon Way Trail System, a network of 63 miles of pathways and trails.) 10

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Implementation

(The Wigeon Way Trail System can become a reality.) 29

Appendices

- A. Existing Conditions X
- B. Needs Assessment X
- C. Project Prioritization Criteria & Performance Monitoring X
- D. Trail Maintenance & Staffing X

- E. Implementation Plan X
- F. Funding & Partnership X
- G. Opportunities X

Acknowledgements

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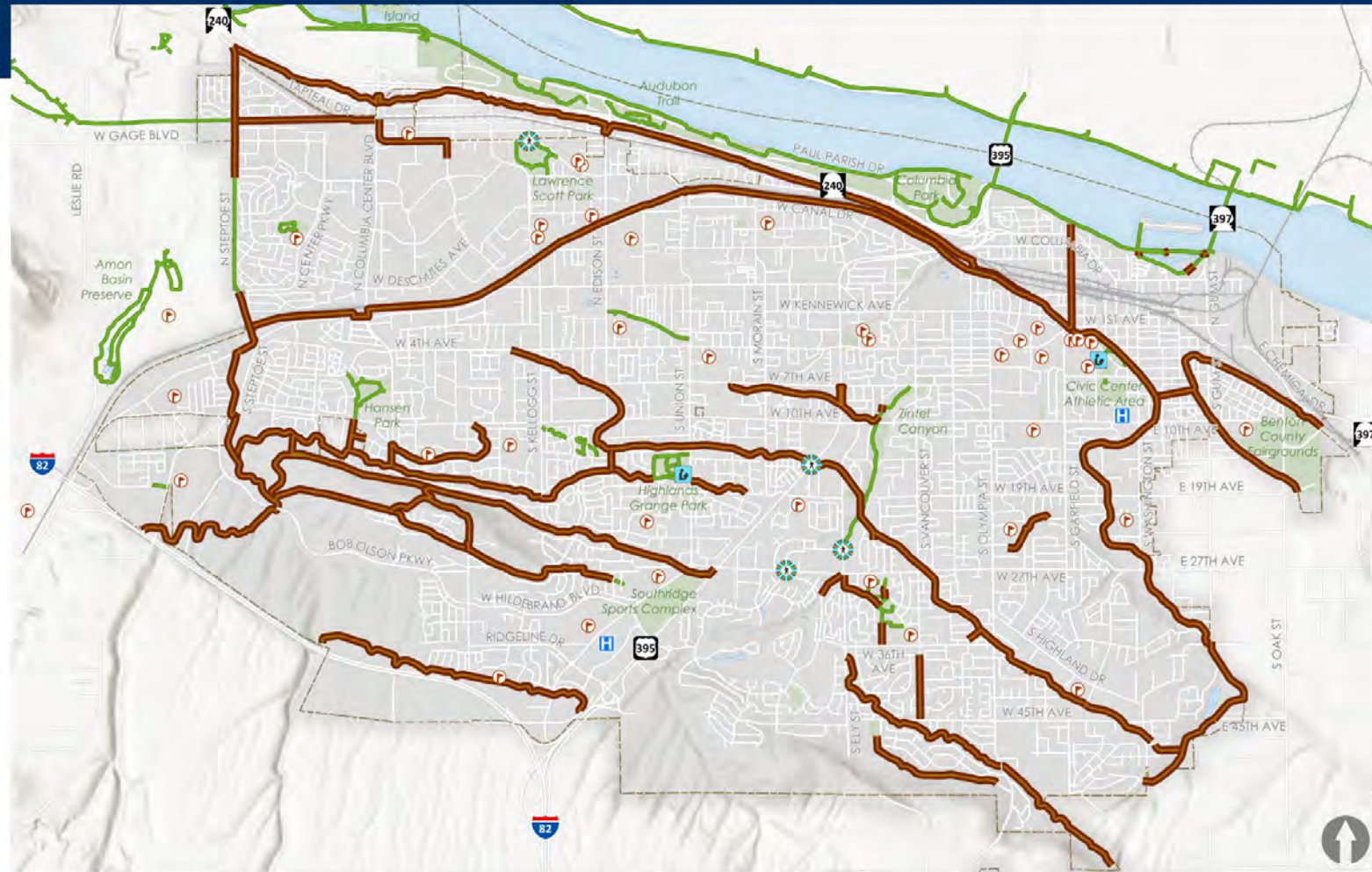
City of Kennewick Development Services

Julie Nelson

Chinook Cycling Club

And more!

Meet the Wigeon Way Trail System, a network of 63 miles of pathways and trails.



- Proposed Pathways and Trails
- ★ Crossing Projects
- Existing Pathways and Trails
- Railroad
- City Limits
- P Schools
- L Libraries
- H Hospitals

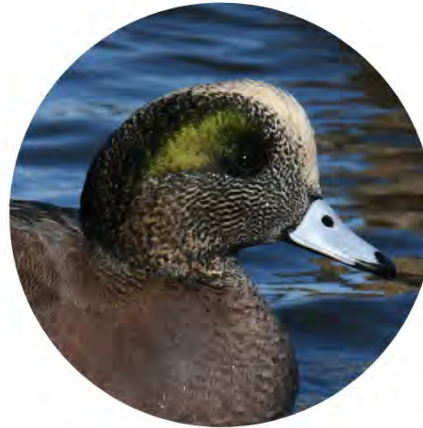


Photo Source: Laura Wolf, [Flickr](#), CC.

Why the Wigeon?

A small breed of dabbling duck, American Wigeons are year-round Kennewick residents. They have rust-colored plumage and distinctive pale blue beaks. Males sport a white stripe and an iridescent green patch on their heads. They dine on aquatic plants, insects, and tender baby grass shoots, seeds, and grains. (Wigeons are even known to steal food from diving birds when they surface with their dinners.)

Wigeons, like Kennewick, thrive on both land and water. They are also experts in taking advantage of our community's water connections.

Learn more about this charismatic waterfowl from the [National Audubon Society](#).

The Irrigation Canal Advantage

The Kennewick Irrigation District (KID) and Columbia Irrigation District (CID) canals that carry water past resident areas to Kennewick's agriculture fields provide the footprint of a ready-made, high-access trail network. Some canals are piped, with gravel maintenance roads, paved service roads, or undeveloped land on top. Other canals are open channels with service roads on one or both sides. If Kennewick developed the 40 miles of available canal right-of-way into trails and pathways, we would more than quadruple our current trail network.

Projects & Phasing

The complete Wigeon Way trail system made up of 58 distinct projects that fall into seven project types:

6

Activation Projects

Activation projects apply to the entire pathway and trail network or a significant subset of its facilities. Projects include recommendations for signage, trail counters, and other amenities.

4

Improvement Projects

Improvement projects repair or enhance existing trails.

17

Regional Pathway Projects

Regional pathway projects create a 22-mile regional pathway loop, including six on-street connections.

18

Community Pathway Projects

Community pathways projects provide local access or connectivity to the regional loop trail.

4

Unpaved Trails Projects

Unpaved trails projects provide wide unpaved trails in lower-traffic areas.

5

Natural Trails Projects

Natural trails projects develop trails through lower-traffic or ecologically-sensitive areas.

6

Desired Connections Projects

Desired connections projects should be considered with future roadway improvement, reconstruction, or with other development activities.

For a complete list of projects, see Appendix X.

Because we can't build the entire network all in one go, we've divided projects into six tiers based on priority. The tiers are structured so that completion of early tiers set up later tiers for success.

Activation Projects



Memorandums of Agreement with irrigation districts and public landowners



Grants



Trail Counters



Wayfinding and Branding



Service Road Trails

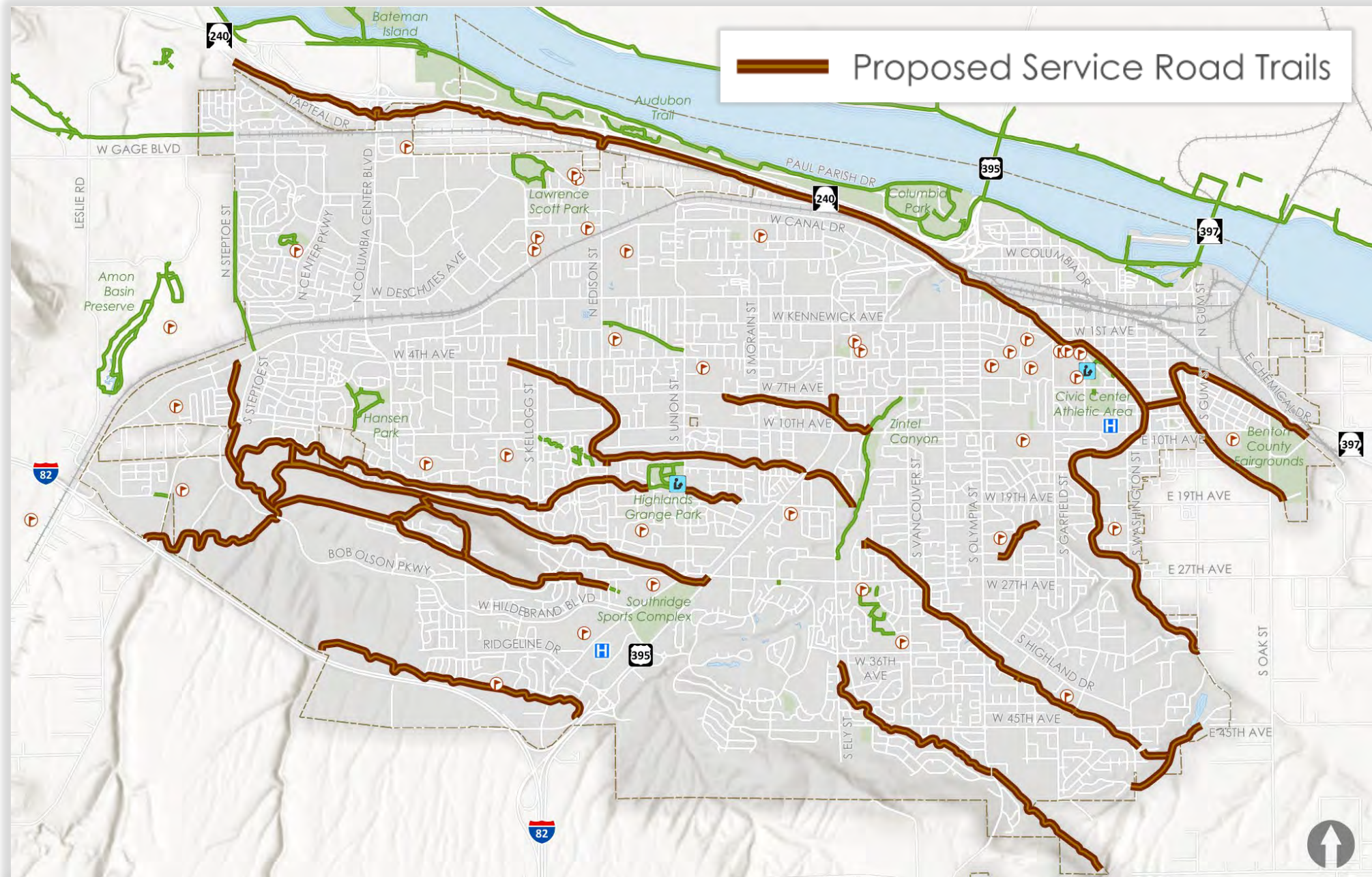


Gateways

Service Road Trails Project

- **Designate irrigation district and City service roads as official unpaved trails.**
- Lower-cost unpaved trail improvements as needed.
- Enhanced crossings concurrent with trail designation.
- Signage like: “Caution, open channel canal with fast current – stay clear” or “Maintenance vehicles share pathway/trail”
- Paving and other improvements as funding becomes available.





Repair Projects

- Sacagawea Heritage Trail
- Audubon Trail System
- Spirit of America Trail in Zintel Canyon
- Highland Feed Canal



High-Priority Projects

The following ten projects received the highest prioritization scores and should be scheduled out in a six-year capital improvement plan:

Rank	Project ID	Project Title	Description	Pathway or Trail Type	Cost Estimate
1	R2	Sewer Easement near Elliott Lake	Create a 12-to-14-foot paved pathway between S.E. Beech Street and E. Eastlake Drive using the city sewer easement; subject to verification with Kennewick Public Works.	Regional Pathway	
2	C4	Fairgrounds Loop; Columbia Canal #1	Build a 10-to-12-foot paved pathway around the Benton County Fairgrounds and nearby areas. Connect to the proposed regional pathway loop along the flume between E. 7th Avenue and E. 8th Avenue.	Community Pathway	
3	R8	Highlift Canal (S. Edison to U.S. 395)	Create a 12-to-14-foot paved pathway along the south side of the Highlift Canal from S. Edison Street and W. 14th Avenue to U.S. 395.	Regional Pathway	
4	C10	Highland Feed Canal (S. Edison to W. 19th)	Develop a 10-to-12-foot paved pathway along the canal ROW from S. Edison Street to W. 19th Avenue.	Community Pathway	
5	C7	Highland Feed Canal (W. 7th to Zintel Canyon)	Construct a 10-to-12-foot paved pathway along the Highland Feed Canal from W. 7th Avenue to Zintel Canyon, including a potential grade-separated crossing of U.S. 395.	Community Pathway	
6	Rx6	Highland Feed Canal (W. Hildebrand to S. Kellogg)	Create a 12-to-14-foot paved pathway from W. Hildebrand Road to S. Kellogg Street.	Regional Pathway	
7	C12	W. Hildebrand Boulevard / Amon Pump Lateral	Construct a 10-to-12-foot paved pathway along the Amon Pump Lateral through the Southcliffe neighborhood from the Highland Feed Canal to S. Dawes Street with a future spur to a viewpoint park at the summit of Thompson Hill.	Community Pathway	
8	C3	BNSF Rail ROW	Develop a 10-to-12-foot paved pathway along the BNSF rail ROW from S. Steptoe Street to W. Canal Drive at W. Carmichael Drive, providing a direct connection to Kamiakin High School.	Community Pathway	
9	C6	Highlift Canal (S. Edison to S. Edison)	Develop a 10-to-12-foot paved pathway on the south side of the canal from S. Edison Street near W. 7th Avenue to the proposed regional pathway loop near S. Edison Street and W. 14th Avenue.	Community Pathway	
10	R11	Highlift Canal (Zintel Canyon to S.E. Beech Street)	Build a 12-to-14-foot paved pathway along the Highlift Canal from Zintel Canyon to S.E. Beech Street and E. 47th Place, with multiple connections to local streets and schools.	Regional Pathway	

High-Priority Projects





Crossings

The network will need to pass over roads and highways in several locations. The street network and public transit stops. Some areas need connections for trail users.



Accessibility

Trails should be able to be reviewed for Americans with Disabilities Act.



Landscaping

Trees, shrubs, and other plants are a process by which an area is shaded for people walking and biking. It is important in Kennewick's sustainability. Large plantings directly near water root intrusion, which weakens the Kennewick's environment.



Future Connections

A trail network can grow along with its city. System expansion should be considered for land being developed now and in the future, especially in the Southridge area and near the Vista Field project. Kennewick is surrounded by a stunning landscape of mountains and sagebrush-covered hills, and trail network connections for visitors alike with access to hiking, mountain biking, and other opportunities in the Amon Basin, Bait Mountain Bike Area, Jump Off Joe, and other areas.



Wayfinding & Signs

Pathway and trail users often need help to orient themselves along the way. Pathways and trails should have signage. A great way to create network names is to use local landmarks. Although people already walk and bike, signs can limit liability for irrigation districts and other landowners. Signs instructing users to acknowledge that users have accepted the limit liability and remind users of the trail rules.



Safety & Security

Trail and path designs should help users see sight lines, and frequent opportunities to foster safety is through connecting the street," which helps improve safety. To keep trails clear of trash and debris, the trails along canals. Some trails within irrigation districts will be especially important.



Funding

There are several national- and state-level funding opportunities to plan a reality. For a more comprehensive list, see Appendix X.



Maintenance

Keeping trails in good condition is a vital part of any successful trail network, and some of the costs identified in the projects section are focused on that upkeep. New assets mean new responsibilities, and the Wigeon Way Trail System will need landscaping and weed control, trash clean up, and surface and signage maintenance.

With new full-time and seasonal employees, we can have clean, safe, and welcoming trails for users of all ages and abilities. Specialized equipment, like trail condition survey drones and shoulder mowers, can help lighten the load too. This additional effort is worth it, as higher quality trails see higher use.



Continued Cooperation

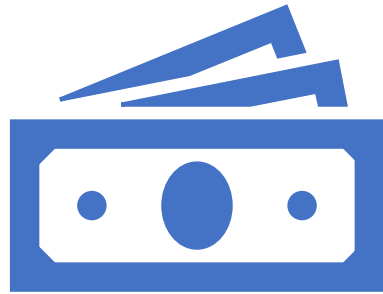
While many of future trail alignments will be off-street, there are a few key connections that will need to use existing roadway rights-of-way. The City Parks and Recreation Department will need to coordinate with the Public Works Department to make low-stress walking and biking connections on or adjacent to existing streets.

Local and regional planning efforts do not occur in isolation. To maximize the potential of our trail system, the City should coordinate trail planning with other plans that anticipate pathways, trails, or bicycle and pedestrian infrastructure, including:

- The City of Kennewick Transportation System Plan
- The City of Kennewick Six-Year Transportation Improvement Plan (TIP) for 2025-2030 and beyond
- The Benton-Franklin Council of Governments (BFCOG) Regional Active Transportation Plan
- The BFCOG Regional Bicycle Plan

For a full list of project partners with which regular coordination is necessary, see Appendix X.

To come in the final plan...



Project cost estimates



Maintenance needs
estimates



Together, we can realize Kennewick's trail system potential.

With more than 60 miles of pathways and trails, the Wigeon Way Trail System could transform how people in Kennewick recreate and travel. Our trails are worth investing in. With a little bit of funding and some strategic planning and design, we could have an active transportation system that helps improve health, safety, mobility, and economic activity in our beautiful and thriving riverfront community.

A person is skateboarding on a paved path that curves to the right. The path is bordered by a chain-link fence on both sides. On the left side, there are several tall, modern black streetlights with horizontal light fixtures. The background shows a clear blue sky and some green trees. A semi-transparent white rectangular box is overlaid on the upper part of the image, containing the text "Thank You!". To the left of this box is a vertical orange and white striped bar.

Thank You!

 **KITTELSON**
& ASSOCIATES

800-878-5230 | www.kittelson.com

November 2024

Kennewick Pathways & Trails Plan

City of Kennewick



Acknowledgements

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Water connects our community. Trails can too.

Taking advantage of the land along our canal system—much of which is already being used informally as trails—could expand our trail network four-fold.

Kennewick has an opportunity to transform its trail system.

A Riverfront Community

We are a riverfront community: we live—and thrive—along the banks of waterways. For millennia, the mighty Columbia River has sustained the people of this land. Ancient One, Kennewick’s most famous Pleistocene resident, was laid to rest in its waters. Salmon and other fish fed centuries of Umatilla, Wanapum, Nez Perce, and Yakama peoples. The Columbia carried the famed Lewis and Clark expedition to our shores, and, later, river water ushered into the highlands by irrigation canals, nourishing crops and a growing agricultural community. Today, hydroplane races bring tens of thousands of visitors to the riverfront and Columbia salmon continue to appear on local dinner plates.

Building Upon the Legacy

Our proximity to the Columbia River and the miles of irrigation canals that snake through the city give us a potential trail network that other cities can only dream of. Today, Kennewick has around 9 miles of pathways and trails. Taking advantage of the land along our canal system—much of which is already being used informally as trails—could expand our trail network four-fold. With a little bit of funding and coordination, Kennewick residents and visitors could walk and bike along more than 50 miles of pathways and trails.

A Trail System for Everyone

Kennewick’s trail system currently serves some people, but it is limited and can be challenging to access. Getting to a trailhead often means a making a dedicated car trip across town. Our trail system has the potential to serve everyone, and with strategic trail system expansion, most people could connect with a trail via a short walk or bike trip from home. Trails provide recreational opportunities and connections with nature, along with numerous other quality of life benefits for residents and visitors alike. Trails offer important connections to schools, universities, hospitals, government offices, and other destinations—especially for people who don’t have reliable vehicle access or live in historically marginalized or underserved communities. A significant portion of people in Kennewick live at or below the poverty line, with a disability, or in a zero-car household, and more than 27,000 Kennewick residents live in a health, transportation, or workforce development disadvantaged community. For more information about Kennewick and its residents, check out Appendix A.

Real Economic Benefits

Pathways and trails can make a big financial splash in a community. They generate significant economic activity for businesses located along or near trails and can generate bike tourism. The increased physical activity of people who live near trails can cut those residents’ healthcare expenditures. Trails encourage folks to make more active communities and can decrease a community’s vehicle miles traveled, cutting back on individual and city transportation costs and reducing the environmental and social costs of greenhouse gas and other emissions. To read more about the benefits of pathways and trails, check out this shared-use path study.

Our current trail system is limited and disconnected.

Kennewick’s current pathways and trails have enormous potential, but a lack of connections, wayfinding, and maintenance keep them from providing greater benefit to our community. For more discussion on Kennewick’s existing pathways and trails, see Appendix B.



Sacagawea Heritage Trail

A 23-mile of paved loop, the Sacagawea Heritage Trail twines along the Columbia River and connects Kennewick, Pasco, and Richland. The six miles of this regional pathway that run through Kennewick are popular with people walking, jogging, and biking. Pavement near the jetboat staging areas has cracked and faulted, though, and there aren’t enough signs to help people navigate the trail. The trail is also relatively isolated from the rest of Kennewick.



Columbia Park Audubon Trail

This one-mile paved trail in Columbia Park snakes through large trees. The trail offers visitors viewpoints, interpretive signs, and a pond, but the trail is closed due to broken tree limbs and a general state of disrepair.



Highland Feed Canal Pathway

This 6-mile paved path constructed and maintained by KID runs over top a piped canal. Much of the path is fenced on both sides. There are a seven local street connections, but these connections are unpaved and users must cross steep grades, maneuver around barricades, and prohibitive signage to access the pathway. The path doesn’t offer wayfinding signs.



Spirit of America Trail in Zintel Canyon

A 1.3-mile bark chip trail through Zintel Canyon takes visitors through a local wetland. Trail head signs include the name of the trail and the trail rules. The trail has relatively limited access, but many unofficial routes have been created to link the trail to adjacent neighborhoods and backyards.

This project set out to find an extensive and connected network.

Kennewick is full of places residents and visitors want to go. We have thriving retail establishments, thrilling special events, like the Benton Franklin Fair and Rodeo and Tri-City Water Follies, and beautiful local parks—plus the schools, workplaces, grocery stores, and medical centers folks need to access for their daily needs. A connected system of trails and pathways would give people the chance to walk, bike, scoot, or take another active mode to these key destinations.

Our Vision

To create a vibrant, inclusive, and interconnected network of pathways and trails that promote active lifestyles, enable active transportation, enhance community well-being, foster sustainable connections between urban and park spaces, and provide access to all community members, developed in collaboration with partners across the Tri-Cities Region for long-lasting impact.

Our Goals



Promote active transportation and wellness by increasing walking, rolling, and cycling, universal accessibility, and diverse recreational opportunities for all residents and visitors of all ages and abilities.



Develop a cohesive vision for an interconnected trail system that links downtown, neighborhoods, schools, and parks.



Foster meaningful public involvement and equitable representation.



Coordinate with regional partners and adjacent jurisdictions to maximize the interconnectedness and navigability of local and regional trail systems.



Partner with public and private landowners, organizations, and agencies to leverage rights-of-way for trail development.

To see how we decided on this Vision and Goals, see Appendix C.



Working Together

Pathways and trails are community assets and creating them requires collaboration and cooperation. Throughout this project, a steering committee helped us understand the opportunities and challenges of developing pathways and trails on the rights-of-way they manage in the City and throughout the region. Community members gave input on their trail system priorities at two online and in-person open houses. To see a summary of all of the input we received from the community and our project partners, check out Appendix D.

Our Steering Committee Planning Partners

- Kennewick Parks & Recreation Commission
 - Kennewick Public Works
 - Kennewick Development Services
 - Kennewick Irrigation District
 - Columbia Irrigation District
 - Benton County
- Benton-Franklin Council of Governments
 - Visit Tri-Cities
 - Friends of Badger Mountain
 - Bike Tri-Cities
 - Chinook Cycling Club

Community Feedback

👉 I LOVE the idea of partnering with KID to provide public access to their roadways! The main system is already there—why not make minor improvements that could open it to the community so that everybody can enjoy what’s already there!

I am in support of the vision and goals especially for off street pathways and trails to avoid particulate matter and to feel safer as a pedestrian, or bike rider. I have a kid with sensory issues, and sucking up exhaust along busy roadways is not healthy or desirable for anyone.

We currently have to transport our bikes via truck to access trails.



I’m really not aware of any good routes that go north/south in Kennewick. These really need to be developed.

We would love to see more trails that connect to schools.

Please get it funded and built ASAP.

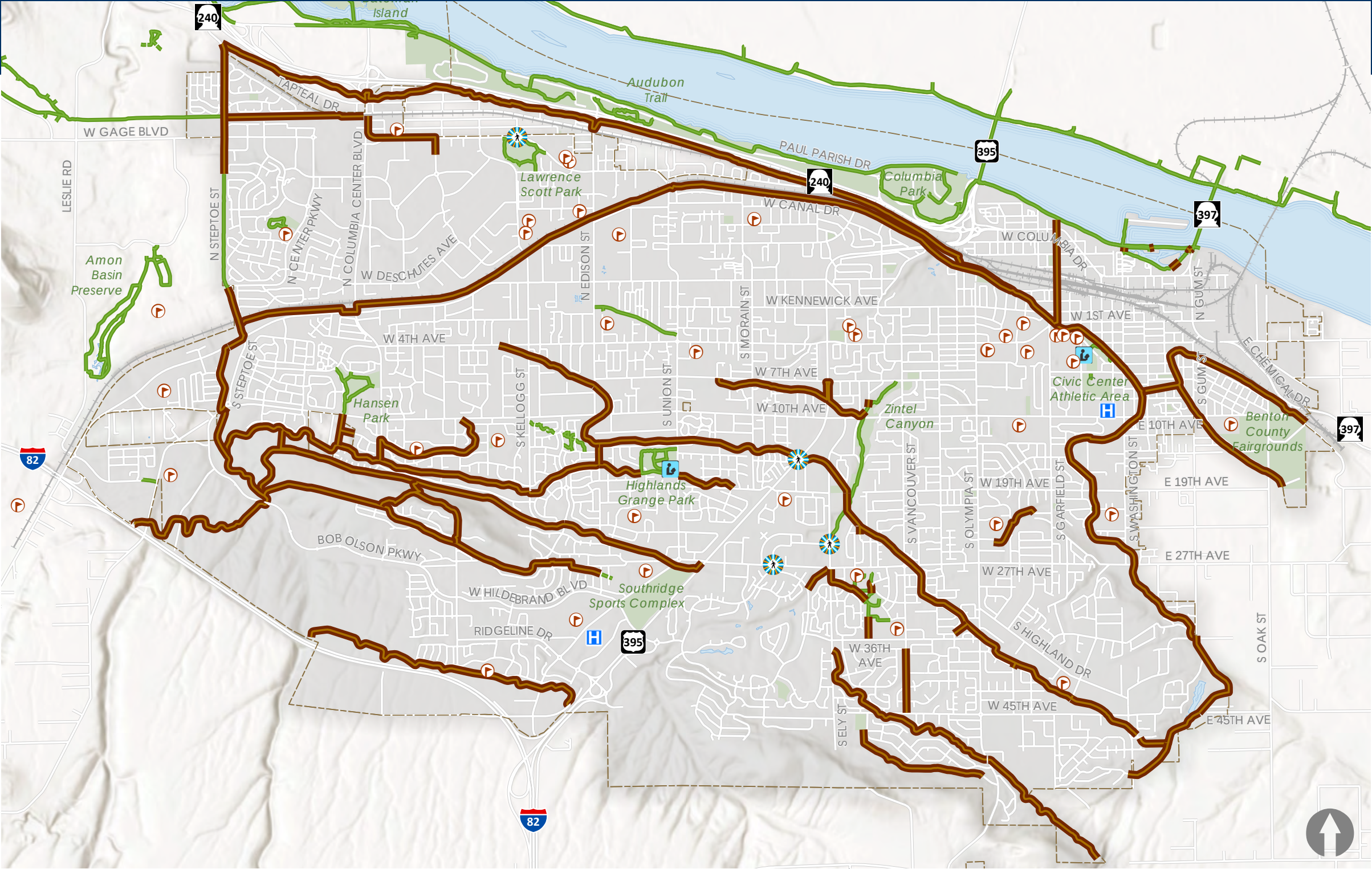
If the KID paths were paved, they would make excellent walking and biking paths, especially for people with mobility issues.

We really need over/under pedestrian passageways to cross easily and safely over heavily trafficked streets.

Publicity about existing trails and attractive access points would help.

Smooth out some existing pathways in Columbia Park. Root growth under the path makes it rough to ride.

Meet the Wigeon Way Trail System, a network of 63 miles of pathways and trails.



- Proposed Pathways and Trails
- Crossing Projects
- Existing Pathways and Trails
- Railroad
- City Limits
- Schools
- Libraries
- Hospitals

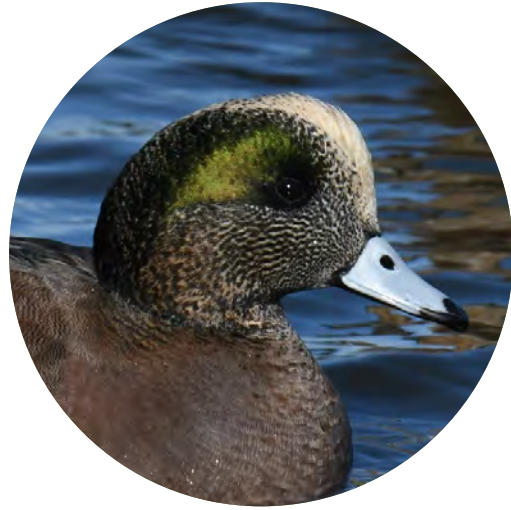


Photo Source: Laura Wolf, [Flickr](#), CC.

Why the Wigeon?

A small breed of dabbling duck, American Wigeons are year-round Kennewick residents. They have rust-colored plumage and distinctive pale blue beaks. Males sport a white stripe and an iridescent green patch on their heads. They dine on aquatic plants, insects, and tender baby grass shoots, seeds, and grains. (Wigeons are even known to steal food from diving birds when they surface with their dinners.)

Wigeons, like Kennewick, thrive on both land and water. They are also experts in taking advantage of our community's water connections.

Learn more about this charismatic waterfowl from the [National Audubon Society](#).

The Irrigation Canal Advantage

The Kennewick Irrigation District (KID) and Columbia Irrigation District (CID) canals that carry water past resident areas to Kennewick's agriculture fields provide the footprint of a ready-made, high-access trail network. Some canals are piped, with gravel maintenance roads, paved service roads, or undeveloped land on top. Other canals are open channels with service roads on one or both sides. If Kennewick developed the 40 miles of available canal right-of-way into trails and pathways, we would more than quadruple our current trail network.



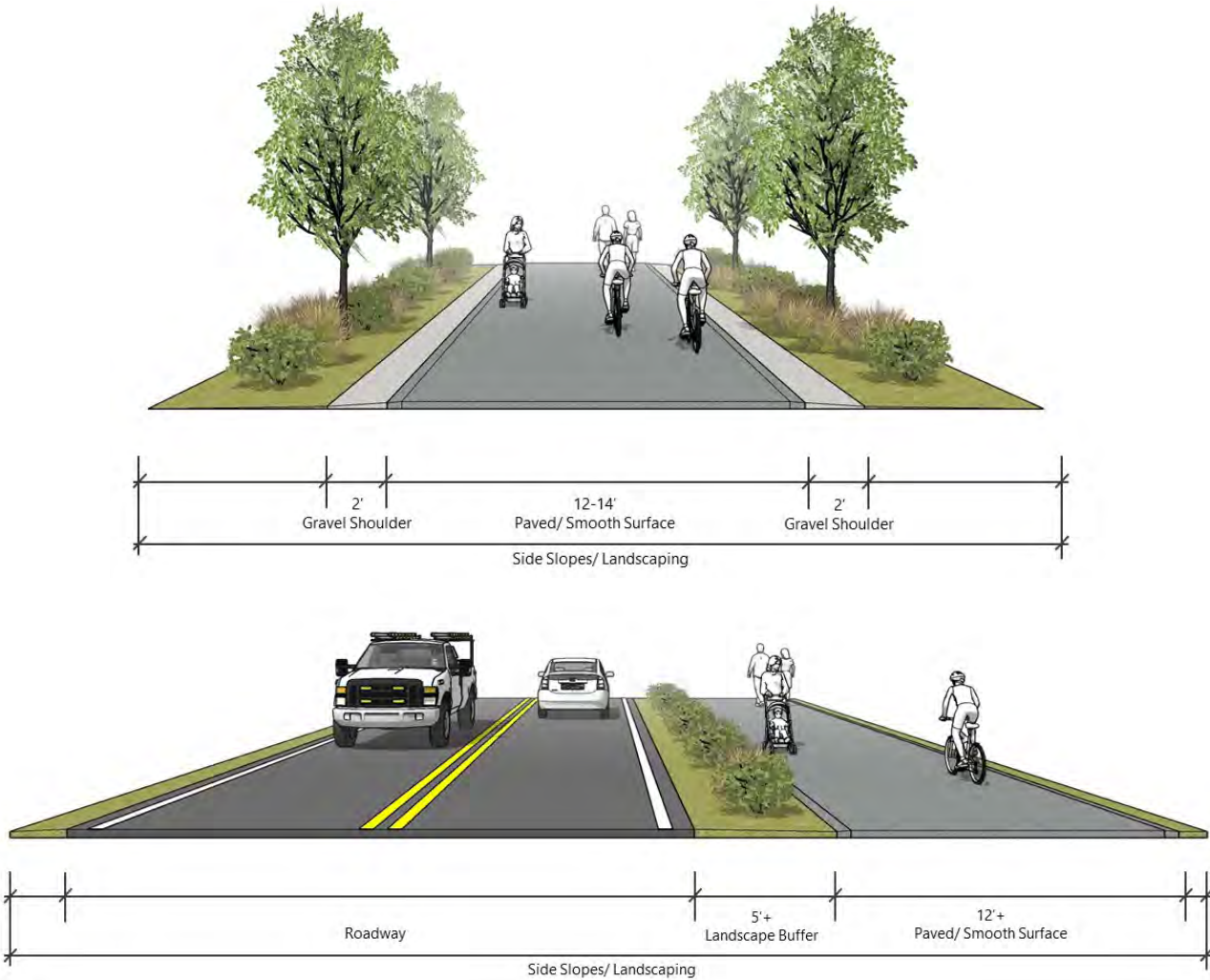
Four Trail Types

Trail Type	Surface	Width	User Volume	Activities
 Regional Pathway (off-street & on-street)	Asphalt pavement or another smooth-rolling surface accessible to all users	12-14 ft with 2-ft soft shoulders	High	Walking, bicycling, wheelchairs, strollers, skateboards
 Community Pathway	Asphalt pavement or another smooth-rolling surface accessible to all users	10-12 ft with 2-ft soft shoulders	Medium	Walking, bicycling, wheelchairs, strollers, skateboarding
 Unpaved Trail	Gravel, wood chips, earth, or other soft surface material	10-12 ft	Low	Walking, bicycling, horseback riding
 Natural Trail		4-10 ft	Low	Hiking, mountain biking, horseback riding



Regional Pathways

Regional pathways form the long-distance backbone of a trail network. These pathways help connect major destinations and neighboring jurisdictions. Initially, these pathways can be built to unpaved trail standards and upgraded as funding becomes available.





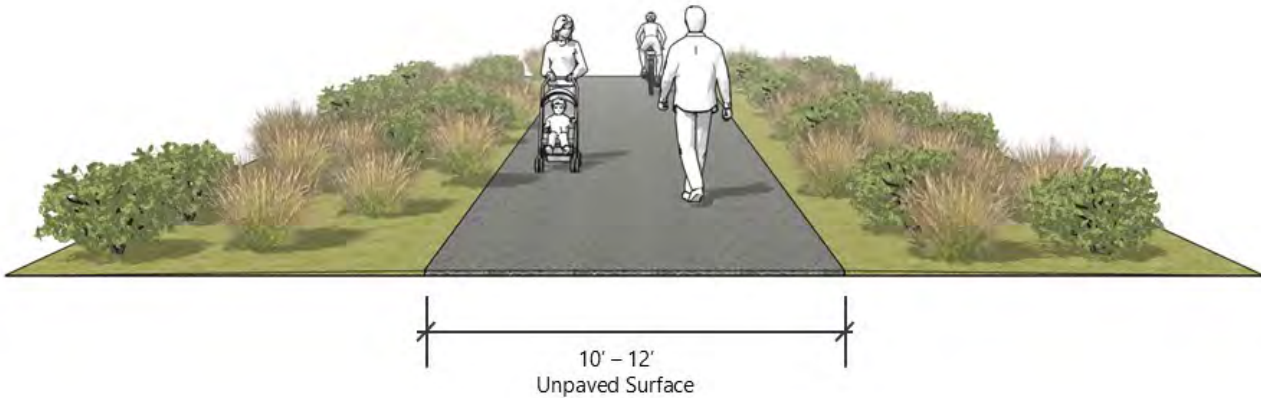
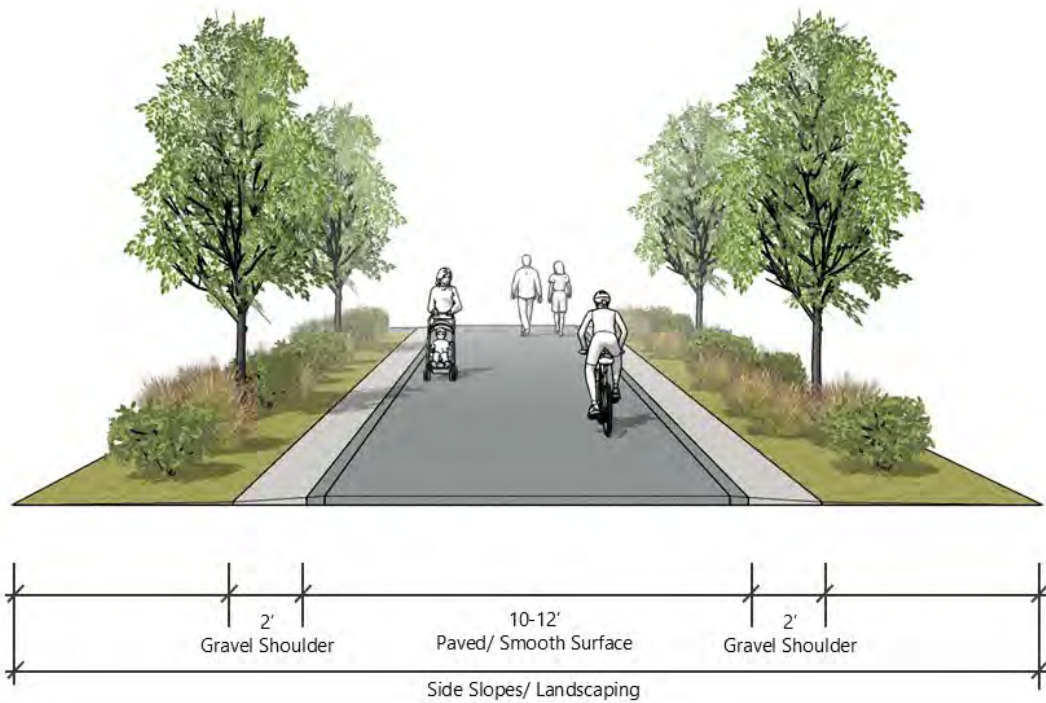
Community Pathways

Community pathways are shorter, multiuse paths that connect local neighborhoods to schools, parks, transit stops, regional pathways, and other destinations. These pathways can also be built to unpaved trail standards and upgraded as funding becomes available.



Unpaved Trails

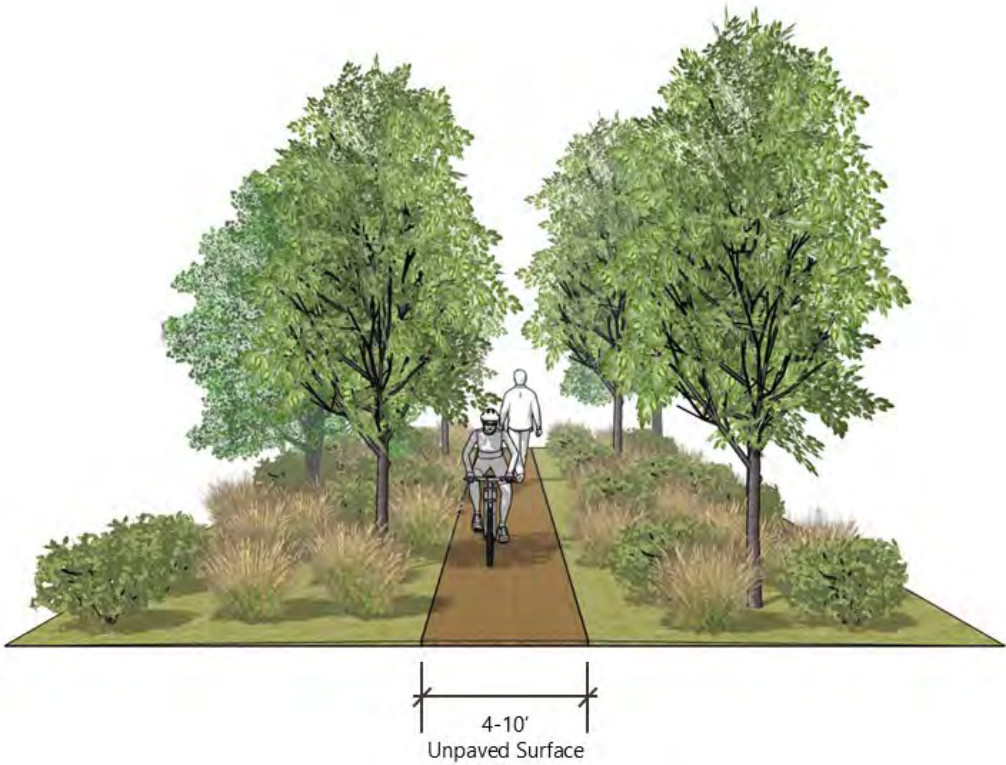
Similar in width to community pathways, unpaved trails use gravel, bark chips, or packed dirt instead of asphalt. Unpaved trails are often found in places that predominantly see recreational use and lower visitor volumes.





Natural Trails

Natural trails are unpaved and narrow. They wind through natural spaces, such as forests or fields, and are often associated with activities like hiking and mountain biking.



Projects & Phasing

The complete Wigeon Way trail system made up of 66 distinct projects that fall into seven project types:

7

Activation Projects

Activation projects apply to the entire pathway and trail network or a significant subset of its facilities. Projects include recommendations for signage, trail counters, and other amenities.

4

Improvement Projects

Improvement projects repair or enhance existing trails.

17

Regional Pathway Projects

Regional pathway projects create a 22-mile regional pathway loop, including six on-street connections.

17

Community Pathway Projects

Community pathways projects provide local access or connectivity to the regional loop trail.

4

Unpaved Trails Projects

Unpaved trails projects provide wide unpaved trails in lower-traffic areas.

5

Natural Trails Projects

Natural trails projects develop trails through lower-traffic or ecologically-sensitive areas.

12

Future Connections Projects

Desired connections projects should be considered with future roadway improvement, reconstruction, or with other development activities.

For a complete list of projects, see Appendix E.

Because we can't build the entire network all in one go, Activation and Improvement projects should take priority over the construction of new pathways and trails. The completion of these projects will set up later construction projects for success.

Activation Projects

Today, Kennewick has about 40 miles of gravel service roads that provide access to canals, sewers, and other public assets. These service roads can easily be converted into a network of soft-surface trails in coordination with CID and KID with minimal investment. The Activation projects will help maximize our existing pathway and trail assets today and lay a strong foundation for expanding the network tomorrow. These projects also will help us evaluate the success of trails and pathways over time. They should be pursued before we focus on additional trail construction or paving.

Project ID	Project Title	Description	Cost Estimate
A1	Memorandums of Agreement (MOAs)	Establish an MOA with the irrigation districts and other public landowners to formally agree to work together toward agreed-upon goals, objectives, and project development. MOAs will help facilitate individual project implementation.	100 hours of staff time
A2	Grants	Actively monitor and pursue planning and construction grants to fund improvements. Add a grant line item to budgets to allocate funding for grant pursuits.	Staff and/or consultant time; amount dependent on grant application requirements (\$5,000-\$25,000)
A3	Trail counters	Install permanent trail counters or establish a seasonal manual count program on key trails to monitor usage, especially after new connections are completed.	- Infrared counter device \$800 each or multi-sensor system \$6,000 each - Staff/contractor time for setup, installation, and data processing
A4	Wayfinding and branding	Develop and implement consistent branding and wayfinding signage for trails, remove outdated signs, and publish updated maps for Kennewick's trail network.	100 hours of staff and/or consultant time; dependent on intensity of design
A5	Service road trails	Designate unpaved trails on access roads owned by the City and Irrigation Districts, improving surfaces and providing enhanced crossings. Trails along service roads should have crossings at the locations identified in the segment project list (see Appendix E). Safety signage should be installed where necessary.	\$2,355,000 ¹
A6	Gateways	Create welcoming entry gateways to trail networks with amenities like maps, lighting, water fountains, benches, and bicycle repair stations.	- Informational kiosk maps: \$2,700/each - Wayfinding signage: \$750/each
A7	Canal Trail activation	As MOAs are established and service road trails are opened, conduct a public relations campaign and activation events to reverse past messaging that has educated the public to avoid using canal access roads for recreation due to safety concerns.	100 hours of staff and/or consultant time; dependent on intensity public engagement process

¹ The estimated cost for Project A5, Service road trails, does not include the installation of the 39 enhanced crossings recommended across the 24 included segments. Enhanced crossings—typically including rapid rectangular flashing beacons (RRFBs), signing, and striping—generally have total installation costs around \$50,000 (approximately \$40,000 for a 3-unit or \$30,000 for a 2-unit RRFB system, \$7,000 for pavement markings, \$7,000 for signing). The cost to install all recommended enhanced crossings with the Service road trails project would be approximately \$2 million, bringing the total cost estimate for project A5 to \$4.5 million.

Improvement Projects

To make the most of our financial resources, we should repair and improve existing pathways and trails before we create new ones.

Project ID	Project Title	Description	Cost Estimate
I1	Sacagawea Heritage Trail	Improve connectivity and upgrade the trail sections that use roadway shoulders with off-street facilities where possible. Improve pavement conditions where they are inadequate.	\$6.4 million
I2	Audubon Trail system	Restore and improve the Audubon Trail network by removing obstructions and repairing damaged sections.	\$360,000
I3	Zintel Canyon	Upgrade the Spirit of America Trail with accessible surfaces and formalize adjacent social trails for walking and cycling.	\$410,000
I4	Highland Feed Canal	Provide paved, accessible connections to the pathway from adjacent development.	\$280,000

Expand the Pathway and Trail Network

Projects that would construct new pathways, trails, or crossings were prioritized according to whether the facility provides new network connectivity; if it connects two or more other trails; if it connects to a school, community center, medical building, library, or commerce center; if it connects to an underrepresented community; and whether it provides access to many residents; and the feasibility of construction.

For more detailed prioritization criteria, see Appendix E.



Additional Projects

The remaining pathway and trail projects outline the long-term vision for Kennewick’s pathways and trails network. The priority order of these projects should be updated as funding becomes available and as Kennewick’s needs and conditions change.

Rank	Project ID	Project Title	Description	Pathway or Trail Type
1	C2 (TIP 2025)	Keene Trail	Construct a 10-to-12-foot paved pathway along the abandoned rail line from N. Steptoe Street to N. Columbia Center Boulevard install a new pedestrian signal, and improve lighting.	Community Pathway
2	C5 (TIP 2027)	Highlift Canal (W. 4th to S. Edison)	Create a 10-foot wide trail on KID ROW from W. 4th Avenue to S. Edison Street near W. 14th Avenue.	Community Pathway
3	R3	Columbia Canal	Construct a 12-to-14-foot paved pathway from W. Canal Drive to N. Steptoe Street on the north side of the canal, providing pathway bridges across to avoid the spillway and maintain continuity.	Regional Pathway
4	R6 (TIP 2028)	Highland Feed Canal (W. Hildebrand to S. Kellogg)	Create a 12-to-14-foot paved pathway from W. Hildebrand Road to S. Kellogg Street.	Regional Pathway
5	Rx2	N. Steptoe Street	Widen the sidewalk to 10-to-12 feet along N. Steptoe Street from Columbia Canal to the existing shared-use path near the Bella Vista Apartment Complex, combining bike lanes and sidewalks where ROW is narrow.	Regional Pathway
6	U1	Division Four Canal (S. Clodfelter to S. Irving)	Formalize a 10-to-12-foot unpaved trail along the Division Four Canal from S. Clodfelter Road to S. Irving Street, with an enhanced crossing at Bob Olson Parkway and a connection to the Highland Feed Canal, potentially updating to a paved pathway with new development.	Unpaved Trail
7	C13	Horse Heaven Hills Park	Provide a 10-to-12-foot pathway connecting existing pathways in Horse Heaven Hills Park, with access from W. 36th Avenue, S. Ely Street, and W. 27th Avenue.	Community Pathway
8	N1	Blackberry Canyon	Formalize the sewer service road into a 4-to-10-foot natural trail through Blackberry Canyon, connecting Canyon View Elementary School to W. 22nd Avenue.	Natural Trail
9	C11	Division Four Canal	Build a 10-to-12-foot paved pathway along the Division Four Canal from S. Irving Street to U.S. 395 and W. 27th Avenue.	Community Pathway
10	C14	Horse Heaven Hills Park	Provide a 10-to-12-foot pathway connecting existing pathways in Horse Heaven Hills Park, with access from W. 36th Avenue, S. Ely Street, and W. 27th Avenue.	Community Pathway

Rank	Project ID	Project Title	Description	Pathway or Trail Type
11	C9	Lateral #18	Create a 10-to-12-foot paved pathway on top of the piped canal from S. Columbia Boulevard to W. 10th Avenue.	Community Pathway
12	Cx2 (TIP 2026)	(TIP 2026) S. Vancouver Street	Construct a paved pathway on the west side of Vancouver Street from W. 37th Avenue to W. 45th Avenue, serving as a Safe Route to School.	Community Pathway
13	R7	Highland Feed Canal (S. Kellogg to S. Edison)	Build a 12-to-14-foot paved pathway along the south side of the Highland Feed Canal from S. Kellogg Street to S. Edison Street.	Regional Pathway
14	Rx5	U.S. 395 Crossing	Provide an over- or under-crossing of U.S. 395 to connect the regional pathway loop along the Highlift Canal.	Regional Pathway
15	U3	Canal Parallel to I-82	Create a 10-to-12-foot unpaved trail along the canal from the western end to E. Christenson Road.	Unpaved Trail
16	Cx1 (TIP 2026)	(TIP 2026) Keene Trail	Extend the Keene Trail from N. Columbia Center Boulevard to W. Skagit Avenue with a new pathway bridge over N. Columbia Center Boulevard, connecting to Vista Park.	Community Pathway
17	Cx3	Lawrence Scott Park Crossing	Provide direct access to the park from the neighborhood north of W. Umatilla Avenue to Lawrence Scott Park via an enhanced crossing of W. Canal Drive.	Community Pathway
18	Cx4	Zintel South Access	Create direct access from the Canyon Lakes neighborhood to the southern trailhead of the Spirit of America Trail in Zintel Canyon by providing enhanced crossings of W. 27th Avenue and S. Ely Street.	Community Pathway
19	R10	Zintel Canyon	Construct switchbacks to connect to the Highlift Canal on both sides of Zintel Canyon, linking the regional pathway to the Spirit of America Trail. Consider also providing a bridge crossing of the canyon.	Regional Pathway
20	R9	Highlift Canal (U.S. 395 to Zintel Canyon)	Develop a 12-to-14-foot paved pathway on the south side of the Highlift Canal from U.S. 395 to Zintel Canyon.	Regional Pathway
21	Rx3	N. Steptoe Street	Widen the sidewalk to create a 10-to-12-foot pathway along N. Steptoe Street from the existing pathway at N. Center Parkway to W. Clearwater Avenue at the Amon Wasteway.	Regional Pathway
22	Rx4	S. Edison Street	Install wayfinding signage for an on-street connection from the Highland Feed Canal to the Highlift Canal.	Regional Pathway

Rank	Project ID	Project Title	Description	Pathway or Trail Type
23	U4	Division Four Canal (S. Olympia to City boundary)	Establish a 10-to-12-foot unpaved trail on the north side of the Division Four Canal from S. Olympia Street to the southeast city boundary.	Unpaved Trail
24	C8	Hansen Park Connector	Build a 10-to-12-foot paved pathway from the Highland Feed Canal to Hansen Park, with an additional connection to W. 12th Avenue.	Community Pathway
25	N3	Pheasant Run Open Space	Create a 4-to-10-foot unpaved trail through undeveloped land from S. Quincy Place to the Highlift Canal, connecting to the proposed regional pathway along the Highlift Canal.	Natural Trail
26	R1	Sewer Easement near Elliott Lake	Create a 12-to-14-foot paved pathway between S.E. Beech Street and E. Eastlake Drive using the city sewer easement; subject to verification with Kennewick Public Works.	Regional Pathway
27	U2	Thompson Hill	Develop a 10-to-12-foot unpaved trail on the northern slope and summit of Thompson Hill, linking to W. Belfair Street and existing service roads on the Division Four Canal and AP Lateral canal.	Unpaved Trail
28	C1 (TIP 2025)	Duffy's Pond Pathway	Complete the pathway loop around Duffy's Pond.	Community Pathway
29	N2	Canyon Lakes Open Space	Develop a 4-to-10-foot unpaved trail through undeveloped land from W. Canyon Lakes Drive to S. Ely Street, linking the neighborhood to Horse Heaven Hills Park and Zintel Canyon.	Natural Trail
30	R5	W. Hildebrand Boulevard	Build a 12-to-14-foot paved pathway from Bob Olson Parkway to the Highland Feed Canal.	Regional Pathway
31	Rx1	E. Eastlake Drive, S. Kingwood Street, and S. Gum Street	Provide wayfinding for an on-street connection along E. Eastlake Drive and build a 10-foot paved pathway along S. Kingwood Street and S. Gum Street, minimizing impacts on private properties.	Regional Pathway
32	N5	Sewer ROW in S.E. Kennewick	Formalize a 4-to-10-foot unpaved trail along the sewer easement from W. 52nd Avenue to the proposed regional pathway near Elliott Lake.	Natural Trail
33	R4	Amon Wasteway	Construct a 12-to-14-foot paved pathway along the west side of the Amon Wasteway from W. Clearwater Avenue near S. Steptoe Street to Hildebrand Boulevard, providing a crossing near the Bob Olson Parkway roundabout.	Regional Pathway
34	N4	Inspiration Hill	Establish a 4-to-10-foot unpaved trail along the existing service road on Inspiration Hill, linking Inspiration Park to W. 53rd Avenue and connecting to nearby streets.	Natural Trail

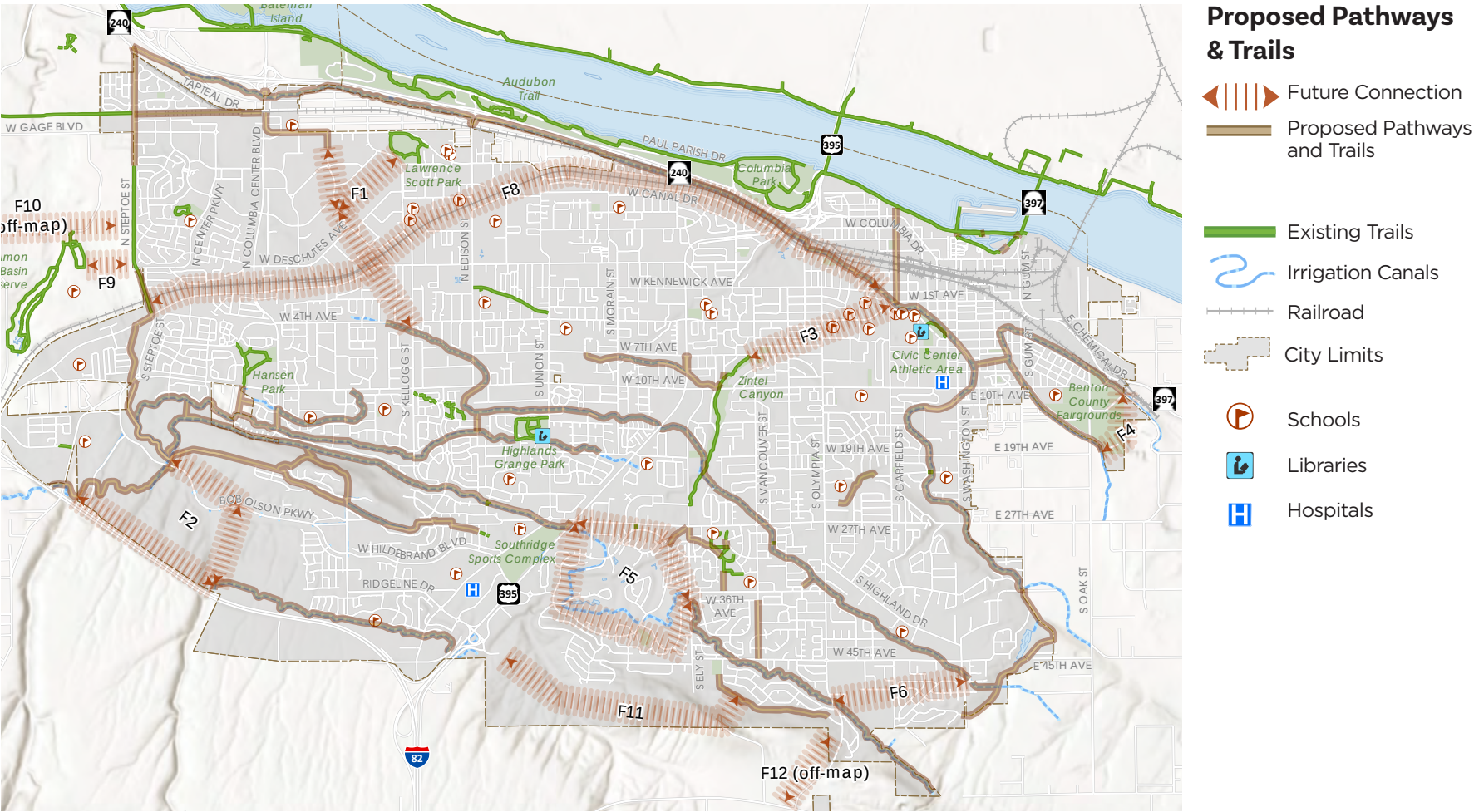
Future Connections

These pathway and trail connections could provide additional expansion and connectivity to the Kennewick trail system and should be considered as part of future developments or through collaboration with Kennewick Public Works.

Project ID	Location	Description
F1	Vista Fields	With new development, provide 10-to-12-foot community pathway connections to Vista Fields to pathways and parks to the north, northeast, and southeast.
F2	Southridge loop	With new development, provide 10-to-12-foot community pathway connections completing a loop following the Division Four Canal, Bob Olson Parkway, and I-82. Provide connections to the canal along W. Hildebrand Boulevard and the western extent of the proposed unpaved trail parallel to I-82.
F3	Zintel Canyon to Downtown Kennewick	Collaborate with Kennewick Public Works to identify on-street trail connections between the northern end of Zintel Canyon and Downtown Kennewick/Kennewick High School, connecting to the proposed regional pathway loop on the Columbia Canal.
F4	Fairgrounds loop	With redevelopment of the fairgrounds, complete the fairgrounds trail loop by providing a 10-to-12-foot community pathway between S. Yew Street and the Columbia Canal near E. 19th Avenue.
F5	Canyon Lakes	Collaborate with Kennewick Public Works to identify on-street trail connections between the Southridge Sports and Events Complex and S. Ely Street and W. 36th Avenue, connecting projects C11 and C14. The Canyon Lakes Golf Course owns the Division Four Canal canal road land and manages the road, and KID has an easement to operate the canal. A path on this section of canal road would raise a safety issue for path users by putting them in danger of being struck by golf balls.
F6	S.E. City boundary	With new development, establish a trail connection between the proposed Division Four Canal trail near S. Olympia Street and the regional pathway loop near E. 47th Place.
F7 (not shown on map)	Highway 240 Overcrossing	Provide one or more pathway crossings of SH-240, providing north-south connections to Columbia Park and the Sacagawea Trail. Consider the following locations for origin points south of the highway: N. Yelm Street, N. Ely Place, N. Neel Street to N. Morain Loop, N. Williams Street, N. Edison Street (on-street), N. Harrison Street, and N. Kellogg Street to N. Osbourne Street.
F8	BNSF Rail ROW	Create a 10-to-12-foot paved community pathway along the south side of the BNSF rail ROW that runs along W. Clearwater Avenue and W. Canal Drive. Utilize existing signalized crossings at N. Columbia Center Boulevard and N. Canal Drive/N. Volland Street. Install enhanced crossings at N. Kellogg Street and N. Edison Street. Provide a direct paved pathway connection to Kamiakin High School.

Project ID	Location	Description
F9	Amon Basin	Coordinate with the City of Richmond to provide a short on-street connection to the Amon Creek Natural Preserve, potentially using Center Parkway or Broadmoor Street.
F10	Badger Mountain	Coordinate with the City of Richmond to provide pathway connections to the Badger Mountain Centennial Preserve trailhead at Queensgate Drive and White Bluffs Road, potentially utilizing the service road for the East Badger Lateral Canal.
F11	Inspiration Point and the State Patrol Mountain Bike Area	Coordinate with Benton County to provide Natural Trail connections to the summit south of S. Ely Street—locally known as “Inspiration Point” or “Olympia Hill”—and the unofficial mountain bike trail network south of the Zintel Canyon dam—locally known as the “State Patrol” area.
F12	Jump Off Joe and the Horse Heaven Hills	Coordinate with Benton County to provide Community Pathway connections to the large bluff south of Kennewick known locally as “Jump Off Joe”, potentially providing wayfinding signage and a short on-street connection along S.R. 397 to utilize S. Owens Road and Jump Off Joe Road.

Future Connections Map





The Wigeon Way Trail System can become a reality.

With its extensive canal system and canal operator support, the Wigeon Way is set up for success. Nevertheless, there are some key considerations when it comes time to design, build, and maintain a citywide pathway and trail network. For more information on the following considerations, check out Appendices B, E, and F.



Crossings

The network will need to provide safe and comfortable crossings over or under local streets and highways in several locations. It will also be important to make connections to the local street network and public destinations such as schools, parks, commercial centers, and transit stops. Some areas may need canal bridges to provide sufficient, safe, and comfortable connections for trail users.



Accessibility

Trails should be able to be enjoyed by everyone. All pathways and trails projects should be reviewed for Americans with Disability Act compliance as appropriate.



Landscaping

Trees, shrubs, and other plants along trails are an important component of placemaking, the process by which an area becomes a pleasant and inviting communal space. Plants also make shade for people walking and biking and create habitat for local wildlife, which is especially important in Kennewick’s summer heat. Root systems help manage stormwater and improve overall water and air quality. But it’s important to put the right landscaping in the right place. Large plantings directly next to irrigation canals are not appropriate because they can cause root intrusion, which weakens the canal walls. Landscaping should be carefully selected for Kennewick’s environment and the immediate context of each trail.

Future Connections

A trail network can grow along with its city. System expansion should be considered for land being developed now and in the future, especially in the Southridge area and near the Vista Field project. Kennewick is surrounded by a stunning landscape of mountains and sagebrush covered hills, and trail network connections outside the city could provide residents and visitors alike with access to hiking, mountain biking, birding, and other outdoor recreation opportunities in the Amon Basin, Badger Mountain, Inspiration Point and the State Patrol Mountain Bike Area, Jump Off Joe, and Horse Heaven Hills.

Wayfinding & Signs

Pathway and trail users often need help knowing where to go. Clear wayfinding signage helps people orient themselves along the trail and encourages residents and visitors to explore. Pathways and trails should have signs that clearly indicate what is nearby. Signage is also a great way to create network name recognition.

Although people already walk and bike along the canal network, signs will be critical to limit liability for irrigation districts and the City once they become part of an official public trail network. Signs instructing users to stay on trails and away from canals and signs acknowledging that users have accepted the risks of walking or biking along these trails help limit liability and remind users of the need for careful travel.

Safety & Security

Trail and path designs should help users feel safe and comfortable. Adequate lighting, long sight lines, and frequent opportunities to enter and exit the trail can help. One of the best ways to foster safety is through community: more people using the trail means more “eyes on the street,” which helps improve safety for everyone. Maintenance activities should also work to keep trails clear of trash and debris. In some instances, maintenance vehicles will share the trails along canals. Some trails will run along open channel canals. Coordination with the irrigation districts will be especially important as the trail system is developed.

Funding

There are several national- and state-level funding sources that can help the City make this plan a reality. For a more comprehensive list of funding sources see Appendix E.

Maintenance

Keeping trails in good condition is a vital part of any successful trail network, and some of the costs identified in the projects section are focused on that upkeep. New assets mean new responsibilities, and the Wigeon Way Trail System will need landscaping and weed control, trash clean up, and surface and signage maintenance.

With new full-time and seasonal employees, we can have clean, safe, and welcoming trails for users of all ages and abilities. Specialized equipment, like trail condition survey drones and shoulder mowers, can help lighten the load too. This additional effort is worth it, as higher quality trails see higher use. For a more thorough discussion of existing and future pathway and trail maintenance needs, see Appendix F.

Continued Cooperation

While many of future trail alignments will be off-street, there are a few key connections that will need to use existing roadway rights-of-way. The City Parks and Recreation Department will need to coordinate with the Public Works Department to make low-stress walking and biking connections on or adjacent to existing streets.

Local and regional planning efforts do not occur in isolation. To maximize the potential of our trail system, the City should coordinate trail planning with other plans that anticipate pathways, trails, or bicycle and pedestrian infrastructure, including:

- The City of Kennewick Transportation System Plan
- The City of Kennewick Six-Year Transportation Improvement Plan (TIP) for 2025-2030 and beyond
- The Benton-Franklin Council of Governments (BFCOG) Regional Active Transportation Plan
- The BFCOG Regional Bicycle Plan

For a full list of project partners with which regular coordination is necessary, see Appendix E.



Together, we can realize Kennewick's trail system potential.

With more than 60 miles of pathways and trails, the Wigeon Way Trail System could transform how people in Kennewick recreate and travel. Our trails are worth investing in. With a little bit of funding and some strategic planning and design, we could have an active transportation system that helps improve health, safety, mobility, and economic activity in our beautiful and thriving riverfront community.





Existing Conditions

Introduction

The City of Kennewick is a fast-growing city within the larger Tri-Cities metropolitan area in eastern Washington. The south shore of the Columbia River is connected to Kennewick, and the river is a defining feature of the entire Tri-Cities region. The Sacagawea Heritage Trail, which celebrates the Native American guide and interpreter on the Lewis and Clark expedition, is a 23-mile paved trail that connects all three cities within the Tri-Cities (Kennewick, Pasco, and Richland) that runs along the edge of the Columbia River.

The goal of City of Kennewick a Pathways and Trails Master Plan is to help encourage a more walkable and bikeable community. With 25 city and community parks, two regional parks, and significant existing canal infrastructure that already serves a partial trail system, expanding the pathways and trails network will help foster recreational access and active transportation opportunities. This document presents the existing conditions to help lay the foundation for a more robust, accessible, and connected trail and pathways network in the City of Kennewick.

Plan Review

The support for an expanded trail system is well documented through other regional and city plans.

The **City of Kennewick 2023 Parks & Recreation Comprehensive Plan** identified both paved and unpaved trails, improved connectivity, and facilities for people walking and biking as priority investments based on a community survey and scoring matrix. It highlighted the need for a regional pathway and trails system for utilitarian and recreational use and identified irrigation district canal rights-of-way as the primary opportunities to fill this need. It also identified a lack of wayfinding signage as a current barrier to trail use, highlighted the need for an increased focus on safety and service, and provided maintenance standards.

The **City of Kennewick 2018 Transportation System Plan** identifies priority pedestrian and bicycle routes, travel corridors, crossing locations, and various proposed trail alignments that take advantage of canal rights-of-way. It also identifies a need to improve bicycling facilities for both the “Enthusiased and Confident” riders and the “Interested and Concerned” riders by establishing a mix of cycling infrastructure, including bike lanes and multi-use trails.

The **2023 City of Kennewick 2024-2029 Transportation Improvement Plan (TIP)** lists six projects that identify improvements to trails system.

- 30 - Keene Trail (Steptoe to Center Parkway); Construct pathway along abandoned rail line and install a pedestrian signal across Steptoe and improved lighting.
- 36 - Vancouver St. Pedestrian Pathway - 37th Ave. to 45th Ave.; Approx. 2,300 LF of paved pathway constructed on the west side of Vancouver to serve as a Safe Route to School.
- 37 - KID ROW Kellogg & 27th to Highland Feeder; Approx. 11,200 LF of 10 foot wide trail on KID ROW. Old channel is slated to be enclosed

- 38 - KID ROW 4th to Edison Approx. 3,700 LF of 10 foot wide trail on KID ROW. Old channel has been piped. Presumes use of CDBG Funds.
- 40 - Duffy's Pond Trail; Construct hard surface pathway along the south side of Duffy's Pond, providing a missing link to the trail system both east and west of this site.
- 41 - Island View to Vista Field Active Transportation Network; continuation of the Keene Trail from Center Parkway to Vista Park. Separated pathway from Center Parkway to Columbia Center Blvd., bridge over Columbia Center Blvd, adjacent to Colorado and Umatilla Ave. as a separated pathway from the bridge to Kellogg. At Kellogg, the trail would travel southward to the Vista Park.

The development of the **Benton-Franklin Council of Governments (BFCOG) Regional Bicycle Plan** is ongoing. A draft was released for public comment on October 13, 2024. Projects in this plan were cross-referenced with the network map provided in that draft; potential connections to facilities included in the plan were noted for future coordination in the *Detailed Project List* section of the *Implementation Plan* memorandum.

Figure 1: October 2024 Draft BFCOG Regional Bicycle Plan network map, Kennewick vicinity



The development of a **Benton-Franklin Council of Governments (BFCOG) Safe Routes to School Action Plan** is ongoing. This plan will also provide possibilities for coordination and collaboration.

The 2022 update to the **2018 Benton County Comprehensive Plan** provides various goals supportive of this planning effort and indicates that Revised Code of Washington (RCW) 47.30 requires cities and counties to allocate one-half of one percent of the amount of funds received from the motor vehicle fund for trails and paths. In order to spend these funds on the construction of a trail or path, the trail or path must be included in a comprehensive trail plan adopted by the governing body. The plan also sets a

target standard of 1.37 miles of trails per 1,000 residents, which corresponds to an anticipated need for 323 miles of pathways and trails by 2035.

The 2020 **Benton-Franklin Council of Governments (BFCOG) Regional Active Transportation Plan** identified six multi-use pathway projects. Some projects were also covered in the City of Kennewick TIP.

- 6 - Island View to Vista Field Trail, Richland and Kennewick (2019-2025, \$16M in BFCOG MTP 2045)
- 39 - Kennewick Irrigation District (KID) Right of Way (ROW) Edison to Union Trail
- 40 - KID ROW Kellogg and 27th to Highland Feeder
- 41 - KID ROW 4th to Edison
- 42 - Sidewalk from YOLO to Bob Olsen
- 43 - Steptoe to Columbia Center Blvd Pathway

The **2023 Benton County Six-Year Transportation Improvement Program** has two line items pertaining to trails: a multi-use path on either side of Badger Road from Dallas Road to I-82 (7 miles) with construction planned in 2028, and \$60,000 set aside for "various", "emergent" paths and trails projects.

City Demographics

This section describes the demographics in Kennewick and how they relate to existing trails in the city.

Community Characteristics

Kennewick is one of the three cities (the others being Pasco and Richland) that make up the Tri-Cities metropolitan area in Eastern Washington. With 83,823 residents (American Community Survey (ACS) 2018-2022 5-Year Estimates), Kennewick is the largest of the three cities. Table 1 summarizes demographic data for Kennewick, the Tri-Cities Metropolitan Statistical Area (MSA), and for the State of Washington.

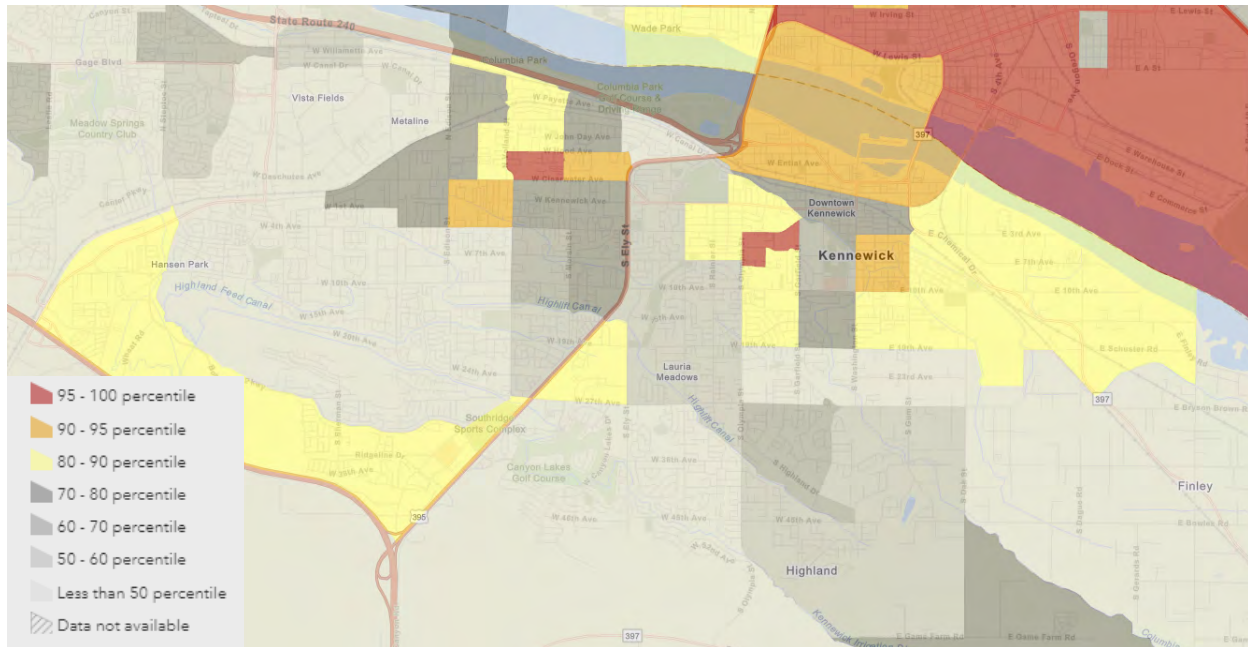
Table 1. Demographics Comparison

Demographic	Kennewick	Tri-Cities MSA	Washington State
Population	83,823	304,252	7,688,549
Non-White Population	27.7%	30.3%	30.1%
Below Federal Poverty Level	13.7%	11.4%	9.9%
Households with Limited English Proficiency	3.7%	4.8%	3.8%
Youth Population (under 18)	25.8%	28.0%	21.6%
Older Adult Population (over 65)	15.4%	13.6%	16%
Zero-Vehicle Households	6.7%	4.9%	6.9%
People with a Disability	16.5%	14.8%	13.0%
Working Population Commuting by Walking	1.1%	1.1%	3.2%
Working Population Commuting by Biking	0.2%	0.2%	0.7%
Working Population Commuting by Transit	1.1%	0.7%	4.7%

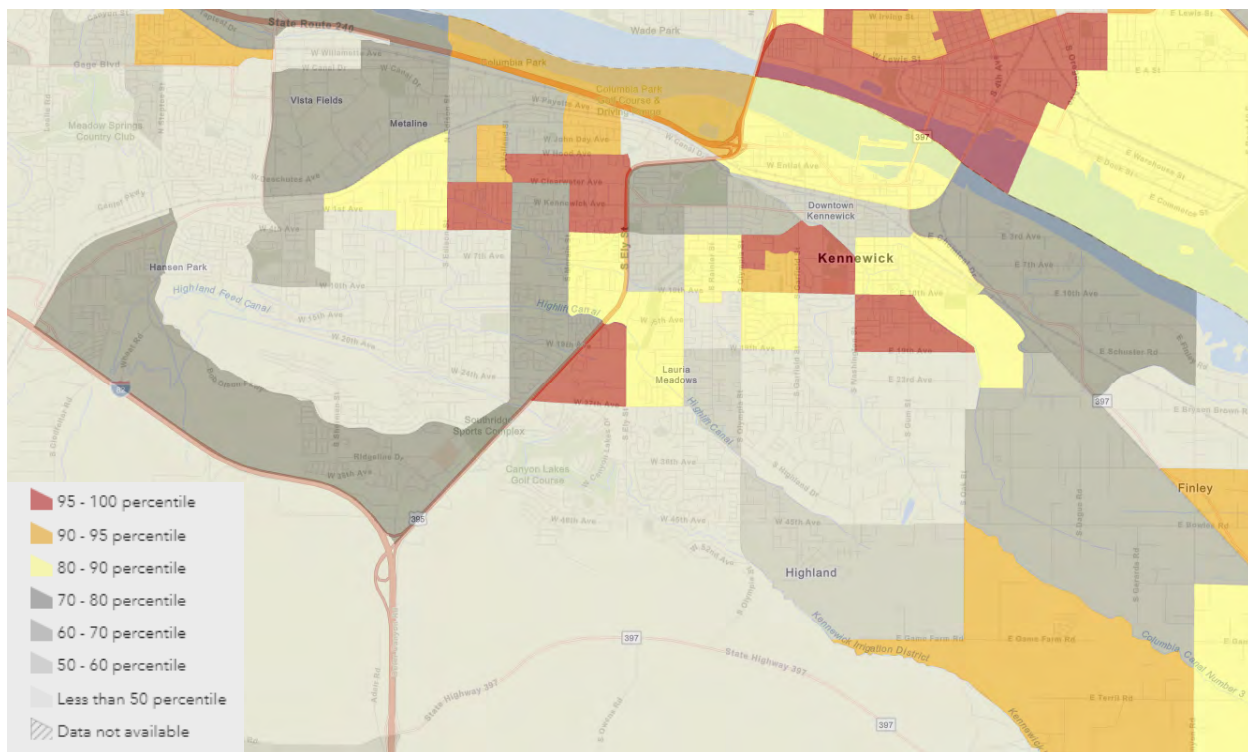
Source: American Community Survey 2018-2022 5-Year Estimates

Figures 2 through 9 show the demographic distribution in Kennewick by Census Block Group. The percentiles on this map are calibrated across all Census block groups in the state of Washington. Some demographic indicators for the need to expand non-active transportation system and improve connectivity to transit to provide mode choice options for people to get to key destinations include:

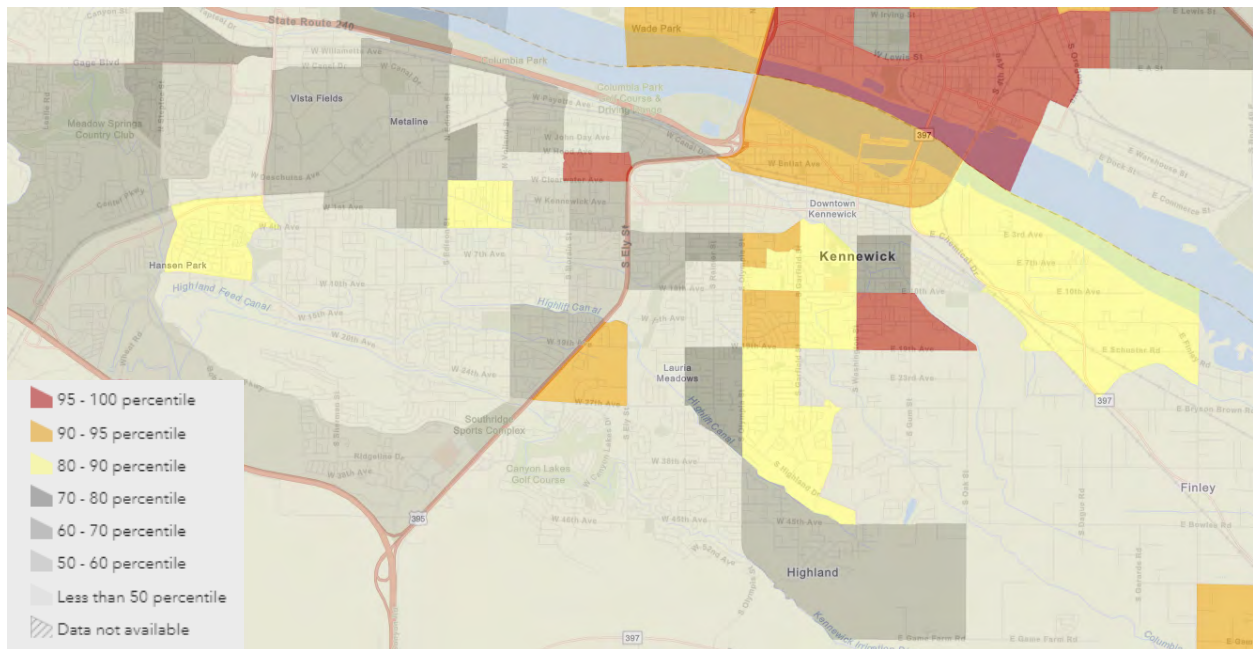
- A higher portion of its population at or below the federal poverty level as well as a population with a disability when compared to both the Tri-Cities metropolitan region and Washington.
 - Several areas in downtown Kennewick and along US 395/South Ely Street that are rated within the 95th to 100th percentile for low income.
- A higher proportion of zero-vehicle households compared to the Tri-Cities

Figure 2. Non-White Populations by Census Block Group

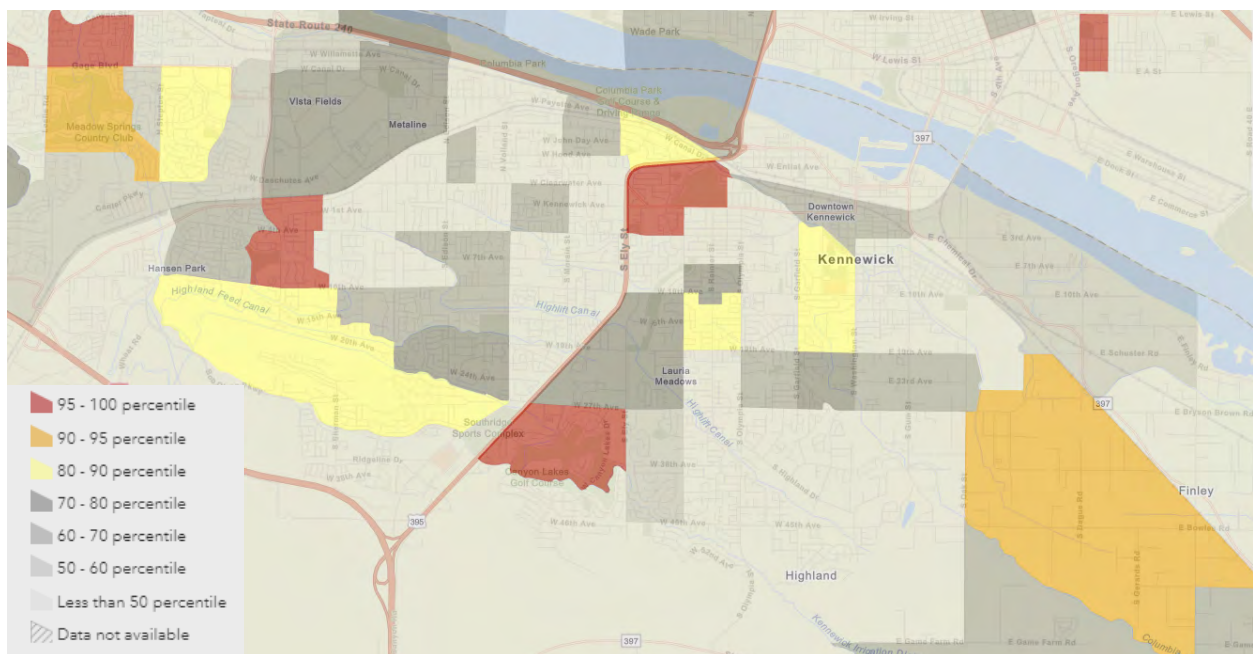
Source: EPA Environmental Justice Screening and Mapping Tool

Figure 3: Low-Income Populations by Census Block Group

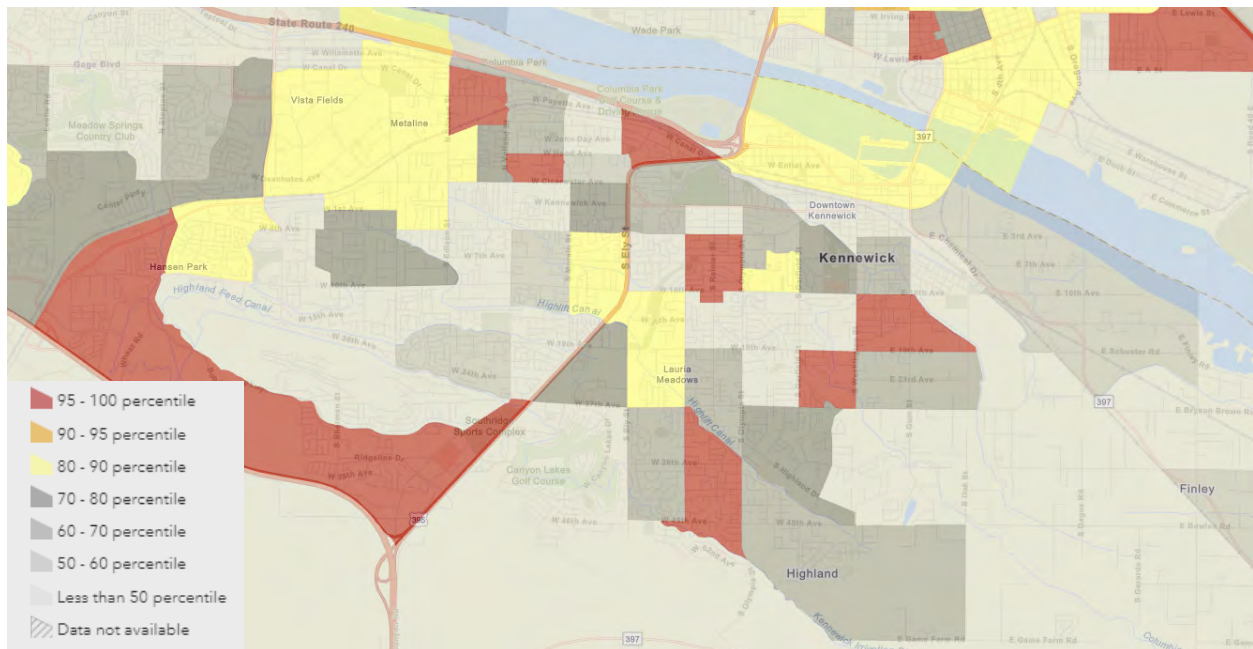
Source: EPA Environmental Justice Screening and Mapping Tool

Figure 4. Limited English Proficiency by Census Block Group

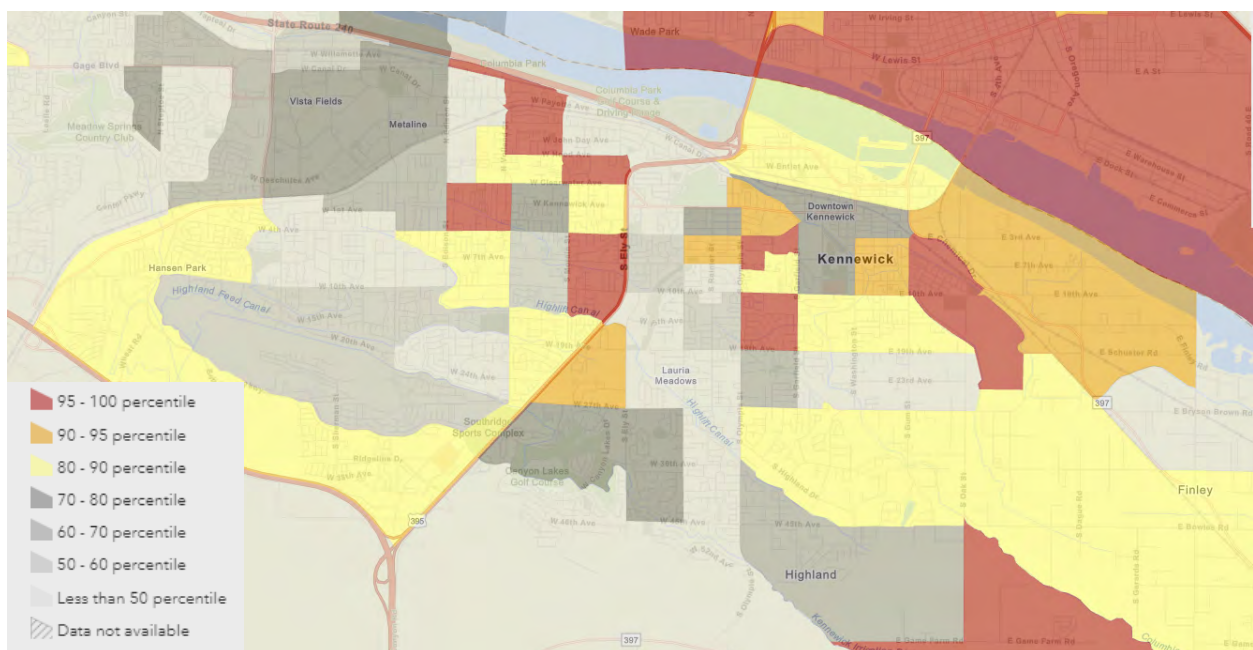
Source: EPA Environmental Justice Screening and Mapping Tool

Figure 5. Older Adult Population (Over 64) by Census Block Group

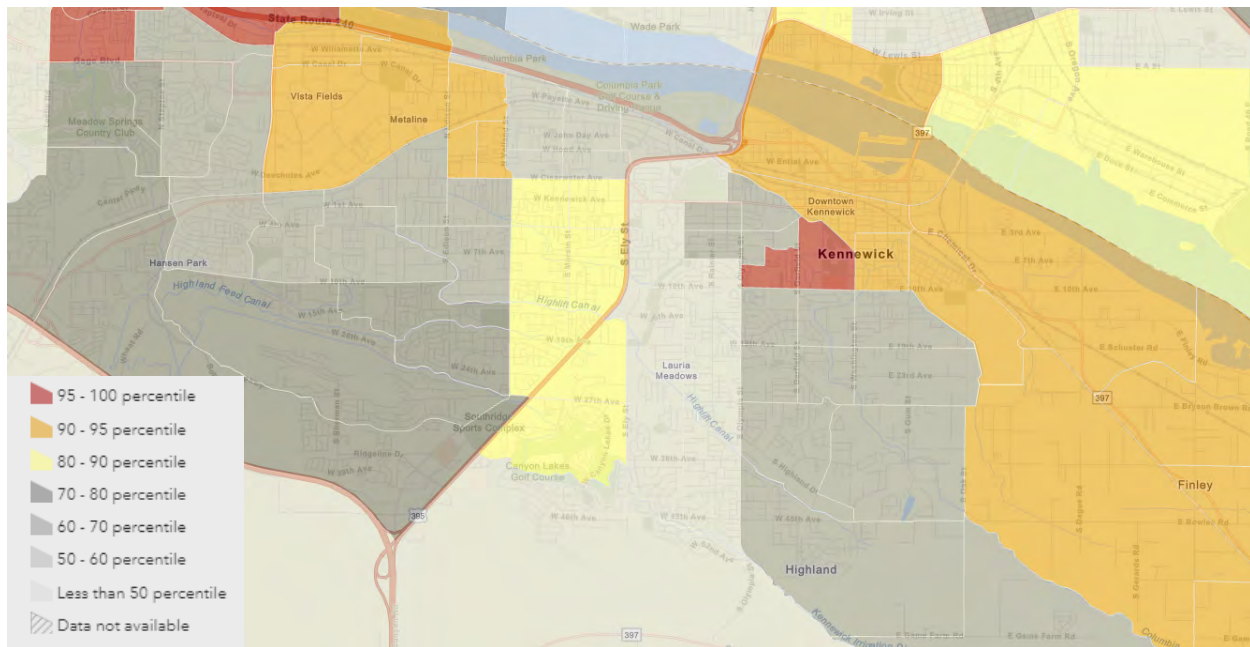
Source: EPA Environmental Justice Screening and Mapping Tool

Figure 6. Youth Population (Under 5) by Census Block Group

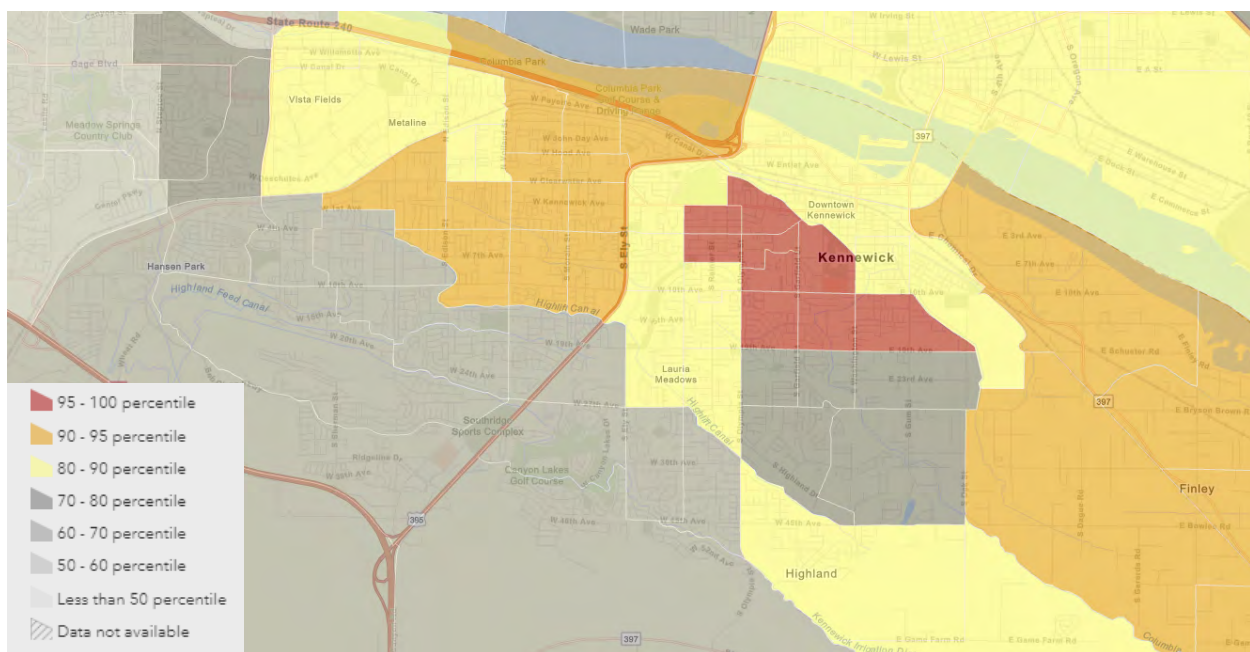
Source: EPA Environmental Justice Screening and Mapping Tool

Figure 7. Population with Less Than a High School Education by Census Block Group

Source: EPA Environmental Justice Screening and Mapping Tool

Figure 8. People with Disabilities by Census Block Group

Source: EPA Environmental Justice Screening and Mapping Tool

Figure 9. People with Asthma by Census Block Group

Source: EPA Environmental Justice Screening and Mapping Tool

Inventory and Existing Conditions

This section documents existing walking and biking infrastructure, as well as reported crashes involving either a pedestrian or a bicyclist over the previous five years.

Trails

There are primarily three types of trails in Kennewick – regional trails, local hiking trails, and mountain biking trails. Figure 10 shows the locations of these three types of trails. The previous section showed that transportation-disadvantaged (meaning that they are more likely to rely on walking, biking, and public transit to get around) are scattered around the city, with particularly high concentrations in downtown Kennewick and on the west side of US 395. There are very few places in Kennewick that can access either the Sacagawea Heritage Trail or the mountain biking trail system as shown in Figure 10 through walking or biking routes comfortable for people of all ages and abilities.

Regional Trails

The Sacagawea Heritage Trail is a 23-mile paved loop that connects Kennewick with Pasco and Richland. Within Kennewick, the trail runs along the Columbia River through Columbia Park, partially as a separated trail and partially on the shoulder of Columbia Park Trail Road, a two-lane road. The trail crosses the Columbia River to Pasco on the Blue Bridge that carries Highway 395 traffic. There is a trail spur continuing east along the Columbia River in a parking lot off of North Hawthorne Place at the foot of the Ed Hendler Bridge. To the west, the trail connects to Richland before crossing the Columbia River again at the Lee-Volpentest Bridge that carries Interstate 182 traffic.



Image 1: People walking on the Sacagawea Heritage Trail



Image 2: Sections of the Sacagawea Heritage Trail run along the shoulder of the Columbia Park Trail roadway

Local Hiking and Mountain Biking Trails

While local hiking and mountain biking trails provide access to recreation, the purpose of this plan is to identify multi-use trails, including those that can be used for both transportation and recreation. Connectivity to these trails will be considered through the development of this plan, including:

Hiking Trails

- Spirit of America trail in Zintel Canyon
- Badger Mountain trails just west of Kennewick.
- Audubon Trail within Columbia Park (this trail is not currently open for public use due to deferred maintenance needs).



Image 3: Spirit of America Trail within Zintel Canyon

Mountain Biking Trails

- 9.5-mile Perry Mountain Loop (and associated trails within the loop) at the southern edge of Kennewick and east of Interstate 82
- 1.7-mile loop trail on Bateman Island
- 1.2 mile Peninsula Loop along the Yakima River west of Kennewick.

Canals

There are numerous irrigation canals, most of which are along a northwest-to-southeast orientation parallel to the Columbia River (Figure 10). They are predominantly located in the southern half and along the eastern edge of the city. While most canals are open channels, some of the canals (especially in the southern half of the city) are piped and covered. Many canals have a gravel access road for maintenance activities, some of which are already used for casual trail use. Several piped canals have multi-use trails paved over them and are formally designated as shared use paths.



Image 4: Existing paved piped canal trail being used by community members in Kennewick



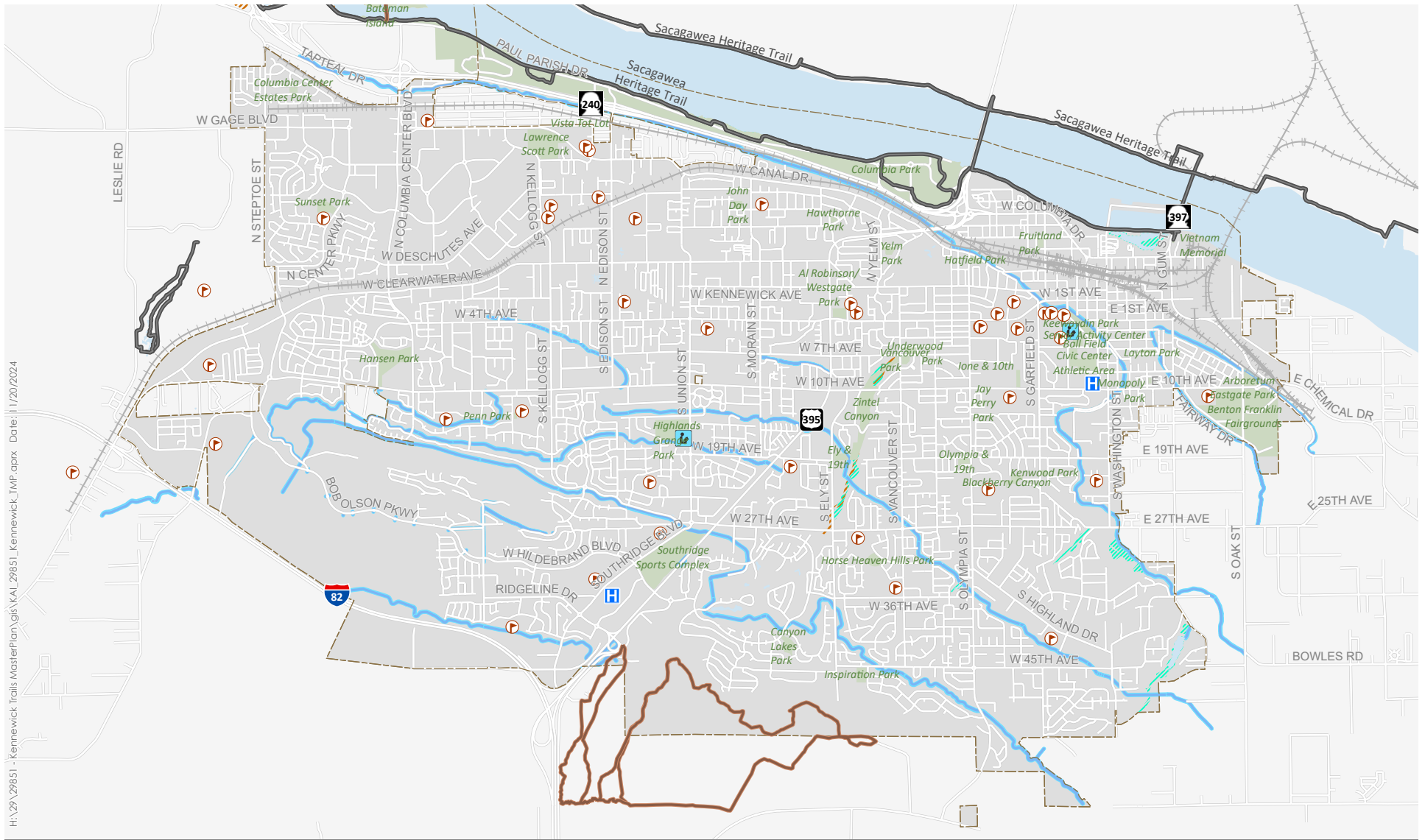
Image 5: Existing unpaved access road adjacent to an irrigation canal Floodplains and Wetlands

Designated wetland areas include:

- Duffy's Pond at the foot of the Ed Hendler Bridge in northeast Kennewick
- Areas in Columbia Park along the Sacagawea Heritage Trail
- Areas along the Zintel Canyon Greenway between West 7th Avenue and South Ely Street
- Near Elliot Lake in the southeast corner of the city,
- Areas around West 27th Street near the eastern city boundary and near South Olympia Street and West 36th Avenue.

Designated floodplains are located around the southern portion of the Zintel Canyon Greenway and where the Yakima River delta feeds into the Columbia River, northwest of Kennewick, which includes a portion of the Sacagawea Heritage Trail. Wetlands and floodplains are shown in Figure 10.

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- | | | |
|----------------------|----------|-----------------------|
| Multi-Use Paths | Schools | Flood Plain |
| Mountain Bike Trails | Hospital | Kennewick City Limits |
| Irrigation Canals | Library | Parks |
| Wetland | Railroad | |



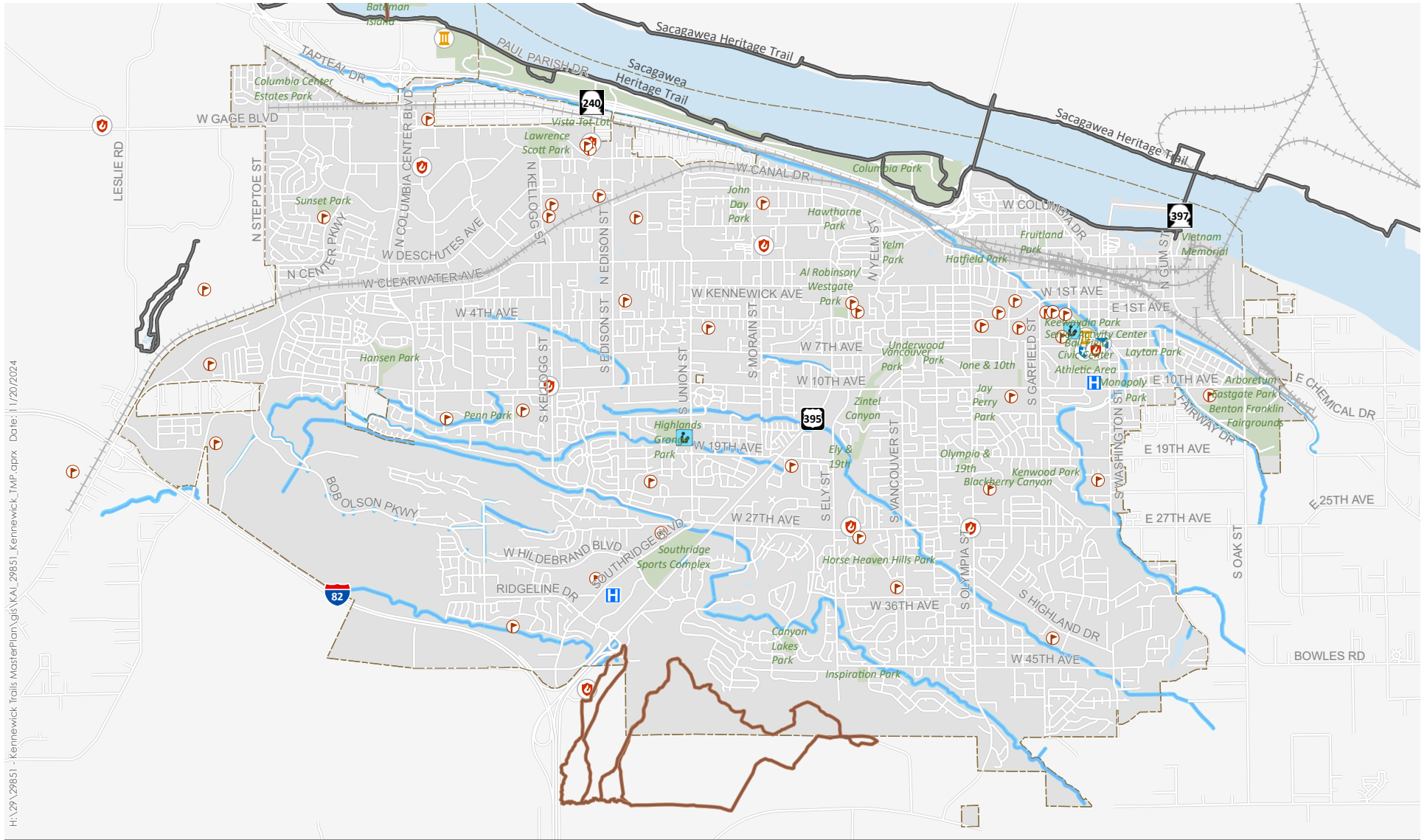
Figure 10

Key Destinations

Key destinations include facilities such as schools, parks, police and fire stations, hospitals, libraries, museums, and post offices. They are generally spread across the city but there are two areas that have a higher density of destinations relative to the rest of the city (Figure 11).

The largest key destination hub is immediately to the southwest of downtown Kennewick and is centered around a large park complex, including Keewaydin Park, the Keywaydin Community Center, and City Hall. Additional destinations here include the Keewaydin Park branch of the Mid-Columbia Libraries system, the Museum at Keewaydin, police and fire stations, a post office, Kennewick High School, and an elementary school. A Trios Health hospital is located immediately to the south at South Auburn Street and West 10th Avenue.

Another key destination hub is located in southwest Kennewick, which includes the Trios Southridge Hospital and the Kennewick branch of the Mid-Columbia Libraries system, as well as Southridge High School, Chinook Middle Schools, and two elementary schools.



- | | | |
|--------------|----------------------|-----------------------|
| Schools | Police Station | Irrigation Canals |
| Fire Station | Post Office | Parks |
| Hospital | Multi-Use Path | Railroad |
| Library | Mountain Bike Trails | Kennewick City Limits |
| Museum | | |



Figure 11

Key Destinations Kennewick, WA

Crashes Involving Pedestrians and Bicyclists

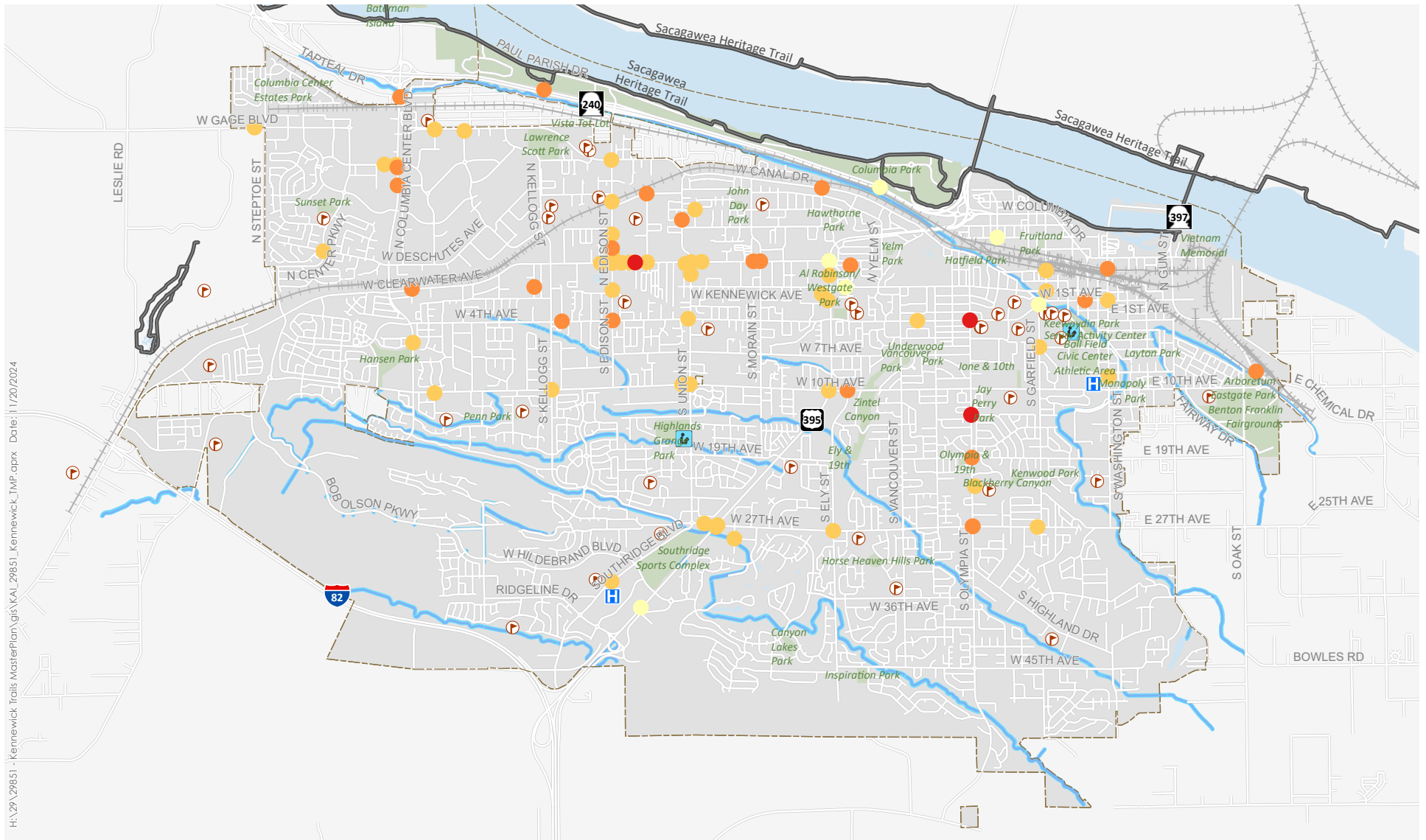
There were 122 reported crashes involving either pedestrians or bicyclists between January 1, 2019, and December 31, 2023. Of these 122 crashes, 78 involved a pedestrian and 44 involved a bicyclist. There were no crashes involving both a pedestrian and a bicyclist. Table 2 below lists the number of pedestrian and bicycle crashes by injury severity. A suspected minor injury is the most common injury type, followed by a suspected serious injury. Figure 12 and Figure 13 show the locations and injury severity for the pedestrian bicyclist crashes.

Table 2. Pedestrian and Bicyclist Crashes by Injury Severity

Injury Severity	Number of Pedestrian Crashes	Number of Bicyclist Crashes
Fatal	4 Crashes (5%)	0 Crashes (0%)
Suspected Serious Injury	22 Crashes (28%)	6 Crashes (14%)
Suspected Minor Injury	32 Crashes (41%)	28 Crashes (64%)
Possible Injury	14 Crashes (18%)	5 Crashes (11%)
Property Damage Only	6 Crashes (8%)	5 Crashes (11%)

The four fatal crashes all involved a pedestrian. Two of the fatal crashes were located at the South Olympia Street/West 14th Avenue intersection, and three of the fatal crashes occurred on South Olympia Street.

- On January 17, 2019, around 6 a.m., a passenger vehicle traveling northbound on South Olympia Street at West 14th Avenue struck and killed an 82-year-old male pedestrian. There were no marked crosswalks at the intersection.
- On February 6, 2022, around 9 p.m., a passenger vehicle traveling westbound on West Clearwater Avenue struck and killed a 28-year-old female pedestrian. The pedestrian was crossing the street midblock between North Edison Street and North Arthur Street outside of a marked crosswalk. The crash was hit-and-run.
- On December 6, 2022, around 2 p.m., a passenger pickup truck making a westbound left turn at the South Olympia Street and West 4th Avenue intersection struck and killed a 32-year-old female pedestrian. The pedestrian was crossing in the crosswalk and had the right-of-way.
- On January 31, 2023, around 2 a.m., a passenger pickup truck traveling southbound on South Olympia Street at West 14th Street struck and killed a 40-year-old male pedestrian. There were no marked crosswalks at the intersection.



- Fatal Crash
- Suspected Serious Injury Crash
- Minor Injury or Possible Injury Crash
- Property Damage Only Crash
- Multi-Use Path
- Irrigation Canals
- Ⓟ Schools
- Ⓜ Hospital
- 📖 Library
- 🌳 Parks
- ⚓ Railroad
- 🏠 Kennewick City Limits



Figure 12

Pedestrian Crashes by Severity Kennewick, WA

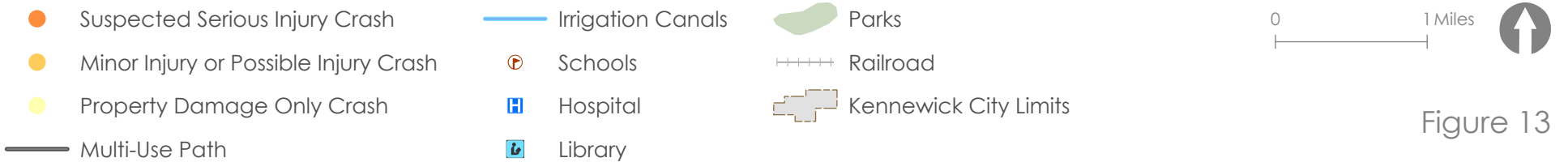
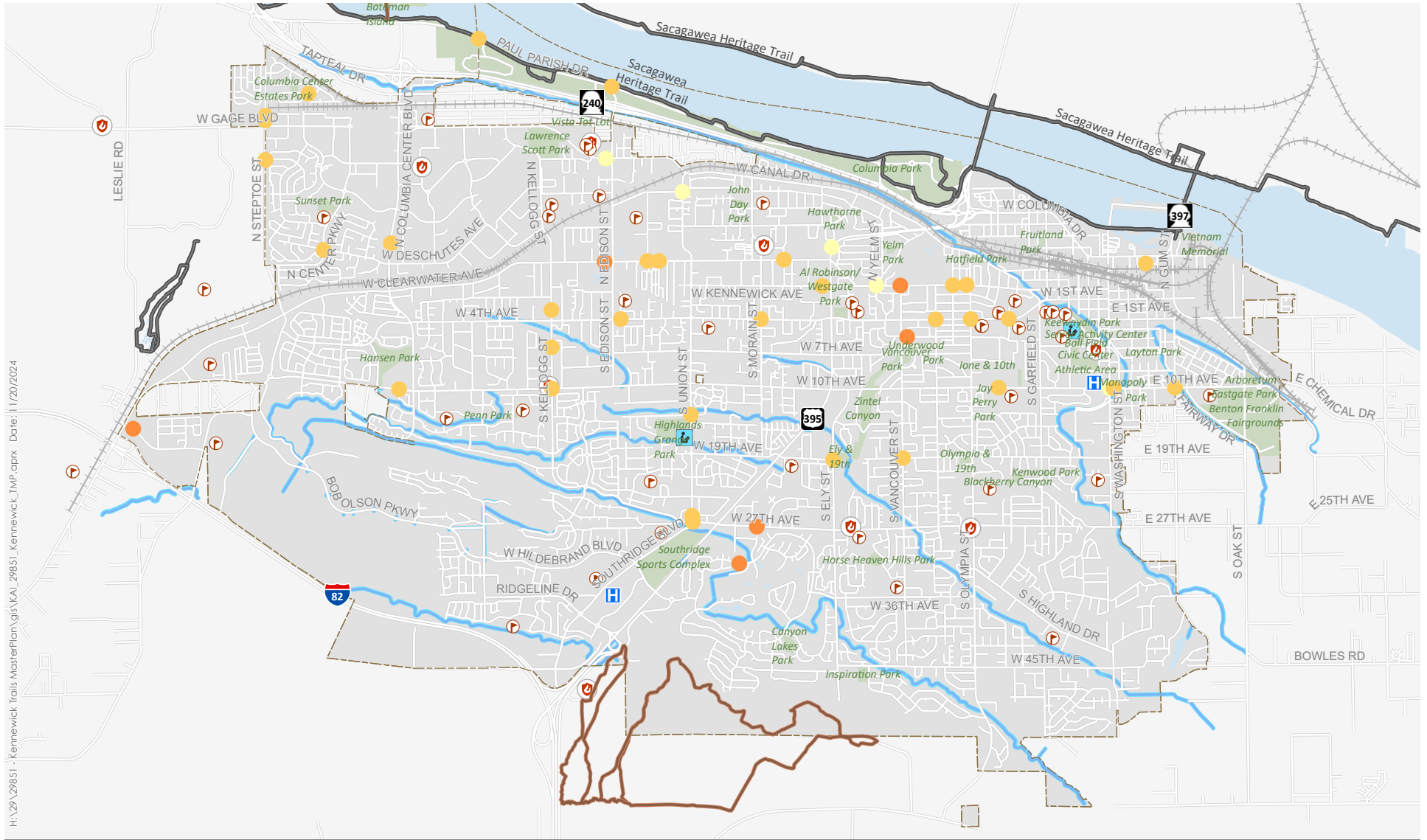


Figure 13

Bicycle Crashes by Severity Kennewick, WA

Needs Assessment

Introduction

This memorandum outlines the process for developing a draft project list for the City of Kennewick Pathways and Trails Master Plan. A needs assessment was performed to catalog the deficiencies of the existing pathway and trail assets and to provide an understanding of gaps and opportunities to inform a future network. Input from the Steering Committee, regional planning partners, and the public was central to this effort.

An initial recommended project list was developed from the needs assessment. It includes general projects applying to the entire pathway and trail system, maintenance and improvement projects, and projects that would create new pathways and trails. Each project includes a description of the context, proposed improvements and extents, and the property owner. Two online and in-person open houses provided opportunities for the public to share feedback on their priorities. Final project recommendations are outlined in the City of Kennewick Pathways and Trails Master Plan and Implementation Plan.

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Pathway and Trail Standards

Typically, a pathways and trails system will support more than one type of use – such as walking, biking, hiking, and horseback riding – and not all pathways and trails have the same significance within the system. Pathways and trails should be developed using appropriate design standards based on desired uses and levels of traffic. Five pathway and trail standards and their typical dimensions have been defined for the development of new pathways and trails and redevelopment of existing pathways and trails. The following table provides a summary of the characteristics for each pathway and trail type. Brief descriptions and cross-section graphics follow.

Trail Type	Surface	Width	User Volume	Activities*
Regional Pathway (off-street)	Asphalt pavement or another smooth-rolling surface accessible to all users	12–14 ft with 2-ft soft shoulders	High	Walking, jogging, bicycling, wheelchairs, strollers, skateboards
Regional Pathway (on-street)				
Community Pathway		10–12 ft with 2-ft soft shoulders	Medium	Walking, jogging, bicycling, wheelchairs, strollers, skateboarding
Unpaved Trail	Gravel, wood chips, earth, or other soft surface material	10–12 ft	Low	Walking, jogging, bicycling, horseback riding
Natural Trail		4–10 ft	Low	Hiking, trail running, mountain biking, horseback riding

Local conditions will ultimately dictate the final cross section of the pathways and trails, but every effort should be made to meet the minimum width and paving standards. Pathway and trail design will need to comply with Americans with Disabilities Act (ADA) accessibility guidelines.

REGIONAL PATHWAY

Regional pathways form the long-distance backbone of a trail network and often provide connections to major destinations and neighboring jurisdictions. These pathways may also be built to unpaved trail standards to take advantage of the existing canal network, facilitate connections, and maximize available funding.

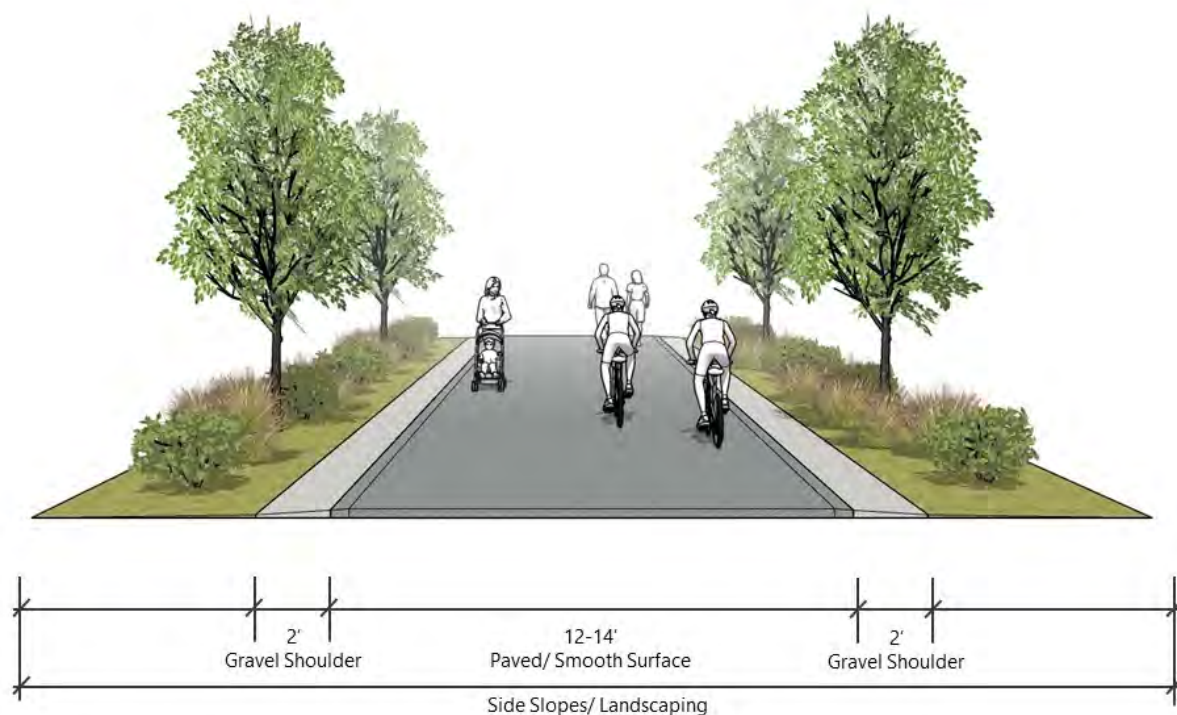


Figure 1. Regional Pathway Off-Street Typical Cross-Section

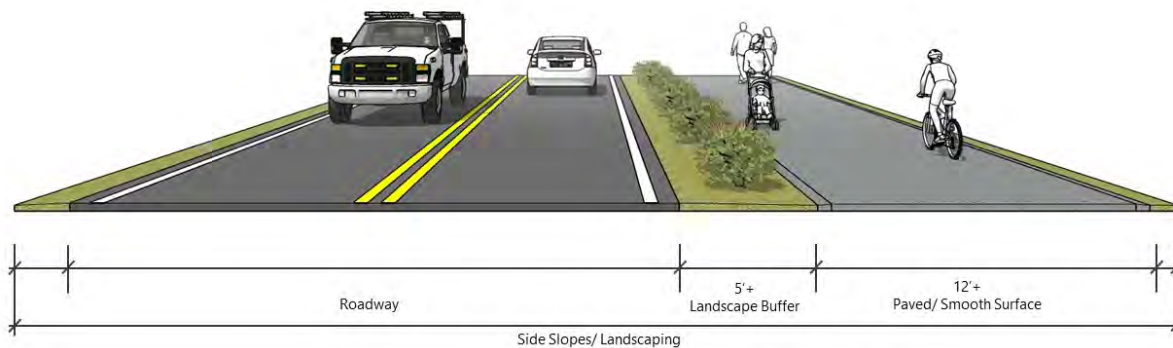


Figure 2. Regional Pathway On-Street Typical Cross-Section

COMMUNITY PATHWAY

Community pathways are shorter multi-use paths that provide local neighborhood access to destinations such as schools, parks, transit stops, and regional pathways. These pathways may also be built to unpaved trail standards to take advantage of the existing canal network and to facilitate connections and maximize available funding.

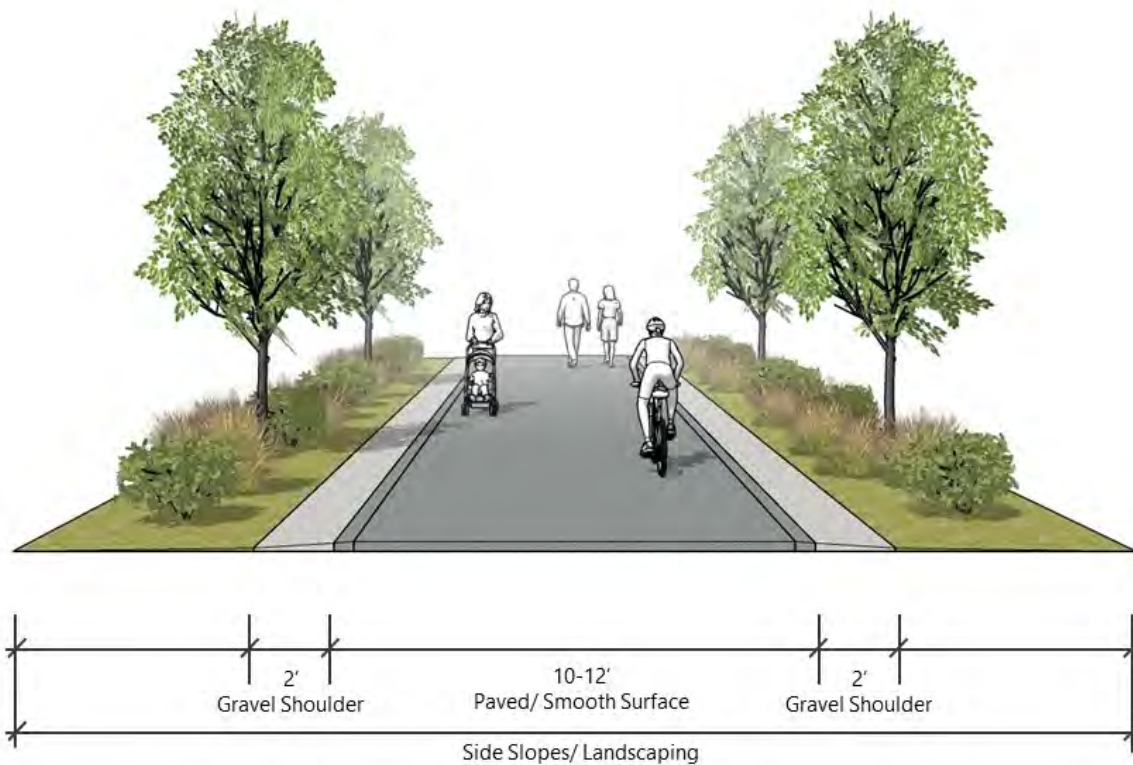


Figure 3. Community Pathway Typical Cross-Section

UNPAVED TRAIL

Similar in width to community pathways, unpaved trails use gravel, bark chips, or packed dirt instead of asphalt. Unpaved trails are often found in places that predominantly see recreational use and lower visitor volumes.

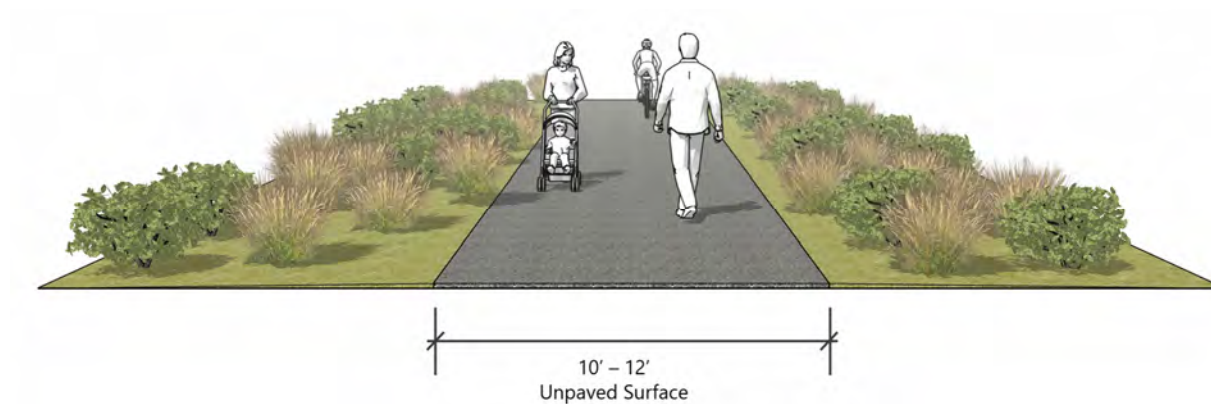


Figure 4. Unpaved Trail Typical Cross-Section

NATURAL TRAIL

Natural trails are unpaved and narrow. They wind through natural spaces, such as forests or fields, and are often associated with activities like hiking and mountain biking.



Figure 5. Natural Trail Typical Cross-Section

Existing Pathway and Trail Assessment

Existing pathways and trails and future routes were assessed via aerial photography and a field visit in May 2024. Many of the noted deficiencies are addressed through recommended projects.

SACAGAWEA HERITAGE TRAIL

The Sacagawea Heritage Trail is a 23-mile paved multi-use pathway loop along the Columbia River in Kennewick, Pasco, and Richland. The Kennewick section is approximately 6.0 miles in length along the Columbia River from the western edge of the City of Kennewick to the Ed Hendler Bridge.

The trail functions as a regional pathway but the characteristics of the pathway vary widely. As it travels through Columbia Park, it alternates between a separated 8-foot-wide asphalt pathway and a 7-foot-wide shared roadway shoulder. Approximately 1.2 miles of the trail are on the shoulder of Paul Parish Drive, which is a 30-mph facility with one lane in each direction. The trail uses the 40-foot-wide concrete jetboat staging area near the Playground of Dreams before traveling ¼ mile away from the river and rejoining the roadway shoulder. The pavement through the jetboat staging area and along the roadway shoulder throughout Columbia Park is in poor condition. East of the Pioneer Memorial Bridge, the asphalt trail is 12 feet wide and sits atop a levy; the pavement in this section is in good condition. There is little to no wayfinding signage present along the Kennewick section.

Connectivity to the trail from the rest of Kennewick is limited due to its location between S.R. 240 and the Columbia River. Street network connections to the trail are present in downtown Kennewick, North Edison Street, and North Columbia Center Boulevard (in Richland).

Access from the trail to the riverbank is limited. There are two boat ramps from the trail to the water, one near North Edison Street and one near U.S. 395. There are no formalized beaches, docks, or piers.

COLUMBIA PARK AUDUBON TRAIL

The approximately one-mile-long Audubon Trail system is located in Columbia Park just east of North Edison Street. The 8-foot-wide paved trails pass through a wooded area with viewpoints and interpretive signs. The trail is currently closed because of overhanging trees and poor pavement conditions. A trail system map is present at the entrance on Paul Parish Drive.



Figure 6. Audubon Trail Entrance Closure

SPIRIT OF AMERICA TRAIL IN ZINTEL CANYON

The Spirit of America Trail is a 1.3 mile, 10-foot-wide bark chip trail running through Zintel Canyon from West 7th Avenue and South Vancouver Street to South Ely Street near West 24th Avenue. While the trail meets the proposed “Unpaved Trail” standards, the existing bark chip trail is not accessible by all users.

Established access to and from the trail is limited to the north trailhead at West 7th Avenue and South Vancouver Street, South Anderson Street, West 15th Avenue, and the south trailhead at South Ely Street near West 24th Avenue. There are various unofficial and unmaintained social trails providing access to adjacent neighborhoods and backyards, including at the Highlift Canal, West 19th Avenue, and West 10th Avenue. Many other social trails run parallel to the Spirit of America Trail in the canyon. Signage indicating the name of the trail and trail rules are present at the trailheads.

HIGHLAND FEED CANAL PATHWAY

The Kennewick Irrigation District (KID) constructed a 12-foot-wide asphalt pathway on top of the piped Highland Feed Canal from South Edison Street to South Union Street. The pathway meets “Community Pathway” standards. Access to/from the path is limited by fencing on both sides between South Dawes Street and Klamath Avenue. Local street connections are provided at Klamath Avenue, B Street, South Zinser Street, A Street, South Yost Street, South Williams Street, and West 3rd Avenue. The 10-to-30-foot strip between the local streets and the path are unpaved and require trail users to cross steep grades, barricades, and/or prohibitive signage to access the trail. No wayfinding signage is present on the pathway.



Figure 7. Barricaded local street access to the Highland Feed Canal Pathway at A Street

Future Alignment Opportunities

IRRIGATION CANALS

There are approximately 51 miles of canal right-of-way (ROW) that provide the opportunity to implement a ready-made trail network through coordination with the irrigation districts. Much of this ROW is currently marked at access points with signage prohibiting public access. They are owned and operated by the Kennewick and Columbia Irrigation Districts (KID and CID, respectively). Canal alignments typically pass through residential areas, providing a high level of access. The existing network of canals and associated access roads.

Canals are typically piped or in an open channel. Open ditch canals vary in width from 25 to 75 feet, and typically have gravel maintenance roads on one or both sides which are typically 10 to 20 feet wide. Piped canals typically have a single 10-to-20-foot service road or undeveloped land over top.

KID has begun to develop a portion of this network into paved pathways. Three segments have been paved to date. A map of these segments is provided in Figure 9.

- Lowlift Canal between North Edison Street and South Union Street; approximately ½ mile in length
 - Meets “Regional Pathway” standards; typical width is 12 feet. No wayfinding signage is present.
- Amon Pump Lateral east of the western water tower (Southcliffe); approximately ¼ mile in length
 - Does not meet “Community Pathway” standard; typical width is 9 feet, compared to the minimum 10-foot cross section. No wayfinding signage is present.
- Amon Pump Lateral west of the eastern water tower (Symphony Ridge) – approximately ⅓ mile in length
 - Field verification is required to determine whether this pathway meets the proposed standards due to its recent installation.



Figure 8. Lowlift Canal Pathway

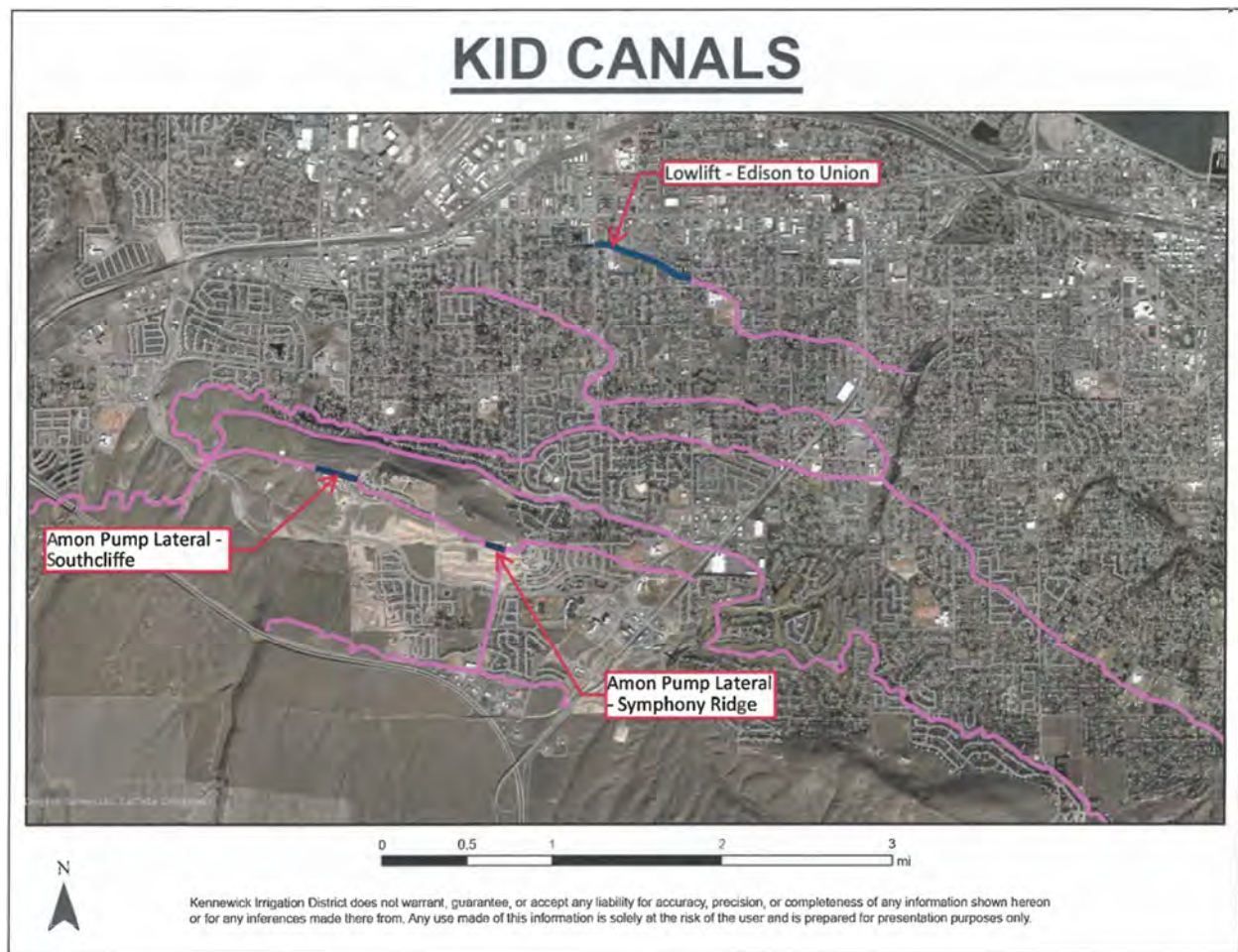


Figure 9. Map of KID canals and pathways (source: KID)

The Division Four Canal runs through the Canyon Lakes Golf Course for approximately 1.5 miles between West Canyon Lakes Drive and South Ely Street. The golf course owns and manages the land, and KID has an easement to operate the canal and service road. There are several areas where the service road traverses the ball flight path, meaning that a trail would impact both trail users and people playing the course, posing safety concerns. Because of safety concerns, it is recommended that no pathway or trail be constructed on this segment of the canal service road.

ON-STREET CONNECTIONS

In order to provide an interconnected trails network, the Parks and Recreation department will need to coordinate with Kennewick Public Works to provide on-street pathway connections and/or bicycle and pedestrian infrastructure with a similar level of comfort within city ROW. Because this current planning effort is focused on off-street pathways and trails, only a limited number of on-street connections are identified in order to complete the recommended regional pathway loop and to connect key links of the pathways and trails network. Potential future on-street pathway connections are defined with a low level of specificity as “Desired Connections” in the project list. The exact alignments of these on-street pathway connections should be defined in coordination with Public Works through a separate plan review and public engagement process.

COORDINATION WITH OTHER PLANNING EFFORTS

Projects that are part of other planning efforts have been considered as part of the recommended project list.

- The **City of Kennewick Six-Year Transportation Improvement Plan (TIP) for 2025-2030** includes five pathway and trail projects. These are included in the project list and noted with the project start date indicated in the TIP.
- The **2020 Benton-Franklin Council of Governments (BFCOG) Regional Active Transportation Plan** identifies six projects with potential impact, some of which are also covered in the 2023 Kennewick TIP. The Island View to Vista Field multi-use pathway would be primarily in Richland but would provide connectivity to the Sacagawea Heritage Trail for Kennewick residents.
- The **BFCOG Regional Bicycle Plan** was under development at the time of this plan. BFCOG representatives shared updates Kennewick Pathways and Trails Master Plan steering committee meetings. The outcomes of the BFCOG Bicycle Plan should be used to inform alignments selected for future on-street pathways in Kennewick.
- The **City of Kennewick 2040 Transportation System Plan** indicates that the City of Richland is considering a bicycle and pedestrian bridge across SR 240 connecting the Columbia Center Mall area to the Sacagawea Heritage Trail. The plan also provides maps that indicate primary and secondary bicycle and pedestrian routes, which may be used to prioritize future planning efforts of on-street pathways.

RAIL RIGHT-OF-WAY

Multiple rail lines impact future pathway and trail alignments by creating barriers in some instances and opportunities for parallel facilities in others. Close coordination with the railroads is recommended to explore these options.

A single Union Pacific rail line runs from downtown Kennewick along S.R. 240 and West Yellowstone Avenue as it heads west towards Richland. The rail runs at-grade along West Canal Drive through downtown Kennewick. The easement for the line is typically 100 feet wide west of North Fruitland Street and east of East 1st Avenue – outside of downtown. A canal access road crosses the rails near North Neel Loop. Many observed unofficial social trails indicate that pedestrians frequently cross the rail at-grade; examples may be seen at North Belfair Street, North Osborne Street/North Kellogg Street, North Lincoln Street, and North Harrison Street.

A Burlington Northern Santa Fe (BNSF) rail line with two sets of tracks runs north of West Clearwater Avenue, West Metaline Avenue, and West Canal Drive, and crosses the Columbia River near downtown Kennewick. There is typically 250 feet or more clear space around the tracks. Between North Steptoe Street and South Van Buren Street, the tracks sit well below the grade of the surrounding roadways and development. Between North Volland Street and U.S. 395, the tracks sit below the bluff with West Canal Drive above. The tracks are at-grade through downtown Kennewick. Observed social trails and unpaved service roads run parallel to and across the tracks for most of their length within the City of Kennewick. A canal service road crosses the tracks near Hatfield Park and North Newport Street. The wide ROW and presence of social trails and service roads indicate the potential for future pathway and trail development along the BNSF rail line to improve safety and connectivity.

LAND UNDER DEVELOPMENT

As land redevelops or is subdivided, there may be opportunities to include requirements for pathway and trail connections. Specifically, the following areas are expected to experience redevelopment in the coming years.

- The “Southridge” area between I-82, Bob Olson Parkway, South Zimmerman Street, and South Clodfelter Road
- The Vista Field project southeast of the Columbia Center Mall
- The area south of West 45th Avenue between South Olympia Street and South Garfield Street, currently occupied by Finley Cherries.

OUT-OF-CITY PATHWAY AND TRAIL CONNECTIONS

While this planning effort is focused within the City of Kennewick, establishing pathway and trail connections to other locations frequented by trail users is a focus for regional connectivity.

■ Amon Basin

- The Amon Creek Natural Preserve is located west of the City of Kennewick. The Preserve features trails and wildlife viewing opportunities. It is owned by the City of Richmond.
- A short on-street connection through the City of Richmond could provide connectivity between the Preserve and the proposed regional loop on North Steptoe Street. Trail access to this area may also be provided by an overcrossing of the BNSF railway along West Clearwater Avenue. This option would provide more direct and lower-stress access to the preserve for trail users, but would require a higher construction budget, private property acquisition, and coordination with BNSF and the City of Richland.

■ Badger Mountain

- The Badger Mountain Centennial Preserve is a park operated by Benton County and sits about three miles east of Kennewick. The park was established by a public fundraising campaign by the Friends of Badger Mountain. It features eight miles of trails.
- Pathway and trail connections from Kennewick to this park should be coordinated with Benton County and the City of Richland. The East Badger Lateral canal offers an opportunity to provide connectivity from the Amon Basin while establishing only minimal on-street pathways.

■ Inspiration Point and the State Patrol Mountain Bike Area

- The summit south of South Ely Street is locally known as Inspiration Point or Olympia Hill and is used by local residents as a recreation destination. The land is privately held and opportunities to formalize some of the existing trails should be considered with future development of the land.
- There is a collection of unofficial mountain bike trails located on private land south of the Zintel Canyon dam, locally known as the "State Patrol" area due to its proximity to the Washington State Patrol office at South Bofer Canyon Road. Some of this system exists within the City of Kennewick, and the system connects to trails on Inspiration Point in multiple places. Opportunities to formalize some of these existing trails should be considered with future development or subdivision of the land.
- Connections to this area could be established from many origins, including Ridgeline Drive (this opportunity includes an underpass of U.S. 395), South Zintel Way, Inspiration Park, and South Olympia Street.



Figure 10. A trail in the State Patrol Mountain Bike area near Inspiration Point with a view looking towards Kennewick

■ Jump Off Joe and the Horse Heaven Hills

- Further south of the city, there is a large bluff known colloquially as Jump Off Joe, which features multiple publicly accessible roads and panoramic views. It is used by local residents for hiking, biking, and sightseeing. The construction of a mountain bike trail system is currently in progress on the south slope of the bluff. Most of the land on the bluff is owned by the W. W. Bateman Farmland General Partnership. Other parcels are owned by the Department of Natural Resources and other private parties. The Horse Heaven Hills area that Jump Off Joe is situated within is a destination for recreational visitors more broadly.
- Trail connections from Kennewick to Jump Off Joe could be established over undeveloped land between the bluff and the city or along existing roadways.

Design Considerations

The following considerations should be incorporated into the planning and design of pathway and trail projects, as applicable.

CROSSINGS

To connect proposed pathways and trails to key destinations and other facilities, crossings of the street network may be required. Street crossings should be designed to maintain safety and comfort for trail users.

Local Street Crossings

Striped and signed crossings should be added at all minor street crossings to indicate to motorists that they should expect to encounter trail users.

At higher-volume roadway crossings, enhanced crossing treatments should be considered. These enhanced crossings should include signing and striping at a minimum. Consideration should then be given to further treatments as warranted. Where there is no superseding local guidance, refer to the FHWA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations, which provides recommendations for crossing pedestrian crash countermeasures based on the roadway configuration, vehicle volume, and posted speed limit, as shown in Figure 11. Many locations where enhanced crossings should be considered are called out in the draft project list.

Roadway Configuration	Posted Speed Limit and AADT								
	Vehicle AADT <9,000			Vehicle AADT 9,000–15,000			Vehicle AADT >15,000		
	≤30 mph	35 mph	≥40 mph	≤30 mph	35 mph	≥40 mph	≤30 mph	35 mph	≥40 mph
2 lanes (1 lane in each direction)	① 2 4 5 6	① 5 6 7 9	① 5 6 7 9	① 4 5 6 7 9	① 5 6 7 9	① 5 6 7 9	① 4 5 6 7 9	① 5 6 7 9	① 5 6 9
3 lanes with raised median (1 lane in each direction)	① 2 3 4 5	① 3 5 7 9	① 3 5 7 9	① 3 4 5 7 9	① 3 5 7 9	① 3 5 7 9	① 3 4 5 7 9	① 3 5 7 9	① 3 5 9
3 lanes w/o raised median (1 lane in each direction with a two-way left-turn lane)	① 2 3 4 5 6 7 9	① 3 5 6 7 9	① 3 5 6 9	① 3 4 5 6 7 9	① 3 5 6 7 9	① 3 5 6 9	① 3 4 5 6 7 9	① 3 5 6 9	① 3 5 6 9
4+ lanes with raised median (2 or more lanes in each direction)	① 3 5 7 8 9	① 3 5 7 8 9	① 3 5 8 9	① 3 5 7 8 9	① 3 5 7 8 9	① 3 5 8 9	① 3 5 7 8 9	① 3 5 8 9	① 3 5 8 9
4+ lanes w/o raised median (2 or more lanes in each direction)	① 3 5 6 7 8 9	① 3 5 6 7 8 9	① 3 5 6 8 9	① 3 5 6 7 8 9	① 3 5 6 7 8 9	① 3 5 6 8 9	① 3 5 6 7 8 9	① 3 5 6 8 9	① 3 5 6 8 9
Given the set of conditions in a cell, # Signifies that the countermeasure is a candidate treatment at a marked uncontrolled crossing location. ● Signifies that the countermeasure should always be considered, but not mandated or required, based upon engineering judgment at a marked uncontrolled crossing location. ○ Signifies that crosswalk visibility enhancements should always occur in conjunction with other identified countermeasures.* The absence of a number signifies that the countermeasure is generally not an appropriate treatment, but exceptions may be considered following engineering judgment. 1 High-visibility crosswalk markings, parking restrictions on crosswalk approach, adequate nighttime lighting levels, and crossing warning signs 2 Raised crosswalk 3 Advance Yield Here To (Stop Here For) Pedestrians sign and yield (stop) line 4 In-Street Pedestrian Crossing sign 5 Curb extension 6 Pedestrian refuge island 7 Rectangular Rapid-Flashing Beacon (RRFB)** 8 Road Diet 9 Pedestrian Hybrid Beacon (PHB)**									

*Refer to Chapter 4, 'Using Table 1 and Table 2 to Select Countermeasures,' for more information about using multiple countermeasures.

**It should be noted that the PHB and RRFB are not both installed at the same crossing location.

Figure 11. Application of pedestrian crash countermeasures by roadway feature (source: FHWA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations)

Highway Crossings

Multiple recommended pathway and trail alignments cross highway alignments which pose barriers. U.S. 395 runs south-southwest to north-northeast through the city center. S.R. 240 runs east to west across the northern end of the city. Columbia Park and the Sacagawea Heritage Trail and Audubon Trail system sit between the highway and the Columbia River.

Pathway crossings of these highways may be provided by diverting the pathways to existing at-grade pedestrian crossings, typically at intersections with major roadways. In many cases, this approach would require out-of-direction travel along local roads or other pathways and could result in delays at the crossings due to long signal cycles.

To mitigate highway crossings, above- or below-grade pathway crossings (pedestrian bridges or tunnels) could be considered to provide a more direct route. Pedestrian bridges and tunnels require significant ROW to accommodate ADA accessible slopes, adding complexity and cost for construction. They are also barriers for some users due to personal safety concerns associated with traveling on a confined structure.

CONNECTIONS TO LOCAL STREETS AND DESTINATIONS

As off-street pathways and trails are constructed along canal access roadways and undeveloped land, frequent connections should be provided to the local street network and public destinations such as schools, parks, commercial centers, and transit stops. These connections should be constructed to a similar level of accessibility as the pathway or trail they are connecting to – i.e., paved trails should have paved local street connections.

Pathways and trails constructed along canals may require the construction of bridges to access local streets on either side of the canal. These bridges should have accessible approaches and widths and surfaces similar to those of pathway or trail. The width of bridges along paved pathways should be sufficient to accommodate bi-directional wheelchair traffic – 5 feet at a minimum. The bridge across the Division Four Canal near Creekstone Drive and South Cleveland Street is an example that meets these standards. An examples of locations where a bridge over a canal should be provided is along the Highland Canal pathway at Cascade Elementary school.

Ingress and egress points along the network should feature wayfinding signage to guides users to key destinations and other trails in the system.

Initial Draft Project List

Based on the assessment of existing conditions and opportunities for trail development, 57 projects were initially identified for consideration as the City maintains and develops its pathways and trails network. The projects were categorized as follows:

- **General projects** apply to the pathways and trails system at large or a significant subset of the facilities on the network. Projects include recommendations for signage, trail counters, and other amenities (6 projects).
- **Improvement projects** repair or enhance existing trails (4 projects).
- **Regional Pathways projects** establish a 22-mile regional pathway loop, including six on-street connections (17 projects).
- **Community Pathways projects** provide local access and/or connectivity to the regional loop trail (16 projects).
- **Natural Trails projects** develop trails through lower-traffic or ecologically sensitive areas (8 projects).
- **Desired Connections projects** are to be considered with future roadway improvement or reconstruction and/or with development activity (6 projects).

The projects as detailed in this memorandum are shown in Figure 12.

This list was presented to the City of Kennewick, the steering committee, regional planning partners, the irrigation districts, and the public for review and comments. **Final projects—superseding this list—are documented in the Implementation Plan and Kennewick Pathways and Trails Master Plan.**

GENERAL PROJECTS—SUPERSEDED BY IMPLEMENTATION PLAN

Project ID	Project Title	Project Description	Notes	Length (mi)
G1	Unpaved trails	For all pathway and trail projects on existing irrigation district or city access roads, install wayfinding signage and designate the segment as an official unpaved trail where existing conditions meet minimum standards. Where conditions do not meet unpaved trail standards, implement low-cost improvements to allow trails to be opened as funding allows.	Consider the pathway and trail alignments for the following projects for inclusion in this project: R1, R2, R3, R5, R6 (TIP 2028), R7, R8, R9, R11, N4, N5 (TIP 2027), N6, N7, N9, N10, N11, N13, U1, U2, U6, U7. Consider installing signage with messaging similar to “Caution, open channel canal with fast current – stay clear” or “Maintenance vehicles share pathway/trail,” especially adjacent to open channel canals or where irrigation district maintenance vehicles are expected to also use the alignment.	40
G2	Gateways	Install “gateways” at entryways to attract, welcome, and support trail users. Consider including amenities such as network maps, wayfinding signage, lighting, water fountains, and benches.	Consider installation of “pocket parks” along trail segments, as ROW allows.	-
G3	Trail map	Develop and publish a map of Kennewick’s pathways and trails network.	To be completed in conjunction with wayfinding, branding, marketing efforts (projects G4 and G5). Maintain a public-facing digital web map that can be easily updated as conditions change in the future.	-
G4	Wayfinding and branding	Develop and implement uniform wayfinding and branding signage for Kennewick's trail system. Remove outdated and derelict signs as replacements are installed.		6, more as designated/ constructed
G5	Marketing	Develop and implement a marketing campaign to educate residents and visitors about the trail system.	To be conducted after significant system buildout, or notable wins.	-
G6	Trail counters	Install permanent trail counters or consider a seasonal trail count program on the Sacagawea Heritage Trail and Sprit of America Trail. Track usage at regular intervals, particularly following the installation of relevant network connections.	Consider installing counters at other locations to monitor success of network buildout and outreach efforts over time. Counters on existing canal access roads may be used to baseline their use as trails prior to their conversion to official City trails.	-

IMPROVEMENT PROJECTS—SUPERSEDED BY IMPLEMENTATION PLAN

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Length (mi)
11	Sacagawea Heritage Trail	Kennewick/Richland City boundary	U.S. 395	Where the trail uses the roadway shoulder and/or a bike lane, create a parallel off-street facility that meets Regional Pathway standards. Consider boardwalks and piers to provide waterfront access and as possible alternatives where ROW is constrained. Provide a direct paved trail connection between the eastern parking lot and Hydro Pits. Improve the surface along the waterfront Hydro Pits section near the Playground of Dreams.	Multi-use path, shared with roadway shoulder in some sections	City of Kennewick, Army Corps of Engineers	This project may be considered as an alternative to R3 to complete the regional pathway loop. Where improvements to make the trail continuous are not implemented, provide wayfinding signage approaching intersections or where trail is discontinuous.	Approx. 3
12	Audubon Trail system	Paul Parish Drive near N. Edison Street	Entire Audubon Trail network	Improve conditions in order to reopen the Audubon trail system. Remove overhanging trees Remove/repair asphalt path	Mixed surface trails, overhanging trees	City of Kennewick		Approx. 1
13	Zintel Canyon	W. 7th Avenue	S. Ely Street	Construct an accessible surface on the Spirit of America Trail and establish the social trail on the east side of the riverbed as an unpaved walking and cycling trail. Formalize social trail and gravel road accesses to/from the trail to the adjacent neighborhoods as community pathways, including at the Highlift Canal east of the canyon, near 1206 S. Conway Street, W. 10th Avenue east of the canyon, and S. Anderson Street.	Wide unpaved official trail, narrow unpaved social trail, gravel access road	City of Kennewick	The access road at S. Anderson Street may already be paved or be in suitable condition as an unpaved trail. In either case, provide wayfinding signage and add to City maps of existing trails. If the Spirit of America Trail remains unpaved, this segment may as well. Zintel Canyon is flooded on a regular basis. Pathway construction and maintenance plans should be designed to accommodate flooding.	1.3 (existing trail only)
14	Highland Feed Canal	S. Edison Street	S. Union Street	Provide 10-foot paved, accessible connections with wayfinding signage to the trail from the adjacent housing developments and Edison Elementary School.	Paved multiuse path	KID		0.6

REGIONAL PATHWAY PROJECTS—SUPERSEDED BY IMPLEMENTATION PLAN

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Length (mi)
R1	Sewer Easement near Elliott Lake	S.E. Beech Street and E. 47th Place	E. Eastlake Drive	Create a 12-to-14-foot paved regional pathway between the Canal ROW near S.E. Beech Street and E. 27th Place and E. Eastlake Drive using existing city sewer easement.	Gravel access road	Private, City of Kennewick	Verify with Kennewick Public Works that this alignment is feasible as a pathway. If not, use on-street connections to the northwest.	0.5
Rx1	E. Eastlake Drive, S. Kingwood Street, S. Gum Street	E. Eastlake Drive near E. 45th Avenue	S. Gum Street at Columbia Canal #3	Provide wayfinding signage for an on-street connection along E. Eastlake Drive to S. Kingwood Street. Create a 10-foot paved regional pathway along S. Kingwood Street and S. Gum Street. The reduced 10-foot width minimizes impacts to adjacent private property.	Eastlake: low-stress residential; Kingwood and Gum: suburban collector	City of Kennewick	Consider a more direct connection to the Columbia Canal #3 via on-street connections to the northwest, or via alignments outside of the Kennewick city limits in unincorporated Benton County: E. 45th Avenue and S Oak Street (this option would also require a long on-street connection, but ROW adjacent to the streets is less constrained) E. Eastlake Drive and through properties at 4179 S Kingwood Street and 1117 E 44th Avenue (this option requires property acquisition from two property owners in unincorporated Benton County).	0.7
R2	Columbia Canal #3	S. Gum Street and E. 36th Avenue	W. Canal Drive	Create a 12-to-14-foot paved regional pathway along the east side of Columbia Canal #3 from S. Gum Street and E. 36th Avenue to W. Canal Drive. Between the southern crossing of S. Washington Street and crossing of S. Cascade Street/W. 12th Place, move the pathway to the west side of the canal to avoid conflicts with canal maintenance vehicles using the east side access road. Provide enhanced pedestrian crossings at E. 27th Avenue, S. Washington Street (near W. 24th Avenue), W. 19th Avenue, S. Washington Street (near E. 11th Avenue), E. 10th Avenue, S. Washington Street (near S. Alder Place), S. Dayton Street, W. Vineyard Drive, W. Kennewick Avenue, and W. Canal Drive. Provide crossings with signage and striping at W. 12th Place and other minor streets. Provide 10-foot signed, paved pathway connections to Keewaydin Park and Kennewick High School.	Gravel canal access road, both sides. Gravel access road on the west side of the canal is non-continuous from S. Cascade Street to W. Canal Drive.	CID	Where there is only a canal access road on one side of the canal, construct the pathway as a shared access road. S. Cascade Street/W. 12th Place to S. Washington Street (near E. 11th Avenue) S. Washington Street (near S. Alder Place) to W. Kennewick Avenue	3.7

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Length (mi)
R3	Columbia Canal	W. Canal Drive	N. Steptoe Street	Create a 12-to-14-foot paved regional pathway on the north side of the Columbia Canal as a shared canal access road between W. Canal Drive and N. Columbia Center Boulevard. The pathway will be a shared access road.	Gravel canal access road, north side only	CID	Consider the Sacagawea Heritage Trail (project I1) or project C3 as an alternative to R3 to complete the regional pathway loop.	6.0
				Add an enhanced crossing at N. Edison Street by widening the existing sidewalk to provide a pathway connection to the existing signalized intersection with W. Yellowstone Avenue 300 feet south of the canal.			At grade rail crossings may need to be upgraded.	
				Add an enhanced crossing at N. Columbia Center Boulevard by widening the existing sidewalk to provide a pathway connection to the existing signalized intersection with the S.R. 240 ramps 200 feet north of the canal.			The section between N. Columbia Center Boulevard and N. Steptoe Street lies in the City of Richmond. Consider alternatives to connect from the Columbia Canal to N. Steptoe Street. Keene Trail (project C2, TIP 2025) via N. Belfair Street, W. Arrowhead Avenue, and Tapteal Loop on-street connections, using existing rail undercrossing along N. Columbia Center Boulevard. This option has high-volume traffic conditions and steep grades Keene Trail (project C2, TIP 2025) via an on-street connection along N. Columbia Center Boulevard Keene Trail (project C2, TIP 2025) and Colorado/Umatilla (project Cx1, TIP 2026) via W. Umatilla Avenue. This option requires 0.1 miles of on-street connections in unincorporated Benton County, and 1.7 miles total on-street. Keene Trail (project C2, TIP 2025) via UP rail ROW. This option utilizes 1.3 mile of rail ROW in unincorporated Benton County. Bridge over the canal at N. Young Street, on-street connection on N. Young Street to W. Yellowstone Avenue, rail overcrossing to Vista Elementary School cul-de-sac, connect to Keene Trail via Willamette Avenue. This option requires two structures, including a rail overcrossing.	
Rx2	N. Steptoe Street	Columbia Canal	Existing shared use path across from the Bella Vista Apartment Complex	Widen the sidewalk to 10 to 12 feet along the east side of N. Steptoe Street.	6-foot sidewalk and 5-foot bike lane, both sides. Bike lane shared with right turn lane at intersections.	City of Kennewick, City of Richland	Extents may need to change based on alternative selected for connection from Columbia Canal to Steptoe Street (project R3). Narrow ROW – will likely need to combine the bike lane and sidewalk in some stretches to have space to provide a shared use path.	0.9
Rx3	N. Steptoe Street, W. Clearwater Avenue	N. Center Parkway	Amon Wasteway at W. Clearwater Avenue	From the existing shared use path on N. Steptoe Street, widen the sidewalk to create a 10-to-12-foot paved regional pathway connection along N. Steptoe Street to W. Clearwater Avenue along either side of the roadway. Provide enhanced crossings at the intersections of N. Steptoe Street with N. Center Parkway and W. Clearwater Avenue. At W. Clearwater Avenue, continue the pathway from the southwest corner of the intersection to the Amon Wasteway 550 feet to the west.	6' sidewalk, both sides	City of Kennewick, City of Richland	The 0.15 miles of the proposed alignment south of N. Center Parkway are in the City of Richland. Narrow ROW – likely will need to combine the bike lane and sidewalk in some stretches to have space to provide a shared use path.	0.5

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Length (mi)
R4	Amon Wasteway	W. Clearwater Avenue near S. Steptoe Street	Hildebrand Boulevard at Bob Olson Parkway, near roundabout	Construct a 12-to-14-foot paved regional pathway along the west side of the Amon Wasteway. The pathway will be a shared access road.	Undeveloped ROW; paved access road, west side only	Private, KID, City of Kennewick	The portion of this segment owned by KID and the City of Kennewick already has a paved access road. A 400-foot-long portion of the path will require private property acquisition.	0.4
				Widen the existing sidewalk from the aggregate stockyard to the existing crossing on the south leg of the roundabout at Bob Olson Parkway, S. Steptoe Street, and W. 10th Avenue. Widen the existing crossing of Bob Olson Parkway and consider providing further enhanced crossing treatments.			Reconfiguration of the aggregate stockyard on the north side of Bob Olson Parkway, construction of a new paved pathway, and/or the addition of warning signage will be required to allow for pathway use through that parcel.	
R5	W. Hildebrand Boulevard	Hildebrand Boulevard and Bob Olson Parkway	Highland Feed Canal	Widen the existing sidewalk from the roundabout crossing of Bon Olson Parkway to Hildebrand Boulevard.	Unpaved roadway	City of Kennewick	If not constructed in project R4, widen the existing crossing of Bob Olson Parkway and consider providing further enhanced crossing treatments.	0.4
				Create a 12-to-14-foot paved regional pathway on Hildebrand Boulevard from Bob Olson Parkway to the Highland Feeder Canal. The pathway will be a shared access road.				
R6 (TIP 2028)	Highland Feed Canal	W. Hildebrand Road	S. Kellogg Street	From the City of Kennewick 2025-2030 TIP: <i>Approx. 11,200 LF of 10 foot wide trail on KID ROW. Old channel is slated to be enclosed.</i>	Gravel canal access road, north side only	Private, KID	If canal is piped, provide the pathway on top of the canal ROW to avoid extensive coordination with private property owner.	2.4
				Modify TIP project to: Create a 12-to-14-foot paved regional pathway along the Highland Feeder Canal from W. Hildebrand Road to S. Kellogg Street. The pathway will be on the north side of the canal as a shared canal access road.			The 0.4 miles of pathway east of Lois Lane are in incorporated Benton County.	
R7	Highland Feed Canal	S. Kellogg Street	S. Edison Street	Provide enhanced crossings at the intersections with S. Columbia Center Boulevard and S. Kellogg Street.	Gravel canal access road, both sides	KID	If not constructed in project R6, provide an enhanced crossing at the intersection with S. Kellogg Street.	0.6
				Create a 12-to-14-foot paved regional pathway along the Highland Feed Canal from S. Kellogg Street to S. Edison Street. The pathway will be on the south side of the canal to avoid a pump station on the north side of the canal near S. Edison Street.				
Rx4	S. Edison Street	Highland Feed Canal	Highlift Canal	Provide wayfinding signage for an on-street connection.	Shared local street	City of Kennewick	This segment has low speeds and volumes; it is likely that only wayfinding is needed to create an all-ages-and-abilities connection. However, assess whether additional treatments are warranted before designation as a pathway.	0.1
R8	Highlift Canal	S. Edison Street and W. 14th Avenue	U.S. 395	Create a 12-to-14-foot paved regional pathway from S. Edison Street and W. 14th Avenue east to Highway 395. The pathway will be on the south side of the canal and shared as a canal access road.	Gravel canal access road, south side only	KID		1.5
				Provide an enhanced crossing at S. Union Street.				

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Length (mi)
Rx5	U.S. 395 crossing	U.S. 395 Milepost 15.8	Highlift Canal	Provide an overcrossing or undercrossing of Highway 395 near Milepost 15.8, connecting the regional pathway Loop on the Highlift Canal.	High-volume, high-speed highway	WSDOT	Consider utilizing the existing crossing at W. 19th Avenue. To so do: Provide an on-street pathway connection from the west, utilizing a shared neighborhood street along S. Morain Street and a separated pathway along S. 19th Avenue. Alternatively, provide a separated pathway along the shoulder of Highway 395. Provide a separated on-street connection from the east along the east shoulder of Highway 395 or along W. 19th Avenue and through the KID, City of Kennewick, or Benton Country parcels near W. 19th Avenue and S. Ely Street.	-
R9	Highlift Canal	U.S. 395	Zintel Canyon	Create a 12-to-14-foot paved regional pathway on the south side of the canal from U.S. 395 to Zintel Canyon. East of S. Ely Street, the path will be a shared canal access road. Provide an enhanced crossing at S. Ely Street.	Gravel canal access road	KID		0.4
R10	Zintel Canyon	Highlift Canal (west of Zintel Canyon)	Highlift Canal (east of Zintel Canyon)	Regrade and provide switchbacks between Zintel Canyon and the canal access roads on either side, providing a connection with the Spirit of America Trail.	Social trails and natural surfaces	KID, Private	In addition to the pathway into the canyon, consider providing an at-grade bridge crossing of the canyon to provide a more accessible and direct connection of the canal paths.	0.3
R11	Highlift Canal	Zintel Canyon	S.E. Beech Street and E. 27th Place	Create a 12-to-14-foot paved regional pathway from Zintel Canyon southeast along the Highlift Canal to S.E. Beech Street and E. 47th Place. The pathway will be located on the south side of the canal to avoid a pump station near S. Vancouver Street. East of S. Olympia Street, the pathway will be shared as a canal access road. Provide enhanced crossings at the intersections with S. Vancouver Street, W. 27th Avenue, S. Olympia Street, and W. 45th Avenue. Provide 10 foot signed, paved pathway connections to S. Buntin Loop, W. 37th Place/S. Kent Street, and Cascade Elementary School.	Gravel/dirt canal access road, both sides	KID		2.6
Rx6	N. Fruitland Street	W. 1st Street	Sacagawea Heritage Trail	Provide an on-street 12 foot or greater paved regional pathway connection from the proposed regional loop to the Sacagawea Trail. Where ROW is not available behind the curb, utilize bike lane ROW to provide a sufficiently wide path and buffer.	Two through lanes, center turn lane, 5-foot bike lane, 6-foot sidewalk, and some planter strips; cross section is generally symmetrical	City of Kennewick	Available ROW should make the pathway feasible on either side of the roadway. The pathway will likely need to be less than 12 feet wide for much of this segment.	0.7

COMMUNITY PATHWAY PROJECTS—SUPERSEDED BY IMPLEMENTATION PLAN

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Length (mi)
C1 (TIP 2025)	Duffy's Pond Pathway	N. Clover Island Drive	N. Gum Street	Provide connections completing the pathway loop around Duffy's Pond.	Undeveloped ROW with significant slopes and some social trails	City of Kennewick, Army Corps of Engineers		0.2
				From the pathway at the southwest corner of the pond to the pathway at the northwest corner of the pond				
				From Duffy's Pond Park to the Sacagawea Heritage Trail on the levy				
				From southern point of the pond to the existing pathway on the east side of the pond				
C2 (TIP 2025)	Keene Trail	N. Steptoe Street	N. Columbia Center Boulevard	From the existing pathway on the east side of the pond to the Sacagawea Heritage Trail on the levy	Unused and overgrown gravel road (retired rail ROW)	City of Kennewick		0.9
				From the City of Kennewick 2025-2030 TIP: <i>Construct pathway along abandoned rail line. Project will also include purchasing ROW in addition to installing a pedestrian signal across Steptoe and improved lighting.</i>				
C3	BNSF Rail ROW	S. Steptoe Street	W. Canal Drive and W. Bruneau Avenue	Create a 10-to-12-foot paved community pathway along the south side of the BNSF rail ROW that runs along W. Clearwater Avenue and W. Canal Drive.	Undeveloped ROW with significant slopes and some social trails	BNSF, City of Kennewick	This project may be considered as an alternative to R3 to complete the regional pathway loop.	5.7
				Utilize existing signalized crossings at N. Columbia Center Boulevard and N. Canal Drive/N. Volland Street. Install enhanced crossings at N. Kellogg Street and N. Edison Street.			This alignment has considerable challenges with grades. The rail is below the adjacent development for much of this segment, and many of the crossings (most notably W. Canal Drive near N. Volland Street) will require ADA accessible ramps.	
				Provide a direct paved pathway connection to Kamiakin High School.				
C4	Fairgrounds loop; Columbia Canal #1	Benton County Fairgrounds	Northwest corner of canal loop, near E. 4th Avenue and S. Date Street	Create a 10-to-12-foot paved community pathway on the outside of the canal loop that contains the Benton County Fairgrounds, Eastgate Park, and the neighborhood between S. Elm Street, E. 10th Avenue, and S. Oak Street. On the north side of the loop, extend the pathway to the city boundary, approximately 800 feet southeast of E. 10th Avenue. Between the southern crossing of S. Gum Street and the eastern crossing of E. 10th Avenue, the pathway will be shared as a canal access road.	Gravel canal access road, outside of loop only	CID, Benton County	The west side of canal along Fairway Street south of E. 10th Avenue is in unincorporated Benton County.	2.6
				Provide enhanced crossings at both crossings of S. Gum Street, both crossings of E. 10th Avenue, and the southern crossing of S. Oak Street.				
				Provide a pathway connection to the proposed regional pathway loop on the Columbia Canal along the flume between E. 7th Avenue and E. 8th Avenue.				
C5 (TIP 2027)	Highlift Canal	W. 4th Avenue	S. Edison Street near W. 7th Avenue	From the City of Kennewick 2025-2030 TIP: <i>KID ROW 4th to Edison Approx. 3,700 LF of 10 foot wide trail on KID ROW. Old channel has been piped. Presumes use of CDBG Funds.</i>	Gravel canal access road, south side only	KID	The canal is piped for the entire length of this segment.	1.3
				Provide enhanced crossings at S. Kellogg Street and S. Edison Street.				

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Length (mi)
C6	Highlift Canal	S. Edison Street near W. 7th Avenue	S. Edison Street near W. 14th Avenue	Create a 10-to-12-foot paved community pathway connection on the south side of the canal from S. Edison Street near W. 7th Avenue to the proposed regional pathway loop at S. Edison Street near W. 14th Avenue. The pathway will be shared as a canal access road. Provide an enhanced crossing at W. 10th Avenue.	Gravel canal access road, south side only	KID	If not constructed with project C5 (TIP 2027), provide an enhanced crossing at S. Edison Street near W. 7th Avenue.	0.6
C7	Highland Feed Canal	W. 7th Avenue	Zintel Canyon	Create a 10-to-12-foot paved community pathway along the Highland Feed Canal from W. 7th Avenue to Zintel Canyon. The pathway will be shared as a canal access road. Provide an enhanced crossing at S. Morain Street. At U.S. 395, widen the sidewalks on both sides of the highway to utilize the pedestrian crossing at W. 7th Avenue or W. 10th Avenue, approximately 650 feet north or south of the canal.	Gravel canal access road	KID	As funding allows, consider constructing a grade-separated over- or undercrossing of U.S. 395. The canal is piped for the entire segment.	1.4
C8	Hansen Park Connector	Highland Feed Canal	W. 10 th Avenue	With new development, coordinate with Benton County to create a 10-to-12-foot paved community pathway from the proposed trail on the Highland Feed Canal (project R6) to Hansen Park. Provide an additional connection to W. 12th Avenue. Provide an enhanced crossing at W. 10th Avenue.	Undeveloped land	Private	The majority of this proposed alignment lies in unincorporated Benton County but is entirely encircled by the City of Kennewick.	0.3
C9	Lateral # 1 8	S. Columbia Center Boulevard	W. 10th Avenue	Create a 10-to-12-foot paved community pathway along the canal ROW from S. Columbia Boulevard to W. 10th Avenue. The pathway will be shared as a canal access road.	Gravel canal access road, undeveloped ROW	KID	The canal is piped for the entire length of this segment.	0.9
C10	Highland Feed Canal	S. Edison Street	W. 19th Avenue	Create a 10-to-12-foot paved community pathway along the canal ROW. East of S. Sheppard Street, locate the path on the south side of the canal to avoid a pump station on the north side. Between S. Union Street and S. Sheppard Street, the pathway will be shared as a canal access road.	Gravel access road, both sides	KID	There is an existing paved pathway along the piped canal section adjacent to Highlands Grange Park.	0.7
C11	Division Four Canal	S. Irving Street	U.S. 395 and W 27th Avenue	Create a 10-to-12-foot paved community pathway along the canal. At U.S. 395, provide a separated path along the highway to the intersection with W. 27th Avenue. Provide enhanced crossings at S. Irving Street, W. 27th Avenue, and Southridge Boulevard.	Gravel access road, both sides	KID		1.0
C12	W. Hildebrand Boulevard / Amon Pump Lateral	Proposed regional pathway loop at W. Hildebrand Boulevard and Highland Feed Canal	S. Dawes Street	Create a 10-to-12-foot paved community pathway along the Amon Pump Lateral through the Southcliffe neighborhood. With future development, provide a spur pathway to a viewpoint park at the summit of Thompson Hill near W. 23rd Avenue and S. Sherman Street.	Gravel access road (both sides, when open channel), undeveloped ROW	KID, Private	Steep grades are present throughout this segment. The canal is piped west of W 22nd Avenue and east of the eastern water tower. There is an existing 6' path east of S Grant Street; consider widening the existing path or modifying project extents to end at S Grant Street.	3.0

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Length (mi)
C13	Horse Heaven Hills Park	Multiple	Multiple	Provide 10-to-12-foot community pathway connections to the existing pathways in Horse Hills Heaven Park through the lot shared by Bethlehem Lutheran, Horse Hills Heaven Park, and Horse Hills Heaven Middle School. From W. 36th Avenue From S. Ely Street via the undeveloped sewer ROW From W. 27th Avenue Provide an enhanced crossings of W. 27th Avenue at S. Anderson Street to allow for low-stress access to the proposed regional pathway loop and Zintel Canyon.	Undeveloped sewer ROW, park, church, and school lots	Private, Bethlehem Lutheran Church, City of Kennewick, Kennewick School District	Requires private property acquisition to make the connection to S. Ely Street.	0.6
C14	Division Four Canal	S. Ely Street	S. Olympia Street	Create a 10-to-12-foot paved community pathway on the south side of the Division Four Canal from S. Ely Street to S. Olympia Street. Provide enhanced crossings at S. Ely Street and W. 45th Avenue. Provide two enhanced crossings of W. 45th Avenue At the canal At S. Vancouver Street to provide low-stress access from the pathway to project Cx2 (TIP 2026)	Gravel access road, both sides	KID		1.6
Cx1 (TIP 2026)	Keene Trail	N. Columbia Center Boulevard	W. Skagit Avenue	From the City of Kennewick 2025-2030 TIP: <i>Island View to Vista Field Active Transportation Network: This project is the continuation of the Keene Trail from Center Parkway to Vista Park. The system will include a separated pathway from Center Parkway to Columbia Center Blvd., a bridge over Columbia Center Blvd, and continue on adjacent to Colorado and Umatilla Ave. as a separated pathway from the bridge to Kellogg. At Kellogg, the trail would travel southward to the Vista Park.</i>	Low-stress shared roadway without sidewalks	City of Kennewick	Consider extending the project beyond the southern terminus shown in the TIP to connect to the in-process development at Vista Field.	0.7
Cx2 (TIP 2026)	S. Vancouver Street	W. 37th Avenue	W. 45th Avenue	From the City of Kennewick 2025-2030 TIP: <i>Vancouver St. Pedestrian Pathway - 37th Ave. to 45th Ave. Approx. 2,300 LF of paved pathway constructed on the west side of Vancouver to serve as a Safe Route to School.</i>	Moderate-stress shared roadway without sidewalks	City of Kennewick	Consider extending the project to W. 36th Avenue to provide access to Horse Heaven Hills Middle School and the proposed pathways that connect to the regional pathway loop and Zintel Canyon (project C12).	0.4
Cx3	W. Canal Drive	W. Umatilla Avenue	Lawrence Scott Park	Provide direct access from the neighborhood north of W. Umatilla Avenue to Lawrence Scott Park via an enhanced crossing of W. Canal Drive near N. Lincoln Street.	High-volume, high-speed arterial roadway	City of Kennewick		-
Cx4	Zintel South Access	W. 27 th Avenue	S. Ely Street	Provide direct access from the Canyon Lakes neighborhood and the neighborhood along W. 24th Avenue to the southern trailhead for the Spirit of America Trail in Zintel Canyon via an enhanced crossings of W. 27th Avenue and S. Ely Street.	High-volume, high-speed arterial roadways	City of Kennewick		-

UNPAVED TRAIL PROJECTS—SUPERSEDED BY IMPLEMENTATION PLAN

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Length (mi)
U1	Division Four Canal	S. Clodfelter Road	S. Irving Street	Formalize a 10-to-12-foot unpaved trail along the canal, to be shared as a canal access road. Provide an unpaved trail connection to the Highland Feed Canal near S. Kansas Place.	Gravel access road, north side only	KID	South of Bob Olson Parkway, update unpaved trail to a paved 10-to-12-foot community pathway with new development.	4.0
				Provide an enhanced crossing of Bob Olson Parkway.			If not constructed with project C10, provide an enhanced crossing at S. Irving Street.	
U2	Thomspon Hill	Division Four Canal	W. 23 rd Avenue	Provide a 10-to-12-foot unpaved trails on the northern slope and summit of Thomspon Hill, connecting to W. Belfair Street and to the proposed trails on the Division Four canal (project U1) and AP Lateral canal (project C11).	Gravel and dirt access roads	Friends of Badger Mountain, Private	The parcel just north of W. 22nd Avenue is owned by Friends of Badger Mountain. However, access to this parcel will have to cross privately-owned land or steep grades. Coordinate with future development of these adjacent parcels to provide ROW for a trail. A sewer mainline may provide an easement along the western portion of the north slope of Thomspon Hill.	0.9
U3	Canal parallel to I-82	Western end of the canal and gravel access road	E. Christenson Road	Formalize a 10-to-12-foot unpaved trail along the canal, to be shared as a canal access road. Provide an enhanced crossing of Southridge Boulevard.	Gravel access road, north side only	KID	Upgrade the unpaved trail to a paved 10-to-12-foot community pathway with new development.	2.1
U4	Division Four Canal	S. Olympia Street	Southeast City boundary	Formalize a 10-to-12-foot unpaved trail on the north side of the canal. Coordinate with new development in the area.	Gravel access road, both sides	KID	Consider updating to a paved 10-to-12-foot community pathway with new development.	1.1

NATURAL TRAIL PROJECTS—SUPERSEDED BY IMPLEMENTATION PLAN

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Length (mi)
N1	Blackberry Canyon	Canyon View Elementary School	W. 22nd Avenue	Formalize the sewer service road to and create a 4-to-10-foot natural trail through Blackberry Canyon.	Open space	City of Kennewick and Kennewick School District	The proposed alignment follows a sewer easement, but briefly crosses private property in multiple locations.	0.4
N2	Canyon Lakes open space	W. Canyon Lakes Drive	S. Ely Street	Create a 4-to-10-foot unpaved trail through the undeveloped land, providing a neighborhood connection to Horse Heaven Hills Park (via project C12) and Zintel Canyon (via S Ely Street).	Private property/Open space	Private	Requires acquisition of private property.	0.2
N3	Pheasant Run open space	S. Quincy Place	Highlift Canal	Create a 4-to-10-foot unpaved trail through the undeveloped land, providing a neighborhood connection to the proposed regional pathway along the Highlift Canal (project R11).	Private property/Open space	Private	Requires acquisition of private property.	0.1
N4	Inspiration Hill	Inspiration Park	W. 53rd Avenue	Create a 4-to-10-foot unpaved trail along the existing service road parallel to and uphill of W. 51st Avenue and W. 52nd Avenue, providing connections to Inspiration Park and the cul-de-sac on W. 53rd Avenue.	Private property; undeveloped ROW	Private	Requires acquisition of private property.	1.0
N5	Sewer ROW	W. 52nd Avenue	Proposed regional pathway near Elliott Lake (project R1)	Formalize a 4-to-10-foot unpaved trail along the sewer easement, providing a neighborhood connection to the proposed regional pathway (project R1).	Private property	Private	Requires acquisition of private property. Consider updating to a paved 10-to-12-foot community pathway with new development.	0.4

DESIRED CONNECTIONS—SUPERSEDED BY IMPLEMENTATION PLAN

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Length (mi)
D1	Vista Fields	Multiple	Multiple	With new development, provide 10-to-12-foot community pathway connections to Vista Fields from the following locations: Crosswind Boulevard and W. Okanogan Place (southern extent of project Cx2, TIP 2026) Lawrence Scott Park, providing an enhanced crossing of N Kellogg Street Highlift Canal Trail (project C5, TIP 2027)	Redevelopment in process	Port of Kennewick		2.0+
D2	Southridge loop	Bob Olson Parkway	Interstate 82	With new development, provide 10-to-12-foot community pathway connections completing a loop following the Division Four Canal, Bob Olson Parkway, and I-82. Provide connections to the canal along W. Hildebrand Boulevard and the western extent of the proposed unpaved trail parallel to I-82.	Undeveloped land	Private (multiple)	Requires acquisition of private property. This loop may be connected to the larger trail network and the rest of Kennewick via W. Hildebrand Boulevard north of Bob Olson Parkway (projects N11 and U1).	2.4+
D3	Undetermined	Northern end of Zintel Canyon	Downtown Kennewick/ Kennewick High School	Collaborate with Kennewick Public Works to identify on-street trail connections between the northern end of Zintel Canyon and Downtown Kennewick/Kennewick High School, connecting to the proposed regional pathway loop on the Columbia Canal.	Highly developed suburban area	City of Kennewick		1.1+
D4	Fairgrounds loop	S. Yew Street	Columbia Canal	With redevelopment of the fairgrounds, complete the fairgrounds trail loop by providing a 10-to-12-foot community pathway between S. Yew Street and the Columbia Canal near E. 19th Avenue.	Fairgrounds under redevelopment	Benton County		0.5+
D5	Parallel to the Division Four Canal	U.S. 395	S. Ely Street	Collaborate with Kennewick Public Works to identify on-street trail connections between the Southridge Sports and Events Complex and S. Ely Street and W. 36th Avenue, connecting projects N10 and N13.	Highly developed suburban area with golf course	City of Kennewick	The Division Four Canal runs through the Canyon Lakes Golf Course in this section. The golf course owns the canal road land and manages the road, and KID has an easement to operate the canal. A path on this section of canal road would raise a safety issue for path users by putting them in danger of being struck by golf balls. There are several spots where the road traverses the ball flight path, impacting trail users and people playing the course.	1.0+
D6	SE City boundary	S. Olympia Street	Sewer easement near Elliott Lake	With new development, establish a trail connection between the proposed Division Four Canal trail near S. Olympia Street and the regional pathway loop near E. 47th Place.	Some undeveloped land, some highly developed suburban area	John C Pringle Trustee, City of Kennewick	Requires acquisition of private property.	1.0+

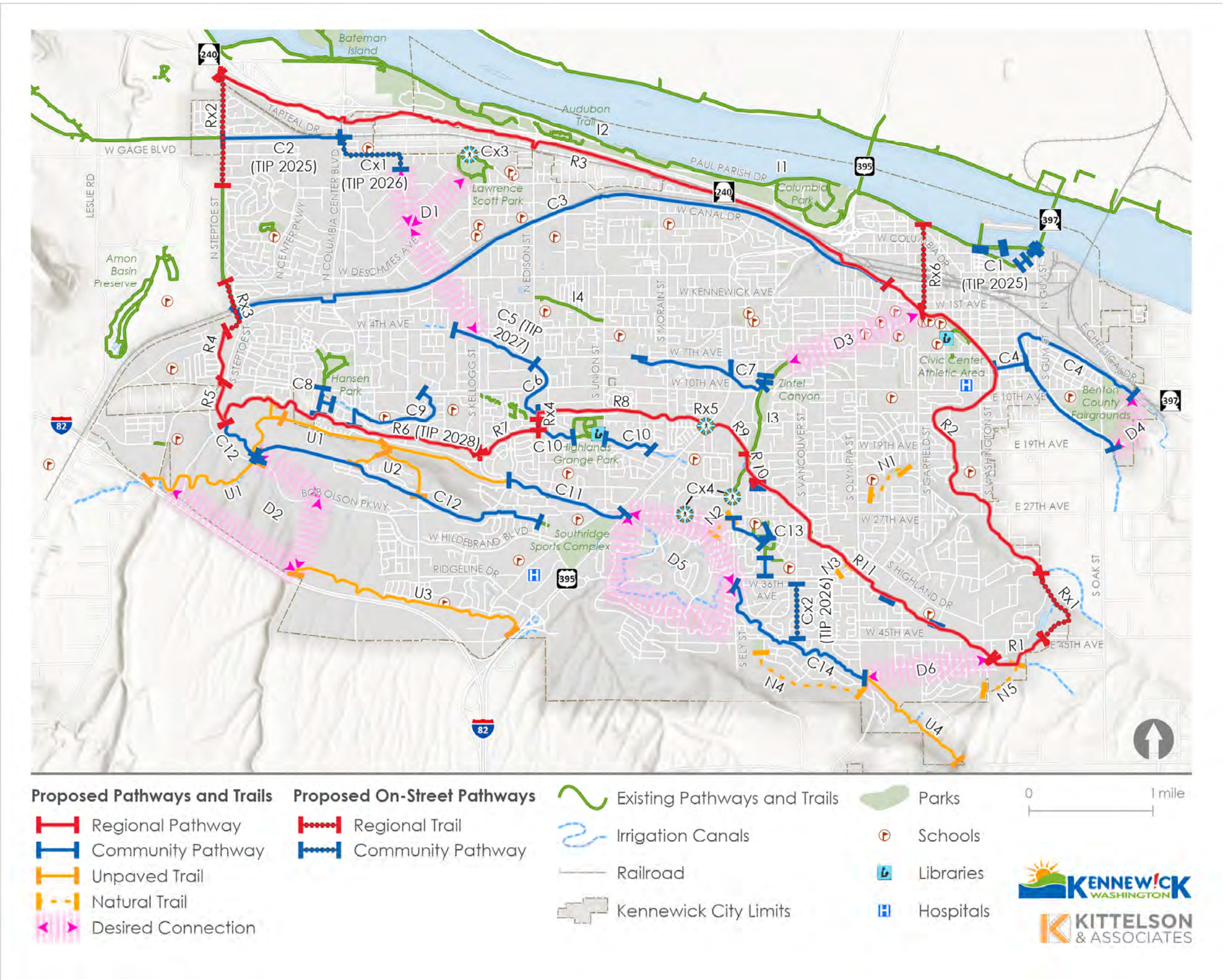


Figure 12. Project Map—SUPERSEDED BY IMPLEMENTATION PLAN

Project Vision and Goals

Project Understanding

The City of Kennewick is developing a Pathways and Trails Master Plan. Trails are understood to be off-street pathways, both paved and unpaved, which are accessible to a mix of user types with a focus on people walking, biking, and using other mobility and micromobility devices. Trails give people options for walking and biking for transportation or recreation, supporting health, livability, connectivity, and economic opportunities for the local community. For the purpose of this project, trails to be considered are generally not parallel to roadways unless the segment is closing a critical gap or is using constrained right-of-way to access a destination or corridor of interest. This plan will identify a network of trails within the City of Kennewick, connecting existing trails and proposing new trail alignments to provide a higher level of accessibility and network connectivity. To do this, the project team will collaborate with the public and with public and private entities, organizations, and agencies to identify opportunities for trail alignments.

Plan Review

Existing City plans were reviewed to develop a vision and a set of goals for this project. Existing goal statements are organized in Table 1 by common themes, which are synthesized into the vision and goals statements at the end of this document.

Table 1. Relevant Vision and Goals Identified in Plan Review

Common Themes	Project Request for Proposals	City of Kennewick Comprehensive Plan (2016)	City of Kennewick Department of Parks and Recreation Comprehensive Plan (2023)
– Promotion of active transportation and recreation – Accessibility and variety of use	– Increase participation in walking and cycling for active transportation, recreation and wellness.	– Provide a diverse range of public recreation opportunities for all citizens of the City of Kennewick	– Consider a range of trail types to accommodate various activities, including walking, hiking, biking, and jogging. – Design trails with universal accessibility in mind, incorporating features like smooth surfaces and gradual slopes.
– Public involvement in the planning process	– Meaningful public involvement with equitable representation from community stakeholders and partners		– Gather input from trail users and local residents to understand preferences and prioritize improvements based on community needs.
– Priorities in trail planning – Coordination with the Irrigation District	– Identify priority projects and detail implementation steps based on feasibility and public input. – Recommendations for priority projects based on existing conditions, plans, and stakeholder input	– Whenever possible, locate new city parks adjacent to public schools. – Integrate pathways and trails that improve linkages between Downtown and surrounding neighborhoods. – Establish connections between open spaces and parks through pedestrian and bike trails – Add parkland, open space, green belt, trails and recreational facilities as growth occurs, consistent with the City's Parks and Recreation plan. Include consideration of neighborhood scale facilities to provide more local, convenient access to nearby residents. – Encourage irrigation district right-of-ways to be used for connecting trails consistent with the City's Parks, Recreation, and Open Space Plan.	– Work with the Kennewick Irrigation District, promoting the retrofitting of open canals into underground pressurized systems to allow the rights of way as accessible pathways and trails
– Maintenance considerations	– An estimation of the fiscal requirement, long term maintenance, and staffing to implement the plan – Understand the maintenance impacts of pedestrian/bike facilities and develop strategies to provide for lifecycle maintenance		

Common Themes	Project Request for Proposals	City of Kennewick Comprehensive Plan (2016)	City of Kennewick Department of Parks and Recreation Comprehensive Plan (2023)
- A cohesive planning vision - Coordination with regional partners	- Demonstrate to partner agencies, grant funders, and tax payers that the previous goals have been carefully considered. - A cohesive vision for developing pathways and trails in the City of Kennewick while establishing a model for sustainable maintenance	- Develop and implement non-motorized transportation systems, such as bicycle and pedestrian facilities and connections, which are consistent with the Regional Active Transportation Plan, as well as coordinate with adjacent jurisdictions and the City Parks Department to ensure the interconnectedness of local trail systems.	- The City of Kennewick Department of Parks and Recreation should also coordinate with regional partners such as Visit Tri-Cities, the Kennewick Irrigation District, and the Benton-Franklin Council of Governments on regional trail planning, wayfinding, and other projects related to access and nonmotorized transportation and connectivity.
- A strong planning document	- Establish a planning document composed and stylized in an expert manner, that can be easily replicated in the future when producing complementary plans. - Production of the Pathways and Trails Master Plan		

Project Vision

The following vision statement will serve as a high-level guiding principal in the City of Kennewick's trail planning and construction efforts:

To create a vibrant, inclusive, and interconnected network of pathways and trails that promote active lifestyles, enable active transportation, enhance community well-being, foster sustainable connections between urban and park spaces, and provide access to all community members, developed in collaboration with partners across the Tri-Cities Region for long-lasting impact.

Project Goals

These goal statements will guide specific activities to take place during the development and implementation of the Trails Master Plan.

1. Promote active transportation and wellness by increasing walking, rolling, and cycling, universal accessibility, and diverse recreational opportunities for all residents and visitors of all ages and abilities.
2. Foster meaningful public involvement and equitable representation.
3. Develop a cohesive vision for an interconnected trail system that links downtown, neighborhoods, schools, and parks.
4. Coordinate with regional partners and adjacent jurisdictions to maximize the interconnectedness and navigability of local and regional trail systems.
5. Partner with public and private landowners, organizations, and agencies to leverage rights-of-way for trail development.
6. Define maintenance strategies for long-term sustainability.

Public Engagement Summary

Introduction

At the outset of the project, a *Public Involvement Plan (PIP)* was developed to identify strategies for communicating and engaging with the public, other interested parties, and regulatory and permitting agencies. The purpose of this engagement and communication was to inform the development of the Kennewick Pathways and Trails Master Plan, and to ensure that all interested community members and parties were informed about the project. The PIP was reviewed and approved by the Kennewick Parks & Recreation Department.

Below is a summary of outreach and engagement activities, key themes, and comments received.

Agency Coordination

PROJECT STEERING COMMITTEE

A Steering Committee interacted with the Kennewick Parks & Recreation Department and the project team at various project milestones to foster meaningful collaboration and cultivate plan consensus. The Steering Committee met three (3) times throughout the project—once virtually and twice in person. Representative were from:

- Kennewick Irrigation District
- Columbia Irrigation District
- Kennewick Parks & Recreation Commission
- Benton County
- Benton-Franklin County of Governments
- Friends of Badger Mountain, Bike Tri-Cities
- Benton County Park Board
- Kennewick Public Works
- Kennewick Development Services
- Visit Tri-Cities
- Chinook Cycling Club

The Steering Committee was also provided with drafts of the project deliverables for their review and feedback.

CITY OF KENNEWICK PARKS AND RECREATION MAINTENANCE STAFF

The consultant team met with representatives from the City of Kennewick Maintenance team to discuss typical workflow, challenges, and needs on May 14, 2024.

Key Takeaways

- The existing staffing approach currently divides the city into six (6) zones. Each zone has a leader, who manages 3-4 employees to perform general park maintenance. This includes mowing, trimming, watering, trash clean up, weeding, and miscellaneous repair. The current zones cover roughly 350 to 400 total acres of managed park area, including existing trails and pathways within the parks.
- Current activities specific to trail and pathway maintenance include cleanup, trash removal, and vegetation management with minimal gravel or pavement maintenance.
 - There is a need for additional equipment for existing operational activities.
- Clean up and trash removal is completed on an as needed basis.
- Parks operations have the ability to do various types of vegetation management that includes mechanical and chemical applications. The current mechanical management equipment is believed to be adequate for the number of acres managed today.
 - The proposed trail and pathway expansion would require the addition of mechanical equipment to perform the expected tasks.
- Other vegetation management activities include using pre- and post-emergent chemicals for weed control. Again, expansion of this service will be required for future trails and pathways.
 - Additional licensed applicators and sprayers will be required in any scenario.
- Parks operations staff currently perform very little aggregate or asphalt surface maintenance. Hard surface maintenance is coordinated with other city departments.
 - As the trail and pathway system expands, it is anticipated that management of aggregate and asphalt-based improvements will be required and will most likely fall within the operations of park staff. Additional equipment and operators will be needed.

PARKS AND RECREATION COMMISSION

The consultant team gave two presentations to the City of Kennewick Parks and Recreation Commission, one virtually at their June 25, 2024, meeting, and in person at their September 26, 2024, meeting. The Commission reviewed and approved the project vision and goals at the first meeting and discussed the draft executive summary and project list at the second meeting.

Key Takeaways

- General support for the plan and its recommendations.
- Specific recommendations to modify project details:
 - o Modify project Rx6, an on-street Regional Pathway along N. Fruitland Street from W. 1st Avenue to the Columbia Park Trail. Consider a possible alignment on N. Washington Street.
 - o Add a public campaign project to combat past public campaigns that have dissuaded canal road usage which typically run in the spring. Area residents have been trained not to use canal right of way and will need re-education to change this behavior. Running events (inc. cross country meets) or other activation were suggested as a possible audiences.
- There are opportunities to collaborate with community partners for trail network enhancements.
 - o The Arts Commission and School District could provide art and other activation projects.
 - o Community member volunteer events could offset maintenance and rehabilitation needs and foster a sense of awareness and ownership from the community.
 - o An adopt-a-trail model could include local businesses and organizations.
- Wayfinding elements could incorporate the Wigeon Way theme.
 - o A wigeon head pointing directionally, footprints leading direction.
- Conduct ribbon cutting events with CID, KID to celebrate and publicize partnerships.

IRRIGATION DISTRICTS

In addition to their participation in the project Steering Committee, Kennewick Irrigation District and Columbia Irrigation District representatives coordinated with the project team regarding the specific implications of this plan's proposals on their assets and rights-of-way.

Key Takeaways

- Representatives from both irrigation districts expressed ongoing support for the recommendation to consider using canal service roads for pathway and trail alignments. They were also interested in pursuing memorandums of understanding to establish responsibilities for maintenance, construction, and communications moving forward.
- Specific segments of the recommended network will be off limits for trail development due to regular vehicle access for maintenance and operations. In many cases, there will be an alternative on the other side of the canal.
- The Irrigation Districts are initially supportive of non-fencing options, such as signage, to discourage trail users from going into the canals.

Benton-Franklin Council of Governments (BFCOG)

In addition to their participation in the project Steering Committee, BFCOG representatives coordinated with the project team regarding the evolution of their ongoing Regional Bicycle Plan through two separate meetings in June and October 2024.

Key Takeaways

- There is a robust public engagement process supporting the development of the plan, including surveys, working groups, and workshops (performed in coordination with jurisdictions and community partners).
- An ongoing Safe Routes to School Action Plan will also provide possibilities for coordination and collaboration.
- The Draft BFCOG Regional Bicycle Plan references this trails master plan as an ongoing effort.
- The bicycle network proposed relies on the Kennewick Transportation System Plan primary bike route network, with some secondary routes included.
- The Keene pathway will be included in the final recommended network.
- There is a need for additional planning coordination regarding Highway 240 crossings between Kennewick and Columbia Park.
 - o The Island View to Vista Field Plan may provide some guidance.
 - o The Draft BFCOG Regional Bicycle Plan recommends a bikeway on N. Edison Street.

Community Outreach Events

Event #1: The purpose of this event was to share findings about the existing conditions and solicit community input for trail needs and gaps. The event was held on May 15, 2024, from 4 p.m. to 7 p.m. at Southridge Park. Around a dozen community members stopped by to discuss the project and provide suggestions for trail alignments. An online open house was also available for those who could not attend in person. It included an interactive map allowing visitors to identify gaps in the trail system and opportunities for new trails. It was live from May 14 to May 26, 2024, and received 10 responses.

Event #2: During this event, preliminary trail alignments were presented for feedback. It was held at the Water Follies event in Columbia Park on July 26, 2024, from 9a.m. to noon. 19 local Kennewick area residents and 7 visitors to the area stopped by to discuss the project, as well as members of the project Steering Committee. Again, an online open house was open concurrently to allow people to provide feedback. It was live from July 26 to August 19, 2024, and received 18 responses.

Key Themes from Outreach

- Support for expanded trails system
- Need for maintaining existing trails
- Desire to take advantage of the canal network
- Consider safety and security when planning new alignments

EVENT 1 SURVEY RESPONSES

Vision and Goals Feedback

- They are pretty standard so really not much to comment on. Maybe include a goal around how these trails are going to be funded for development.
- We need jumps and a mountain bike park
- We need some jumps and rollers and berms on the trails so we can have fun not just a straight line
- The highest priority should be to cooperate with the county and Richland to connect trails and coordinate efforts.
- I am in support of the vision and goals especially for off street pathways and trails to avoid particulate matter and to feel safer as a pedestrian, or bike rider. I have a kid with sensory issues and sucking up exhaust along busy roadways is not healthy or desirable for anyone. It's also unpleasant and isn't as relaxing as walking an off-road pathway or trail through neighborhoods vs. along a sidewalk or bike lane on a busy road.
- The project Vision and Goals sound encouraging and we're glad that the City of Kennewick wants to add trails around Kennewick.
- Love this idea!! I hike/walk 4-5 miles every day and would like to see the options to walk to destinations as well as just hiking for enjoyment.
- How about fixing streets, first.
- This would go a long way to enhancing our community and promoting a healthy lifestyle.

Where do you want to be able to walk, bike, and roll to in and around Kennewick?

- Neighborhoods to transit hubs/centers or stations.
- Everywhere
- Possibly by the river all I need is a mountain bike park or a pump track
- I live in Finley and want to have trails that connect to Kennewick trails - on the dike from Two Rivers to Columbia Park and from Finley road to the Fairgrounds.
- I would like to be able to safely ride my bike to the paved path that begins at Bellerive and continues on to parallel Keene Road all the way to Queensgate. Currently that requires riding on the Bob Olsen Parkway bike lane to Steptoe, both of which feel unsafe due to the volume of traffic, the speed of the cars and the curves in the road. It would also be nice to have some north/south paths that connect up South Kennewick to the path along the Columbia river.
- Where the natural beauty of the surrounding area can be seen/enjoyed, and where it allows me to choose to walk or bike instead of drive to my destination, event, restaurant, friend's house, etc. Preferably inter-urban trails between neighborhoods instead of along busy streets.
- We would like to see paths in the central and western part of Kennewick, a pathway to Columbia Park from parts of Kennewick, paved pathways along ditch banks and anywhere that would keep us off of roadways.
- I live in Southcliff. Would like to see the trails connect all around that area. Now I hike down the hill to Bob Olsen on a dirt rocky road. Paths would be wonderful to prevent tripping hazards
- All the paths we can get. Currently, for many it is a significant drive and/or not conducive to use by the elderly. Paved paths would be of great value.

What trails do you use most today? How do you typically travel on those trails (walking, biking, rolling, scooting, skateboarding, etc.)? How do you typically travel from your home to those trails?

- Columbia Park Trails. Walk and cycle. Get there via car.
- I use the state patrol trails
- I go ride the state patrol trails and I ride the Richland skate park, and I take the transit or ride my bike
- I don't use trails into town because there are none. The East side of Kennewick has no trails that I am aware of.
- I currently walk/run several of the KID canals - the unused one on Thompson Hill along 23rd Avenue as well as the active one starting at Bob Olsen Parkway that continues on to parallel 10th Avenue heading east to Highway 395. I frequently encounter others walking these KID paths. Currently they are graveled. It would be great if these were asphalted to allow for easier walking as well as biking. I also ride bike down Sherman to Bob Olsen Parkway and then either east toward 27th and Highway 395 or west to Bellerive and on to Keene Road. Sometimes we load the bikes up and take them to Columbia Park where we ride the path along Columbia River on both the south and north side of the river.
- Those near our house. The gravel trail along the retired canals on the southside of Thompson Hill. There are many tributary trails from developing neighborhoods that connect with this main gravel artery. It would be nice if it were paved and more accessible. In fact, it would be great if the trails met up all the way around Thompson Hill from East to West, and then if there were safe pathways created down along Steptoe all the way to the River. We really need over/under pedestrian passageways to cross easily and safely over heavily trafficked streets like Columbia Ctr Blvd, Gage, etc. It would be nice if there were a few of these over/under pedestrian pathways bridges or underpasses where Kennewick is split by 395 to make alternative transportation and connectivity of our neighborhoods to places like Southridge Sports Complex easier to travers by foot or on bike, or by wheelchair even.
- The pathways we use most are Steptoe pathway to Keene Road pathway to Queens Gate on our bikes. From our home we travel on the sidewalk/roadway to get there. Another pathway we like is around the Columbia River starting at the west end marina. We transport our bikes via truck.
- I try to walk directly out my door to hike. I don't want to drive to go have a hike/walk unless it is to the Columbia River or hiking Badger for example.
- South side of Thompson Hill (abandoned canal path), Candy Mountain (long drive). I walk and bike. I drive my car to trail heads.

Are improvements needed to any existing trails? If so, which and how?

- Most of them need help. Pavement failure basically and poor wayfinding and lighting. There are too many to list, other than the new trail on top of the canal.
- Yes, the state patrol ones
- Yes, the state payroll trails are not good anymore and the jumps are quite bad
- Publicity about existing trails and attractive access points would help. Older neighborhoods do not have trails, do they?
- If the KID paths were paved, they would make excellent walking and biking paths, especially for those with some mobility issues. Given they are flat, they would be particularly suited for this.

- The gravel trails used all around Thompson Hill along the retired canals filled with tumbleweeds would be more accessible and safer if they were paved with shade trees. Many walk their dogs, etc. The local cross country team trains along them, but families with young children and people with physical challenges might find it too rough, and kids can fall into the canals. Being a resident and President of Southcliffe HOA on Thompson Hill, we support the paving over of this natural main artery, so more people can enjoy it from all walks and surrounding neighborhoods. The surrounding views and natural beauty shouldn't be just for those who can afford a view home. The connectivity from Panoramic Heights at 28th Place clear to where the new streets will eventually flow into 10th off of Bob Olsen provides a way to and from Southridge park and surround businesses and neighborhoods consisting of both high density and low density single family homes. If a major pathway was then formed along west Kennewick to west Richland all the way to the Park, this would provide many a way to traverse a significant part of Kennewick on foot or by bike away from speeding traffic and the particulate matter we don't want to breathe.
- Smoothing out some existing pathways in Columbia Park due root growth under the path making it rough to ride. Also, due to the amount and speed of traffic along Steptoe it would be safer for those crossing on the pedestrian crosswalk that connects to Meadow Springs between Center Parkway and Gage Blvd. to have a pedestrian signal to stop traffic to enable people to cross safely. When we ride our bikes going north from Center Parkway on the Steptoe pathway on the east side of Steptoe we have to cross at the crosswalk to get the Richland side to be able to eventually get to the Keene pathway. At times, the traffic is high and takes a while to cross Steptoe safely on our bikes.
- I like walking along the canals. Would be great if it was paved paths
- Current trails are good except for those in Columbia Park. They are in horrible shape.

What are your preferred walking, biking, and rolling routes to travel north/south in Kennewick?

- Edison St. It's scary but one of the only ways to cross 240 to get to the park.
- (3x) Biking
- none
- I'm really not aware of any very good routes that go north/south in Kennewick. These really need to be developed.
- Close to home largely, Howard Amon Park in Richland (so it would be nice to be able to bike all the way there from Thompson Hill). I'm not sure how this can be accomplished without creating some pedestrian passageways over or under busy street crossings.
- Haven't explored that much but will be trying to find more paths. I enjoy doing different routes each time I hike.
- Richland river path is fantastic. Candy Mountain is great! I walk the dirt paths in the Southcliffe area. I use the bike path through Pasco-Kennewick- Richland.

EVENT 2 SURVEY RESPONSES

Please share your comments on the proposed trail types

- For the "unpaved trails", I see many of the proposed trails are current KID roads. Simply adding 5/8 minus-type rock would be a relatively low-cost, but huge improvement to what KID has in place. (The large rock they use, since it's currently meant only for vehicle traffic, simply isn't great for running/biking)
- generally good
- Are unpaved trails going to be maintained, if so by who? Are there going to be restrictions as to the usage? Currently the unpaved trail that runs along the AP canal attracts folks who will park back there in cars and motorcycles. There have been campers back there as well. It seems to be a dumping site for trash and noxious weeds growing rampant there. Part of it borders a 55 plus gated community and there is concern of how this would improve or negatively impact the neighborhood.
- I like it!
- Love them!
- These trail types look very nice, especially with the landscaping proposed.

Please share your comments on the proposed trail network.

- I'm not sure it's been suggested or in the works as of yet but a trail network that passes through a dog park located park up near Southridge would be excellent! Kennewick has no dog park and people are frequently driving to Richland It gives users a destination to use trails and gives them an area to walk to that has businesses that would cater to walkers. Coffee, restaurants etc.
- I LOVE the idea of partnering with KID to provide the public access to their roadways! The main system is already there, why not make minor improvements that could open it to the community so that everybody can enjoy what's already there!!!
- I live on W. 38th Ave. Our back fences parallel the proposed trail along the irrigation canal. It looks like people going west on that trail will end their walk in our private, 55+, gated community – destroying our privacy/security.
- Please get it funded and built asap.
- It makes sense and I love the idea of having them all connect in the future.
- The network looks quite extensive. I am especially pleased to see some trails that will provide a way to avoid riding along Bob Olsen Parkway. The proposed future connections will really help to provide access via bike and walking to some of the key areas of Kennewick.
- On Thompson Hill, the vacant hillside to the north of Southcliffe Subdivision (Just North of W 22nd Ave) and extending down the hill north towards W 20th Ave belongs to Friends of Badger. Having a loop up the hill to a spectacular viewpoint of the City and Columbia River would be the Pinnacle for the trail -- and the highest and best use for this land which is already owned by FOB! This land was purchased by Milo Bauder in 1986 donated by him (Bauder Young Properties - Southcliffe) in 2021 in hopes that one day it could be used for public enjoyment.
- We look forward to a paved trail across the abandoned irrigation ditch on the upper south side of Thompson Hill. Just be mindful that should trees be planted they shouldn't grow tall enough to block the view of the homes above the ditch. Thank you

- My family loves the proposed trail network! Especially the trail that crosses Steptoe Street by Gage Blvd.
- We are so excited to be able to walk via our new neighborhood trail to the sports Complex, or ride our bikes clear down to the river from here via mostly off-road access. We look forward to how this will change how we move in our city!
- The trails don't seem to connect activity centers. I'm not sure what the assumptions were, but it looks like long corridors that don't start or end anywhere. There still aren't safe connections to the riverfront, or to secondary schools. Who is going to use these trails? How do they get there? Where are they going? Trails mean dollars, but only if they start in neighborhoods and end in activity centers and have good secure bike parking.
- The proposed trail network looks fantastic. It will be a huge benefit to Kennewick residents.
- Trail networks map shows utilization of irrigation rights-of -ways (as they should be). A critical part of the plan must include "buy-in" from the Districts! They have historically rejected that idea for a variety of reasons (liability, BoR funding requirements, maintenance activities).
- Recommend specific gravel type to be put down for unpaved trails project - current aggregate is too large for walking/biking
- Access points should make it difficult to drive onto the canal - removable bollards?
- Recommend use of arterial street funds (?) for on-street connections?
- Connect furthest south trail to Ridgeline drive -> 395 underpass -> state patrol -> inspiration point

Where do you want to be able to walk, bike, and roll to in and around Kennewick? Is there anywhere that we missed?

- Possibly the north side of Thompson Hill. My understanding (though I could be wrong) is that there is a section of this area that is not stable enough for building homes. Why not put some gravel hiking trails in that area? We've all seen how popular and well-used the Badger and Candy Mountain trails are. Possibly partner with those existing organizations.
- Yes, the southern trail (south of Ridgeline) should connect to Hwy 395 underpass and go up to the top of Inspiration Point (IP) and then over to Olympia. This would allow a connection to the dirt trails by the State Patrol and Bofer Canyon Road.
- Not that I can think of at the moment!
- We'd love to see more bike paths by Costco and the mall.
- Eventually it will be nice to see a land bridge that goes over or under 395, but that is a big ask. We are just so excited by the added connectivity this plan provides. We can leave our house on foot or bike and go all the way to the river and back as well as to two separate parks to the East and West of our home without getting in our car.
- You missed all the destinations: secondary schools, libraries, major parks, areas where there are businesses. Try and put yourself in the shoes of someone who doesn't have a car. How do they use these trails?
- We would love to see more trails that connect to schools.
- Any improvements to what is here now would be a positive!

- The vacant hillside to the north of Southcliffe Subdivision (just North of W 22nd Ave) On Thompson Hill belongs to Friends of Badger Mountain. Must cross private or steep grades from the canal to access it. Be mindful of landscaping blocking views

Do you have any fun ideas for trail names? What should we call the regional loop? What shape do you see?

- I think it would be great if the names focused on the history of the area, specifically the Native American history and origins of our area. The Native Americans were such great stewards of the natural resources in the area before we ever got here, it only seems fitting that a trail system used for enjoying the beauty provided by these natural resources be named to honor those who took care of it. This would also provide partnership opportunity with the local tribes, which is something council has sought and begun working towards over the past few years. This would also ensure that the naming was respectful and honoring to them.
- None
- You should name the loop KARL = Kennewick Area Regional Loop
- Perhaps The Sharon Grant Trail, after the Tri-Citizen of the year who was key in getting the Badger Mountain Trail.
- If a trail can be developed up the North slope of Thompson Hill -- "Founder's viewpoint"
- If our neighborhood trail could be called Chavallo Trail with the permission of his family. It would be nice to honor the late Mr. Chavallo whose family is developing part of Thompson Hill as we speak. I think he first envisioned this pathway, or so I hear. It would be a fitting tribute. I have no idea for the bigger trail...
- Super Fred's Gravel Speedway.
- Perhaps names after indigenous animals?
- Draw inspiration from native history (partner with local tribes)
- The Sharon Grant Trail, after the Tri-Citizen of the year who was key in getting the Badger Mountain Trail
- KARL = Kennewick Area Regional Loop
- Chavallo Trail with the permission of his family. It would be nice to honor the late Mr. Chavallo whose family is developing part of Thompson Hill as we speak. I think he first envisioned this pathway, or so I hear. It would be a fitting tribute
 - Indigenous animals
- If a trail can be developed up the North slope of Thompson Hill -- "Founder's viewpoint"

WATER FOLLIES IN-PERSON COMMENTS

Projects to add to list

- Publish a trail map
- Establish gravel trails on the canal access roads
- Develop a wayfinding signage program
- Build pocket parks with landscaping, maps, benches, etc.

Other considerations

- Safety and security
- Defensive landscaping
- Fix existing first
 - o Poor maintenance on Sacagawea trail
 - o Where is the \$ going?
 - o “embarrassing” quality along Hydro Pits area
- Maintenance in general – clean things up!
- Anything for biking and walking recreation is a good thing!
- Challenge: trail user conflicts
- People won’t use canals with prohibitive signage (current condition)

Implementation Plan

Introduction

This memorandum presents the final project list for the City of Kennewick Pathways and Trails Master Plan. It serves as an update to the initial project list presented in the *Needs Assessment Memorandum* and describes the process to select and prioritize the final project list.

All projects are listed in ranked order to facilitate planning and funding efforts. **Activation** and **Improvement** projects are designed to maximize the value of Kennewick's existing pathway and trail assets. Most notably, the proposal to formalize approximately 40 miles of unpaved irrigation district (canal) service roads has the potential to vastly expand the City's off-street network with minimal capital investment. **New pathways and trails** projects are recommended to improve connectivity and build out a more continuous network. **Future Connections** are also identified for pathways and trails that require more extensive right-of-way, redevelopment, or agency coordination.

A summary of *Funding* and *Partnership Opportunities* is included in this memorandum to support the efforts to implement the recommendations contained within this plan. A *Project Prioritization* attachment details the process used to prioritize *New Pathway and Trail Projects for planning and funding*.

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Project List

The recommended trail system consists of 66 projects that fall into seven project types:

- **Activation projects** apply to the pathways and trails system at large or a significant subset of the facilities on the network. Projects include recommendations for signage, trail counters, and other amenities, as well as the establishment of a network service road trails in coordination with the Irrigation Districts (7 projects).
- **Improvement projects** repair or enhance existing trails (4 projects).
- **Regional Pathways projects** establish a 22-mile regional pathway loop, including six on-street connections (17 projects).
- **Community Pathways projects** provide local access and/or connectivity to the regional loop trail (17 projects).
- **Unpaved Trails projects** provide wide unpaved trails in lower-traffic areas (4 projects).
- **Natural Trails projects** develop narrower unpaved trails through lower-traffic or ecologically sensitive areas (5 projects).
- **Future Connections projects** are to be considered with future improvement, reconstruction, and development activity, or as opportunities for coordination emerge (12 projects).

The project list is organized by type and includes a project name, identification number, brief description, and a planning level cost estimate. Where applicable, it is noted where projects have been identified in past planning efforts, including in the 2018 City of Kennewick Transportation System Plan, 2023 City of Kennewick 2024-2029 Transportation Improvement Plan (TIP), and the ongoing Benton-Franklin Council of Governments (BFCOG) Regional Bicycle Plan.

Cost estimates are based on a high level conceptual alignment and typical cross section using 2024 costs. They are not adjusted for future inflation or other market conditions. Estimates are inclusive of costs associated with materials and installation, architectural and engineering, mobilization and general conditions, sales tax, and a 35% contingency factor. These cost estimates are provided for planning purposes only and will vary depending on final alignment, amenities, and field conditions. Detailed cost estimate breakdowns are provided in the *Cost Estimates* attachment.

All projects must be designed to meet Americans with Disabilities Act (ADA) compliance requirements, as appropriate.

Because it is not feasible to build the entire network all at once, *Activation* and *Improvement* projects should generally be pursued before the construction of new pathways and trails with the caveat that funding opportunities may become available to advance new pathways and trails as standalone projects or as part of other projects/developments. The completion of *Activation* projects will set up later projects for success by ensuring that the relevant partnerships, funding mechanisms, and communication materials are in place.

ACTIVATION PROJECTS

Activation projects (Table 1) are priorities and apply to the entire pathway and trail network or a significant subset of its facilities. They serve as a strong foundation for expanding the network and monitoring its performance. They should generally be initiated before focusing on new trails and pathways. Projects include recommendations for signage, trail counters, and other amenities and are intended to maximize the value of the existing pathway and trail assets.

Today, Kennewick has about 40 miles of gravel service roads that provide access to canals, sewers, and other public assets. With the establishment of Memorandums of Agreement (MOAs) with the Columbia and Kennewick Irrigation Districts (CID and KID, respectively), these service roads may be easily converted into a network of soft-surface trails. Doing so could unlock a substantial network of usable trails with relatively little investment; this approach should be pursued ahead of the designation of other rights-of-way for pathway and trail construction or the investment in new hard-surface pathways. As trails are designated along service roads, consideration should be given to installing enhanced crossings at critical locations, as called out in the project list for specific segments.

The development and implementation of “gateway” trailheads throughout the network could provide a consistent, welcoming entryway for trail users, and create locations to install amenities such as maps, informational kiosks for wayfinding and benches.

In concert with the Activation Projects, incrementally **increasing budgets and adding new staff** for trail development and maintenance year over year will be critical to:

- Prolong the useful life of the assets by performing regular maintenance
- Ensure trail user safety
- Promote positive relationships with trail users and adjacent landowners
- Create a sense of stewardship and pride in the community

Funding, maintenance needs and staff levels will likely vary annually based on how this plan is implemented but at a minimum, initial operating and maintenance budgets and staffing increases should be done in concert with the Memorandums of Agreement (MOAs) with the Irrigation Districts. Through the MOAs, up to 40 miles of gravel service roads could be converted to a network of trails. The MOAs will outline management responsibilities and the exact number of new trail miles; however, assuming that 50% of the 40 miles comes online in year one of the MOA, new staffing should include one dedicated Trails Crew Leader and one seasonal trail staff from April-October. This will allow for a foundational team to be in place to facilitate implementation of the remainder of the activation plan and overall plan. Operating and maintenance budgets should be based on desired maintenance standards, planning level cost estimates for projects, and key findings from the 2024 City of Kennewick Parks and Recreation Comprehensive Plan.

Table 1: Activation Projects

ID	Title	Description	Notes	Approximate Length (mi)	Planning Level Cost Estimate
A1	Memorandums of Agreement (MOAs)	Establish MOAs with CID, KID, and other public landowners to formally agree to work together toward agreed-upon goals and project development.	MOAs will facilitate individual project implementation.	N/A	100 hours of staff time
A2	Grants	Actively monitor and pursue planning and construction grants to fund improvements.	Add a grant line item to budgets to allocate funding for grant pursuits.	N/A	Staff and/or consultant time; amount dependent on grant application requirements (\$5,000 to \$25,000)
A3	Trail counters	Install permanent trail counters or establish a seasonal trail count program on the Sacagawea Heritage Trail and Sprit of America Trail. Track usage at regular intervals, particularly following the installation of relevant network connections.	Install counters at other locations to monitor trail use over time. Counters on existing canal access roads may be used to baseline their use as trails prior to their conversion to official City trails. Consider both infrared sensors, which do not allow for differentiation between trail user types (bicycle, pedestrian, equestrian), and multi-sensor systems which can differentiate between users.	N/A	– Infrared counter device \$800/unit or multi-sensor system \$6,000/unit – Contractor or staff time for installation, operations, and maintenance (may require electrical service) – Staff time for data processing and reporting
A4	Wayfinding and branding	Develop and implement uniform wayfinding and branding signage for Kennewick’s trail system. Remove outdated and damaged signs as replacements are installed. Develop and publish a map of the pathways and trails network. Develop and implement a marketing campaign to educate residents and visitors about the pathways and trails network.	Maintain a public-facing digital web map that can be easily updated as conditions change in the future. Identified as a need in the City of Kennewick Parks & Recreation Comprehensive Plan (2023).	N/A	– 100 hours of staff and/or consultant time; dependent on intensity of design – Informational kiosk maps: \$2,700 each – Wayfinding signage: \$750 per sign
A5	Service road trails	For all pathway and trail projects on existing irrigation district or city access roads, install wayfinding signage and designate the segment as an official unpaved trail where existing conditions meet minimum standards. Where conditions do not meet unpaved trail standards, implement low-cost improvements to allow trails to be opened as funding allows.	The segments described in the following projects should be considered for inclusion in this <i>Service road trails</i> project: R1, R2, R3, R4, R5, R6 (TIP 2028), R7, R8, R9, R11, C4, C5 (TIP 2027), C6, C7, C10, C11, C12, C14, U1,U2, U3, U4, N1, and N5. Consider installing enhanced crossings concurrent with unpaved trail designation at locations called out in the detailed segment pathway and trail project descriptions. Consider installing signage with messaging similar to “Caution, open channel canal with fast current—stay clear” or “Maintenance vehicles share pathway,” especially adjacent to open channel canals or where irrigation district maintenance vehicles are expected to also use the alignment.	40	\$2,355,000 ¹
A6	Gateways	Design and install “gateways” at entryways to attract, welcome, and support trail users. Include amenities such as network maps, wayfinding signage, lighting, water fountains, benches, and bicycle repair stations.	Gateways should be placed at major trail system junctions, access points, and community destinations. Consider installing gateway treatments as “pocket parks” along uninterrupted pathway and trail segments over one mile in length, as ROW allows. Avoid siting benches or other furniture on the inside of curves or other locations where service vehicles are more likely to damage them.	N/A	– \$90,000/each (with all amenities, including a 6-foot bench, bicycle repair station, water fountain, and trail network map) – \$70,000/each without the above amenities, including only wayfinding signage and lighting
A7	Canal trail activation	As MOAs are established and service road trails are opened, conduct a public relations campaign and activation events to educate the public about which canal access roads are open for recreation.	Consider hosting events that utilize canal trail systems, such as treasure hunts, fun runs, or volunteer clean-up events.	N/A	100 hours of staff and/or consultant time; dependent on intensity public engagement process

¹ The estimated cost for Project A5, *Service road trails*, does not include the installation of the 39 enhanced crossings recommended across the 24 included segments. Enhanced crossings, typically including rapid rectangular flashing beacons (RRFBs), signing, and striping, generally have total installation costs around \$50,000 (approximately \$40,000 for a 3-unit or \$30,000 for a 2-unit RRFB system, \$7,000 for pavement markings, \$7,000 for signing). The cost to install all recommended enhanced crossings with the *Service road trails* project would be approximately \$2 million, and additional costs for curb ramp and median island installation are likely, bringing the total cost estimate for Project A5 to approximately \$4.5 million.

IMPROVEMENT PROJECTS

The repair and improvement of existing pathways and trails should take precedence over the addition of new alignments. Projects to refresh and improve existing pathways and trails are summarized in Table 2.

Table 2: Improvement Project Details

ID	Title	Extent 1	Extent 2	Description	Existing condition	ROW Owner	Notes	Approximate Length (mi)	Planning Level Cost Estimate
I1	Sacagawea Heritage Trail	Kennewick/ Richland boundary	U.S. 395	Where the trail uses the roadway shoulder and/or a bike lane, create a parallel off-street facility that meets Regional Pathway standards.	Multi-use path, shared with roadway shoulder in some sections	City of Kennewick, Army Corps of Engineers	This project may be considered as an alternative to R3 to complete the regional pathway loop.	3.0	\$6.4 million
				Provide a direct paved trail connection between the eastern parking lot and Hydro Pits. Improve the surface along the waterfront Hydro Pits section near the Playground of Dreams.			Consider boardwalks and piers to provide waterfront access and as possible alternatives where ROW is constrained.		
				City of Kennewick Transportation System Plan (2018) project: <i>The project will construct pavement widening for dedicated bicycle lanes. It includes permanent pavement markings and signage.</i>			In the interim, where the trail is discontinuous, provide wayfinding signage approaching intersections and at “trail breaks.”		
I2	Audubon Trail system	Paul Parish Drive near N. Edison Street	Entire Audubon Trail network	Improve conditions to reopen the Audubon trail system, which may include: – Vegetation management including removal of overhanging trees – Removing/repairing paved surface	Mixed surface trails, overhanging trees	City of Kennewick	The paved pathways may be replaced with natural-surface trails to reduce the likelihood of future damage from root uplift.	1.0	\$360,000
I3	Zintel Canyon	W. 7th Avenue	S. Ely Street	Construct an accessible surface on the Spirit of America Trail and establish the social trail on the east side of the riverbed as a Natural Trail for hiking and mountain biking.	Wide unpaved official trail, narrow unpaved social trail, gravel access road	City of Kennewick	The access road at S. Anderson Street may already be paved or be in suitable condition as an unpaved trail. Provide wayfinding signage and add to City maps of existing trails. Add wayfinding to the Spirit of America Trail.	1.3 (existing trail only)	\$410,000
				Formalize social trail and gravel road accesses to/from the trail to the adjacent neighborhoods as community pathways, including at the Highlift Canal east of the canyon, near 1206 S. Conway Street, W. 10th Avenue east of the canyon, and S. Anderson Street. City of Kennewick Transportation System Plan (2018) project: <i>Construct a 12-foot wide shared use (ped/bike) facility. The project includes paving the staging/parking area at the south termini, pavement markings and signage.</i>			Zintel Canyon is flooded on a regular basis. Pathway construction and maintenance plans should be designed to accommodate flooding. Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan along W. 10 th Avenue.		
I4	Highland Feed Canal	S. Edison Street	S. Union Street	Provide 10-foot paved, accessible connections with wayfinding signage to the trail from the adjacent housing developments and Edison Elementary School.	Paved multiuse path	KID	Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	0.6	\$280,000



NEW PATHWAY AND TRAIL CONSTRUCTION

Projects to construct new pathways, trails, and/or crossings were prioritized using six equally weighted criteria:

- Does the project provide a new functional, accessible, and comfortable connection for people walking, biking and rolling?
- Does the project provide a connection to the existing trail system or fill a gap?
- Does the project increase residents' access to critical community destinations?
- Does the project provide access for underrepresented communities?
- How many residences will be near the trail network because of the project?
- What is the feasibility/constructability of the project?

A scoring rubric and the outcomes of the prioritization process are included in the *Project Prioritization* attachment.

Table 3 shows the nine highest scoring projects and planning level cost estimates. The intent is to include these projects in near-term Capital Improvement Plans (CIP). Projects are listed in descending priority order.

Table 3: High-Priority New Construction Projects

Project ID	Pathway/Trail Type	Alignment	Cost Estimate
R2	Regional Pathway	Columbia Canal #3	\$10.7 million
C4	Community Pathway	Fairgrounds loop; Columbia Canal #1	\$4.7 million
R8	Regional Pathway	Highlift Canal	\$2.5 million
C10	Community Pathway	Highland Feed Canal	\$1.2 million
C7	Community Pathway	Highland Feed Canal	\$2.5 million
Rx6	Regional Pathway	N. Fruitland Street	\$1.2 million
C12	Community Pathway	W. Hildebrand Boulevard / Amon Pump Lateral	\$5.0 million
C6	Community Pathway	Highlift Canal	\$1.1 million
R11	Regional Pathway	Highlift Canal	\$4.7 million

Six projects tied for tenth in the prioritization process:

- R3, Regional Pathway—Columbia Canal
- R6 (TIP 2028), Regional Pathway—Highland Feed Canal
- Rx2, Regional Pathway—N. Steptoe Street
- C2 (TIP 2025), Community Pathway—Keene Trail
- C5 (TIP 2027), Community Pathway—Highlift Canal
- U1, Unpaved Trail—Division Four Canal

The remaining 34 pathway and trail construction projects are shown in Table 4 in descending priority order to inform long-range planning and funding needs to build out the pathways and trails network. As future rounds of CIP funding are considered, the priority order of these projects should be updated to reflect current conditions and the needs of residents and visitors.

Table 4: Additional New Construction Projects

Project ID	Pathway/Trail Type	Alignment
C2 (TIP 2025)	Community Pathway	Keene Trail
C5 (TIP 2027)	Community Pathway	Highlift Canal
R3	Regional Pathway	Columbia Canal
R6 (TIP 2028)	Regional Pathway	Highland Feed Canal
Rx2	Regional Pathway	N. Steptoe Street
U1	Unpaved Trail	Division Four Canal
C13	Community Pathway	Horse Heaven Hills Park
N1	Natural Trail	Blackberry Canyon
C11	Community Pathway	Division Four Canal
C14	Community Pathway	Division Four Canal
C9	Community Pathway	Lateral # 1 8
Cx2 (TIP 2026)	Community Pathway	S. Vancouver Street
R7	Regional Pathway	Highland Feed Canal
Rx5	Regional Pathway	U.S. 395 crossing
U3	Unpaved Trail	Canal parallel to I-82
Cx1 (TIP 2026)	Community Pathway	Keene Trail
Cx3	Community Pathway	W. Canal Drive
Cx4	Community Pathway	Zintel South Access
R10	Regional Pathway	Zintel Canyon
R9	Regional Pathway	Highlift Canal
Rx3	Regional Pathway	N. Steptoe Street, W. Clearwater Avenue
Rx4	Regional Pathway	S. Edison Street
U4	Unpaved Trail	Division Four Canal
C8	Community Pathway	Hansen Park Connector
N3	Natural Trail	Pheasant Run open space
R1	Regional Pathway	Sewer Easement near Elliott Lake
U2	Unpaved Trail	Thomspon Hill
C1 (TIP 2025)	Community Pathway	Duffy's Pond Trail
N2	Natural Trail	Canyon Lakes open space
R5	Regional Pathway	W. Hildebrand Boulevard
Rx1	Regional Pathway	E. Eastlake Drive, S. Kingwood Street, S. Gum Street
N5	Natural Trail	Sewer ROW
R4	Regional Pathway	Amon Wasteway
N4	Natural Trail	Inspiration Hill

Detailed project descriptions are presented in the following tables and organized by trail type:

- Regional Pathway Projects—denoted with an *R* prefix—are described in Table 5.
- Community Pathway Projects—denoted with a *C* prefix—are described in Table 6.
- Unpaved Trail Projects—denoted with a *U* prefix—are described in Table 7.
- Natural Trail—denoted with an *N* prefix—are described in Table 8.
- Future Connections—denoted with an *F* prefix—are described in Table 9.

On-street projects to be completed in coordination with Kennewick Public Works and/or the Washington State Department of Transportation (WSDOT) are denoted with an *x* in their project ID—e.g., Project *R_x6*.

Regional Pathway Projects

Table 5: Regional Pathway Project Details

*Cost estimates were prepared for the highest priority projects, only.

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Approximate Length (mi)	Planning Level Cost Estimate*
R1	Sewer Easement near Elliott Lake	S.E. Beech Street and E. 47th Place	E. Eastlake Drive	Create a 12-to-14-foot paved regional pathway between the Canal ROW near S.E. Beech Street and E. 27th Place and E. Eastlake Drive using existing city sewer easement.	Gravel access road	Private, City of Kennewick	Verify with Kennewick Public Works that this alignment is feasible as a pathway. If not, use on-street connections to the northwest.	0.5	-
Rx1	E. Eastlake Drive, S. Kingwood Street, S. Gum Street	E. Eastlake Drive near E. 45th Avenue	S. Gum Street at Columbia Canal #3	Provide wayfinding signage for an on-street connection along E. Eastlake Drive to S. Kingwood Street. Create a 10-foot paved regional pathway along S. Kingwood Street and S. Gum Street. The reduced 10-foot width minimizes impacts to adjacent private property.	Eastlake: low-stress residential; Kingwood and Gum: suburban collector	City of Kennewick	Consider a more direct connection to the Columbia Canal #3 via on-street connections to the northwest, or via alignments outside of the Kennewick city limits in unincorporated Benton County: – E. 45th Avenue and S Oak Street (this option would also require a long on-street connection, but ROW adjacent to the streets is less constrained) – E. Eastlake Drive and through properties at 4179 S Kingwood Street and 1117 E 44th Avenue (this option requires property acquisition from two property owners in unincorporated Benton County).	0.7	-
R2	Columbia Canal #3	S. Gum Street and E. 36th Avenue	W. Canal Drive	Create a 12-to-14-foot paved regional pathway along the Columbia Canal #3 from S. Gum Street and E. 36th Avenue to W. Canal Drive. The pathway should be on the west side of the canal to avoid conflicts with canal maintenance vehicles using the east side access road. North of the crossing of S. Cascade Street/W. 12th Place, move the pathway to the east side of the canal because the service road on the west side becomes discontinuous. Provide enhanced pedestrian crossings at E. 27th Avenue, S. Washington Street (near W. 24th Avenue), W. 19th Avenue, S. Washington Street (near E. 11th Avenue), E. 10th Avenue, S. Washington Street (near S. Alder Place), S. Dayton Street, W. Vineyard Drive, W. Kennewick Avenue, and W. Canal Drive. Provide crossings with signage and striping at W. 12th Place and other minor streets. Provide 10-foot signed, paved pathway connections to Keewaydin Park and Kennewick High School.	Gravel canal access road, both sides. Gravel access road on the west side of the canal is non-continuous from S. Cascade Street to W. Canal Drive.	CID	Where there is only a canal access road on one side of the canal, construct the pathway as a shared access road. – S. Cascade Street/W. 12th Place to S. Washington Street (near E. 11th Avenue) – S. Washington Street (near S. Alder Place) to W. Kennewick Avenue Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	3.7	\$10.7 million



Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Approximate Length (mi)	Planning Level Cost Estimate*
R3	Columbia Canal	W. Canal Drive	N. Steptoe Street	Create a 12-to-14-foot paved regional pathway on the north side of the Columbia Canal as a shared canal access road between W. Canal Drive and N. Columbia Center Boulevard. The pathway will be a shared access road.	Gravel canal access road, north side only	CID	Consider the Sacagawea Heritage Trail (Project I1) as an alternative to R3 to complete the regional pathway loop.	6.0	-
				West of Columbia Center Boulevard, the pathway should be on the south side of the canal.			At-grade rail crossings may need to be upgraded.		
				Between North Jefferson Street and North Osborne Street, there is a spillway that makes the service road inappropriate for use as a pathway. Provide pathway bridges across the canal on either side of the spillway and utilize the undeveloped land south of the spillway structure to connect the trail across this section.			The section between N. Columbia Center Boulevard and N. Steptoe Street is in the City of Richmond. Consider alternatives to connect from the Columbia Canal to N. Steptoe Street. – Keene Trail (Project C2, TIP 2025) via N. Belfair Street, W. Arrowhead Avenue, and Tapteal Loop on-street connections, using existing rail undercrossing along N. Columbia Center Boulevard. This option has high-volume traffic conditions and steep grades – Keene Trail (Project C2, TIP 2025) via an on-street connection along N. Columbia Center Boulevard – Keene Trail (Project C2, TIP 2025) and Colorado/Umatilla (project Cx1, TIP 2026) via W. Umatilla Avenue. This option requires 0.1 miles of on-street connections in unincorporated Benton County, and 1.7 miles total on-street. – Keene Trail (Project C2, TIP 2025) via UP rail ROW. This option utilizes 1.3 mile of rail ROW in unincorporated Benton County. – Bridge over the canal at N. Young Street, on-street connection on N. Young Street to W. Yellowstone Avenue, rail overcrossing to Vista Elementary School cul-de-sac, connect to Keene Trail via Willamette Avenue. This option requires two structures, including a rail overcrossing.		
				Add an enhanced crossing at N. Edison Street by widening the existing sidewalk to provide a pathway connection to the existing signalized intersection with W. Yellowstone Avenue 300 feet south of the canal. Add an enhanced crossing at N. Columbia Center Boulevard by widening the existing sidewalk to provide a pathway connection to the existing signalized intersection with the S.R. 240 ramps 200 feet north of the canal.			If not constructed with Project R2, provide an enhanced crossing at W. Canal Drive. Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.		
Rx2	N. Steptoe Street	Columbia Canal	Existing shared use path across from the Bella Vista Apartment Complex	Widen the sidewalk to 10 to 12 feet along the east side of N. Steptoe Street.	6-foot sidewalk and 5-foot bike lane, both sides. Bike lane shared with right turn lane at intersections.	City of Kennewick, City of Richland	Extents may need to change based on alternative selected for connection from Columbia Canal to Steptoe Street (Project R3). Narrow ROW – will likely need to combine the bike lane and sidewalk in some stretches to accommodate a shared use path. Segment is identified on the network in the draft BFCOG Regional Bicycle Plan; consider connectivity and coordination.	0.9	-
Rx3	N. Steptoe Street, W. Clearwater Avenue	N. Center Parkway	Amon Wasteway at W. Clearwater Avenue	From the existing shared use path on N. Steptoe Street, widen the sidewalk to create a 10-to-12-foot paved regional pathway connection along N. Steptoe Street to W. Clearwater Avenue along either side of the roadway. At W. Clearwater Avenue, continue the pathway from the southwest corner of the intersection to the Amon Wasteway 550 feet to the west.	6-foot sidewalk, both sides	City of Kennewick, City of Richland	0.15 miles of the proposed alignment south of N. Center Parkway are in the City of Richland. Narrow ROW – likely will need to combine the bike lane and sidewalk in some stretches to accommodate a shared use path. Segment is identified on the network in the draft BFCOG Regional Bicycle Plan; consider connectivity and coordination.	0.5	-



Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Approximate Length (mi)	Planning Level Cost Estimate*
R4	Amon Wasteway	W. Clearwater Avenue near S. Steptoe Street	Hildebrand Boulevard at Bob Olson Parkway, near roundabout	Construct a 12-to-14-foot paved regional pathway along the west side of the Amon Wasteway. The pathway will be a shared access road.	Undeveloped ROW; paved access road, west side only	Private, KID, City of Kennewick	The portion of this segment owned by KID and the City of Kennewick already has a paved access road. A 400-foot-long portion of the path will require private property acquisition.	0.4	-
				Widen the existing sidewalk from the aggregate stockyard to the existing crossing on the south leg of the roundabout at Bob Olson Parkway, S. Steptoe Street, and W. 10th Avenue. Widen the existing crossing of Bob Olson Parkway and consider providing further enhanced crossing treatments.			Reconfiguration of the aggregate stockyard on the north side of Bob Olson Parkway, construction of a new paved pathway, and/or the addition of warning signage will be required to allow for pathway use through that parcel.		
							Direct connections to facilities recommended in the draft BFCOG Regional Bicycle Plan are likely; consider connectivity and coordination.		
R5	W. Hildebrand Boulevard	Hildebrand Boulevard and Bob Olson Parkway	Highland Feed Canal	Widen the existing sidewalk from the roundabout crossing of Bon Olson Parkway to Hildebrand Boulevard.	Unpaved roadway	City of Kennewick	If not constructed in Project R4, widen the existing crossing of Bob Olson Parkway and consider providing further enhanced crossing treatments.	0.4	-
				Create a 12-to-14-foot paved regional pathway on Hildebrand Boulevard from Bob Olson Parkway to the Highland Feed Canal. The pathway will be a shared access road.			Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.		
R6 (TIP 2028)	Highland Feed Canal	W. Hildebrand Road	S. Kellogg Street	From the City of Kennewick 2025-2030 TIP: <i>Approx. 11,200 LF of 10 foot wide trail on KID ROW. Old channel is slated to be enclosed.</i>	Gravel canal access road, north side only	Private, KID		2.4	-
				Modify TIP project to: Create a 12-to-14-foot paved regional pathway along the Highland Feeder Canal from W. Hildebrand Road to S. Kellogg Street. The pathway will be on the north side of the canal as a shared canal access road.			If canal is piped, provide the pathway on top of the canal ROW to avoid extensive coordination with private property owner.		
				Provide enhanced crossings at the intersections with S. Columbia Center Boulevard and S. Kellogg Street.			The 0.4 miles of pathway east of Lois Lane are in incorporated Benton County.		
R7	Highland Feed Canal	S. Kellogg Street	S. Edison Street	Create a 12-to-14-foot paved regional pathway along the Highland Feed Canal from S. Kellogg Street to S. Edison Street. The pathway will be on the south side of the canal to avoid a pump station on the north side of the canal near S. Edison Street.	Gravel canal access road, both sides	KID	If not constructed in Project R6, provide an enhanced crossing at the intersection with S. Kellogg Street.	0.6	-
				Provide an enhanced crossing at S. Irving Street.					
Rx4	S. Edison Street	Highland Feed Canal	Highlift Canal	Provide wayfinding signage for an on-street connection.	Shared local street	City of Kennewick	This segment has low speeds and volumes; it is likely that only wayfinding is needed to create an all-ages-and-abilities connection. However, assess whether additional treatments are warranted before designation as a pathway.	0.1	-
R8	Highlift Canal	S. Edison Street and W. 14th Avenue	U.S. 395	Create a 12-to-14-foot paved regional pathway from S. Edison Street and W. 14th Avenue east to Highway 395. The pathway will be on the south side of the canal and shared as a canal access road.	Gravel canal access road, south side only	KID	Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	1.5	\$2.5 million
				Provide an enhanced crossing at S. Union Street.					



Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Approximate Length (mi)	Planning Level Cost Estimate*
Rx5	U.S. 395 crossing	U.S. 395 Milepost 15.8	Highlift Canal	Provide an overcrossing or undercrossing of Highway 395 near Milepost 15.8, connecting the regional pathway Loop on the Highlift Canal.	High-volume, high-speed highway	WSDOT	Consider using the existing crossing at W. 19th Avenue. To so do: – Provide an on-street pathway connection from the west, using a shared neighborhood street along S. Morain Street and a separated pathway along S. 19th Avenue. Alternatively, provide a separated pathway along the shoulder of Highway 395. – Provide a separated on-street connection from the east along the east shoulder of Highway 395 or along W. 19th Avenue and through the KID, City of Kennewick, or Benton Country parcels near W. 19th Avenue and S. Ely Street.	N/A	-
R9	Highlift Canal	U.S. 395	Zintel Canyon	Create a 12-to-14-foot paved regional pathway on the south side of the canal from U.S. 395 to Zintel Canyon. East of S. Ely Street, the path will be a shared canal access road. Provide an enhanced crossing at S. Ely Street.	Gravel canal access road	KID	Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	0.4	-
R10	Zintel Canyon	Highlift Canal (west of Zintel Canyon)	Highlift Canal (east of Zintel Canyon)	Regrade and provide switchbacks between Zintel Canyon and the canal access roads on either side, providing a connection with the Spirit of America Trail.	Social trails and natural surfaces	KID, Private	In addition to the pathway into the canyon, consider providing an at-grade bridge crossing of the canyon to provide a more accessible and direct connection of the canal paths.	0.3	-
R11	Highlift Canal	Zintel Canyon	S.E. Beech Street and E. 27th Place	Create a 12-to-14-foot paved regional pathway from Zintel Canyon southeast along the Highlift Canal to S.E. Beech Street and E. 47th Place. The pathway will be located on the south side of the canal to avoid a pump station near S. Vancouver Street. East of S. Olympia Street, the pathway will be shared as a canal access road. Provide enhanced crossings at the intersections with S. Vancouver Street, W. 27th Avenue, S. Olympia Street, and W. 45th Avenue. Provide 10 foot signed, paved pathway connections to S. Buntin Loop, W. 37th Place/S. Kent Street, and Cascade Elementary School.	Gravel/dirt canal access road, both sides	KID	Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	2.6	\$4.7 million
Rx6	N. Fruitland Street	W. 1st Street	Sacagawea Heritage Trail	Provide an on-street 12 foot or greater paved regional pathway connection from the proposed regional loop to the Sacagawea Trail. Where ROW is not available behind the curb, utilize bike lane ROW to provide a sufficiently wide path and buffer.	Two through lanes, center turn lane, 5-foot bike lane, 6-foot sidewalk, and some planter strips; cross section is generally symmetrical	City of Kennewick	Available ROW should make the pathway feasible on either side of the roadway. The pathway will likely need to be less than 12 feet wide for much of this segment. Consider alternative alignments to connect the regional loop pathway to the waterfront. S. Washington Street, with improvements, provides an additional alternative. Coordinate with the Port of Kennewick and the Bridge-to-Bridge/River-to-Rail (BB/RR) Revitalization Plan.	0.7	\$1.2 million



Community Pathway Projects

Table 6: Community Pathway Project Details

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Approximate Length (mi)	Planning Level Cost Estimate
C1 (TIP 2025)	Duffy's Pond Pathway	N. Clover Island Drive	N. Gum Street	Provide connections completing the pathway loop around Duffy's Pond. – From the pathway at the southwest corner of the pond to the pathway at the northwest corner of the pond – From Duffy's Pond Park to the Sacagawea Heritage Trail on the levy – From southern point of the pond to the existing pathway on the east side of the pond – From the existing pathway on the east side of the pond to the Sacagawea Heritage Trail on the levy	Undeveloped ROW with significant slopes and some social trails	City of Kennewick, Army Corps of Engineers	Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	0.2	-
C2 (TIP 2025)	Keene Trail	N. Steptoe Street	N. Columbia Center Boulevard	From the City of Kennewick 2025-2030 TIP: <i>Construct pathway along abandoned rail line. Project will also include purchasing ROW in addition to installing a pedestrian signal across Steptoe and improved lighting.</i>	Unused and overgrown gravel road (retired rail ROW)	City of Kennewick	Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	0.9	-
C3	Removed from priority projects list, included in Future Connections as Project F8.								
C4	Fairgrounds loop; Columbia Canal #1	Benton County Fairgrounds	Northwest corner of canal loop, near E. 4th Avenue and S. Date Street	Create a 10-to-12-foot paved community pathway on the outside of the canal loop that contains the Benton County Fairgrounds, Eastgate Park, and the neighborhood between S. Elm Street, E. 10th Avenue, and S. Oak Street. On the north side of the loop, extend the pathway to the city boundary, approximately 800 feet southeast of E. 10th Avenue. Between the southern crossing of S. Gum Street and the eastern crossing of E. 10th Avenue, the pathway will be shared as a canal access road. Provide enhanced crossings at both crossings of S. Gum Street, both crossings of E. 10th Avenue, and the southern crossing of S. Oak Street. Provide a pathway connection to the proposed regional pathway loop on the Columbia Canal along the flume between E. 7th Avenue and E. 8th Avenue.	Gravel canal access road, outside of loop only	CID, Benton County	The west side of canal along Fairway Street south of E. 10th Avenue is in unincorporated Benton County. Space available for the pathway may be constrained along some sections due to a narrower canal ROW. Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	2.6	\$4.7 million
C5 (TIP 2027)	Highlift Canal	W. 4th Avenue	S. Edison Street near W. 7th Avenue	From the City of Kennewick 2025-2030 TIP: <i>KID ROW 4th to Edison Approx. 3,700 LF of 10 foot wide trail on KID ROW. Old channel has been piped. Presumes use of CDBG Funds.</i> Provide enhanced crossings at S. Kellogg Street and S. Edison Street.	Gravel canal access road, south side only	KID	The canal is piped for the entire length of this segment. Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	1.3	-
C6	Highlift Canal	S. Edison Street near W. 7th Avenue	S. Edison Street near W. 14th Avenue	Create a 10-to-12-foot paved community pathway connection on the south side of the canal from S. Edison Street near W. 7th Avenue to the proposed regional pathway loop at S. Edison Street near W. 14th Avenue. The pathway will be shared as a canal access road. Provide an enhanced crossing at W. 10th Avenue.	Gravel canal access road, south side only	KID	If not constructed with Project C5 (TIP 2027), provide an enhanced crossing at S. Edison Street near W. 7th Avenue. Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	0.6	\$1.1 million
C7	Highland Feed Canal	W. 7th Avenue	Zintel Canyon	Create a 10-to-12-foot paved community pathway along the Highland Feed Canal from W. 7th Avenue to Zintel Canyon. The pathway will be shared as a canal access road. Provide an enhanced crossing at S. Morain Street. At U.S. 395, widen the sidewalks on both sides of the highway to utilize the pedestrian crossing at W. 7th Avenue or W. 10th Avenue, approximately 650 feet north or south of the canal.	Gravel canal access road	KID	As funding allows, consider constructing a grade-separated over- or undercrossing of U.S. 395. The canal is piped for the entire segment. Segment was identified as a potential secondary pedestrian and bicycle route in the City of Kennewick Transportation System Plan (2018).	1.4	\$2.5 million



Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Approximate Length (mi)	Planning Level Cost Estimate
C8	Hansen Park Connector	Highland Feed Canal	W. 10 th Avenue	With new development, coordinate with Benton County to create a 10-to-12-foot paved community pathway from the proposed trail on the Highland Feed Canal (Project R6) to Hansen Park. Provide an additional connection to W. 12th Avenue. Provide an enhanced crossing at W. 10th Avenue.	Undeveloped land	Private	The majority of this alignment lies in unincorporated Benton County but is entirely encircled by the City of Kennewick.	0.3	-
C9	Lateral # 1 8	S. Columbia Center Boulevard	W. 10th Avenue	Create a 10-to-12-foot paved community pathway along the canal ROW from S. Columbia Boulevard to W. 10th Avenue. The pathway will be shared as a canal access road. Widen and complete the sidewalk to provide a 10-foot on-street pathway connection to the Highland Feed Canal (Project R6) along the west side of S. Columbia Center Boulevard. Provide an enhanced crossing to access the Lateral # 1 8 pathway.	Gravel canal access road, undeveloped ROW	KID	The canal is piped for the entire length of this segment.	0.9	-
C10	Highland Feed Canal	S. Edison Street	W. 19th Avenue	Create a 10-to-12-foot paved community pathway along the canal ROW. East of S. Sheppard Street, locate the path on the south side of the canal to avoid a pump station on the north side. Between S. Union Street and S. Sheppard Street, the pathway will be shared as a canal access road. Provide an enhanced crossing at S. Union Street.	Gravel access road, both sides	KID	There is an existing paved pathway along the piped canal section adjacent to Highlands Grange Park. Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	0.7	\$1.2 million
C11	Division Four Canal	S. Irving Street	U.S. 395 and W 27th Avenue	Create a 10-to-12-foot paved community pathway along the canal. At U.S. 395, provide a separated path along the highway to the intersection with W. 27th Avenue. Provide enhanced crossings at S. Irving Street, W. 27th Avenue, and Southridge Boulevard.	Gravel access road, both sides	KID	Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	1.0	-
C12	W. Hildebrand Boulevard / Amon Pump Lateral	Proposed regional pathway loop at W. Hildebrand Boulevard and Highland Feed Canal	S. Dawes Street	Create a 10-to-12-foot paved community pathway along the Amon Pump Lateral through the Southcliffe neighborhood. The pathway will be shared as a canal access road. Provide an enhanced crossing at S. Sherman Street. With future development, provide a spur pathway to a viewpoint park at the summit of Thompson Hill near W. 23rd Avenue and S. Sherman Street.	Gravel access road (both sides, when open channel), undeveloped ROW	KID, Private	Steep grades are present throughout this segment. The canal is piped west of W 22nd Avenue and east of the eastern water tower. There is an existing 6 foot path east of S. Grant Street; consider widening the existing path or modifying project extents to end at S. Grant Street. Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	3.0	\$5.0 million
C13	Horse Heaven Hills Park	Multiple	Multiple	Provide 10-to-12-foot community pathway connections to the existing pathways in Horse Hills Heaven Park through the lot shared by Bethlehem Lutheran, Horse Hills Heaven Park, and Horse Hills Heaven Middle School. – From W. 36th Avenue – From S. Ely Street via the undeveloped sewer ROW – From W. 27th Avenue Provide an enhanced crossing of W. 27th Avenue at S. Anderson Street to allow for low-stress access to the proposed regional pathway loop and Zintel Canyon.	Undeveloped sewer ROW, park, church, and school lots	Private, Bethlehem Lutheran Church, City of Kennewick, Kennewick School District	Requires private property acquisition to make the connection to S. Ely Street.	0.6	-



Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Approximate Length (mi)	Planning Level Cost Estimate
C14	Division Four Canal	S. Ely Street	S. Olympia Street	Create a 10-to-12-foot paved community pathway on the south side of the Division Four Canal from S. Ely Street to S. Olympia Street. Provide an enhanced crossing at S. Ely Street and two enhanced crossings of W. 45th Avenue: at the Division Four Canal and at S. Vancouver Street to provide low-stress access from the pathway to Project Cx2 (TIP 2026).	Gravel access road, both sides	KID	Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	1.6	-
Cx1 (TIP 2026)	Keene Trail	N. Columbia Center Boulevard	W. Skagit Avenue	From the City of Kennewick 2025-2030 TIP: <i>Island View to Vista Field Active Transportation Network: This project is the continuation of the Keene Trail from Center Parkway to Vista Park. The system will include a separated pathway from Center Parkway to Columbia Center Blvd., a bridge over Columbia Center Blvd, and continue on adjacent to Colorado and Umatilla Ave. as a separated pathway from the bridge to Kellogg. At Kellogg, the trail would travel southward to the Vista Park.</i>	Low-stress shared roadway without sidewalks	City of Kennewick	Consider extending the project beyond the southern terminus shown in the TIP to connect to the in-process development at Vista Field. Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	0.7	-
Cx2 (TIP 2026)	S. Vancouver Street	W. 37th Avenue	W. 45th Avenue	From the City of Kennewick 2025-2030 TIP: <i>Vancouver St. Pedestrian Pathway - 37th Ave. to 45th Ave. Approx. 2,300 LF of paved pathway constructed on the west side of Vancouver to serve as a Safe Route to School.</i> Provide an enhanced crossing at W. 36 th Avenue.	Moderate-stress shared roadway without sidewalks	City of Kennewick	Consider extending the project to W. 36th Avenue to provide access to Horse Heaven Hills Middle School and the proposed pathways that connect to the regional pathway loop and Zintel Canyon (Project C12). Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	0.4	-
Cx3	W. Canal Drive	W. Umatilla Avenue	Lawrence Scott Park	Provide direct access from the neighborhood north of W. Umatilla Avenue to Lawrence Scott Park via an enhanced crossing of W. Canal Drive near N. Lincoln Street.	High-volume, high-speed arterial roadway	City of Kennewick	Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	N/A	-
Cx4	Zintel South Access	W. 27 th Avenue	S. Ely Street	Provide direct access from the Canyon Lakes neighborhood and the neighborhood along W. 24th Avenue to the southern trailhead for the Spirit of America Trail in Zintel Canyon via enhanced crossings of W. 27th Avenue and S. Ely Street.	High-volume, high-speed arterial roadways	City of Kennewick	Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	N/A	-



Unpaved Trail Projects

Table 7: Unpaved Trail Project Details

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Approximate Length (mi)
U1	Division Four Canal	S. Clodfelter Road	S. Irving Street	Formalize a 10-to-12-foot unpaved trail along the canal, to be shared as a canal access road. Provide an unpaved trail connection to the Highland Feed Canal near S. Kansas Place.	Gravel access road, north side only	KID	South of Bob Olson Parkway, update unpaved trail to a paved 10-to-12-foot community pathway with new development.	4.0
							The westernmost 700 feet and the ½ mile between S. Joliet Street and S. Columbia Canter Boulevard are located in unincorporated Benton County.	
				Provide an enhanced crossing of Bob Olson Parkway.			If not constructed with Project C10, provide an enhanced crossing at S. Irving Street.	
							Coordinate connections to on-street facilities recommended in the draft BFCOG Regional Bicycle Plan.	
U2	Thomspon Hill	Division Four Canal	W. 23 rd Avenue	Provide a 10-to-12-foot unpaved trails on the northern slope and summit of Thomspon Hill, connecting to W. Belfair Street and to the proposed trails on the Division Four canal (Project U1) and AP Lateral canal (Project C11).	Gravel and dirt access roads	Friends of Badger Mountain, Private	The parcel just north of W. 22nd Avenue is owned by Friends of Badger Mountain. However, access to this parcel crosses privately-owned land or steep grades. Coordinate with future development of these adjacent parcels to provide ROW for a trail. A sewer mainline may provide an easement along the western portion of the north slope of Thomspon Hill.	0.9
U3	Canal parallel to I-82	Western end of the canal and gravel access road	E. Christenson Road	Formalize a 10-to-12-foot unpaved trail along the canal, to be shared as a canal access road. Provide an enhanced crossing of Southridge Boulevard.	Gravel access road, north side only	KID	Upgrade the unpaved trail to a paved 10-to-12-foot community pathway with new development.	2.1
U4	Division Four Canal	S. Olympia Street	Southeast City boundary	Formalize a 10-to-12-foot unpaved trail on the north side of the canal. Coordinate with new development in the area.	Gravel access road, both sides	KID	Consider updating to a paved 10-to-12-foot community pathway with new development.	1.1



Natural Trail Projects

Table 8: Natural Trail Project Details

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Approximate Length (mi)
N1	Blackberry Canyon	Canyon View Elementary School	W. 22nd Avenue	Formalize the sewer service road to and create a 4-to-10-foot natural trail through Blackberry Canyon.	Open space	City of Kennewick and Kennewick School District	The alignment generally follows a sewer easement but crosses private property in multiple locations. Direct connections to facilities recommended in the draft BFCOG Regional Bicycle Plan are likely; consider connectivity and coordination.	0.4
N2	Canyon Lakes open space	W. Canyon Lakes Drive	S. Ely Street	Create a 4-to-10-foot unpaved trail through the undeveloped land, providing a neighborhood connection to Horse Heaven Hills Park (via Project C12) and Zintel Canyon (via S Ely Street).	Private property/Open space	Private	Requires acquisition of private property. Direct connections to facilities recommended in the draft BFCOG Regional Bicycle Plan are likely; consider connectivity and coordination.	0.2
N3	Pheasant Run open space	S. Quincy Place	Highlift Canal	Create a 4-to-10-foot unpaved trail through the undeveloped land, providing a neighborhood connection to the proposed regional pathway along the Highlift Canal (Project R11).	Private property/Open space	Private	Requires acquisition of private property.	0.1
N4	Inspiration Hill	Inspiration Park	W. 53rd Avenue	Create a 4-to-10-foot unpaved trail along the existing service road parallel to and uphill of W. 51st Avenue and W. 52nd Avenue, providing connections to Inspiration Park and the cul-de-sac on W. 53rd Avenue.	Private property; undeveloped ROW	Private	Requires acquisition of private property.	1.0
N5	Sewer ROW	W. 52nd Avenue	Proposed regional pathway near Elliott Lake (Project R1)	Formalize a 4-to-10-foot unpaved trail along the sewer easement, providing a neighborhood connection to the proposed regional pathway (Project R1).	Private property	Private	Requires acquisition of private property. Consider updating to a paved 10-to-12-foot community pathway with new development.	0.4





Proposed Pathways and Trails

- Regional Pathway
- Community Pathway
- Unpaved Trail
- Natural Trail

Proposed On-Street Pathways

- Regional Trail
- Community Pathway
- Crossing Projects

Existing Pathways and Trails

- Irrigation Canals
- Railroad
- Kennewick City Limits

Parks

- Schools
- Libraries
- Hospitals



Figure 1
Project Map

KITTelson
& ASSOCIATES

FUTURE CONNECTIONS

Future Connections require more extensive right-of-way, land redevelopment, or more complex agency/landowner coordination. These projects should be monitored and considered as existing conditions change and new opportunities present themselves.

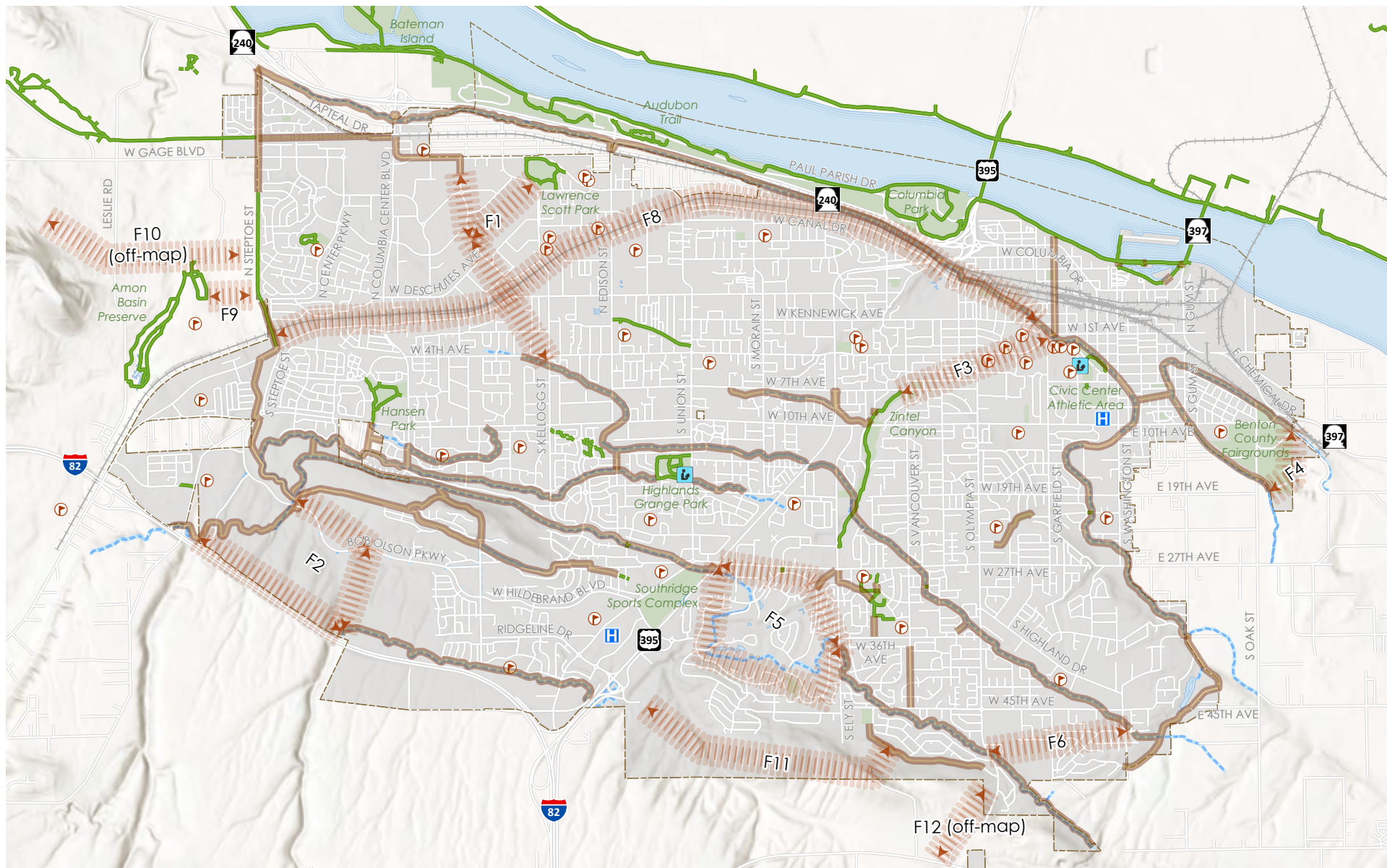
Table 9: Future Connection Project Details

Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Approximate Length (mi)
F1	Vista Fields	Multiple	Multiple	With new development, provide 10-to-12-foot community pathway connections to Vista Fields from the following locations: – Crosswind Boulevard and W. Okanogan Place (southern extent of Project Cx1, TIP 2026) – Lawrence Scott Park, providing an enhanced crossing of N Kellogg Street – Highlift Canal Trail (Project C5, TIP 2027)	Redevelopment in process	Port of Kennewick		2.0+
F2	Southridge loop	Bob Olson Parkway	Interstate 82	With new development, provide 10-to-12-foot community pathway connections completing a loop following the Division Four Canal, Bob Olson Parkway, and I-82. Provide connections to the canal along W. Hildebrand Boulevard and the western extent of the proposed unpaved trail parallel to I-82.	Undeveloped land	Private	Requires acquisition of private property. This loop can be connected to the larger trail network via W. Hildebrand Boulevard north of Bob Olson Parkway (Projects N11 and U1).	2.4+
F3	Zintel Canyon to Downtown Kennewick	Northern end of Zintel Canyon	Downtown Kennewick/ Kennewick High School	Collaborate with Kennewick Public Works to identify on-street trail connections between the northern end of Zintel Canyon and Downtown Kennewick/Kennewick High School, connecting to the proposed regional pathway loop on the Columbia Canal.	Highly developed suburban area	City of Kennewick		1.1+
F4	Fairgrounds loop	S. Yew Street	Columbia Canal	With redevelopment of the fairgrounds, complete the fairgrounds trail loop by providing a 10-to-12-foot community pathway between S. Yew Street and the Columbia Canal near E. 19th Avenue.	Fairgrounds under redevelopment	Benton County		0.5+
F5	Canyon Lakes	U.S. 395	S. Ely Street	Collaborate with Kennewick Public Works to identify on-street trail connections between the Southridge Sports and Events Complex and S. Ely Street and W. 36th Avenue, connecting Projects C11 and C14.	Highly developed suburban area with golf course	City of Kennewick	The Division Four Canal runs through the Canyon Lakes Golf Course along this section. The golf course owns and manages the land, and KID has an easement to operate the canal. A path on this section of canal road is not compatible with golf course use. There are several spots where the road traverses the ball flight path, potentially posing a safety concern.	1.0+
F6	S.E. City boundary	S. Olympia Street	Sewer easement near Elliott Lake	With new development, establish a trail connection between the proposed Division Four Canal trail near S. Olympia Street and the regional pathway loop near E. 47th Place.	Some undeveloped land, some highly developed suburban area	Private, City of Kennewick	Requires acquisition of private property.	1.0+



Project ID	Alignment	Extent 1	Extent 2	Project Description	Existing condition	ROW owner	Notes	Approximate Length (mi)
F7	SH-240 crossing(s) <i>*Not shown on map</i>	Kennewick street network	Columbia Park	Provide one or more pathway crossings of SH-240, providing north-south connections to Columbia Park and the Sacagawea Trail. Alignments other than N. Edison Street will require the construction of a bridge over the highway.	Highly developed land with few undeveloped lots	Private, City of Kennewick, KID	Consider the following locations for origin points south of the highway: – N. Yelm Street or N. Ely Place (requires a larger and more complex structure) – N. Neel Street to N. Morain Loop (requires private property acquisition and multiple structures) – N. Williams Street (requires private property acquisition) – N. Edison Street (on-street, constrained ROW) – N. Harrison Street (requires private property acquisition from NW Pipeline Corporation—gas pipeline on property) – N. Kellogg Street to N. Osbourne Street. (KID parcel at northern terminus of N. Osbourne Street) The draft BFCOG Regional Bicycle Plan recommends crossings of SH-240 at N. Steptoe Street and N. Edison Street; consider connectivity and coordination. N. Edison Street was identified as a secondary pedestrian and bicycle route in the City of Kennewick Transportation System Plan (2018). A “location to be determined” crossing is also shown between N. Steptoe Street and N. Columba Center Boulevard.	Varies
F8	BNSF Rail ROW	S. Steptoe Street	W. Canal Drive and W. Carmichael Drive	Create a 10-to-12-foot paved community pathway along the south side of the BNSF rail ROW that runs along W. Clearwater Avenue and W. Canal Drive. Utilize existing signalized crossings at N. Columbia Center Boulevard and N. Canal Drive/N. Volland Street. Install enhanced crossings at N. Kellogg Street and N. Edison Street. Provide a direct paved pathway connection to Kamiakin High School.	Undeveloped ROW with significant slopes and some social trails	BNSF, City of Kennewick	This alignment has considerable challenges with grades. The rail is below the adjacent development for much of this segment, and many of the crossings (most notably W. Canal Drive near N. Volland Street) will require ADA accessible ramps.	5.7
F9	Amon Basin	Regional pathway loop on N. Steptoe Street	Amon Creek Natural Preserve	Coordinate with the City of Richmond to provide a short on-street connection to the Amon Creek Natural Preserve, potentially using Center Parkway or Broadmoor Street.	Collector streets with 5-foot sidewalks	City of Richmond	The Amon Creek Natural Preserve is owned by the City of Richmond. Access may also be provided by an overcrossing of the BNSF railway along W. Clearwater Avenue. This option would provide more direct and lower-stress access to the preserve for trail users, but would require a higher construction budget, private property acquisition, and coordination with BNSF and the City of Richland.	0.7-1.0
F10	Badger Mountain	Regional pathway loop on N. Steptoe Street	Badger Mountain Centennial Preserve	Coordinate with the City of Richmond to provide pathway connections to the Badger Mountain Centennial Preserve trailhead at Queensgate Drive and White Bluffs Road, potentially utilizing the service road for the East Badger Lateral Canal.	Suburban development, gravel access road	City of Richmond, KID	The Badger Mountain Centennial Preserve is operated by Benton County.	4.0+
F11	Inspiration Point and the State Patrol Mountain Bike Area	Southern boundary of Kennewick	Established trail network	Coordinate with Benton County to provide Natural Trail connections to the summit south of S. Ely Street—locally known as “Inspiration Point” or “Olympia Hill”—and the unofficial mountain bike trail network south of the Zintel Canyon dam—locally known as the “State Patrol” area.	Undeveloped land	Private, City of Kennewick	Connections to this area could be established from many origins, including Ridgeline Drive (utilizing an underpass of U.S. 395), S. Zintel Way, Inspiration Park, and S. Olympia Street. The majority of the land in this area is privately held, however, informal public recreational access and trail development is occurring. Opportunities to formalize existing trails should be considered with future development of the land.	1.0+
F12	Jump Off Joe and the Horse Heaven Hills	Southern boundary of Kennewick	Established trail network	Coordinate with Benton County to provide Community Pathway connections to the large bluff south of Kennewick known locally as “Jump Off Joe,” potentially providing wayfinding signage and a short on-street connection along S.R. 397 to utilize S. Owens Road and Jump Off Joe Road.	Undeveloped land, unpaved service roads	Private, Department of Natural Resources	The construction of a mountain bike trail system is currently in progress on the south slope of Jump Off Joe.	6.3+





Proposed Pathways and Trails

- Future Connection
- Proposed Pathways and Trails

Existing Pathways and Trails

- Existing Pathways and Trails
- Irrigation Canals

- Railroad

- Kennewick City Limits

Parks

- Schools
- Libraries
- Hospitals



Figure 2
Future Connections

Funding Opportunities

There are many funding opportunities available to augment internal revenue sources as the City of Kennewick looks to invest in pathway and trail programming and infrastructure. Existing funding opportunities are summarized in Table 10. Continuous monitoring of opportunities will be important as the funding climate is dynamic. *Activation* Project A2 establishes a budget line item to dedicate staff and resources for monitoring and pursuing grants.

Many canals and railways in Kennewick have been found to be eligible to be designated as national historic sites by Washington's Department of Archeology and Historic Preservation. The City may wish to pursue such designations in order to make additional funding opportunities available in support of project development.

Table 10: Funding Opportunities

Funding Source	Description	Funding Amount	Match Requirements	Eligibility	Grant Cycle Frequency	Website	Land Acquisition	Funding Function Planning and/or Design	Construction	Maintenance
Federal Programs										
Surface Transportation Block Grant (STBG)	The federal Surface Transportation Block Grant program is the most flexible of all the federal transportation programs and provides the most financial support to local agencies. Eligible projects include bicycle, pedestrian, and recreational trails. Funds are distributed by WSDOT to the local MPOs and county lead agencies.	Varies	20% non-federal match	All public agencies and metropolitan planning organizations (MPOs) that are responsible for eligible transportation facilities	Annually, usually the first or second quarter of the fiscal year.	https://wsdot.wa.gov/business-wsdot/support-local-programs/funding-programs/surface-transportation-block-grant		X	X	
Transportation Alternatives Program (TA)	The Transportation Alternatives Program is a set-aside for STBG funds. The TA Program funds smaller-scale projects that expand transportation options for non-drivers. Projects could include pedestrian and bicycle facilities, recreational trails, safe routes to school projects, community improvements such as historic preservation and vegetation management, and environmental mitigation related to stormwater and habitat connectivity.	Varies	20% non-federal cash match	Local agencies, MPOs, regional transportation authorities, transit agencies, natural resource or public land agencies, school districts, local education agencies or schools, tribal governments, and any other local or regional governmental entity with responsibility for oversight of transportation that the State determines to be eligible	Annually, usually the first or second quarter of the fiscal year.	https://wsdot.wa.gov/business-wsdot/support-local-programs/funding-programs/transportation-alternatives		X	X	
Highway Safety Improvement Program (HSIP)	The HSIP is a federal program that allows states, and the local governments within them, to target safety funds to their most critical safety needs. This includes funding to local agencies through the County Safety Program, City Safety Program, and Rail-Highway Safety Program.	Varies	Unknown	Cities must submit a local road safety plan that addresses fatal and serious injury crashes and systemic safety needs to be eligible to apply to the City Safety program.	Biannual on even years—next cycle in 2026	https://wsdot.wa.gov/business-wsdot/support-local-programs/funding-programs/highway-safety-improvement-program		X	X	
	The City Safety program provides funding for projects that reduce fatal and serious injury crashes on city/town streets and state highways using engineering improvements/countermeasures. The program includes two subprograms: Spot Location and Systemic.			The Railway-Highway Crossing program provides funding for safety improvements to reduce the number of fatalities, injuries, and crashes at public grade crossings. The program must use at least 50% of these funds to install or upgrade protective devices at railroad crossings.						
Bureau of Reclamation WaterSMART Program	The WaterSMART Program provides financial assistance to support water management improvements, planning and design activities, water reclamation and reuse projects, establishment and development of collaborative watershed groups, watershed management projects, habitat restoration and improved fish passage, a comprehensive approach to drought planning, implementation actions to proactively address water shortages, and other similar projects that contribute to sustainability in the Western United States.	Varies	Unknown	States, tribes, and local entities in the American West.	Varies	https://www.usbr.gov/waterSMART/index.html		X	X	



Funding Source	Description	Funding Amount	Match Requirements	Eligibility	Grant Cycle Frequency	Website	Funding Function			
							Land Acquisition	Planning and/or Design	Construction	Maintenance
State Programs										
Pedestrian & Bicycle Program	The Pedestrian and Bicycle program objective is to improve the transportation system to enhance safety and mobility for people who choose to walk or bike. Program Purpose: (1) Eliminate pedestrian and bicyclist fatal and serious injury traffic crashes. (2) Increase the availability of connected pedestrian and bicyclist facilities that provide low traffic stress and serve all ages and abilities. (3) Increase the number of people that choose to walk and bike for transportation. Project types include pedestrian/bicycle safety and/or mobility infrastructure improvements. and development/design-only projects that will result in a ready-to-construct pedestrian or bicycle improvement project (can include tactical urbanism).	No limit	No match required	All public agencies in WA are eligible.	Annual, usually the first quarter.	https://wsdot.wa.gov/business-wsdot/support-local-programs/funding-programs/pedestrian-bicycle-program		X	X	
Safe Routes to School (SRTS)	The purpose of the Safe Routes to Schools Program (SRTS) is to improve safety and mobility for children by enabling and encouraging them to walk and bicycle to school. Funding from this program is for projects within two-miles of primary, middle and high schools (K-12). Program purpose: (1) Enable and encourage children, including those with disabilities, to walk, roll, and bicycle to school. (2) Make bicycling and walking to school a safer and more appealing form of transportation, encouraging a healthy and active lifestyle from an early age. (3) Facilitate the planning, development, and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of schools.	Varies based on availability of funding	No match required	All public agencies in WA are eligible. For pedestrian/bicycle safety infrastructure improvements within 2 miles of a school.	Bi-annual as part of the state budget process	https://wsdot.wa.gov/business-wsdot/support-local-programs/funding-programs/safe-routes-school-program		X	X	
Land and Water Conservation Fund (LWCF)	The Land and Water Conservation Fund provides funding to preserve and develop outdoor recreation resources, including parks, trails, and wildlife lands. Projects include land acquisition (buying land and water to expand parkland or protecting wildlife habitat), and trail development. Other eligible projects include providing public access to water resources, protecting historic and cultural sites, conserving natural landscapes, and renovating community parks.	\$200,000 - \$2 million	50% match required	Local agencies. To apply for this funding, grant applicants must have completed a comprehensive recreation plan.	Bi-annual	https://rco.wa.gov/grant/land-and-water-conservation-fund/	X	X	X	
Washington Wildlife and Recreation Program - Recreation Projects - Trails Category	The Washington Wildlife and Recreation Program provides funding for a broad range of land protection and outdoor recreation, including local and state parks, trails, water access, and the conservation and restoration of state land. The Washington Wildlife and Recreation Program was envisioned as a way for the state to accomplish two goals: acquire valuable recreation and habitat lands before they were lost to other uses and develop recreation areas for a growing population. The program provides grants to create or improve public trails open to pedestrians, equestrians, or bicyclists.	\$1 million	Match varies	Local agencies. To apply for this funding, grant applicants must have completed a comprehensive recreation plan.	Bi-annual	https://rco.wa.gov/grant/washington-wildlife-and-recreation-program-recreation/	X	X	X	
Outdoor Recreation Legacy Partnership	The program provides funding to preserve and develop outdoor recreation resources, including parks, trails, and wildlife lands. The program focuses on projects that benefit urban areas of thirty thousand or more people, and which are underserved in terms of parks and recreation resources, and which have significant numbers of people who are economically disadvantaged. projects are intended to create new spaces, revitalize existing parks, and connect people with the outdoors.	\$250,000 - \$750,000 for projects and up to \$75,000 for planning projects	1 to 1 match with non-federal dollars	Local agencies. To apply for this funding, grant applicants must have completed a comprehensive recreation plan.	Unknown	https://rco.wa.gov/grant/lwcf-orlp-grants/	X	X	X	



Funding Source	Description	Funding Amount	Match Requirements	Eligibility	Grant Cycle Frequency	Website	Funding Function			
							Land Acquisition	Planning and/or Design	Construction	Maintenance
Local Programs										
Kennewick Community Development Block Grant	This program provides grants for neighborhood revitalization, affordable housing, expand economic opportunities, and/or improve community facilities and services. All projects and programs must principally benefit low-and moderate-income persons.	Varies	Varies; projects that have matching funds are preferred	Non-profits and local agencies	Annual	https://www.go2kennewick.com/620/Community-Development-Block-Grant		X	X	X
Hanford Area Economic Investment Fund	This program finances projects that diversify the local industry and create living wage jobs in Benton and Franklin Counties.	Varies	Unknown	Counties, cities, towns, port districts, special purpose districts, and municipal or quasi-municipal corporations with economic development purposes within Benton and Franklin Counties	Unknown; accepts up to 2 applications per entity per year	https://www.commerce.wa.gov/haeif/	X	X	X	X
Benton County 2024-2029 Six-Year Transportation Improvement Program (TIP)	The Benton County TIP includes a set-aside to “construct and repair paths and trails, as required. (Emergent paths projects).” (Page 30). The draft 2025-2030 TIP maintains this line item.	\$20,000 /year	Unknown	Unknown	Unknown	https://www.bentoncounty.wa.gov/pview.aspx?id=10589&catid=4			X	X



Partnership Opportunities

A variety of organizational partnerships will be required to realize the vision laid out in this plan. The Kennewick and Columbia Irrigation Districts and Kennewick Water and Sewer Services will be key partners to include early and often in the project planning process; many of the identified alignments utilize easements and access roadways managed by these utilities. Table 11 summarizes many potential partner roles in this process.

Table 11: Partnership Opportunities

Possible Partner	Opportunities
Agencies	
Washington State Department of Transportation (WSDOT)	Provide funding opportunities including SRTS, STBG, and TA. Facilitate critical trail connections using or crossing WSDOT roads.
City of Kennewick Community Planning	Provide funding opportunities through the Community Development Block Grant. Provide connections to the pathway and trail network through neighborhoods via planning entitlements.
City of Kennewick Public Works	Manage on-street facility and crossing construction projects. Provide traffic counting technology and aid in trail user counts.
Benton County Land Use and Planning	Coordinate on planning for regional trail connections to build out the trail network.
Benton County Public Works	Coordinate on the construction and maintenance of regional trail connections.
City of Pasco	Coordinate regional trail connectivity. Coordinate funding opportunities.
City of Richland	Coordinate regional trail connectivity. Coordinate funding opportunities.
Benton-Franklin Council of Governments	Provide funding opportunities for planning, design, and construction of the trail network as the local MPO, including through the STBG and TA programs.
Army Corps of Engineers	Coordinate funding opportunities and project completion in Columbia River Park, along the Sacagawea Trail, and other wetland and waterbody areas.
Tribes	
Confederated Tribes of the Umatilla Indian Reservation	Coordinate on funding opportunities and trail design and development.
Confederated Tribes and Bands of the Yakama Nation	Coordinate on funding opportunities and trail design and development.
Nez Perce Tribe	Coordinate on funding opportunities and trail design and development.
Railroads	
Port of Benton Southern Connection Rail Line	Coordinate regional trail connectivity by authorizing safe trail crossings.
Union Pacific Railroad - Class 1 Railroad	Coordinate regional trail connectivity by authorizing safe trail crossings.
BNSF - Class 1 Railroad	Coordinate regional trail connectivity by authorizing safe trail crossings.
Utilities	
Benton PUD - Electricity	Coordinate regional trail connectivity by authorizing easements or trail construction/use within easements.
Cascade Natural Gas	Coordinate regional trail connectivity by authorizing easements or trail construction/use within easements.
Kennewick Water and Sewer Services	Coordinate regional trail connectivity by authorizing easements or trail construction/use within easements.

Possible Partner	Opportunities
Kennewick Irrigation District	Authorize public access on canal trails. Coordinate capital project funding for trail development projects, maintenance of canal trail infrastructure.
Columbia Irrigation District	Authorize public access on canal trails. Coordinate capital project funding for trail development projects, maintenance of canal trail infrastructure.
Public Health & Public Land Organizations	
Tri-Cities Community Health	Contribute to trail system programming for increased trail use.
Trios Health	Provide funding for trail development, event sponsorships. Conduct programs that promote trail use and active transportation.
Benton-Franklin Health District	Develop community health profiles, health impact assessments.
Trust for Public Land	Provide assistance with right-of-way acquisition and trail development.
National Park Service: Rivers, Trails, & Conservation Assistance (RTCA) Program	Assist communities and public land managers in developing outdoor recreation opportunities. Provide technical assistance with community outreach, trail mapping, coalition-building, and other public engagement activities.
Community Organizations	
Friends of Badger Mountain	Advocate for trail system development. Provide community education and promotion. Coordinate on funding for community trail programs and projects.
Bike Tri-Cities	Advocate for trail system development. Provide community education and promotion. Coordinate on funding for community trail programs and projects.
Shrub Stepp Alliance	Provide hands-on volunteering for trail maintenance and development. Advocate for trail system development. Provide community education and rides. Coordinate on funding for community trail programs and projects.
Visit Tri-Cities	Advocate for trail system development. Provide regional marketing and economic development promoting the trail system to visitors and residents. Coordinate funding for community trail programs and projects. Provide funding for signage and wayfinding.
Chinook Cycling Club	Advocate for trail system development. Provide community education, rides, and races. Coordinate funding for community trail programs and projects.
Washington Trails Alliance	Advocate for trail system development. Coordinate funding for community trail programs and projects.
Evergreen Mountain Bike Alliance	Provide expertise in trail system design, advocacy, and promotion. Coordinate funding for community trail programs and projects.
Other Non-Profit Organizations	Advocate for and promote trail system development and use. Provide community education. Coordinate funding for community trail programs and projects.
Other Community & Economic Development Organizations	Advocate for and promote trail system development and use. Provide community education. Coordinate funding for community trail programs and projects.

Attachment: Project Prioritization

New pathways, trails, and/or crossings were scored according to the criteria described in Table 12.

Table 12: Prioritization Criteria

Prioritization Criteria	0	1	2
1 Does the project provide a new functional, accessible, and comfortable connection for people walking, biking and rolling?	Does not provide new connectivity: a parallel low-stress route (generally a neighborhood street or trail) currently exists within ¼ mile of the project	Provides some new connectivity: a parallel moderate stress route (generally a bike lane and curb tight sidewalk) currently exists within ¼ mile of the project	Provides new connectivity: parallel facilities currently do not exist within ¼ mile of the project
2 Does the project provide a connection to the existing trail system or fill a gap? <i>Considers gravel access roads as existing trails</i>	The project does not connect to any existing trails	The project connects directly to an existing trail	The project connects two or more existing trails to one another
3 Does the project increase residents' access to critical community destinations?	No public facilities ² or commerce centers are in the vicinity of the project	A public facility or commerce center is accessible from the project via local streets or within ¼ mile	A public facility or commerce center is accessible directly from the project
4 Does the project provide access for underrepresented communities³?	The project is not within ½ mile of an underrepresented community	The project is within ½ mile of an underrepresented community	The project connects directly to an underrepresented community
5 How many residents will be near the trail network because of the project?	Provides access to fewer residents (population within ½ mile is less than the 33rd percentile among all projects)	Provides access to more residents (population within ½ mile is between the 33 rd and 67 th percentiles among all projects)	Provides access to many residents (population within ½ mile is at or more than the 67 th percentile among all projects)
6 What is the feasibility/constructability of the project?	The project requires extensive ROW acquisition, requires easements from railroads, and/or has topographical constraints	The project requires minimal ROW acquisition, minimal easements from railroads, and/or has minor topographical constraints	The project alignment is within City, Irrigation District, or other public agency ROW, and there are minimal topographical constraints

² Public facilities include schools, community centers, medical services, and libraries.

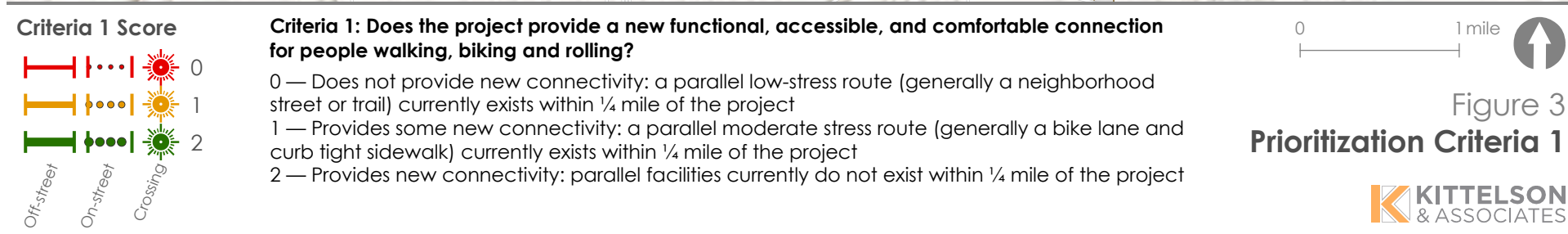
³ An underrepresented community is a health, transportation, or workforce development disadvantaged community, as defined by the [EPA IRA Disadvantaged Communities map](#).

Table 13 shows prioritization scores for all projects in descending order by total score.

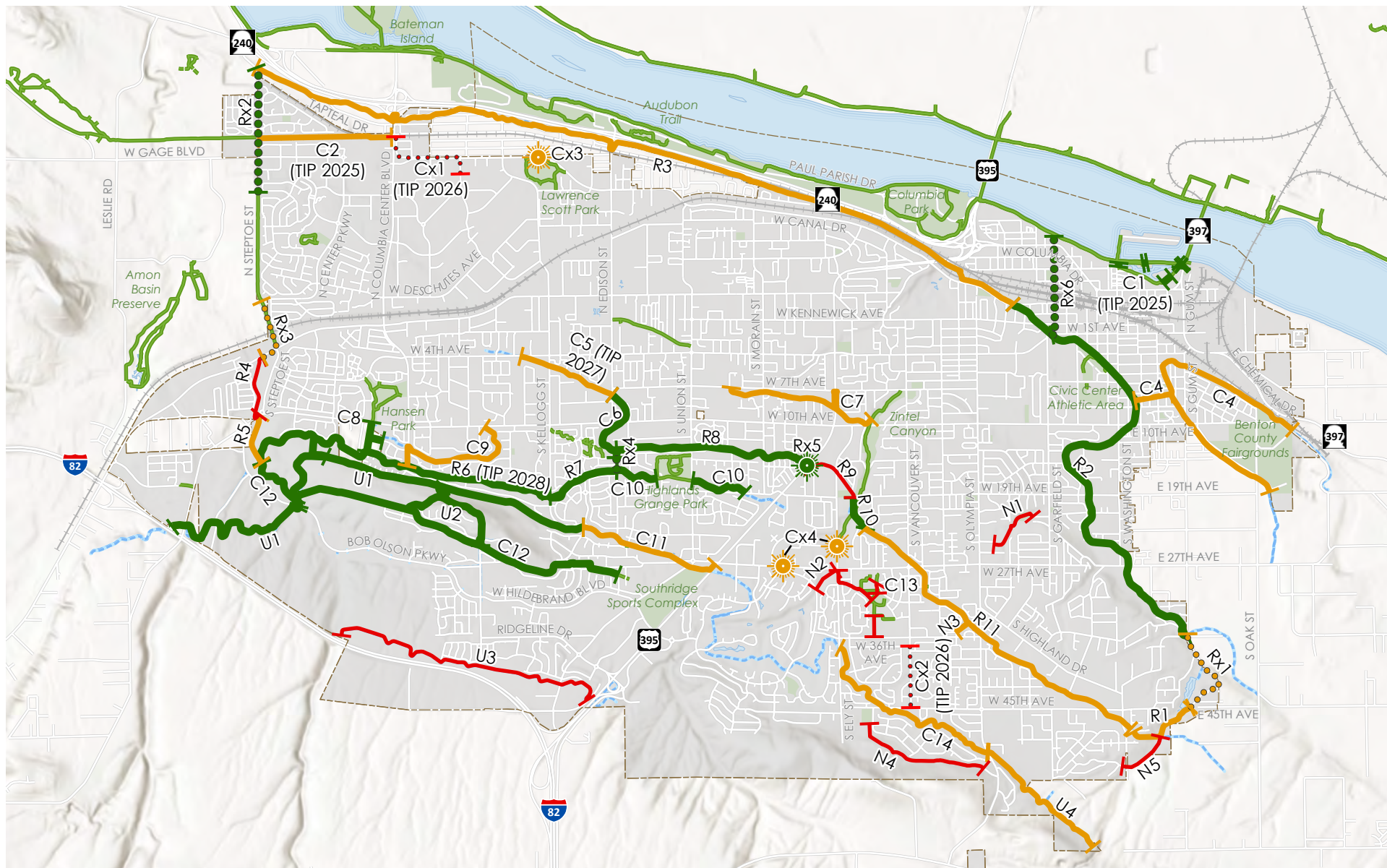
Table 13: Project Prioritization Scores

Project ID	Prioritization Criteria						Total Score	Rank
	1	2	3	4	5	6		
R2	2	2	2	2	2	2	12	1
C4	2	1	2	2	2	2	11	2
R8	2	2	1	2	2	2	11	2
C10	1	2	2	1	2	2	10	4
C7	2	1	2	2	2	1	10	4
Rx6	1	2	2	2	1	2	10	4
C12	2	2	2	0	1	2	9	7
C6	2	2	0	2	1	2	9	7
R11	2	1	2	0	2	2	9	7
C2 (TIP 2025)	1	1	2	0	2	2	8	10
C5 (TIP 2027)	1	1	0	2	2	2	8	10
R3	2	1	0	2	2	1	8	10
R6 (TIP 2028)	1	2	1	0	2	2	8	10
Rx2	1	2	2	0	2	1	8	10
U1	2	2	0	0	2	2	8	10
C13	1	0	2	0	2	2	7	16
N1	2	0	2	1	1	1	7	16
C11	1	1	1	0	1	2	6	18
C14	1	1	0	0	2	2	6	18
C9	0	1	2	0	1	2	6	18
Cx2 (TIP 2026)	2	0	1	0	1	2	6	18
R7	0	2	0	1	1	2	6	18
Rx5	2	2	0	2	0	0	6	18
U3	2	0	2	0	0	2	6	18
Cx1 (TIP 2026)	1	0	2	0	0	2	5	25
Cx3	2	1	0	0	0	2	5	25
Cx4	1	1	0	0	1	2	5	25
R10	2	2	0	0	1	0	5	25
R9	2	0	0	1	1	1	5	25
Rx3	1	1	1	0	1	1	5	25
Rx4	0	2	0	1	0	2	5	25
U4	2	1	0	0	0	2	5	25
C8	2	2	0	0	0	0	4	33
N3	1	1	0	0	1	1	4	33
R1	2	1	0	0	0	1	4	33
U2	2	2	0	0	0	0	4	33
C1 (TIP 2025)	0	2	0	0	0	1	3	37
N2	1	0	1	0	1	0	3	37
R5	0	1	0	0	0	2	3	37
Rx1	2	1	0	0	0	0	3	37
N5	2	0	0	0	0	0	2	41
R4	1	0	0	0	0	1	2	41
N4	0	0	0	0	0	0	0	43

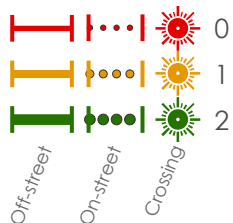
Figure 3 through Figure 8 shows the prioritization scores on maps of the proposed projects.



KITTELSON
& ASSOCIATES



Criteria 2 Score



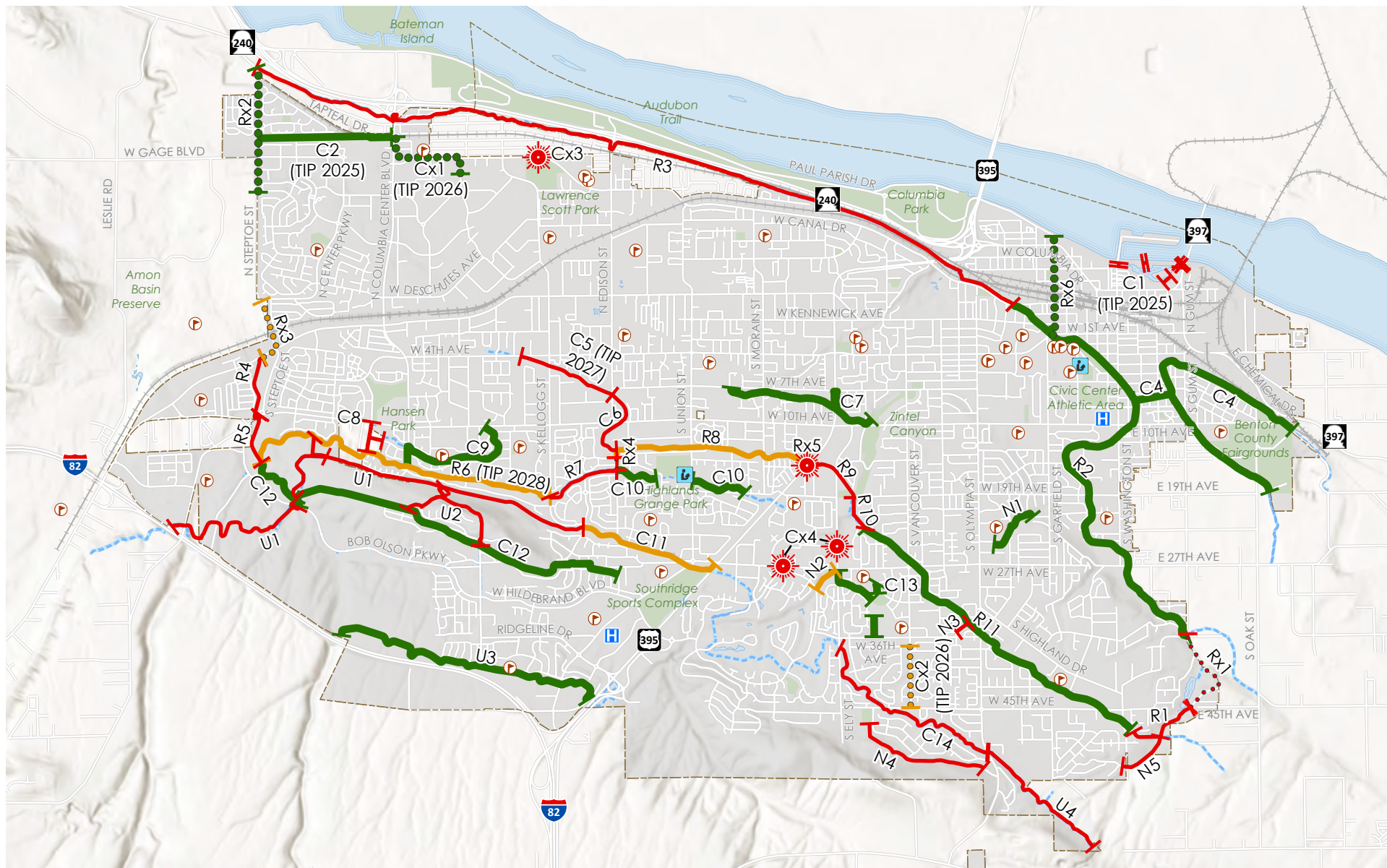
Criteria 2: Does the project provide a connection to the existing trail system or fill a gap?
(assumes that gravel access roads are considered existing trails)

- 0 — The project does not connect to any existing trails
- 1 — The project connects directly to an existing trail
- 2 — The project connects two or more existing trails to one another

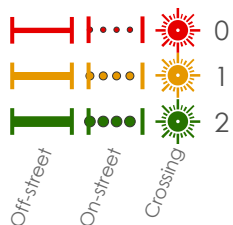
Existing Pathways and Trails



Figure 4
Prioritization Criteria 2



Criteria 3 Score

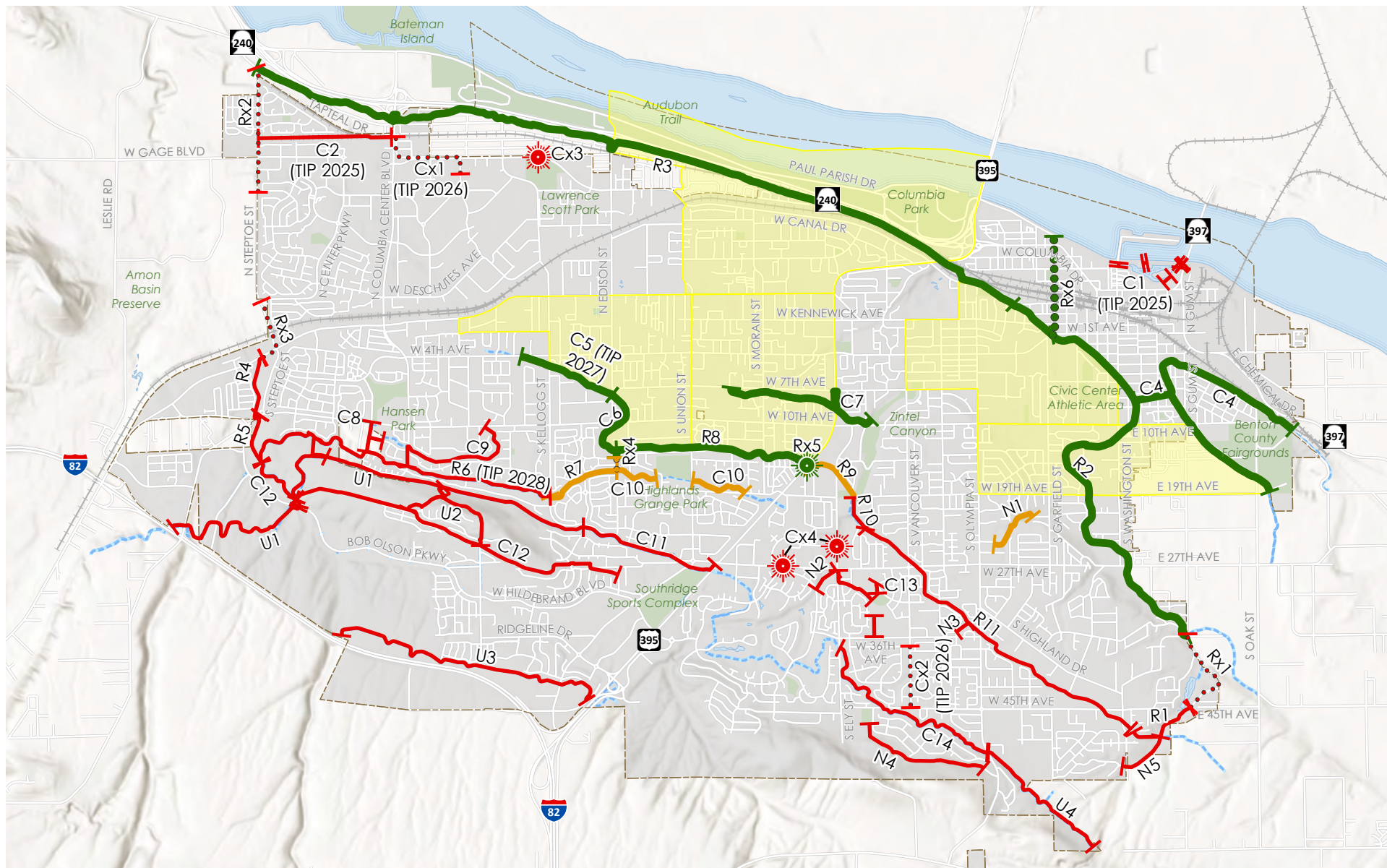


Criteria 3: Does the project increase residents' access to critical community destinations?

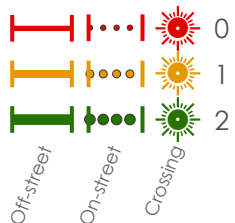
- 0 — No public facilities (including schools, community centers, medical services, and libraries) or commerce centers are in the vicinity of the project
- 1 — A public facility or commerce center is accessible from the project via local streets or within ¼ mile
- 2 — A public facility or commerce center is accessible directly from the project



Figure 5
Prioritization Criteria 3



Criteria 4 Score



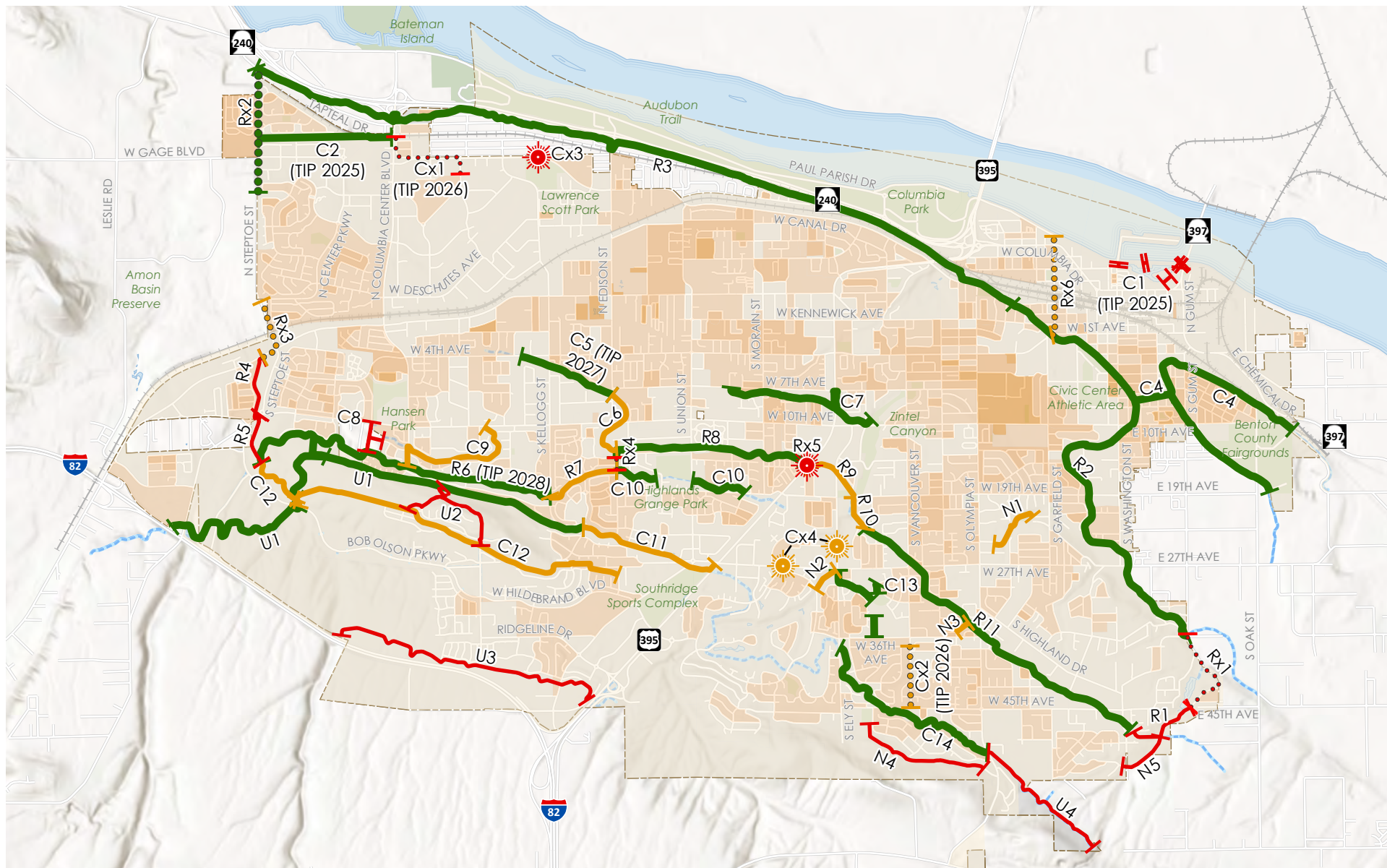
Criteria 4: Does the project provide access for a health, transportation, or workforce development disadvantaged community, as defined by the EPA IRA Disadvantaged Communities map?

- 0 — The project is not within ½ mile of an underrepresented community
- 1 — The project is within ½ mile of an underrepresented community
- 2 — The project connects directly to an underrepresented community

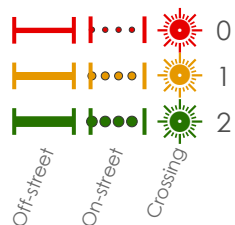
Health, Transportation, or Workforce Disadvantaged Community



Figure 6
Prioritization Criteria 4



Criteria 5 Score



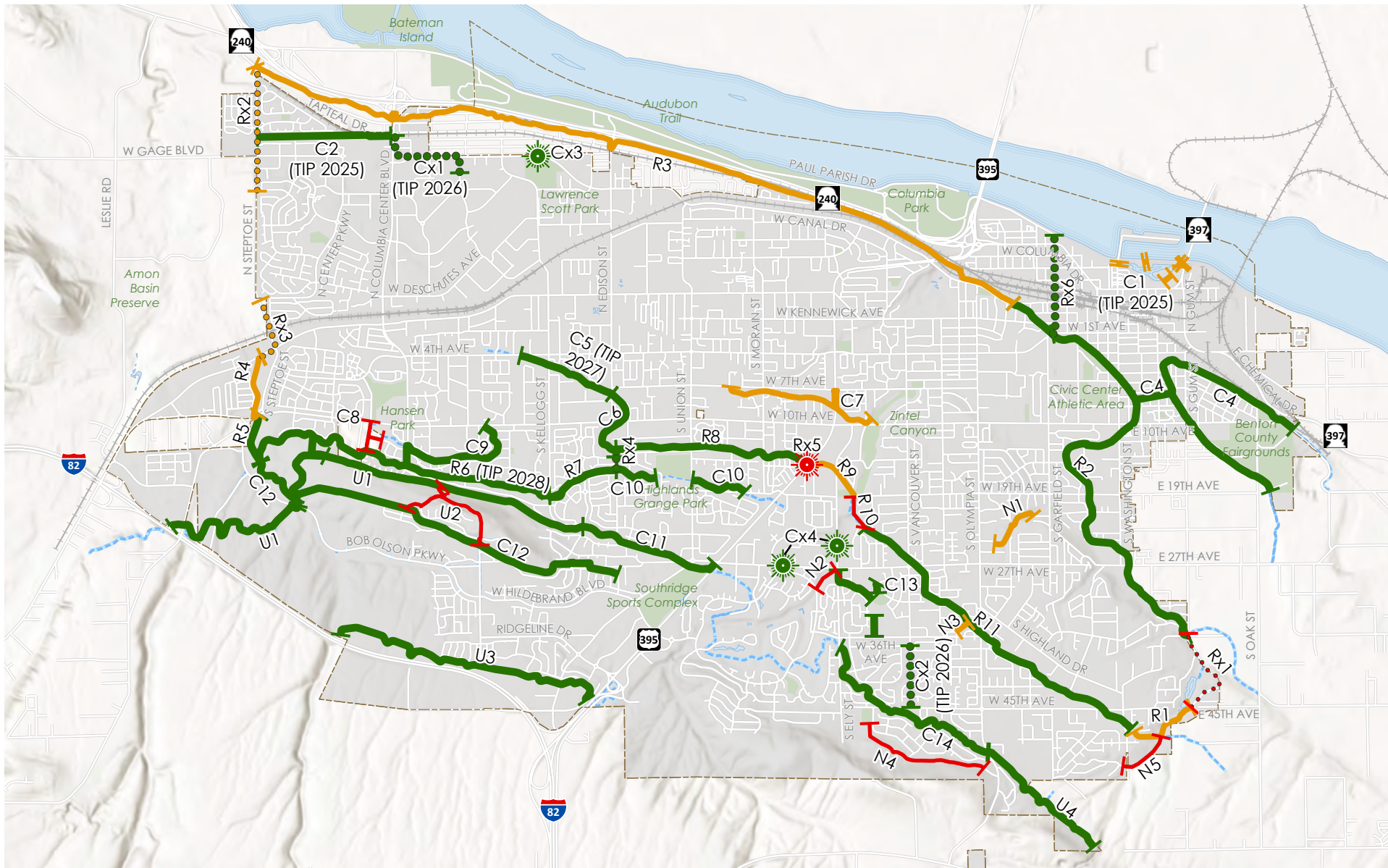
Criteria 5: How many residents will be near the trail network because of the project?

- 0 — Provides access to fewer residents (population within ½ mile is less than the 33rd percentile among all projects)
- 1 — Provides access to more residents (population within ½ mile is between the 33rd and 67th percentiles among all projects)
- 2 — Provides access to many residents (population within ½ mile is at or more than the 67th percentile among all projects)

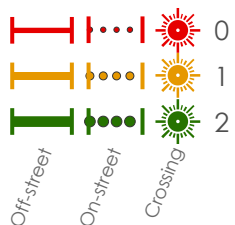
Relative population density, low to high



Figure 7
Prioritization Criteria 5



Criteria 6 Score



Criteria 6: What is the feasibility/constructability of the project?

- 0 — The project requires extensive ROW acquisition, requires easements from railroads, and/or has topographical constraints
- 1 — The project requires minimal ROW acquisition, minimal easements from railroads, and/or has minor topographical constraints
- 2 — The project alignment is within City, Irrigation District, or other public agency ROW, and there are minimal topographical constraints



Figure 8
Prioritization Criteria 6

Attachment: Cost Estimates

October 2024

To: Kittelson & Associates, Inc.

From: Ken Van Voorhis, SPVV



The attached schedule of values has been prepared based on the Trails and Pathway implementation schedule. These probable costs are for budgeting purposes only. The line items schedule and unit pricing are based on an understanding of construction values with assumptions and broad definitions of what is included in the specific line item. This valuation approach is based upon an initial unit price review of current understanding of 2024 construction estimates. Using these unit estimates as a basis for the line items they were then placed under a trail or pathway construction category. Using these categories as a lineal foot value they were applied to the length of the implementation plan specific project identification. These estimates have been prepared with two different approaches for analysis. These include a lump sum for site specific treatments within a project type and the lineal foot pricing. The merger of this approach has similar categories. Each category may include different construction elements. The categories are listed below with a simplified assumptions for what is included in the category:

- General Site Items and Demolition: utility location, clearing, grubbing, demolition, traffic control, fencing and other site related construction efforts.
- Earthwork: Site stripping, general limited grading, shaping, and soil modifications or additions.
- Utilities: site lighting and electrical conduit. Does not include transformers, service panels or electrical connection fees or charges.
- Hardscape: surface treatment, aggregate, paving, striping, and limited signage.
- Landscape: limited landscape treatment roughly 5' beyond trail section shoulder.
- Site Furnishings: minimal site furnishings at strategic locations the site furnishing style and type vary with no specific model or style.
- Section Specific Improvements: a lump sum value for site specific treatments within the implementation plan description and schedule, often including enhanced crossings.

The probable costing includes a percentage of the total category line items for architectural/engineering mobilization and general conditions, contingency and taxes.

Probable Cost of Construction

Project A5 — Service road trails

Item	Unit	Unit Price	Quantity	Subtotal	Total
General Site Items and Demolition					
Verify Existing Utility Location and elevation	l.f	\$ 1.50	0.25	\$ 0.38	
Excavation and Embankment	l.f	\$ 0.50	0.25	\$ 0.13	
Clearing and Grubbing	l.f	\$ 0.50	0.1	\$ 0.05	
Remove and Replace Unsuitable Material	l.f	\$ 0.15	0.25	\$ 0.04	
Temporary Traffic Control	l.f	\$ 1.75	0.05	\$ 0.09	
Tree removal-8/12" cal, easy access and room to fell.	l.f	\$ 2.00	0.25	\$ 0.50	
Fence modifications/additions	l.f	\$ 5.20	0.2	\$ 1.04	
Miscellaneous (signs, sports equipt, etc.)	l.f	\$ 1.00	0.25	\$ 0.25	
SUB-TOTAL	l.f				\$ 2.47
Earthwork					
Strip/Stockpile/Screen Soil Re-use	l.f	\$ 13.65	0	\$ -	
SUB-TOTAL	l.f				\$ -
Utilities					
Water					
Sewer					
Electrical					
Site Lighting	l.f	\$ 12.00	0	\$ -	
SUB-TOTAL	l.f				\$ -
Hardscape					
Detectable Warning Surface	l.f	\$ 3.10	0.25	\$ 0.78	
Unpaved Surface Gravel (4"+-)	l.f	\$ 2.60	1	\$ 2.60	
Pavement Striping	l.f	\$ 0.05	0	\$ -	
HC Signs	l.f	\$ 0.01	0.25	\$ 0.00	
Concrete Walkway & Handicap Ramp	l.f	\$ 1.00		\$ -	
SUB-TOTAL	l.f				\$ 3.38
Landscaping					
Landscape 5' outside of shoulder	l.f	\$ 0.15	0.2	\$ 0.03	
SUB-TOTAL	l.f				\$ 0.03
Site Furnishings					
Benches - Concrete					
Bicycle Racks (6')					
Bollard Bicycle Rack					
Trash Receptacle					
SUB-TOTAL					\$ -
Esitimated price per lineal foot				Subtotal	\$ 6
Trail Distance	miles	ft/mile	lineal ft		
	40	5280	211200	\$	1,240,272.00
Section specific improvements					
Enhanced street crossing	ea.	\$ 50,000.00	0	\$ -	
Pedestrian Bridge crossing	l.f	\$ 1,200.00	0	\$ -	
SUB-TOTAL					\$ -
				Subtotal	\$ 1,240,272.00
Trail					
Coordination/A&E	15%	\$	186,040.80	\$	1,426,312.80
Mobilization & Gen Conditions	15%	\$	186,040.80	\$	1,612,353.60
Contingency	35%	\$	564,323.76	\$	2,176,677.36
Tax	8%	\$	174,134.19	\$	2,350,811.55
Total					\$ 2,350,811.55

Probable Cost of Construction

Project A6 — Gateways

Item	Unit	Unit Price	Quantity	Subtotal	Total
General Site Items					
Verify Existing Utility Location and elevation	l.s.	\$ 500.00	1	\$ 500.00	
Excavation and Embankment	c.y.	\$ 20.00	50	\$ 1,000.00	
Clearing and Grubbing	sq. ft.	\$ 1.00	1500	\$ 1,500.00	
Temporary Traffic Control	l.s.	\$ 1,800.00	1	\$ 1,800.00	
Fence/Barrier Modication/installation	l.f.	\$ 95.00	76	\$ 7,220.00	
SUB-TOTAL					\$ 12,020.00
Utilities					
Site Lighting	l.s.	\$ 4,000.00	1	\$ 4,000.00	
SUB-TOTAL	l.f.				\$ 4,000.00
Hardscape					
Detectable Warning Surface	sq.ft.	\$ 60.00	18	\$ 1,080.00	
Paved Surface 2"ACP/6" CBC	sq.yd.	\$ 70.00	75	\$ 5,250.00	
Pavement Striping	l.s.	\$ 500.00	1	\$ 500.00	
Wayfinding signage	l.s.	\$ 750.00	1	\$ 750.00	
SUB-TOTAL					\$ 7,580.00
Landscaping					
Landscape 5' outside of shoulder	sq.ft.	\$ 5.00	200	\$ 1,000.00	
SUB-TOTAL					\$ 1,000.00
Site Furnishings					
6' Bench	ea.	\$ 2,800.00	1	\$ 2,800.00	
Bicycle repair station	ea.	\$ 2,325.00	1	\$ 2,325.00	
Water Fountain	ea.	\$ 13,500.00	1	\$ 13,500.00	
Network Map	ea.	\$ 2,640.00	1	\$ 2,640.00	
SUB-TOTAL					\$ 21,265.00
				Subtotal	\$ 45,865
A&E				15%	\$ 6,879.75
Mobilization & Gen Conditions				15%	\$ 7,911.71
Contingency				35%	\$ 21,229.76
Tax				8%	\$ 6,550.90
Total					\$ 88,437.12



Probable Cost of Construction

Project I1 — Sacagawea Heritage Trail

Item	Unit	Unit Price	Quantity	Subtotal	Total
On Street Regional Trail					
General Site Items and Demolition					
Verify Existing Utility Location and elevation	ea.	\$ 0.09	1	\$ 0.09	
Excavation and Embankment	l.f	\$ 65.00	1	\$ 65.00	
Clearing and Grubbing	l.f	\$ 1.00	13	\$ 13.00	
Remove and Replace Unsuitable Material	l.f	\$ 32.50	0.25	\$ 8.13	
Temporary Traffic Control	l.f	\$ 1.75	1	\$ 1.75	
Tree removal-8/12" cal, easy access and room to fell.	l.f	\$ 50.00	0.1	\$ 5.00	
Fence/Barrier Modication/installation	l.f	\$ 5.20	12	\$ 62.40	
Miscellaneous (signs, sports equipt, etc.)	l.f	\$ 1.00	2	\$ 2.00	
SUB-TOTAL	l.f				\$ 157.37
Earthwork					
Strip/Stockpile/Re-use	l.f	\$ 3.70	5	\$ 18.50	
SUB-TOTAL	l.f				\$ 18.50
Utilities					
Water					
Sewer					
Electrical					
Site Lighting	l.f	\$ 12.00	0.05	\$ 0.60	
SUB-TOTAL	l.f				\$ 0.60
Hardscape					
Detectable Warning Surface	l.f	\$ 0.75	0.25	\$ 0.19	
Paved Surface 2"ACP/6" CBC	l.f	\$ 85.00	1	\$ 85.00	
Pavement Striping	l.f	\$ 1.50	2.5	\$ 3.75	
Signs	l.f	\$ 1.00	0.25	\$ 0.25	
Concrete Walkway & Handicap Ramp	l.f	\$ 1.00	0	\$ -	
SUB-TOTAL	l.f				\$ 89.19
Landscaping					
Landscape 5' outside of shoulder	l.f	\$ 5.00	0.5	\$ 2.50	
SUB-TOTAL	l.f				\$ 2.50
Site Furnishings					
Benches - Concrete	l.f	\$ 5.00	0.45	\$ 2.25	
Bicycle Racks (6')					
Bollard Bicycle Rack					
Trash Receptacle					
SUB-TOTAL	l.f				\$ 2.25
Estimate per lineal foot				Subtotal	\$ 270
	Lin Ft		8150	trail type subtotal	\$ 2,203,780
Regional Trail					
General Site Items and Demolition					
Verify Existing Utility Location and elevation	ea.	\$ 0.09	1	\$ 0.09	
Excavation and Embankment	l.f	\$ 9.10	1.25	\$ 11.38	
Clearing and Grubbing	l.f	\$ 1.00	20	\$ 20.00	
Remove and Replace Unsuitable Material	l.f	\$ 32.50	0.35	\$ 11.38	
Temporary Traffic Control	l.f	\$ 1.75	0.25	\$ 0.44	
Tree removal-8/12" cal, easy access and room to fell.	l.f	\$ 50.00	0.1	\$ 5.00	
Fence/Barrier Modication/installation	l.f	\$ 5.20	0.8	\$ 4.16	
Miscellaneous (signs, sports equipt, etc.)	l.f	\$ 1.00	2	\$ 2.00	
SUB-TOTAL	l.f				\$ 54.44
Earthwork					
Strip/Stockpile/Re-use	l.f	\$ 3.70	6	\$ 22.20	
SUB-TOTAL	l.f				\$ 22.20
Utilities					
Water					
Sewer					
Electrical					
Site Lighting	l.f	\$ 12.00	1	\$ 12.00	
SUB-TOTAL	l.f				\$ 12.00
Hardscape					
Detectable Warning Surface	l.f	\$ 0.75	1	\$ 0.75	
Paved Surface 2"ACP/6" CBC	l.f	\$ 85.00	1	\$ 85.00	
Pavement Striping	l.f	\$ 1.50	0.9	\$ 1.35	

Probable Cost of Construction

Project I1 — Sacagawea Heritage Trail

Item	Unit	Unit Price	Quantity	Subtotal	Total
Signs	I.f	\$ 1.00	0.5	\$ 0.50	
Concrete Walkway & Handicap Ramp	I.f	\$ 1.00	0.6	\$ 0.60	
SUB-TOTAL	I.f				\$ 88.20
Landscaping					
Landscape 5' outside of shoulder	I.f	\$ 5.00	1	\$ 5.00	
SUB-TOTAL	I.f				\$ 5.00
Site Furnishings					
Benches - Concrete	I.f	\$ 1.00	0.5	\$ 0.58	
Bicycle Racks (6')					
Bollard Bicycle Rack					
Trash Receptacle					
SUB-TOTAL	I.f				\$ 0.58
Estimate per lineal foot				Subtotal	\$ 182
	Lin/Ft		3660	trail type subtotal	\$ 667,648
Trail Subtotal					\$ 2,871,428
Section specific improvements					
Pedestrian Bridge	I.f	\$ 1,200.00	25	\$ 30,000.00	
SUB-TOTAL					\$ 30,000.00
Trail System Construction Sub-Total					Subtotal \$ 2,901,428
				A&E	15% \$ 870,428.53 \$ 3,771,856.95
				Mobilization & Gen Conditions	15% \$ 565,778.54 \$ 4,337,635.50
				Contingency	35% \$ 1,518,172.42 \$ 5,855,807.92
				Tax	8% \$ 468,464.63 \$ 6,324,272.55
Total					\$ 6,324,272.55

Western extent	Eastern extent	Length (ft)	Type	Other line items	Notes
Western city border	Camp Kiwanis	3220	On-street Regional trail	Crossing markings at parking lots (3)	
Union Street	Sheppard Street	960	On-street Regional trail		
Perry Loop	Morain Loop	1360	On-street Regional trail		
Fisher Street	Ely Place	1520	On-street Regional trail		
Ely Place	East end of HydroPits area	3410	Regional trail		Pavement rehab or reconstruction, depending on condition/repairability
East end of HydroPits area	Existing bridge to parking lot	250	Regional trail		
Existing bridge to parking lot	South end of parking lot	820	On-street Regional trail		
West side of Pioneer Memorial Bridge approach	East side of Pioneer Memorial Bridge approach	270	On-street Regional trail	May require abutment reconstruction	
TOTAL					
8150			On-street		
3660			Regional trail		
			Regional trail		

Probable Cost of Construction

Project I2 – Audubon Trail system

Item	Unit	Unit Price	Quantity	Subtotal	Total
General Site Items and Demolition					
Verify Existing Utility Location and elevation	l.f	\$ 500.00	1	\$ 500.00	
Removal of ACP Path	l.f	\$ 5.00	5280	\$ 26,400.00	
Arborist services	Day	\$ 2,500.00	21	\$ 52,500.00	
Remove and Replace Unsuitable Material	cy	\$ 65.00	80	\$ 5,200.00	
Temporary Traffic Control	l.f	\$ 1,500.00	1	\$ 1,500.00	
Fence modifications/additions	l.f	\$ 40.00	500	\$ 20,000.00	
Miscellaneous (signs, sports equipt, etc.)	l.f	\$ 1,500.00	3	\$ 4,500.00	
SUB-TOTAL	l.f				\$ 110,600.00
Utilities					
Water	ls	\$ 2,000.00	1	\$ 2,000.00	
Sewer					
Electrical					
Site Lighting	ea.	\$ 4,000.00	2	\$ 8,000.00	
SUB-TOTAL	l.f				\$ 10,000.00
Hardscape					
Detectable Warning Surface	l.f	\$ 3.10		\$ -	
Unpaved Surface Gravel (6"+-)	l.f	\$ 1.50	5280	\$ 7,920.00	
Pavement Striping	ea.	\$ 500.00	2	\$ 1,000.00	
HC Signs	ea.	\$ 450.00	4	\$ 1,800.00	
SUB-TOTAL	l.f				\$ 10,720.00
Landscaping					
Landscape 2' outside of pathway	l.f	\$ 0.35	21120	\$ 7,392.00	
SUB-TOTAL	l.f				\$ 7,392.00
Site Furnishings					
6' Bench	ea.	\$ 2,800.00	4	\$ 11,200.00	
Bicycle repair station	ea.	\$ 2,325.00		\$ -	
Water Fountain	ea.	\$ 13,500.00	2	\$ 27,000.00	
Network Map	ea.	\$ 2,640.00	2	\$ 5,280.00	
Trash Receptacle	ea.	\$ 1,800.00	2	\$ 3,600.00	
SUB-TOTAL	l.f				\$ 47,080.00
Trail System Construction Sub-Total				Subtotal	\$ 185,792
A&E				15% \$	27,868.80 \$ 213,660.80
Mobilization &					
Gen Conditions				15% \$	32,049.12 \$ 245,709.92
Contingency				35% \$	85,998.47 \$ 331,708.39
Tax				8% \$	26,536.67 \$ 358,245.06
Total					\$ 358,245.06

Probable Cost of Construction

Project I3 — Zintel Canyon

Item	Unit	Unit Price	Quantity	Subtotal	Total
General Site Items and Demolition					
Verify Existing Utility Location and elevation	l.f	\$ 500.00	1	\$ 500.00	
Removal of ACP Path	l.f	\$ 5.00		\$ -	
Arborist services	Day	\$ 2,500.00	15	\$ 37,500.00	
Remove and Replace Unsuitable Material	cy	\$ 65.00		\$ -	
Temporary Traffic Control	l.f	\$ 1,500.00	1	\$ 1,500.00	
Fence modifications/additions	l.f	\$ 40.00	500	\$ 20,000.00	
Way Finding Signage	l.f	\$ 1,500.00	9	\$ 13,500.00	
SUB-TOTAL	l.f				<u>\$ 73,000.00</u>
Utilities					
Water	ls	\$ 2,000.00	1	\$ 2,000.00	
Sewer					
Electrical					
Site Lighting	ea.	\$ 4,000.00	6	\$ 24,000.00	
SUB-TOTAL	l.f				<u>\$ 26,000.00</u>
Hardscape					
Unpaved Surface Gravel Stabilization	l.f	\$ 5.00	6800	\$ 34,000.00	
Pavement Striping	ea.	\$ 500.00		\$ -	
HC Signs	ea.	\$ 450.00	4	\$ 1,800.00	
SUB-TOTAL	l.f				<u>\$ 35,800.00</u>
Landscaping					
Trail maintenance edge vegetation management	l.f	\$ 1.50	13600	\$ 20,400.00	
SUB-TOTAL	l.f				<u>\$ 20,400.00</u>
Site Furnishings					
6' Bench	ea.	\$ 2,800.00	4	\$ 11,200.00	
Bicycle repair station	ea.	\$ 2,325.00	2	\$ 4,650.00	
Water Fountain	ea.	\$ 13,500.00	2	\$ 27,000.00	
Network Map	ea.	\$ 2,640.00	4	\$ 10,560.00	
Trash Receptacle	ea.	\$ 1,800.00	2	\$ 3,600.00	
SUB-TOTAL	l.f				<u>\$ 57,010.00</u>
Trail System Construction Sub-Total				Subtotal	<u>\$ 212,210</u>
			A&E	15%	\$ 31,831.50
			Mobilization & Gen Conditions	15%	\$ 36,606.23
			Contingency	35%	\$ 98,226.70
			Tax	8%	\$ 30,309.95
			Total		\$409,184.38

Probable Cost of Construction

Project I4 — Highland Feed Canal

Item	Unit	Unit Price	Quantity	Subtotal	Total
General Site Items and Demolition					
Verify Existing Utility Location and elevation	l.s.	\$ 3,500.00	7	\$ 500.00	
Fence/Barrier Modication/installation	l.f.	\$ 95.00	3506	\$ 7,220.00	
SUB-TOTAL	l.f.				<u>\$ 7,720.00</u>
Hardscape					
Detectable Warning Surface	sq.ft.	\$ 60.00	90	\$ 5,400.00	
Paved Surface 2"ACP/6" CBC	sq.yd.	\$ 70.00	525	\$ 36,750.00	
Pavement Striping	l.s.	\$ 500.00	7	\$ 3,500.00	
Wayfinding signage	l.s.	\$ 750.00	7	\$ 5,250.00	
SUB-TOTAL	l.f.				<u>\$ 50,900.00</u>
Landscaping					
Landscape 5' + outside of shoulder	sq.ft.	\$ 5.00	2500	\$ 12,500.00	
SUB-TOTAL	l.f.				<u>\$ 12,500.00</u>
Site Furnishings					
6' Bench	ea.	\$ 2,800.00	7	\$ 19,600.00	
Bicycle repair station	ea.	\$ 2,325.00	2	\$ 4,650.00	
Water Fountain	ea.	\$ 13,500.00	2	\$ 27,000.00	
Network Map	ea.	\$ 2,640.00	7	\$ 18,480.00	
Trash Receptacle	ea.	\$ 1,800.00	2	\$ 3,600.00	
SUB-TOTAL					<u>\$ 73,330.00</u>
Trail System Construction Sub-Total					<u>\$ 144,450</u>
A&E				15% \$	21,667.50 \$
Mobilization & Gen Conditions				15% \$	24,917.63 \$
Contingency				35% \$	66,862.29 \$
Tax				8% \$	20,631.79 \$
Total					<u>\$ 278,529.21</u>

Probable Cost of Construction

Project R2 — Columbia Canal #3

Item	Unit	Unit Price	Quantity	Subtotal	Total
General Site Items and Demolition					
Verify Existing Utility Location and elevation	l.f	\$ 1.50		\$ -	
Excavation and Embankment	l.f	\$ 9.10	0.75	\$ 6.83	
Clearing and Grubbing	l.f	\$ 1.00	18	\$ 18.00	
Remove and Replace Unsuitable Material	l.f	\$ 32.50	0.25	\$ 8.13	
Temporary Traffic Control	l.f	\$ 1.75	1	\$ 1.75	
Tree removal-8/12" cal, easy access and room to fell.	l.f	\$ 50.00	0.02	\$ 1.00	
Fence/Barrier Modication/installation	l.f	\$ 5.20		\$ -	
Miscellaneous (signs, sports equipt, etc.)	l.f	\$ 1.00	2	\$ 2.00	
SUB-TOTAL	l.f				\$ 37.70
Earthwork					
Strip/Stockpile/Screen Soil Re-Use	l.f	\$ 13.65	0	\$ 2.73	
SUB-TOTAL	l.f				\$ 2.73
Utilities					
Water					
Sewer					
Electrical					
Site Lighting					
	l.f	\$ 12.00	1	\$ 12.00	
SUB-TOTAL	l.f				\$ 12.00
Hardscape					
Detectable Warning Surface	l.f	\$ 3.10	1	\$ 3.10	
Paved Surface Gravel (3"ACP/6" CBC)	l.f	\$ 95.00	1	\$ 95.00	
Pavement Striping	l.f	\$ 1.00	0.25	\$ 0.25	
HC Signs	l.f	\$ 1.00	0.08	\$ 0.08	
Concrete Walkway & Handicap Ramp	l.f	\$ 1.00	0.6	\$ 0.60	
SUB-TOTAL	l.f				\$ 99.03
Landscaping					
Landscape 5' outside of shoulder	l.f	\$ 5.00	1	\$ 5.00	
SUB-TOTAL	l.f				\$ 5.00
Site Furnishings					
Benches - Concrete					
Bicycle Racks (6')					
Bollard Bicycle Rack					
Trash Receptacle					
SUB-TOTAL	l.f				\$ 0.58
GRAND TOTAL price per lineal foot trail profile 18' width				Subtotal	\$ 157
Standard price per trail ft.					
Trail Distance	miles	ft/mile	lineal ft		
	6	5280	31680	\$	4,975,027.20
Section specific improvements					
Enhanced street crossing	ea.	\$ 50,000.00	10	\$ 500,000.00	
Other Trail Connections	l.f	\$ 153.00	200	\$ 30,600.00	
SUB-TOTAL					\$ 530,600.00
Regional Pathway Subtotal					\$ 5,505,627.20
A&E	15%	\$	825,844.08	\$	6,331,471.28
Mobilization & Gen Conditions	15%	\$	949,720.69	\$	7,281,191.97
Contingency	35%	\$	2,548,417.19	\$	9,829,609.16
Tax	8%	\$	786,368.73	\$	10,615,977.90
Total				\$	10,615,977.90

Probable Cost of Construction

Project C4 — Fairgrounds loop, Columbia Canal #1

Item	Unit	Unit Price	Quantity	Subtotal	Total
General Site Items and Demolition					
Verify Existing Utility Location and elevation	l.f	\$ 1.50		\$ -	
Excavation and Embankment	l.f	\$ 9.10	0.75	\$ 6.83	
Clearing and Grubbing	l.f	\$ 1.00	18	\$ 18.00	
Remove and Replace Unsuitable Material	l.f	\$ 32.50	0.25	\$ 8.13	
Temporary Traffic Control	l.f	\$ 1.75	1	\$ 1.75	
Tree removal-8/12" cal, easy access and room to fell.	l.f	\$ 50.00	0.02	\$ 1.00	
Fence/Barrier Modication/installation	l.f	\$ 5.20		\$ -	
Miscellaneous (signs, sports equipt, etc.)	l.f	\$ 1.00	2	\$ 2.00	
SUB-TOTAL	l.f				\$ 37.70
Earthwork					
Strip/Stockpile/Screen Soil Re-Use	l.f	\$ 13.65	0	\$ 2.73	
SUB-TOTAL	l.f				\$ 2.73
Utilities					
Water					
Sewer					
Electrical					
Site Lighting	l.f	\$ 12.00	1	\$ 12.00	
SUB-TOTAL	l.f				\$ 12.00
Hardscape					
Detectable Warning Surface	l.f	\$ 3.10	1	\$ 3.10	
Paved Surface Gravel (3"ACP/6" CBC)	l.f	\$ 95.00	1	\$ 95.00	
Pavement Striping	l.f	\$ 1.00	0.35	\$ 0.35	
HC Signs	l.f	\$ 1.00	0.08	\$ 0.08	
Concrete Walkway & Handicap Ramp	l.f	\$ 1.00	0.6	\$ 0.60	
					\$ 99.13
Landscaping					
Landscape 5' outside of shoulder	l.f	\$ 5.00	1	\$ 5.00	
SUB-TOTAL					\$ 5.00
Site Furnishings					
Benches - Concrete					
Bicycle Racks (6')					
Bollard Bicycle Rack					
Trash Receptacle					
SUB-TOTAL					\$ 0.58
Per lineal foot trail profile 18' width					
	l.f			Subtotal	\$ 157
Trail Distance					
		miles	ft/mile	lineal ft	\$2,157,217.92
		2.6	5280	13728	
Section specific improvements					
Enhanced street crossing	ea.	\$ 50,000.00	5	\$ 250,000.00	
Pedestrian Bridge crossing	l.f	\$ 1,200.00	20	\$ 24,000.00	
SUB-TOTAL					\$ 274,000.00
Regional Pathway Subtotal					\$2,431,217.92
A&E					15% \$ 364,682.69 \$2,795,900.61
Mobilization & Gen Conditions					15% \$ 419,385.09 \$3,215,285.70
Contingency					35% \$ 1,125,349.99 \$4,340,635.69
Tax					8% \$ 347,250.86 \$4,687,886.55
Total					\$4,687,886.55

Probable Cost of Construction

Project R8 — Highlift Canal

Item	Unit	Unit Price	Quantity	Subtotal	Total
General Site Items and Demolition					
Verify Existing Utility Location and elevation	I.f	\$ 1.50		\$ -	
Excavation and Embankment	I.f	\$ 9.10	0.75	\$ 6.83	
Clearing and Grubbing	I.f	\$ 1.00	18	\$ 18.00	
Remove and Replace Unsuitable Material	I.f	\$ 32.50	0.25	\$ 8.13	
Temporary Traffic Control	I.f	\$ 1.75	1	\$ 1.75	
Tree removal-8/12" cal, easy access and room to fell.	I.f	\$ 50.00	0.02	\$ 1.00	
Fence/Barrier Modification/installation	I.f	\$ 5.20		\$ -	
Miscellaneous (signs, sports equipt, etc.)	I.f	\$ 1.00	2	\$ 2.00	
					<u>\$ 37.70</u>
Earthwork					
Strip/Stockpile/Screen Soil Re-Use	I.f	\$ 13.65	0	\$ 2.73	
SUB-TOTAL	I.f				<u>\$ 2.73</u>
Utilities					
Water					
Sewer					
Electrical					
Site Lighting					
	I.f	\$ 12.00	1	\$ 12.00	
SUB-TOTAL	I.f				<u>\$ 12.00</u>
Hardscape					
Detectable Warning Surface	I.f	\$ 3.10	1	\$ 3.10	
Paved Surface Gravel (3"ACP/6" CBC)	I.f	\$ 95.00	1	\$ 95.00	
Pavement Striping	I.f	\$ 1.00	0.5	\$ 0.50	
HC Signs	I.f	\$ 1.00	0.08	\$ 0.08	
Concrete Walkway & Handicap Ramp	I.f	\$ 1.00	0.6	\$ 0.60	
SUB-TOTAL	I.f				<u>\$ 99.28</u>
Landscaping					
Landscape 5' outside of shoulder	I.f	\$ 5.00	1	\$ 5.00	
SUB-TOTAL	I.f				<u>\$ 5.00</u>
Site Furnishings					
Benches - Concrete					
Bicycle Racks (6')					
Bollard Bicycle Rack					
Trash Receptacle					
SUB-TOTAL	I.f				<u>\$ 0.58</u>
SUB TOTAL price per lineal foot trail profile 18' width					
	I.f			Subtotal	<u>\$ 157</u>
Trail Distance					
		miles	ft/mile	lineal ft	
		1.5	5280	7920	\$1,245,736.80
Section specific improvements					
Enhanced street crossing	ea.	\$ 50,000.00	1	\$ 50,000.00	
Pedestrian Bridge crossing	I.f	\$ 1,200.00	0	\$ -	
SUB-TOTAL					<u>\$ 50,000.00</u>
Regional Pathway Subtotal					<u>\$1,295,736.80</u>
A&E					15% \$ 194,360.52 \$1,490,097.32
Mobilization &					
Gen Conditions					15% \$ 223,514.60 \$1,713,611.92
Contingency					35% \$ 599,764.17 \$2,313,376.09
Tax					8% \$ 185,070.09 <u>\$2,498,446.18</u>
Total					\$2,498,446.18

Probable Cost of Construction

Project C10 — Highland Feed Canal

Item	Unit	Unit Price	Quantity	Subtotal	Total
General Site Items and Demolition					
Verify Existing Utility Location and elevation	I.f	\$ 1.50		\$ -	
Excavation and Embankment	I.f	\$ 9.10	0.75	\$ 6.83	
Clearing and Grubbing	I.f	\$ 1.00	18	\$ 18.00	
Remove and Replace Unsuitable Material	I.f	\$ 32.50	0.25	\$ 8.13	
Temporary Traffic Control	I.f	\$ 1.75	1	\$ 1.75	
Tree removal-8/12" cal, easy access and room to fell.	I.f	\$ 50.00	0.02	\$ 1.00	
Fence/Barrier Modication/installation	I.f	\$ 5.20		\$ -	
Miscellaneous (signs, sports equipt, etc.)	I.f	\$ 1.00	2	\$ 2.00	
SUB-TOTAL	I.f				\$ 37.70
Earthwork					
Strip/Stockpile/Screen Soil Re-Use	I.f	\$ 13.65	0	\$ 2.73	
SUB-TOTAL	I.f				\$ 2.73
Utilities					
Water					
Sewer					
Electrical					
Site Lighting	I.f	\$ 12.00	1	\$ 12.00	
SUB-TOTAL	I.f				\$ 12.00
Hardscape					
Detectable Warning Surface	I.f	\$ 3.10	1	\$ 3.10	
Paved Surface 2"ACP/6" CBC	I.f	\$ 85.00	1	\$ 85.00	
Pavement Striping	I.f	\$ 1.00	0.5	\$ 0.50	
HC Signs	I.f	\$ 1.00	0.08	\$ 0.08	
Concrete Walkway & Handicap Ramp	I.f	\$ 1.00	0.6	\$ 0.60	
SUB-TOTAL	I.f				\$ 89.28
Landscaping					
Landscape 5' outside of shoulder	I.f	\$ 5.00	1	\$ 5.00	
SUB-TOTAL					\$ 5.00
Site Furnishings					
	I.f	\$ 1.00	0.5	\$ 0.58	
Benches - Concrete					
Bicycle Racks (6')					
Bollard Bicycle Rack					
Trash Receptacle					
SUB-TOTAL					\$ 0.58
Estimated Price per lineal ft.					
				Subtotal	\$ 147
Trail Distance	miles	ft/mile	lineal ft		
	0.7	5280	3696	\$	544,383.84
Section specific improvements					
Enhanced street crossing	ea.	\$ 50,000.00	1	\$ 50,000.00	
Pedestrian Bridge crossing	I.f	\$ 1,200.00		\$ -	
SUB-TOTAL					\$ 50,000.00
Regional Pathway Subtotal					\$ 594,383.84
A&E					15% \$ 89,157.58 \$ 683,541.42
Mobilization & Gen Conditions					15% \$ 102,531.21 \$ 786,072.63
Contingency					35% \$ 275,125.42 \$ 1,061,198.05
Tax					8% \$ 84,895.84 \$ 1,146,093.89
Total					\$ 1,146,093.89

Probable Cost of Construction

Project C7 — Highland Feed Canal

Item	Unit	Unit Price	Quantity	Subtotal	Total
General Site Items and Demolition					
Verify Existing Utility Location and elevation	l.f	\$ 1.50	1	\$ 1.50	
Excavation and Embankment	l.f	\$ 9.10	0.75	\$ 6.83	
Clearing and Grubbing	l.f	\$ 1.00	18	\$ 18.00	
Remove and Replace Unsuitable Material	l.f	\$ 32.50	0.25	\$ 8.13	
Temporary Traffic Control	l.f	\$ 1.75	1	\$ 1.75	
Tree removal-8/12" cal, easy access and room to fell.	l.f	\$ 50.00	0.02	\$ 1.00	
Fence/Barrier Modication/installation	l.f	\$ 5.20		\$ -	
Miscellaneous (signs, sports equipt, etc.)	l.f	\$ 1.00	2	\$ 2.00	
SUB-TOTAL	l.f				\$ 39.20
Earthwork					
Strip/Stockpile/Screen Soil Re-Use	l.f	\$ 13.65	0	\$ 2.73	
SUB-TOTAL	l.f				\$ 2.73
Utilities					
Water					
Sewer					
Electrical					
Site Lighting					
SUB-TOTAL	l.f	\$ 12.00	1	\$ 12.00	
	l.f				\$ 12.00
Hardscape					
Detectable Warning Surface	l.f	\$ 3.10	1	\$ 3.10	
Paved Surface 3"ACP/6" CBC	l.f	\$ 95.00	1	\$ 95.00	
Pavement Striping	l.f	\$ 1.00	0.05	\$ 0.05	
HC Signs	l.f	\$ 1.00	0.08	\$ 0.08	
Concrete Walkway & Handicap Ramp	l.f	\$ 1.00	0.6	\$ 0.60	
SUB-TOTAL	l.f				\$ 98.83
Landscaping					
Landscape 5' outside of shoulder	l.f	\$ 5.00	1	\$ 5.00	
SUB-TOTAL					\$ 5.00
Site Furnishings					
Benches - Concrete	l.f	\$ 1.00	0.5	\$ 0.58	
Bicycle Racks (6')					
Bollard Bicycle Rack					
Trash Receptacle					
SUB-TOTAL					\$ 0.58
Estimated Price per lineal ft.				Subtotal	\$ 158
Trail Distance					
	miles	ft/mile	lineal ft		
	1.4	5280	7392		\$ 1,170,449.28
Section specific improvements					
Enhanced street crossing, at-grade improvements to existing crosswalks	ea.	\$ 100,000.00	1	\$ 100,000.00	\$ 100,000.00
Regional Pathway Subtotal					\$ 1,270,449.28
A&E				15% \$	190,567.39 \$ 1,461,016.67
Mobilization & Gen Conditions				15% \$	219,152.50 \$ 1,680,169.17
Contingency				35% \$	588,059.21 \$ 2,268,228.38
Tax				8% \$	181,458.27 \$ 2,449,686.65
Total					\$ 2,449,686.65

Probable Cost of Construction

Project Rx6 — N. Fruitland Street

Item	Unit	Unit Price	Quantity	Subtotal	Total
General Site Items and Demolition					
Verify Existing Utility Location and elevation	l.f	\$ 1.50		\$ -	
Excavation and Embankment	l.f	\$ 9.10	0.75	\$ 6.83	
Clearing and Grubbing	l.f	\$ 1.00	18	\$ 18.00	
Remove and Replace Unsuitable Material	l.f	\$ 32.50	0.25	\$ 8.13	
Temporary Traffic Control	l.f	\$ 1.75	2	\$ 3.50	
Tree removal-8/12" cal, easy access and room to fell.	l.f	\$ 50.00	0.15	\$ 7.50	
Fence/Barrier Modification/installation	l.f	\$ 5.20	1	\$ 5.20	
Miscellaneous (signs, sports equipt, etc.)	l.f	\$ 1.00	2	\$ 2.00	
SUB-TOTAL	l.f				\$ 51.15
Earthwork					
Strip/Stockpile/Screen Soil Re-Use	l.f	\$ 13.65	0	\$ -	
SUB-TOTAL	l.f				\$ -
Utilities					
Water					
Sewer					
Electrical					
Site Lighting	l.f	\$ 12.00	1	\$ 12.00	
SUB-TOTAL	l.f				\$ 12.00
Hardscape					
Detectable Warning Surface	l.f	\$ 3.10	2	\$ 6.20	
Paved Surface (2"ACP/4" CBC)	l.f	\$ 85.00	1	\$ 85.00	
Pavement Striping	l.f	\$ 1,000.00	0.001	\$ 1.00	
HC Signs	l.f	\$ 1.00	0	\$ -	
Concrete Walkway & Handicap Ramp	l.f	\$ 1.00	1.2	\$ 1.20	
SUB-TOTAL	l.f				\$ 93.40
Landscaping					
Landscape 5' outside of shoulder	l.f	\$ 5.00	1	\$ 5.00	
SUB-TOTAL					\$ 5.00
Site Furnishings					
	l.f	\$ 1.00	0.5	\$ 0.58	
Benches - Concrete					
Bicycle Racks (6')					
Bollard Bicycle Rack					
Trash Receptacle					
SUB-TOTAL					\$ 0.58
Estimated price per lineal foot trail profile 18' width					
	miles	ft/mile	lineal ft	Subtotal	\$ 162
Trail Distance	0.7	5280	3696	\$	599,232.48
Section specific improvements					
Enhanced street crossing	ea.	\$ 50,000.00	0	\$ -	
Pedestrian Bridge crossing	l.f	\$ 1,200.00	0	\$ -	
SUB-TOTAL					\$ -
Regional Pathway Subtotal					\$ 599,232.48
A&E					15% \$ 89,884.87 \$ 689,117.35
Mobilization & Gen Conditions					15% \$ 103,367.60 \$ 792,484.95
Contingency					35% \$ 277,369.73 \$ 1,069,854.69
Tax					8% \$ 85,588.38 \$ 1,155,443.06
Total					\$ 1,155,443.06

Probable Cost of Construction

Project C12 — W. Hildebrand Boulevard / Amon Pump Lateral

Item	Unit	Unit Price	Quantity	Subtotal	Total
General Site Items and Demolition					
Verify Existing Utility Location and elevation	l.f	\$ 1.50		\$ -	
Excavation and Embankment	l.f	\$ 9.10	0.75	\$ 6.83	
Clearing and Grubbing	l.f	\$ 1.00	18	\$ 18.00	
Remove and Replace Unsuitable Material	l.f	\$ 32.50	0.25	\$ 8.13	
Temporary Traffic Control	l.f	\$ 1.75	1	\$ 1.75	
Tree removal-8/12" cal, easy access and room to fell.	l.f	\$ 50.00	0.02	\$ 1.00	
Fence/Barrier Modication/installation	l.f	\$ 5.20		\$ -	
Miscellaneous (signs, sports equipt, etc.)	l.f	\$ 1.00	2	\$ 2.00	
SUB-TOTAL	l.f				\$ 37.70
Earthwork					
Strip/Stockpile/Screen Soil Re-Use	l.f	\$ 13.65	0	\$ 2.73	
SUB-TOTAL	l.f				\$ 2.73
Utilities					
Water					
Sewer					
Electrical					
Site Lighting					
	l.f	\$ 12.00	1	\$ 12.00	
SUB-TOTAL	l.f				\$ 12.00
Hardscape					
Detectable Warning Surface	l.f	\$ 3.10	1	\$ 3.10	
Paved Surface 3"ACP/6" CBC	l.f	\$ 95.00	1	\$ 95.00	
Pavement Striping	l.f	\$ 1.00	0.5	\$ 0.50	
HC Signs	l.f	\$ 1.00	0.08	\$ 0.08	
Concrete Walkway & Handicap Ramp	l.f	\$ 1.00	0.6	\$ 0.60	
SUB-TOTAL	l.f				\$ 99.28
Landscaping					
Landscape 5' outside of shoulder	l.f	\$ 5.00	1	\$ 5.00	
SUB-TOTAL					\$ 5.00
Site Furnishings					
	l.f	\$ 1.00	0.5	\$ 0.58	
Benches - Concrete					
Bicycle Racks (6')					
Bollard Bicycle Rack					
Trash Receptacle					
SUB-TOTAL					\$ 0.58
Estimated Price per lineal ft.					
				Subtotal	\$ 157
Trail Distance	miles	ft/mile	lineal ft		
	3	5280	15840		\$ 2,491,473.60
Section specific improvements					
Enhanced street crossing	ea.	\$ 50,000.00	1	\$ 50,000.00	
Pedestrian Bridge crossing	l.f	\$ 1,200.00	0	\$ -	
SUB-TOTAL					\$ 50,000.00
Regional Pathway Subtotal					\$ 2,541,473.60
A&E					15% \$ 381,221.04 \$ 2,922,694.64
Mobilization & Gen Conditions					15% \$ 438,404.20 \$ 3,361,098.84
Contingency					35% \$ 1,176,384.59 \$ 4,537,483.43
Tax					8% \$ 362,998.67 \$ 4,900,482.10
Total					\$ 4,900,482.10

Probable Cost of Construction

Project R11 — Highlift Canal

Item	Unit	Unit Price	Quantity	Subtotal	Total
General Site Items and Demolition					
Verify Existing Utility Location and elevation	I.f	\$ 1.50		\$ -	
Excavation and Embankment	I.f	\$ 9.10	0.75	\$ 6.83	
Clearing and Grubbing	I.f	\$ 1.00	18	\$ 18.00	
Remove and Replace Unsuitable Material	I.f	\$ 32.50	0.25	\$ 8.13	
Temporary Traffic Control	I.f	\$ 1.75	1	\$ 1.75	
Tree removal-8/12" cal, easy access and room to fell.	I.f	\$ 50.00	0.02	\$ 1.00	
Fence/Barrier Modication/installation	I.f	\$ 5.20		\$ -	
Miscellaneous (signs, sports equipt, etc.)	I.f	\$ 1.00	2	\$ 2.00	
SUB-TOTAL	I.f				\$ 37.70
Earthwork					
Strip/Stockpile/Screen Soil Re-Use	I.f	\$ 13.65	0	\$ 2.73	\$ 2.73
SUB-TOTAL	I.f				
Utilities					
Water					
Sewer					
Electrical					
Site Lighting	I.f	\$ 12.00	1	\$ 12.00	
SUB-TOTAL	I.f				\$ 12.00
Hardscape					
Detectable Warning Surface	I.f	\$ 3.10	1	\$ 3.10	
Paved Surface Gravel (3"ACP/6" CBC)	I.f	\$ 95.00	1	\$ 95.00	
Pavement Striping	I.f	\$ 1,000.00	0.0005	\$ 0.50	
HC Signs	I.f	\$ 1.00	0.08	\$ 0.08	
Concrete Walkway & Handicap Ramp	I.f	\$ 1.00	0.6	\$ 0.60	
SUB-TOTAL	I.f				\$ 99.28
Landscaping					
Landscape 5' outside of shoulder	I.f	\$ 5.00	1	\$ 5.00	
SUB-TOTAL					\$ 5.00
Site Furnishings					
Benches - Concrete	I.f	\$ 1.00	0.5	\$ 0.58	
Bicycle Racks (6')					
Bollard Bicycle Rack					
Trash Receptacle					
SUB-TOTAL					\$ 0.58
Estimated price per trail ft.				Subtotal	\$ 157
Trail Distance					
	miles	ft/mile	lineal ft		
	2.6	5280	13728		\$ 2,159,277.12
Section specific improvements					
Enhanced street crossing	ea.	\$ 50,000.00	4	\$ 200,000.00	
Other Paved Connection	I.f	\$ 150.00	75	\$ 11,250.00	
Pedestrian Bridge	I.f	\$ 1,200.00	25	\$ 30,000.00	
SUB-TOTAL					\$ 241,250.00
Regional Pathway Subtotal					\$ 2,400,527.12
A&E				15% \$ 360,079.07	\$ 2,760,606.19
Mobilization & Gen Conditions				15% \$ 414,090.93	\$ 3,174,697.12
Contingency				35% \$ 1,111,143.99	\$ 4,285,841.11
Tax				8% \$ 342,867.29	\$ 4,628,708.40
Total					\$ 4,628,708.40

Probable Cost of Construction

Project C6 — Highlift Canal

Item	Unit	Unit Price	Quantity	Subtotal	Total
General Site Items and Demolition					
Verify Existing Utility Location and elevation	I.f	\$ 1.50		\$ -	
Excavation and Embankment	I.f	\$ 9.10	0.75	\$ 6.83	
Clearing and Grubbing	I.f	\$ 1.00	18	\$ 18.00	
Remove and Replace Unsuitable Material	I.f	\$ 32.50	0.25	\$ 8.13	
Temporary Traffic Control	I.f	\$ 1.75	1	\$ 1.75	
Tree removal-8/12" cal, easy access and room to fell.	I.f	\$ 50.00	0.02	\$ 1.00	
Fence/Barrier Modication/installation	I.f	\$ 5.20		\$ -	
Miscellaneous (signs, sports equipt, etc.)	I.f	\$ 1.00	2	\$ 2.00	
SUB-TOTAL	I.f				<u>\$ 37.70</u>
Earthwork					
Strip/Stockpile/Screen Soil Re-Use	I.f	\$ 13.65	0	\$ 2.73	
SUB-TOTAL	I.f				<u>\$ 2.73</u>
Utilities					
<i>Water</i>					
<i>Sewer</i>					
<i>Electrical</i>					
<i>Site Lighting</i>	I.f	\$ 12.00	1	\$ 12.00	
SUB-TOTAL	I.f				<u>\$ 12.00</u>
Hardscape					
Detectable Warning Surface	I.f	\$ 3.10	1	\$ 3.10	
Paved Surface 3"ACP/6" CBC	I.f	\$ 95.00	1	\$ 95.00	
Pavement Striping	I.f	\$ 1.00	0.5	\$ 0.50	
HC Signs	I.f	\$ 1.00	0.08	\$ 0.08	
Concrete Walkway & Handicap Ramp	I.f	\$ 1.00	0.6	\$ 0.60	
SUB-TOTAL	I.f				<u>\$ 99.28</u>
Landscaping					
Landscape 5' outside of shoulder	I.f	\$ 5.00	1	\$ 5.00	
SUB-TOTAL					<u>\$ 5.00</u>
Site Furnishings					
Benches - Concrete	I.f	\$ 1.00	0.5	\$ 0.58	
Bicycle Racks (6')					
Bollard Bicycle Rack					
Trash Receptacle					
SUB-TOTAL					<u>\$ 0.58</u>
Estimated Price per lineal ft.				Subtotal	\$ 157
Trail Distance				miles	ft/mile
				0.6	5280
				lineal ft	
				3168	\$ 498,294.72
Section specific improvements					
Enhanced street crossing	I.f	\$ 50,000.00	1	\$ 50,000.00	
Pedestrian Bridge 6' width	sf	\$ 670.00		\$ -	
SUB-TOTAL					\$ 50,000.00
				Regional Pathway Subtotal	<u>\$ 548,294.72</u>
				A&E	15% \$ 82,244.21
				Mobilization & Gen Conditions	15% \$ 94,580.84
				Contingency	35% \$ 253,791.92
				Tax	8% \$ 78,312.93
					<u>\$ 1,057,224.62</u>
Total					\$ 1,057,224.62

Trail Maintenance, Staffing, and Operations

November 2024

To: Kittelson & Associates, Inc.

From: Ken Van Voorhis, SPVV



Introduction

The 2024 City of Kennewick Parks and Recreation Comprehensive Plan (Comprehensive Plan) provides a detailed review of operations and maintenance staffing needs for the Parks and Facilities Services Division which oversees the utilization, safety, maintenance, and management of 698 acres of parkland. City rights of way with green space and 49 greenway acres also fall under the Parks and Facilities Services Division maintenance. The Comprehensive Plan assessment drew from benchmarks established by the 2023 National Recreation and Park Association (NRPA) Agency Performance Review, along with comparisons against five specific agencies. Key findings include:

- Allocate sufficient resources for park maintenance to help ensure high-quality standards.
 - o Increase per-acre spending by about 26% over the six-year life of the Comprehensive Plan, amounting to an annual investment increase of \$982,734. (The per-acre maintenance spending analysis indicates KPR is spending 26% less than peer agencies based on 2023 numbers at \$4026 per acre. Operations and maintenance estimates for new parkland should be calculated at \$5,434 per acre.)
 - o To align with operational needs, it is advisable to augment Park and Facilities Services by approximately 5 FTEs over the plan's duration.
- Adopt a maintenance and operation program that outlines an appropriate set of maintenance standards for facilities, including both recommended frequency and acceptable quality.
- There is limited preventative maintenance. Staff has historically spent a significant amount of time reacting to park issues. Leverage the recently implemented maintenance management software to develop a comprehensive preventative maintenance plan to provide periodic, scheduled inspections, assessment, and repair, as well as replacement of infrastructure, systems, and assets.

These recommendations do not include the proposed trail network identified in the Kennewick Pathways and Trails Plan which will result in additional operations and maintenance budgeting and staffing needs.

This Trails Maintenance, Staffing, and Operations Memorandum uses key data from the Comprehensive Plan and information from discussions with staff in the spring of 2024 to provide guidance for maintenance, operations, and staffing needs for the expanded trails and pathway network as outlined in the Kennewick Pathways and Trails Plan which generally includes:

Trail Miles - 54

Bicycle Repair Station – 10

Drinking Fountain – 10

Network Map – 30

Trash Receptacle – 30

Benches – 30

RECOMMENDED STAFFING NEEDS

Parks maintenance is currently divided into six zones which includes parks, trails, and pathways. Additionally, there is a greenway zone that maintains areas other than parks, such as round-about and on-street green areas not covered by other agreements. Each zone has a leader who oversees multiple seasonal/part-time employees. Maintenance activities for trails and pathways generally include trash/debris removal, vegetation management, limited gravel or pavement repair, and miscellaneous repairs. Based on discussion with staff:

- Vegetation management activity includes mechanical and chemical applications.
 - o The existing mechanical management equipment is believed to be adequate for the number of acres managed but will not meet the demands of an expanded network.
 - o The application of pre- and post-emergent chemicals for vegetation management is less than adequate for existing trail maintenance. Additional licensed applicators and sprayers will be required.
- Parks operations staff currently performs very little aggregate or asphalt surface maintenance. Hard surface maintenance is coordinated with other city departments but as the trails network expands, this activity may fall to parks staff.
- The proposed trail and pathway expansion will require additional staff and equipment to adequately maintain the network.

In 2024, Parks and Facilities Services had 21 full-time equivalent (FTE) staff to maintain parks and trails. This included 15 seasonal employees and 3 part time employees. This equates to approximately 2 seasonal/part time staff per zone. Note that the seasonal workforce is variable and based on operating budgets.

To determine the additional staff required for the proposed trails and pathways network, the International City/County Management Association (ICMA) standards were used. The general ICMA standard for park maintenance staffing is a ratio of one full-time equivalent (FTE) employee per 18 to 20 acres of maintained parkland; with best practices suggesting a ratio closer to one FTE per 12 acres of parkland. Using the ICMA general standard of one FTE per 20 acres, future staffing needs for the addition of 54 miles of off-street build-out would require an additional 6 to 8 FTE staff members. This assumes:

- An average a trail width 20 to 25 feet (including a 10 to 12 foot pathway, with 2 to 2 ½ foot shoulders, and a landscaped or managed area of 6 to 8 feet on each side).
- The more conservative general standard of one FTE/20 acres is more representative of maintenance needs given the limited amenities and landscaping proposed and because all trails will not require the same level of service based on the year of construction, location, type of surface, and level of use.
- Additional staffing will be needed for increased greenways and street rights of way green spaces.
- The 6 to 8 FTE are in addition to the 5 FTE recommended in the Comprehensive Plan.

Staffing should include, at a minimum:

- 1 dedicated Trails Crew Leader
- 1 to 2 part-time staff dedicated to trails maintenance and construction

- 2 to 4 seasonal trails staff from April-October

The final number will vary depending on trail types and use and the desired levels of service. This information is for guidance only and should be adjusted and modified as more detailed information is developed.

KEY EQUIPMENT AND MATERIALS:

Maintaining trails and pathways within a parks and recreation system requires a variety of equipment tailored to specific tasks like trash cleanup, vegetation management, pavement maintenance, gravel maintenance, and signage upkeep. The following sections outline the equipment typically needed for maintenance.

1. Vegetation Management

- Brush or shoulder mowing equipment for mechanical vegetation management, flail mowers, or sickle mowers: For mowing larger areas of vegetation alongside trails.
- String Trimmers (Weed Eaters): For trimming weeds along trail edges.
- Backpack Sprayers: For spot herbicide applications to control weeds in difficult-to-reach areas.
- Utility Vehicles (with spray attachments): For larger scale herbicide applications along trails with the ability to cover a 6'-8' swath during application pass.
- Chainsaws: For cutting back overhanging branches or clearing fallen trees.
- Pole Pruners: For trimming higher branches and vegetation.
- Chipper/Shredder: For processing large branches and vegetation debris.

2. Trash Cleanup

- Trash Grabbers/Pickers: Hand tools for picking up litter along trails.
- Trash Carts: Wheeled carts for transporting collected trash.
- Utility Vehicles: Small, maneuverable vehicles for carrying collected trash and tools.
- Trash Compactor or Bins: For onsite disposal and compaction of waste.

4. Pavement Maintenance

- Leaf Blowers: For clearing debris from paved trails.
- Sweepers (Mechanical or Vacuum): For regular sweeping of the trails to remove dirt, leaves, and other debris.
- Pressure Washers: For deep cleaning of paved surfaces.
- Crack Sealers: For filling in cracks on asphalt or concrete trails to prevent further damage.
- Asphalt Patching Equipment: For repairing potholes and other surface damage.

5. Gravel Maintenance

- Gravel Graders/Drag Harrows: For leveling and maintaining gravel surfaces on trails.

- Compact Rollers: For compacting gravel to ensure a smooth, stable surface.
- Rakes and Shovels: For manual gravel adjustments and spot repairs.

6. Signage Maintenance

- Post Drivers or Augers: For installing or repairing signposts along trails.
- Power Drills/Impact Drivers: For mounting or replacing signs.
- Paint/Stencil Kits: For refreshing trail markings and signage.
- Cleaning Supplies: Brushes, cloths, and cleaning agents for maintaining the appearance of signs.

7. Utility Vehicles

- Multi-Purpose Utility Vehicles (UTVs): Versatile vehicles for transporting tools, materials, and personnel along the trails
- Maintenance vehicles for transportation of materials and equipment.

8. Safety Equipment

- Personal Protective Equipment (PPE): Including gloves, safety glasses, ear protection, and high-visibility clothing for staff.
- First Aid Kits: For emergencies while working on the trails.

9. Storage and Transport

- Equipment Trailers: For transporting larger equipment to various trail locations.
- Tool Sheds or Storage Facilities: For safely storing tools and equipment when not in use.

Optional (For Larger Operations)

- Drones: For surveying large trail areas and monitoring conditions.

Having a combination of these tools and equipment ensures that trails and pathways are well-maintained, safe, and enjoyable for the public.

Council Agenda Coversheet	Item Number: 3.	Date: 1/14/2025	Category: Info Only
	Item Type:	Presentation	
	Subject:	Recreation Center Feasibility Study	
	Department:	Parks & Recreation	
<u>Summary</u> Consultants from CSL and Studio CKA will present their findings in a final report on the Recreation Center Feasibility Study. The purpose of the analysis is to assist the City of Kennewick and other stakeholders in evaluating key market, program, financial, operational, economic, and funding aspects of new recreation facilities in the City of Kennewick for the purpose of enhancing the quality of life for community residents, local user groups and enhancing sports tourism. The final draft report will be presented with an opportunity for feedback; no formal action is required from the Council.			
Attachments: 1. Presentation 2. Report			

Reimagining Recreation in Kennewick

FEASIBILITY STUDY FOR A PROPOSED INDOOR RECREATION CENTER

Presented to the City Council January 14, 2025



CSL

STUDIOCKA

Agenda

01 / Purpose

02 / Research Recap

03 / A Recommended Approach

04 / Cost/Benefit and Implementation

Purpose

OUR PURPOSE

With this study, it is our goal to ensure that we have left the City of Kennewick a useable and actionable roadmap for recreation facility investment for today and into the future.

Our purpose with this presentation is to share the results of our analysis, facility concepts, and cost metrics. If there is any other information that you would like to see that would be helpful in guiding Council priorities or decisions, we invite this feedback.

Finally, there is no formal recommendation or requested action item, just an invitation for input that will help improve the quality of this study.

Research Recap

MARKET ANALYSIS PROCESS



KEY TAKEAWAYS

Local and Regional Market

- Young, growing population with more than 330,000 people in Market Statistical Area (MSA) by 2028
- Limited access to indoor sports facilities outside of schools and private clubs
- Significant shortage of pools in Kennewick area

Comparable Facilities

- There is a lack of other recreational and sport service providers in the Tri-Cities, creating a significant opportunity for local use recreational facilities and regional tournament sport facilities.
- Potential funding options, best practices and creative concepts identified
- Various balances of prioritizing local rec programming vs. economically impactful sports tournaments

KEY TAKEAWAYS *(continued)*

Community Input

- A “third place” desired by older residents and young families
- Added indoor facilities needed to support both Parks and Rec and local third-party programming
- There is a desire to meet gaps in recreational programming, particularly year-round indoor aquatics

Out-of-Market Demand

- Very high demand for indoor turf space, particularly among soccer, baseball, and softball groups throughout the southeast portion of the state
- High demand for tournament-quality basketball and volleyball facilities in the region

KEY TAKEAWAYS *(continued)*

Present Ability of Existing Kennewick Facilities to Accommodate Demand

Limited

Strong

Supply
FactorDemand
FactorNeed
Index

1	2	3	4	5	6	7	8	9	10
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Indoor Youth & Amateur Sports

Indoor Baseball

Indoor Soccer

Indoor Softball

Basketball

Aquatics

Volleyball

Indoor Football

Indoor Lacrosse

Track & FieldHockey / Curling

Pickleball

Other Miscellaneous Sports

Dance / Gymnastics / Cheer[illegible]

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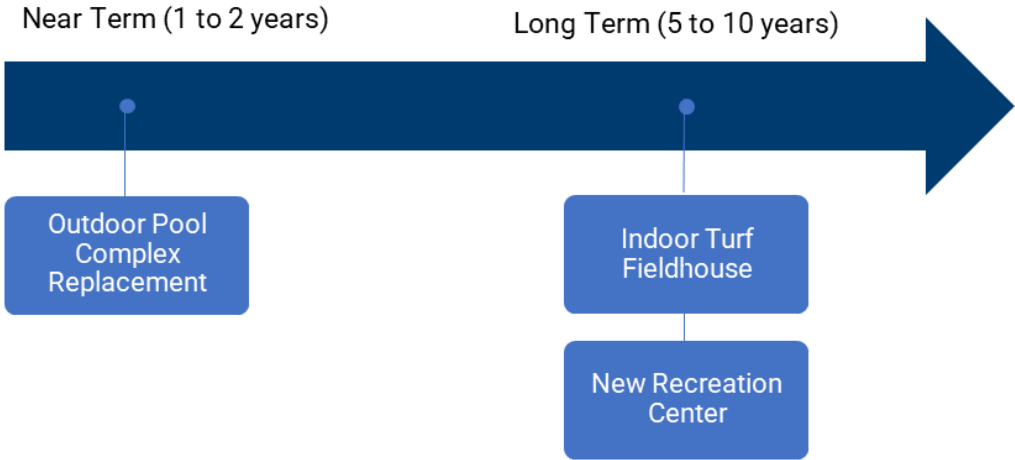
High
Need
Index

Low
Need
Index

A Recommended Approach

A Recreation Investment Timeline

Recommended Action Plan



Alternate Approach



Outdoor Pool Phase 1



Estimated Total Cost: \$11.0 million

Phase 1

- Construct new poolhouse, recreational and lap pools on site of former baseball diamond.
- Maintain operation of existing outdoor pool during construction.
- Keep skate park operational

Key

1. Sprayground (under construction)
2. Seating area
3. Recreational leisure pool
4. Optional Large Slide tower
5. 8-lane 25-yard lap pool with diving
6. Poolhouse
 - Pool storage and mechanical
 - Lockers and family change
 - Office and check-in
7. Existing Outdoor Pool
8. Skate park (existing)

Outdoor Pool Phase 2



Estimated Total Cost: \$956,844

Phase 2

- Once new pool is complete, demolish existing outdoor pool.
- Construct new parking on the site of the former outdoor pool.

Key

1. Sprayground (under construction)
2. Seating area
3. Recreational leisure pool
4. Optional Large Slide tower
5. 8-lane 25-yard lap pool with diving
6. Poolhouse
 - Pool storage and mechanical
 - Lockers and family change
 - Office and check-in
7. Parking for 180 cars
8. Skate park (existing)

Outdoor Pool Costs

Program Space	Const. Cost	Soft Costs	Total Project Cost
Poolhouse	\$1,619,375	\$404,844	\$2,024,210
Outdoor Pools	\$6,273,100	\$1,568,275	\$7,841,375
Site Cost Total	\$1,673,000	\$418,250	\$2,091,250
Total Project Cost	\$9,565,475	\$2,391,369	\$11,956,835

Outdoor Pool Financial Operations

FINANCIAL OPERATIONS		Outdoor Pool Complex Replacement
OPERATING REVENUES		
Pool Registration		\$317,500
Pool Rental Income		\$32,600
Concessions		\$37,200
Subtotal		\$387,300
OPERATING EXPENSES		
Salaries, Wages and Benefits		\$91,000
Utilities		\$113,400
Maintenance and Repair		\$32,100
Materials and Supplies		\$26,500
Insurance		\$45,400
Concessions		\$14,900
General and Administrative		\$12,500
League Operations/Programming		\$190,500
Subtotal		\$526,300
NET OPERATING INCOME		(\$139,000)

Indoor Turf Fieldhouse

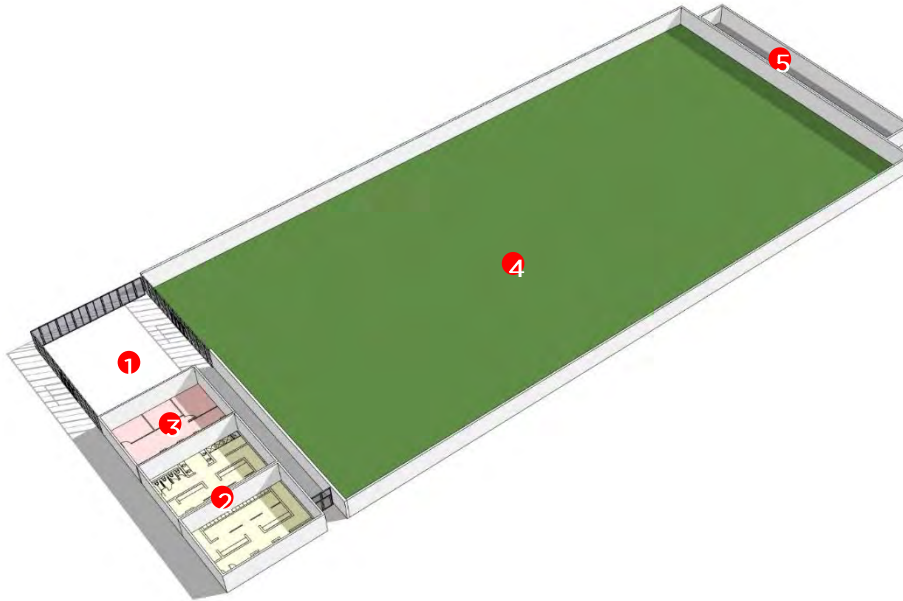


Indoor Turf Fieldhouse at Southridge Park

Key

- 1.New Tournament Sport Center
- 2.Numerica Sports Pavilion
- 3.Baseball/Softball Diamonds (existing)
- 4.New Parking

Indoor Turf Fieldhouse Program



Indoor Turf Fieldhouse at Southridge Park

Program of Spaces

1. Lobby Spaces
2. Change Rooms
3. Administrative Offices
4. Indoor Turf Fieldhouse
5. Storage

Total Area:

55,238 sf

Total Cost:

\$23.7 million

Indoor Turf Fieldhouse Financial Operations

FINANCIAL OPERATIONS	Opening Year 1	Year 2	Year 3	Stabilized Year 4
OPERATING REVENUES				
In-House League Registration	\$21,500	\$27,900	\$34,700	\$38,700
In-House Tournament Registration	\$11,888	\$24,480	\$37,824	\$45,472
Rental Income	\$570,300	\$644,700	\$717,600	\$787,300
Camps/Clinics	\$115,200	\$145,200	\$176,800	\$196,000
Concessions	\$133,500	\$166,100	\$202,800	\$231,600
Advertising/Sponsorship	\$123,600	\$135,000	\$146,500	\$158,100
Membership/Admission/Other	\$0	\$0	\$0	\$0
Subtotal	\$975,988	\$1,143,380	\$1,316,224	\$1,457,172
OPERATING EXPENSES				
Salaries, Wages and Benefits	\$371,500	\$391,400	\$411,700	\$432,200
Utilities	\$175,400	\$180,700	\$186,100	\$191,700
Maintenance and Repair	\$84,800	\$87,300	\$90,000	\$92,700
Materials and Supplies	\$46,800	\$48,200	\$49,600	\$51,100
Insurance	\$84,800	\$87,300	\$90,000	\$92,700
Concessions	\$86,800	\$108,000	\$131,800	\$150,600
General and Administrative	\$35,000	\$40,000	\$45,000	\$50,000
Tournament Expenses	\$4,755	\$9,792	\$15,130	\$18,189
League Operations/Programming	\$88,900	\$112,500	\$137,500	\$152,600
Subtotal	\$978,755	\$1,065,192	\$1,156,830	\$1,231,789
NET OPERATING INCOME	(\$2,767)	\$78,188	\$159,394	\$225,383

Indoor Turf Fieldhouse Economic Impact

	Opening Year 1	Year 2	Year 3	Stabilized Year 4
ECONOMIC IMPACTS				
Total Attendee Days	121,743	137,127	153,687	165,243
Net New Non Local Visitor Days	19,142	24,594	31,074	35,594
Net New Hotel Room Nights	2,769	3,557	4,495	5,148
Direct Spending	\$2,433,567	\$3,131,562	\$3,972,325	\$4,629,221
Indirect/Induced Spending	\$1,664,855	\$2,142,309	\$2,717,400	\$3,166,726
Economic Output	\$4,098,422	\$5,273,872	\$6,689,725	\$7,795,947
Personal Income	\$1,701,397	\$2,186,715	\$2,770,658	\$3,227,045
Employment (full & part-time jobs)	54	70	88	102

Long-Term: New Recreation Center

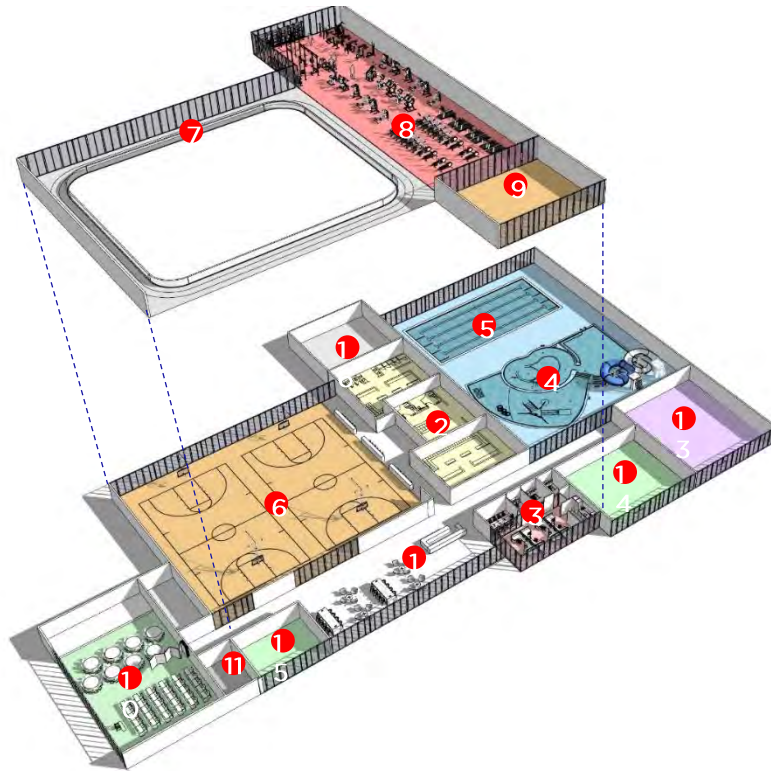


Recreation Center

Key

- 1. New Recreation Center
- 2. Keewaydin Community Center
- 3. Park (existing)
- 4. Tennis Courts (existing)
- 5. New Parking

Long-Term: New Recreation Center Program



Program of Spaces

1. Lobby Spaces
2. Locker Rooms
3. Administrative Offices
4. Recreational Leisure Pool
5. Program Pool
6. Gymnasium
7. Walking / Jogging Track
8. Fitness Center
9. Group Exercise
10. Multipurpose Cultural Arts Space
11. Catering Kitchen
12. Multi-use Classrooms
13. Youth Activity Area
14. Child Sitting
15. Senior Activity Lounge
16. Maintenance and Mechanical Areas

Total Area:

61,850 sf

Total Cost:

\$51.3 million

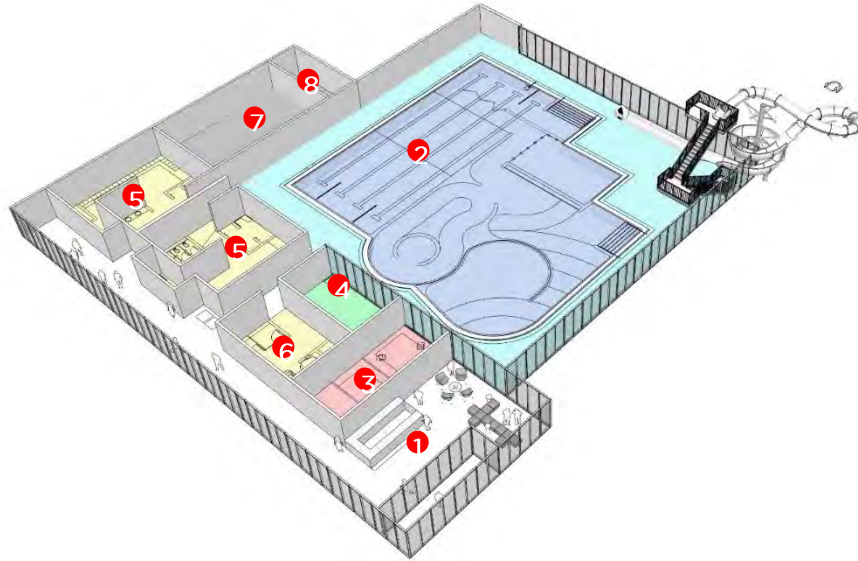
Long-Term: New Recreation Center Financials

FINANCIAL OPERATIONS		New Recreation Center
OPERATING REVENUES		
In-House League Registration		\$71,400
In-House Tournament Registration		\$77,952
Pool Registration		\$197,830
Rental Income		\$177,600
Pool Rental Income		\$48,924
Camps/Clinics		\$166,300
Concessions		\$121,427
Advertising/Sponsorship		\$102,200
Membership/Admission/Other		\$372,248
Subtotal		\$1,335,881
OPERATING EXPENSES		
Salaries, Wages and Benefits		\$796,100
Utilities		\$236,200
Maintenance and Repair		\$119,900
Materials and Supplies		\$65,400
Insurance		\$119,900
Concessions		\$60,800
General and Administrative		\$125,000
Tournament Expenses		\$31,181
League Operations/Programming		\$154,500
Subtotal		\$1,708,981
NET OPERATING INCOME		(\$373,100)

New Recreation Center Economic Impact

	Opening Year 1	Year 2	Year 3	Stabilized Year 4
ECONOMIC IMPACTS				
Total Attendee Days	155,168	170,576	198,612	205,955
Net New Non Local Visitor Days	20,088	21,112	31,168	31,656
Net New Hotel Room Nights	3,037	3,193	4,799	4,869
Direct Spending	\$2,756,108	\$2,988,434	\$4,329,390	\$4,520,676
Indirect/Induced Spending	\$1,885,474	\$2,044,416	\$2,961,558	\$3,092,414
Economic Output	\$4,641,583	\$5,032,850	\$7,290,948	\$7,613,090
Personal Income	\$1,927,796	\$2,090,942	\$3,020,714	\$3,154,670
Employment (full & part-time jobs)	62	67	96	100

Alternative Project A: Indoor Aquatic Center



New Indoor Aquatic Center

1. Main Entry Lobby & Lounge
2. Mutigenerational Lifestyle Pool
3. Staff Offices
4. Pool Party / Multi-use Room
5. Locker Room
6. Family Change Area
7. Pool Mechanical
8. Storage & Receiving

Total Area:

19,654 sf

Total Cost:

\$21.9 million

Alternative Project B: KAC Improvements

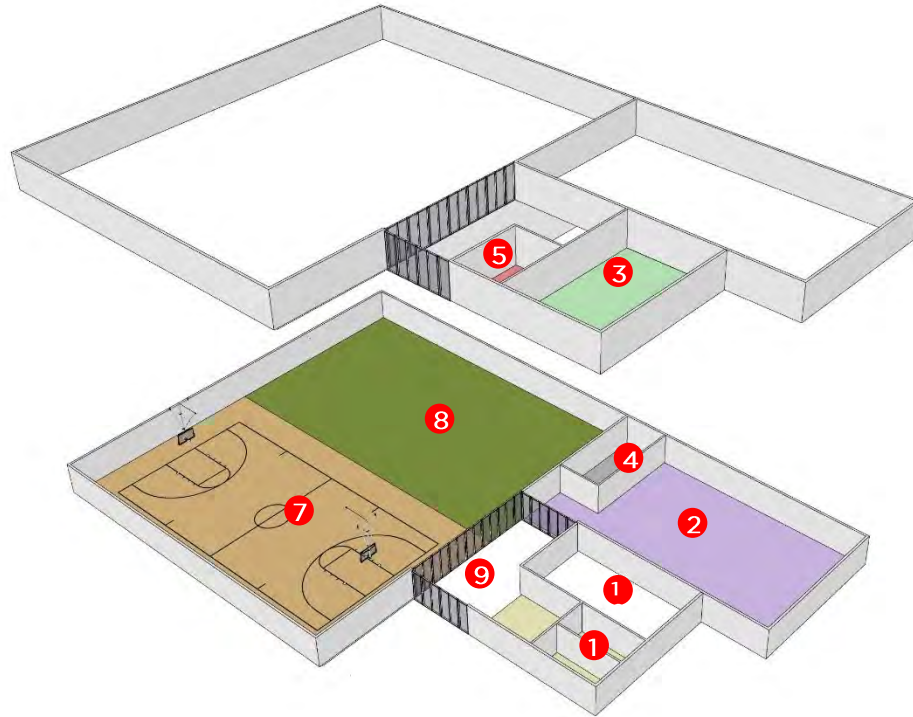


Kennewick Activity Center Improvements

Key

- 1. Kennewick Activity Center (renovated)
- 2. Kennewick Activity Center (addition)
- 3. Tennis Courts (existing)
- 4. New drop-off
- 5. Parking (existing)

Alternative Project B: KAC Improvements Program



Program of Spaces

Existing Renovation

1. Restrooms
2. Youth Activity Center
3. Multipurpose Classroom
4. Storage
5. Admin Office

New Addition

6. New Entry Lobby
7. Gymnasium
8. Turf Area
9. Viewing

Total Area:

21,127 sf

Total Cost:

\$13.1 million

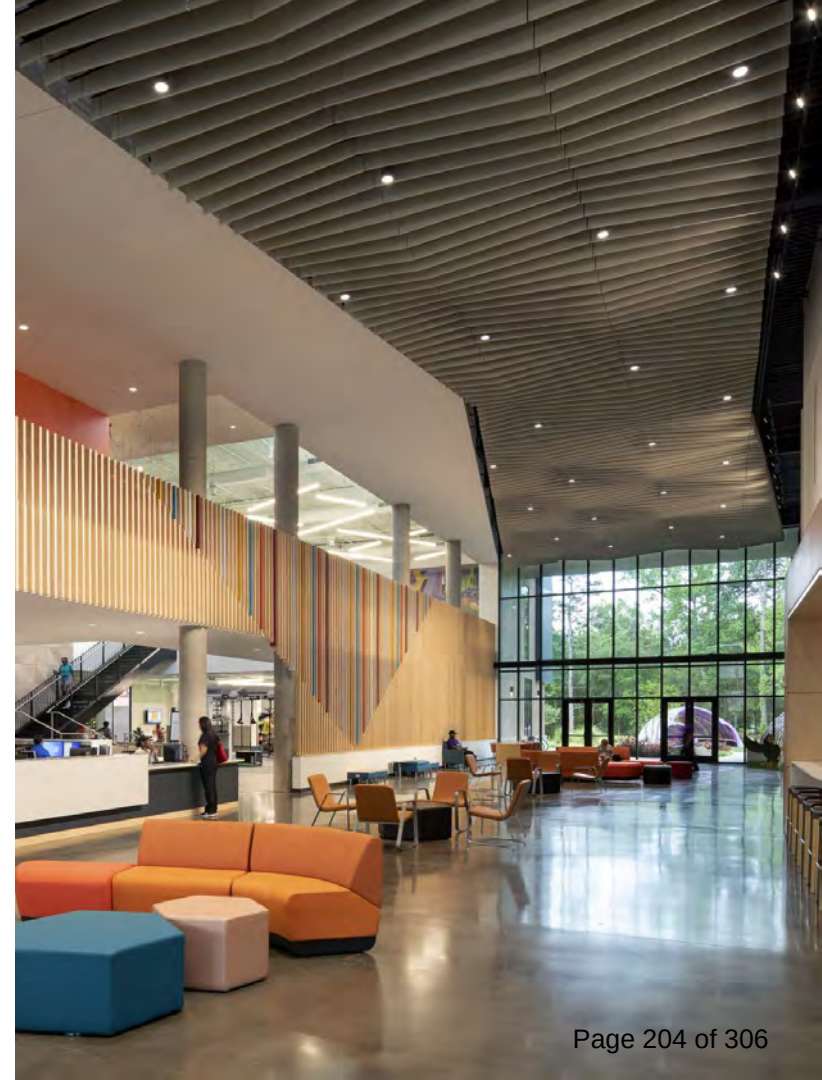
Cost/Benefit and Implementation

Size, Cost and Subsidy/Surplus Comparison

	Outdoor Pool Complex Replacement	Indoor Aquatic Center	Kennewick Activity Center Improvement	Recreation Center	Indoor Turf Fieldhouse
Total Area	NA	23,000sf	21,127sf	61,850sf	55,238sf
Total Cost	\$11.9 million	\$23.2 million	\$13.8 million	\$49.8 million	\$23.7 million
Subsidy/Surplus	-\$139,100	-\$323,700	-\$76,200	-\$373,100	+\$225,400

Governance

1. Facilities likely publicly owned, managed entrepreneurially.
2. Indoor Fieldhouse suits private, profit-maximizing management.
3. Other facilities could use city or non-profit management.
4. Washington communities use MPD's for similar facility management.
5. MPDs can issue debt, raise funds for major projects.



Funding Options

Tax Scenarios					
Recreation Facility Construction Cost	\$ 40,000,000	\$ 50,000,000	\$ 60,000,000	\$ 70,000,000	\$ 80,000,000
Annual Debt Service ⁽¹⁾	\$ 3,075,000	\$ 3,844,000	\$ 4,613,000	\$ 5,381,000	\$ 6,150,000
Levy Rate Impact per \$1,000 AV ⁽²⁾	\$ 0.26	\$ 0.33	\$ 0.40	\$ 0.46	\$ 0.53

Recreation Center Annual Operating Subsidy	\$ 500,000	\$ 750,000	\$ 1,000,000	\$ 1,250,000	\$ 1,500,000
Levy Rate Impact per \$1,000 AV ⁽²⁾	\$ 0.04	\$ 0.06	\$ 0.09	\$ 0.11	\$ 0.13

(1) Assumes a 20-year bond with a 4.5% interest rate structured at level annual debt service.

(2) Increase to the property tax levy rate required to fund annual debt service or the facility operating subsidy based on current assessed value for Kennewick of \$11,625,611,226.

Annual property tax increase for \$400,000 home:					
Construction	\$ 104	\$ 132	\$ 160	\$ 184	\$ 212
Operations	\$ 16	\$ 24	\$ 36	\$ 44	\$ 52
Combined	\$ 120	\$ 156	\$ 196	\$ 228	\$ 264

Potential Funding Sources

- Metropolitan Recreation District (MPD)
- Public Facilities District (PFD)
- Public / Private Partnership (P3)
- Voter Approved Tax Referendum (Mill Levy, shown left)

Thank You

Feasibility Study for
**Recreation Facilities in
Kennewick, Washington**

October 30, 2024



CSL

STUDIOCKA





October 30, 2024

Mr. Nick Farline
Facilities Director
Parks and Recreation
City of Kennewick
2901 Southridge Boulevard
Kennewick, WA 99338

Dear Mr. Farline,

Conventions, Sports & Leisure International (CSL), in conjunction with StudioCKA and Aquatic Design Group (ADG), has completed the following draft report summarizing the results of a feasibility study of a new recreation facilities in Kennewick. The purpose of the analysis is to assist the City of Kennewick, Kennewick Parks & Recreation, and other stakeholders in evaluating key market, program, financial, operational, economic and funding aspects of potential new recreation facilities in Kennewick for the purpose of enhancing opportunities for local user groups and community residents and potentially driving sports tourism.

The analysis presented in this report is based on estimates, assumptions and other information developed from industry research, data and certain assumptions provided by stakeholders, discussions with industry participants, and analysis of competitive/comparable facilities and communities. The sources of information, the methods employed, and the basis of significant estimates and assumptions are stated in this report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will vary from those described and the variations may be material.

The findings presented herein are primarily based on analyses of current conditions in the Kennewick area. As in all studies of this type, the recommendations and estimated results are based on competent and efficient management of the subject facilities and assume that no significant changes in the event/utilization markets or assumed immediate and local area market conditions will occur beyond those set forth in this report. Furthermore, all information provided to us by others was not audited or verified and was assumed to be correct.

The report has been structured to provide decision makers with the foundational information necessary to evaluate issues related to potential future investment in new recreation facilities in Kennewick and should not be used for any other purpose. This report, its findings or references to CSL may not be included or reproduced in any public offering statement or other financing document.

We sincerely appreciate the opportunity to assist you with this project and would be pleased to be of further assistance in the interpretation and application of our findings.

Very truly yours,

A handwritten signature in black ink that reads 'CSL International' in a cursive, flowing script.

CSL International



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EXECUTIVE SUMMARY

Background & Methods

Conventions, Sports & Leisure International (CSL) and StudioCKA were retained by the City of Kennewick to conduct a feasibility study of potential new recreation facilities. The purpose of the study is to assist the City of Kennewick and other stakeholders in evaluating key market, program, financial, economic and ownership/management aspects of new recreation facilities in the Kennewick area.

In 2023, the City of Kennewick commissioned a Department of Parks & Recreation Comprehensive Plan that included a list of recommended initiatives to improve quality of life and access to recreation in the area over the next five years. An indoor center for recreation, classes and other public programming was identified as an area of need for the community, thereby serving as the impetus of this study effort. The City also recognized the need to replace and or renovate the existing pool at Kenneth Serier Memorial Pool. As a result, this study seeks to develop a comprehensive plan for a new recreation center in Kennewick that balances general community use with the potential for hosting events and tournaments, while also evaluating opportunities for investment in a new pool and improvement of the current pool, ensuring that both locations meet the diverse needs of our community.

Growing communities throughout the country continue to invest in state of the industry recreation centers to provide their residents with a critical "third space" beyond work and home that can accommodate their needs for recreation, gatherings, cultural programming, education, and other activities. At the same time, an increase in the number of travel sports programs and participation led to the development of recreation centers that double as sports tourism assets, driving visitation, hotel room nights, and economic impact through new spending in the community and the creation of new jobs.

New recreation facilities would address opportunities and needs local amateur sports and recreation users, while also addressing the opportunities and needs related to sports tourism (i.e., tournaments) in the Kennewick area. The information developed as part of the study outlined herein is intended to assist the City of Kennewick, constituent local municipalities, and other stakeholders with the information necessary to make informed decisions regarding the potential development and operation of new recreation facilities. The study concludes with an outline of clear implementation steps based on thorough feasibility analysis and public input.

The study process consisted of detailed research and analysis, including a comprehensive set of market-specific information derived from the following:

- **PROJECT EXPERIENCE:** Experience garnered through more than 1,000 planning and benchmarking projects involving sports, recreation and event facilities throughout the country.
- **LOCAL VISIT:** A local market visit at the outset of the project, including community and existing sports and recreation facility tours, and discussions with study stakeholders and community leaders
- **BENCHMARKING:** Research and analysis of facility data and interviews conducted with more than 40 competitive/regional and/or comparable amateur sports facilities.
- **LOCAL FOCUS GROUPS:** In-depth discussions held with more than 75 residents over multiple meeting times regarding Kennewick community and recreation facility needs.
- **INTERVIEWS & OUTREACH:** Telephone interviews and virtual meetings with stakeholders and representatives of potential user groups, including key local, state, regional and national athletic associations, organizations, clubs and leagues that organize sports programs, leagues, tournaments, competitions and meets that could potentially utilize potential new recreation facilities in the Kennewick area.

Local & Regional Conditions

- **DRIVABLE ACCESS TO REGIONAL MARKETS:** Located along Interstate 82, Kennewick is within a 240-minute drive of approximately 8.7 million people. The area acts as a midpoint between major population centers in Seattle, Portland, and Spokane. This should serve as an advantage in attracting regional activity to potential recreation facilities in the area.
- **AREA DEMOGRAPHICS:** Kennewick's historical and projected growth far outpace the United States average, and its population is considerably younger with a slightly higher income. This population of affluent, young families could likely benefit from new recreation facilities offering year-round facilities and programming.
- **EXISTING RECREATION FACILITIES:** The tri-cities area does offer a relatively large inventory of athletic courts (80), but these are largely located within schools and private clubs with somewhat limited public access. Further, while there is a notable quantity of additional fitness and recreation facilities in the market (62 indoor fitness centers), these facilities are often private, and have a limited capacity in terms of user throughput. Kenneth E. Serier Pool is the only public pool in Kennewick, and the Tri-Cities area lacks a publicly available indoor pool.



EXECUTIVE SUMMARY

- **COMMUNITY FEEDBACK:** CSL led discussions with more than 40 area residents at two separate town hall sessions to collect their input regarding the needs and opportunities for recreation facilities in Kennewick. Key elements prioritized by these groups included
 1. The need for both indoor aquatics and improved outdoor aquatics.
 2. Expanded access to indoor recreational activities including court sports, indoor field sports, youth and teen activities, and child sitting.
 3. Centralized places in the community to gather, socialize and participate in programs ranging from enrichment classes, recreation programs and multi-use meeting functions.
- **REGIONAL FACILITIES:** The 140 miles surrounding Kennewick lacks an indoor, non-school court facility with four or more courts, as well as an indoor turf facility. This suggests a significant opportunity for the development of a Kennewick sports tourism product with a regional draw.

Industry Trends

- **CONTINUED GROWTH OF THE SPORTS TOURISM SECTOR:** An increasing number of communities throughout the country are investing in the development and operation of large, multi-sport amateur sports complexes for the purpose of driving new sports tourism, as well as better accommodating local sports and recreation demand. An increase in the number of travel sports programs and participation has been matched by the recognition by many communities of the oftentimes high return-on-investment modern sports complexes can have in host destinations in terms of driving visitation, hotel room nights, and economic impact.
- **IMPORTANT CONSIDERATIONS FOR LOCAL DEMAND:** The ability to activate sports tourism within a destination can oftentimes be directly tied to the strength of sports and activities within the local market. Most sports tourism occurs on weekends, leaving four or five days of programming that must be filled by demand from area residents participating in youth and amateur sports activities. There are an estimated 22,500 to 28,000 frequent sports participants within a 30-minute drive of downtown Kennewick. Importantly, it is estimated that there are more than 8.7 million people that reside within a four-hour drive of Kennewick. These data suggest both a strong residential population and a significant opportunity to attract non-local participants for sports tourism events held in Kennewick.
- **FACILITY DESIGN TRENDS:** Synthetic turf is increasingly utilized for both outdoor and indoor sports and recreation facility projects, delivering significant advantages over other surfaces, particularly for sports tourism activity. Organizers for youth and amateur sports activities increasingly prefer, and oftentimes demand, modern facility complexes with state-of-the-industry playing surfaces, equipment, and amenities. Beyond ensuring a critical mass of courts, fields or other playing surfaces at one location, an increasingly important focus of tournament, meet or other competition participants is the strength of a destination in terms of hotel, restaurant, entertainment and other factors. This can help in terms of a destination's ability to maximize economic impact capture, minimizing spending leakage to surrounding communities and increasing the likelihood of participants returning for future years.
- **IMPORTANCE TO INDOOR OFFERINGS:** The national trend toward improved and expanded indoor recreational opportunities provided by municipalities and specialized metropolitan recreation districts is increasing with limited physical education opportunities in schools, increasing trends toward obesity by lack of activity and preventative health, multi-generational activity to increase socialization and connection within communities. Providing equitable, affordable and accessible indoor and outdoor recreation is a public health priority for an increasing number of communities in all locations, not just those that experience harsh seasonal weather.
- **HIGHLY UTILIZED, HIGH-IMPACT FACILITY MODELS:** Five primary sports tourism-oriented facility types, indoor hardwood complex, indoor turf complex, ice complex, diamond field complex, and rectangle field complex (including variations with one or more air-supported bubble fields) represent the most common and highly-utilized sports tourism facility products throughout the country that can be most impactful and deliver the highest return-on-investment, in terms of driving tourism and economic impact relative to costs (development and operating costs).

Market Demand & Opportunities

- **OVERALL MARKET DEMAND:** In addition to interviews with more than 40 local stakeholders, CSL reached out to 26 organizers of regional sports tournaments and events. In general, interest in new recreation facilities in Kennewick is considered strong at both the local and regional level.
- **LOCAL DEMAND:** Feedback from residents and local sport organizations suggest a need for more publicly available athletic courts, indoor/year-round turf facilities, new indoor and outdoor pool facilities, and multipurpose spaces available for meetings, parties, education, and other general programming.
- **REGIONAL DEMAND:** Interviewed sports organizers from around the state of Washington and Pacific Northwest noted that Southeast Washington is a growing market for sports tourism, and that Kennewick likely has a strong opportunity to attract economically impactful tournaments from basketball, volleyball, indoor soccer, and other indoor sports user groups. Basketball and volleyball planners recommended building a facility with six or more full-sized courts, while indoor soccer and baseball organizers recommended a space with 40,000 or more square feet of contiguous indoor turf. Other interviewed user groups representing hockey, swimming, gymnastics and other sports expressed more moderate to limited demand for a new facility in Kennewick.

ES EXECUTIVE SUMMARY

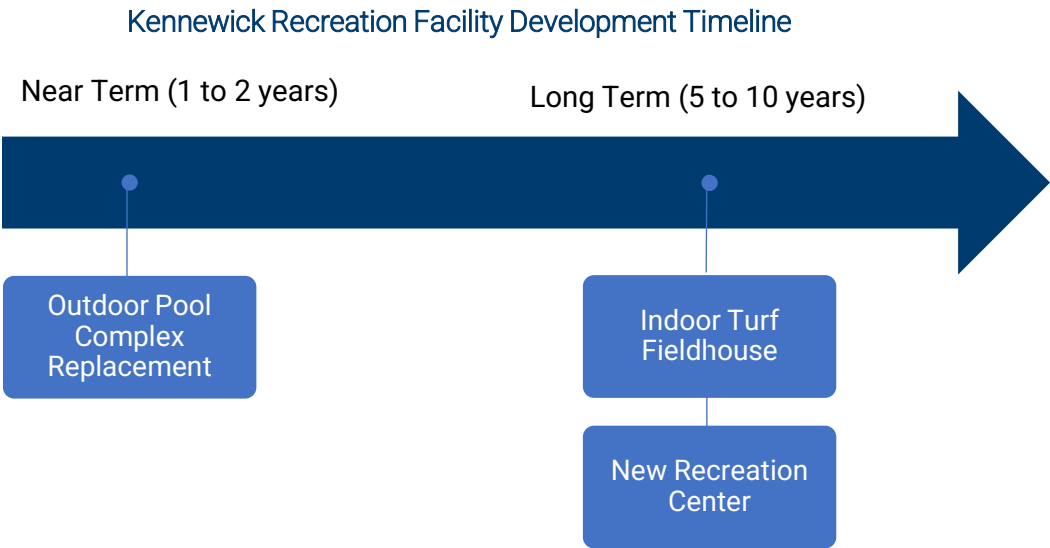
- SUPPLY & DEMAND ISSUES:** Based on the need index data deliberated by CSL, the demand for indoor soccer, indoor baseball, indoor softball, basketball, aquatics, and volleyball is higher than the current ability of existing facilities to accommodate demand. These sports have a need index above one, indicating the potential for new facilities to be market supportable. Meanwhile, indoor football and lacrosse have a lower need index, suggesting less immediate demand for additional indoor facilities in these areas. Sporting types with the lowest identified need index include dance/gymnastics/cheer, pickleball, hockey/curling, and track & field, among other miscellaneous sports. However, of these sports with lower demand, track & field and hockey/curling are the only that require a surface other than turf or hardwood courts, suggesting that most other activities would still be supported by a new Kennewick Recreation Center.

Present Ability of Existing Kennewick Facilities to Accommodate Demand											Supply Factor	Demand Factor	Need Index	High Need Index Low Need Index
Limited										Strong				
1	2	3	4	5	6	7	8	9	10					
Indoor Youth & Amateur Sports														
Indoor Baseball	■	■	■								3	7	2.3	
Indoor Soccer	■	■	■								3	7	2.3	
Indoor Softball	■	■	■								3	6	2.0	
Basketball	■	■	■	■	■						5	8	1.6	
Aquatics	■	■	■	■	■						5	7	1.4	
Volleyball	■	■	■	■	■						5	6	1.2	
Indoor Football	■	■	■	■							4	4	1.0	
Indoor Lacrosse	■	■	■	■							4	4	1.0	
Track & Field	■	■	■	■	■						5	4	0.8	
Hockey / Curling	■	■	■	■	■	■					6	4	0.7	
Pickleball	■	■	■	■	■	■	■				7	4	0.6	
Other Miscellaneous Sports	■	■	■	■	■	■	■	■			8	4	0.5	
Dance / Gymnastics / Cheer	■	■	■	■	■	■	■	■			8	3	0.4	

Facility Concept & Program

Based on the market analysis, the Kennewick community and surrounding region would benefit from investment in indoor turf, aquatic, and indoor hardcourt facility space. At the same time, community feedback and local market analysis suggests a need for additional indoor facilities for recreation, education, and cultural programming.

Working with the Kennewick Parks, Recreation and Facilities Department, CSL and Studio CKA have developed the following timeline of facility development recommendations. The recommended timing of each project is based on degree of community need, estimated development costs, and availability of potential funding sources. Note that additional information regarding funding is presented later herein.



- Outdoor Pool Complex Replacement (1 to 2 years):** Kennewick's existing outdoor pool is dated and in need of significant investment to continue its role as a quality-of-life asset. Replacing the pool also presents an opportunity to develop a state of the industry outdoor aquatic facility that could cater to the needs of both families and recreational swimmers. Given that this is a redevelopment project of an outdoor facility, costs are somewhat limited and could potentially be supported by local capital reserves.
- Indoor Turf Fieldhouse: (5 to 10 years):** Local and regional demand suggests significant opportunity for an indoor fieldhouse facility to be highly utilized throughout most of the year in Kennewick, which could support an annual financial surplus for the Fieldhouse. Further, the cost of such a facility is far less than a new, full-service recreation center.
- New Recreation Center (5 to 10 years):** As noted throughout this report, area sports and recreation supply and demand factors suggest the need for a sizable indoor recreation center that could host a variety of programs. Ideally, a two-court facility with classrooms, multipurpose spaces, indoor walking track, various indoor fitness amenities and other elements should be a priority for development within the coming decade. Though an improved Activity Center should help address a portion of local demand for indoor sports space, a public-owned full-service recreation center will still be an important "missing piece" for the community.

Alternate Approach

Should the Recreation Center be deemed too costly, or is not developed for other reasons, demand for indoor aquatic and activity space could be partially addressed with development of a new indoor aquatic center and/or a significant renovation of the Kennewick Activity Center. These projects are further described below

New Indoor
Aquatic Center

Kennewick
Activity Center
Improvements

- Indoor Aquatic Center (2 to 4 years):** Local demand suggests the need for a public-owned indoor aquatic facility that would primarily be used for leisure and recreational purposes. A single, enclosed pool will likely run at a substantial cost, but opportunity exists to initiate a Metropolitan Park District (MPD) to help fund the project and expanded Parks, Recreation and Facilities Department services that will likely be needed to provide support the pools.
- Kennewick Activity Center Improvements (4 to 6 years):** A renovation and modest expansion of the existing Activity Center would revive the facility's role as a place for indoor recreation for the community and should serve as an affordable "stop gap" to address indoor recreation needs until funds are available to support the development of a new full-service recreation center.

Further detail regarding program, costs, financial performance, and economic impacts of each of the five projects described above is provided within the full report. The table below provides an overview that contextualizes the size, cost and estimated operational subsidy of each of the previously presented facility projects.

Size, Cost and Subsidy/Surplus Comparison

	Outdoor Pool Complex Replacement	Indoor Aquatic Center	Kennewick Activity Center Improvement	Recreation Center	Indoor Turf Fieldhouse
Total Area	NA	23,000sf	21,127sf	61,850sf	55,238sf
Total Cost	\$11.9 million	\$23.2 million	\$13.8 million	\$49.8 million	\$23.7 million
Subsidy/Surplus	-\$139,100	-\$323,700	-\$76,200	-\$373,100	+\$225,400

To help define and distinguish the key features of the five facility investments reviewed, we have prepared the following table. Though the Kennewick Activity Center would address many sports-related needs for the community, it would not be able to meet the programmatic and multi-functional capabilities of a new full-service Recreation Center. Similarly, a new Fieldhouse would be able to accommodate the needs of many outdoor sports groups in the area but would be unable to address the community need for more indoor gym/court space for basketball and volleyball groups.

Program Elements Comparison

	Outdoor Pool Complex Replacement	Indoor Aquatic Center	Kennewick Activity Center Improvements	Recreation Center	Indoor Turf Fieldhouse
Outdoor Pool	7,500 sf Leisure Pool 8-lane 25 yard lap pool Sprayground (existing) Poolhouse	NA	NA	NA	NA
Indoor Recreational Pool	NA	5,500 sf Leisure and Program Pool	NA	4,000 sf Leisure Pool	NA
Indoor Lap Pool	NA	6-lane 25 yard Competition lap Pool	NA	4-lane 25 yard Program Pool	NA
Gymnasium	NA	NA	Single HS Court	Two HS Size Courts	NA
Multi-purpose Community Rooms	NA	(1) 400 sf Multi-Use Room	(1) 1,000 sf room	(2) 500 sf Rooms	NA
Youth Activity Center	NA	NA	3,600 sf activity center	1,200 sf activity center	NA
Indoor Turf Field	NA	NA	6,000 turf area	NA	45,000 sf turf area
Fitness Center	NA	NA	NA	4,500sf fitness center	NA
Group Exercise	NA	NA	NA	1,500sf studio	NA
Walking/Jogging Track	NA	NA	NA	1/10mile track	NA
Senior Activity Center	NA	NA		1,000sf activity center	NA
Catering Kitchen	NA	NA		600 sf kitchen	NA

Governance

It is likely that each of the five facility projects would be publicly owned. However, facilities with high but uncertain revenue potential typically benefit from being managed by a more entrepreneurial entity. In this way, the Indoor Fieldhouse may be better operated by a private entity that could maximize its profit potential. Meanwhile, each of the other potential facilities could likely be operated by the city (the Public Model), though separate non-profit entities could also be established that would be staffed and resourced sufficiently to manage one or more of the proposed facilities, and they could work with area organizations to maximize the quality-of-life benefits for the community (a Public/Non-Profit Model).

A quasi-public/non-profit model has been employed throughout the state of Washington for similar facilities through the development of Metropolitan Park Districts (MPD’s). Metropolitan Park Districts (MPDs), as authorized by Washington state law, are special purpose districts established for the management and development of parks and recreational facilities. They offer greater fiscal flexibility compared to other types of park and recreation districts, primarily due to their ability to impose permanent property taxes with simple majority voter approval. MPDs can be created for general purposes or limited to specific public parks or recreational facilities, with the initial tax levy rate set during the formation ballot measure.

MPDs are considered junior taxing districts with specific levy limits, and they may issue general obligation debt to fund capital projects. An MPD may be highly beneficial in supporting both the operations and development of each of the facilities proposed. In the future, it could be the MPD that issues bonds to support future developments, as guided by its governing board and/or the City Council. Such an entity may be highly beneficial in managing raising funds for each of the high-cost projects previously presented. Potential funding capacity of such an entity is presented later herein

Funding Options

For comparable recreation facility projects throughout the country, public sector revenue sources typically fund all or a majority of the costs. Potential funding options for recreation facility investments in Kennewick may include the following:

- Metropolitan Recreation District (MPD)
- Public Facilities District (PFD)
- Public / Private Partnership (P3)
- Voter Approved Tax Referendum (Mill Levy)

Additional detail regarding the pro’s and con’s associated with each funding approach is presented within the full report.

It is likely that a voter approved mill levy will be required to fund one or more of the facility projects discussed above. The following presents the estimated levy increases that would be needed to fund various recreation facility investments ranging from \$40.0 million to \$80.0 million. Note that these levy increases could also support a potential new MPD, which could operate future facilities.

Tax Scenarios					
Recreation Facility Construction Cost	\$ 40,000,000	\$ 50,000,000	\$ 60,000,000	\$ 70,000,000	\$ 80,000,000
Annual Debt Service ⁽¹⁾	\$ 3,075,000	\$ 3,844,000	\$ 4,613,000	\$ 5,381,000	\$ 6,150,000
Levy Rate Impact per \$1,000 AV ⁽²⁾	\$ 0.26	\$ 0.33	\$ 0.40	\$ 0.46	\$ 0.53

Recreation Center Annual Operating Subsidy	\$ 500,000	\$ 750,000	\$ 1,000,000	\$ 1,250,000	\$ 1,500,000
Levy Rate Impact per \$1,000 AV ⁽²⁾	\$ 0.04	\$ 0.06	\$ 0.09	\$ 0.11	\$ 0.13

(1)

Assumes a 20-year bond with a 4.5% interest rate structured at level annual debt service.

(2)

Increase to the property tax levy rate required to fund annual debt service or the facility operating subsidy based on current assessed value for Kennewick of \$11,625,611,226.

Annual property tax increase for \$400,000 home:					
Construction	\$ 104	\$ 132	\$ 160	\$ 184	\$ 212
Operations	\$ 16	\$ 24	\$ 36	\$ 44	\$ 52
Combined	\$ 120	\$ 156	\$ 196	\$ 228	\$ 264



1

INTRODUCTION

1 INTRODUCTION

Introduction & Background

Conventions, Sports & Leisure International (CSL) was retained by the Parks and Recreation Department of the City of Kennewick to conduct a feasibility study of potential new recreation facilities. The purpose of the study is to assist the City of Kennewick and other stakeholders in evaluating key market, program, financial, economic and ownership/management aspects of potential new recreation facilities in the Kennewick area.



An increasing number of communities throughout the country are investing in the development and operation of large, sports and recreation complexes for the purpose of driving new sports tourism as well as better accommodating local sports and recreation demand. An increase in the number of travel sports programs and participation has been matched by the recognition by many communities of the often-high return-on-investment modern sports complexes can have in host destinations in terms of driving visitation, hotel room nights, and economic impact through new spending in the community and the creation of new jobs.

New recreation facilities would address opportunities and needs local amateur sports and recreation users, while also addressing the opportunities and needs related to sports tourism (i.e., tournaments) in the Kennewick area. The information developed as part of the study outlined herein is intended to assist the City of Kennewick, constituent local municipalities, and other stakeholders with the information necessary to make informed decisions regarding the potential development and operation of potential new recreation facilities.

The study process consisted of detailed research and analysis, including a comprehensive set of market-specific information derived from the following:

- **PROJECT EXPERIENCE:** Experience garnered through more than 1,000 planning and benchmarking projects involving sports, recreation and event facilities throughout the country.
- **LOCAL VISITS:** Local market visit at the outset of the project, and subsequently throughout the project, including community and existing sports and recreation facility tours and discussions with study stakeholders and community leaders and members.
- **BENCHMARKING:** Research and analysis of facility data and interviews conducted with more than 50 competitive/regional and/or comparable amateur sports facilities.
- **LOCAL FOCUS GROUPS:** In-depth discussions held with more than 75 residents regarding Kennewick community and recreation facility needs.
- **INTERVIEWS & OUTREACH:** Telephone interviews and virtual meetings with stakeholders and representatives of potential user groups, including key local, state, regional and national athletic associations, organizations, clubs and leagues that organize sports programs, leagues, tournaments, competitions and meets that could potentially utilize new recreation facilities in the Kennewick area.

An outline of the study's contracted scope of work is provided below:

1. Kickoff, Project Orientation, and Interviews
2. Local Market Conditions Analysis
3. Industry Characteristics & Trends Analysis
4. Competitive & Comparable Facility Analysis
5. Market Outreach, Interviews & Surveys
6. Program, Site & Preliminary Capital Cost Analysis
7. Financial Operating Analysis
8. Economic Impact Analysis
9. Ownership, Management, Funding & Partnership Options
10. Preparation & Presentation of Final Report



1 INTRODUCTION

Desired Study Outcomes

The following are the desired goals and outcomes of the Kennewick Recreation Facilities Feasibility Study:

- Assist the City in determining the need and project feasibility
- Engage the Kennewick community for input
- Explore opportunities for collaboration and partnership
- Evaluate the identified project site, and identify opportunities and concerns
- Evaluate the realities of construction costs
- Develop multiple program models and evaluate its operational costs and revenue potential

The study includes the following outcomes:

Activity recommendations (program) for potential buildings and sites

- Estimated capital and operational costs for base program with potential added alternatives
- Conceptual building and site plans
- Opinion of project construction cost

The study does not include the following outcomes:

- A final building and site design
- Definition of funding mechanisms



Activities Prompting Discussion

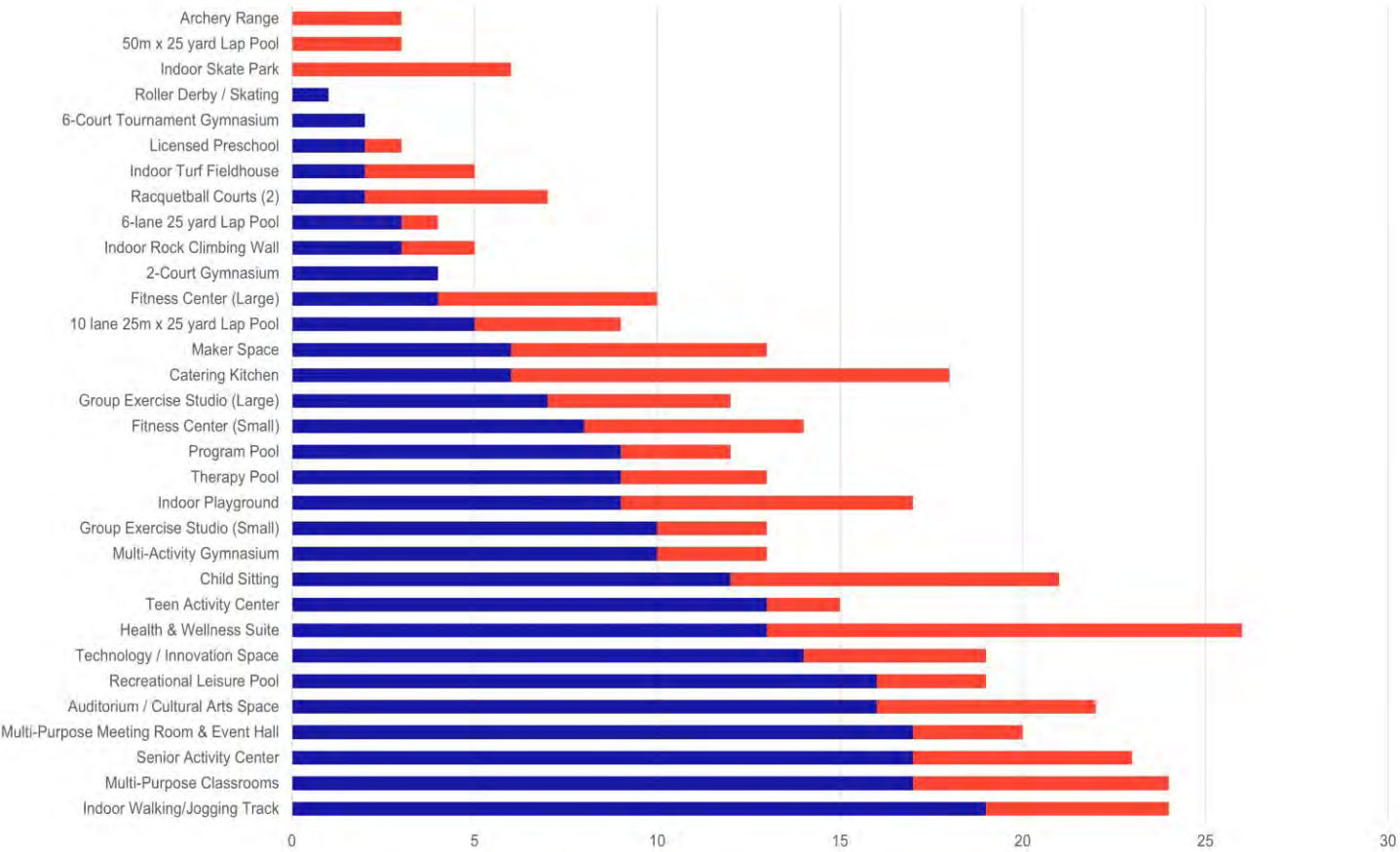
The consultant team utilized the public input meetings to gain insight into community preferences for offered program opportunities. One activity that was utilized was the “build-a-center” activity. Participants were given a list of potential program spaces and relative costs for each area. With limited hypothetical dollars, they were asked to build their ideal center with a list of activities held within the budget limit. The purpose was twofold – to gain insight into activity preferences and to stress the limited ability to offer every activity within a reasonable project budget.

The findings ranged widely across a variety of activities but reinforced the demand for multigenerational activities for seniors and youth, indoor aquatics, sport and recreational uses and fitness classes, and enrichment classes focused on innovation and technology. The results below show the distribution of activity preferences ranked from lowest to highest.

More than the sheer numbers, since this wasn’t intended to be a statistically significant sampling, was the discussion that occurred in the sessions and the insight that was gained through the process. At the conclusion of the activity, participants were asked to share their selections and explain why they made their choices. This feedback helped reinforce other feedback and the market demographic conditions that Kennewick and the Tri-Cities has a lack of indoor, multi-generational community, enrichment, sport and recreational opportunities,



Build-a-Center Results – Highest Priority Activities from lowest to highest





2

LOCAL & REGIONAL CONDITIONS

2 LOCAL & REGIONAL CONDITIONS

Introduction

An important component in assessing the potential success of new recreation facilities in Kennewick is the profile of the local and regional market. The strength of a market in terms of its ability to support and utilize sports and recreation facilities is measured, to some extent, by the size of the regional market area population, its age, income, and other characteristics. In addition to the demographic profile of the local and regional market area, other local market characteristics have relevance when considering the ability of a community to host youth/amateur sports activities and attract sports tourism tournaments, meets and competitions. Characteristics to be discussed in this chapter include transportation accessibility of the market, inventory of sleeping rooms to accommodate nonlocal participants and families, the strength of the local economy, the existing/future inventory of local sports and recreation facilities and an analysis of sports centers in Washington and the broader Pacific Northwest region that may present competition for sports tourism activities.

Kennewick Community Recreation and Sports Tourism

Kennewick, located in the southeastern part of Washington, is within a day's drive (about 3.5 hours) of major population centers in Seattle and Portland. Kennewick's accessibility is further supported by its location along the Columbia River and major roadways such as Interstate 82, as well as the Tri-Cities Airport located nearby in Pasco, which had 437,200 enplanements in 2023.

With an estimated population of approximately 86,700 as of 2023, Kennewick is the most populous city of the Tri-Cities, a regional market that also includes the cities of Pasco and Richland. Within the Tri-Cities, Kennewick is the center for commerce, cultural experiences, and recreation.

The Parks & Recreation Department in Kennewick works to program and promote the community's recreational spaces, supporting a vibrant sports and recreation culture. The City offers a wide variety of parks, sporting complexes, and community amenities to support a diverse range of sports activities, including but not limited to baseball/softball, soccer, lacrosse, basketball, and tennis. Facilities such as the Southridge Sports and Events Complex and the Numerica Pavilion host amateur and youth sports tournaments, drawing participants from the broader region.

Visit Tri-Cities, the area's convention and visitors bureau, is the key party responsible for promoting the region as a tourism destination and plays a leading role in attracting athletic tournaments and competitions with significant nonlocal attendance to the area. By collaborating with tournament and event organizers, Visit Tri-Cities aids in bringing competitive events to the city, taking full advantage of Kennewick's existing sporting facilities.

In recent years, the Tri-Cities have emerged as a destination for notable outdoor sporting events, working to solidify a status as a sports tourism destination. Local, regional, and national competitions, such as GSL Tournaments repeatedly activate outdoor sporting spaces including Southridge Sports Complex and Pasco Sporting Complex for tournaments with sizable nonlocal participant draws.

Kennewick also offers many attractions and points of interest for several visitor types. Kennewick exists as a commercial leader among the region's multiple cities. Similarly, notable attractions including numerous outdoor recreation offerings and the regional wine country highlight the region's appeal as a visitor destination.

Kennewick's attractions and amenities similarly enhance its quality-of-life offerings for residents. These offerings, alongside quality schools, a thriving economy, affordable living, ranging recreation opportunities, and a temperate climate all highlight Kennewick and the Tri-Cities as a quality living option for all types of people.



Source: City of Kennewick, Visit Tri-Cities, Facility & Organization Sites, CSL Research, 2024.

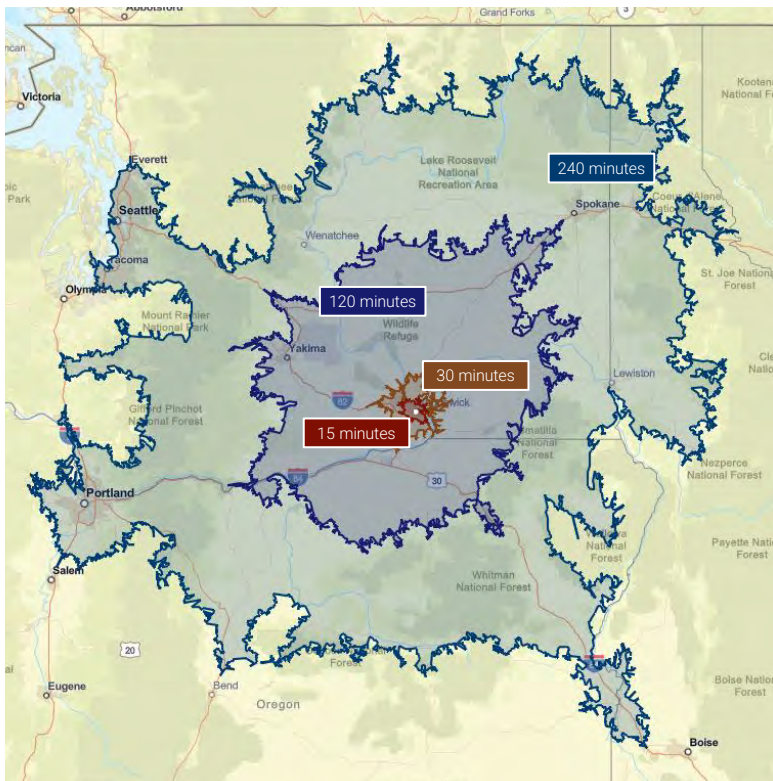
2 LOCAL & REGIONAL CONDITIONS

The following sections of this Chapter will highlight the City's key local assets in more depth, beginning with the geographical placement and accessibility of the Tri-Cities.

Location & Accessibility

Transportation access is imperative to the success of any sports or event facility. Accessibility is not only important from the perspective of attracting potential users and spectators, but also factors into the site selection criteria of tournament producers and other sponsoring organizations. The exhibit and map below illustrate the proximity of Kennewick to other nearby markets and the land area captured within 15-, 30-, 120- and 240-minute drivetimes to the center of Kennewick, which for this analysis was identified as the site of City Hall. These distances will be utilized on the subsequent page and throughout the report for purposes of comparing demographic and socioeconomic variables.

Located along Interstate 82, Kennewick is within a 240-minute drive of approximately 8.7 million people. The area acts as a midpoint between major population centers in Seattle, Portland, and Spokane. This should serve as an advantage in attracting notable regional tournaments to potential new recreation facilities and/or sports tourism facility.



Source: Esri, 2024.

City, State	Distance to Kennewick (in miles)	Distance to Kennewick (hrs:min)	Market Population
Walla Walla, WA	49	0:55	62,200
Yakima, WA	84	1:21	256,700
Moses Lake, WA	76	1:22	101,300
Spokane, WA	140	2:09	593,500
Pullman, WA	127	2:15	88,200
Wenatchee, WA	132	2:25	122,000
Lewiston, ID	131	2:36	65,500
Coeur d'Alene, ID	172	2:40	185,000
Portland, OR	214	3:22	3,285,300
Seattle, WA	215	3:32	4,018,800
Tacoma, WA	229	4:04	4,018,800

Demographic & Socioeconomic Characteristics

The exhibit below presents a summary of key demographic metrics associated with 15-, 30-, 120-, and 240-minute drivetimes surrounding Kennewick, the City of Kennewick, the Kennewick-Richland MSA, and Washington and United States benchmarking data. As shown in the exhibit, the estimated population within the Kennewick-Richland MSA is approximately 318,500. Over the past 13 years, the population of the MSA has grown at a rate nearly three times that of the national average. Population within the MSA is projected to grow between 2023 and 2028 at a rate nearly two times higher than that of the state of Washington and nearly three times the rate of the US. The development of quality-of-life amenities such as new recreation facilities will become increasingly important as this aggressive growth continues.

Summary of Key Demographic Statistics Associated with the Kennewick Area

DEMOGRAPHIC VARIABLE	15- Minutes Drive Time	30- Minutes Drive Time	120- Minutes Drive Time	240- Minutes Drive Time	City of Kennewick	Kennewick- Richland MSA	State of Washington	United States
POPULATION:								
2010 Total Population	155,163	227,830	819,348	7,422,960	73,879	253,332	6,724,540	308,745,538
2023 Total Population	191,038	290,533	934,772	8,745,411	86,743	318,479	7,962,223	337,470,185
2028 Total Population	199,864	304,369	958,494	8,993,230	89,869	333,392	8,196,106	342,640,129
Historical Annual Growth (2010-2023)	1.78%	2.12%	1.08%	1.37%	1.34%	1.98%	1.42%	0.72%
Projected Annual Growth (2023-2028)	0.92%	0.95%	0.51%	0.57%	0.72%	0.94%	0.59%	0.31%
AGE:								
Median Age	33.7	35.7	35.3	38.7	35.8	35.6	39.3	39.1
Population Age 25 to 44	28.28%	27.20%	26.50%	28.21%	27.59%	27.29%	27.44%	26.82%
AGE DISTRIBUTION:								
Under 15	23.97%	22.37%	21.68%	17.91%	21.46%	22.34%	17.72%	18.00%
15 to 24	13.37%	12.94%	13.87%	12.41%	12.88%	13.00%	12.34%	12.78%
25 to 34	14.61%	13.76%	14.05%	14.41%	14.55%	13.84%	14.04%	13.75%
35 to 44	13.67%	13.44%	12.45%	13.80%	13.04%	13.45%	13.40%	13.07%
45 to 54	10.26%	10.91%	10.53%	12.05%	10.51%	10.94%	11.95%	11.90%
55 and over	24.11%	26.59%	27.42%	29.42%	27.56%	26.43%	30.53%	30.51%
HOUSEHOLD INCOME:								
Median Household Income	\$74,860	\$82,355	\$66,706	\$88,040	\$67,448	\$81,613	\$89,067	\$72,603
Per Capita Income	\$35,288	\$40,678	\$33,331	\$49,696	\$35,774	\$39,595	\$49,813	\$41,310
INCOME DISTRIBUTION:								
\$0 to \$24,999	14.32%	12.25%	15.38%	12.75%	16.88%	12.32%	12.40%	16.54%
\$25,000 to \$49,999	18.38%	16.89%	20.66%	14.90%	20.44%	16.90%	14.78%	18.16%
\$50,000 to \$74,999	17.37%	15.93%	18.72%	15.05%	16.52%	16.19%	14.93%	16.45%
\$75,000 to \$99,999	14.69%	13.77%	13.10%	12.44%	14.71%	14.11%	12.57%	12.81%
\$100,000 to \$149,999	17.93%	19.13%	17.58%	18.83%	16.05%	19.18%	18.93%	16.89%
\$150,000 or more	17.32%	22.02%	14.55%	26.04%	15.39%	21.30%	26.37%	19.15%
POPULATION BY RACE/ETHNICITY:								
White/Caucasian	55.83%	62.67%	59.06%	64.82%	63.85%	61.67%	64.96%	60.62%
Black/African American	1.80%	1.60%	1.16%	4.07%	1.93%	1.61%	4.14%	12.48%
American Indian	1.27%	1.12%	2.52%	1.41%	1.17%	1.15%	1.57%	1.14%
Asian	2.55%	2.91%	1.80%	10.32%	2.77%	2.78%	10.23%	6.25%
Pacific Islander	0.35%	0.30%	0.24%	0.75%	0.46%	0.28%	0.86%	0.21%
Other Race	22.99%	17.77%	21.46%	7.49%	16.19%	18.71%	6.98%	8.72%
Two or More Races	15.21%	13.64%	13.74%	11.15%	13.62%	13.80%	11.26%	10.58%
Hispanic Origin	42.67%	33.87%	38.61%	15.32%	31.78%	35.14%	14.44%	19.42%
Diversity Index	80.1	75.5	78.2	66.6	74.3	76.3	66.0	72.1
BUSINESS:								
2023 Total Businesses	4,910	6,940	26,718	301,619	2,773	7,629	246,661	12,297,209
2023 Total Employees	62,485	101,557	353,859	3,922,535	35,911	113,149	3,185,463	153,323,159
Employee/Residential Population Ratio	0.33:1	0.35:1	0.38:1	0.45:1	0.41:1	0.36:1	0.40:1	0.45:1

Source: Esri, 2024.

The Kennewick-Richland MSA also has a notable Under 15 population of 22 percent, compared to 18 percent for the state of Washington and 18 percent for the US. Similarly, the median age of the MSA population is over three years lower than that of the US, suggesting a younger, family-oriented population that could likely benefit from recreation facilities that offered year-round facilities and programming for youth and families.

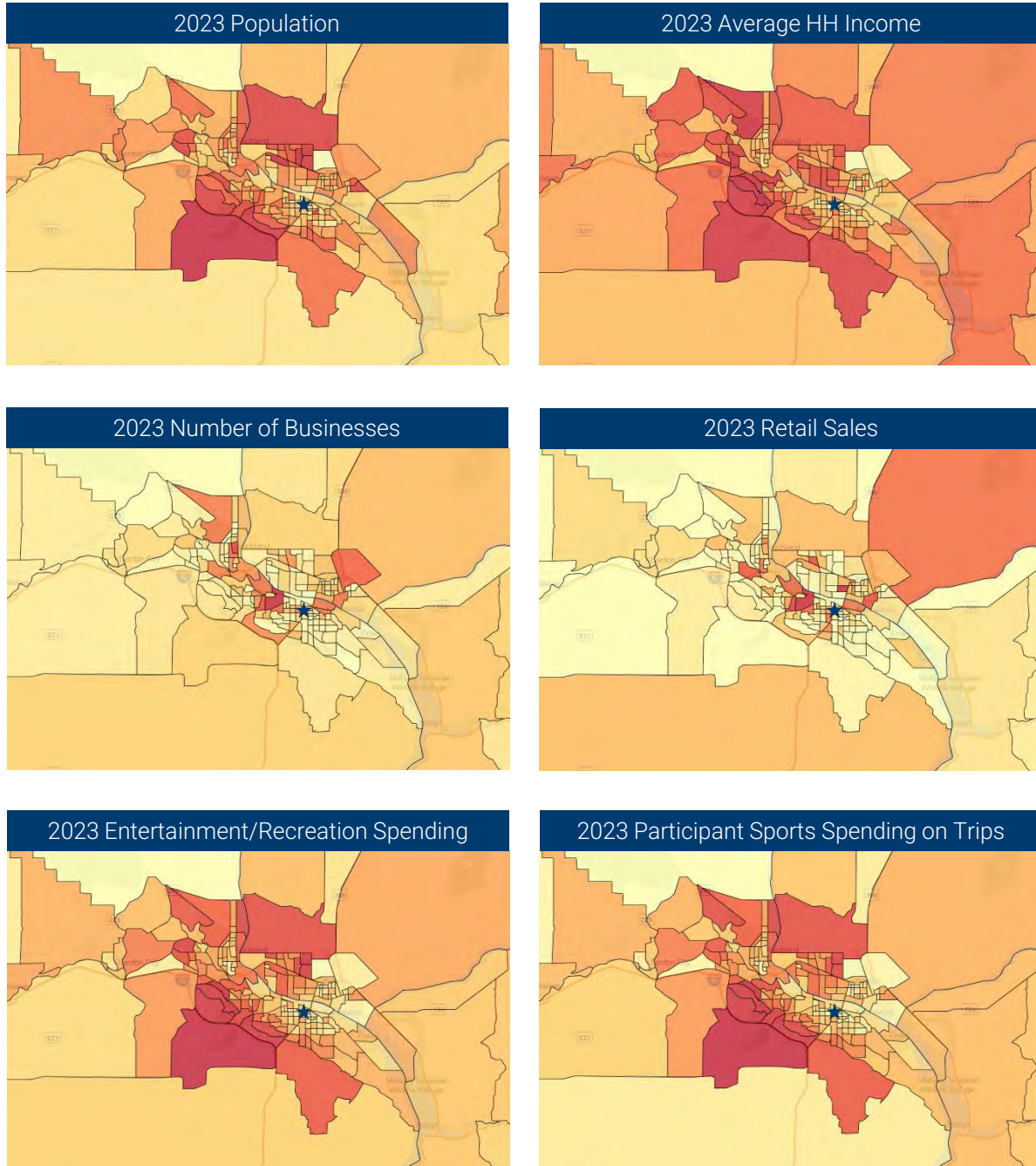
The Kennewick MSA and surrounding area has a notable diversity index score compared to that of the state of Washington and the US. This is largely driven by the 35 percent Hispanic population within the MSA, compared to 14 percent in the state of Washington. It will be important to consider this diversity as part of potential Recreation Center planning efforts, as well as for the design of future athletic, recreation, cultural and educational programming that could be held at the Center.

Demographic & Socioeconomic Heat Maps

The exhibits below detail heat maps by census tract that show the Kennewick area. The heat maps display the relative density of demographic data points as smoothly varying sets of colors ranging from cool (lighter color, indicating a low density of points) to hot (darker color, indicating a high relative density of points).

Much of the area's population and income is concentrated in the southern edge portions of Kennewick or to the north in Pasco. These data will be important to consider as part of future Recreation Center site selection efforts; developing the facility at a site such as City Hall could spur investment and population growth in the downtown, improving quality of life for those in the area.

Demographic Heat Maps by Census Tract for the Kennewick Area



Note: Star is placed on Kennewick City Hall.
Source: Esri, 2024.

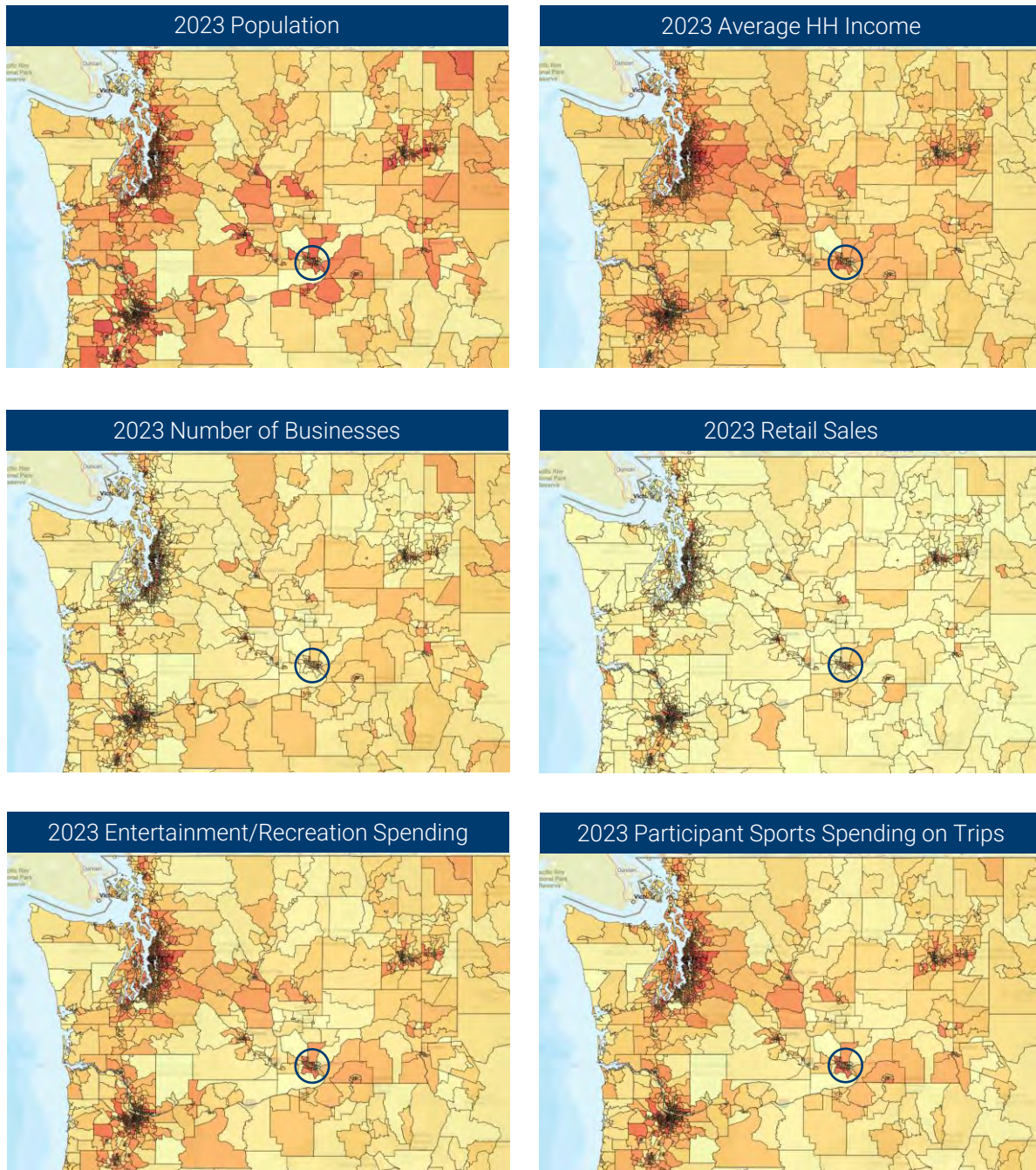
2 LOCAL & REGIONAL CONDITIONS

Demographic & Socioeconomic Heat Maps

In addition to demographic and sociographic concentrations locally, CSL analyzed the same factors on a broader, more regional basis. Measuring these factors helps to evaluate the capability of the market to attract regional sports activity from surrounding population bases. As shown below, Kennewick is relatively centralized between major population centers such as Seattle, Portland, and Spokane.

Spending on travel for participant sports is notably high in these markets. This suggests an opportunity for a Kennewick Recreation Center to attract these dollars to the market if it offers the facilities and amenities desired by sports organizers in the region. The specific demands and preferences of these organizers are presented within the Market Demand Chapter later herein.

Demographic Heat Maps by Census Tract for the Kennewick Area



Note: The circle on each map encompasses the Tri-Cities area.
Source: Esri, 2024.

2 LOCAL & REGIONAL CONDITIONS

Corporate Base

The scope and attributes of the corporate presence in a given market serve as an indicator of the potential for sponsorships and advertising investments within sports facilities. Moreover, the extent of the local corporate landscape often reflects the level and diversity of essential community amenities such as hotels, dining establishments, and transportation infrastructure. These amenities play a crucial role when evaluating the opportunity to attract events like tournaments, meets, and competitions that draw teams from beyond the boundaries of Kennewick.

The chart below offers insight into the leading employers in the Tri-Cities, each with a workforce of over 440 employees. Major employers in the area include Battelle/PNNL, Kadlec Regional Medical Center, Lamb Weston, and Bechtel National. Approximately 16 percent of employees of the top Tri-Cities employers are based in Kennewick, while 58 percent are based in Richland. The leading industries in the Tri-Cities include education (6,351 employees among top employers), healthcare (5,604 employees), and food processing (5,220 employees).

Top Employers in the Tri-Cities

Company Name	City	Industry	Number of Employees
Battelle/PNNL	Richland	Technology	4,500
Kadlec Regional Medical Center	Richland	Healthcare	3,532
Lamb Weston	Tri-Cities	Food Processing	3,000
Bechtel National	Richland	Government	2,943
Kennewick School District	Kennewick	Education	2,336
Washington River Protection Solutions	Richland	Sustainability	2,129
Pasco School District	Pasco	Education	2,015
Mission Support Alliance, LLC	Richland	Support Service	1,902
CH2M Hill	Richland	Sustainability	1,682
Richland School District	Richland	Education	1,500
Tyson Foods	Pasco	Food Processing	1,300
Trios Health	Kennewick	Healthcare	1,268
Energy Northwest	Tri-Cities	Utilities	1,100
First Fruits	Kennewick	Food Processing	920
Lourdes Health Network	Pasco	Healthcare	804
AREVA	Richland	Manufacturing	632
Apollo Inc.	Kennewick	Manufacturing	625
Columbia Basin College	Pasco	Education	500
Department of Energy (DOE)	Richland	Government	440
Total			33,100



washington river
protection solutions
an amentum-led company



Pacific Northwest
NATIONAL LABORATORY



BATTELLE

Source: Kennewick (WA) Economic Development, 2024.

2 LOCAL & REGIONAL CONDITIONS

Top Attractions in Kennewick

In the process of site selection for regional and national events, tournament organizers extend their assessment beyond the host facility itself, focusing on the broader destination. To gauge the appeal of the Tri-Cities region as a visitor destination, the table provided below presents key attractions based on the cumulative count of positive reviews submitted by travelers on Google. This approach offers insight into the recreational draw and prominence of various points of interest within the Tri-Cities locale. Attractions with higher review counts on the Google platform generally signify well-established and widely recognized destinations within the Tri-Cities market. This comprehensive perspective aids in assessing the area's tourism landscape.

The top attraction in the area is the Columbia Center shopping mall. From a sports tournament visitor perspective, this attraction likely caters to families looking for indoor activities during visits for tournaments and competitions. The second leading attraction, Howard Amon Park, caters to outdoor adventure seeking visitors. Other leading attractions, such as the Toyota Center, Badger Mountain Centennial Preserve, and Sacajawea State Park, likely cater to a range of age groups and family types. This balanced array of attractions is an important element for attracting new and repeat sports tourism business, as traveling families often consist of multiple age groups with varying interests and recreation preferences.

Top Attractions in the Tri-Cities Area

	Attraction	City	Number of Google Reviews
1	Columbia Center	Kennewick	5,241
2	Howard Amon Park	Richland	3,626
3	Toyota Center	Kennewick	1,649
4	Badger Mountain Centennial Preserve	Richland	562
5	Sacajawea State Park	Pasco	507
6	Gesa Carousel of Dreams	Kennewick	503
7	Badger Mountain Park	Richland	453
8	REACH Museum	Richland	441
9	AXE KPR Axe Throwing	Pasco	274
10	LIGO Hanford Observatory	Richland	258
11	J. Bookwalter Winery	Richland	256
12	Hanford Nuclear Reservation	Richland	203
13	Goose Ridge Winery	Richland	166
14	White Bluffs Brewing	Richland	142
15	Badger Mountain Vineyard	Kennewick	115
16	Columbia Park	Kennewick	84
17	Barnard Griffin Winery	Richland	76
18	Franklin County Historical Society and Museum	Pasco	15
19	East Benton County History Museum	Kennewick	13
20	Sacagawea Heritage Trail	Richland	0
21	9/11 World Trade Center Memorial Monument	Kennewick	0
22	Regional Veterans Memorial	Kennewick	0
TOTAL			14,584



Source: TripAdvisor, Google, 2024.

2 LOCAL & REGIONAL CONDITIONS

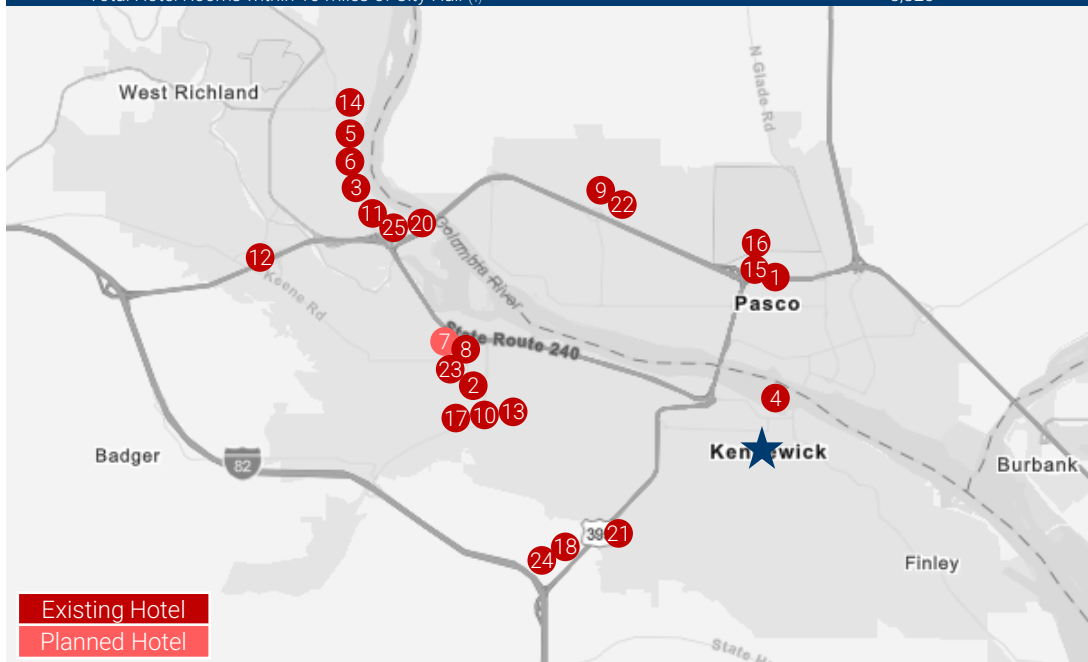
Local Hotel Inventory

The assessment of hotel room availability within a market, particularly in proximity to a sports tourism-capable facility, is an important element to consider as part of evaluating a destination's ability to accommodate large, economically impactful sports tournaments. Both event organizers and participants often seek a diverse selection of hotel accommodations and amenities, preferably with convenient access to the sporting venue.

Presently, the Kennewick area offers 25 hotels with 80 or more rooms within 10 miles of the Kennewick City Hall. In aggregate, these 25 establishments collectively total nearly 3,000 rooms. There are an additional 16 hotels with less than 80 rooms within the area that offer a total of nearly 850 rooms, bringing the total hotel rooms within 10 miles of the Kennewick City Hall to 3,825. The mix of hotels in the area consist largely of select service brands that offer value and affordability to traveling sports families. Similarly, the positioning of these hotels along major roadways promotes accessibility and connectivity of the market for those visiting for sporting activity.

Summary of Hotel Inventory in Tri-Cities Area

Key	Hotel	Room Count	Miles from City Hall
1	Red Lion Hotel Pasco	279	3.3
2	Red Lion Hotel Kennewick Columbia Center	162	5.2
3	Richland Riverfront Hotel	151	8.3
4	Clover Island Inn	150	1.1
5	Holiday Inn Richland on the River	150	8.9
6	Hampton Inn Richland/Tri-Cities	130	8.5
7	LivAway Suites Richland	126	5.8
8	WoodSpring Suites Tri-Cities Richland	122	5.6
9	Hampton Inn Pasco Tri-Cities	121	5.5
10	Hilton Garden Inn Kennewick Tri-Cities	120	4.8
11	Courtyard Richland Columbia Point	120	7.6
12	Home2 Suites by Hilton Richland	120	9.7
13	SpringHill Suites Kennewick Tri-Cities	116	4.8
14	Homewood Suites by Hilton Richland	115	9.1
15	Best Western Premier Pasco Inn & Suites	110	3.5
16	Courtyard Pasco Tri-Cities Airport	99	3.7
17	Super 8 Kennewick Tri-Cities Area	95	5.0
18	Comfort Suites Kennewick At Southridge	94	3.7
19	Motel 6 Richland - Kennewick	93	5.3
20	TownePlace Suites Richland Columbia Point	90	7.4
21	BestWestern Plus Kennewick Inn	88	2.9
22	Holiday Inn Express & Suites Pasco Tri-Cities	85	5.3
23	Holiday Inn Express & Suites Richland	82	5.6
24	Hampton Inn Kennewick At Southridge	80	3.7
25	The Lodge at Columbia Point	80	7.5
Total Hotel Rooms within 10 miles of City Hall ⁽¹⁾		3,825	



Note: Chart only includes hotels with 80 or more rooms and within 10 miles of Kennewick City Hall.

(1) Total hotel rooms includes all hotels within 10 miles of City Hall.

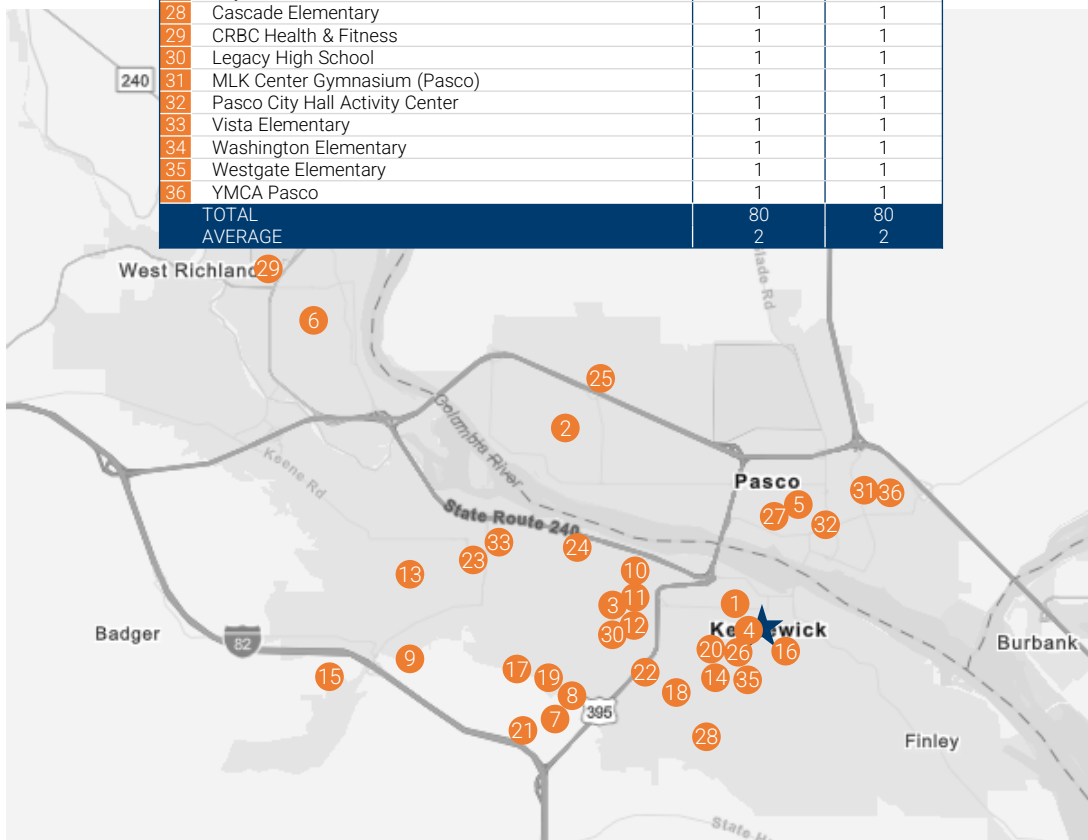
Source: CSL research, CVB Site, Google maps, 2024.

Local Indoor Court Facilities

The chart and map below summarize the current inventory of indoor court facilities in the Tri-Cities area. In total, there are 80 basketball courts and 80 volleyball courts in the Tri-Cities area. Most of these courts are available for community and/or parks and recreation use, but availability can be challenging due to their locations at schools and private clubs. Also, the limited quantity of multi-court facilities greatly limits potential tournament and competition activity in the area. Single court facilities are not appropriate for most tournaments. Tournament organizers typically require four or more courts to host notable tournaments that have material nonlocal draw.

Summary of Court Facility Inventory in Tri-Cities Area

Facility Name	Courts	
	Basketball	Volleyball
1 Amistad Elementary	4	4
2 Chiawana High School	4	4
3 Edison Elementary	4	4
4 Kennewick High	4	4
5 Pasco High School	4	4
6 Richland High School	4	4
7 Southridge High School	4	4
8 Chinook Middle School	3	3
9 Desert Hills Middle School	3	3
10 Hawthorne Elementary	3	3
11 Highlands Middle School	3	3
12 Numerica Pavilion	3	3
13 Amon Creek Elementary	2	2
14 Canyon View Elementary	2	2
15 Cottonwood Elementary	2	2
16 Eastgate Elementary	2	2
17 Fuerza Elementary	2	2
18 Horse Heaven Hills Middle	2	2
19 Lincoln Elementary	2	2
20 Park Middle School	2	2
21 Sage Crest Elementary	2	2
22 Southgate Elementary	2	2
23 Sunset View Elementary	2	2
24 The Pacific Clinic	2	2
25 The Wellness Clinic at LifeQuest	2	2
26 Boys & Girls Club - Kennewick Clubhouse	1	1
27 Boys & Girls Club - Main Branch	1	1
28 Cascade Elementary	1	1
29 CRBC Health & Fitness	1	1
30 Legacy High School	1	1
31 MLK Center Gymnasium (Pasco)	1	1
32 Pasco City Hall Activity Center	1	1
33 Vista Elementary	1	1
34 Washington Elementary	1	1
35 Westgate Elementary	1	1
36 YMCA Pasco	1	1
TOTAL	80	80
AVERAGE	2	2



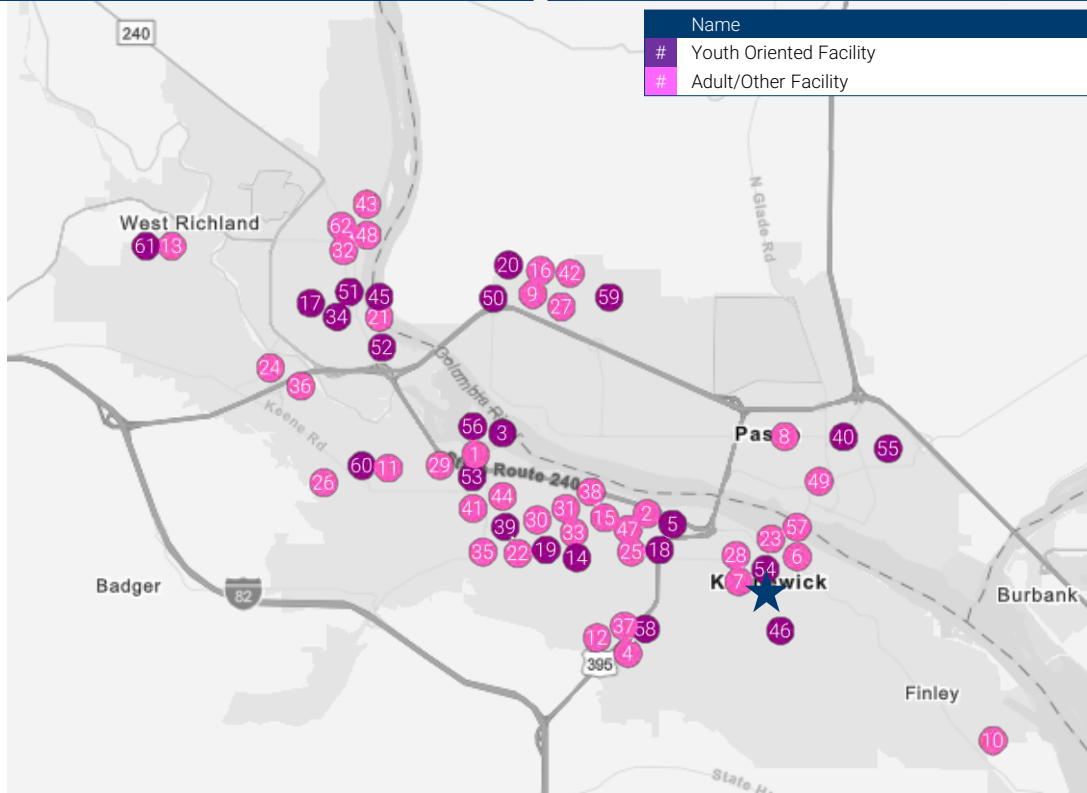
Source: CSL research, Kennewick Parks & Recreation, interviews with facility management, Google maps, 2024.

Local Indoor Fitness Centers and Other Recreation Facilities

The exhibits below detail additional fitness and recreation facilities throughout the Tri-Cities area. These facilities include fitness centers, yoga studios, dance studios, and other miscellaneous sport/fitness facilities. Of these 62 facilities, 23 (37 percent) offer programs or activities for youth, while the others are dedicated to adult utilization only. While there is a notable quantity of additional fitness and recreation facilities in the market, these facilities are often private, yield a high cost for patrons, and have a limited capacity in terms of user throughput.

Summary of Other Recreation Facility Inventory in Tri-Cities Area

Name	Facility Type	Name	Facility Type
1 3D-Fitness	Fitness Centers/Gyms	32 Manipura Yoga by Molly	Fitness Centers/Gyms
2 Advanced Fitness Solutions	Fitness Centers/Gyms	33 Masterwork Pilates	Fitness Centers/Gyms
3 American Dance Academy	Dance	34 Mid-Columbia School of Highland Dance	Dance
4 Anytime Fitness	Fitness Centers/Gyms	35 Natural Selection Crossfit	Fitness Centers/Gyms
5 Atomic Martial Arts	Martial Arts	36 Orangetheory Fitness (Queensgate)	Fitness Centers/Gyms
6 Blackbird Training Group	Martial Arts	37 Orangetheory Fitness (W 27th)	Fitness Centers/Gyms
7 Boys & Girls Club - Kennewick Clubhouse	Rec Center	38 PAC Gym	Fitness Centers/Gyms
8 Boys & Girls Club - Pasco Clubhouse	Rec Center	39 Pacific Kicks Martial Arts	Martial Arts
9 Club 24 Broadmoor	Fitness Centers/Gyms	40 Pasco City Hall Activity Center	Rec Center
10 Club 24 Finley	Fitness Centers/Gyms	41 Planet Fitness (Kennewick)	Fitness Centers/Gyms
11 Club 24 South Richland	Fitness Centers/Gyms	42 Planet Fitness (Pasco)	Fitness Centers/Gyms
12 Club 24 Union	Fitness Centers/Gyms	43 Planet Fitness (Richland)	Fitness Centers/Gyms
13 Club 24 West Richland	Fitness Centers/Gyms	44 Pura Vida Barre and Yoga	Fitness Centers/Gyms
14 Contenders Boxing	Martial Arts	45 Richland Community Center	Rec Center
15 CrossFit 12 Stones	Fitness Centers/Gyms	46 Selch's Song Moo Kwan Taekwon Do School	Martial Arts
16 Crossfit Unrestrained	Fitness Centers/Gyms	47 Soul Fuel Yoga & Boutique	Fitness Centers/Gyms
17 Dance Class	Dance	48 The Fitting Room Tri Cities	Fitness Centers/Gyms
18 Dance Connection	Dance	49 The Mike Way	Fitness Centers/Gyms
19 Dance Images West	Dance	50 The Vibe Dance Academy	Dance
20 Evol Octopus Jiu-Jitsu Academy	Martial Arts	51 Thrive Dance Tri-cities	Dance
21 Fit for Me	Fitness Centers/Gyms	52 Tri Cities Academy of Ballet	Dance
22 Fit for Me Women's Fitness 24 7	Fitness Centers/Gyms	53 Tri Cities School of Karate	Martial Arts
23 Galloway's Sports and Fitness	Fitness Centers/Gyms	54 Tri Cities YMCA Kennewick - Daycare Center	Rec Center
24 Gold's Gym (Duportail)	Fitness Centers/Gyms	55 Tri Cities YMCA Pasco - Daycare and Gymnasium	Rec Center
25 Gold's Gym (N Ely)	Fitness Centers/Gyms	56 Tri Cities YMCA Richland - Daycare Center	Rec Center
26 Harmony Yoga & Wellness	Fitness Centers/Gyms	57 Tri-City Barbell Club	Fitness Centers/Gyms
27 Haz PowerAthletes	Fitness Centers/Gyms	58 US World Class Taekwondo - Kennewick	Martial Arts
28 Kennewick Annex Gym - Kennewick High School	Fitness Centers/Gyms	59 US World Class Taekwondo - Pasco	Martial Arts
29 Kia Ora Fitness	Fitness Centers/Gyms	60 US World Class Taekwondo - Richland	Martial Arts
30 Lifted Lotus Yoga Collective	Fitness Centers/Gyms	61 US World Class Taekwondo - West Richland	Martial Arts
31 M.A. Fitness	Fitness Centers/Gyms	62 Yoga Community	Fitness Centers/Gyms



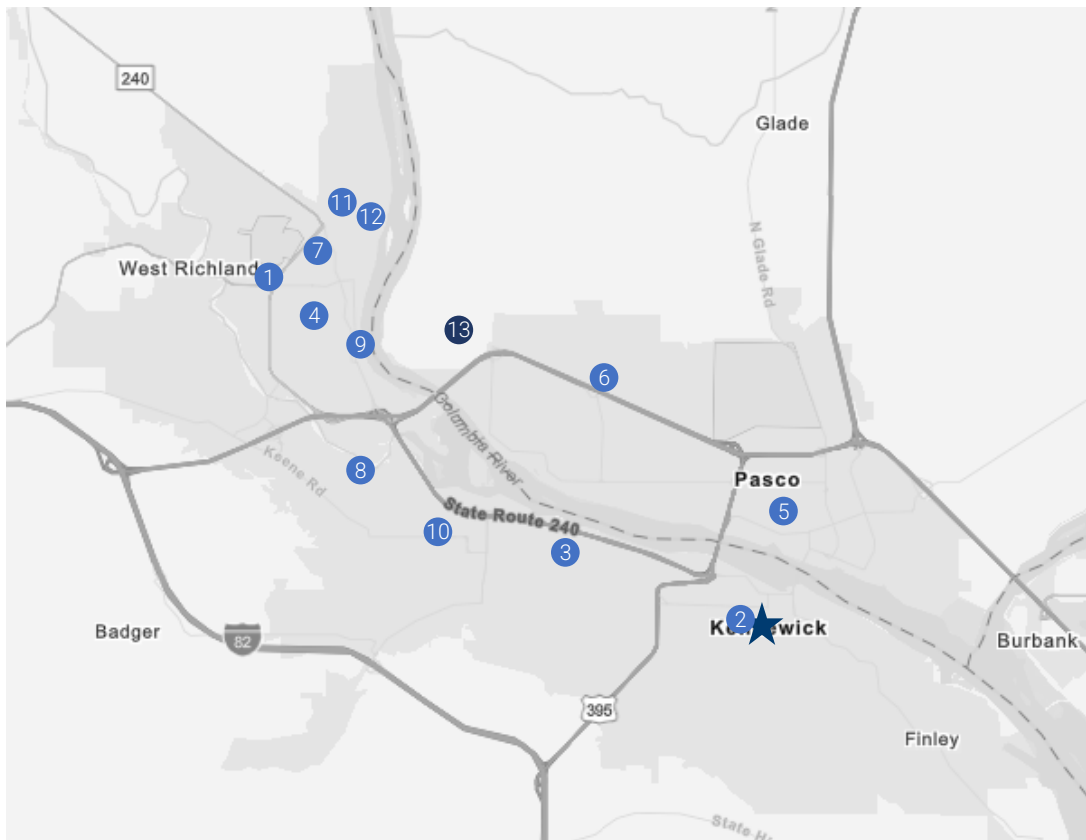
Note: Star on map indicates Kennewick City Hall.
Source: Kennewick Parks & Rec, Visit Tri-Cities, CSL Research, 2024.

Local Aquatic Facilities and Pools

The primary aquatic facilities in the Tri-Cities area are displayed in the map and table below. Only one facility, Memorial Aquatic Park, offers a 50-meter pool, with none offering an indoor, 50-meter pool. Three facilities are located in Kennewick, including the Kenneth E. Serier Memorial Pool, the Pacific Clinic, and Kia Ora Fitness. The latter two facilities are private, while the Kenneth E. Serier Pool is the only Kennewick facility that is open to the public. Planning is currently underway for a new indoor aquatic center in Pasco with an estimated phase one cost of \$37.5 million and targeted opening date for April 2026. This new indoor facility would greatly enhance the area's year-round inventory for area swimmers and swim clubs such as the Tri-City Channel Cats.

Summary of Primary Aquatic Facilities in Kennewick

	Facility Name	Pools	Type
1	CBRC Health & Fitness	3	Indoor 25-meter lap pool. Outdoor 25-meter lap pool. Outdoor waterpark.
2	Kenneth E. Serier Memorial Pool	3	Outdoor 25-yard pool. Outdoor diving tank. Outdoor training tank.
3	The Pacific Clinic	3	2 Indoor lap pools. One outdoor waterpark.
4	George Prout Aquatic Complex	2	Outdoor 25-yard lap pool. Outdoor wading pool.
5	Memorial Aquatic Park	2	Outdoor 50-meter pool. Outdoor leisure pool. 2 waterslides.
6	The Wellness Clinic at LifeQuest	2	Indoor, lap pool and play pool
7	Garden Park Recreation Club	1	Outdoor leisure pool.
8	Hills West Recreation Club	1	Outdoor leisure pool.
9	Howard Amon Wading Pool	1	Outdoor wading pool.
10	Kia Ora Fitness	1	Indoor 25-meter lap pool.
11	Lynnwood Swim and Tennis Club	1	Outdoor lap pool.
12	Rivercrest Swim Club	1	Outdoor leisure pool.
13	*Planned* Pasco Aquatic Center (1)	1	Indoor 50-meter pool.
	TOTAL	22	



Note: (1) The Pasco Aquatic Center is a planned property. Its location may be subject to change.
Source: CSL research, interviews with facility management, Google Maps, 2024.

2 LOCAL & REGIONAL CONDITIONS

Key Local Outdoor Sports Facility Case Studies

Brief case studies have been prepared detailing the programs and operations of several facilities that have been identified as the area's most important venues capable of hosting community recreation and/or sports tourism. Outdoor facilities are presented below, while indoor facilities are presented on the following page.



Southridge Sports and Events Complex

The Southridge Sports and Events Complex is a 52-acre, publicly-owned facility that offers four outdoor diamond fields, the area's only shade-covered playground, the Gesa Carousel of Dreams, and a 9-11 memorial. Also located at the Complex is Numerica Pavilion, a primary indoor sports venue outlined further on the following page. With a large portion of the Complex yet to be developed, there is opportunity for the expansion of this site in the future. The Complex attracts an estimated 80,400 unique visitors who visit the Complex an average of 2.89 times for a total of 232,500 visits annually, not including visitation to Numerica Pavilion.



Memorial Aquatic Park

The Memorial Aquatic Park, located in Pasco, is a publicly-owned outdoor aquatic facility which offers a 50-meter lap pool, a leisure pool, two water slides, and multiple aquatic-play features. It stands as one of the community's primary aquatic facilities and hosts competitions, swim lessons, open swims, and other community-benefitting activities. Preliminary plans exist to add a seasonal dome above the 50-meter lap pool, which would make it accessible year-round. The Park attracts an estimated 18,200 unique visitors who visit the Park an average of 3.33 times for a total of 60,600 visits annually.



Pasco Youth Baseball Complex

The Pasco Youth Baseball Complex, also known as the Pasco Little League Fields, is a six-field complex that is home to the Pasco National Little League, a non-profit affiliate of the International Little League. The group offers competitive baseball to youth aged four (4) to 16 years old. The facility is adjacent to Riverview Park, which offers an adult-size baseball diamond and can be activated in conjunction to the Complex. The Complex attracts an estimated 16,300 unique visitors who visit the Complex an average of 4.17 times for a total of 68,100 visits annually.



Pasco Sporting Complex

The Pasco Sporting Complex is a publicly-owned diamond field complex that offers six softball fields, concessions, a splash pad, a playground, and two sand volleyball courts. It is one of the area's main tournament/competition facilities for diamond sports. The Complex is adjacent to Gesa Stadium, the home stadium of the Tri-City Dust Devils, a minor league baseball team. It is also adjacent to the Tri-Cities Youth Soccer Association, detailed further below. The Complex attracts an estimated 78,200 unique visitors who visit the Complex an average of 2.60 times for a total of 203,000 visits annually.



Tri-Cities Youth Soccer Association (TCYSA) Complex

The TCYSA Complex is an outdoor complex with 17 multi-purpose rectangle fields. It is operated by the TCYSA and is adjacent to the Pasco Sporting Complex and Gesa Stadium. The TCYSA offers recreational and competitive soccer for boys and girls aged four to 19. The facility hosts local leagues and regional tournaments and is the largest soccer tournament facility in the area. The Complex attracts an estimated 59,500 unique visitors who visit the Complex an average of 2.51 times for a total of 149,200 visits annually.



Lawrence Scott Park Pickleball Complex

In 2017, the City of Kennewick added 12 (four lighted) pickleball courts to the existing three courts located at Lawrence Scott Park to develop the largest pickleball facility in the state of Washington. The Complex now hosts a range of open-play and competitive pickleball opportunities for community members. Other amenities at the 26-acre park include four lighted baseball/softball fields, picnic shelters, a playground, and a walk path, among additional amenities.

Key Local Indoor Sports Facility Case Studies

**Numerica Pavilion**

On the Southridge Sports and Events Complex site is the Numerica Pavilion, which offers three basketball/volleyball courts, multi-purpose spaces, and the capability to host private events such as tradeshows. Numerica Pavilion is the primary indoor sporting venue of Kennewick, owned by the City and operated by the Kennewick Parks and Recreation department. In a typical year, the facility attracts and estimate 29,600 unique visitors that return an average of 2.41 times for a total of 71,300 annual visits.

**Toyota Center and Arena**

The Toyota Center and Arena is a two-sheet hockey and entertainment facility that is owned by the Kennewick Public Facilities District and operated by VenuWorks. The Toyota Center is a 7,200-seat arena which is home to the Tri-City Americans WHL hockey team and hosts concerts and other ticketed events such as comedy performances and Broadway shows. The Toyota Arena is the only year-round sheet of ice within a 150-mile radius. It offers public skating, Junior Hockey games, figure skating, and small concerts. The Center attracts an estimated 151,900 unique visitors who visit the Center an average of 1.98 times for a total of 300,000 visits annually.

**Three Rivers Convention Center (TRCC)**

The TRCC is a convention facility for the Tri-Cities area and is owned by the Kennewick Public Facilities District and operated by VenuWorks. It was built in 2004 and offers a largest contiguous space of 21,600 square feet. The facility is set to undergo an expansion which will add approximately 60,000 square feet of exhibit space; 70,000 square feet of meeting rooms, lobby and support space; and a range of other additions/improvements. The facility is capable of hosting large sporting events including gymnastics and dance, and following the expansion will be capable of hosting sizable basketball and volleyball tournaments. Facility management anticipates sports tournaments to make up a material portion of the expansion's event mix, which will be important to consider as part of recreation facility planning efforts. Whereas the TRCC will host economically impactful sports tournaments, the recreation facilities could employ more of a local focus in its design and programming. At the same time, opportunity may exist for the TRCC and potential new recreation facilities to combine their court inventories to attract very large tournaments requiring substantial court inventories to accommodate their activity. The TRCC attracts an estimated 43,200 unique visitors and a total of 77,200 visits annually.

**HAPO Center**

The HAPO Center is a convention and entertainment facility in Pasco and is owned by Franklin County and operated by the Harris-White-Leasure Group. It offers a 38,200 square foot expo hall and 43,500 square foot arena. The arena is commonly utilized to host a range of sporting activity including cheerleading, arena football, soccer, hockey, fighting, and a range of other sports. The Center attracts an estimated 122,100 unique visitors who visit an average of 3.15 times for a total of 385,100 visits annually.

**Benton County Fairgrounds**

The Benton County Fairgrounds, located in eastern Kennewick, is a County owned fairgrounds that offers a range of event amenities designed to host the annual Benton County Fair. The Fairgrounds are currently finalizing a master plan for future development at the site. A key component of the master plan is an estimated 60,000 square foot event building that would be capable of hosting amateur sporting events such as basketball or volleyball. A structure of this size would be able to offer approximately four basketball and eight volleyball courts. While hosting amateur sports is not a direct priority for this facility or Fairgrounds staff, it could act as a key venue for hosting economically impactful tournaments or hosting sports activity in conjunction with recreation facilities. Additionally, a long-term consideration for the master plan process is a multi-field outdoor sports complex capable of hosting tournament activity.

2 LOCAL & REGIONAL CONDITIONS

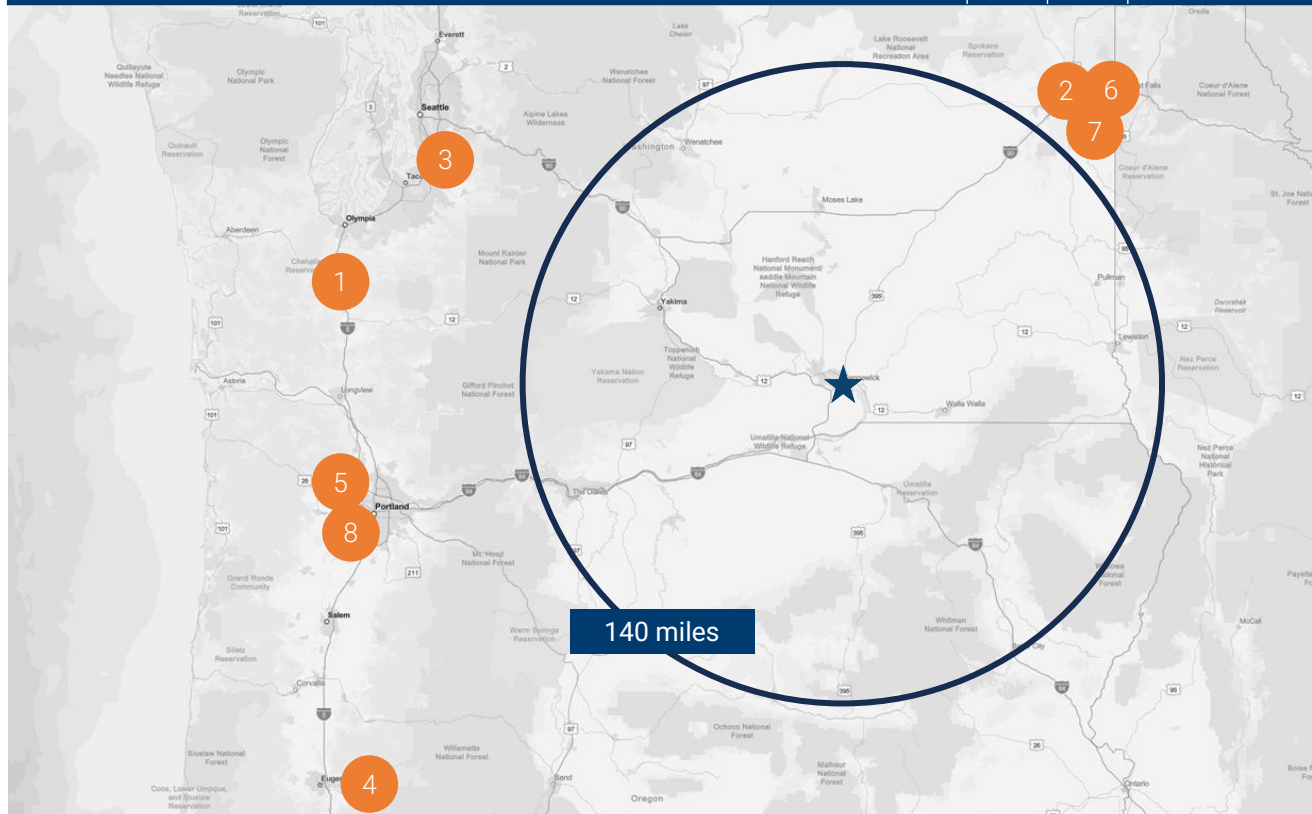
Regional Indoor Court Facilities

CSL conducted an in-depth analysis of the indoor sports and recreation landscape surrounding Kennewick, inclusive of court, aquatic, turf, and ice facilities within the Pacific Northwest region. These establishments represent potential competitors for recreation facilities in Kennewick. Furthermore, this assessment of the regional facility inventory can shed light on existing gaps within the sports tourism marketplace that recreation facilities could potentially address.

The data presented in the chart and map below provide an overview of the current indoor court complexes throughout much of the Pacific Northwest. Observed facilities offer a minimum of four full-sized courts, a typical minimum number for regional and national tournaments. A total of 54 basketball courts and 84 volleyball courts are distributed among eight identified facilities. None of these facilities are located within 140 miles of Kennewick. Notable facilities include NW Sports Hub, which houses 12 basketball courts and 22 volleyball courts, and The Podium Powered by STCU offering 9 basketball and 16 volleyball courts. Case study analyses of both facilities are presented on the following pages.

Summary of Key Indoor Court Facilities in the Regional Area

Facility Name	Location	Courts		Distance to Kennewick (in miles)
		Bball	Vball	
1 NW Sports Hub	Centralia, WA	12	22	236
2 The Podium Powered by STCU	Spokane, WA	9	16	141
3 Fieldhouse USA Auburn	Auburn, WA	7	8	217
4 Bob Keefer Center	Springfield, OR	6	11	326
5 Howard M. Terpenning Recreation Complex	Beaverton, OR	6	6	224
6 HUB Sports Center	Liberty Lake, WA	5	9	154
7 The Warehouse	Spokane, WA	5	6	142
8 The Courts in Beaverton	Beaverton, OR	4	6	224
TOTAL		54	84	
AVERAGE		7	11	



Note: Considered facilities offer a minimum of four full-sized courts.
Source: CSL research, interviews with facility management, Google maps, 2024.

2 LOCAL & REGIONAL CONDITIONS

Regional Facility Case Study



FACILITY:	The Podium Powered by STCU
CITY, STATE:	Spokane, MO
OWNER:	Spokane Public Facilities District
OPERATOR:	Spokane Public Facilities District
YEAR OPENED:	2021
COST (current \$, in millions):	\$53.0 million (\$61.1 million in 2024)
COURTS (bball / vball):	9 / 16
OTHER:	Six-lane, 200m indoor track

The Podium Powered by STCU is a 135,000 square-foot, multi-sport facility located on the Spokane Riverfront in downtown Spokane, Washington. The Podium opened in December of 2021 at a total cost of \$53 million. It is owned and operated by the Spokane Public Facilities District (PFD). The Spokane Sports Commission is tasked with marketing, promoting, and supporting the programming of the facility.

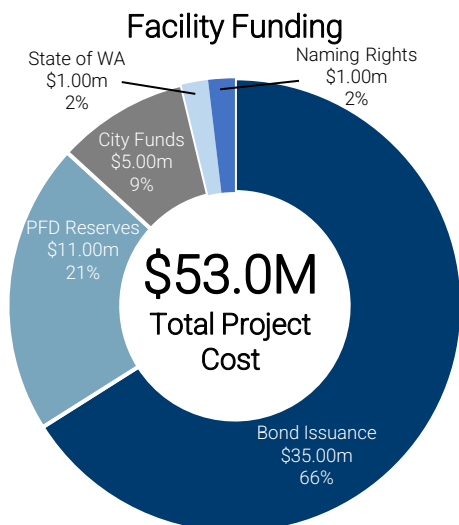
The facility was funded through several channels. Spokane County sold \$35 million worth of bonds to the Spokane PFD to be repaid by 2043 through sales/use and lodging tax revenues. The City of Spokane funded \$5 million utilizing an existing tax, and the City's Parks and Recreation Department donated the land for the facility. The state of Washington funded \$1 million. The Spokane Teachers Credit Union signed a 10-year naming rights sponsorship for a total of \$1 million collected over 10 years, resulting in the "Powered by STCU," in the title. The remaining \$11 million was funded through Spokane PFD reserves. The facility's operations are funded through event revenue, rental fees, concessions, ticket sales, private sponsorships, and an existing hotel/motel tax.

The facility has a 75,000 square foot competition space which can accommodate nine (9) basketball courts, 16 volleyball courts, space for 21 wrestling mats, and a six-lane 200-meter indoor track. The area within the track can host all track and field events including long/triple jump, pole vaulting, high jump, discus, and shot put. Ancillary spaces include concessions, vendors, management offices, media rooms, and medical training spaces. The facility also offers outdoor amenities including an ice age themed playground, green spaces, a skate park, and basketball courts. It is also situated in the Spokane PFD within a cluster of visitor-oriented amenities such as hotels, shopping, and dining within a short walking distance.

The venue hosts a range of notable amateur sporting events including USA Track and Field Championships, USA Karate National Championships (estimated to generate \$7.5 million in economic impact), USA Wrestling Women's National Championships, Great Northwest Athletic Conference Track and Field Championships, USA Badminton Junior National Championships, and a range of other local, regional, and national-scale events.

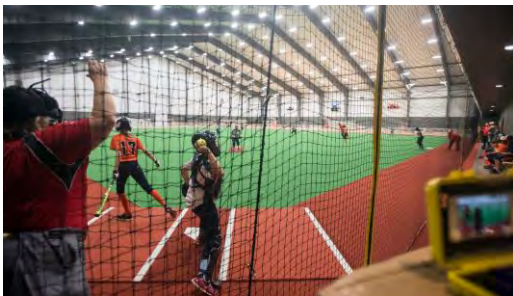
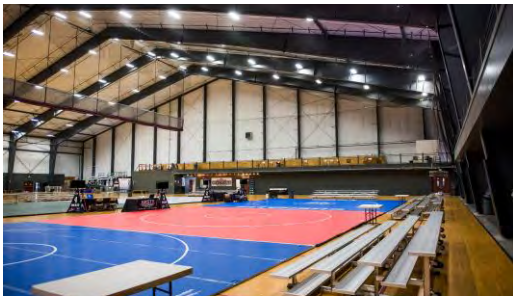
In addition to sporting events, the venue also hosts a variety of exhibitions, concerts, and other activity. The venue often acts as a primary event center in the Spokane market for events such as trade shows, graduations, and other private groups. For concerts, it has a seating capacity of 4,237 with 3,000 permanent seats, 1,000 portable seats, and 237 VIP seats. Tickets for concerts range from \$20-\$100.

According to Spokane Sports, the facility attracts over 25,000 annual visitors, generating \$33 million in direct tourism spending, which results in approximately \$1.7 million in additional tax revenues for the community.



Source: CSL research, interviews with facility management, facility websites, 2024.

Regional Facility Case Study



FACILITY:	Northwest Sports Hub
CITY, STATE:	Centralia, Washington
OWNER:	Lewis County Public Facility District(1)
OPERATOR:	Northwest Sports Hub LLC
YEAR OPENED:	2014 (expanded 2021)
COST (current \$, in millions):	N/A
COURTS (bball / vball):	12 / 22
OTHER:	Three indoor turf fields, outdoor sports complex

The Northwest Sports Hub, located in Centralia, Washington is a 110,000 square-foot multi-sport facility. The facility is operated by Dale Pullin (Northwest Sports Hub LLC), which also co-owns the facility with Lewis County Public Facility District (PFD), City of Centralia, and Centralia School District. It was built in 2014 and underwent an expansion in 2021 to offer additional basketball and volleyball courts, each for undisclosed construction costs.

The initially constructed section of the facility, at approximately 52,900 square feet, offers eight (8) basketball courts, which can be converted into 14 volleyball courts or three indoor turf fields and a warmup area. The newly developed expansion section offers four (4) basketball courts and eight (8) volleyball courts, for a total of 12 basketball courts or 22 volleyball courts offered at the facility. The facility also offers a sit-down/concessions restaurant, Hub City Grub, with mezzanine viewing of the sporting areas. Above Hub City Grub is Par 4 Sports, a sports simulator with a range of simulated sports and games. Outside the facility is a large, outdoor sporting complex with 10 diamond fields, park spaces, six tennis courts, walking/biking trails, and the Centralia Tigers Stadium with a capacity of 3,500 people.

The facility hosts several noteworthy amateur sports events including USSSA baseball and fastpitch tournaments, AAU volleyball tournaments, 90TEN basketball showcases and tournaments, GSL baseball and softball tournaments, and a range of other regional- and national-scale tournaments and competitions. These events are livestreamed and available online using the LiveBarn streaming platform.

Weekday rental rates at the facility are as follows. A single turf field rental is \$93.75 for 90 minutes and \$187.50 per three hours. A single volleyball court rental is \$31.25 for one hour and \$62.5 for two hours. A single basketball court rental is \$46.88 for one hour and a two-court rental is \$187.50 for three hours.

The facility has been estimated to generate an economic impact of approximately \$160 per person who visits the indoor sports facility. The facility attracts an estimated 121,800 unique visitors that visit the facility an average of 3.10 times for a total of 377,900 annual visits.

Note: (1) Facility is co-owned by Lewis County PFD, City of Centralia, Centralia School District, and NW Sports Hub LLC.
Source: CSL research, interviews with facility management, facility websites, 2024.

2 LOCAL & REGIONAL CONDITIONS

Regional Indoor Turf Facilities

The regional marketplace features 18 facilities with at least one indoor turf field. Notably, the Tri-Cities area lacks facilities providing indoor turf space for competitions and training. No identified facilities are located within 140 miles of Kennewick, with the nearest facilities located in Spokane (WA) and Coeur d'Alene (ID).

Indoor turf facilities are increasingly being utilized due to growing year-round training for baseball/softball/soccer clubs. Due to the often-limited inventory of these venues, many facilities throughout the country can draw participants from more than an hour away even for practices, clinics and league play, and their high utilization rates help bolster year-round event revenues at recreation facilities.

Summary of Key Indoor Turf Fields in the Regional Area

	Facility	Location	Indoor Turf Space (SF)	Indoor Turf Fields (number)	Distance to Kennewick (in Miles)
1	NW Sports Hub	Centralia, WA	52,900	3	236
2	Arena Sports - Redmond	Redmond, WA	NA	3	216
3	Arena Sports - Magnuson	Seattle, WA	NA	3	221
4	Arena Sports - Mill Creek	Mill Creek, WA	NA	3	241
5	Salmon Creek Indoor Sports Arena	Vancouver, WA	28,000	2	221
6	Starfire Sports	Tukwila, WA	26,300	2	228
7	Portland Indoor Soccer Center	Portland, OR	20,000	2	213
8	PDX SportsCenter	Portland, OR	19,000	2	220
9	Arena Sports - SODO	Seattle, WA	NA	1.5	218
10	Tacoma Soccer Center	Tacoma, WA	22,500	1	226
11	Tualatin Indoor Soccer	Tualatin, OR	16,000	1	227
12	TTNFC Soccer Complex	Coeur d'Alene, ID	15,000	1	169
13	Snohomish Sports Dome	Snohomish, WA	14,875	1	243
14	Spokane Soccer Center	Spokane Valley, WA	12,150	1	145
15	Craven's Coffee Co.	Spokane, WA	NA	1	143
16	Arena Sports - Issaquah	Issaquah, WA	NA	1	202
17	Everett Soccer Arena	Everett, WA	NA	1	247
18	Bremerton Sports Center	Bremerton, WA	NA	1	270
TOTAL			226,700	30.5	
AVERAGE			22,700	1.7	



Note: Considered facilities offer a minimum of one competition-capable indoor turf field.
Source: CSL research, interviews with facility management, Google maps, 2024.

2 LOCAL & REGIONAL CONDITIONS

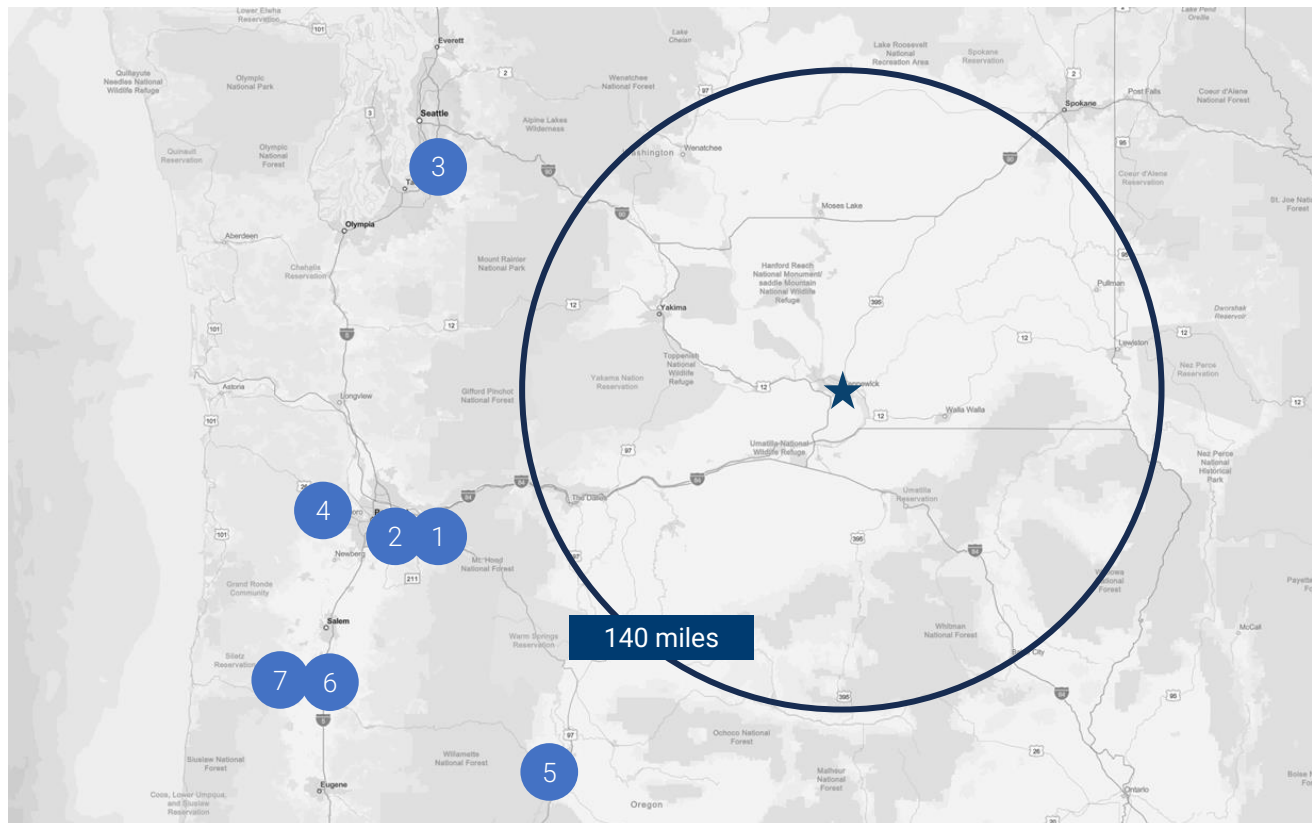
Regional Indoor Aquatic Facilities

Within the broader region, seven facilities offer indoor, 50-meter swimming pools. No identified facilities are within 200 miles of Kennewick. The presence of 50-meter pools is crucial for hosting high-level swim meets and aquatic competitions.

The regional shortage of indoor swimming facilities designed for competition suggests a potential opportunity for recreation facilities in Kennewick to establish a presence as a swim competition destination. However, it is important to acknowledge that aquatics competitions, in comparison to sports like basketball and volleyball, are less frequent, exhibit lower nonlocal draw, and generate reduced returns relative to their substantial overhead facility costs.

Summary of Key Aquatic Facilities in the Regional Area

	Facility Name	Location	Indoor Pool	Distance to Kennewick (in miles)
1	The Aquatic Center at Mt. Hood C.C.	Gresham, OR	50M Indoor	201
2	Multnomah Athletic Club	Portland, OR	50M Indoor	216
3	Weyerhaeuser King County Aquatic Center	Federal Way, WA	50M Indoor	221
4	Howard M. Terpenning Recreation Complex	Beaverton, OR	50M Indoor	224
5	Juniper Swim and Fitness Center	Bend, OR	50M In/Out	247
6	Albany Community Pool	Albany, OR	50M Indoor	283
7	Osborn Aquatic Center	Corvallis, OR	50M Indoor	292
TOTAL			7	



Note: Only indoor pools that are 50 meters are listed.

Source: CSL research, interviews with facility management, Google maps, 2024.



3

INDUSTRY TRENDS

3 INDUSTRY TRENDS

Overview

The economy of any destination can be influenced by many factors outside the control of community leaders. Economic conditions, corporate relocations, changes in governmental or institutional presence and other factors will influence employment, income, tax revenues and other critical aspects of an economy.

In Kennewick, as with many communities, the visitor and recreation industries play an important role in local and regional economic health. Recreation options are a critical quality-of-life element for communities and play a key role in attracting and retaining residents while also serving the needs of the underserved. At the same time, visitors to a market offer an opportunity to inject new dollars into the economy, with relatively limited use of public infrastructure. Visitor spending then generates net new tax revenue, reducing the tax burden on residents.

The market success of sports and recreation facility products can be partially attributed to broader industry characteristics and trends. In order to assess the current and future strength of the market with regard to sports tourism and recreation activity that could utilize potential new sports facility product in Kennewick, it is important to evaluate prominent and emerging trends from a national perspective.

Sports tourism is one of the fastest growing sectors of tourism. An increasing number of communities throughout the country are investing in the development and operation of large, multi-sport amateur sports complexes for the purpose of driving new sports tourism, as well as better accommodating local sports and recreation demand. An increase in the number of travel sports programs and participation has been matched by the recognition by many communities of the oftentimes high return-on-investment modern sports complexes can have in host destinations in terms of driving visitation, hotel room nights, and economic impact.

In 2020, Tourism Economics prepared a study of the economic benefits generated by sports tourism throughout the country. The study estimated that the number of travelers attending sports events in the US increased by more than 10 million since 2015, an increase of 5.9 percent cumulative growth. Additionally, the study projected total direct spending by sports travelers, event organizers and venues at \$45.1 billion, an increase of 16.7 percent since 2015.

At the same time, as demographics shift in communities nationally, they must adapt and respond by providing dedicated facilities and programming that cater to the needs of both older adult populations and an influx of young families. Recreation facilities can serve as vibrant hubs that promote social engagement, intergenerational connections, and well-being across multiple generations. Many communities nationally are proactively and reactively addressing the needs of their shifting populations by offering a range of programming and services within dedicated facilities.

The following Chapter provides an overview of several of the most important trends occurring in the national and regional recreation and sports industries, which will be critical to consider as part of future recreation facility planning efforts.



3 INDUSTRY TRENDS

Community Recreation

A full service, multi-generational recreation environment can offer many benefits to a community. For it to be successful, it should offer a variety of passive and active opportunities to its patrons. Generally, this falls into several general categories including:

- Community Uses
- Sport and Recreation
- Health and Fitness
- Aquatics
- Outdoor Activity

Community Uses

A large lobby space should greet visitors to the center as they enter the facility. This area will serve as a central gathering and lounge area that could double as expanded breakout space for the multi-purpose community uses. Multi-purpose meeting/classrooms are a key component of the program and are designed as spaces with operable partitions that could adjust the size and number of rooms, depending on the need. These rooms are intended to support various community programs and enrichment classes.

Gathering and lounge spaces can also be provided for age specific users ranging from youth activity spaces to senior and active aging adult programs. These can include areas for games, group activity, enrichment classes, etc to provide community members with a place to develop their skills as well as an opportunity for socialization.

Health and Fitness

A fitness center is another key component of a well-rounded recreational program. In addition to supporting healthy lifestyles, it has the ability to generate revenue to help support the operations of the whole facility. A well-balanced fitness center will have areas for strength training, circuit training, cardio, stretching and plyometrics. The latter area is conceived of as an open space where individuals have the space to stretch, perform various body-weight or body-stabilization exercises, including new trends in fitness and workouts such as CrossFit, TRX, HIIT programs and other proprietary training.

Group fitness rooms provide enclosed space for aerobics, dance, spin, and other programmed classes. Group fitness rooms adjacent to each other may also feature moveable partition walls to allow rooms to be combined for larger classes.

Sport and Recreation

A gymnasium space is most commonly associated with most sport and recreation programming in a community recreation facility. This workhorse space can be converted to provide all forms of court sports including basketball, volleyball, and pickleball among others. A good gymnasium may include multiple courts with divider curtains to maximize flexibility and functionality so multiple activities can occur simultaneously. The gymnasium can be used for drop-in play, leagues, camps and clinics.

Another space that can offer sport and recreation programming is an indoor turf field area. Similar to the gymnasium, an indoor turf space is a multi-use sport area that can be converted for a wide range of field sport activities including indoor soccer, baseball and softball training, football, lacrosse, field hockey practice, and fitness uses such as boot camps and speed and agility training.



3 INDUSTRY TRENDS

Aquatics

Aquatic facilities are traditionally the most expensive recreation program component to build and to operate. indoor aquatic facilities generally fall into a few categories of use including

- Warm water recreational use
- Lap Swimming and Competition
- Lessons
- Aqua Fitness
- Therapeutic

One possibility is to offer all of these uses in a single warm water pool that combines various fun features and adjoining lap swimming lanes. The combined lap lanes could also serve other purposes including lesson area, aquatic exercise and water sport. Hybrid pools combine lap swimming with leisure pool components in a single body of water and are maintained at a warmer water temperature that maintains comfort for recreational swimming. Hybrid pools are an efficient planning model because of the cost savings realized on the construction and operation of a single body of water, in lieu of multiple pools. The tradeoff is that they are not optimal for lap swimming or competition due to the water temperature and configuration.

For competitive and lap swimming, a 25-yard lap pool is the most common and versatile since most youth and high-school swim programming focuses on 25-yard competition. The minimum number of lanes for a swim meet is 6 lanes, but pools with 8 or 10 lanes just allow for larger regional meets, or shorter duration dual swim meets and offer warm-up or cool down lanes. These pools are typically maintained at cooler water temperatures as swimmers are generating body heat through intense exercise. Traditional lap pools also vary in depth with 4'-0" minimum water depth at the shallow end to allow for flip turns. It is important that the pool be designed to competitive standards for high school competition and swim meets.

A separate warm-water leisure pool can be any size and configuration, and typically features a zero-depth entry to provide pool access suitable for young children and community members with physical disabilities. These pools usually have a number of play features for youth members and party functions and are maintained at warmer water temperatures ideal for recreational water play, and introductory swim lessons.



Participation Levels

A summary overview of sports participation trends in the United States and the Pacific region (the region capturing Washington) has been assembled. An understanding of these trends at a national, regional and local level provides a framework from which to begin to assess potential demand for new recreation facilities in Kennewick.

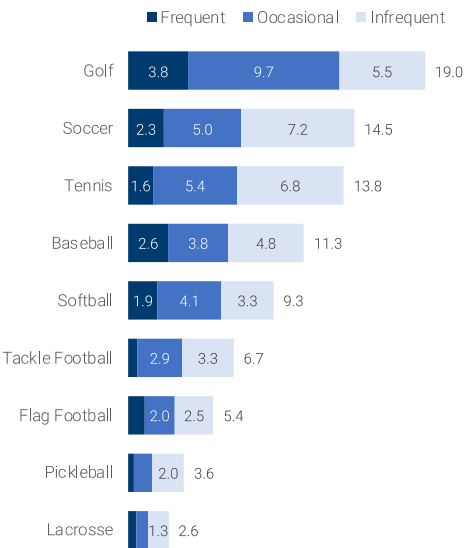
The statistical data presented in this section was derived from the National Sporting Goods Association’s Sports Participation study, which was most recently conducted in 2022. The study measures the annual number of participants in a variety of sports and recreational activities, and the frequency of participation during the previous calendar year. Research is derived from a study based on approximately 40,000 interviews encompassing youth and adult sports participation.

National participation levels can provide insights into the overall popularity of a sport or athletic activity, as well as the size of the base from which to attract new frequent participants. The exhibits below present a summary of the national participation rates of key outdoor and indoor sports, broken out by participation level (i.e., frequent, infrequent and occasional).

Among traditional field and court team sports, soccer, baseball and softball have the highest participation levels for outdoor sports with a fairly-balanced range of frequent to infrequent participants. Investing in more of these fields benefits many communities across the nation.

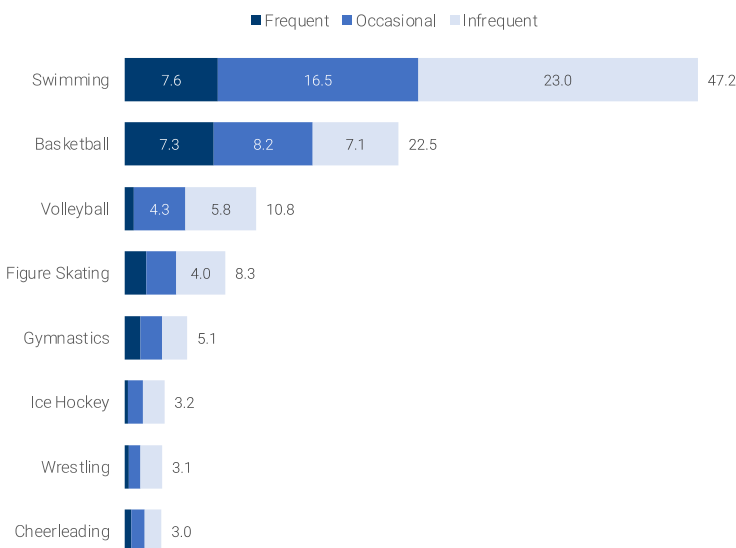
Beyond swimming, which has very high occasional and infrequent participation by all age groups, basketball has the highest participation levels among traditional court-based sports, with a high percentage of infrequent and occasional participants. Volleyball has the next highest participation level behind basketball; however, its frequent participation rate is notably lower.

National Participation Levels – Outdoor Sports (in millions)



Source: NSGA, 2024.

National Participation Levels – Indoor Sports (in millions)



3 INDUSTRY TRENDS

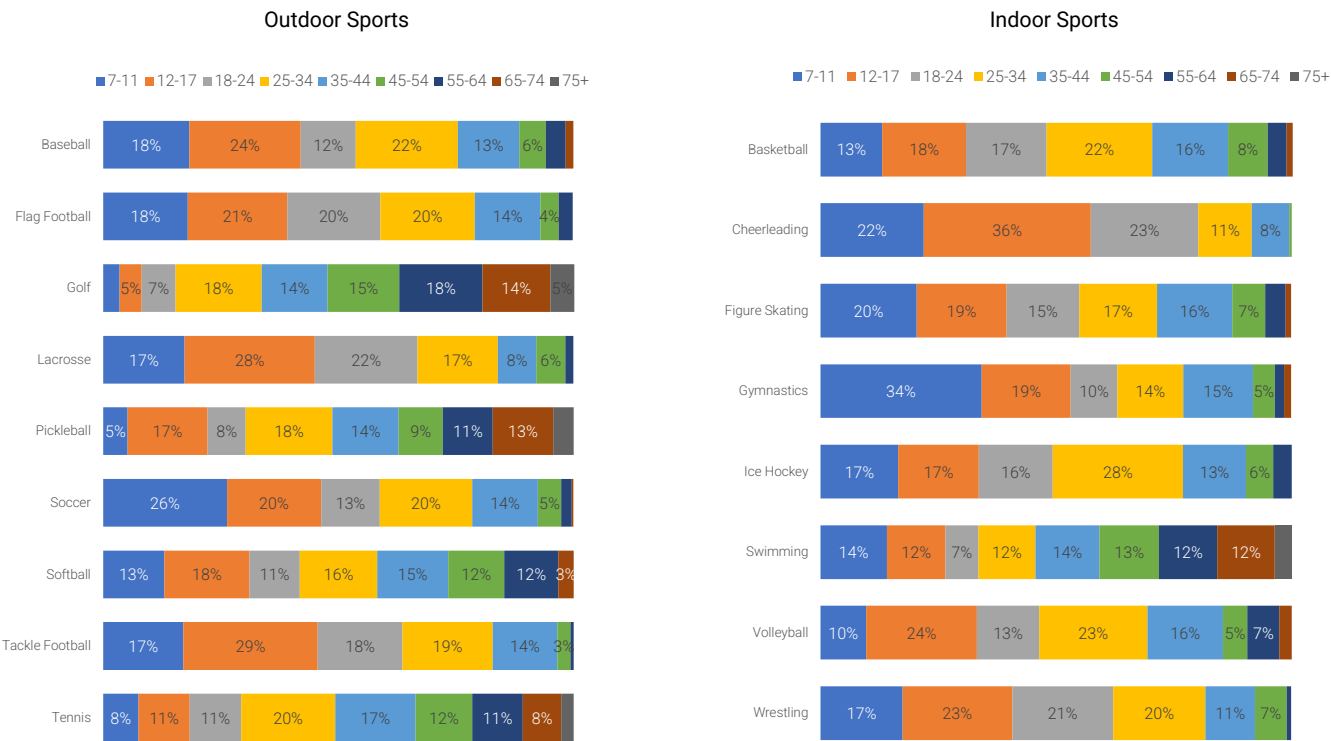
Participation Levels (cont.)

The exhibits below summarize sports participation levels by age group for outdoor and indoor sports. Recreation facilities in Kennewick would be anticipated to be utilized by a variety of age groups, and it is important to understand which sports and athletic activities appeal to each age group in order to consider appropriate programming.

The largest user groups in almost every sport (with the exception of golf, pickleball and tennis) are ages 7 to 11 and ages 12 to 17. Youth sports dominate the national participation levels; therefore, management of any new amateur sports facility product can plan on having most of its programming originate from youth sports and athletics.

Importantly, field sizes tend to vary based on the age group competing. For example, two or even three youth soccer fields can be overlayed on a full-size adult field. Additionally, base plugs at varying lengths on diamond fields with portable fences can provide opportunities to accommodate multiple age ranges and competitive levels.

National Participation Levels –
Outdoor & Indoor Sports (percentage participation by age group per sport)



Source: NSGA, 2024.

3 INDUSTRY TRENDS

Participation Levels (cont.)

The exhibit to the right summarizes the frequent participation rates nationally and regionally for each sport indicated. The rate of participation includes only frequent users and does not account for occasional and infrequent users.

The exhibit below summarizes the estimated population base participating in each identified sport based on participation rates applied to the overall market population. As previously mentioned, the rate of participation includes only frequent users and does not account for occasional and infrequent users. Using this type of extrapolation, the hypothetical number of frequent participants among all analyzed sports and activities within a 30-minute drive of Kennewick's City Hall ranges between approximately 22,500 and 28,000 participants. Importantly, this type of evaluation metric is only one of a number of tools that are helpful in assessing demand associated with various sports and activities. Further research, including interviews with potential user groups, will be presented and discussed in subsequent sections of this report.

Estimated National & Regional Frequent Participation by Sport

	Frequent Participation (times annually)	National Frequent Participation Rate	Pacific Index	Adjusted Pacific Participation Rate
Outdoor Sports:				
Baseball	50+	0.72%	75	0.54%
Flag Football	50+	0.17%	62	0.11%
Golf	40+	1.19%	73	0.87%
Lacrosse	60+	0.07%	80	0.06%
Pickleball	30+	0.24%	90	0.21%
Soccer	40+	1.09%	92	1.00%
Softball	40+	0.35%	84	0.29%
Tackle Football	50+	0.35%	62	0.22%
Tennis	30+	0.92%	83	0.77%
Indoor Sports:				
Basketball	50+	1.21%	71	0.86%
Cheerleading	70+	0.10%	84	0.08%
Figure Skating	30+	0.22%	94	0.21%
Gymnastics	40+	0.42%	96	0.40%
Ice Hockey	30+	0.23%	75	0.17%
Swimming	110+	1.01%	82	0.83%
Volleyball	20+	1.16%	86	1.00%
Wrestling	50+	0.16%	85	0.14%

Extrapolated Frequent Participation by Sport Per Geographic Area

	15-Minute Drive Time Kennewick		30-Minute Drive Time Kennewick		120-Minute Drive Time Kennewick		240-Minute Drive Time Kennewick		City of Kennewick		State of Washington	
Market Population	191,038		290,533		934,772		8,745,411		86,743		7,962,223	
	National Rate	Regional Rate	National Rate	Regional Rate	National Rate	Regional Rate	National Rate	Regional Rate	National Rate	Regional Rate	National Rate	Regional Rate
Outdoor Sports:												
Baseball	1,373	1,030	2,088	1,566	62,863	47,147	62,863	47,147	624	468	57,233	42,925
Flag Football	331	205	503	312	15,141	9,387	15,141	9,387	150	93	13,785	8,547
Golf	2,271	1,658	3,454	2,521	103,959	75,890	103,959	75,890	1,031	753	94,649	69,094
Lacrosse	140	112	213	170	6,401	5,121	6,401	5,121	63	51	5,828	4,662
Pickleball	454	408	690	621	20,774	18,696	20,774	18,696	206	185	18,913	17,022
Soccer	2,079	1,913	3,162	2,909	95,170	87,557	95,170	87,557	944	868	86,647	79,716
Softball	670	563	1,020	857	30,693	25,782	30,693	25,782	304	256	27,944	23,473
Tackle Football	670	415	1,019	632	30,671	19,016	30,671	19,016	304	189	27,924	17,313
Tennis	1,763	1,463	2,681	2,225	80,701	66,982	80,701	66,982	800	664	73,474	60,983
Indoor Sports:												
Basketball	2,308	1,639	3,510	2,492	11,295	8,019	105,668	75,024	1,048	744	96,205	68,305
Cheerleading	192	161	291	245	938	788	8,772	7,368	87	73	7,986	6,708
Figure Skating	423	398	643	605	2,070	1,946	19,367	18,205	192	181	17,632	16,575
Gymnastics	793	762	1,206	1,158	3,882	3,726	36,315	34,862	360	346	33,063	31,740
Ice Hockey	439	329	668	501	2,148	1,611	20,097	15,073	199	150	18,298	13,723
Swimming	1,939	1,590	2,948	2,417	9,485	7,778	88,743	72,769	880	722	80,796	66,252
Volleyball	2,220	1,909	3,376	2,903	10,861	9,341	101,614	87,388	1,008	867	92,514	79,562
Wrestling	313	266	475	404	1,529	1,300	14,309	12,163	142	121	13,027	11,073
TOTAL	18,377	14,820	27,948	22,538	488,580	390,086	841,256	678,430	8,344	6,729	765,918	617,674

Source: NSGA, ESRI, 2024.

3 INDUSTRY TRENDS

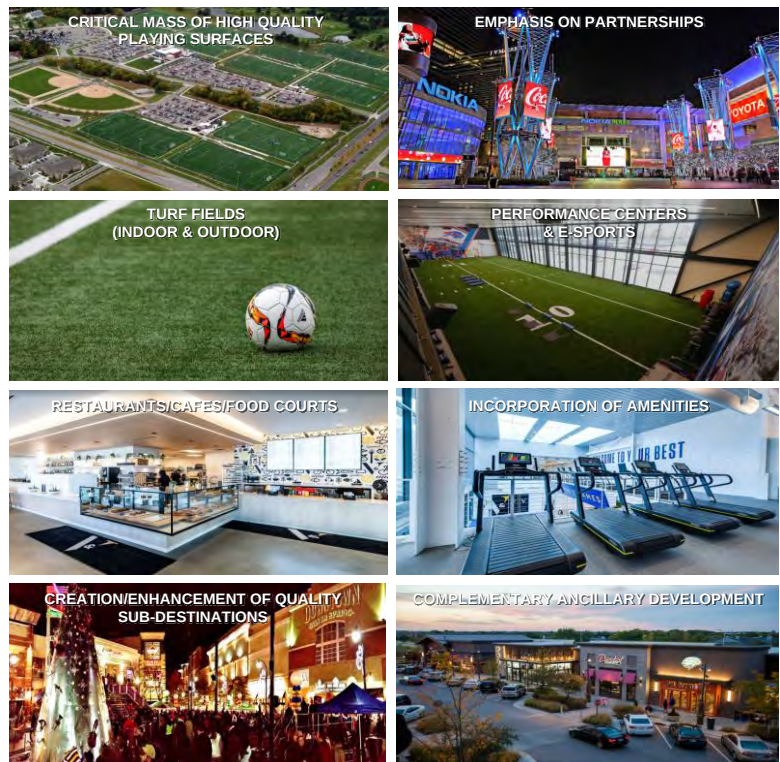
Facility Design & Characteristics

The “state-of-the-industry” in terms of the physical product aesthetics and functionality of youth and amateur sports facilities has continued to advance year-over-year in communities throughout the country. Organizers for youth and amateur sports activities increasingly prefer, and oftentimes demand, modern facility complexes with state-of-the-industry playing surfaces, equipment, and amenities. Beyond attracting higher numbers of teams, athletes, tournaments, visitors and economic impact, modern youth and amateur sports facilities often offer significant advancements in operating efficiencies and enhanced revenue generation opportunities compared to previous generations of facilities. Synthetic turf is increasingly utilized for both outdoor and indoor sports facility projects, delivering significant advantages over other surfaces, particularly for sports tourism activity. The following present noteworthy trends relative to design and capabilities for turf facilities (focusing specifically on indoor turf):

1. **INDOOR TURF:** A typical indoor turf facility has a space of at least 75'x185', with the ability to increase the size of the playing surface to accommodate a variety of user groups, with a minimum ceiling height of thirty feet. A full-sized indoor soccer field is typically similar in size to an NHL-sized hockey ice sheet (200'x85', or 17,000 square feet). The minimum space allotted to turf in a given facility should be no less than 15x60 feet or 900 square feet of turf space. However, those spaces can only support training and clinics, and no competitions or leagues because of the lack of space, and, in fact, are typically located inside of fitness centers as an alternative place to do focused training.
2. **UPKEEP:** Turf, like any other exercise facility, requires regular cleaning and maintenance to keep the facility attractive and inviting. In addition, the use of cleats on turf, regardless of type, reduces its lifespan by 50 percent so it is generally recommended to require use of turf shoes to not need to consistently replace turf padding.
3. **COST:** There are two primary upfront costs regarding installation of turf, the drainage base, and the turf itself. The drainage base lies below the turf and allows any liquids to seep through and reach the drainage system without getting trapped. These systems can last 20 to 30 years, and cost approximately \$5 per square foot. The turf panels themselves are laid atop the drainage base, a conservative price estimate for cost is \$5 per square foot of turf space. All in all, for a typically 75'x185' turf field, installation costs can range from \$130,000 to \$190,000.
4. **DURABILITY:** The industry standard for a given turf field's life span is between eight and twelve years, though with proper maintenance and cleaning fields, have been shown to last longer.
5. **ANCILLARY REVENUES:** To generate additional revenues for turf facilities, a variety of programs should be considered such as membership fees, admissions fees, seniors' programs, in-house tournaments, and mother's programs. Additionally, more traditional revenue sources such as corporate partnerships (sponsorship and advertising), food service (concessions and hospitality) and event space rental for non-sports activities (e.g., consignment sales, meetings, team building events, etc.) can provide important support to year-round operations.

The following presents other noteworthy trends related to design and capabilities of sports tourism-focused facilities:

- Critical mass of high-quality courts, fields and playing surfaces in one location.
- Maximization of local uses and sports tourism.
- Flexibility to accommodate the widest variety of uses.
- Synthetic turf (indoor & outdoor) is increasingly accepted and expected by most tournament and local sports/rec activity.
- Growing emphasis on partnerships (equity, sponsorship and ancillary development).
- Focus on creating/enhancing the quality of sub-destinations surrounding facility complexes.
- Incorporation of quality amenities and specialty components:
 - Performance centers.
 - Esports capabilities/technology.
 - Restaurants/cafes/food courts.
 - Fitness and wellness.
 - Location-based entertainment amenities (child play areas, mini-golf, AR tech, arcade).
 - Ancillary development (hotels, retail, attractions).



3 INDUSTRY TRENDS

Typical Characteristics of Indoor Facility Models

Dedicated indoor amateur sports and recreation facilities typically balance the accommodation of both local and nonlocal sports and recreation demand within communities. Of all the types of the amateur sports facility products, indoor court and turf facilities tend to be the most productive in terms of attendance (athletes and spectators) per square foot, as well as revenue generation per square foot. Additionally, facilities with a critical mass of hardwood courts tend to generate high sports tourism and economic impact in host communities (through basketball, volleyball and other types of tournaments). Ice complexes tend to have higher construction costs per square foot, as well as higher annual operating costs. A minimum of two ice sheets is normally required for ice complexes to have significant penetration into hockey tournament activity. Typical tournament-quality hardwood and indoor turf facilities tend to be operationally profitable, while a typical ice facility/complex generates an operating deficit, requiring an operating subsidy.

Throughout the industry, successful implementation of new amateur sports facility projects are often influenced by a variety of factors, including:

- Site/location.
- Design collaboration (including advisors, stakeholders, operator, and key user groups).
- Partnerships (operator, naming, sponsorship, use, service provision).
- Best practices approach to amenities, functionality, flexibility and branding.
- Appropriate business plan:
 - Inclusiveness to maximize local participation and growth of sports and recreation programs.
 - Booking policy, scheduling priorities and rates.
 - Balancing local and nonlocal usage, in-house programming and rentals.
 - Quality services and amenities.

The exhibit below presents a summary of the typical characteristics of three primary models of indoor amateur sports facilities. As shown, ice complexes tend to have a more focused set of uses and user groups, while hardwood and indoor turf complexes tend to have broader usage mixes and profiles.

Typical Characteristics of Amateur Sports Facility Models – Indoor-Oriented Facilities

	HARDWOOD COMPLEX	TURF COMPLEX	ICE COMPLEX
Building Size:	100,000 to 140,000 GSF	40,000 to 200,000 GSF	80,000 to 120,000 GSF
Playing Surfaces:	Courts (6-12 bball or 12-24 vball)	Turf space (15,000-80,000 SF)	Ice sheets (2 @ 200' x 85' each)
Owner:	Public	Public or Private	Public
Operator:	Public or Private	Public or Private	Public or Private
Private Partner Equity Contribution/Profit Sharing:	Sometimes	No	No
Number of Tenant User Groups:	5 to 10	4 to 8	3 to 6
Annual Attendance (athletes + spectators):	200,000 to 500,000	75,000 to 200,000	150,000 to 300,000
Annual Operating Profit/Loss:	(\$200,000) to \$1,000,000	(\$400,000) to \$200,000	(\$500,000) to (\$200,000)
Sports Tourism Impact (per surface):	High	Moderate	Moderate
Use Types:	Basketball Volleyball Cheerleading Dance Wrestling Gymnastics Futsal Pickleball Table Tennis Badminton Running / Walking Fitness / Aerobics Martial Arts Public / Consumer Shows Tradeshows Special Events Open Leisure / Recreation	Soccer Lacrosse Rugby Field Hockey Football (American) Football (Flag) Football (Australian Rules) Baseball Softball Running / Walking Special Events Open Leisure / Recreation	Ice Hockey Figure Skating Curling Open Skating / Learn-to-Skate

3 INDUSTRY TRENDS

Typical Characteristics of Outdoor Facility Models

Similarly, the exhibit below presents a summary of the typical characteristics of three primary models of outdoor-focused amateur sports field facilities/complexes. Similar to ice complexes, diamond fields have a more focused set of uses and user groups, while rectangle fields and rectangle field complexes with one or more seasonal bubbles tend to have a broader mix of uses and profiles.

Typical Characteristics of Amateur Sports Facility Models – Outdoor-Oriented Facilities

	DIAMOND FIELDS	RECTANGLE FIELDS	FIELDS WITH BUBBLE(S)
Field Size:	200,000 to 260,000 GSF per field	200,000 GSF per field	280,000 GSF
Playing Surfaces:	Turf or Natural Grass	Turf or Natural Grass	Turf space (87,000 SF)
Owner:	Public	Public	Public or Private
Operator:	Public or Private	Public or Private	Public or Private
Private Partner Equity Contribution/Profit Sharing:	No	No	No
Number of Tenant User Groups:	2 to 6	4 to 8	5 to 10
Annual Attendance (athletes + spectators):	300,000 to 600,000	400,000 to 1,000,000	50,000 to 250,000
Annual Operating Profit/Loss:	(\$200,000) to \$200,000	(\$200,000) to \$400,000	(\$400,000) to \$200,000
Sports Tourism Impact (per surface):	Moderate	High	Moderate
Use Types:	Baseball Softball Kickball	Soccer Lacrosse Rugby Field Hockey Football (American) Football (Flag) Football (Australian Rules) Cheerleading Special Events Open Leisure / Recreation	Soccer Lacrosse Rugby Field Hockey Football (American) Football (Flag) Football (Australian Rules) Cheerleading Baseball Softball Running / Walking Fitness / Aerobics Special Events Open Leisure / Recreation

It is important to note that there exists a number of additional types of amateur sports and recreation facility products beyond the five primary indoor and outdoor facility models (plus the field complex variation with one or more seasonal bubbles) indicated above and on the previous page. Additional facility types include, but are not limited to, natatoriums/aquatic centers, tennis centers (outdoor and indoor), gymnastics centers, track & field facilities (outdoor and indoor), cross country courses, velodromes (cycling), cricket stadium/field complexes, rowing/watersports centers, hiking/biking trail courses, extreme/adventure sports courses, and other such facilities/complexes. However, the facility types listed on this page and the previous page represent the most common and highly-utilized sports tourism facility products throughout the country that can be most impactful and deliver the highest return-on-investment, in terms of driving tourism and economic impact relative to costs (development and operating costs).

State of The Sports Tourism Industry

The Sports Events & Tourism Association (Sports ETA) was established in 1992 to provide education and networking opportunities to sports tourism destinations, event rights holders and other industry partners. In 2021, Sports ETA partnered with Northstar Meetings Group and Tourism Economics to develop the second edition of a State of the Industry report with detailed information about spending, economic impact, tax revenue generation, job creation and destination profile information among nationwide destinations hosting adult and youth amateur sports events and collegiate tournaments.

Overall, it is estimated that the sports tourism sector generated approximately \$39.7 billion in direct spending through operating venues hosting sports tourism activities and through an estimated 174.7 million travelers attending sports tournaments, meets and other competitions, either as a participant or spectator. This spending is estimated to have resulted in a total economic impact of \$91.8 billion, which supported approximately 635,000 total full- and part-time jobs and generated \$12.9 billion in total tax revenue.



Approximately \$9.7 billion in direct spending occurred within the transportation sector on airfare, rental cars, taxis, buses, parking public transportation and ride share. An estimated \$8.4 billion was spent on housing (hotels, motels, private home rentals, etc.) and \$7.5 billion on food and beverage service. Recreation and entertainment spending accounted for approximately \$5.3 billion in spending, while \$5.0 billion was generated for the retail sector. An estimated \$3.7 billion was generated through tournament operations on payroll, marketing, general administrative and other expenses. Of the estimated 174.7 million sports tourism travelers, approximately 94.7 million (54 percent) were overnight visitors to respective event destinations, which resulted in an estimated 66.5 million room nights. The average sports traveler spent \$317 per person trip, while day-trippers were projected to have spent \$75 per person trip. Among the 635,000 estimated jobs supported, the food and beverage industry experienced the greatest impact, with approximately 135,000 jobs, while the recreation and entertainment industry realized an estimated 108,500 in jobs supported.

In February 2022, Sports ETA distributed an email survey to destination members including convention and visitors bureaus (CVBs), sports commissions, chambers of commerce and other destination marketing organizations (DMOs), generating responses from 176 organizations. The goal of the survey was to develop benchmarking metrics to highlight key characteristics for Sports ETA members. Some of the key findings of this survey are outlined below:

- Approximately half of respondent organizations operate with a budget of \$500,000 or less, while just 13 percent of organizations have a budget in excess of \$2.0 million.
- 49 percent of organizations reported a budget decrease, while just 23 percent reported an increased budget between 2019 and 2021.
- Full-time sports-related staff by overall organization budget:
 - \$500,000 or less – 2.3 full-time staff.
 - Between \$500,000 and \$1.0 million – 3.1 full-time staff.
 - Between \$1.0 and \$2.0 million – 5.6 full-time staff.
 - Between \$2.0 and \$5.0 million – 9.3 full-time staff.
 - More than \$5.0 million – 20.4 full-time staff.
- 34 percent of organizations reported staffing level decreases, while just nine percent of organizations increased staffing between 2019 and 2021.
- Regardless of budget, destinations hosted an average of 52 events in 2021 attracting an average of 2,360 participants and spectators per event. Events per destination by organization budget include:
 - \$100,000 or less – 53 events.
 - Between \$100,000 and \$500,000 – 49 events.
 - Between \$500,000 and \$1.0 million – 45 events.
 - \$1.0 million or more – 61 events.
- Approximately 80 percent of destinations paid bid fees in 2021, with an average funding pool of \$200,000. The bid fee pool increased for 21 percent of organizations and decreased for 30 percent of organizations.
- 60 percent of destinations required “stay to play” in 2021.
- 44 percent of destinations participated in community-based health and wellness activities.



4

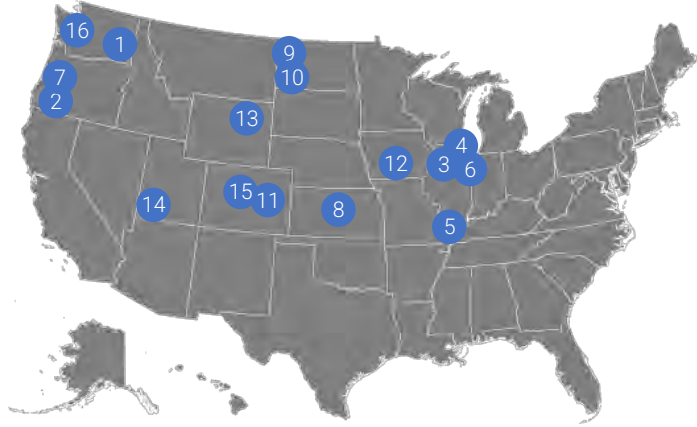
COMPARABLE FACILITIES

Overview

To assist in the market analysis, CSL assembled a list of comparable amateur sports facility and community recreation products throughout the country that offer a range of facility amenities and features. The comparable facilities reviewed were selected based on their characteristics, space offerings and the size and location of the markets in which they are located. This chapter provides information on the various physical and operational characteristics of these comparable facilities. The data helps place potential new recreation facility development in Kennewick within a comparable context with respect to facility offerings, demographics and other related host market features. Selected facilities serve a wide variety of amateur sports and community recreation needs; these facilities represent some of the most common and highly utilized sports tourism-oriented amateur sports facility products throughout the country.

Comparable Facilities

The adjacent map presents the locations of the 16 selected comparable multi-sport facilities / complexes and markets analyzed. The exhibit below presents a summary of key space and amenity elements associated with each of the compared facilities.



Characteristics of Selected Comparable Facilities/Complexes

Key	Facility	Location	Courts		Indoor Turf		Indoor Pool Specifications
			Basketball	Volleyball	Number of Fields	Square Footage	
1	The Podium Powered by STCU	Spokane, WA	9	16	-	-	-
2	Rogue X	Medford, OR	8	16	-	-	25-yard pool
3	UW Health Sports Factory	Rockford, IL	8	16	-	-	-
4	Pleasant Prairie RecPlex	Pleasant Prairie, WI	8	12	-	-	50-meter pool
5	Cape Girardeau Sportsplex	Cape Girardeau, MO	6	12	2	34,000	-
6	Hammond Sportsplex	Hammond, IN	6	12	2	34,000	-
7	Bob Keefer Center	Springfield, OR	6	11	-	-	-
8	Salina Fieldhouse	Salina, KS	6	8	1	21,000	-
9	Williston Area Recreation Center	Williston, ND	4	4	1	16,200	50-meter pool
10	West River Community Center	Dickinson, ND	4	4	-	-	25-yard pool
11	Parker Fieldhouse	Parker, CO	4	4	1	14,500	-
12	The MidAmerican Energy Company RecPlex	West Des Moines, IA	3	6	1	92,000	-
13	Campbell County Recreation Center	Gillette, WY	3	3	-	-	25-yard pool
14	Washington City Community Center	Washington, UT	3	3	-	-	25-yard pool
15	South Suburban Sports Complex	Highlands Ranch, CO	2	2	2	-	-
16	Dempsey Indoor - U of Washington	Seattle, WA	-	-	1	57,600	-
AVERAGE			5	9	1	38,500	
MEDIAN			6	8	1	34,000	

Key	Other Sport Spaces/Amenities
1	200m track, 21 wrestling mats
2	Indoor/outdoor waterpark/lazy river
3	-
4	1/6-mile track, 2 NHL-size ice rinks, fitness center, indoor water park, outdoor amenities
5	Batting cages
6	Walking track
7	8 pickleball courts, 4 tennis courts, 3 roller derby rinks, 2 bocce ball pits, rock climbing wall
8	Batting cages/pitching tunnels
9	200m track, elevated walking track, fitness center, 4 tennis courts, waterpark/lazy river, indoor playground, baseball/softball simulators, racquetball courts
10	Fitness center, multi-purpose athletic court, indoor playground, water park/lazy river, 3 racquetball courts, rock climbing wall, 2 tennis courts
11	1 ice sheet
12	2 ice sheets, esports center, outdoor amenities
13	200m track, fitness center, 4 racquetball courts, water park/lazy river, rock climbing wall, three-meter diving platform
14	Fitness center
15	3 ice sheets
16	300m track

Source: CSL research, interviews with facility management, facility websites, 2024.

Ownership, Operations & Model

CSL analyzed the ownership, operating model and programming mix of the 16 comparable facilities. All but one analyzed facilities (Dempsey Indoor) are publicly owned, and all but two are publicly operated. CSL also evaluated the prioritization of local relative to nonlocal programming at each facility. Using a subjective scoring scale of 1 (lowest) to 9 (highest), facilities were given ratings based on reviews of their event calendars and online marketing, as well as feedback provided by interviewed facility management. Overall, the facilities reviewed average a subjective score of 5.4 out of 9 in terms of the priority they place on accommodating community needs versus attracting nonlocal sports tournaments.

While many publicly owned facilities are developed to serve local amateur and youth sports groups, many will give priority access to nonlocal sports tournaments, primarily during weekends. According to interviewed managers of several facilities, the incremental economic impact associated with hosting large tournaments benefits their communities; tangible benefits observed include increases in surrounding dining/retail businesses, higher hotel occupancies, and higher sales and hotel tax revenues. However, they also noted that few nonlocal tournaments and events occur during Monday, Tuesday, Wednesday, or Thursday. As such, courts, indoor turf spaces and other facilities are largely available for local programs such as practices, league games, camps, clinics, private rentals, and walk-in traffic during these days.

More so than their public-owned counterparts, privately owned facilities are primarily focused on profit; this profit is generally attained by hosting large tournaments and traveling sports teams that spend significantly on court rental and food & beverage.

In considering stakeholder feedback received during CSL's initial and subsequent site visits to Kennewick, there is a significant opportunity for a potential recreation facilities to address local needs for sports and recreation amenities, community gathering space, and fitness programming. As such, it may be important for the management of a potential facility to prioritize a balanced approach to local and nonlocal programming, similar to the average of comparable facilities below. The Cape Girardeau Sportsplex, located in Cape Girardeau, Missouri, serves as an example of a facility which employs a balanced approach to local and nonlocal programming strategies. The facility offers six basketball courts or 12 volleyball courts which are utilized for local practices, games, camps, and clinics during weekdays and are activated for tournaments on weekends. It also offers two indoor turf fields which can host some regional-draw tournaments, but mainly serve the local soccer, baseball/softball, lacrosse, and football populations for offseason trainings and competitions. A similar concept, specified for the preferences and requirements of the Kennewick and Tri-Cities communities, could be considered as part of future planning efforts for recreation facilities in Kennewick.

Characteristics of Selected Comparable Facilities/Complexes

Key	Facility	Location	Year Opened	Owner	Operator	Community Serving (1-9)	Sports Tourism (1-9)
1	The Podium Powered by STCU	Spokane, WA	2021	Spokane Public Facilities District	Spokane Public Facilities District	2	8
2	Rogue X	Medford, OR	2024	City of Medford	City of Medford	3	7
3	UW Health Sports Factory	Rockford, IL	2016	City of Rockford	Rockford Park District	4	6
4	Pleasant Prairie RecPlex	Pleasant Prairie, WI	2000	City of Pleasant Prairie	Ascension Wisconsin	5	5
5	Cape Girardeau Sportsplex	Cape Girardeau, MO	2017	City of Cape Girardeau	City of Cape Girardeau	5	5
6	Hammond Sportsplex	Hammond, IN	2018	City of Hammond	City of Hammond	6	4
7	Bob Keefer Center	Springfield, OR	2004	Willamalane Park & Rec District	City of Willamalane	7	3
8	Salina Fieldhouse	Salina, KS	2017	City of Salina	Salina Parks and Recreation	4	6
9	Williston Area Recreation Center	Williston, ND	2014	Williston Parks District	Williston Parks District	8	2
10	West River Community Center	Dickinson, ND	2004	City of Dickinson	Dickinson Parks and Recreation	8	2
11	Parker Fieldhouse	Parker, CO	2007	City of Parker	Parker Parks and Recreation	7	3
12	The MidAmerican Energy Company RecPlex	West Des Moines, IA	2021	City of West Des Moines	City of West Des Moines	3	7
13	Campbell County Recreation Center	Gillette, WY	2010	Campbell County	Campbell County Parks and Rec	9	1
14	Washington City Community Center	Washington, UT	2008	Washington City	Washington City	9	1
15	South Suburban Sports Complex	Highlands Ranch, CO	2021	South Suburban Parks and Rec	South Suburban Parks and Rec	4	6
16	Dempsey Indoor - U of Washington	Seattle, WA	2001	University of Washington	University of Washington	2	8
AVERAGE						5.4	4.6

Source: CSL research, interviews with facility management, facility websites, 2024.

Facility Funding Breakdown

CSL also reviewed the funding mechanisms utilized to develop each of the 16 observed comparable facilities. A summary of total project costs, along with the contributions provided by the public and private sectors to support each project, is summarized within the table below.

Substantial portions of most of the facilities reviewed are typically paid for with bonds issued by their respective municipalities. These bonds are often supported by the general budget of the issuing municipality, or by specific revenues such as sales, restaurant, hotel, and liquor taxes. Public grants and scholarships can also be accessed on the federal and state level for projects of these types. Tax increment financing (TIF) districts can be a helpful tool to support the funding of a facility by redirecting future tax increments generated within a surrounding district to finance the project's development costs.

In terms of private funding sources, naming right deals with private entities can help pay for minor portions of the facility's construction. Private donations and fundraising can also play critical roles in generating necessary funding to develop facilities of this type.

Analyzed comparable facilities cost an average of \$38.6 million in 2024 dollars to develop, with the Williston Area Recreation Center (ARC) in Williston (ND) being the most expensive at \$85.1 million and the Pleasant Prairie RecPlex in Pleasant Prairie (WI) being the least expensive at \$10.9 million in today's dollars. On average, 85 percent of overall facility cost is funded on the public side, with an average of 15 percent being contributed by private funding sources. The development of many facilities reviewed were fully publicly funded.

The Williston ARC was funded entirely through a one percent sales tax increase, with half of this revenue being utilized for development of the facility and half being used for operations of the facility. However, many of the facilities reviewed relied on multiple funding sources to fully support their development. The Salina Fieldhouse in Salina (KS) was jointly funded by public and private sectors. These sources include City reserves and a private fundraising effort by supporters, corporations, stakeholders, and residents. In 2021, two-thirds of the MidAmerican Energy Company RecPlex was funded by a one percent lodging tax increase providing \$15 million, utility fund reserves providing \$3.5 million, and a grant covering \$1.5 million. The other third came from private funds including a \$5 million naming rights deal and \$5 million in individual and corporate donations. Meanwhile, only 8.0 percent of the Pleasant Prairie RecPlex's development was funded by public sector sources. A \$4.0 million (in 2000 dollars) cash donation and land donation of \$1.5 million was provided by WisPark, while the City raised an additional \$500,000 to support the funding of the facility.

Characteristics of Selected Comparable Facilities/Complexes

Key	Facility	Location	Total Cost Original (millions \$)	Total Cost Today (millions \$)	Public Funding (millions \$)	Private Funding (millions \$)	Public Funding (%)	Private Funding (%)
1	The Podium Powered by STCU	Spokane, WA	\$53.0	\$61.1	\$52.0	\$1.0	98%	2%
2	Rogue X	Medford, OR	\$75.8	\$75.8	\$73.6	\$2.2	97%	3%
3	UW Health Sports Factory	Rockford, IL	\$24.4	\$31.8	\$24.4	\$0.0	100%	0%
4	Pleasant Prairie RecPlex	Pleasant Prairie, WI	\$6.0	\$10.9	\$0.5	\$5.5	8%	92%
5	Cape Girardeau Sportsplex	Cape Girardeau, MO	\$12.0	\$15.3	\$12.0	\$0.0	100%	0%
6	Hammond Sportsplex	Hammond, IN	\$17.0	\$21.1	\$17.0	\$0.0	100%	0%
7	Bob Keefer Center	Springfield, OR	N/A	N/A	N/A	N/A	N/A	N/A
8	Salina Fieldhouse	Salina, KS	\$12.0	\$15.3	\$6.0	\$6.0	50%	50%
9	Williston Area Recreation Center	Williston, ND	\$64.5	\$85.1	\$64.5	\$0.0	100%	0%
10	West River Community Center	Dickinson, ND	\$11.2	\$19.4	\$11.2	\$0.0	100%	0%
11	Parker Fieldhouse	Parker, CO	\$12.4	\$18.7	\$12.4	\$0.0	100%	0%
12	The MidAmerican Energy Company RecPlex	West Des Moines, IA	\$30.0	\$34.6	\$20.0	\$10.0	67%	33%
13	Campbell County Recreation Center	Gillette, WY	\$51.9	\$74.3	\$51.9	\$0.0	100%	0%
14	Washington City Community Center	Washington, UT	N/A	N/A	N/A	N/A	N/A	N/A
15	South Suburban Sports Complex	Highlands Ranch, CO	N/A	N/A	N/A	N/A	N/A	N/A
16	Dempsey Indoor - U of Washington	Seattle, WA	N/A	N/A	N/A	N/A	N/A	N/A
AVERAGE			\$30.9	\$38.6	\$28.8	\$2.1	85%	15%

Source: CSL research, interviews with facility management, facility websites, 2024.

Demographic Comparisons

Key demographic metrics associated with the host markets of each of the comparable facilities/complexes are presented in the exhibits below, sorted by 30-minute drive distances. The Kennewick City Hall was identified as a center point for this comparison, given its central location within Kennewick. Kennewick generally ranks near the median of the comparison set in terms of its 30-minute drivetime metrics, suggesting that the area has a supporting market that closely resembles those of existing sports and recreation centers nationally. The market ranks highly in terms of its 240-minute (4-hour) drivetime due to its proximity to Seattle, Portland and Spokane. A facility that can appeal to and draw sports organizers from these regions will likely generate significant nonlocal attendance for the Kennewick area. Input from organizers in these markets is presented within the Market Demand Chapter later herein.

Market Demographics of Selected Comparable Facilities

Population

Market	30-min	60-min	120-min	240-min
16 Seattle, WA	1,806,959	3,620,404	5,366,337	9,508,631
15 Highlands Ranch, CO	1,710,615	3,730,973	5,236,650	5,983,451
11 Parker, CO	1,509,954	3,763,691	5,249,189	5,914,729
6 Hammond, IN	1,455,351	5,935,840	11,892,339	30,814,276
4 Pleasant Prairie, WI	644,306	4,145,677	12,759,213	20,983,851
12 West Des Moines, IA	642,877	920,528	1,918,055	12,076,374
1 Spokane, WA	534,538	759,937	1,098,092	2,384,973
7 Rockford, IL	356,328	1,247,351	12,428,874	20,680,524
3 Springfield, OR	312,180	547,793	2,134,637	5,171,415
Kennewick, WA	290,528	446,508	910,252	8,616,970
2 Medford, OR	199,466	306,030	509,754	2,483,789
14 Washington, UT	185,281	281,761	1,222,672	4,464,849
5 Cape Girardeau, MO	99,324	240,497	3,110,286	11,384,407
8 Salina, KS	70,796	227,282	1,431,039	8,670,522
13 Gillette, WY	41,669	49,565	224,634	927,713
9 Williston, ND	36,012	56,579	114,392	469,094
10 Dickinson, ND	34,203	44,220	230,689	740,903
Average	602,491	1,617,383	4,057,928	8,916,219
Rank (out of 17)	10	10	13	8

Median Household Income

Market	30 min	60-min	120-min	240-min
16 Seattle, WA	\$117,545	\$107,747	\$100,906	\$90,511
11 Parker, CO	\$99,984	\$95,484	\$88,326	\$85,371
15 Highlands Ranch, CO	\$95,899	\$93,885	\$88,663	\$85,048
13 Gillette, WY	\$84,314	\$83,634	\$63,941	\$63,780
Kennewick, WA	\$82,500	\$75,279	\$66,819	\$87,892
9 Williston, ND	\$79,118	\$79,076	\$74,743	\$68,344
4 Pleasant Prairie, WI	\$77,912	\$79,445	\$77,440	\$72,509
12 West Des Moines, IA	\$77,835	\$75,078	\$66,467	\$72,168
14 Washington, UT	\$68,040	\$64,320	\$56,278	\$70,710
1 Spokane, WA	\$66,392	\$67,855	\$64,681	\$64,682
10 Dickinson, ND	\$65,934	\$65,913	\$71,596	\$66,167
7 Springfield, OR	\$63,972	\$64,110	\$77,008	\$77,425
2 Medford, OR	\$63,728	\$60,673	\$56,947	\$63,201
5 Cape Girardeau, MO	\$60,272	\$54,430	\$62,688	\$60,925
3 Rockford, IL	\$59,517	\$72,645	\$78,710	\$72,069
8 Salina, KS	\$57,567	\$57,980	\$59,140	\$64,763
6 Hammond, IN	\$56,852	\$74,914	\$76,876	\$69,585
Average	\$74,680	\$74,824	\$72,776	\$71,704
Rank (out of 17)	5	7	10	2

Number of Businesses

Market	30 min	60-min	120-min	240-min
16 Seattle, WA	72,439	120,306	169,284	315,249
15 Highlands Ranch, CO	64,705	138,636	188,044	225,763
11 Parker, CO	54,984	136,546	186,397	223,956
6 Hammond, IN	39,695	195,468	394,833	1,029,611
12 West Des Moines, IA	22,300	31,092	72,982	448,415
4 Pleasant Prairie, WI	19,963	152,363	428,198	716,125
1 Spokane, WA	17,739	25,257	37,883	80,352
7 Springfield, OR	12,031	19,613	89,705	192,551
3 Rockford, IL	10,515	39,173	426,457	717,149
2 Medford, OR	8,912	12,821	20,359	96,934
Kennewick, WA	6,910	11,144	25,829	298,427
14 Washington, UT	5,179	7,714	33,366	127,339
5 Cape Girardeau, MO	3,801	9,393	111,925	390,116
8 Salina, KS	3,309	9,713	58,847	340,152
9 Williston, ND	1,775	3,034	6,140	24,363
13 Gillette, WY	1,748	2,116	12,445	43,928
10 Dickinson, ND	1,696	2,420	11,821	37,756
Average	21,299	56,604	140,543	313,110
Rank (out of 17)	11	11	13	8

Entertainment/Recreation Spending (in \$000s)

Market	30-min	60-min	120-min	240-min
16 Seattle, WA	\$4,450,246	\$7,558,937	\$10,383,072	\$16,672,034
15 Highlands Ranch, CO	\$3,203,443	\$6,625,667	\$8,869,268	\$9,995,709
11 Parker, CO	\$2,810,007	\$6,704,176	\$8,852,452	\$9,912,011
6 Hammond, IN	\$1,621,439	\$8,927,730	\$17,979,664	\$44,168,037
12 West Des Moines, IA	\$972,353	\$1,366,497	\$2,723,674	\$18,148,710
4 Pleasant Prairie, WI	\$922,970	\$6,610,269	\$19,580,497	\$30,913,974
1 Spokane, WA	\$700,572	\$1,011,720	\$1,435,213	\$3,085,877
3 Rockford, IL	\$431,178	\$1,685,306	\$19,494,526	\$30,540,486
Kennewick, WA	\$413,813	\$557,145	\$1,078,987	\$14,977,530
7 Springfield, OR	\$410,782	\$705,938	\$3,298,348	\$7,818,072
2 Medford, OR	\$253,189	\$387,294	\$621,419	\$3,224,230
14 Washington, UT	\$216,602	\$318,988	\$1,198,856	\$5,608,572
5 Cape Girardeau, MO	\$121,461	\$278,542	\$4,435,354	\$15,075,496
8 Salina, KS	\$85,873	\$273,398	\$1,779,459	\$11,709,885
9 Williston, ND	\$58,555	\$100,224	\$202,074	\$717,676
13 Gillette, WY	\$58,255	\$70,379	\$301,612	\$1,234,549
10 Dickinson, ND	\$49,067	\$68,337	\$352,833	\$1,104,087
Average	\$1,022,874	\$2,668,338	\$6,344,270	\$13,120,588
Rank (out of 17)	9	10	13	7

Attend Sports Events

Market	30-min	60-min	120-min	240-min
16 Seattle, WA	174,445	340,414	503,309	878,062
15 Highlands Ranch, CO	161,703	351,313	488,539	559,211
11 Parker, CO	141,670	354,721	489,747	553,342
6 Hammond, IN	111,057	506,737	1,044,423	2,757,914
12 West Des Moines, IA	58,445	86,847	181,428	1,137,472
4 Pleasant Prairie, WI	57,901	365,709	1,125,853	1,884,328
1 Spokane, WA	49,238	69,663	99,964	210,035
3 Rockford, IL	30,941	111,694	1,110,220	1,869,977
7 Springfield, OR	30,507	52,526	200,834	474,234
Kennewick, WA	24,970	36,591	75,778	795,827
2 Medford, OR	17,617	26,016	42,929	218,439
14 Washington, UT	15,237	22,717	96,099	376,980
5 Cape Girardeau, MO	9,479	21,879	280,786	1,027,914
8 Salina, KS	6,420	21,808	133,816	796,122
13 Gillette, WY	3,581	4,343	20,522	87,083
10 Dickinson, ND	3,570	4,862	23,889	75,365
9 Williston, ND	3,567	6,190	12,731	48,649
Average	\$54,711	\$146,715	\$365,943	\$809,695
Rank (out of 17)	10	10	13	8

Fees for Participant Sports on Trips (in \$000s)

Market	30-min	60-min	120-min	240-min
16 Seattle, WA	\$41,868	\$70,989	\$96,933	\$154,169
15 Highlands Ranch, CO	\$29,875	\$61,800	\$82,547	\$91,365
11 Parker, CO	\$26,323	\$62,763	\$82,372	\$90,555
6 Hammond, IN	\$14,489	\$82,191	\$165,867	\$396,593
12 West Des Moines, IA	\$9,101	\$12,267	\$22,654	\$156,776
4 Pleasant Prairie, WI	\$8,664	\$62,401	\$182,435	\$279,668
1 Spokane, WA	\$6,448	\$9,291	\$12,765	\$27,179
Kennewick, WA	\$3,878	\$5,107	\$9,661	\$137,728
3 Rockford, IL	\$3,866	\$15,356	\$181,097	\$274,194
7 Springfield, OR	\$3,702	\$6,305	\$29,966	\$70,774
2 Medford, OR	\$2,270	\$3,391	\$5,343	\$28,271
14 Washington, UT	\$1,971	\$2,862	\$10,432	\$50,265
5 Cape Girardeau, MO	\$1,061	\$2,226	\$38,852	\$128,989
8 Salina, KS	\$735	\$2,206	\$15,041	\$101,111
13 Gillette, WY	\$529	\$631	\$2,634	\$10,535
9 Williston, ND	\$500	\$729	\$1,345	\$5,441
10 Dickinson, ND	\$391	\$495	\$2,793	\$8,537
Average	\$9,487	\$24,744	\$58,317	\$117,151
Rank (out of 17)	8	10	13	6

Note: Charts sorted by 30-minute drivetime.
Source: Esri, 2024.

4 COMPARABLE FACILITIES

Comparable Facility Case Study



FACILITY:	Rogue X
COMP ID #:	2
CITY, STATE:	Medford, OR
OWNER:	City of Medford
OPERATOR:	City of Medford
YEAR OPENED:	2024
COST (current \$, in millions):	\$75.8 million
COURTS (bball / vball):	8 / 16
OTHER:	Two indoor pools and outdoor splash pad

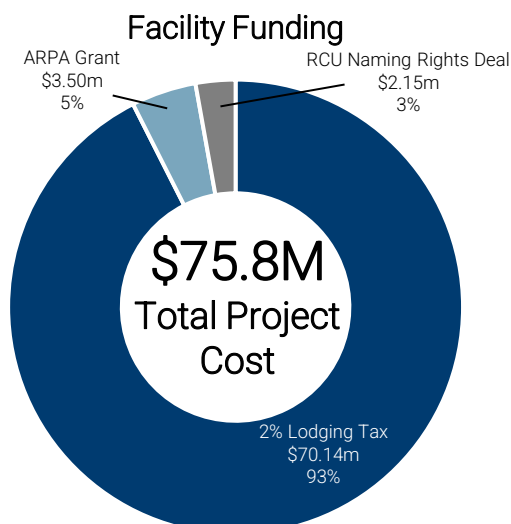
The Rogue Credit Union Community Complex, known as Rogue X, is a 140,000 square-foot, multi-sport facility located in Medford, Oregon near Interstate 5. The facility opened in January of 2024 at a total cost of \$75.8 million. It is owned and operated by the City of Medford.

The facility was funded through a variety of sources. The facility's development was primarily funded by a \$70.1 million city-issued bond backed by a two (2) percent lodging tax increase. An American Rescue Plan Act grant of \$3.5 million was also utilized. Lastly, Rogue Credit Union agreed to a ten-year, \$2.1 million naming rights deal, the second largest naming rights deal of a public facility in the state's history.

The facility is comprised of a 76,000 square foot multi-purpose event center capable of accommodating eight basketball courts or 16 volleyball courts. The facility also offers two indoor pools. The first is a 25-yard, 13-lane competition pool. The second is a leisure pool with a lazy river, two water slides, and a range of kid friendly amenities. Additional indoor facilities include a Travel Medford pop-up center, office spaces, a central spine with a lobby and community gathering spaces, meeting rooms, party rooms, equipment rental booth, high-end locker rooms, and a range of other amenities.

Outside the facility is a splash-pad area, seating areas, 300 parking spaces, and a food truck pull up area. The facility is also located in the middle of Howard Memorial Sports Park, a 54-acre park that is planned to offer multiple sporting fields and a playground in the future.

In 2024, the facility is slated to host at least 34 notable events including community celebrations, holiday activities, tourism-generating tournaments, trade shows, and other private event types. Sport events include those associated with basketball, volleyball, indoor soccer, and cornhole. Sports tournaments are being hosted by notable regional organizers such as End of the Trail Basketball, CEVA volleyball, and Special Olympics Washington. Estimated economic impact for the facility's first year of operations is approximately \$12.0 million.



Source: CSL research, interviews with facility management, facility websites, 2024.

4 COMPARABLE FACILITIES

Comparable Facility Case Study



FACILITY:	UW Health Sports Factory
COMP ID #:	3
CITY, STATE:	Rockford, IL
OWNER:	City of Rockford (Public)
OPERATOR:	Rockford Park District (Public)
YEAR OPENED:	2016
COST (current \$, in millions):	\$31.8 million
COURTS (bball / vball):	8 / 16
OTHER:	Meeting rooms. Concessions café

UW Health Sports Factory is an indoor amateur sports and recreation facility located in Rockford, Illinois. The facility is owned by the City of Rockford and operated by the City's Park District.

The 108,000-square foot facility includes eight (8) regulation size basketball courts which can be converted to 16 volleyball courts, through 96,000 square feet of maplewood hardwoodcourt. The facility includes a championship court with spectator capacity of 450. There are approximately 430 parking spaces immediately adjacent to the facility.

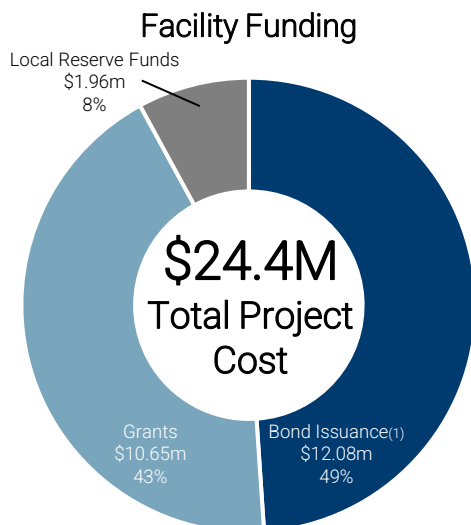
Construction on the facility began in February of 2015 and the facility officially opened in May of 2016 at a cost of \$24.4 million. Funding for the facility was primarily provided for by a \$12.1 million bond backed by hotel tax, as well as \$2.0 million in local reserve funds. In addition, \$10.7 million from four different grants was utilized. It is estimated that approximately 125 jobs were created during the construction phase.

UW Health secured the naming rights for the facility for \$1.9 million over ten years. The City receives \$175,000 yearly with payments inflated annually.

The facility's utilization consists of a diverse mix of uses including tournaments, games and practices organized by basketball, volleyball, wrestling, gymnastics, dance and cheer organizations/leagues, plus a wide variety of recreational and private uses and activities. In a recent year, total attendance was estimated at 500,000 visitors.

In pre-Pandemic years, the facility typically generated a small operating profit (less than \$50,000 per year). In a recent, COVID-affected year, the complex generated approximately \$627,000 in annual revenue and \$831,000 in annual expenses. The facility relies on public subsidy to operate within the black; however, there is internal pressure in the organization to become self-sustaining again.

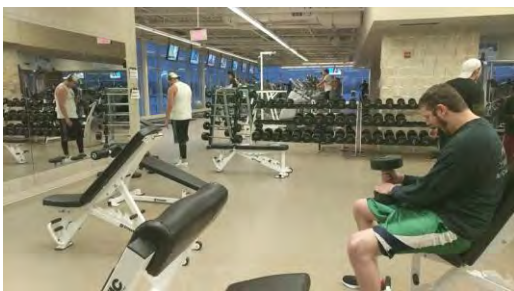
The facility hosts approximately 30 tournaments per year including basketball, volleyball, gymnastics, wrestling, table tennis and wheelchair rugby. Facility staff estimate that approximately 60 percent of events are tournaments or competitions that primarily draw visitors from out of town, with the remaining 40 percent representing local activities such as practices, league games, clinics, and drop-in/open court programming.



Note: Bond issuance was approved in excess to total construction cost.
Source: CSL research, interviews with facility management, facility websites, 2024.

4 COMPARABLE FACILITIES

Comparable Facility Case Study



FACILITY:	Pleasant Prairie Recplex
COMP ID #:	4
CITY, STATE:	Pleasant Prairie, WI
OWNER:	Village of Pleasant Prairie (Public)
OPERATOR:	Village of Pleasant Prairie (Public)
YEAR OPENED:	2000
COST (current \$, in millions):	\$10.9 million
COURTS (bball / vball):	8 / 12
OTHER:	50m pool, 2 NHL-sized ice rinks, Fitness center

Opened in the year 2000, the Pleasant Prairie Recplex is located in Pleasant Prairie, WI. The facility is owned and operated by Village of Pleasant Prairie. The facility is located right off Lake Andrea near walking trails and parks.

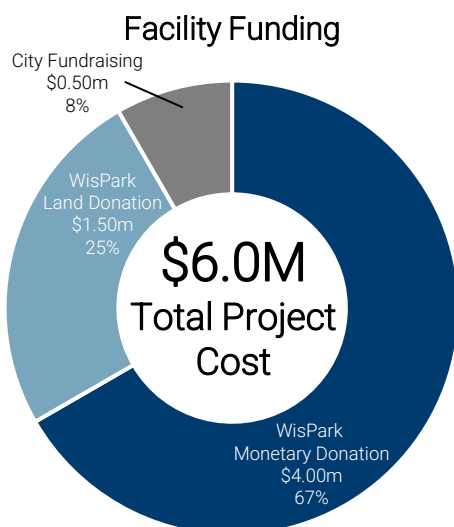
The property was developed for approximately \$6.0 million. Donations from WisPark, a real estate development group, made up a majority (92 percent) of the funding of the property through a \$1.5 million land donation and a \$4.0 million monetary donation. The remaining \$500,000 was funded through City fundraising. Since this development, the facility has undergone three expansions in 2004, 2008, and 2009 for undisclosed construction costs.

The RecPlex is the largest municipal recreation facility in America, offering over 300,000 square feet of enclosed space for sports and recreation. The facility's indoor amenities include two NHL-sized ice rinks, eight basketball courts (which can be utilized as 12 volleyball courts), a 17,000-square foot waterpark, and a 17,000-square foot pool area utilized for swimming competitions. Outside includes an additional six outdoor sand volleyball courts.

The facility originally had an annual operating budget of about \$12 million dollars and currently pays an annual debt payment of slightly over \$2 million. In 2022, the facility had approximately \$8.3 million in revenues, \$7.0 million in expenses, and slightly over \$2 million in debt payment (for past expansions) for a deficit of approximately \$700,000. In 2023, the Recplex attracted an estimated 166,600 unique visitors that visited the facility an average of approximately 7 times for a total of 1.2 million visits.

Facility staff cited that approximately 20 percent of events are developed in-house, and 80 percent are created by private organizers. Approximately 50 percent of revenues come from memberships to the facility and 50 percent from events. Staff indicated that its aquatics and fitness centers are loss leaders for the facility. However, profitable line items include ice facilities with \$436,000 profit (\$1.0 million expenses), therapeutic recreation with \$250,000 profit (\$1.7 million expenses), childcare with \$440,000 profit (\$3.5 million expenses), concessions with \$60,000 profit (outsourced), and rentals with \$450,000 profit. Memberships generate approximately \$4.0 million in revenues for the facility with an estimated \$670,000 in expenses. Additional expenses include athletics (\$1.0 million expense), maintenance/custodial (\$3.0 million expense), and marketing (\$225,000 expense).

Some tenants that rent the facility's ice rinks include Cutting Edge, a US Figure Skating Club, Patriots Hockey Program, Ankle Breakers, Old Geezers and Sunday Night Hockey League, and other Adult Leagues.



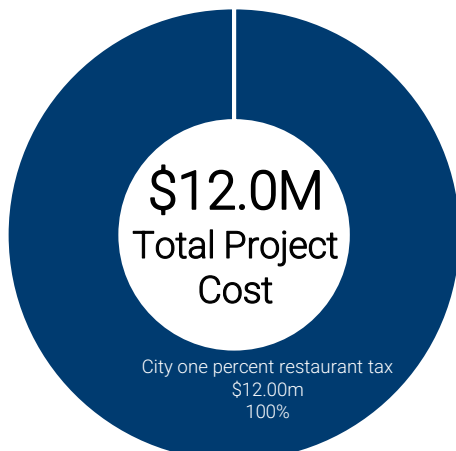
Source: CSL research, interviews with facility management, facility websites, 2024.

4 COMPARABLE FACILITIES

Comparable Facility Case Study



Facility Funding



FACILITY:	Cape Girardeau Sportsplex
COMP ID #:	5
CITY, STATE:	Cape Girardeau, MO
OWNER:	City of Cape Girardeau
OPERATOR:	City of Cape Girardeau
YEAR OPENED:	2017
COST (current \$, in millions):	\$15.3 million
COURTS (bball / vball):	6 / 12
OTHER:	34,000 sf indoor turf

The Cape Girardeau Sportsplex is a 121,000 square-foot, multi-sport facility located on Interstate 55 in Cape Girardeau, Missouri. The Sportsplex opened in May of 2017 at a cost of \$12.0 million. It is owned and operated by the City of Cape Girardeau, with construction debt service and operations supported by a 1.0 percent city restaurant tax, which generates an estimated \$1.3 million annually.

The Sportsplex includes two fully-enclosed regulation indoor turf fields with netting and drop-down batting cages, six high school regulation basketball courts (convertible to twelve hardwood volleyball courts), and multi-use space for meetings. The ten-plus acres for the building and surrounding parking was donated by Midamerica Hotels Corporation.

Court and turf rentals for tournaments are available with both commercial and non-profit rates that vary based on number of usage days and number of courts. The average court rate per day is \$425 for commercial and \$305 for non-profit. The average turf rate per day is \$615 for commercial and \$410 for non-profit.

The City of Cape Girardeau Parks & Recreation Department has developed programming for various indoor sports including basketball, volleyball and sports training. The Sportsplex hosts over 40 annual tournaments, most of which are two-day events. Nearly every weekend is occupied from early December through July (with the exception of the two weeks spanning Christmas and New Years). These events, along with standard visitation, attracted an estimated 98,300 unique visitors, who visited the facility an average of 3.87 times for a total of 372,800 visits in 2023.

The facility also has full-service concessions and a multi-use space for team meetings, coach's clinics, team parties and more. The facility is open to the public for court, turf and batting cage use or can be rented for tournaments. According to facility management, the facility draws tournament business from a five-state region including Missouri, Arkansas, Illinois, Kentucky and Tennessee.

In a recent year of operations, the facility generated revenues of \$595,000 and expenses of \$701,000 excluding approximately \$325,000 in depreciation. Revenues include concessions, usage fees and other miscellaneous sources. Expenses include those related to contractual services, general operating expenses, materials and supplies, personnel services and other expenses. Approximately 13 full-time equivalent employees are dedicated to facility operations.

Source: CSL research, interviews with facility management, facility websites, 2024.

Comparable Facility Case Study



FACILITY:	Hammond Sportsplex
COMP ID #:	6
CITY, STATE:	Hammond, IN
OWNER:	City of Hammond
OPERATOR:	City of Hammond
YEAR OPENED:	2018
COST (current \$, in millions):	\$21.1 million
COURTS (bball / vball):	6 / 10
OTHER:	Two indoor turf fields

The Hammond Sportsplex officially opened in September of 2018. The 135,000-square foot facility includes two regulation-size indoor turf soccer fields that can be utilized as a baseball/softball field, six basketball courts that can be converted into ten volleyball courts, six batting cages; an upper level, quarter-mile track offering free use to local citizens; a community room, concessions, and restrooms and changing rooms.

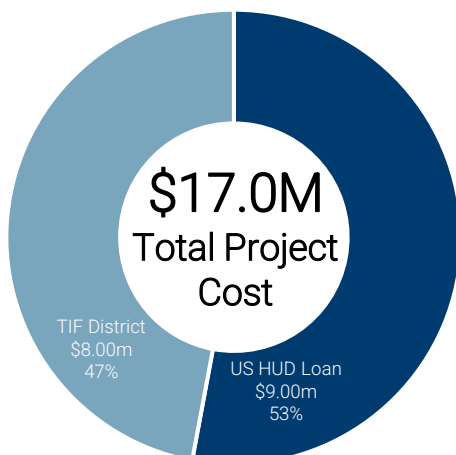
The \$17 million facility was constructed by Madison Construction in partnership with the City of Hammond. The Sportsplex sits on the old site of the Woodmar Mall on Indianapolis Boulevard; centrally located in Hammond, yet easily accessible for traveling teams and nonlocal guests.

The facility was funded by a \$9.0 million loan from the U.S. Department of Housing and Urban Development in conjunction with a tax-increment financing district (TIF) that covered the additional \$8.0 million of project costs.

Major tenants include Kennedy Avenue Chiropractic, Velocity 219 Volleyball Club and various youth volleyball and basketball leagues/camps. In 2023, the facility attracted an estimated total of 354,400 visits made up by 91,200 unique visitors attending the facility an average of 3.95 times each.

Full-day facility rental (eight hours) for the six basketball and volleyball courts is \$3,000 per day and \$1,600 for two turf soccer fields. Courts and fields rent individually for \$50 per hour during peak for basketball and \$65 per hour for volleyball. Non-peak rentals are \$25 per hour for basketball and \$35 for volleyball. Soccer is \$100 per hour for a full-field and \$60 per hour for a half-field.

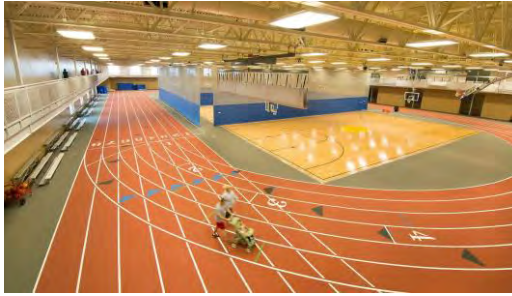
Facility Funding



Source: CSL research, interviews with facility management, facility websites, 2024.

4 COMPARABLE FACILITIES

Comparable Facility Case Study



FACILITY:	Williston Area Recreation Center
COMP ID #:	9
CITY, STATE:	Williston, ND
OWNER:	Williston Parks District
OPERATOR:	Williston Parks District
YEAR OPENED:	2014
COST (current \$, in millions):	\$85.1 million
COURTS (bball / vball):	4 / 4
OTHER:	50-meter indoor pool, indoor turf field, etc

The Williston Area Recreation Center (ARC) is an indoor community recreation center capable of hosting regional tournaments and competitions. It is located in Williston, North Dakota adjacent to the Williston State College campus. The facility is owned and operated by the Parks District of the City of Williston. The facility opened in 2014 at a total cost of \$64.5 million.

The 236,000-square foot facility includes four (4) regulation size basketball courts which can also function as volleyball courts, a 16,200 square foot indoor turf field, a 200-meter indoor track, an indoor waterpark and 50-meter long course pool, an instructional swimming pool, four (4) indoor tennis courts, batting cages, multi-sport simulators, racquetball courts, a walking track, a cardio floor, a fitness center, an indoor playground, a senior room, and a range of multi-purpose meeting and fitness rooms.

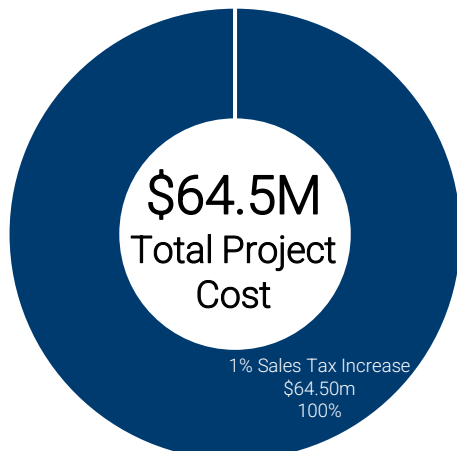
The facility was constructed for a total of \$64.5 million. This cost was funded utilizing bonds issued by the city, paid back over 30 years through a one percent city sales tax. Half of this one percent is utilized for the bond payment while the other is utilized to operate the facility.

The facility offers community residents access through daily passes and one-month to one-year memberships. These range from \$5 (child) and \$10 (adult) daily visits to \$34 (child) and \$64 (adult) one-month memberships to \$297 (child) and \$581 (adult) yearly memberships. Williston State College students each receive membership to the facility with tuition.

The Williston Park District exists to enhance quality of life in the Williston area by offering a range of activities and spaces to youth and adults throughout the community. This includes over 12 adult sports leagues, six swimming programs and lesson-types; over 30 youth sports leagues, summer camps, and additional programs; as well as nearly 20 annually recurring community events at the Center, spanning throughout the community. In 2023, the facility attracted an estimated 320,000 total visits among 35,500 unique visitors, who visited the facility an average of 9.01 times each.

The Williston ARC was built with the purpose of enhancing quality of life for residents and expanding the capabilities of the Williston Park District. While it is capable of hosting regional tournaments and events, these event types are less prioritized than recurring, community-friendly activities and programming. As such, the facility hosts an average of two tournaments per year.

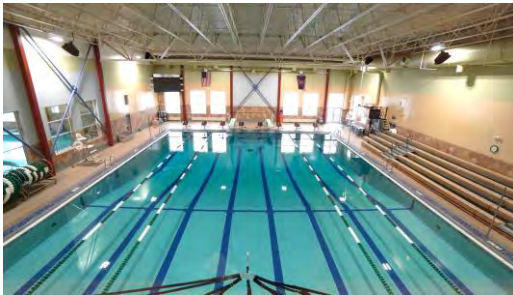
Facility Funding



Source: CSL research, interviews with facility management, facility websites, 2024.

4 COMPARABLE FACILITIES

Comparable Facility Case Study



FACILITY:	West River Community Center
COMP ID #:	10
CITY, STATE:	Dickinson, ND
OWNER:	City of Dickinson
OPERATOR:	Dickinson Parks and Recreation
YEAR OPENED:	2004
COST (current \$, in millions):	\$19.4 million
COURTS (bball / vball):	4 / 4
OTHER:	25-yard pool, fitness center, climbing wall, etc

The West River Community Center is a 132,000-square-foot, multi-sport facility located in the primary recreation district on the western side of Dickinson, North Dakota. The Center opened in 2004 for a total cost of \$11.2 million (in 2004 dollars). The facility is owned by the City of Dickinson and operated by the Parks and Recreation Department of Dickinson.

The entire facility was funded through a half-cent city sales tax increase, which was approved by resident voters in 2002. In 2013, the facility underwent an expansion for \$17.9 million, similarly funded by the continued half-cent sales tax. Operations of the Center are supported by membership fees, rentals, group fitness, and personal training.

The facility is comprised of an indoor competition lap pool, an indoor leisure pool with a lazy river and two waterslides, a four-court gymnasium, a multi-purpose court, a two-level fitness area, an indoor playground, golf simulators, an indoor walking track, three racquetball courts, an indoor climbing wall, two indoor tennis courts or four indoor pickleball courts, locker rooms, multi-purpose rooms, a childcare center, and an outdoor waterpark with two pools and three waterslides.

The facility is adjacent to the West River Ice Center, a two-sheet ice facility; three diamond complexes with a total of 10 diamond fields; two running track facilities; an outdoor skate park; two rectangle field complexes with a total of 11 rectangle fields, Dickinson High School, and a residential neighborhood.

The facility is specifically dedicated to serving community needs, with little-to-no focus on hosting economically impactful tournaments or competitions. In a recent year, the Center operated at a \$117,259 profit. Today the Center has nearly 7,300 members and approximately 300,000 average visits annually.

Facility Funding

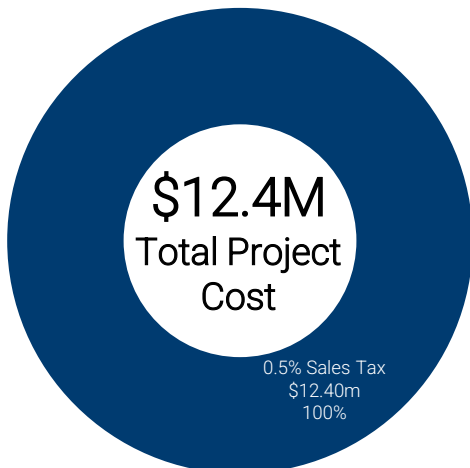


Source: CSL research, interviews with facility management, facility websites, 2024.

Comparable Facility Case Study



Facility Funding



FACILITY:	Parker Fieldhouse
COMP ID #:	11
CITY, STATE:	Parker, CO
OWNER:	City of Parker
OPERATOR:	Parker Parks and Recreation Department
YEAR OPENED:	2007
COST (current \$, in millions):	\$18.7
COURTS (bball / vball):	4 / 4
OTHER:	Community Recreation Amenities

The Parker Fieldhouse is an indoor community recreation center with a range of athletic amenities for the community of Parker, Colorado. The facility is owned by the City of Parker and operated by the City's Parks and Recreation Department.

The facility opened in 2007 for a total construction cost of approximately \$12.4 million. Funding for the facility was wholly comprised of a 0.5 percent existing sales tax that is dedicated to Parks and Recreation capital projects and operations. This sales tax is utilized to operate the City's three recreation centers, which cost approximately \$1.0 million annually. Additional tax collected from this source funds capital improvements and developments for the Parks and Recreation Department. The Parks and Recreation Department also utilizes local, state, and national grants and special revenue sources to supplement its annual budget; however, these are not directly allocated to facility development or operations.

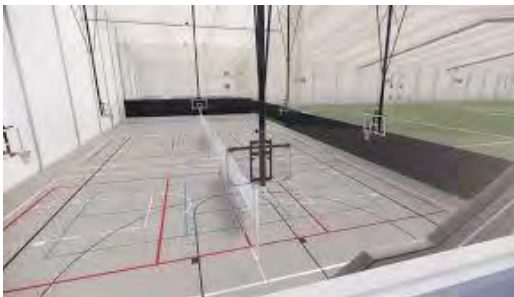
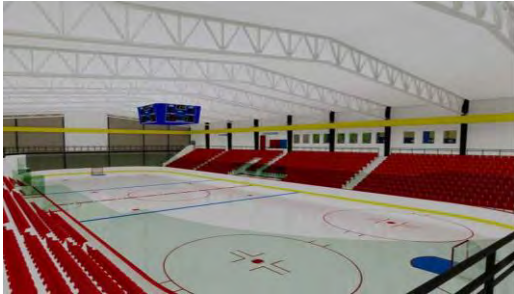
The 100,000-square foot facility is comprised of a two (2) court gymnasium that can offer up to four (4) youth basketball and volleyball courts, a 14,500 square foot indoor turf field, two batting tunnels, an inline sport rink, a climbing wall, a lofted fitness center, a raised walking track, and three multipurpose rooms. Both the turf field and inline sport court have permanent bleachers for spectator viewing. The facility is positioned adjacent to a 33,000 square foot gymnastics center, the Park Racquet Club, and nearby the Railbender Skate & Tennis Park.

The facility was built with the intention of serving the local community with accessible sports and recreation amenities. Activity at the facility is mainly comprised of Parks and Recreation offered sports activities, programs and competitions, with mainly local participation. While the facility does host small tournaments and competitions, it is not well suited to attract large regional- or national-scale tournaments. In 2023, it attracted an estimated 52,100 unique visitors who visited an average of 5.62 times for a total of 291,800 visits.

Community members can purchase daily, 10-visit, or 20-visit passes to the facility for \$7-8 (child/senior or youth/adult rate, respectively), \$55-66, and \$96-\$119, respectively. Additionally, monthly or annual memberships can be purchased to visit both the Parker Recreation Center and the Parker Fieldhouse, or solely for the Parker Fieldhouse. The Parker Recreation is another Parks and Recreation-operated facility in the community that offers an indoor pool, gymnasium, fitness centers, and multipurpose rooms. Monthly memberships for the Parker Fieldhouse range from \$25-\$53 (child/senior/student to household memberships), and yearly memberships range from \$275-\$583.

4 COMPARABLE FACILITIES

Comparable Facility Case Study



FACILITY:	The MidAmerican Energy Company RecPlex
COMP ID #:	12
CITY, STATE:	West Des Moines, IA
OWNER:	City of West Des Moines
OPERATOR:	City of West Des Moines
YEAR OPENED:	2021
COST (current \$, in millions):	\$34.6 million
COURTS (bball / vball):	3 / 6
OTHER:	16,000 sf indoor turf, Esports gaming center

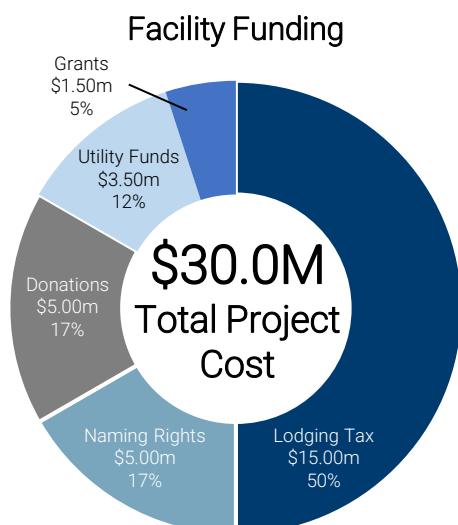
The MidAmerican Energy Company RecPlex (RecPlex) is a multi-sports facility with a 150,000 square-foot fieldhouse, 20,000 square feet of exhibition space and 30,000 square feet of meeting space. The facility opened briefly in March of 2021 and reopened in September of 2021. The RecPlex is owned and operated by the City of West Des Moines.

The largest portion of funding for the project came from about \$15 million in hotel/motel tax revenues. A \$5 million naming rights deal with the MidAmerican Energy Company and \$5 million in other donations comprise private funding for the facility. The remainder came from \$3.5 million in public utility funds and \$1.5 million from grants.

The facility offers 11 sports surfaces, including two NHL-sized sheets of ice, three basketball courts, one full-sized indoor soccer field, three outside turf fields, three pickleball courts, four batting cages, a 2,200 square-foot outlook room, a 1,000 square-foot activity room, 3,500 square feet of esports space and six meeting spaces.

Indoor turf rental for the full field is \$400/hour during prime time, \$340/hour during the second tier, \$250/hour during the third tier and \$125/hour during off-season (April 15-November 15); 1/3 turf rental is \$160/hour during primetime, \$140/hour during the second tier and \$110/hour during the third tier. Ice rental is \$275/hour in-season (October-March) and \$250 out-of-season (April-September); full-court rental is \$45/hour and half court is \$25/hour. Batting cages are \$125/hour. The activity rooms range from \$150 to \$350 per two-hour time slot. A full-service event at the fieldhouse is \$5,000/day and the family arena is \$4,000/day.

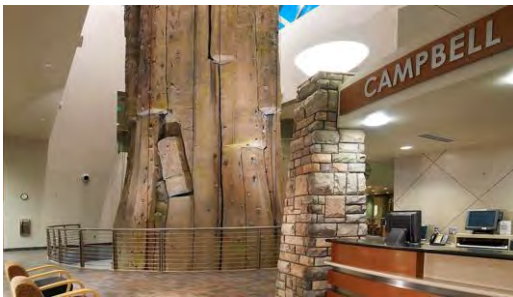
In its first year of operations, the facility was slated to generate \$3.2 million in economic impact; it generated \$13.2 million, greatly exceeding this expectation. That same year the facility hosted approximately 60 tournaments, 140 birthday parties, and a range of additional events. Facility staff indicated that the facility is utilized approximately 70 percent of the year. Officials at the RecPlex estimate an average attendance of 15,000 people per week with 1,000 per day coming Monday through Friday and 5,000 and per day coming on Saturdays and Sundays.



Source: CSL research, interviews with facility management, facility websites, 2024.

4 COMPARABLE FACILITIES

Comparable Facility Case Study



FACILITY:	Campbell County Recreation Center
COMP ID #:	13
CITY, STATE:	Gillette, WY
OWNER:	Campbell County
OPERATOR:	Campbell County Parks and Recreation
YEAR OPENED:	2010
COST (current \$, in millions):	\$74.3 million
COURTS (bball / vball):	3 / 3
OTHER:	25-yard pool, walking track, water park, etc

The Campbell County Recreation Center is a 190,000-square-foot, multi-sport community recreation facility located in southwest Gillette, Wyoming, approximately 2.5 miles south of the City's downtown corridor. The facility opened in 2010 for a construction cost of \$51.9 million (in 2010 dollars). The facility is owned by Campbell County and operated by the County's Parks and Recreation Department.

The facility was fully funded through lease revenue bonds, with primary lease payments made by the County, supported by general funds and property, lodging, and sales/use tax revenues. The Campbell County School District, a primary tenant of the facility, contributed approximately 20 percent towards these lease payments to support the facility.

The facility is comprised of a wide variety of amenities including a 200 meter track, three basketball courts, two birthday party rooms, a cardio area, a weight room, four racquetball courts, a climbing wall, an elevated walking track, a kid's zone, a lazy river, a six-lane lap pool, a three-meter diving platform, two water slides, water toys, a zero-depth pool area, locker rooms, concessions, and tanning beds.

The Center was developed with the sole intention of providing a range of accessible fitness and recreation amenities to the local and nearby regional community. As such, the facility does not host economically impactful sporting events or competitions. The Community Center currently has approximately 13,760 members and had a total of 327,400 visits in 2022. In a recent year, the Center had a recovery percentage of 89 percent, with an operating deficit of \$225,803.

Facility Funding



Source: CSL research, interviews with facility management, facility websites, 2024.



5

MARKET DEMAND & OPPORTUNITIES

Overview

The potential development of recreation facilities in the Kennewick area has the opportunity to better accommodate demand for recreation amenities among Tri-Cities area residents and provide an indoor venue capable of attracting significant sports tourism activity to the destination. Currently, Kennewick offers a variety of amateur sports and recreation facilities; however, the area lacks public indoor recreation options, and there are very few existing indoor facilities that can offer a critical mass of indoor athletic spaces capable of hosting tournaments, meets or other large competitions.

In order to provide guidance to Kennewick Parks and Recreation and other stakeholders, CSL completed a kick-off visit in Kennewick, which included facility tours and meetings with local representatives, management of key sports/recreation facilities, and other community leaders. Interviews during and following this kick-off visit yielded invaluable feedback regarding local demand for new sports and recreation facilities in Kennewick.

While understanding demand issues associated with local groups is critical in a study of this nature, it is also important to research and analyze nonlocal demand sources. For nearly all state-of-the-industry amateur sports facilities, demand sources with significant nonlocal participants/spectators are often critical in driving facility utilization, revenues and community economic impact. Even with providing local users with priority scheduling and rates, the opportunity to attract and accommodate tournaments and meets with nonlocal participant and spectator composition is important to investigate.

Further, distinguishing lines between “local” and “nonlocal” are often not sharply delineated, as a significant portion of events will have varying degrees of local involvement (direct and indirect) in terms of event procurement and athlete/team participation by local organizations in tournaments/meets that might normally be described as “nonlocal.” A full picture of utilization for potential new youth and amateur facilities cannot be reached without testing both local and nonlocal markets.

As such, CSL conducted direct outreach to both local sports and recreation user groups and regional/national sports tournament organizers that could potentially use a Community Recreation Center in the Kennewick area. Overall, more than 100 organizations were targeted, and 26 telephone interviews were completed with organizations representing in excess of 1,000 events and programs. These groups were contacted in order to determine their interest in a potential new Community Recreation Center in the Kennewick area and the amenities and elements that would be necessary to host their programming. Specific stakeholders, user groups, facility management, and organizations contacted as part of this study process include the following:

- 5v5 Soccer
- CAN/AM Hockey
- Columbia Empire Region Volleyball
- DY Sports
- End of the Trail
- Flight Club/Flames Basketball
- Great Northwest Athletic Conference
- GSL Tournaments
- Hoop 121
- Inland NW Pickleball Club
- Kelso Hoops
- Kennewick Parks and Recreation
- Made Hoops
- National Pickleball
- NIRSA (National Intramural-Rec Sports Assn.)
- NW Sound Youth Soccer Association
- Open Gym Premier
- PCYBL
- Pickleball is Great
- Prep Network
- Special Olympics Washington
- Starbound National Talent Competition
- Strike Force Volleyball Club
- Three Cities Hoops
- Three Rivers Soccer Club
- Tri-City Channel Cats
- USA Volleyball
- USSSA
- Washington Tournament Organization
- WAVE Aquatics/Pacific NW Swimming
- West Coast Premier Tournaments

The remainder of this Chapter is segmented by the two types of surveyed user groups: a) local organizations and b) nonlocal organizations. We begin with a summary of findings collected from surveys of local organizations on the following page.



A) Local Group Summaries

A summary of findings collected from surveys of local organizations is presented below. Local sports groups will likely represent a significant majority of overall usage at the facility during weekdays for recreational leagues, practices, camps, clinics, and other sports activity. These groups/organizations represent multiple sports, tournaments, leagues and other amateur sports interests. Information concerning potential interest in using new recreation facilities in Kennewick, along with each organization's respective participant and team base, seasonality, facility requirements and preferences, and other such characteristic are summarized below.

Kennewick Parks & Recreation

Kennewick Parks & Recreation (KPR), will be a significant user and programmer of potential new recreation facilities in Kennewick. KPR serves as the City's primary recreation provider, representing the operations of a vast range of city-owned property. These properties include several parks like Lawrence Scott Park, outdoor sports complexes including Southridge Sports & Event Complex, indoor facilities such as Numerica Pavilion, and several other city properties. In addition to operating and maintaining these spaces, KPR is also responsible for programming these spaces through the means of sports leagues, competitions, and camps; youth, adult, and senior activities and programming; and special community events. In aquatics alone, KPR provides swim lessons to over 1,500 annual participants through over 200 opportunities.



The group has cited a significant lack of programmable indoor recreation space in the Kennewick area. While it operates a wide variety of facilities capable of hosting youth and amateur sports activity, many representatives indicated that they cannot accommodate new youth programs or initiate programs for adult recreation. KPR staff is significantly interested in using new recreation facilities in Kennewick. The group's greatest interest is in a new indoor facility that, at minimum, offers multiple hardwood basketball/volleyball courts, updated aquatic offerings in the community, and indoor turf, among a range of additional community-serving amenities.

KPR's anticipated utilization of potential new recreation facilities includes in-house leagues, camps, clinics, practices, and tournaments for a variety of sports. The group desires to add accessible and inclusive programming for Kennewick residents and the surrounding community, as well as assist in attracting and hosting regional and national tournaments throughout the year.

Three Cities Hoops

Three Cities Hoops is a local youth basketball league and tournament organizer. The group was formed in 2015 and has grown notably since its inception. It now offers three annual leagues in early fall, fall, and winter from approximately October to March. It hosts about 13 5-on-5 tournaments and 32 3-on-3 tournaments throughout these months. These events range in size with smaller tournaments using four (4) to six (6) courts and larger events typically using 12-14 courts through a combination of local schools and the use of Numerica Pavilion. The smaller six-court events attract 70 teams, 700 players, and 1,400 spectators. The 12-14-court events attract approximately 130 teams, 1,300 players, and 2,600 spectators. About 40 percent of participants are nonlocal and book hotel rooms at all event sizes. The group cited a significant need for facilities capable of hosting their activity, particularly with as many courts under one roof as possible. The group's growth is limited by inaccessibility to practice and tournament spaces and time slots. Organization representatives believe that there are children in the Tri-Cities who do not participate in sports due to inaccessibility of quality sporting spaces for groups in the area.



The group indicated that it would definitely utilize a facility that can meet its needs in the Kennewick area. It would be interested in using the facility 28 weekends per year. While it would not add new tournaments, it cited an ability to grow the size, caliber, and quality of its existing tournaments, resulting in increased economic impact. Requirements of the group include a need for approximately three courts, but a preference for at least six to plan for long-term growth of the community and the organization. Representatives suggested that if only three courts were added to the community, it should be at Numerica Pavilion to make it a six-court facility. Additional preferences include mezzanine viewing and high-quality concessions. The group also suggested that the space should be capable of hosting a range of sport types and include community-serving benefits such as a walking track, fitness center, senior amenities, and gathering spaces.

Three Rivers Soccer Club

Three Rivers Soccer Club is the largest youth soccer sporting club in the area. The group is responsible for organizing camps, clinics, leagues, practices, tournaments and other soccer-related activity for approximately 2,000 children aged five and up. The group mainly utilizes the Tri-Cities Youth Soccer Association (TCYSA) Complex for its activities. It uses Numerica Pavilion for a futsal clinic, but it does not have enough space to offer a league. Representatives from the group cited that it is limited in outdoor play space and has no access to indoor play space during cold months.



The Club cited that it would definitely use indoor turf and/or courts at a new facility in Kennewick. The group's desired and predicted use of the facility would include weekday practices and clinics/camps and weekend tournaments and league games from late fall to early spring. During warm months, the group would almost exclusively use the facility for occasional clinics and camps, while using outdoor fields for leagues and tournaments. It would occasionally use the facility for its younger age groups' league games during the hottest portion of the summer.

The group believes that the demand for indoor turf is so significant among youth, that any developed indoor turf space would be active year-round, with especially high demand during colder months. Its requirement would be a minimum of one full-size turf field (approximately 16,000 sf); however, if a FIFA-size indoor field were developed, it could activate the space for competitions at its oldest age groups. The group believes that more than four FIFA-size indoor fields could be developed and see consistent activity but recognizes the financial limitations of a development like this. The field(s) should have no 'hockey-style' boards surrounding it and should be a contiguous patch of turf to offer flexibility in setup. Programming at the facility should be balanced between meeting the community's needs and attracting impactful sports tournaments. Additional suggestions for amenities at this facility include offices, a fitness center, food and beverage options, a pro shop, gathering spaces, basketball courts, and other community serving-amenities.

Strike Force Volleyball Club

Strike Force Volleyball is a local volleyball club based in Kennewick. The club currently uses high school volleyball courts for its practices. Strike Force currently has three teams, down from its peak of eight teams, as the managerial staff of the organization are nearing retirement. While the club is slowly phasing itself out, representatives are still well acclimated with the local volleyball community and can identify consistent challenges and needs pertaining to all local volleyball groups.



Club representatives believe there is a significant need for new community recreation and sports facilities in Kennewick. Existing facilities, mainly high schools and middle schools, are commonly activated in conjunction for tournaments, and a single facility capable of hosting a full tournament under one roof is desired and does not currently exist in the market. Staff indicated that local volleyball groups lack dedicated, quality facilities in the Tri-Cities. In terms of facility requirements, a bare minimum of four courts (approximately two basketball) is required to host small tournaments, while eight courts would service notable tournament organizers such as AAU, and 16 courts would attract high level competitions and groups such as USA Volleyball. Additional suggested amenities related to volleyball include quality concessions with healthy snacks, an approximate 5,000-square foot area for teams to set up a home base, spectator areas, and dividers between courts.

The group cited that they would definitely use a Kennewick facility for practices. The group no longer hosts its own tournaments but would expect to attend tournaments multiple times per year at a Kennewick facility. Strike Force representatives expected an eight to 16 court facility to attract volleyball tournaments for 50 to 100 percent of weekends during the volleyball season with 10 to 20 percent of weekends outside of traditional volleyball season attracting volleyball tournaments. An eight-court facility would be expected to host 32 teams for a weekend tournament. The group highlighted the fact that nearly all sport types are limited in growth potential due to inaccessibility of quality sporting spaces in the community, especially indoor spaces. The group strongly endorses making the facility capable of hosting multiple sports, while serving and being accessible to the local community.

Tri-City Channel Cats

Channel Cats is the only swim club in the Tri-Cities area, catering to approximately 150 swimmers throughout the year. The group primarily practices at private athletic clubs during the school year and uses the Pasco pool, the only 50-meter pool in the area, during the summer months. However, the club faces significant limitations due to the lack of available indoor aquatic space, especially during the winter, which prevents them from expanding their membership and hosting larger swim meets.



The club expressed a strong interest in utilizing a new indoor pool. Their desired use of the facility would include weekday practices and weekend meets during the fall, winter, and spring. During the summer, they would continue to use outdoor facilities for long-course training but would also make use of an indoor facility for certain practices and smaller meets. The group highlighted the importance of having a 25-yard by 50-meter pool with sufficient deck space, spectator seating, and overflow areas to accommodate large swim meets, which could attract significant visitor traffic and economic activity to the area.

Additionally, the facility should meet USA Swimming safety standards, with deep water at one end and no shallower than four feet at the other. The group also emphasized the need for connected amenities such as locker rooms and overflow spaces to enhance the overall functionality and appeal of the facility.

Additional Input Regarding Aquatic Facility Demand

The existing Kenneth Serier Memorial Pool, built in 1955, and renovated in 1987, has almost singularly served the aquatic needs of the Kennewick community for nearly 70 years. And consistent with that age, the pool is showing severe signs of deterioration to both the pool structure and filtrations systems. The pool is now at a point where opening each summer season is a gamble, and a minor renovation may bandage the problems, but not offer a 50+ year generational solution.



There are two possible options to addressing the outdoor pool over the long-term:

1. Remove and Replace existing pool(s) with new pool(s).
 - Start over and create a new state-of-the-art pool experience, that meets the current and foreseeable needs of the Kennewick community with few limitations.
 - A new pool could be constructed in a nearby location, allowing the existing pool to remain operational until the new pool is complete.
 - Peace of mind knowing all system components will last for generations to come.
2. Renovate the existing pool in its current location
 - If the existing pool were to be renovated, a major renovation changing walls, depths, expansion, etc. can cost more than starting over without the benefit of all new construction.
 - It is important to remember, depending on the level of renovation, significant downtime will be required with loss of use for at least one and potentially two seasons.

Finally, any solution needs to consider that from the point of a funding action, a new pool opening is likely at least two years in the future, while the existing pool may fail at any moment.

Outdoor Pool Opportunities

While the current pool offers predominantly lap swimming, swim meets, lessons, aqua exercise and open recreational swim, a new facility could accommodate many more pool programs and functions including any or all of the following:

- Lap swimming
- Rec water polo
- Springboard diving
- Learn to swim programs
- Therapy / Group Exercise programs
- Water safety programs
- Community open swim
- Recreation / "fun" water use
- Special programs (scuba, kayak, fishing, etc.)
- Special event rentals



Source: CSL Surveys, 2024.

B) Nonlocal Group Summaries

The following presents a discussion of national/regional event demand for youth/amateur sports facilities in the Kennewick area by facility type, based on conversations with tournament producers.

Indoor Court Facilities

Basketball

The demand for indoor basketball court facilities in Kennewick is identified as moderate to high, with a demand index of 4/5. The data suggests that the City would benefit from having at least four courts with a preferred level of six to eight courts to meet the current demand. Tournaments and events, assuming year-round accessibility for these groups, would likely use the facility 25 to 30 weekends per year, slowing down somewhat in warmer months and basketball offseason. For basketball tournaments, a six-court facility could attract around 1,200 players, while a ten-court facility could accommodate up to 2,000 players over a two-day event, following a consistent players per court ratio. Additionally, an average of two spectators accompany each player, indicating a potential to attract 2,400 to 4,000 attendees per tournament and generate 8,900 or more room nights annually. With focused marketing efforts, the facility could draw significant attention and become a hub for regionally-oriented basketball events.

Facility requirements for basketball include a minimum of four (4) hardwood courts to support tournament activity, but it is recommended to have six (6) to eight (8) courts to accommodate a significant portion of the market and attract more economically impactful events. It is important to note that the planned expansion of the Three Rivers Convention Center could accommodate much of this need and could be packaged together with a Recreation Center to draw some of the largest tournaments identified.

A mezzanine seating area for spectators would help maintain a positive atmosphere during games by lowering the number of spectators near the sidelines. Family entertainment options and esports/gaming areas could enhance the visitor experience and generate additional revenue. High-quality food and beverage offerings are now considered essential for such facilities and groups. Specific demand generators include DY Sports, a regional tournament organizer expressing strong interest in utilizing a Kennewick facility for tournaments once per month throughout the year. Prep Network, a national multi-sport organizer, showed interest in increasing its presence in the Pacific Northwest in markets like Kennewick.

Key Annual Demand Figures from Planners

Basketball		Count	Percentage
Number of Calls		14	
Likelihood	1-Definitely	7	50.0%
	2-Likely	2	14.3%
	3-Possibly	2	14.3%
	4-Not Likely	2	14.3%
	5-Definitely Not	1	7.1%
Regional or National		10.0	71.4%
		4.0	28.6%
Number of Events	Low	68.5	
	High	73.5	
Average Number of Courts	Low	4.3	
	High	8.8	
Total Number of Players	Low	8,910	
	High	13,240	
Average Number of Players	Low	810	
	High	1,204	
Total Number of Hotel Rooms	Low	5,865	
	High	8,903	
Average Number of Hotel Rooms	Low	587	
	High	890	
Total Number of Spectators	Low	16,820	
	High	25,680	
Average Spectators (weekend tournament)	Low	1,529	
	High	2,335	



Number of
Annual Events
73.5 events



Positive Interest
Rate
78.6%



Average
Courts Needed
4-9 courts



Number of
Annual Players
13,240 players



Number of
Annual Room Nights
8,900 nights

Key Quotes:

- "Four courts are the minimum for a decent tournament, but the more you can get, the larger tournament we can host."
- "We need a strong local sport presence to locate our events in a market. Successful new events are often supported by local teams and activity."



Source: CSL Surveys, 2024.

Indoor Court Facilities**Volleyball**

The demand for indoor volleyball court facilities in Kennewick is moderate, with a demand index of 3/5. To meet the identified demand, a new recreation facility should have space for five to 11 courts, which would be approximately three to six basketball courts in terms of size. Volleyball tournaments and league play could potentially utilize the facility 15 to 20 weekends per year. These tournaments are expected to attract an average of 1,000 to 1,550 players each. Additionally, the presence of such facilities could support the development of a new volleyball club(s) in Kennewick. Organizers have expressed the need for nearby facilities capable of hosting tournaments throughout Washington and the Pacific Northwest, and a well-equipped indoor court complex could address this gap.

Key Annual Demand Figures from Planners

Volleyball		Count	Percentage
Number of Calls		7	
Likelihood	1-Definitely	2	28.6%
	2-Likely	2	28.6%
	3-Possibly	1	14.3%
	4-Not Likely	0	0.0%
	5-Definitely Not	2	28.6%
Regional or National	Regional	4.0	57.1%
	National	3.0	42.9%
Number of Events	Low	19.0	
	High	19.0	
Average Number of Courts	Low	5.0	
	High	10.8	
Total Number of Players	Low	5,075	
	High	7,750	
Average Number of Players	Low	1,015	
	High	1,550	
Total Number of Hotel Rooms	Low	4,155	
	High	6,008	
Average Number of Hotel Rooms	Low	831	
	High	1,202	
Total Number of Spectators	Low	7,650	
	High	12,100	
Average Spectators (weekend tournament)	Low	1,530	
	High	2,420	

For volleyball facilities, six to 12 courts are required to accommodate most existing regional and national tournaments, while larger events would need approximately 16 courts. Each court should have a minimum of approximately 50 seats, and automatic swing-down nets are recommended for turnkey usability and turnover from alternate sporting event types. A concession stand offering healthy options would enhance the experience for players and spectators. Hardwood volleyball courts are preferred over sport court surfaces. To cater to larger tournaments, the City would need around 300 to 400 nearby hotel rooms. With proper facilities and amenities, Kennewick has the potential to become a noteworthy destination for volleyball tournaments and events throughout the region. Specific groups that indicated interest in utilizing a Kennewick facility for regional- and national-scale tournaments include Prep Network, USSSA, and Evergreen Region Volleyball activity.



Number of
Annual Events
19 events



Positive Interest
Rate
71.4%



Average
Courts Needed
5-11 courts



Number of
Annual Players
7,750 players



Number of
Annual Room Nights
6,000 nights

Key Quotes:

- "Ease in ability to switch from basketball to volleyball is important. Dropdown volleyball nets are greatly helpful."
- "Additional stuff to do (dining, entertainment, etc.) inside and nearby the facility is important to improving the experience of players and teams."



Source: CSL Surveys, 2024.

Indoor Turf UsersSoccer, Baseball, Softball, Football, Lacrosse

The demand for indoor turf facilities among various sports interested in Kennewick is identified as high to significant, with a demand index of 4.5/5. Regional and national soccer, baseball, softball, football, and lacrosse groups show considerable interest in having access to indoor turf spaces. The facility would be frequently utilized for off-season league play, training sessions, and some tournaments.

Indoor turf sports organizers recommended one to two fields with 20,000 to 40,000 playable square feet of turf. At least two fields are necessary for hosting regional competitions, while four would make a facility well-equipped to host high-caliber, national-scale offseason competitions. Organizers noted that Kennewick's inventory of outdoor rectangle and diamond fields will support the utilization of this indoor facility.

Key Annual Demand Figures from Planners

Turf Sports		Count	Percentage
Number of Calls		18	
Likelihood	1-Definitely	9	50.0%
	2-Likely	3	16.7%
	3-Possibly	3	16.7%
	4-Not Likely	1	5.6%
	5-Definitely Not	2	11.1%
Regional or National	Regional	10.0	55.6%
	National	8.0	44.4%
Number of Events	Low	89.5	
	High	90.5	
Average Number of Fields	Low	2.0	
	High	4.0	
Total Number of Players	Low	12,330	
	High	14,140	
Average Number of Players	Low	925	
	High	1,016	
Total Number of Hotel Rooms	Low	7,433	
	High	8,948	
Average Number of Hotel Rooms	Low	708	
	High	794	
Total Number of Spectators	Low	24,400	
	High	30,380	
Average Spectators (weekend tournament)	Low	1,473	
	High	1,753	

Interested organizers anticipate utilizing this facility for training during the week and tournaments during the weekend year-round, with usage somewhat slowing during peak outdoor sport seasons. The potential Center's fields should include flexibility to host as many sports as possible, using different field markings and amenities to accommodate the various sport types. Batting cages, portable mounds, high ceilings and adjustable outfields would be valuable for baseball and softball activity. The inclusion of a fitness center and sports medicine facilities is also recommended to cater to athletes' needs.

Specific opportunities for demand generators include:

- USSSA, a national baseball, softball, fast pitch, and soccer organizer, has interest in utilizing the facility at least once per month for indoor tournaments attracting approximately 650 players and 2,400 spectators per weekend tournament.
- West Coast Premier Tournaments, a regionally-based baseball/softball organizer, has strong interest in utilizing the facility once per month for weekend tournaments pulling up to 500 players from Seattle, Portland, and other regional markets.
- Prep Network, a national multi-sport organizer, has a strong desire to bring its newly created indoor lacrosse tournaments to a market such as Kennewick once per year.
- 5v5 Soccer, a national soccer league and tournament organizer, commonly works with newly developed facilities to generate tournaments and leagues in early years of operations and are optimized to utilize undersized fields for activity.
- GSL Tournaments, a regional organizer, has a strong desire to bring 16 baseball/softball, 700-player indoor tournaments to the Kennewick market.



Number of
Annual Events
90.5 events



Positive Interest
Rate
83.4%



Average
Fields Needed
2-4 fields



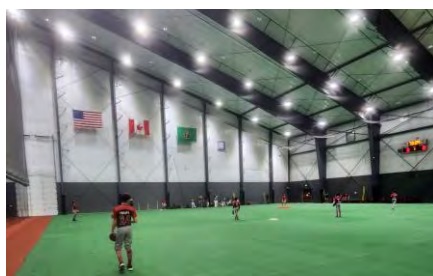
Number of
Annual Players
14,140 players



Number of
Annual Room Nights
8,940 nights

Key Quotes:

- "One field will not work to host tournaments of any kind. Two fields are required and three are preferred."
- "A single, contiguous pad of turf is better for running soccer competitions than fields with hockey boards. This also improves flexibility for other sports and trainings."
- "The more training amenities available, the more applicable it will be for our group."



Indoor Aquatics Users

Swimming and Diving

The regional and national demand measured among aquatics competition organizers for a new aquatics facility in Kennewick is limited. Of regional- and national-scale competitions, such as USA Swimming competitions, there are significant requirements for facility design including a need for an indoor 50-meter pool, diving wells, sizable spectator areas, technological specifications, among other requirements.

Interviewed regional organizations indicated that teams would likely travel to participate in a notable competition in Kennewick once or less per year, but the organizer of such a competition would likely need to be based in the Tri-Cities area and have strong local participant support.

Due to the infrequent inventory of national and regional aquatic competitions, high development and operating costs attached to a pool development, and limited economic impact of aquatic competitions, Kennewick would be better suited to develop a pool to service local community needs, rather than aim to drive economic impact and sports tourism with an aquatic facility.



Indoor Ice Users

Hockey and Curling

The demand for an indoor ice sheet facility in Kennewick among regional and national ice sport organizers is moderate, with a demand index of 2/5. Interviewed organizers explained that participation in travel hockey and ice skating in the Pacific Northwest region is limited, and that the small number of tournaments that are held typically occur in major markets such as Seattle and Portland. Similarly, these groups would require a minimum of two ice sheets under one roof with ample spectator seating around at least one rink.

One interviewed national hockey organizer, CAN/AM Hockey, noted they would 'possibly' bring one event to the Kennewick market per year, but would need the facility to be highly attractive compared to facilities in Seattle or Portland. This event at a two-sheet facility would attract approximately 400 players and 600 spectators, 60 percent of which would utilize hotel rooms in the market.

In addition to relatively little economic impact from hockey and other ice sport events, there exists a limited quantity of potential annual events compared to more popularized sports like basketball and baseball. Similarly, ice sheet facilities are significantly more expensive to operate than court or turf facilities.



Source: CSL Surveys, 2024.

Alternative Sport Type Users

In addition to more popularized sport types such as basketball, volleyball, soccer, baseball, and softball, CSL conducted interviews with organizers of emerging and alternative sporting types such as dance, gymnastics, pickleball, track, and wrestling, among others. The demand for facilities able to accommodate these sport types is generally limited, as outlined below.

Dance, Gymnastics, Cheer

Groups within these sporting types typically require sizable contiguous flat floor spaces such as convention centers or traditional court facilities. These groups typically require 25' ceilings and 60,000 square feet of uninterrupted space to which they can add temporary flooring and equipment. There are few organizers and a limited inventory of national and regional events. The limited regional and national demand identified among these groups should not drive future Recreation Center planning and design decisions.

Pickleball

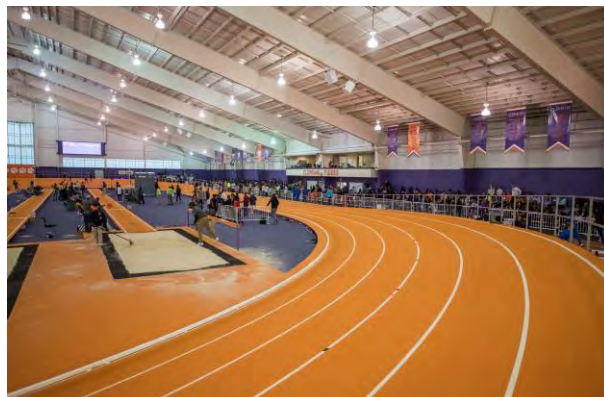
Interviewed pickleball organizers indicated that though the sport is growing, tournaments are still relatively infrequent and generate limited economic impact. As the sport grows in popularity, the national inventory of facilities is growing, and requirements of participants and organizers are following this pattern. Regional and national draw tournaments will not utilize hardwood and will only consider facilities with 'tennis-court' surface types as well as a minimum of 14 pickleball courts. In addition, participants were noted to be relatively frugal, generating limited economic impact. Existing local demand is well accommodated by the 15 courts at the Lawrence Scott Park Pickleball Complex, the largest outdoor facility in Washington.

Track & Field

There exist few regional and national track and field organizers and competitions throughout the market. Interviewed track and field groups suggested that a Kennewick facility would cannibalize and struggle to compete with The Podium in Spokane, a facility highly specialized to track and field activity. In addition, these events tend to draw more limited economic impact and are highly infrequent. In pursuing any form of track and field development, a facility should have partnerships and support from local high schools and colleges, who are the most active organizers in this sport type.

Other Miscellaneous Sports

Other miscellaneous sports such as wrestling, martial arts, ping pong, billiards, cornhole, etc., can be helpful to supplement activity at a facility and offer activities for the local community. However, there are very few regional and national organizers of these events, with very few events yielding nonlocal participant draw. These events are typically best suited for in-house or local group development and a recreational competition atmosphere.



Market Demand Conclusions

Basketball Users: The demand for indoor basketball facilities in Kennewick is moderate to high, with a need for four courts and a preference for six to eight courts to meet the current demand. With focused marketing efforts, the facility could attract notable attention and become a hub for regionally-oriented basketball events and some national-scale events.

Volleyball Users: The demand for indoor volleyball facilities in Kennewick is moderate, with five to 11 courts needed to accommodate most interested tournaments. Proper facilities and amenities have the potential to make Kennewick a notable option for volleyball events in the region.

Indoor Turf Sports Users: There is a high to significant demand for indoor turf facilities among various sports in Kennewick. Interviewed organizers recommended the inclusion of one to two indoor fields (20,000 to 40,000 square feet) with a notable likelihood to consistently occupy three to four indoor fields (60,000 to 80,000 square feet). Organizers recommended that these fields should be a contiguous patch of turf with no 'hockey-style' walls and high ceilings for baseball/softball. With limited competition throughout the region, such a facility can cater to the needs of soccer, baseball, softball, football, and lacrosse groups, making it a potential thriving hub for sports activities and tournaments.

Indoor Aquatics Users: There is a limited to moderate regional and national demand for indoor aquatics facilities in Kennewick; however, local demand is high to significant. With no competition-caliber facilities in the market, local groups and participants are limited in opportunity to engage with aquatic competitions and training. While an indoor aquatics facility would generate limited economic impact, it would likely fulfill an important community need and quality-of-life benefit.

Indoor Ice Sheet Users: The demand for indoor ice sheet facilities among ice sport organizers is moderate. Providing at least two ice sheets, along with preferred amenities, would attract relatively few economically impactful events, due to infrequency of events and high competition in preferred Pacific Northwest markets such as Seattle and Portland. Similarly, these facilities are expensive to develop and operate, while attracting fewer participants per competition hosted, compared to sports like basketball and volleyball.

Other Sports: The demand for indoor facilities among various other sports in Kennewick is limited to moderate. Sports including dance, gymnastics, cheer, pickleball, track & field, and other miscellaneous sports present little opportunity to host competitions with non-local draw and high economic impact. While these sports could supplement activity at a Kennewick Recreation Center, planning and design for such a space should not be focused on the needs of these groups.

Present Ability of Existing Kennewick Facilities to Accommodate Demand															
Limited										Strong		Supply Factor	Demand Factor	Need Index	High Need Index Low Need Index
1	2	3	4	5	6	7	8	9	10						
Indoor Youth & Amateur Sports															
Indoor Baseball	■	■	■								3	7	2.3		
Indoor Soccer	■	■	■								3	7	2.3		
Indoor Softball	■	■	■								3	6	2.0		
Basketball	■	■	■	■	■						5	8	1.6		
Aquatics	■	■	■	■	■						5	7	1.4		
Volleyball	■	■	■	■	■						5	6	1.2		
Indoor Football	■	■	■	■							4	4	1.0		
Indoor Lacrosse	■	■	■	■							4	4	1.0		
Track & Field	■	■	■	■	■						5	4	0.8		
Hockey / Curling	■	■	■	■	■	■					6	4	0.7		
Pickleball	■	■	■	■	■	■	■				7	4	0.6		
Other Miscellaneous Sports	■	■	■	■	■	■	■	■			8	4	0.5		
Dance / Gymnastics / Cheer	■	■	■	■	■	■	■	■			8	3	0.4		

Overall: Based on the need index data deliberated by CSL, the demand for indoor soccer, indoor baseball, indoor softball, basketball, aquatics, and volleyball is higher than the current ability of existing facilities to accommodate demand. These sports have a need index above one, indicating the potential for new facilities to be market supportable. Meanwhile, indoor football and lacrosse have a lower need index, suggesting less immediate demand for additional indoor facilities in these areas. Sporting types with the lowest identified need index include dance/gymnastics/cheer, pickleball, hockey/curling, and track & field, among other miscellaneous sports. However, of these sports with lower demand, track & field and hockey/curling are the only that require a surface other than turf or hardwood courts, suggesting that most other activities would still be supported by a new Kennewick Recreation Center.



6

FACILITY OPPORTUNITIES & PROGRAMS

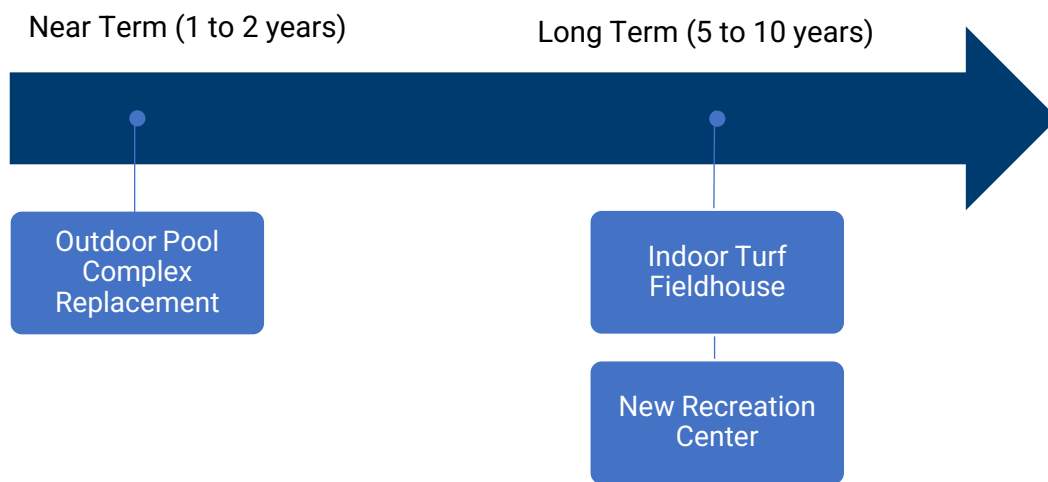
6 FACILITY OPPORTUNITIES & PROGRAMS

A Recommended Facility Development Timeline

Based on the market analysis throughout this report, the Kennewick community and surrounding region would benefit from investment in indoor turf, aquatic, and indoor hardcourt facility space. At the same time, community feedback and local market analysis suggests a need for additional indoor facilities for recreation, education, and cultural programming.

Working with the Kennewick Parks, Recreation and Facilities Department, CSL and Studio CKA have developed the following timeline of facility development recommendations. The recommended timing of each project is based on degree of community need, estimated development costs, and availability of potential funding sources. Note that additional information regarding funding is presented later herein.

Kennewick Recreation Facility Development Timeline



- 1. Outdoor Pool Complex Replacement (1 to 2 years):** Kennewick's existing outdoor pool is dated and in need of significant investment to continue its role as a quality-of-life asset. Replacing the pool also presents an opportunity to develop a state-of-the-art outdoor aquatic facility that could cater to the needs of both families and recreational swimmers. Given that this is a redevelopment project of an outdoor facility, costs are somewhat limited and could potentially be supported by local capital reserves.
- 2. Indoor Turf Fieldhouse: (5 to 10 years):** Local and regional demand suggests significant opportunity for an indoor fieldhouse facility to be highly utilized throughout most of the year in Kennewick, which could support an annual financial surplus for the Fieldhouse. Further, the cost of such a facility is far less than a new, full-service recreation center.
- 3. New Recreation Center (5 to 10 years):** As noted throughout this report, area sports and recreation supply and demand factors suggest the need for a sizable indoor recreation center that could host a variety of programs. Ideally, a two-court facility with classrooms, multipurpose spaces, indoor walking track, various indoor fitness amenities and other elements should be a priority for development within the coming decade. Though an improved Activity Center should help address a portion of local demand for indoor sports space, a public-owned full-service recreation center will still be an important "missing piece" for the community.

Alternate Approach

Should the Recreation Center be deemed too costly, or is not developed for other reasons, demand for indoor aquatic and activity space could be partially addressed with development of a new indoor aquatic center and/or a significant renovation of the Kennewick Activity Center. These projects are further described on the following page.

New Indoor
Aquatic Center

Kennewick
Activity Center
Improvements

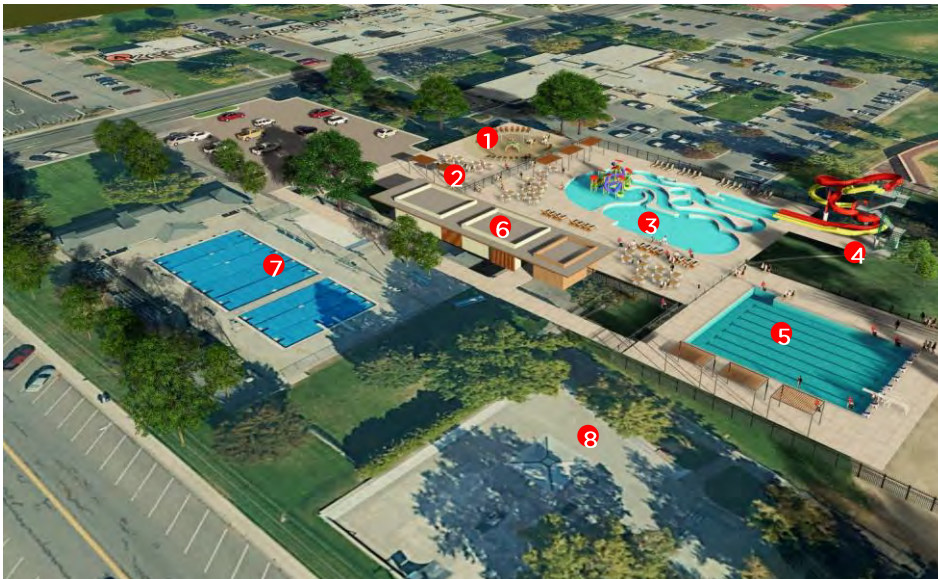
6 FACILITY OPPORTUNITIES & PROGRAMS

- a. **Indoor Aquatic Center (2 to 4 years):** Local demand suggests the need for a public-owned indoor aquatic facility that would primarily be used for leisure and recreational purposes. A single, enclosed pool will likely run at a substantial cost, but opportunity exists to initiate a Metropolitan Park District (MPD) to help fund the project and expanded Parks, Recreation and Facilities Department services that will likely be needed to provide support the pools.
- b. **Kennewick Activity Center Improvements (4 to 6 years):** A renovation and modest expansion of the existing Activity Center would revive the facility's role as a place for indoor recreation for the community and should serve as an affordable "stop gap" to address indoor recreation needs until funds are available to support the development of a new full-service recreation center.

The remainder of this Chapter presents more detailed analysis related to recommended building program, financial operations, and, if applicable, the economic impact associated with each facility development step within the recommended timeline and alternative scenario.

Recommendation #1: Outdoor Pool Complex Replacement (1 to 2 years)

Based on local demand and aquatic facility industry trends, the following concept plan and associated program have been developed for the potential outdoor pool complex replacement.



Estimated Total Cost: \$11.0 million

Phase 1

- Construct new poolhouse, recreational and lap pools on site of former baseball diamond.
- Maintain operation of existing outdoor pool during construction.
- Keep skate park operational

Key

1. Sprayground (under construction)
2. Seating area
3. Recreational leisure pool
4. Optional Large Slide tower
5. 8-lane 25-yard lap pool with diving
6. Poolhouse
 - Pool storage and mechanical
 - Lockers and family change
 - Office and check-in
7. Existing Outdoor Pool
8. Skate park (existing)

6 FACILITY OPPORTUNITIES & PROGRAMS

Note that in developing this concept plan, keeping the existing pool open for the swim season was deemed an imperative. Once the new pools are open, then it will be possible to replace the existing pool with surface parking. An illustration of this second phase is presented below.



Phase 2

- Once new pool is complete, demolish existing outdoor pool.
- Construct new parking on the site of the former outdoor pool.

Key

1. Sprayground (under construction)
2. Seating area
3. Recreational leisure pool
4. Optional Large Slide tower
5. 8-lane 25-yard lap pool with diving
6. Poolhouse
Pool storage and mechanical
Lockers and family change
Office and check-in
7. Parking for 180 cars
8. Skate park (existing)

Estimated Total Cost: \$956,844

A more detailed presentation of the costs associated with specific components of Phases 1 and 2 is shown below.

Program Space	Const. Cost	Soft Costs	Total Project Cost
Poolhouse	\$1,619,375	\$404,844	\$2,024,210
Outdoor Pools	\$6,273,100	\$1,568,275	\$7,841,375
Site Cost Total	\$1,673,000	\$418,250	\$2,091,250
Total Project Cost	\$9,565,475	\$2,391,369	\$11,956,835

Financial Analysis: Outdoor Pool Complex Replacement

Based on the building program presented above and measured demand among the community, CSL has developed the following financial operations estimates associated with operations of the Outdoor Pool Complex. These estimates are based on the following assumptions.

6 FACILITY OPPORTUNITIES & PROGRAMS

Based on the building program presented above, past attendance levels of the existing pool, and demand measured among the community, CSL has developed the following financial estimates associated with the annual operations of the Outdoor Pool Complex. These estimates are based on the following assumptions.

- An average of 41,300 visits to the Outdoor Pool Complex per year. Approximately half of these visitors will be attending open swim at the leisure pool, while the other half will be attending City and/or third party-organized programs.
- An average fee of \$10.00 to use the Pool for open swim for a day.
- Payments ranging from \$20.00 to \$35.00 to attend various City-organized programs offered at the Pool.
- One new full-time staff hired by the City to manage operations of the Pool.
- An increase from approximately 40 to approximately 60 part-time lifeguards to provide safety and programming services each warm season.

Estimated Financial Operations – Outdoor Pool Complex Replacement

FINANCIAL OPERATIONS		Outdoor Pool Complex Replacement
OPERATING REVENUES		
Pool Registration		\$317,500
Pool Rental Income		\$32,600
Concessions		\$37,200
Subtotal		\$387,300
OPERATING EXPENSES		
Salaries, Wages and Benefits		\$91,000
Utilities		\$113,400
Maintenance and Repair		\$32,100
Materials and Supplies		\$26,500
Insurance		\$45,400
Concessions		\$14,900
General and Administrative		\$12,500
League Operations/Programming		\$190,500
Subtotal		\$526,300
NET OPERATING INCOME		(\$139,000)

As shown, with the assumptions listed above, it is estimated that the new Outdoor Pool will operate at an annual loss of approximately \$139,000 annually. This figure could ultimately change based on pricing of programs and admission, as well as the amount of part-time staffing employed to support the two new pools. It should be noted that this annual deficit will likely be higher during Phase 1 of the project, when the existing pool is initially still available upon completion of the other pools.

Economic Impact Analysis: Outdoor Pool Complex Replacement

Given the Pool's role as a community asset, the facility's draw of "net new" visitors to the Kennewick area will likely be negligible. Therefore, an analysis of annual economic impacts stemming from operations of the facility was not conducted. However, given the cost of the project and the likely use of local materials and labor to complete the new Pools and remove the existing one, the construction of the project will generate material economic benefits for the community. **Given the total estimated project cost of approximately \$12.0 million, it is assumed that \$3.0 million to \$3.5 million in construction spending should be retained by local construction and other supporting companies in the local economy.**

6 FACILITY OPPORTUNITIES & PROGRAMS

Recommendation #2: Indoor Turf Fieldhouse (5 to 10 years)

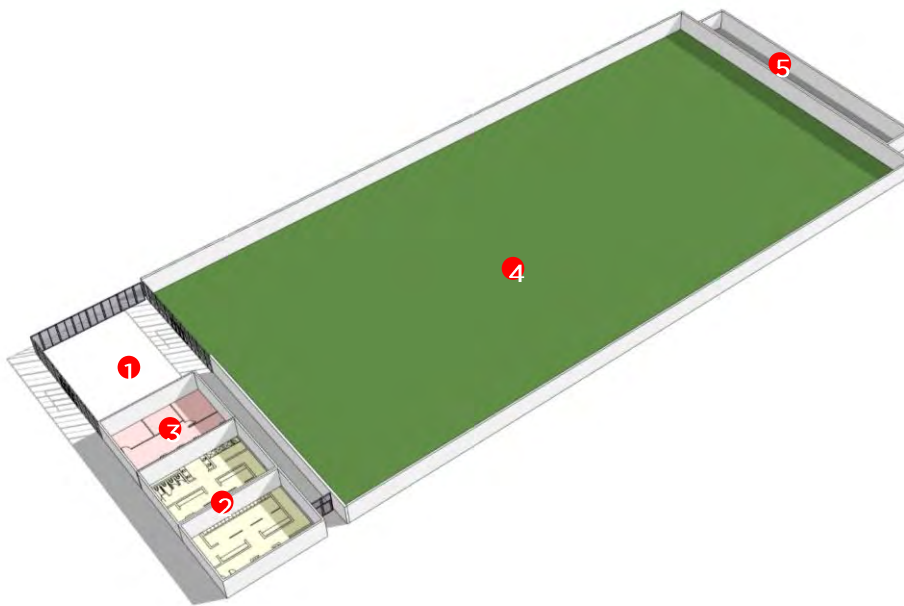
As noted, significant demand exists among local organizers in soccer, baseball, softball and other outdoor sports for an indoor turf facility that could be used for practices, clinics, and league play year-round. Given the potential synergies to be had by locating near a concentration of existing sports fields, Southridge Sports Park was chosen as the primary site for a state-of-the-art Indoor Turf Fieldhouse. A high-level concept visual of the site is provided below, followed by more detailed information regarding the building program for the envisioned Fieldhouse.



Indoor Turf Fieldhouse at Southridge Park

Key

1. New Tournament Sport Center
2. Numerica Sports Pavilion
3. Baseball/Softball Diamonds (existing)
4. New Parking



Indoor Turf Fieldhouse at Southridge Park

Program of Spaces

1. Lobby Spaces
2. Change Rooms
3. Administrative Offices
4. Indoor Turf Fieldhouse
5. Storage

Total Area: 55,238 sf
Total Cost: \$23.7 million

6 FACILITY OPPORTUNITIES & PROGRAMS

Greater detail regarding the Fieldhouse's building program is listed below.

	Net Sq. Ft.		Net Sq. Ft.
Lobby Spaces		Indoor Turf Fieldhouse	
Entry Hall/Lobby/Vestibule	600	Turf Field Area (150' x 300')	45,000
Reception/Control Area	300	Fieldhouse Storage (shared w/ Gym)	1,000
Public Restrooms	600	Bleacher seating and viewing	1,500
Total Lobby Areas	1,500	<u>Mech./Walls/Struct., etc.</u>	<u>4,750</u>
Locker Rooms		Total Fieldhouse	52,250
Changing Rooms	600		
Family Change Room	100	Total Building Area	55,238
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>175</u>		
Total Locker Rooms	875		
Administration Offices			
Offices	120		
Open Work Area	120		
Break Room/Work Room	200		
Storage	50		
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>123</u>		
Total Staff Areas	613		

A breakdown of the costs by key facility areas throughout the Fieldhouse is presented below.

Program Space	Const. Cost	Soft Costs	Total Project Cost
Lobby Spaces	\$525,000	\$147,000	\$672,000
Facility Staff Area	\$202,375	\$56,665	\$259,040
General Locker Rooms / Family Change	\$341,250	\$95,550	\$436,800
Indoor Turf Fieldhouse	\$15,675,000	\$4,389,000	\$20,064,000
Building Total	\$16,743,625	\$4,688,215	\$21,431,840
Site Cost Total	\$1,757,170	\$492,008	\$2,249,178
Total Project Cost	\$18,500,795	\$5,180,223	\$23,681,018

6 FACILITY OPPORTUNITIES & PROGRAMS

Financial Analysis: Indoor Turf Fieldhouse

Based on the building program presented above and measured demand among the community, CSL has developed the following financial operations estimates associated with operations of the Indoor Turf Fieldhouse. Note that a ramp-up period of four years has been assumed – this is typical for similar sports and sports tourism products nationwide. Note that approximately 165,200 visitors are estimated to frequent the Fieldhouse by Year 4, with a significant majority of this figure attending camps, clinics and various third-party rentals at the envisioned facility.

Estimated Financial Operations – New Indoor Turf Fieldhouse

FINANCIAL OPERATIONS	Opening Year 1	Year 2	Year 3	Stabilized Year 4
OPERATING REVENUES				
In-House League Registration	\$21,500	\$27,900	\$34,700	\$38,700
In-House Tournament Registration	\$11,888	\$24,480	\$37,824	\$45,472
Rental Income	\$570,300	\$644,700	\$717,600	\$787,300
Camps/Clinics	\$115,200	\$145,200	\$176,800	\$196,000
Concessions	\$133,500	\$166,100	\$202,800	\$231,600
Advertising/Sponsorship	\$123,600	\$135,000	\$146,500	\$158,100
Membership/Admission/Other	\$0	\$0	\$0	\$0
Subtotal	\$975,988	\$1,143,380	\$1,316,224	\$1,457,172
OPERATING EXPENSES				
Salaries, Wages and Benefits	\$371,500	\$391,400	\$411,700	\$432,200
Utilities	\$175,400	\$180,700	\$186,100	\$191,700
Maintenance and Repair	\$84,800	\$87,300	\$90,000	\$92,700
Materials and Supplies	\$46,800	\$48,200	\$49,600	\$51,100
Insurance	\$84,800	\$87,300	\$90,000	\$92,700
Concessions	\$86,800	\$108,000	\$131,800	\$150,600
General and Administrative	\$35,000	\$40,000	\$45,000	\$50,000
Tournament Expenses	\$4,755	\$9,792	\$15,130	\$18,189
League Operations/Programming	\$88,900	\$112,500	\$137,500	\$152,600
Subtotal	\$978,755	\$1,065,192	\$1,156,830	\$1,231,789
NET OPERATING INCOME	(\$2,767)	\$78,188	\$159,394	\$225,383

As shown, though the facility is estimated to operate at a slight loss in Year 1, increased programming and tournament bookings by Year 4 will greatly enhance its revenue potential, growing to an estimated operational surplus of approximately \$225,400.

6 FACILITY OPPORTUNITIES & PROGRAMS

Economic Impact Analysis: Indoor Turf Fieldhouse

Investment in the envisioned Fieldhouse would be expected to provide substantial quantifiable benefits. These quantifiable benefits often serve as the “return-on-investment” of public dollars that are contributed to develop the facility project(s) and site(s). Quantifiable measurements of the effects that one or more facility project(s) could have on the local economy are characterized in terms of economic impacts and fiscal impacts. Non-local athletes and spectators visiting the Fieldhouse will likely spend money in the facility as well as surrounding businesses related to lodging, dining, retail, entertainment, transportation, and others. A summary of this economic impact is provided below.

Estimated Economic Impacts – New Indoor Turf Fieldhouse

	Opening Year 1	Year 2	Year 3	Stabilized Year 4
ECONOMIC IMPACTS				
Total Attendee Days	121,743	137,127	153,687	165,243
Net New Non Local Visitor Days	19,142	24,594	31,074	35,594
Net New Hotel Room Nights	2,769	3,557	4,495	5,148
Direct Spending	\$2,433,567	\$3,131,562	\$3,972,325	\$4,629,221
Indirect/Induced Spending	\$1,664,855	\$2,142,309	\$2,717,400	\$3,166,726
Economic Output	\$4,098,422	\$5,273,872	\$6,689,725	\$7,795,947
Personal Income	\$1,701,397	\$2,186,715	\$2,770,658	\$3,227,045
Employment (full & part-time jobs)	54	70	88	102

As shown, attendance is estimated to grow from 121,700 in Year 1 to just over 165,200 in Year 4 (assumed to be a stabilized year). This is estimated to result in just over \$4.6 million in annual “net new” direct spending at various businesses throughout the Kennewick community. Additional indirect and induced impacts will then take place as these initial direct spend dollars are re-distributed throughout the economy, resulting in a total estimated economic output of nearly \$7.8 million per year.

The direct spend impacts are estimated to support approximately \$3.2 million in area wages and salaries, and approximately 102 full-time equivalent jobs per year.

Further, given the total estimated project cost of approximately \$23.7 million, **it is estimated that \$6.0 million to \$6.5 million in construction spending should be retained by local construction and other supporting companies in the local economy.**

6 FACILITY OPPORTUNITIES & PROGRAMS

Recommendation #3: New Recreation Center (5 to 10 years)

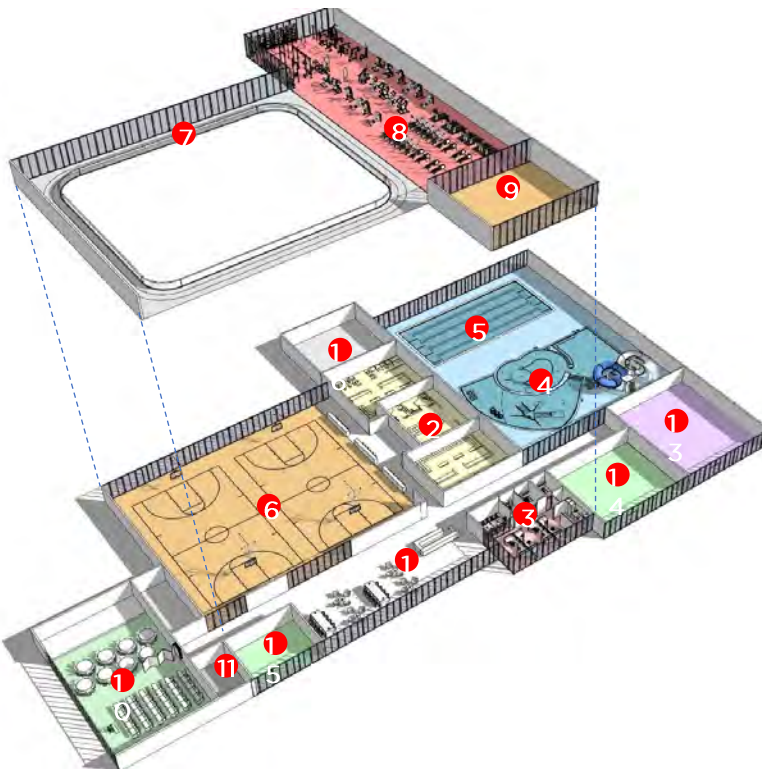
In the long-term, a full-service Recreation Center would be highly beneficial in addressing the community's broad and extensive needs for indoor sports, recreation, cultural, and education space. Considering the potential synergies with an improved outdoor pool, the Civic Complex site, just north of the Kennewick Activity Center, is likely an appropriate location for the Center. The recommended building program for such a facility is summarized below, followed by further detail regarding the cost, financial performance, and economic impacts of such a facility.



Recreation Center

Key

1. New Recreation Center
2. Keewaydin Community Center
3. Park (existing)
4. Tennis Courts (existing)
5. New Parking



Program of Spaces

1. Lobby Spaces
2. Locker Rooms
3. Administrative Offices
4. Recreational Leisure Pool
5. Program Pool
6. Gymnasium
7. Walking / Jogging Track
8. Fitness Center
9. Group Exercise
10. Multipurpose Cultural Arts Space
11. Catering Kitchen
12. Multi-use Classrooms
13. Youth Activity Area
14. Child Sitting
15. Senior Activity Lounge
16. Maintenance and Mechanical Areas

Total Area: 61,850 sf
Total Cost: \$51.3 million

6

A detailed breakdown of the Recreation Center's building program is shown below, followed by the estimated costs associated with each building program element.

Building Program – New Kennewick Recreation Center

	Net sq. ft.		Net sq. ft.		Net sq. ft.
Lobby Spaces		Aquatic Support		Group Exercise Studio	
Entry Hall/Lobby/Vestibule	1,000	Aquatic Manager's Office	150	Group Exercise Studio (30 persons)	1,500
Casual Activity Lounge	400	Lifeguard and Pool Support Area	400	Storage	250
Reception/Access Control	250	<u>Pool Office Storage</u>	<u>50</u>	<u>Mech./Circ./Walls/Struct., etc.</u>	<u>438</u>
Public Restrooms (2)	400	Total Aquatic Support	600	Total Group Exercise	2,188
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>513</u>				
Total Lobby Spaces	2,563				
		Warm Water Leisure Pool		Multipurpose Meeting Hall	
General Use Locker Rooms		Natatorium (Includes Pool Area, Decks)	10,125	Multipurpose Room (150 seats, divis. into 2)	2,250
Fitness and Aquatic Locker Room - Men	1,000	Warm Water Pool w/Play Features	4,500	Performance Stage	600
Fitness and Aquatic Locker Room - Women	1,100	Play Feature Allowance		Storage	400
All Gender Changing Room Area	800	Pool Party Room / Classroom	300	<u>Mech./Walls/Struct.,etc.</u>	<u>563</u>
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>725</u>	Pool Storage	300	Total Multi-purpose Meeting Areas	3,813
Total Locker Rooms	3,625	Pool Mechanical Rooms	1,125		
		<u>Mech./Circ./Walls/Struct., etc.</u>	<u>2,963</u>		
		Total Leisure Pool	14,813	Catering Kitchen/Teaching Kitchen	
Facility Staff Areas				Catering and teaching kitchen	600
Facility Director's Office	150	Gymnasium		Storage	200
Private Offices (2 @ 110 sf)	220	Gymnasium (2-50'x74' recreational courts)	11,408	<u>Mechanical, walls, structural, etc.</u>	<u>200</u>
Open Workstations (3@80 sf)	240	Gymnasium Seating for 150	450	Catering & Teaching Kitchen	1,000
Conference / Flex Meeting	200	Gymnasium Storage	500		
Office Storage	50	<u>Mech./Walls/Struct., etc.</u>	<u>2,965</u>	Multi-use Classrooms	
Staff Break Room	150	Total Gymnasium	15,323	Wet/Dry Classrooms (2 rooms)	1,000
Work/Copy Room	150			Storage (shared)	200
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>290</u>	Walking/Jogging Track		<u>Mech./Walls/Struct.,etc.</u>	<u>250</u>
Total Facility Staff Areas	1,450	Walking/Jogging Track (1/10 mile/lap)	4,752	Total Classrooms	1,450
		<u>Total Track</u>	<u>4,752</u>		
Maintenance and Mechanical Areas				Child Sitting	
Receiving and Storage Area	300	Fitness Center		Child Sitting Room (12 kids)	800
Main Mechanical Room	300	Strength Training (12 stations)	800	Office	100
Main Electrical Room	200	Circuit Training (20 stations)	1,000	Children's Restroom	50
Main Custodial Room / Storage	250	Cardiovascular Training (40 stations)	1,200	Storage	50
Main IT Closet	80	Stretching/Plyometrics/Cross Training area	500	<u>Mech./Circ./Walls/Struct., etc.</u>	<u>250</u>
Fire Sprinkler Entry	50	Supervisor	100	Total Child Sitting	1,250
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>295</u>	<u>Mech./Walls/Struct., etc.</u>	<u>900</u>		
Total Back of House Areas	1,475	Total Fitness Center	4,500		
			Net sq. ft.		
		Youth Activity Center			
		Game/Activity Area	1,200		
		Storage	150		
		<u>Mech./Circ./Walls/Struct., etc.</u>	<u>300</u>		
		Total Youth Activity Center	1,650		
		Senior Lounge & Activity Area			
		Senior Lounge	1,000		
		Storage	150		
		<u>Mech./Circ./Walls/Struct., etc.</u>	<u>250</u>		
		Total Senior Areas	1,400		
		Subtotal Building Program	61,850		

6 FACILITY OPPORTUNITIES & PROGRAMS

Preliminary Cost Estimate – New Kennewick Recreation Center

Program Space	Const. Cost	Soft Costs	Total Project Cost
Lobby Spaces	\$1,523,125	\$380,781	\$1,903,906
Facility Staff Area	\$725,500	\$181,375	\$906,875
General Locker Rooms / Family Change	\$2,211,250	\$552,813	\$2,764,063
Maintenance and Mechanical Areas	\$737,500	\$184,375	\$921,875
Aquatic Support	\$325,000	\$81,250	\$406,250
Leisure/Program Pool and Natatorium	\$13,402,500	\$3,350,625	\$16,753,125
Gymnasium	\$7,510,525	\$1,877,631	\$9,388,156
Walking / Jogging Track	\$1,188,000	\$297,000	\$1,485,000
Fitness Center	\$2,495,000	\$623,750	\$3,118,750
Group Exercise Studio	\$1,159,375	\$289,844	\$1,449,219
Multipurpose Meeting Hall	\$2,040,625	\$510,156	\$2,550,781
Catering Kitchen / Teaching Kitchen	\$665,000	\$166,250	\$831,250
Multi-use Classrooms	\$772,500	\$193,125	\$965,625
Child Sitting Room (12 kids)	\$660,000	\$165,000	\$825,000
Youth Activity Center	\$862,500	\$215,625	\$1,078,125
Senior Lounge & Activity Area	\$730,000	\$182,500	\$912,500
Building Total	\$37,008,400	\$9,252,100	\$46,260,500
Site Cost Total	\$3,899,984	\$974,996	\$4,874,980
Total Project Cost	\$40,908,384	\$10,227,096	\$51,135,480

6 FACILITY OPPORTUNITIES & PROGRAMS

Financial Analysis: New Kennewick Recreation Center

Based on the building program presented on the previous page, we have prepared the following analysis of a Renovated Kennewick Activity Center's annual financial operations.

Estimated Financial Operations – New Kennewick Recreation Center

FINANCIAL OPERATIONS		New Recreation Center
OPERATING REVENUES		
In-House League Registration		\$71,400
In-House Tournament Registration		\$77,952
Pool Registration		\$197,830
Rental Income		\$177,600
Pool Rental Income		\$48,924
Camps/Clinics		\$166,300
Concessions		\$121,427
Advertising/Sponsorship		\$102,200
Membership/Admission/Other		\$372,248
Subtotal		\$1,335,881
OPERATING EXPENSES		
Salaries, Wages and Benefits		\$796,100
Utilities		\$236,200
Maintenance and Repair		\$119,900
Materials and Supplies		\$65,400
Insurance		\$119,900
Concessions		\$60,800
General and Administrative		\$125,000
Tournament Expenses		\$31,181
League Operations/Programming		\$154,500
Subtotal		\$1,708,981
NET OPERATING INCOME		(\$373,100)

As shown, a new Kennewick Recreation Center is estimated to run at an annual deficit of approximately \$373,100. Revenues are largely driven by memberships and admissions (\$372,200), while salaries, wages and benefits drive a significant portion of expenses (\$796,100).

Economic Impact Analysis: New Kennewick Recreation Center

Similar to the Indoor Fieldhouse, the proposed Recreation Center would be expected to provide some quantifiable economic benefits through the hosting of mid-sized sports tournaments and sports camps and clinics that attract visitors from outside the region. A summary of these economic benefits is presented within the graphic on the following page.

6 FACILITY OPPORTUNITIES & PROGRAMS

Estimated Economic Impacts – New Kennewick Recreation Center

	Opening Year 1	Year 2	Year 3	Stabilized Year 4
ECONOMIC IMPACTS				
Total Attendee Days	155,168	170,576	198,612	205,955
Net New Non Local Visitor Days	20,088	21,112	31,168	31,656
Net New Hotel Room Nights	3,037	3,193	4,799	4,869
Direct Spending	\$2,756,108	\$2,988,434	\$4,329,390	\$4,520,676
Indirect/Induced Spending	\$1,885,474	\$2,044,416	\$2,961,558	\$3,092,414
Economic Output	\$4,641,583	\$5,032,850	\$7,290,948	\$7,613,090
Personal Income	\$1,927,796	\$2,090,942	\$3,020,714	\$3,154,670
Employment (full & part-time jobs)	62	67	96	100

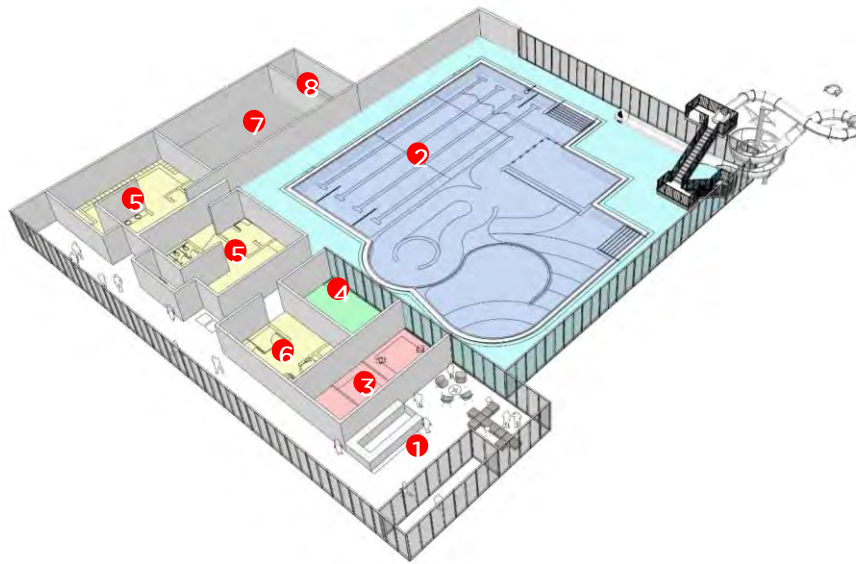
As shown, a new Kennewick Recreation Center is estimated to attract nearly 31,700 visitors from out of town per year during a stabilized year of operations (assumed to be Year 4), resulting in nearly 4,900 annual room nights. This non-local attendance is estimated to generate just over \$4.5 million in annual “net new” spending in the area, and more than \$7.6 million in total economic output.

Further, the development of the Recreation Center is estimated to generate between \$13.0 million and \$14.0 million in one-time net new spending in the region, mostly within the construction and adjacent sectors.

6 FACILITY OPPORTUNITIES & PROGRAMS

Alternative Project A: Indoor Aquatic Center

Should a full-service Recreation Center be deemed too costly for development, opportunity may still exist to the southeast of the site to develop a small indoor aquatic center with a 25-yard, four-lane lap pool for less than half the cost. This would importantly address demand for a year-round, public-owned aquatic facility. The concept plan for such a facility is shown below, followed by a high-level description of its building program.



New Indoor Aquatic Center

1. Main Entry Lobby & Lounge
2. Multigenerational Lifestyle Pool
3. Staff Offices
4. Pool Party / Multi-use Room
5. Locker Room
6. Family Change Area
7. Pool Mechanical
8. Storage & Receiving

Total Area: 19,654 sf
Total Cost: \$21.9 million

	Net sq. ft.
Lobby Spaces	
Entry Lobby/Viewing Lounge	600
Mech./Circ./Walls/Struct., etc.	120
Total Lobby Spaces	720
Facility Administration Staff Areas	
Director's Office	148
Lifeguard Office	210
Support Area	140
Mech./Circ./Walls/Struct., etc.	100
Total Staff Areas	598
Locker Rooms	
Women's Locker Rooms	800
Mens' Locker Rooms	800
Family Change Rooms	400
Mech./Circ./Walls/Struct., etc.	240
Total Locker Rooms	2,240
Pool Mechanical Room	1,000
Pool Storage	250
Mechanical and Electrical Rooms	200
Total Building Mechanical	1,450

	Net sq. ft.
Indoor Recreational & Program Pool	
Natatorium (Includes Pool Area, Decks)	12,320
Health, Wellness Rehabilitation Pool	5,500
Mech./Circ./Walls/Struct., etc.	1,848
Total Recreational Pool	14,168
Multipurpose Wellness Room / Pool Party	
Multipurpose Rooms	365
Storage	40
Mech./Walls/Struct., etc.	73
Total Multipurpose Space	478
Total Indoor Aquatic Center	19,654

6 FACILITY OPPORTUNITIES & PROGRAMS

Financial Analysis: Indoor Aquatic Center

CSL has developed the following revenue and expense estimates associated with annual operations of the Indoor Aquatic Center. These estimates are based on the following assumptions.

- Visitation and utilization of the Indoor Aquatic Center is additive to the previously analyzed Outdoor Pool. Therefore, there is no crossover or double counting of visitors and/or revenues within either analysis.
- An average of 44,900 visits to the Indoor Aquatic Center per year. Approximately 25 percent of these visitors will be attending open swim at the leisure pool, while 33 percent will consist of visits by the local Channel Cats swim club, with the remaining 42 percent consisting of attendees of year-round programming at the Indoor Aquatic Center. Programming visitation is higher than that of the Outdoor Pool due to the ability for an indoor facility to host City- and third party-run programs year-round.
- An average fee of \$10.00 to use the Pool for open swim for a day.
- Payments ranging from \$20.00 to \$35.00 to attend various City-organized programs offered at the Pool.
- Two new full-time staff hired by the City to manage operations of the Indoor Aquatic Center.
- Forty (40) additional part-time lifeguards hired to lead programming and provide safety services within the Indoor Aquatic Center.

Estimated Financial Operations – New Indoor Aquatic Center

FINANCIAL OPERATIONS		Indoor Aquatic Center
OPERATING REVENUES		
Pool Registration		\$211,700
Pool Rental Income		\$37,300
Concessions		\$40,400
Subtotal		\$289,400
OPERATING EXPENSES		
Salaries, Wages and Benefits		\$156,000
Utilities		\$117,600
Maintenance and Repair		\$30,300
Materials and Supplies		\$25,000
Insurance		\$44,100
Concessions		\$16,100
General and Administrative		\$97,000
League Operations/Programming		\$127,000
Subtotal		\$613,100
NET OPERATING INCOME		(\$323,700)

As shown, with the assumptions listed above, it is estimated that the new Outdoor Pool will operate at an annual loss of approximately \$323,700 annually.

Economic Impact Analysis: Indoor Aquatic Center

Similar to the previously analyzed Outdoor Pool, the Indoor Aquatic Center's draw of non-locals to the area will be limited. Therefore, an analysis of annual economic impacts stemming from operations of the facility was not conducted. **Given the total estimated project cost of approximately \$21.9 million, it is assumed that \$5.0 million to \$6.0 million in construction spending should be retained by local construction companies and other businesses that would directly assist with the development of the project.**

6 FACILITY OPPORTUNITIES & PROGRAMS

Alternative Project B: Kennewick Activity Center Improvements

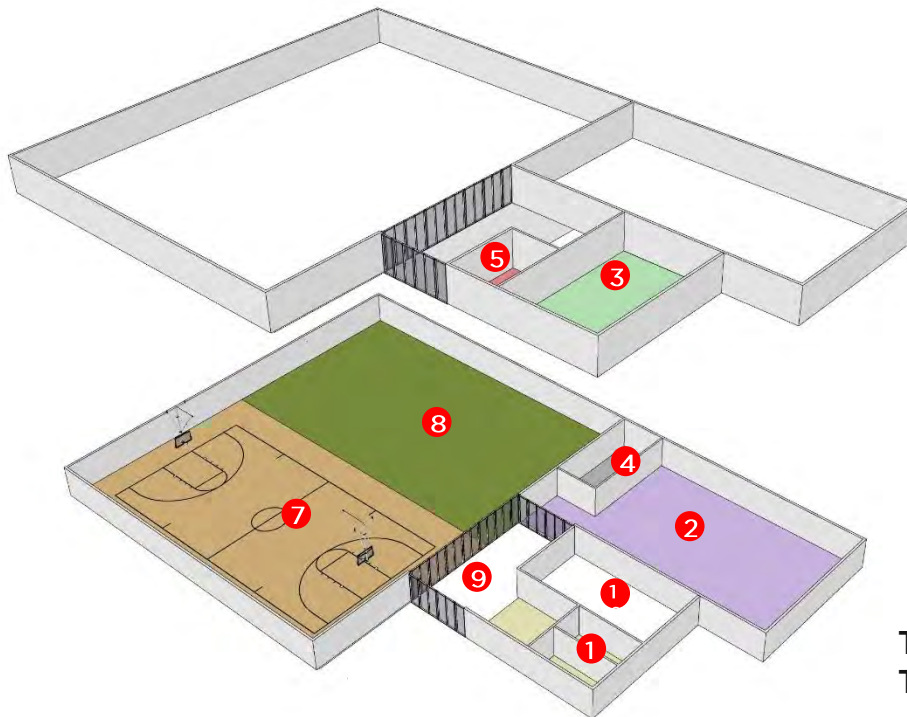
Re-investing in the Kennewick Activity Center could provide the community with a portion of the amenities that would be included in a full-service, more costly Recreation Center. Further detail regarding the layout of the improvement and expansion of the Kennewick Activity Center is illustrated below. This would include improving 7,300 square feet of existing space, as well as the construction of nearly 14,500 square feet of new space that would include a gym, indoor turf area, classroom space, and other amenities.



Kennewick Activity Center Improvements

Key

1. Kennewick Activity Center (renovated)
2. Kennewick Activity Center (addition)
3. Tennis Courts (existing)
4. New drop-off
5. Parking (existing)



Program of Spaces

Existing Renovation

1. Restrooms
2. Youth Activity Center
3. Multipurpose Classroom
4. Storage
5. Admin Office

New Addition

6. New Entry Lobby
7. Gymnasium
8. Turf Area
9. Viewing

Total Area: 21,127 sf
Total Cost: \$13.1 million

6 FACILITY OPPORTUNITIES & PROGRAMS

A detailed breakdown of the Improvement project's building program is shown below, followed by the estimated costs associated with each building program element.

Building Program and Preliminary Cost Estimate – Kennewick Activity Center Improvements

Renovated Areas		New Construction	
	Net Sq. Ft.		Net Sq. Ft.
Facility Staff Areas		Entry Lobby	
New Staff Office	120	Viewing Lounge	400
Open Work Area	200	Mech./Circ./Walls/Struct., etc.	300
Mech./Circ./Walls/Struct., etc.	80	Total Lobby Spaces	1,500
Total Facility Staff Areas	400		
Maintenance and Mechanical Areas		Gymnasium	
Mechanical and Electrical areas	250	Gymnasium (50'x84' HS court)	6,320
Maintenance	200	Gymnasium Storage	400
Fire Sprinkler Entry	50	Mech./Walls/Struct., etc.	632
Mech./Circ./Walls/Struct., etc.	125	Total Gymnasium	7,352
Total Back of House Areas	625		
Multipurpose Youth Activity Center		Turf Fieldhouse	
Multipurpose Room	3,600	Turf Field Activity Area	6,000
Storage (shared)	200	Storage (Shared)	0
Mech./Walls/Struct., etc.	360	Mech./Walls/Struct., etc.	600
Total Multi-purpose Meeting Areas	4,160	Total Turf Area	6,600
Multi-use Classroom		Subtotal New Construction	
Wet/Dry Classrooms (2 rooms divisible)	1,000		14,452
Storage	100		
Mech./Walls/Struct., etc.	250	Total Building Program	21,987
Total Classrooms	1,350		
General Circulation Area	765		
Subtotal Renovated Construction	7,300		

Program Space	Const. Cost	Soft Costs	Total Project Cost
Renovated Areas			
Staff Areas	\$110,000	\$27,500	\$137,500
Mechanical and Maintenance Areas	\$171,875	\$42,969	\$214,844
Multipurpose Youth Activity Center	\$1,144,000	\$286,000	\$1,430,000
Multi-use Classroom	\$371,250	\$92,813	\$464,063
New Addition			
New Entry Lobby and Viewing	\$875,000	\$218,750	\$1,093,750
Gymnasium	\$3,624,400	\$906,100	\$4,530,500
Turf Fieldhouse	\$3,270,000	\$817,500	\$4,087,500
Building Total	\$9,566,525	\$2,391,631	\$11,958,156
Site Cost Total	\$718,000	\$179,500	\$897,500
Total Project Cost	\$10,464,525	\$2,616,131	\$13,080,656

6 FACILITY OPPORTUNITIES & PROGRAMS

Financial Analysis: Renovated Kennewick Activity Center

Based on the building program presented on the previous page, we have prepared the following analysis of a Renovated Kennewick Activity Center's annual financial operations.

Estimated Financial Operations – Renovated Kennewick Activity Center

FINANCIAL OPERATIONS	Renovated KAC
OPERATING REVENUES	
In-House League Registration	\$32,200
Rental Income	\$133,000
Camps/Clinics	\$49,000
Concessions	\$40,100
Advertising/Sponsorship	\$55,000
Membership/Admission/Other	\$25,500
Subtotal	\$334,800
OPERATING EXPENSES	
Salaries, Wages and Benefits	\$220,700
Utilities	\$47,600
Maintenance and Repair	\$23,800
Materials and Supplies	\$20,000
Insurance	\$20,000
Concessions	\$26,100
League Operations/Programming	\$52,800
Subtotal	\$411,000
NET OPERATING INCOME	(\$76,200)

As shown, the Center is estimated to run at an annual deficit of approximately \$76,200. Similar to the aquatic facility projects shown on previous pages, sources for financial subsidies will need to be identified to support the Center's operations.

Economic Impact Analysis: Renovated Kennewick Activity Center

It is anticipated that renovating the Activity Center will help address some short-term needs for indoor sports and recreation space among the local community. However, due to the facility's relatively limited size and amenities, it is not likely to draw non-local visitation for economically impactful tournaments. Therefore, the economic impact from its annual operations is likely to be negligible. However, the estimated \$13.8 million project will have material impacts on the area's economy during its construction, particularly the area's construction sector. **It is estimated that between \$3.5 million and \$4.0 million in construction dollars should be spent on labor and materials within the local economy.**

Comparison of Facility Projects

The table below provides an overview that contextualizes the size, cost and estimated operational subsidy of each of the previously presented facility projects.

Size, Cost and Subsidy/Surplus Comparison

	Outdoor Pool Complex Replacement	Indoor Aquatic Center	Kennewick Activity Center Improvement	Recreation Center	Indoor Turf Fieldhouse
Total Area	NA	23,000sf	21,127sf	61,850sf	55,238sf
Total Cost	\$11.9 million	\$23.2 million	\$13.8 million	\$49.8 million	\$23.7 million
Subsidy/Surplus	-\$139,100	-\$323,700	-\$76,200	-\$373,100	+\$225,400

As noted, the Fieldhouse is the only facility anticipated to run at a surplus. It is the third most costly investment among the projects at \$23.7 million.

6 FACILITY OPPORTUNITIES & PROGRAMS

To help define and distinguish the key features of the five facility investments reviewed, we have prepared the following table. Though the Kennewick Activity Center would address many sports-related needs for the community, it would not be able to meet the programmatic and multi-functional capabilities of a new full-service Recreation Center. Similarly, a new Fieldhouse would be able to accommodate the needs of many outdoor sports groups in the area but would be unable to address the community need for more indoor gym/court space for basketball and volleyball groups.

Program Elements Comparison

	Outdoor Pool Complex Replacement	Indoor Aquatic Center	Kennewick Activity Center Improvements	Recreation Center	Indoor Turf Fieldhouse
Outdoor Pool	7,500 sf Leisure Pool 8-lane 25 yard lap pool Sprayground (existing) Poolhouse	NA	NA	NA	NA
Indoor Recreational Pool	NA	5,500 sf Leisure and Program Pool	NA	4,000 sf Leisure Pool	NA
Indoor Lap Pool	NA	6-lane 25 yard Competition lap Pool	NA	4-lane 25 yard Program Pool	NA
Gymnasium	NA	NA	Single HS Court	Two HS Size Courts	NA
Multi-purpose Community Rooms	NA	(1) 400 sf Multi-Use Room	(1) 1,000 sf room	(2) 500 sf Rooms	NA
Youth Activity Center	NA	NA	3,600 sf activity center	1,200 sf activity center	NA
Indoor Turf Field	NA	NA	6,000 turf area	NA	45,000 sf turf area
Fitness Center	NA	NA	NA	4,500sf fitness center	NA
Group Exercise	NA	NA	NA	1,500sf studio	NA
Walking/Jogging Track	NA	NA	NA	1/10mile track	NA
Senior Activity Center	NA	NA	NA	1,000sf activity center	NA
Catering Kitchen	NA	NA	NA	600 sf kitchen	NA



7

GOVERNANCE, MANAGEMENT AND FUNDING

7 GOVERNANCE, MANAGEMENT & FUNDING

The purpose of this section is to evaluate and provide recommendations concerning governance, management and funding for the previously presented recreation investments in Kennewick.

Governance

The following presents a summary of different owner/operator models that can be used to support a recreation facility:

PUBLIC MODEL:

Under the public model, the land and facility are owned and operated by a public entity, such as a municipal government's parks and recreation department (i.e., City or County). Typically, the primary goal is to, first and foremost, provide access to residents of the municipality. Facilities that operate under this model generally attract the greatest percentage of local participation and attendance. Publicly-operated facilities are typically funded through the municipal government owner's general fund and/or other dedicated public sector funding sources. Additionally, these facilities typically rely on an annual financial operating subsidy provided by the public sector owner.

PRIVATE MODEL:

Under the private model, both the land and the complex are privately-owned, developed, maintained and operated. Facilities under this model tend to be more specialized and cater to a narrower segment of the marketplace. This operational model is designed for profit, with pricing and booking strategies that often limit interest and use by most local community and neighborhood leagues and tournaments. The funding for such facilities usually comes from private equity and revenue generated through programmed tournaments, training, camps and league play.

PUBLIC/PRIVATE MODEL:

Under the public/private model, the land, and often the facility as well, are typically owned by a public entity and leased or contracted to a third-party private entity responsible for operating and maintaining the complex. The goals and objectives of this model can vary widely in examples throughout the country; however, many attempt to balance objectives of (1) economic impact generation, (2) local community use opportunities, and (3) operational self-sufficiency. Under an industry best practices approach, these issues are negotiated and agreed upon by the parties in advance and appropriate booking, pricing, and operational guidance are determined within the ultimate lease/management agreement. Similar to the private model, many facilities under this model tend to be more specialized and cater to a narrower segment of the marketplace than the public model or the public/non-profit model. Some facilities under this model are operationally self-sufficient and do not require annual subsidy or external funding support, while some still require annual financial operating support by the public sector facility owner.

PUBLIC/NON-PROFIT MODEL:

Under the public/non-profit model, the land and facility are generally owned by a public entity and the complex is leased and operated by a 501(c)3 non-profit. The non-profit operator often utilizes relationships with local sports organizations to generate strategic partnerships, serving to share operating/maintenance responsibilities and expand revenue-generating and use opportunities. The non-profit entity typically gives first priority to its partnerships, with public use given a secondary priority. This model generally serves more of a public utility than that of a Public/Private model and relies on public funding, as well as the access that non-profit organizations have to a number of applicable grant programs that can either contribute to the construction of the complex or offset operating expenses.

Takeaways for Potential New Kennewick Recreation Facilities

For each of the five investment scenarios, it is likely that each will be publicly owned due to their development costs. However, facilities with high but uncertain revenue potential typically benefit from being managed by a more entrepreneurial entity. In this way, the Indoor Fieldhouse may be better operated by a private entity that could maximize its profit potential. Meanwhile, each of the other potential facilities could likely be operated by the city (the Public Model), though separate non-profit entities could also be established that would be staffed and resourced sufficiently to manage one or more of the proposed facilities, and they could work with area organizations to maximize a facility's quality of life benefit (the Public/Non-Profit Model).

A quasi-public/non-profit model has been employed throughout the state of Washington for similar facilities through the development of Metropolitan Park Districts (MPD's). More information regarding this potential opportunity for Kennewick is presented on the following page.

7 GOVERNANCE, MANAGEMENT & FUNDING

Metropolitan Park Districts

Metropolitan Park Districts (MPDs), as authorized by Washington state law, are special purpose districts established for the management and development of parks and recreational facilities. They offer greater fiscal flexibility compared to other types of park and recreation districts, primarily due to their ability to impose permanent property taxes with simple majority voter approval. MPDs can be created for general purposes or limited to specific public parks or recreational facilities, with the initial tax levy rate set during the formation ballot measure.

The formation of an MPD can be initiated by either a citizen petition or a resolution from local governing bodies, requiring majority voter approval within the proposed district boundaries. Once established, MPDs possess extensive powers including land acquisition, issuance of bonds, regulation of recreational activities, and the ability to manage and control various park-related operations. These districts can also annex adjoining territories through a petition and election process.

Below are examples of Washington communities that have successfully formed MPD's:

- **Odessa Metropolitan Park District (passed November 2020):** A metropolitan park district governed by an elected board with the purpose of maintaining and improving Odessa swimming pool facilities. Voters overwhelmingly approved the development of the district with 76.76 percent voting in favor. Over the years leading to the development of the district, the town government continually lost money trying to keep the pool open, despite support from the non-profit group, Friends of the Pool, which was developed to support the mission to keep the pool open to the public.
- **White Salmon Valley Pool Metropolitan Park District (passed November 2018):** A metropolitan park district governed by an elected board with the purpose of constructing, operating, and maintaining the White Salmon Valley swimming pool. Voters approved the district with a 60 percent approval rating. The first phase of the project included a multi-lane swimming pool with a check-in area and bath house/changing rooms. Future phases will fund a warm pool for teaching and therapy, splash pad with water play features, and a community room with areas for parties and events.
- **Quincy Valley Regional Parks District (passed November 2023):** A metropolitan park district between Quincy, George, and Grant counties with the purpose of constructing and operating a regional sports complex, Q-Plex, and aquatic/pool facility (Q-Aquatic). The aquatic pool will be a replacement of an existing lap pool and will be funded by an increased property tax on landowners within the district. The sports complex will include multiple rectangle fields and an indoor court fieldhouse.

MPDs are considered junior taxing districts with specific levy limits, and they may issue general obligation debt to fund capital projects. The district's finances are managed by the county treasurer unless otherwise designated, and the district can dissolve by majority vote of its board members, transferring liabilities to the respective city or county. The ability to annex additional territory and the option to issue different types of short-term debt further enhance the operational flexibility of MPDs.

An MPD may be highly beneficial in supporting both the operations and development of each of the facilities proposed. In the future, it could be the MPD that issues bonds to support future developments, as guided by its governing board and/or the City Council. Such an entity may be highly beneficial in managing raising funds for each of the high-cost projects previously presented. Potential funding capacity of such an entity is presented later herein

Funding Options

For comparable recreation facility projects throughout the country, public sector revenue sources typically fund all or a majority of the costs. Potential funding options for recreation facility investments in Kennewick may include the following:

1. Metropolitan Recreation District (MPD)
2. Public Facilities District (PFD)
3. Public / Private Partnership (P3)
4. Voter Approved Tax Referendum (Mill Levy)

Additional information regarding each mechanism is provided on the following pages, with additional ancillary funding options presented at the end of the Chapter.

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1. Metropolitan Recreation District

Establish a new taxing district with the specific mandate of the construction, operations and management of public sport and recreation facilities. Requires a public election referendum to establish the new taxing district and governance structure prior to the financing and construction of any new facilities. Often MPD's are focused on more traditional community recreation amenities such as recreation centers, senior centers, youth activity centers, fields, parks, etc. MPDs are limited to property tax mill levy.

Pro's:

- Establishes an ongoing funding mechanism for new facilities and creates an independent entity dedicated to financing, operations, and maintenance of sport and recreation programs.
- Allows for ongoing development of new facilities, long-term operations, and maintenance and capital replacement under the umbrella of the district.

Con's:

- Very difficult to pass in an election. Asks residents to add another taxing entity to their current tax burden of City, County, Mill Levy, Sales and Use taxes. Then requires a separate election to fund specific projects.

2. Public Facilities District

Similar to a Metropolitan Recreation District, a Public Facilities District is formed with the purpose of financing and operating specific public facilities. The City of Kennewick already has an established PFD that funded the Convention Center and Arena. There is potential to fund a community recreation center under the current PFD but would require approval of the PFD, and would redirect those funds from future potential CVB projects.

Pro's:

- Could deliver facilities under an already existing tax measure.

Con's:

- Past efforts to fund projects under the PFD have been unsuccessful, suggesting that this may not be a reliable option.
- If funds were directed to a new facility, that would limit the PFD's ability to fund future convention and visitor focused projects.

3. Public/Private Partnership

Construct a new facility or facilities under a coordinated delivery method in partnership between a public entity (the City) and a private entity (developer, designer, contractor, operator). The P3 process leverages the advantages of a public entity including land, bonding capacity, and capital improvement funds, with a private developer that delivers the entire project including design, construction and ongoing operations. Often, P3 developments are part of larger, mixed-use opportunities where the public facilities are delivered as an incentive to larger complexes that include retail, housing, commercial and entertainment uses. Still, the partnership requires that the public entity contribute some level of continuing financing stream. Typically, communities that are considering significant recreation facility investments have explored private partner interest through the issuance of an RFEI (request for expressions of interest) and/or RFP (request for proposals) for a potential public/private partnership (P3) opportunity for the project in order to better gauge private sector interest in the project and potential private sector capital that may be available to contribute to the project.

An option might be to consider putting the entire Civic Complex under a single P3 process to deliver all projects, including City Hall, a Recreation Center, and private facilities.

Pro's:

- Allows for a scenario that leverages the private sector to help finance a large public project.
- Could still allow for the operational management to fall under the City's Park and Recreation Department.

Con's:

- Requires that the City has something to entice the private sector to develop the P3 such as valuable land, LRF tax incentives, etc. to make the financing viable. The Civic Center site may not have enough development incentive.

7 GOVERNANCE, MANAGEMENT & FUNDING

4. Voter Approved Tax Referendum – Mill Levy

Construct a new facility or facilities by electing to assume debt through publicly issued municipal general obligation bonds. The funds to construct and operate the facility are derived through public tax dollars, most likely a mill levy. The construction is financed through the debt service of the bond, and the ongoing operations and maintenance are financed through an operational tax fund that can either be separate or tied to the debt service bond. The debt service retires once complete, the ongoing maintenance tax remains in perpetuity.

Pro's:

- The City controls the use of the funds and builds and operates the facility within the Parks and Recreation Department, maintaining control over what is built and how services are delivered.
- There are fewer entities involved that can derail the process and may not align with the City's values such as the P3 developers, or other partners.

Con's:

- Requires the passing of a new tax, requiring a public campaign for support.
- Whether the tax is a mill levy on real property or a sales tax measure, the amount is almost entirely burdened on the city.

The following presents the estimated levy increases that would be needed to fund various recreation facility investments ranging from \$40.0 million to \$80.0 million. **Note that these levy increases could also support a potential new MPD, which could operate future facilities.**

Tax Scenarios					
Recreation Facility Construction Cost	\$ 40,000,000	\$ 50,000,000	\$ 60,000,000	\$ 70,000,000	\$ 80,000,000
Annual Debt Service ⁽¹⁾	\$ 3,075,000	\$ 3,844,000	\$ 4,613,000	\$ 5,381,000	\$ 6,150,000
Levy Rate Impact per \$1,000 AV ⁽²⁾	\$ 0.26	\$ 0.33	\$ 0.40	\$ 0.46	\$ 0.53

Recreation Center Annual Operating Subsidy	\$ 500,000	\$ 750,000	\$ 1,000,000	\$ 1,250,000	\$ 1,500,000
Levy Rate Impact per \$1,000 AV ⁽²⁾	\$ 0.04	\$ 0.06	\$ 0.09	\$ 0.11	\$ 0.13

(1) Assumes a 20-year bond with a 4.5% interest rate structured at level annual debt service.

(2) Increase to the property tax levy rate required to fund annual debt service or the facility operating subsidy based on current assessed value for Kennewick of \$11,625,611,226.

Annual property tax increase for \$400,000 home:					
Construction	\$ 104	\$ 132	\$ 160	\$ 184	\$ 212
Operations	\$ 16	\$ 24	\$ 36	\$ 44	\$ 52
Combined	\$ 120	\$ 156	\$ 196	\$ 228	\$ 264

7 GOVERNANCE, MANAGEMENT & FUNDING

Other Potential Funding Sources

Below lists a number of other funding sources that could partially or entirely fund some of the recreation facilities presented previously.

Sports Tourism Funding Sources

Under situations where bonds have been issued to support sports tourism facilities, such as the proposed Indoor Fieldhouse, debt service is often supported by local tax revenue, which has tended to include the following:

- Sales and use taxes
- Hotel/motel taxes
- Restaurant/food & beverage taxes
- Sin taxes (alcohol, cigarette, etc.)
- Admissions/entertainment taxes

Partnering with The School District

In cases where local schools require aquatic or indoor turf facilities, they will often partner with municipalities to help pay for their development. Potential may exist to partner with the School District to fund the Indoor Aquatic Center and/or Indoor Fieldhouse. Opportunities for such a venture should be explored as part of future facility planning efforts.

Partial Private Sector Funding

Potential sources of private sector funding for the potential new sports complexes could include, but are not limited to:

- Naming rights/sponsorships
- Equity contributions (with or without a formalized P3)
- Grants/Donations
- Vendor rights
- Facility use agreements
- Other sources

Oftentimes, communities that are considering significant recreation facility investments have explored private partner interest through the issuance of an RFEI (request for expressions of interest) and/or RFP (request for proposals) for a potential public/private partnership (P3) opportunity for the project in order to better gauge private sector interest in the project and potential private sector capital that may be available to contribute to the project.



APPENDIX

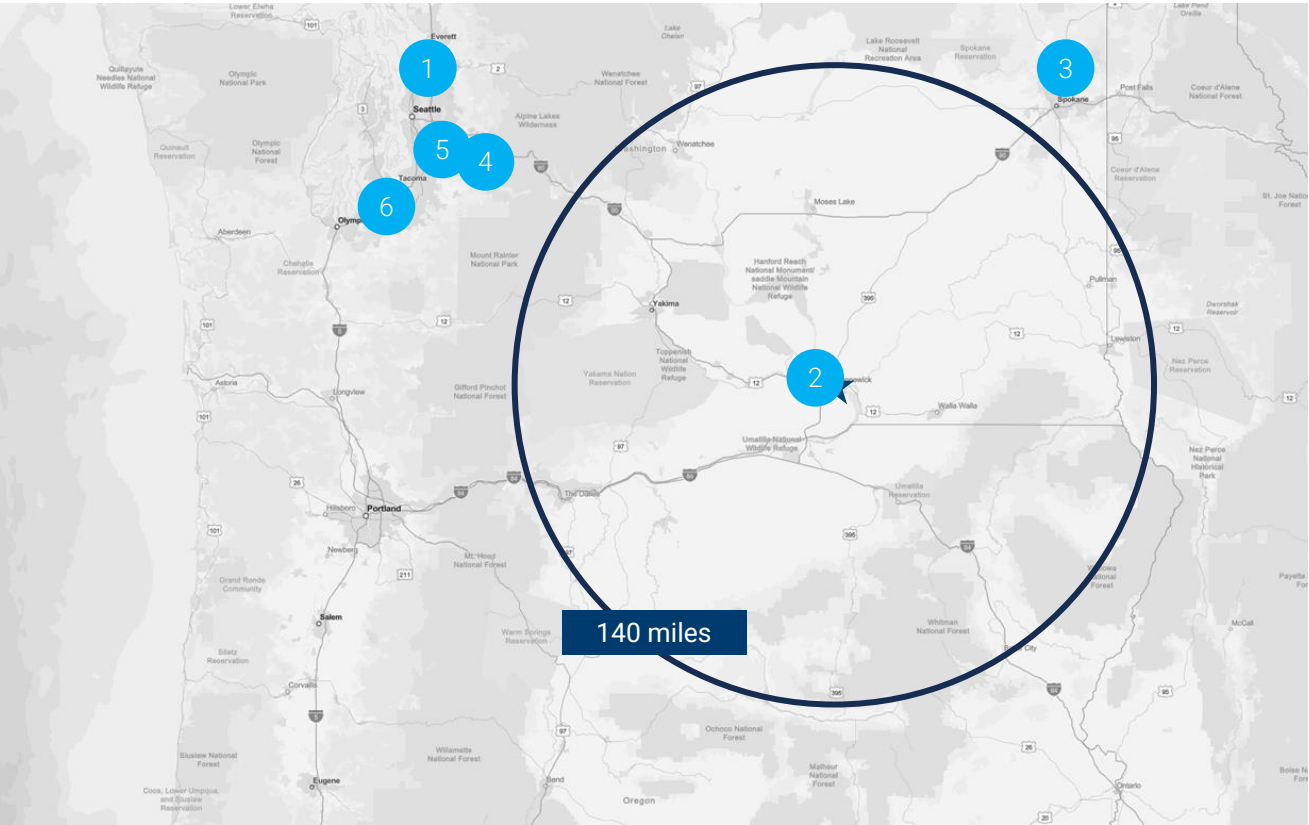
Regional Indoor Ice Sheet Facilities

Regarding ice sports facilities, the regional area offers five venues offering two or more ice sheets. As previously noted, the Toyota Center and Arena is located in Kennewick, while additional competitive ice sheet facilities are located over 140 miles away in the broader region. The region offers many single-sheet facilities not shown in the map below; however, these offer limited opportunities for hosting nonlocal tournaments and events.

Ice sports, while having some presence in the area, generally experience lower participation rates compared to more prevalent sports such as basketball and volleyball. Moreover, these facilities typically host fewer and smaller-scale tournaments, accompanied by elevated operational expenses in comparison to hardcourt or turf facilities. These considerations should be addressed when determining the optimal offerings for potential recreation facilities in Kennewick.

Summary of Key Ice Facilities in the Regional Area

	Facility	Number of Ice Sheets	Sheet Size(s)/ Notes	Distance to Kennewick (in Miles)
1	Kraken Community Iceplex	3	NHL	234
2	Toyota Center & Arena	2	NHL	0
3	Eagles Ice Arena	2	NHL	144
4	Sno-King Snoqualmie	2	NHL	204
5	Sno-King Renton	2	1 NHL, 1 130' x 55'	218
6	Tacoma Twin Rinks.	2	NHL	243
TOTALS		13		



Note: Considered facilities offer a minimum of 2 ice sheets.
Source: CSL research, interviews with facility management, Google maps, 2024.