



City Council Workshop Agenda

October 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.

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1. Council Briefing and Progress Review - Comprehensive Plan Periodic Update
 2. Update: PFAS Regulations and the Ranney Collector Treatment Project (RCTP)

Council Agenda Coversheet	Item Number: 1.	Date: 10/14/2025	Category: Info Only
	Item Type:	Presentation	
	Subject:	Council Briefing and Progress Review - Comprehensive Plan Periodic Update	
	Department:	Community Planning	
<u>Summary</u> Building off of the initial kick-off meeting with both the Planning Commission and City Council in April, MAKERS Architecture and Urban Design will present their progress on the 2026 Comprehensive Plan Periodic Update. Topics of discussion include an audit of the existing Comprehensive Plan and Development Code, an overview of public participation efforts including a visioning survey and stakeholder interviews, preliminary results of the land capacity analysis, as well as an update on the housing element and action plan. Further development of an overarching vision statement is also planned.			
Attachments: 1. Presentation 2. Summary			



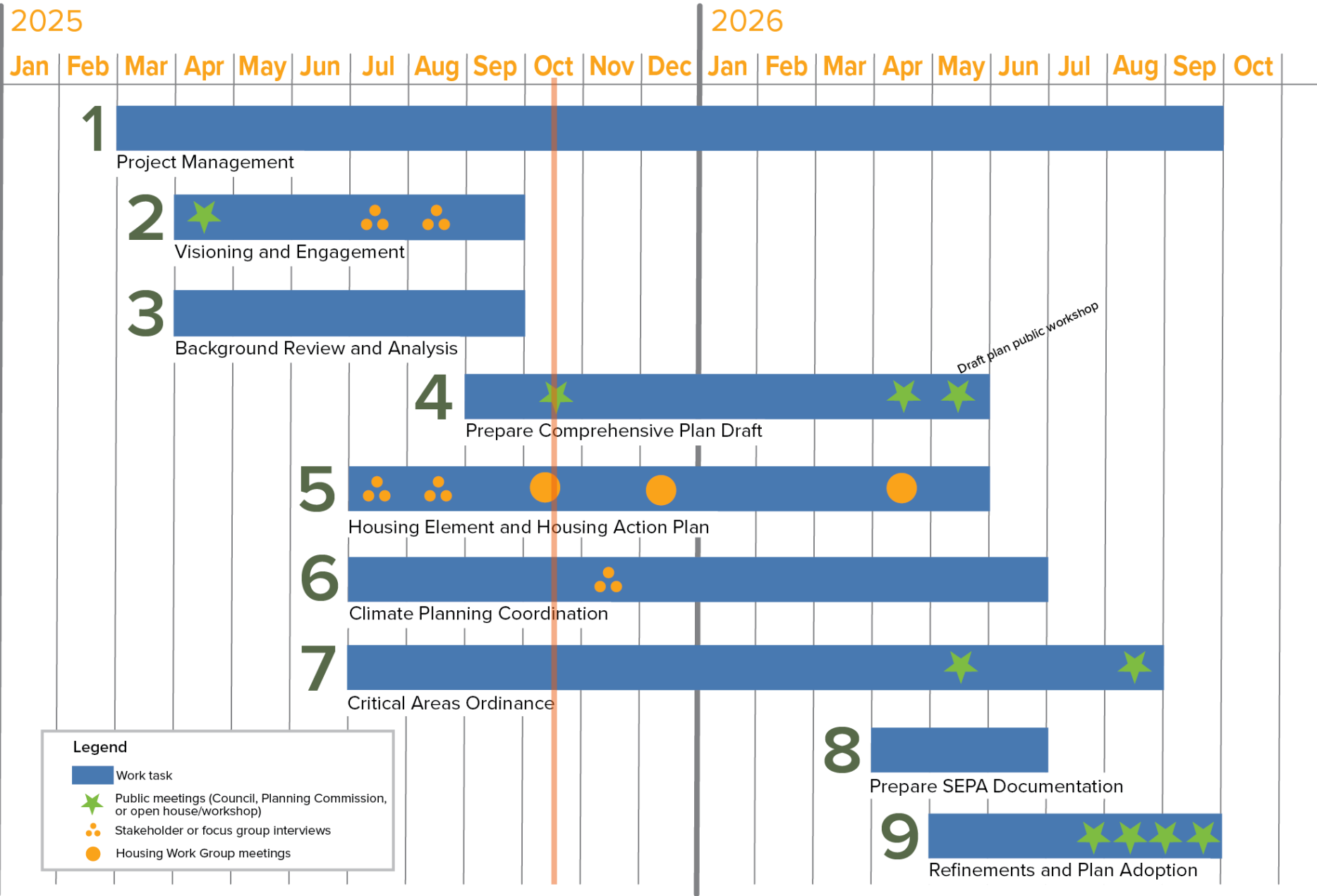
Kennewick Comprehensive Plan Project Update

**OCTOBER 14, 2025
CITY COUNCIL**

A photograph of a cable-stayed bridge at sunset. The bridge's two tall pylons and the network of stay cables are silhouetted against a vibrant orange and yellow sky. The bridge spans a body of water, which perfectly reflects the bridge's structure and the warm colors of the sunset. In the distance, some city lights and trees are visible along the horizon.

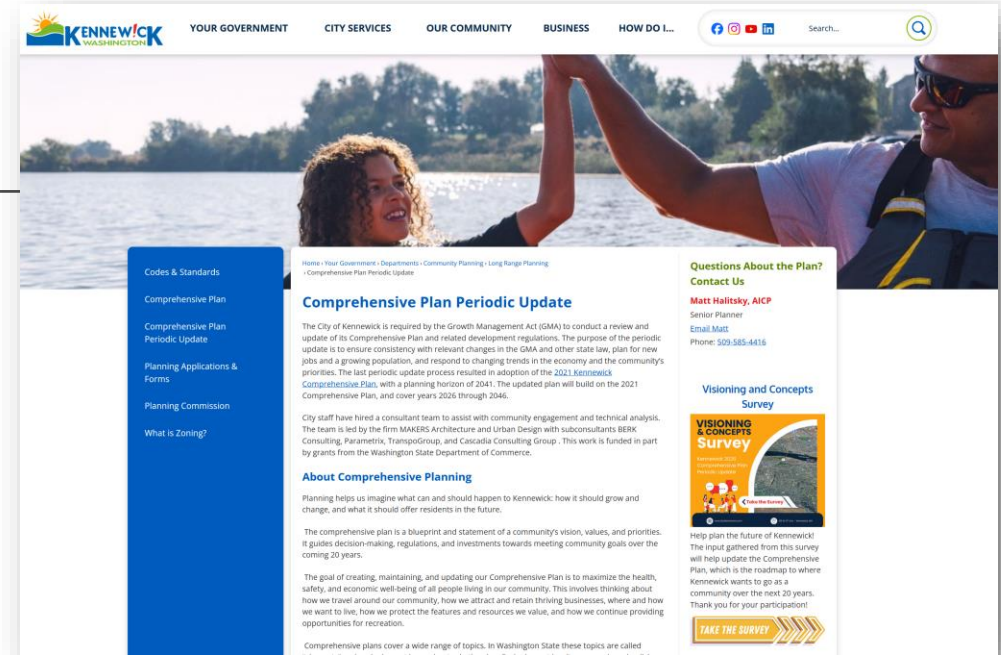
Project Overview

Schedule



Work To-Date

- ✓ Public participation plan
- ✓ [Project webpage](#) is live
- ✓ Visioning survey
- ✓ Stakeholder interviews
- ✓ First Housing Work Group meeting (occurred 10/7)
- ✓ Plan audit and code audit
- ✓ Land capacity analysis (mostly complete)





Land Capacity Analysis (LCA)

LCA: Purpose & Process

Purpose: Determine if there is sufficient buildable land within the UGA to support future growth

Process:

- **Identify land capable of supporting future development.** Review current land use, site constraints, local housing market trends, and commercial/industrial jobs per acre.
- **Calculate capacity of buildable land supply**
 - Apply allowed residential densities and other development standards for each zoning designation to the buildable land supply (vacant and redevelopable) to determine housing unit capacity by zone.
 - Population capacity = existing vacancy rate x housing unit capacity x average household size.
 - Employment capacity = buildable commercial or industrial land x existing commercial/industrial jobs per acre.
- **Compare capacity to growth targets**
 - Note: Different housing types are more suitable for meeting housing needs at different income/affordability levels due. Each residential zone is classified based on the type of housing most likely to be constructed within it (assuming the full capacity for development is used in the future).

LCA: Housing Capacity by Density Level

Zone Category	Affordability Level	Pipeline Capacity	Additional Capacity	Total Capacity
Low Density	High income (>120% AMI)	1,269	10,694	11,963
Moderate Density	Moderate income (>80-120% AMI)	935 ¹	7,035	7,970
Low-rise and mid-rise Multifamily	Low income (0-80% AMI) and PSH	554	3,709	4,263
Guaranteed Affordable Middle Housing	Low income (0-80% AMI)	0	527	527
ADUs	Low income (0-80% AMI)	0	279	279
Total		2,758	22,244	25,002

Note: Totals may not sum due to rounding.

AMI = area median income, calculated by the U.S. Department of Housing and Urban Development

1. Moderate density pipeline capacity includes townhome as well as multifamily units at the Argyle and Resort projects as staff expect these multifamily units will not be priced affordable to those earning less than 80% AMI.

Sources: City of Kennewick, 2025; Benton County, 2025; BERK, 2025.

LCA: Housing Capacity vs. Targets

Housing Need (% of AMI)	Zone Categories	2020–2046 Target	Aggregated Target	Capacity	Surplus / (Deficit)
0-30% PSH	Low-Rise, Mid-Rise, ADUs	1,597	6,889	5,068 ¹	(1,821)
0-30% Non-PSH		1,007			
>30 to ≤50%		2,513			
>50 to ≤80%		1,772			
>80 to ≤100%	Moderate Density	974	2,078	7,970	5,892
>100 to ≤120%		1,104			
>120%	Low Density	3,659	3,659	11,963 ²	8,304

Total	12,626	12,626	25,002 ²	12,376
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PSH = Permanent Supportive Housing; AMI = Area Median Income.
 1. Includes capacity for 279 ADUs on developed residential lots and 527 guaranteed affordable middle housing units.
 2. Includes capacity of 906 units in the unincorporated UGA (low density housing for households with incomes >120% AMI)
 Sources: City of Kennewick, 2025; Benton County, 2025; BERK, 2025.

LCA: Key Findings

- **Housing:** Capacity to accommodate growth targets overall and for moderate- and higher-income households (>80% AMI) but **there is a deficit of 1,821 units for households at the lowest income levels ($\leq 80\%$ AMI).**
- **Population:** Capacity for 61,592 more people in the city (or 63,909 in the entire Kennewick UGA), more than twice the adopted population growth target of 25,068 people from 2020–2046
- **Commercial Employment:** Capacity for 18,502 commercial jobs in city limits (7,683 more than est. commercial job growth)
- **Industrial Employment:** Capacity for 3,552 industrial jobs in city limits (3,138 more than est. industrial job growth)



Plan & Code Audits

Plan Audit – Key Findings

- Overall the project team recommends:
 - Revising or adding policies to be more actionable, current/relevant, or implement state law
 - In some cases reorganizing the order of goals and policies to keep topics grouped together
 - There are also opportunities to restructure larger portions of some elements, such as relocating background information into appendices
- **Land Use Element:** Contains helpful policies, but the organization of the element makes it difficult to view the policies holistically. Also consider updates to the Future Land Use Map and designations as part of housing strategy.
- **Housing Element:** Needs significant updates to meet the data and policy requirements of current state law
- **Economic Development Element:** Has good policies to retain and missing policies needed to address important topics like child care, resiliency for weather events, pedestrian-oriented retail, support for arts and culture, etc.

Plan Audit – Key Findings

- **Transportation Element:** Needs added policies about current best practices regarding safe design and complete streets, meeting requirements of current state law, and improving the clarity and organization
- **Capital Facilities Element:** Suggested to have considerable policy reorganization, and addressing new topics such as the environment, fiscal policies, and public engagement
- **Utilities Element:** Suggested to have several policy rewrites for clarity, and new policies added regarding environmental issues and provision of utility services for all segments of the community
- **Climate & Resiliency:** The goals and policies of this new element can be a standalone chapter or it can be spread through multiple chapters

Code Audit (Title 18) – Key Findings

- Zone consolidation should be considered
- The lists of land uses are long and could benefit from consolidating uses, providing sub-categories, converting footnotes to comments/cross-references, and other useability enhancements
- Some adjustments to permitted land uses, supplemental standards, and other provisions are recommended to reduce barriers to all types of development and to comply with recent state law
- Design standards and the site design standards for landscaping, lighting, etc. could be improved with contemporary best practices and providing more enforceable provisions.

▼	TITLE 18 - ZONING
➤	CHAPTER 18.03 - GENERAL PROVISIONS
➤	CHAPTER 18.06 - DISTRICTS AND MAPS
➤	CHAPTER 18.09 - DEFINITIONS
➤	CHAPTER 18.12 - ZONE DISTRICTS AND STANDARDS
➤	CHAPTER 18.15 - STRUCTURES AND LOTS
➤	CHAPTER 18.18 - YARDS
➤	CHAPTER 18.21 - LANDSCAPING
➤	CHAPTER 18.24 - SIGNS
➤	CHAPTER 18.27 - ACCESSORY BUILDINGS, STRUCTURES, AND USES
➤	CHAPTER 18.30 - HEIGHTS OF BUILDINGS AND STRUCTURES
➤	CHAPTER 18.36 - OFF-STREET PARKING
➤	CHAPTER 18.39 - OUTDOOR LIGHT
➤	CHAPTER 18.42 - LAND USE PERMITS
➤	CHAPTER 18.45 - PLANNED RESIDENTIAL DEVELOPMENTS



Stakeholder Interviews

Interviewed Organizations

A range of people provided a variety of perspectives on challenges and opportunities in Kennewick. Interviews occurred in July and August of 2025. Represented organizations include:

Kennewick Fire Department	Ben Franklin Transit	Benton Public Utilities District
Kennewick Police Department	Benton County Human Services	Pacific Northwest National Laboratory
Kennewick Parks & Recreation Department	Benton Franklin Health District	Home Builders Association
Kennewick Community Development Block Program	Kennewick Housing Authority	Tridec
Kennewick City Council	Habitat for Humanity	Stricker CRE
Kennewick School District	Port of Kennewick	Retter & Co.
Columbia Irrigation District	Visit Tri-Cities	Kiemle Hagood
	Historic Downtown Kennewick Partnership	Canyon Lakes Golf Course

Stakeholders were placed into six focus groups:

- | | |
|-------------------------------|---------------------------|
| 1. Urban Design & Development | 4. Infrastructure |
| 2. Economic Development | 5. Public Health & Safety |
| 3. Housing | 6. Recreation |

Key Findings – Urban Design & Development

- Growth over the past few decades has been disjointed, resulting in a lack of connections between neighborhoods and amenities
- Some areas like Southridge and Vista Field are benefiting from long-term planning efforts with more intentional design
- Local and regional examples were cited for their positive design qualities (Badger Mountain South, Walla Walla, Boise)
- While people often move to Kennewick to get a large home, there is openness to other options. Townhouses are becoming more common, for example.
- Few developers are attempting vertical/mixed-use development, but it is needed as available residential land becomes scarce
- The city is not fully equipped to support seniors, people with disabilities, and others who need accessible housing and non-driving transportation options



Key Findings – Economic Development

- There is regional competition for retail, but people are used to driving to the neighboring cities for shopping and services
- The mall and convention center area is successful and active and should continue to be leveraged for economic development
- Efforts to revitalize Downtown are slow-going but should continue
- Professional tourism (PNNL) and recreational tourism (sports, events) will continue to be a draw for economic activity
- Kennewick staff are perceived as efficient at project permitting
- Shrub-steppe habitat protections are a challenge in developing outlying areas
- Despite available land, national economic conditions and utility constraints (power, water) limit industrial development opportunities

Key Findings – Recreation

- Kennewick is well-suited to hosting large regional events and visiting sports tournaments, with several signature facilities and parks
- The city lacks many recreational amenities for serving local residents
- Spaces for teens and the Hispanic community are particularly lacking
- Better connected trails, improved river access, more all-day/all-weather outdoor sport fields, and more indoor recreation spaces were consistent priorities
- A public community center/recreation center and public pool are of particular interest to stakeholders
- City recreation programs and maintenance are understaffed. Stakeholders see potential in stronger partnerships with non-profits, schools, and private investors to expand programming and facilities.

Key Findings – Housing

- Housing and rental costs in Kennewick have become increasingly unaffordable, with significant rises since 2020
- There is an increase in the people who are experiencing homelessness, and shelter capacity remains very limited throughout the Tri-Cities
- Most interviewees felt that affordable single-family homes, particularly starter homes, remain the strongest community preference,
- Concerns about the stigma of affordable housing is a recurring theme
- There was agreement among stakeholders that a wider variety of housing types is needed to serve different incomes and populations across Kennewick
- Interviewees emphasized the housing needs for seniors
- Infill development is seen as a priority over expanding to the edge of urban growth boundaries; updates to permitting practices and regulations would help



Key Findings – Public Health & Safety

- Crime rates are on a downward trend the last few years
- However, property nuisances, traffic safety, and homelessness are recurring sources of complaints
- Fire and police response time goals are increasingly difficult to meet, with facility location and traffic or train blockages all playing a role
- Local healthcare facilities have a shortage in general and specialty providers. There is a particular gap in services for mental health and substance abuse.
- Extreme heat, wildfire, and air quality are an increasing concern for vulnerable populations. There is a gap in capacity for cooling and warming shelters.
- Disaster preparedness is an ongoing topic. Water contamination and wildfire are areas of increasing risk.

Key Findings – Infrastructure

- The transportation system is focused on private automobiles and has limited options for other modes (25-37% of population estimated to be non-drivers)
- Increasing safe and connected infrastructure for walking is seen as a priority
- School district is focused on maintaining current system rather than expanding
- Serving growth at the city's edges is challenging, both for transit and utilities
- Aging water infrastructure is affecting infill development opportunities in older neighborhoods
- Utility design needs to be well-coordinated with future developments
- Development design should anticipate more drought years in the future





Visioning Survey Results

Survey Summary

Online Survey

- Open June 10 to September 2 (12 weeks)
- 802 entries recorded
- 1 respondent used Spanish version
- Distributed widely by City via newsletters and project website, and shared with stakeholder organizations



Kennewick Comprehensive Plan - Visioning Survey



Para cambiar a inglés o español, utilice el menú en la parte superior de esta página o utilice estos enlaces:

[Encuesta de lengua española](#) | [English language survey](#)

Thank you helping plan the future of Kennewick! Your input will help update the Comprehensive Plan, which is the roadmap to where Kennewick wants to go as a community over the next 20 years. We need your help to confirm our collective vision, community values, and investment priorities. Under state law, this process happens once every 10 years, with this update scheduled for 2026. Topics included on this survey are Visioning, Growth and Development, Economy and Business, and Amenities and Infrastructure.

The survey will take 15-20 minutes to complete. Taking the survey on a computer may provide the best visual experience. Most questions are optional and partially completed surveys will be accepted.

This survey is intended for all people who live, work, visit, and shop in Kennewick. The Kennewick city limits and its urban growth area are shown in the map below.

Click the Next button to begin.

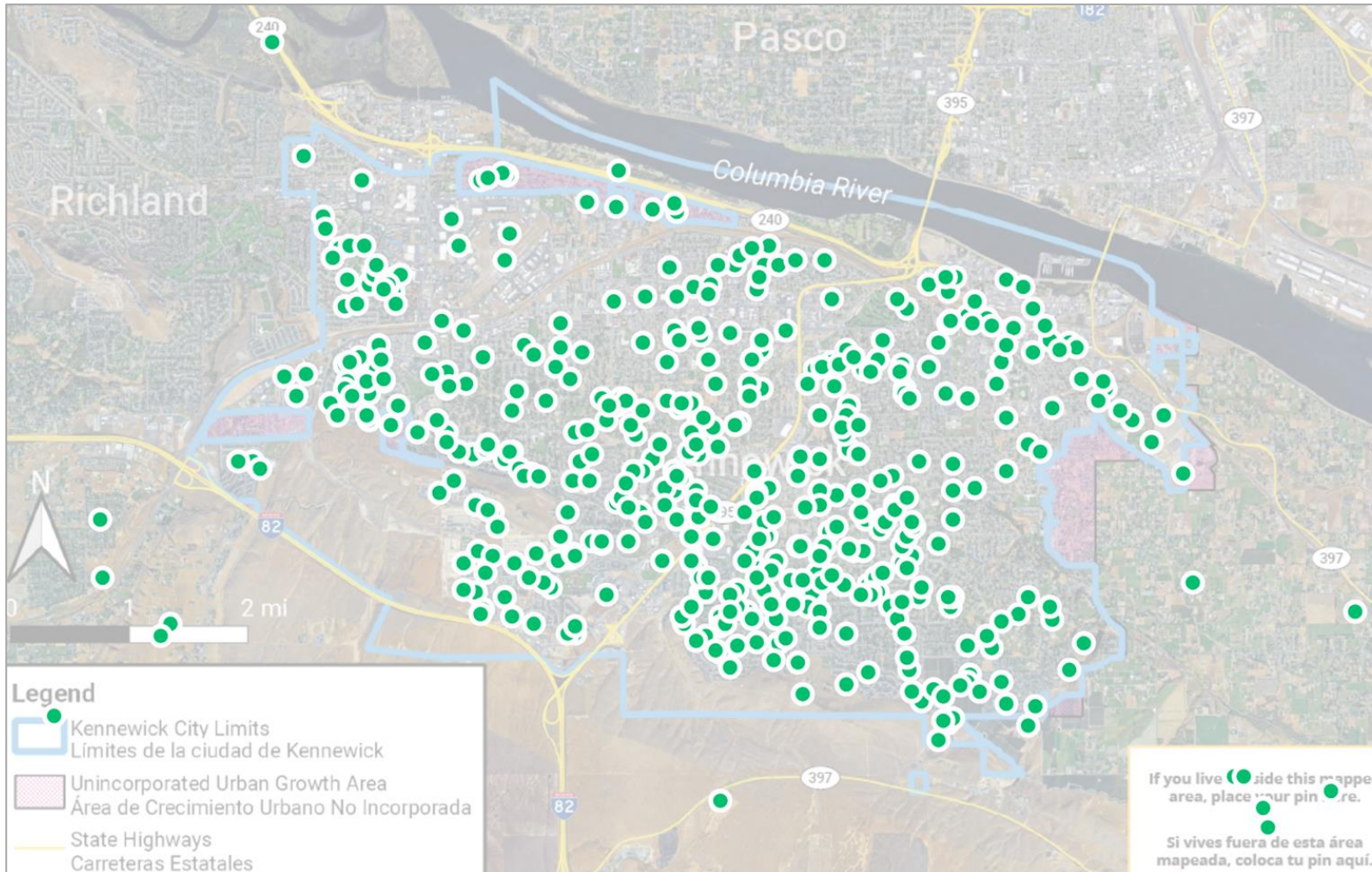
Online Survey Participant Demographics

Statistic	Online Survey Participants (self-reported)	Kennewick Population (U.S. HUD and Census data)
Renter households	7%	36%
Race/ethnicity other than White	22% <i>Note: Participants could select more than one race/ethnicity</i>	35%
Age	Most common age group: 60-69 years old	Median age: 35 years old
Household income	Most common income group: \$100,000 - 150,000 per year	Median household income: \$65,796 per year

Takeaways:

- Online survey participants skew higher income, older, higher home-ownership, and less racially diverse than the general population
- Opinions of lower income, younger, renters, and people of color may not be accurately represented in the survey, and these populations need to be reached in other ways

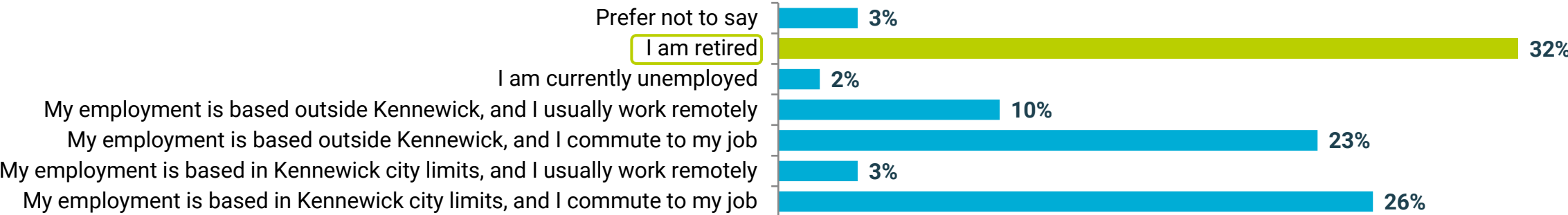
Where do you live?



- Survey was taken by people living in a variety of residential neighborhoods but not many from mixed-use/commercial districts
- Some responses from people living outside Kennewick or off the map

471 responses

Regarding employment and commuting, please select the answer that most accurately describes your situation.

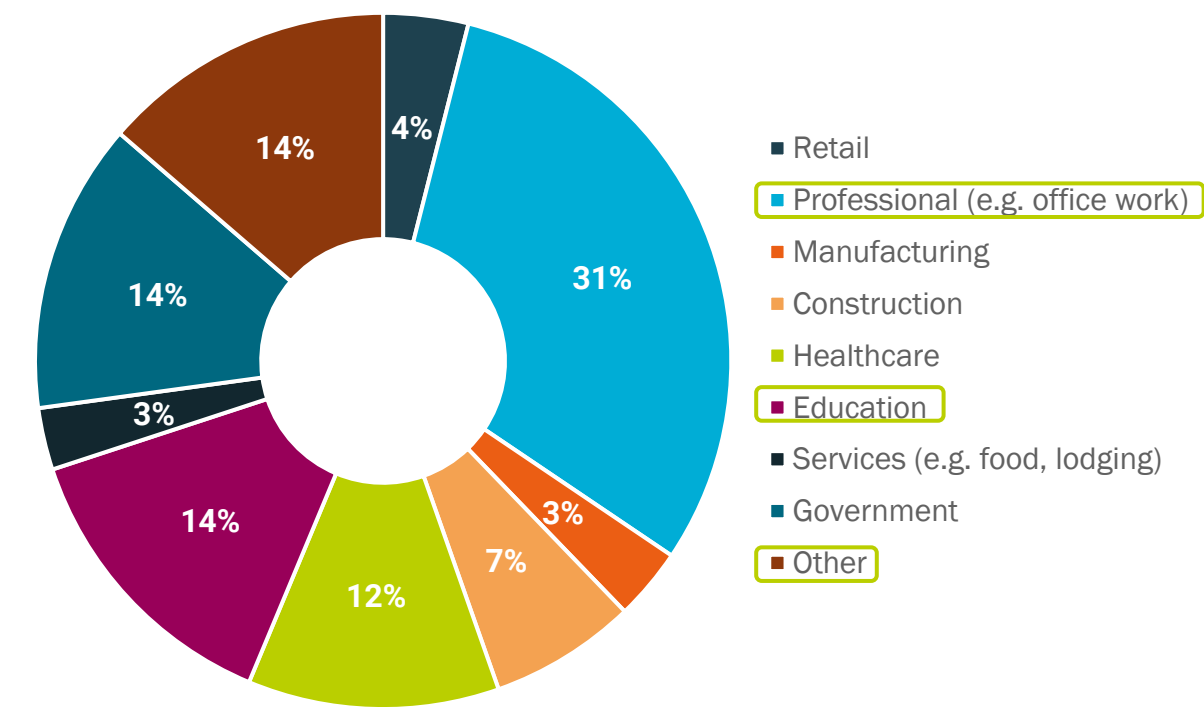


Which of these best describes your housing situation?

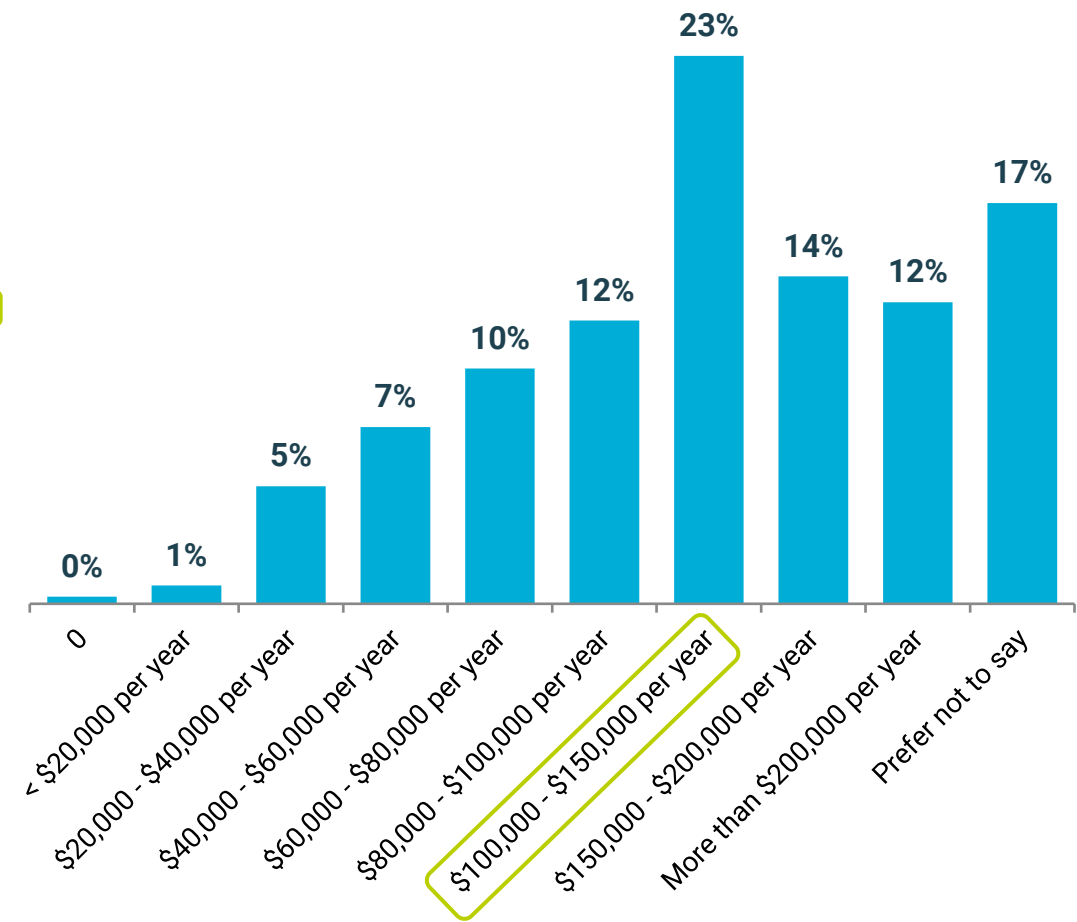


Survey Participant Demographics

Current/most recent occupation

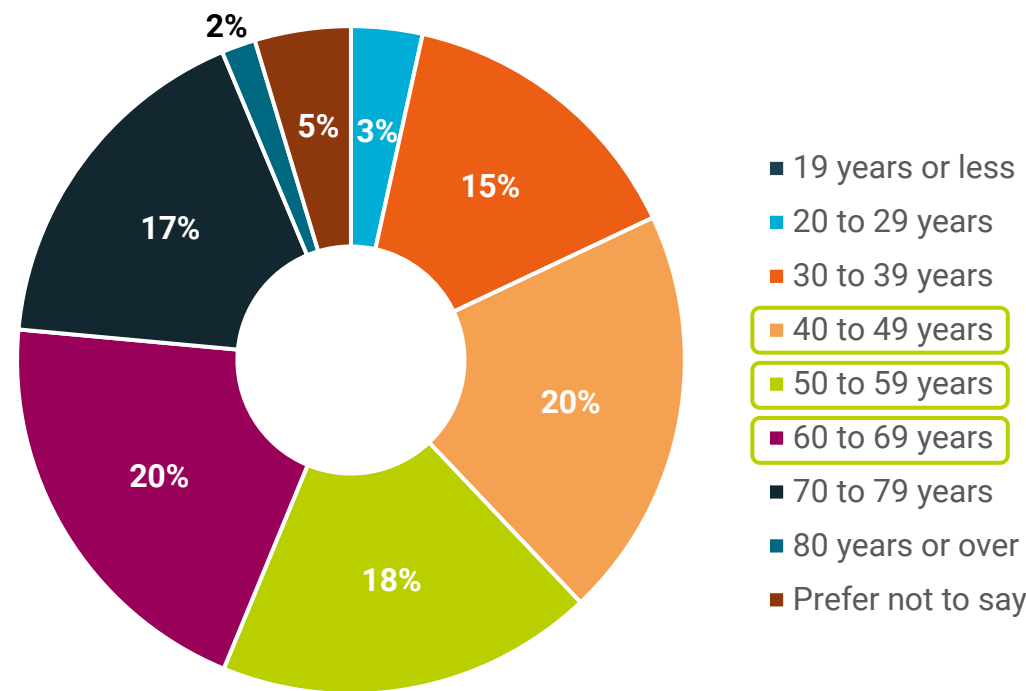


Annual household income

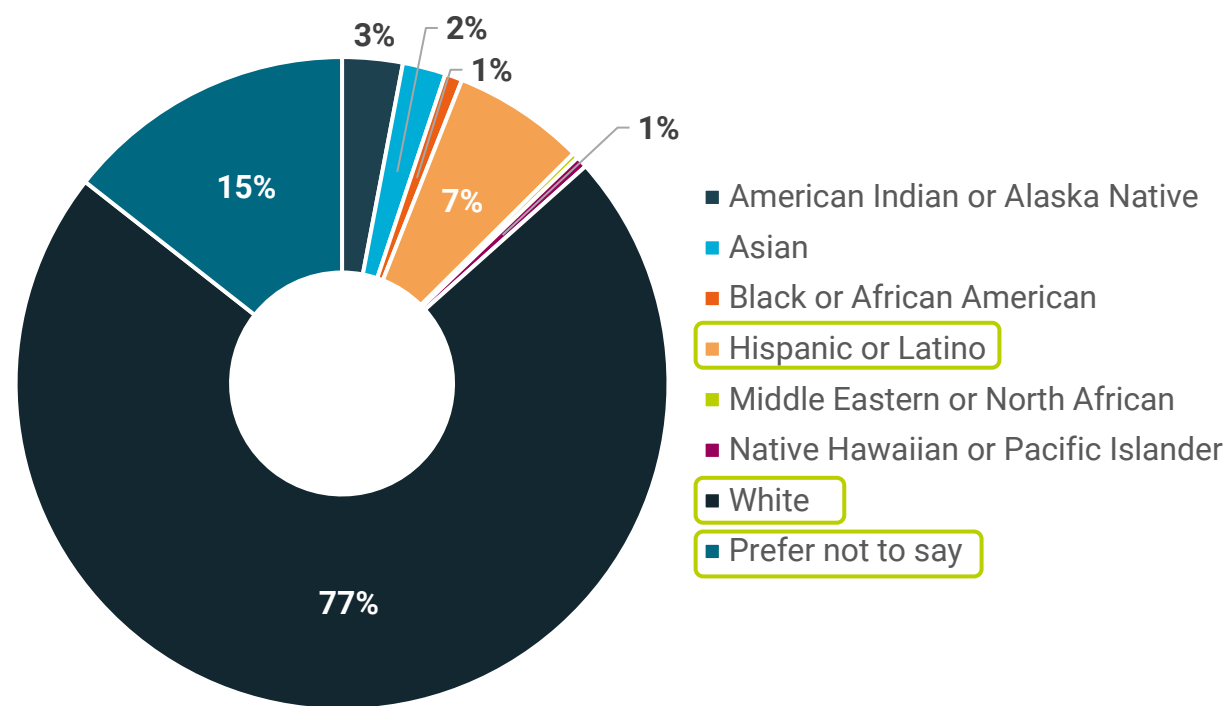


Survey Participant Demographics

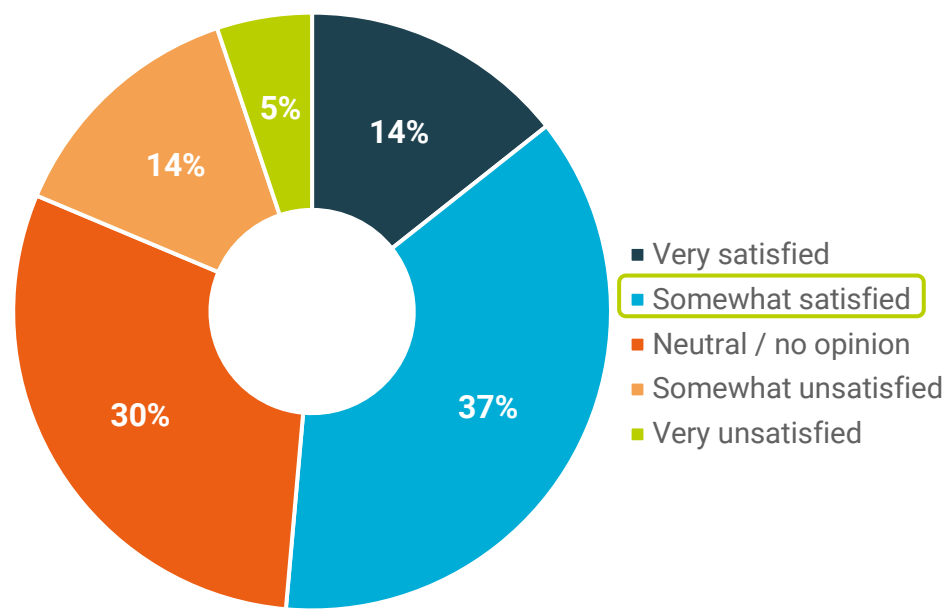
Age



Race and/or Ethnicity



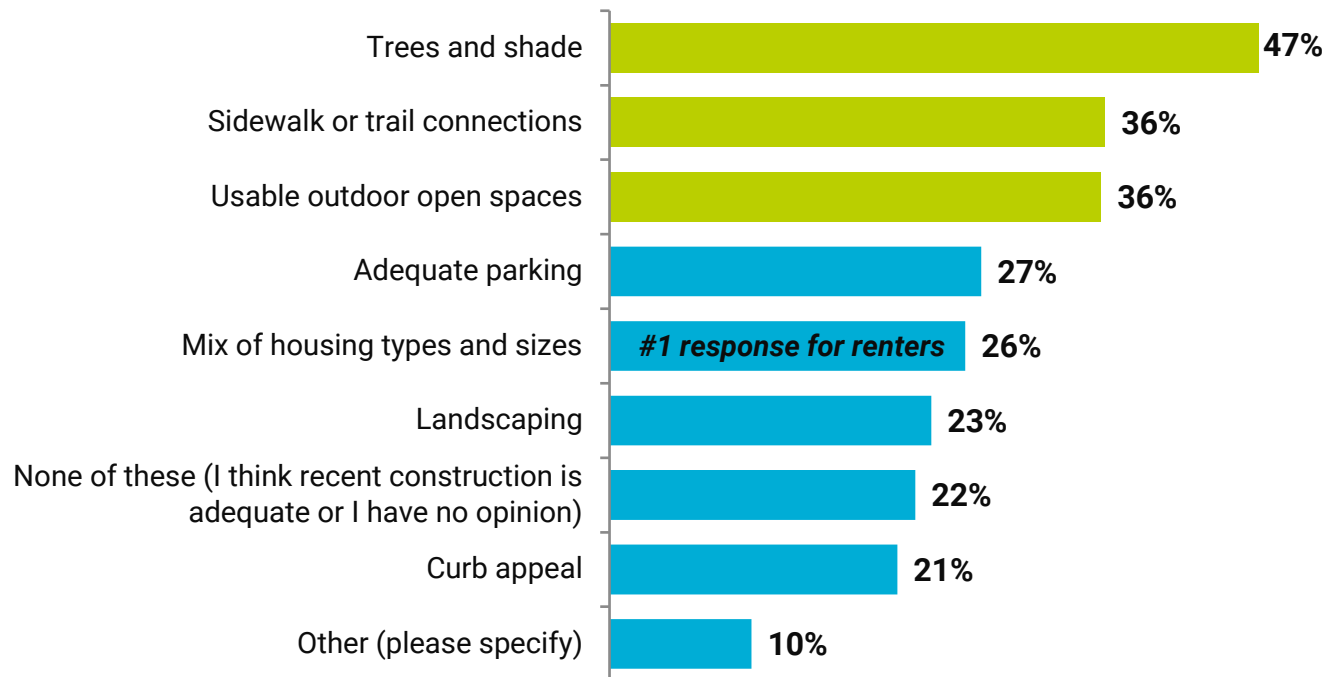
How **satisfied** are you with design/appearance of recent construction in Kennewick?



“Other” Summary

- Desire for better architecture, large yards, and landscaping with native/desert plants instead of cookie-cutter sprawl
- Calls for consistent zoning, design quality, and project timelines
- Need for cleaner, safer, and better maintained parks/trails with more shade/trees and thoughtful use of space
- Concerns about congestion from new development, poor road quality, construction timing, parking, and lack of walkability/bike safety
- Tension between wanting more density/mixed-use vs. frustration with overcrowding, small lots, and low-income housing

Could development do a better job with any of these features?



What do you love about Kennewick?



1. **Beautiful setting on the river, with hills and views** (54%)
2. **Access to parks, hills, and water for recreation** (52%)
3. **It is family friendly, with good schools and parks** (47%)
4. **It is easy to drive around Kennewick** (46%)
5. **The community feels safe to live in** (38%)
6. Overall quality and cost of living
7. Diversity of cultures and people's ways of life
8. The vibe, small-city feel, and strong sense of community
9. Diversity of shopping and dining options
10. Variety of cultures and ways of life
11. Arts, history, culture, and social events
12. Business-friendly government and regulations

802 responses

What do you love about Kennewick?



- **Summary** (in order of frequency mentioned):
- **Recreational amenities** like parks and sports events
- **Proximity to nearby destinations**, including shopping and restaurants
- **Kennewick is mid-sized** with some “big city” amenities
- **Affordability** compared to other Tri-Cities, with job opportunities locally
- **Attractive downtown** area with visible history
- **The agricultural community**, rural scenery, and river views
- **Access to good paying jobs**, business-friendly environment
- **Distance from larger metros** and cleaner environment compared to nearby cities

What are you most concerned about for Kennewick?

- 1. Homelessness and associated community impacts (63%)**
- 2. Crime and public safety (56%)**
- 3. Cost of living (45%)**
- 4. Maintenance of infrastructure and utilities (43%)**
- 5. Public health issues like aging, mental health, and addiction (42%)**
6. Lack of affordable housing and/or lack of housing supply (*#1 answer for renters*)
7. Lack of affordable recreation options in the winter months
8. A need for more living wage jobs and/or job training
9. Number, quality, and accessibility of city parks and recreation options
10. Lack of good transportation options other than driving (walking, biking, transit)
11. Lack of economic diversity, jobs, or certain businesses/services
12. Preparedness for disasters and climate change

802 responses

What are you most concerned about for Kennewick?

- **Summary** (in order of frequency mentioned):
- **Increase in aquatic recreation facilities:** indoor pool, aquatic center, year-round swim access
- **Concern for sprawl,** lack of infill, “cookie-cutter” housing, and infrastructure not keeping pace
- **Traffic congestion,** Highway 395 issues, too many roundabouts, and calls for new bridges
- **Lack of doctors,** specialists, and medical facilities for a growing and aging population
- **Neighborhood cleanliness:** junk cars, overgrown lots, poor sidewalks, inconsistent enforcement
- **Calls for more performance venues,** arts centers, cultural programming
- **Infrastructure issues:** road maintenance, lighting, irrigation/water problems, lack of fire stations
- **Social disorder:** visible homelessness, panhandling, fireworks, graffiti, gangs
- **Property taxes,** irrigation costs, housing affordability
- **Limited business diversity** and shopping options

What do you hope happens over the next 20 years in Kennewick?

- 1. The community is a safe and crime-free environment (67%)**
- 2. Decreasing rates of homelessness (60%)**
- 3. Well-maintained infrastructure and adequate services (58%)**
- 4. Downtown area is an increasingly thriving place for locals and visitors (42%)**
- 5. Enhanced riverfront access and amenities (41%)**
6. Supply and variety of housing options to make living here affordable for everyone (*#1 answer for renters*)
7. More accessible public spaces and year-round recreational activities for the whole community
8. Diversified economy with living wage jobs and a supportive educational system
9. An easy-to-use transportation system (whether by walking, biking, transit, or driving)
10. The city is more prepared for changing weather patterns (rainfall, heat, etc.)
11. Enhanced access to vibrant neighborhood centers and commercial uses citywide
12. Improved neighborhood identity and cohesion

802 responses

Imagine Kennewick 20 years from now. What three words would you use to describe Kennewick in 2046?



129 responses

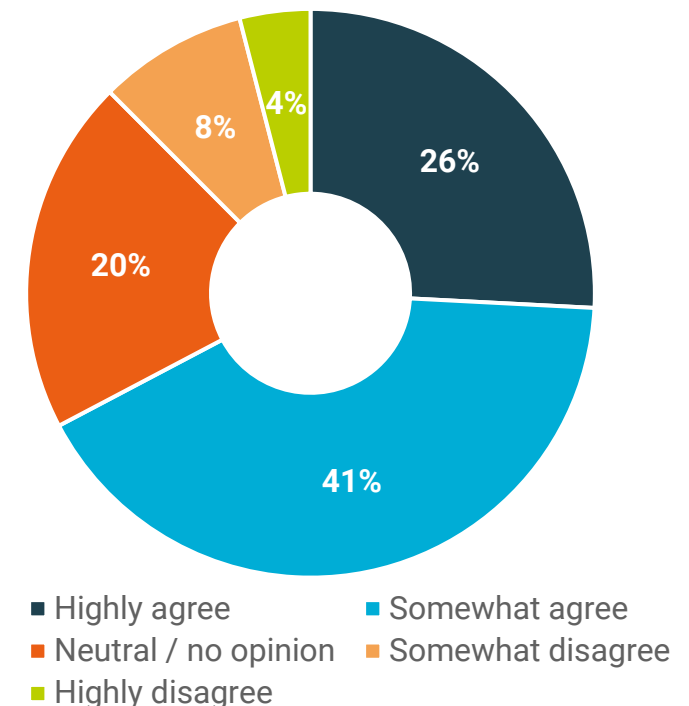
What types of **businesses or services** do you feel are lacking in Kennewick, or that should expand, to meet your needs?

Summary (in order of frequency mentioned):

- **Aquatic centers / pools:** indoor, year-round, competition level
- **Healthcare & mental health services:** more providers, specialized or in-patient facilities
- **Childcare:** affordable, accessible, safe options for all ages, includes weekend/evening care
- **Entertainment venues:** concert halls, theaters, performance spaces
- **Grocery stores and restaurants:** local, non-chain, diverse cuisines, mid- to high-end options
- **Community recreation centers:** multi-use facilities with gyms, pools, family activities
- **Small/local businesses** and specialty shops
- **Senior/elder care:** affordable housing, assisted living, medical services.
- **Outdoor recreation and parks:** riverfront access, trails, family attractions, waterparks

Kennewick has great options for outdoor recreation and entertainment most the year, but in the cold winter months there is not much to do.

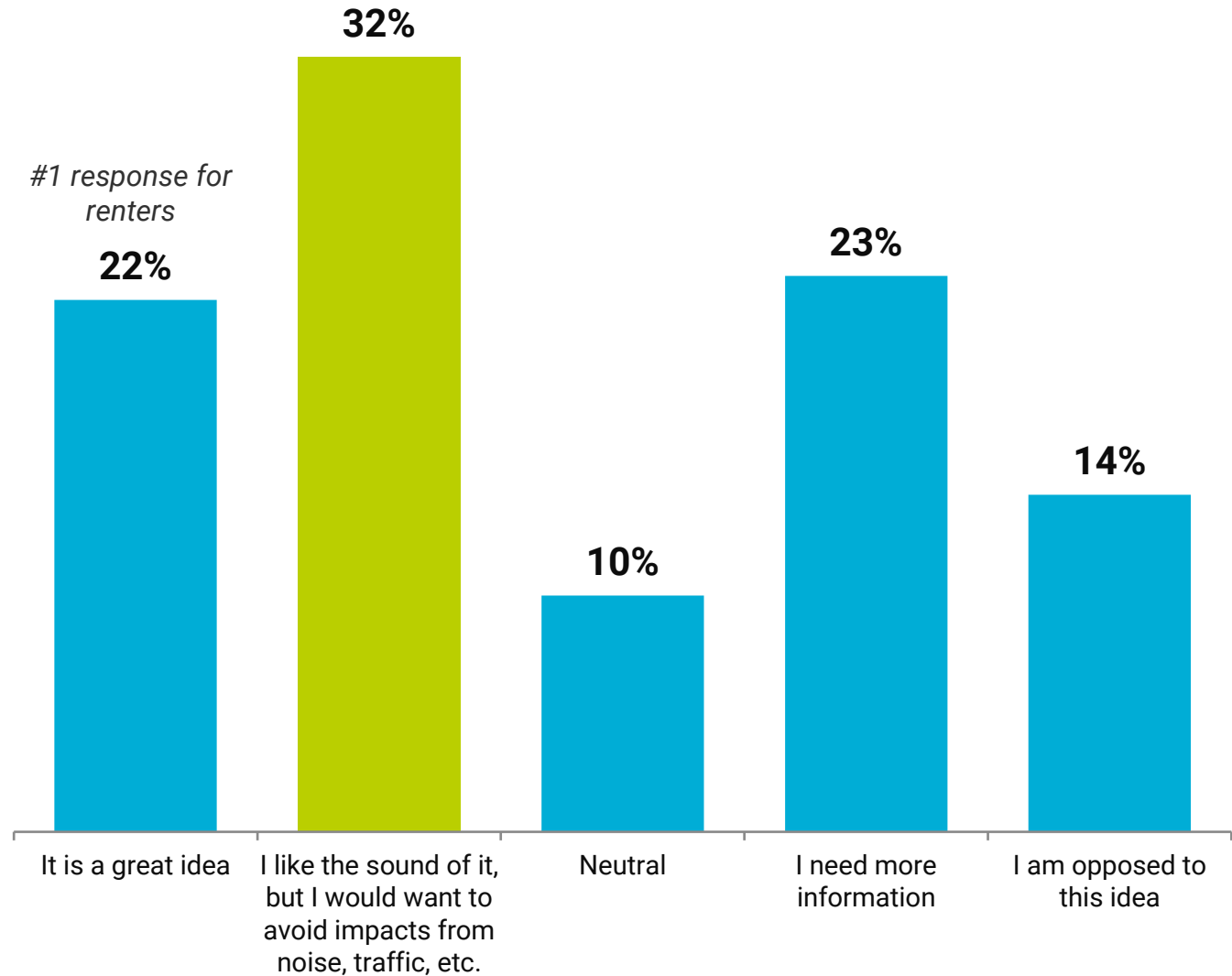
Do you agree with this statement?



What business or services are most important for you to have **close to your home**? Choose up to 5 options.



How do you feel about allowing more **small-scale commercial** businesses within or next to your neighborhood?



Burien, WA



Austin, TX



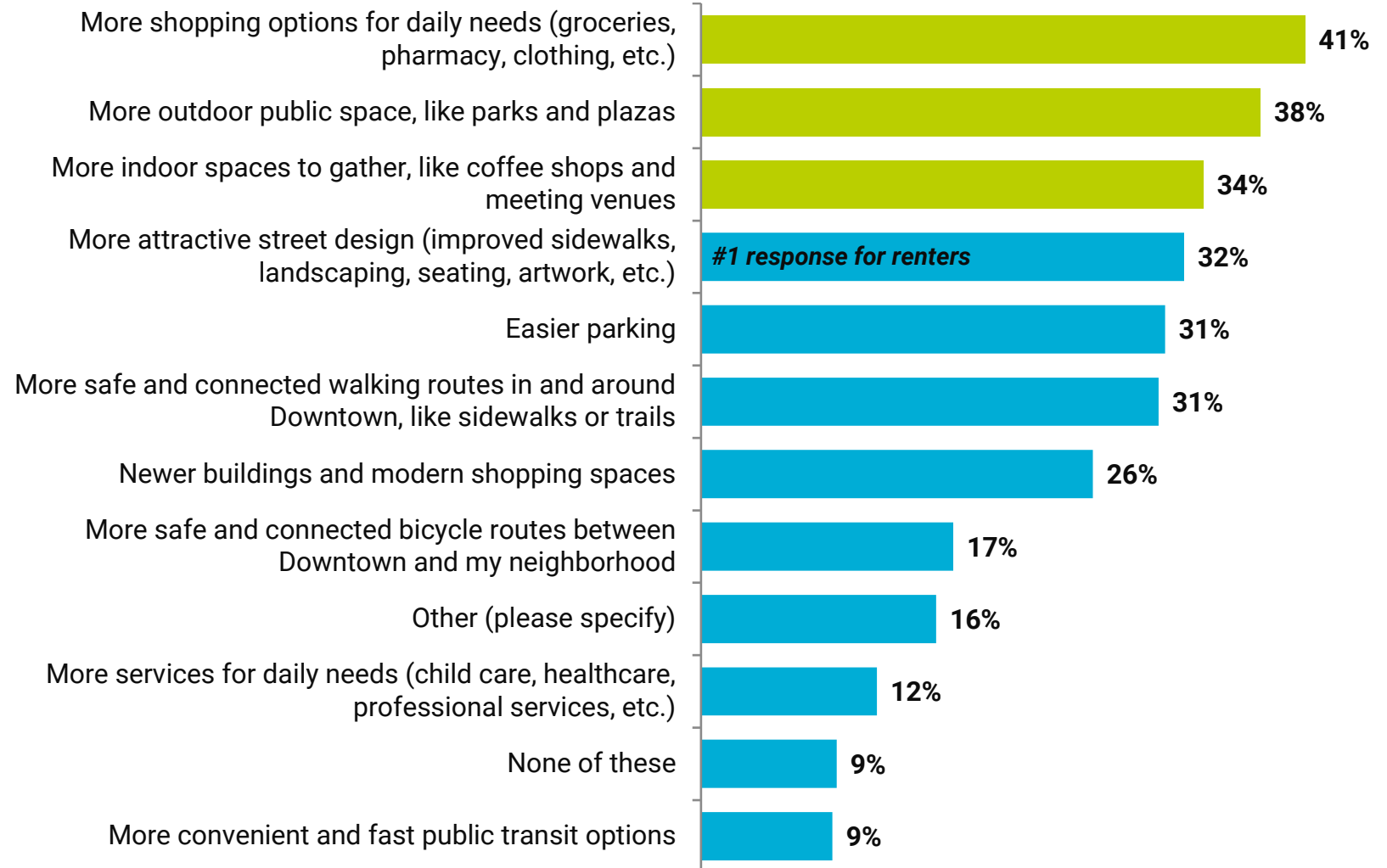
Spokane, WA



Boise, ID

*Examples of small-scale commercial
(no photos were shown in the survey)*

What improvements or changes would increase your visits and spending to **downtown Kennewick**? Choose up to 5 options.



Housing Stories – Survey Question

Do you have a housing story to tell?

For example:

- Why did you move to Kennewick and what has changed since?
- Have you personally had difficulty finding housing or paying for housing that meets your needs?
- Do you have children who can't afford buy a home here?
- Do you have parents or friends looking for assisted living?
- Have you seen friends or family members leave because they can't find housing in their budget, or which meets their needs?
- Has a difficulty to recruit employees who can afford housing affected your business or the services you use in town?

Housing Stories – Response Themes

Themes in order of frequency (for 317 responses):

- **Barriers:** Affordability challenges (homeownership, rent, property taxes, cost of living), limited stock, and eligibility constraints
- **Concerns/Desires:** Safety, neighborhood upkeep, growth pressures, and interest in amenities such as parks, walkability, and job opportunities
- **Positive Sentiments:** Stories of successful home buying and general appreciation for Kennewick's qualities
- **Demographics:** Certain groups have challenges in finding suitable housing: Young families, seniors, first-time buyers, and specific groups (disabilities, veterans)
- **Situations:** Some households are adjusting to challenges through multigenerational living or roommates
- **Policy Issues:** Frustrations expressed with water system requirements, rental laws, and other existing policies or gaps in policy

Housing Stories – Sample of Quotes

“The modest home (1800 sq. ft) I bought 20 years ago in Kennewick, unmarried in my mid-20s, has nearly tripled in value since. That's great for my equity, but my income has not tripled in that time...**had I not bought back then, I don't know how we'd afford a home now....**I know lots of people in our situation who feel the same.” – **Chris, homeowner**

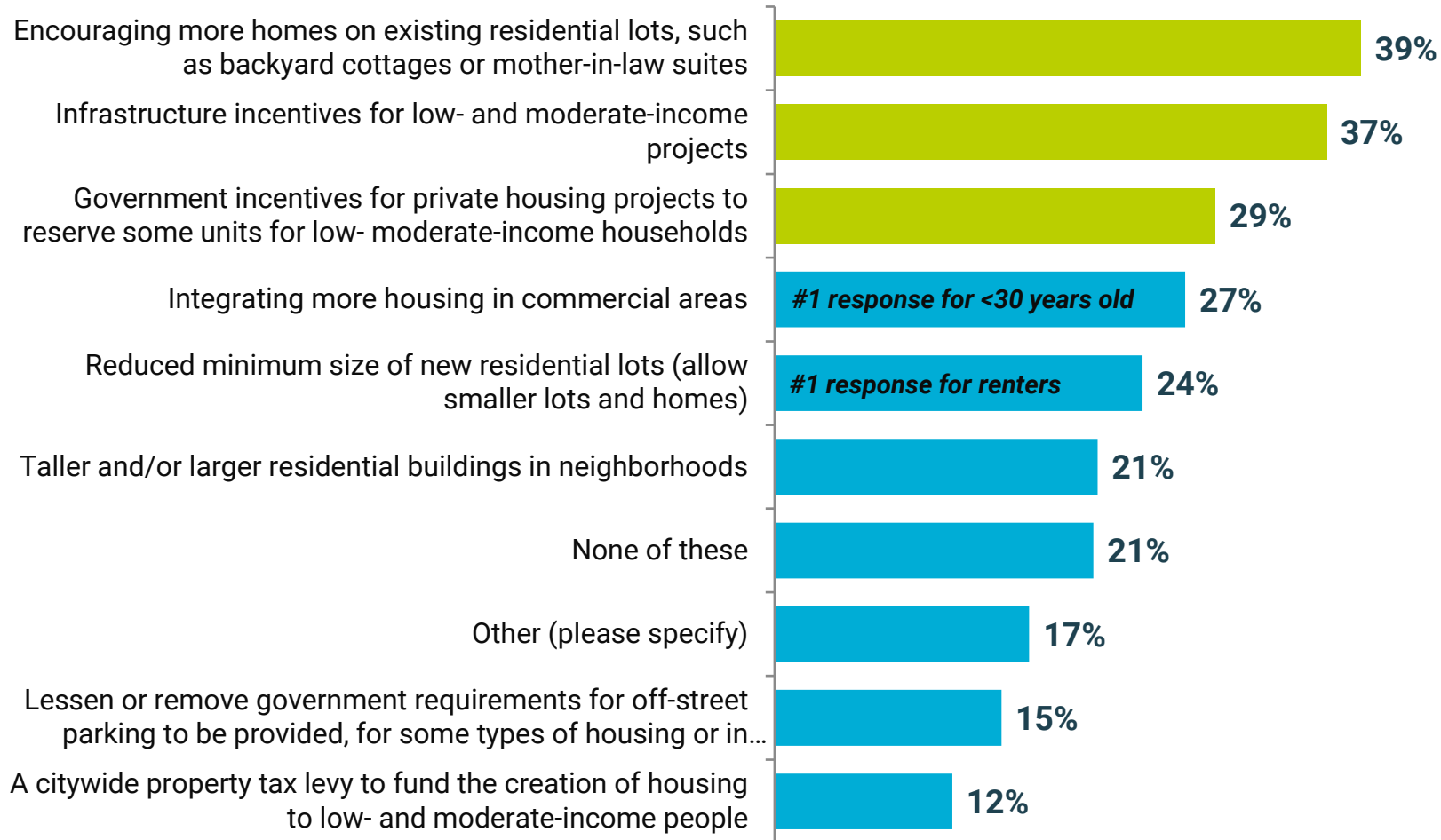
“My children have all grown and moved out. **I would like to downsize my home, but it would cost me double the monthly mortgage payment to get into a *smaller* home.**” – **Jenna, homeowner**

“...**Parents with adult children who have disabilities have very few options** in getting these individuals a chance at independence and integration into the community.” – **Sean, homeowner**

“I moved back to take care of my aging parents, who have both passed. Now I am looking into building multi-generational housing with my adult son and his family. **We are finding the limitations of ADU's in Kennewick discouraging and challenging.**” – **Dana, renter**

“I am a millennial with a graduate degree and a professional job. With the current housing market and interest rates, **I'm unable to afford to buy a home for my family of four.**” – **Amanda, renter**

Which of the following ideas would you be willing to accept to **create more affordable homes** in Kennewick for low- to moderate-income residents and workers? Select all that apply.



Carriage House ADU

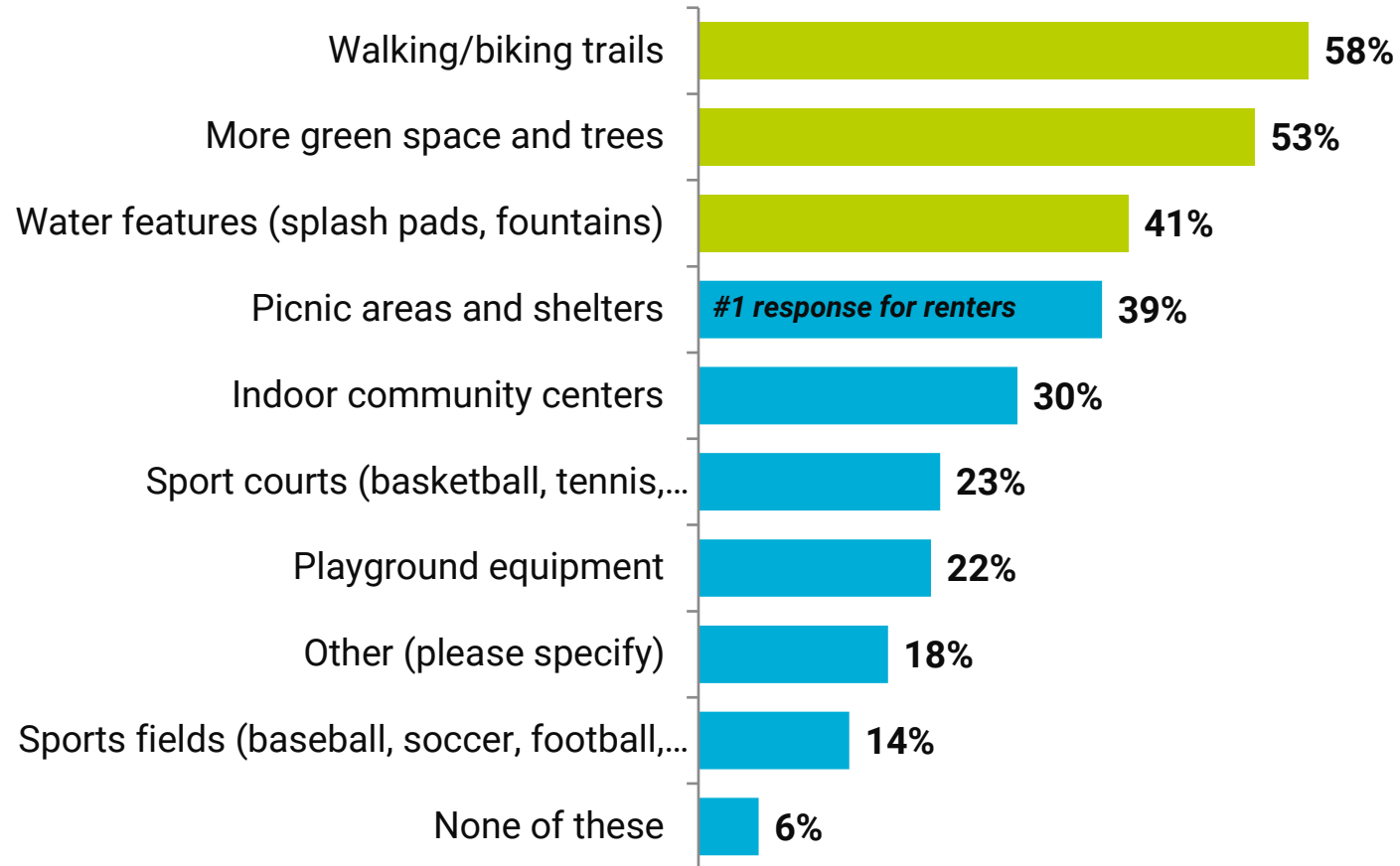


Mother-in-law suite

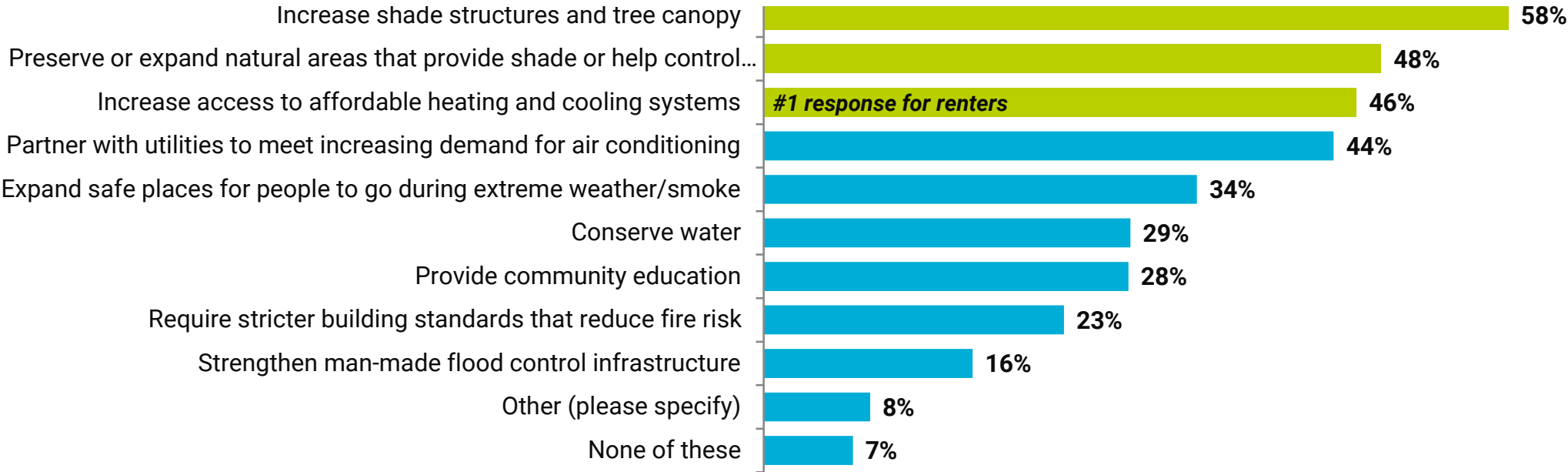


Detached ADU

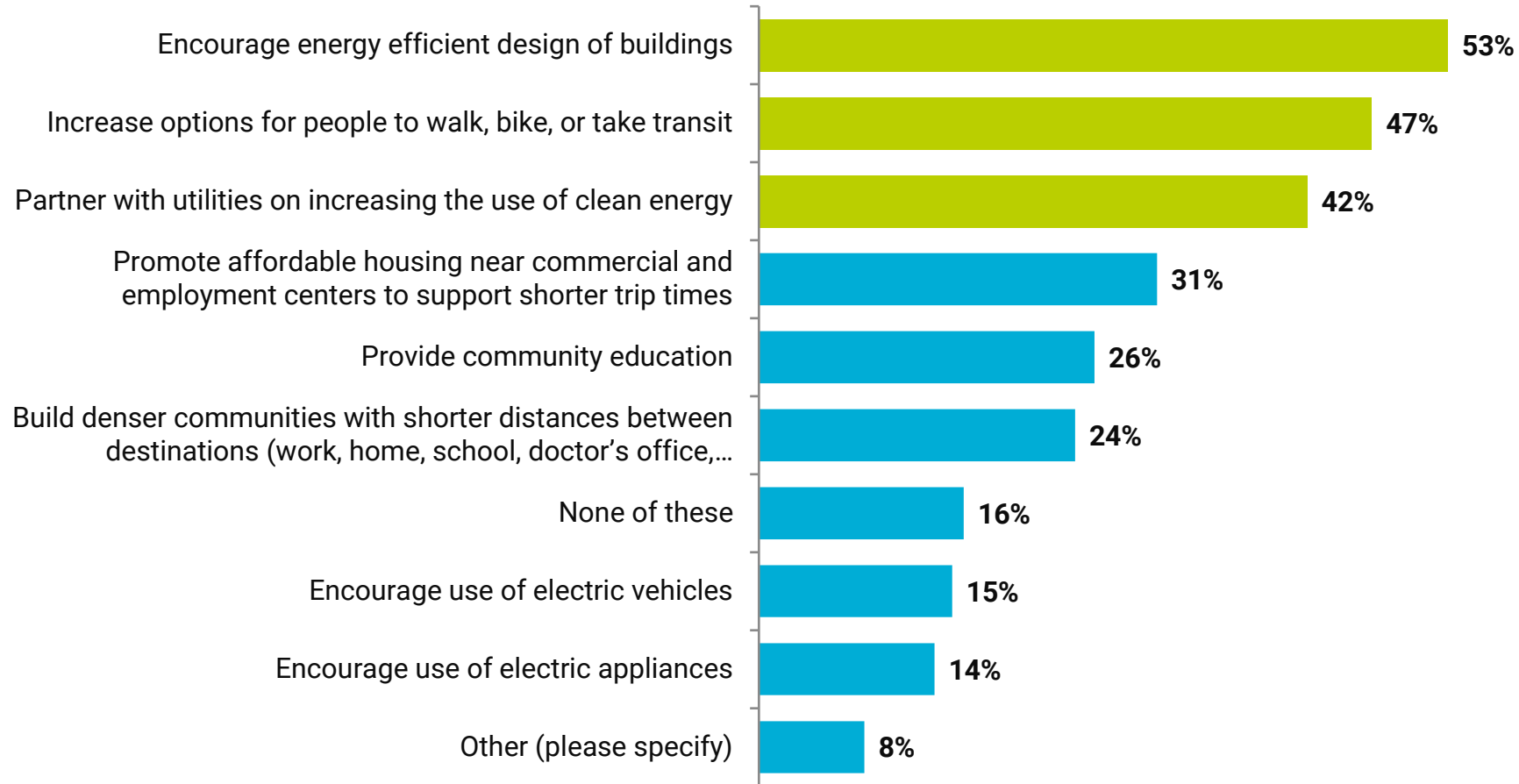
Which of the following **parks and recreation amenities**, if any, would you like to see more of in Kennewick? Select all that apply.



Which types of strategies do you support for **increasing Kennewick's preparedness** for weather and climate hazards, and ability to recover from them? Select all that apply.



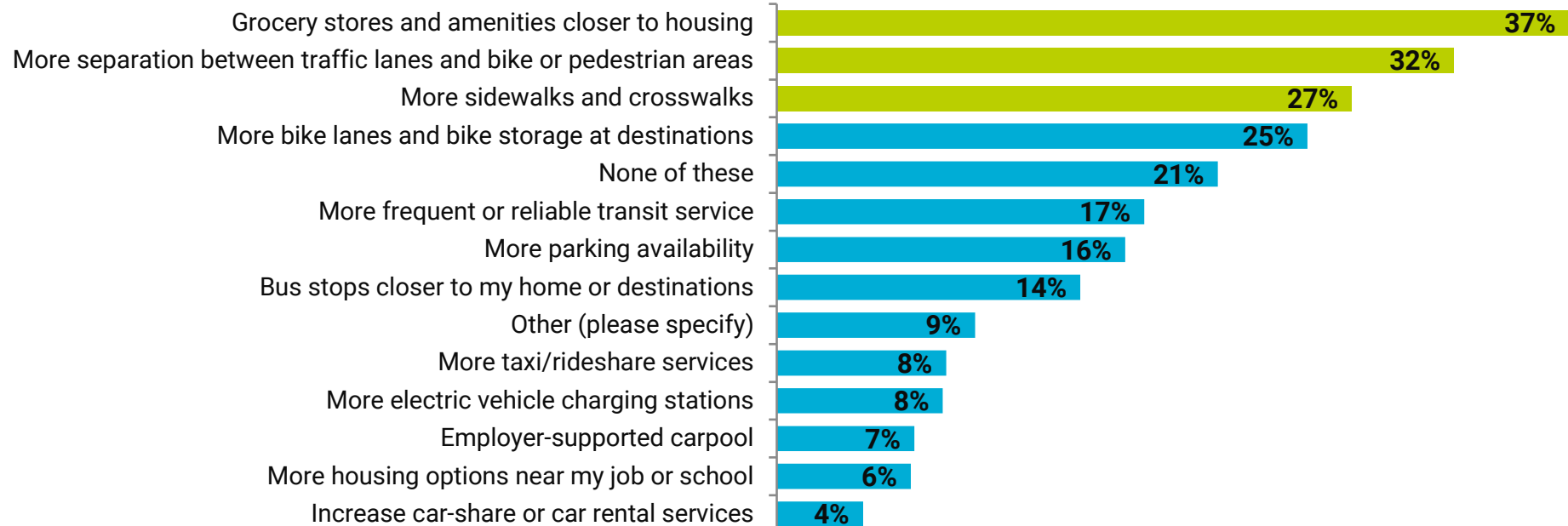
What types of strategies do you support for **reducing emissions** in Kennewick? Select all that apply.



What modes of transportation would you prefer to use more?



What would need to change for you to use your most preferred modes of transportation in Kennewick? Select all that apply.



Key Survey Takeaways

- More outreach to low-moderate income people, youth, and renters could help build a more well-rounded picture
- General satisfaction with current quality of life, but common concerns are public safety, healthcare access, and increasing costs of living
- Strong desire for key features that relate to physical activity:
 - More affordable indoor swimming opportunities
 - Better pedestrian and bike infrastructure for both recreation and transportation
 - Enhanced parks and plazas with shade and amenities, and better riverfront access
- Openness to more housing types and commercial uses in neighborhoods
- Desire for more food and dining options, especially grocery stores and cafes
- Interest in focusing on building design and clean energy for sustainability

An aerial photograph of a city landscape. On the left, a wide river flows, crossed by a long bridge with a truss section. The city extends from the riverbank, featuring a mix of residential neighborhoods with houses and trees, and commercial/industrial areas. A multi-lane highway runs parallel to the river, with a grassy median. In the background, distant hills are visible under a clear blue sky with some light clouds.

Vision Statement

Vision, Goals & Policies

Vision

A vision statement is a collective agreement of shared desires for the future. It is a compass that points the way to a common direction and values of the community.

Goal

Goals are statements of desired outcomes or intended achievements.

Policy

Policies are specific statements guiding actions and implying commitment to these actions. Policies provide the framework for future decision-making and authorization for regulations to implement the policies. Policies may express intent or describe an action to be taken.

Vision Statement Examples

The Pasco Vision for 2038

Located along the north shore of the Columbia River, Pasco is the major service center for the agricultural production in the Columbia Basin region of the State. Our City contains tree lined streets with well-maintained and identifiable neighborhoods interspersed with parks and schools. The City's infrastructure reflects good planning and public stewardship, while providing for acceptable levels of services. Fire stations and police mini-stations are optimally located throughout the community to provide exceptional and proactive public safety.

City government actively participates with the Port of Pasco and regional economic development agencies to expand employment opportunities as well as the tax base necessary to support needed community services. Our retail and commercial service centers are attractive and inviting areas clustered near intersections of major arterial streets.

Pasco is the multi-modal hub of southeastern Washington with flourishing industrial development along key transportation nodes, including rail, air, barge, truck, and pipelines.

All residents of the city are afforded access to the Columbia River. Pasco is oriented toward and connected with the River through parks, pathways, bikeways, boat launches, and docks.

VISION

Walla Walla—the best of the best of the Northwest. Walla Walla residents are unable to come to agreement on whether Walla Walla should be a retirement community, a tourist community, a farming community, or a business hub for the Inland Northwest, while recognizing that it may well evolve into all of these things at once. But what they do agree upon is what makes Walla Walla unique is worth preserving—it's what brings people here, makes them want to stay, and beckons them to come home again after spending time away. Without the natural character of the City, Walla Walla is simply another small town. The various elements within the comprehensive plan paint a picture of a Walla Walla that:

- › Preserves its identity and livability while adapting to change
- › Is inclusive of all people and celebrates its diverse community
- › Fosters an atmosphere of economic diversity
- › Preserves and builds on its history and culture
- › Enhances the natural environment
- › Supports transparency and collaboration in government.

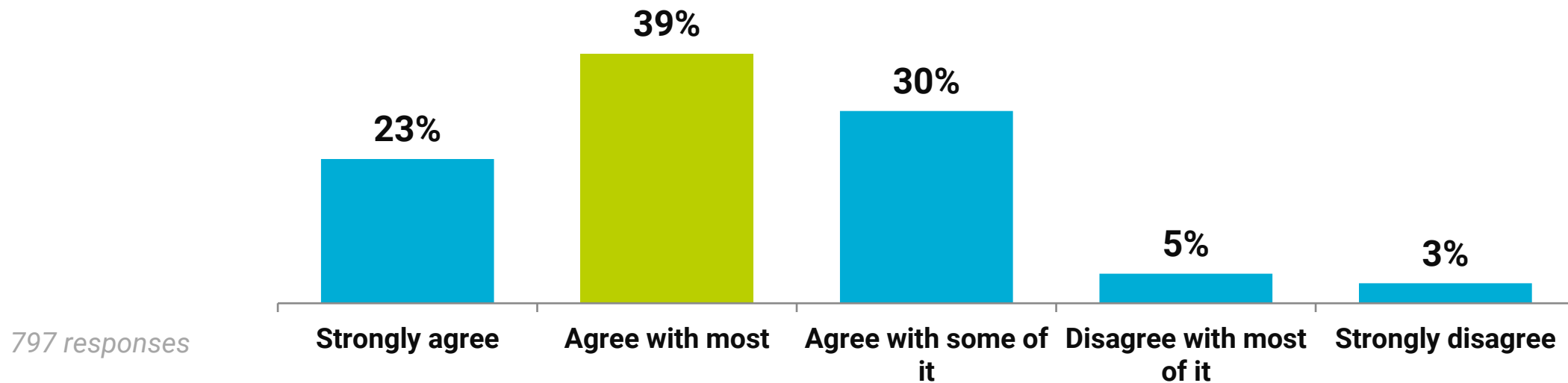
A Vision for Moses Lake

Moses Lake is a diverse, connected, and supportive community of innovation and opportunity that values its namesake lake, small town vibe, growing arts and cultural scene, abundance of sunshine, and outdoor activities.

Survey Question

“An exceptional quality of life, premier infrastructure, and sustainable vision make Kennewick an attractive place to live, do business and visit. Kennewick is welcoming, safe, family-friendly and features a variety of housing options, employment opportunities, and community activities and services. We are inclusive and value diversity, civic engagement and community partnerships. We encourage walkable and bikeable neighborhoods and convenient access throughout the city. Kennewick will continue to lead the way in creating a vibrant community and economy for generations to come.”

How much do you agree that the above statement represents your own vision and goals for Kennewick for the next 20 years?



April 22 Kickoff Feedback Summary

- Current vision statement is too long, fluffy, and exaggerated. Let's shorten and sharpen it.
- Discussion of who uses the vision statement: staff, Council, developers, etc. It is not often used by the public, so don't expend too much energy on revising it.
- Consider a focus on the City's public service mission. Also how this might be used for grant applications, budget decisions, etc.
- Kennewick is not very walkable/bikeable yet, but it continues to be an aspiration
- The city is indeed family-friendly, has a community spirit, and enjoys good schools and parks
- Affordability has emerged as an important issue in the last 20 years
- If "sustainability" is still referenced it needs to acknowledge water conservation is a key issue

Vision Statement Drafting

- Feedback from City leadership and public survey used to craft alternative vision statements
- Draft statements could be mixed-and-matched, or inspire entirely new options

What do you love about Kennewick?

1. Beautiful setting on the river, with hills and views (54%)
 2. Access to parks, hills, and water for recreation (52%)
 3. It is family friendly, with good schools and parks (47%)
 4. It is easy to live here (45%)
 5. The community is diverse (41%)
 6. Overall quality of life (38%)
 7. Diversity of housing (35%)
 8. The vibe, atmosphere (32%)
 9. Diversity of businesses (30%)
 10. Variety of recreational activities (28%)
 11. Arts, history, culture (25%)
 12. Business opportunities (22%)
- 802 responses

KENNEWICK COMPREHENSIVE PLAN

What are you most concerned about for Kennewick?

1. Homelessness and associated community impacts (63%)
 2. Crime and public safety (58%)
 3. Cost of living (45%)
 4. Maintenance of infrastructure (42%)
 5. Public health issues (41%)
 6. Lack of affordable housing (38%)
 7. Lack of affordable recreation (35%)
 8. A need for more living wage jobs (32%)
 9. Number, quality, and accessibility of services (30%)
 10. Lack of good transportation options (28%)
 11. Lack of economic diversity, jobs (25%)
 12. Preparedness for disasters and climate change (22%)
- 802 responses

KENNEWICK COMPREHENSIVE PLAN

What do you hope happens over the next 20 years in Kennewick?

1. The community is a safe and crime-free environment (67%)
 2. Decreasing rates of homelessness (60%)
 3. Well-maintained infrastructure and adequate services (58%)
 4. Downtown area is an increasingly thriving place for locals and visitors (42%)
 5. Enhanced riverfront access and amenities (41%)
 6. Supply and variety of housing options to make living here affordable for everyone (#1 answer for renters)
 7. More accessible public spaces and year-round recreational activities for the whole community
 8. Diversified economy with living wage jobs and a supportive educational system
 9. An easy-to-use transportation system (whether by walking, biking, transit, or driving)
 10. The city is more prepared for changing weather patterns (rainfall, heat, etc.)
 11. Enhanced access to vibrant neighborhood centers and commercial uses citywide
 12. Improved neighborhood identity and cohesion
- 802 responses

KENNEWICK COMPREHENSIVE PLAN

34

Vision Statement Drafting

Alternative 1

In 2046 Kennewick is an attractive place to live, do business, and visit in a beautiful setting along the Columbia River. The community is family-friendly and boasts the great neighborhoods, schools, parks, healthcare, and other infrastructure needed by people of all generations. Kennewick has a strong economy with good-paying jobs, a diversity of shopping options, and affordable housing.

Vision Statement Drafting

Alternative 1

In 2046 Kennewick is an attractive place to live, do business, and visit in a beautiful setting along the Columbia River. The community is family-friendly and boasts the great neighborhoods, schools, parks, healthcare, and other infrastructure needed by people of all generations. Kennewick has a strong economy with good-paying jobs, a diversity of shopping options, and affordable housing.

Alternative 2

Kennewick is the best place to do business and raise a family in the Tri-Cities thanks to its exceptional quality of life and resilient economy. Every neighborhood has a mix of housing options, great schools and parks, and nearby shopping and job opportunities. The city embraces its arid climate with responsible water use, energy-efficient development, and accessible indoor and outdoor recreation venues. Streets and infrastructure are well-maintained and well-connected to support growth, community health, and a welcoming environment for visitors.

Vision Statement Drafting

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Alternative 3

Located in a stunning location between the Columbia River and Horse Heaven Hills, Kennewick leads the Tri-Cities in recreation, economic development, and housing choices. The city provides a premier infrastructure system, quality public services, and great streets and public spaces that meet the needs of its diverse community. Residents enjoy excellent river access and a well-connected network of trails, parks, and community centers throughout the neighborhoods. Downtown is the place to be and businesses citywide have the support and infrastructure they need to thrive and expand.

Vision Statement Drafting

Alternative 1

In 2046 Kennewick is an attractive place to live, do business, and visit in a beautiful setting along the Columbia River. The community is family-friendly and boasts the great neighborhoods, schools, parks, healthcare, and other infrastructure needed by people of all generations. Water is a key resource that is carefully planned for in all infrastructure and development projects. Kennewick has a strong economy with good-paying jobs, a diversity of shopping options, and affordable housing.

Alternative 2

Kennewick is the best place to do business and raise a family in the Tri-Cities thanks to its exceptional quality of life and resilient economy. Every neighborhood has a mix of housing options, great schools and parks, and nearby shopping and job opportunities. The city embraces its arid climate with responsible water use, energy-efficient development, and accessible indoor and outdoor recreation venues. Streets and infrastructure are well-maintained and well-connected to support growth, community health, and a welcoming environment for visitors.

Alternative 3

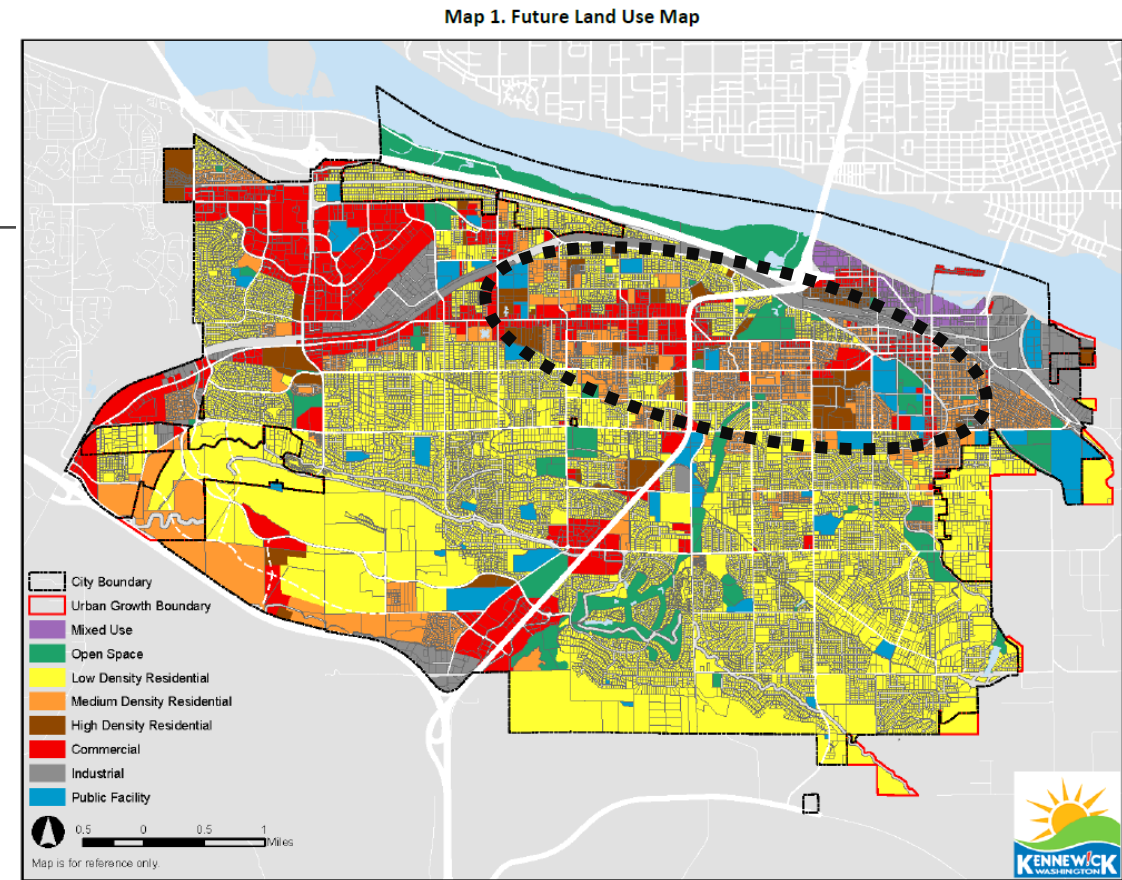
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Planning Concepts/Priorities

Urban Core Investment

- Incentivize redevelopment on underutilized properties and near important locations like parks, schools, and grocery stores
- Coordinate and fund appropriate infrastructure improvements to support development (water, power, sewer, etc.)
- Potential exchange in capacity with medium-density residential designations in southern areas

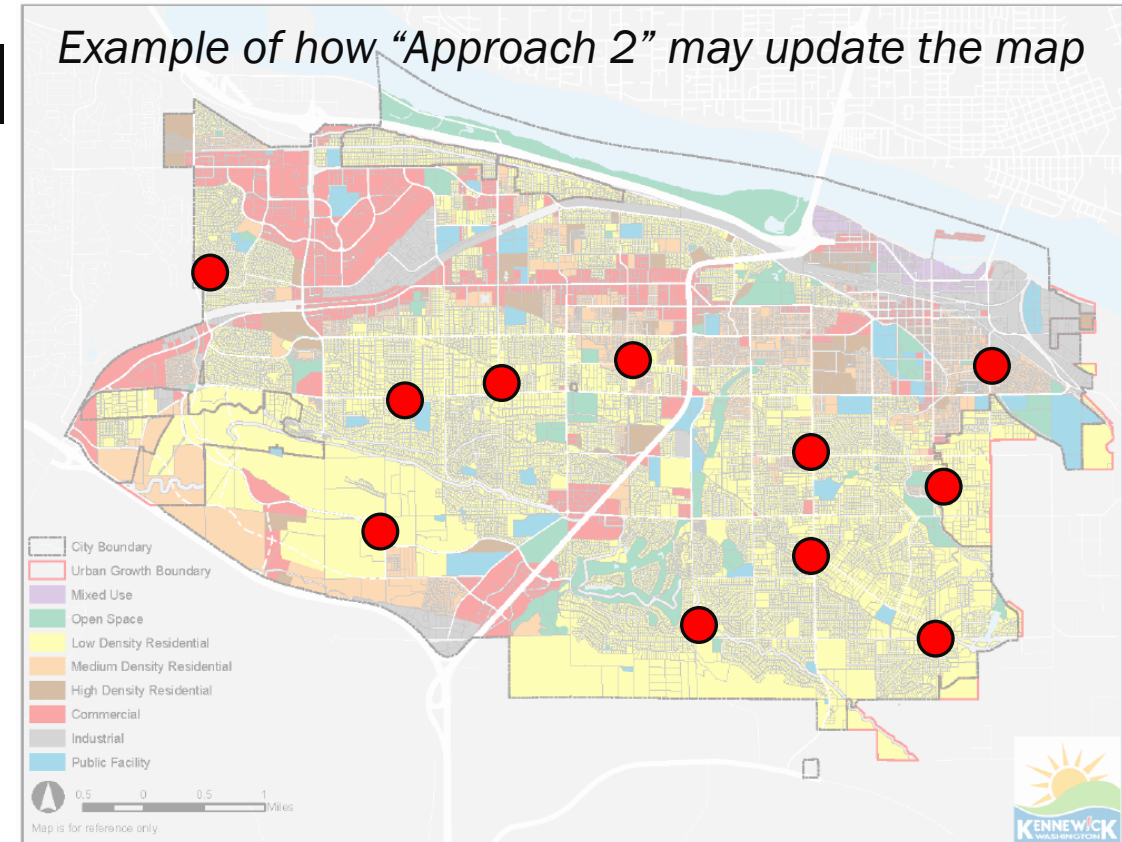


Neighborhood Commercial

- Survey showed strong interest in having more commercial services in or near neighborhoods
- Approach 1: Update residential zoning to allow small commercial uses, corner stores, etc.
- Approach 2: Re-designate small areas from residential to commercial where:
 - At least ½ mile from existing commercial centers
 - Vacant or underutilized land is available
 - Potentially near other gathering spaces like parks, schools, religious institutions, etc.
 - Existing residential density or drive-by traffic might be able to support small businesses
- Regulations can be updated with appropriate standards to ensure residential compatibility

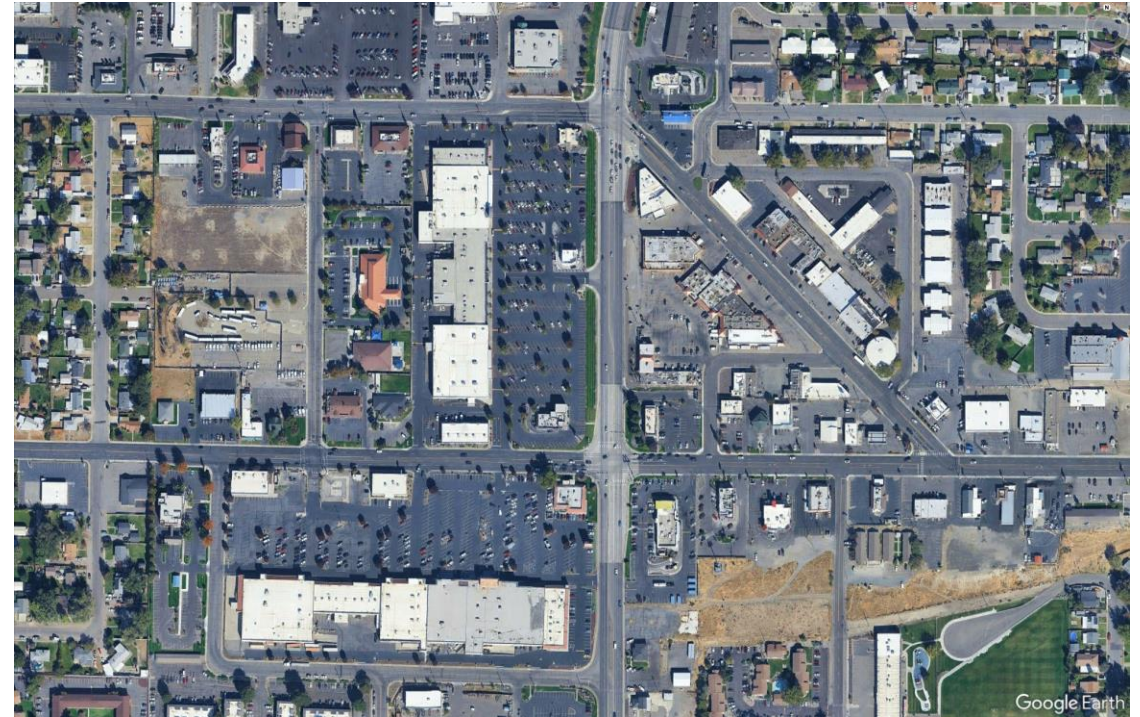
Map 1. Future Land Use Map

Example of how “Approach 2” may update the map



Regulatory Updates

- Streamline zoning and make a variety of updates per new state law
- Modernize commercial and multifamily design standards for:
 - More predictability for applicants
 - Community interest in higher quality development and walkability
 - Encouraging development of more housing options in the urban core



Economic Development

- Advocate for and recruit additional healthcare services of all kinds
- Update policies for childcare and consider options to increase capacity
- Continue supporting Downtown revitalization, even though it may be incremental and require funding support
- Consider approaches to attracting more grocery options to eastern and southern Kennewick (zoning, incentives, recruitment, etc.)
- Continue attracting entertainment and tourism-supporting businesses to the areas around the mall and convention center
- Narrow focus on industrial development to realistic growth opportunities (due to changes in national economy and limitations in utility capacity)

Housing

- Incentivize more vertical development where it may be economically feasible
- **Kennewick needs to increase capacity for housing that serves people at lower income levels ($\leq 80\%$ AMI)**
- Options can be considered in the Housing Action Plan:
 - Expand Residential, High Density (RH) and Urban Mixed-Use (UMU) zoning to more areas of the city
 - Establish a Multifamily Housing Tax Exemption (MFTE) program
 - Identify surplus public property or capital facility co-location opportunities
 - Support development of ADU's with income restrictions, e.g. pre-approved plans, fee waivers, revolving loan fund, etc.
 - ...and more



Transportation

- Prioritize maintenance and connectivity of the street network to promote comfort and mobility for all users
- Continue collaboration on the Wigeon Way trail system concept with the irrigation districts (trails highly ranked in the survey)
- Create more safe crossings of arterial streets (e.g. a marked crosswalks, refuge islands, signals, road diets)
- Build out a basic protected bike lane network
- Connect the street grid in strategic locations



Capital Facilities

- Support development of additional fire stations or fire station expansions to support increased staffing
 - Station 66 in Southridge (*per Standards of Cover*)
 - New station in Southeast Kennewick (*per current CF element*)
 - Consider if a full station or EMS station between railroad tracks and river would have positive cost-benefit and mitigate blockages
- Support development of a Community Emergency Response Team (CERT) program to enhance emergency preparedness and self-reliance (may trigger some minor capital facility needs)
- Support development of a Police substation in the west to provide more customer service and support for major incidents (and potentially growth in staffing)
- Extend and modernize utilities as needed to support all types of development



Parks & Recreation *(part of Capital Facilities element)*

- Study options to build a public pool, potentially in partnership with a nonprofit operator
- Invest in more indoor recreation/community center capacity with a variety of programming, potentially in partnership with nonprofit operators. Such facilities can double as cooling and warming shelters.
- Invest more in shade, water play, and sporting features at existing parks
- Provide more sports facilities and programming for casual/recreational use in throughout the city, including all-weather and nighttime options
- Establish one or more new connections to Columbia Park, and expand useable shoreline access



Climate & Resiliency

- **Transportation, Buildings, Energy, and Land Use**

- Increase energy efficiency in homes and buildings
- Expand multimodal and active transportation
- Mixed-use land uses to integrate housing, transit, and amenities
- Reduce commute times with higher-density and infill developments

- **Water Resources, Ecosystems, Agriculture, and Food Systems**

- Promote water storage and conservation practices with agriculture, new developments, and the general public
- Improve ecosystem health and stormwater management with native vegetation

- **Health and Wellbeing and Emergency Management**

- Expand programs providing cooling and warming centers and other emergency shelter
- Expand public outreach and education on emergency preparedness

- **Economic Development and Cultural Resources**

- Expand entry level job opportunities in low-emission industries
- Include climate hazards in multi-jurisdiction hazard mitigation plans

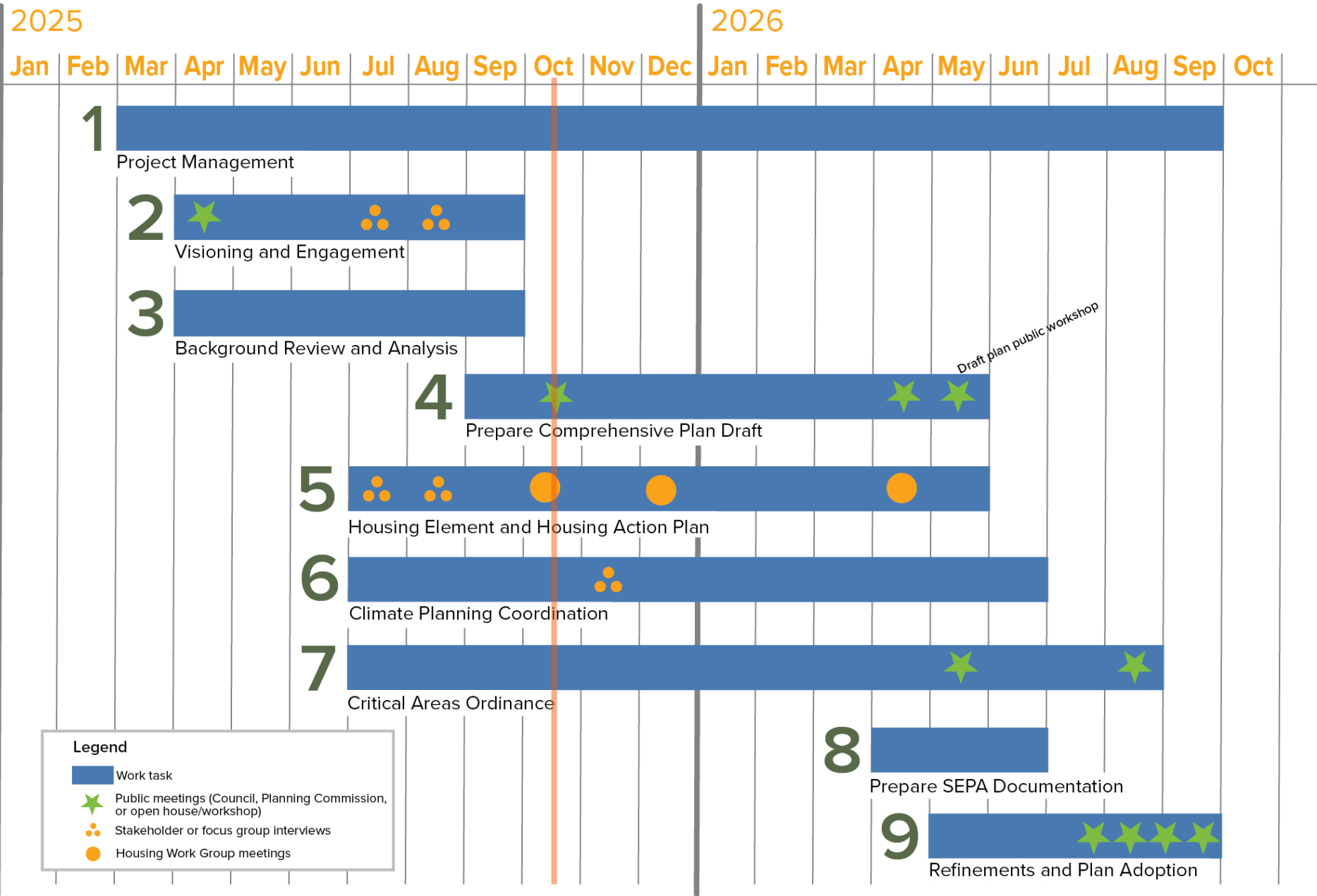


Conclusion

Next Steps

- ❑ Refine concepts and move into draft updates of the Vision Statement and the elements
- ❑ Integrate the new regional Climate Element into Kennewick's plan
- ❑ Housing analyses
- ❑ Additional housing work group meetings
- ❑ Additional stakeholder outreach as needed for specific topics (climate, housing, economic development, etc.)
- ❑ First draft plan aimed for release in March or April 2026, with public workshop to follow

Schedule



Thank You

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Stakeholder Interview Summaries

Kennewick 2026 Comprehensive Plan Update

October 2025

Introduction

The City of Kennewick is updating its Comprehensive Plan and reaching out to community stakeholders to provide insight into current issues, trends, challenges, and opportunities. The goal of stakeholder interviews is to develop updated information on community priorities and compare this to the Comprehensive Plan's current vision, goals, and policies for potential changes. The interviews occurred in July and August of 2025.

Interviewed stakeholders included regional economic development professionals, business owners, public utilities agency staff, residential and commercial developers, leaders in the healthcare industry, public safety agencies, and other community leaders. This range of people provided a variety of perspectives on challenges and opportunities in Kennewick. Represented organizations include:

Kennewick Fire Department	Ben Franklin Transit	Benton Public Utilities District
Kennewick Police Department	Benton County Human Services	Pacific Northwest National
Kennewick Parks & Recreation Department	Benton Franklin Health District	Laboratory
Kennewick Community Development Block Program	Kennewick Housing Authority	Home Builders Association
Kennewick City Council	Habitat for Humanity	Tridec
Kennewick School District	Port of Kennewick	Stricker CRE
Columbia Irrigation District	Visit Tri-Cities	Retter & Co.
	Historic Downtown Kennewick	Kiemle Hagood
	Partnership	Canyon Lakes Golf Course

The interviews were split into six focus groups:

1. Urban Design & Development
2. Economic Development
3. Housing
4. Infrastructure
5. Public Health & Safety
6. Recreation

1 – Urban Design & Development

Kennewick's development character is seen as fragmented, with few unifying design elements or a strong citywide identity. Growth over the past few decades has been disjointed, creating "pockets" of development rather than cohesive districts. While zoning has allowed for denser, vertical development, there is little incentive or guidance to push projects beyond conventional, low-risk approaches.

Residential/Mixed-Use Development

Many residents chose to move to Kennewick because of the suburban living opportunities and private yard space, but having a mix of housing options available is valuable. Kennewick is seeing considerable commercial and residential development to meet growth needs.

Townhomes are being developed more frequently, providing a new option for homeownership.

Some areas, such as Southridge and parts of Vista Field, have had the advantage of long-term planning horizons, resulting in more intentional design. Southridge benefitted from two decades of coordinated planning. Vista Field holds potential for a mixed-use live/work/play model, though some stakeholders were skeptical on market demand for compact living given local preferences for private yard space.

Challenges and Barriers

Some stakeholders highlighted the importance of connectivity between neighborhoods and amenities as a key measure of welcoming and functional design. Most of the same stakeholders also pointed to broader concerns about land use efficiency, community identity, downtown vitality, the quality of public spaces, and transportation barriers. Some of these concerns include the following:

- Lack of cohesive identity across commercial corridors (e.g., "Richwick" mall/Costco area feels indistinguishable). Downtown Kennewick is seen as lacking a clear vision for growth and activation.
- There should be incentives for vertical development and making more efficient use of land. Some examples suggested were height bonuses, fee discounts, and property tax reductions. Kennewick already is known for its quick permitting, so streamlined permitting isn't an incentive option.
- Many public gathering spaces are too small. The best spaces designed for large gatherings are often privately owned.
- One-way streets and major highway barriers (e.g., 10th & Clearwater, Highway 396, Highway 240 off-ramp) undermine retail vitality and pedestrian safety.

Case Studies

During the group interview, several places were cited for positive or negative outcomes in design quality as a result of development regulations. One concern was that design standards

could be too focused on a single vision and result in buildings that are outdated soon after they are completed.

- Southridge was noted for its open spaces but criticized as being car-dependent and lacking daily amenities like grocery stores or childcare.
- By contrast, Badger Mountain South in Richland is emerging as a promising model of a 15-minute neighborhood, integrating housing, commercial areas, trails, and future schools.
- Creekstone in Kennewick was noted as being indicative of its era but is limited as consumer behaviors shift towards increased mixed-use development.
- Other cities were cited as being successful in the consistency of high-quality design, including downtown Walla Walla, Boise, and Leavenworth.
- Ridgefield, in Clark County, created incentives for developers to add a certain amount of trail and pedestrian connections.

Aging Population and Accessibility

Like many communities, Kennewick is seeing an increase in older residents. The city is only partly equipped to serve seniors aging in place. Specific issues:

- More senior facilities are needed to meet baseline demand.
- Many older multi-story buildings lack elevators. Upgrading older buildings with elevators is costly, yet necessary to support accessibility. The City may need to provide financial help. Incentive programs for retrofits could help make the existing inventory more usable.
- Some public realm and street improvements include audible crosswalks and mobility bumps, but sidewalks and streets are often not wheelchair-friendly. The City tries to keep up with requests to maintain ADA compliance.

Sustainability and Climate Resilience

Increased tree canopy is ideal, but cost, water usage, and maintenance are concerns, especially considering the compatibility of Kennewick's climate and native plant types. Alternatives to provide shade should be considered, such as canopy structures and awnings that may provide heat relief at lower long-term cost.

Balancing development costs with climate resilience will require more flexible and innovative approaches. New energy codes are perceived to have little or no return on investment for residential homeowners.

2 – Economic Development

Economic development stakeholders shared a sentiment of both opportunity and constraint. Kennewick has steady tourism and emerging opportunities to develop space for advanced industries. But the city's ability to grow these opportunities is limited by infrastructure constraints. Particular issues are energy availability, infrastructure costs, regulatory constraints, and regional competition.

Commercial and Retail

Kennewick's commercial activity remains dispersed due to auto-oriented development patterns. Residents often travel between different Tri-Cities jurisdictions for reaching shopping and amenities. The Columbia Center Mall and convention center area is the largest hub of commercial activity in Kennewick. It includes the relatively new Hub of Kennewick, a covered eating area featuring a variety of food trucks, an output of local efforts to diversify the food and retail scene.

Stakeholders commended the Historic Downtown Kennewick Partnership for their efforts in revitalizing the downtown area and hope to see this work continue with an emphasis on local businesses. At the same time, some stakeholders hope to see more large anchor tenants in the city, with McMenamins cited as a prominent Pacific Northwest-based example.

Tourism & Events

Tourism in Kennewick is split between the presence of professional visitors associated with the Pacific Northwest National Laboratory (located in Richland) during the week, and recreational sports events on the weekend (such as hockey and baseball). There are several hotels currently under construction, and the Three Rivers Convention Center expansion is underway, which will support the city's ability to pursue larger tournaments and conferences. Kennewick's location in the heart of Washington's productive agricultural region makes it a hub for significant agricultural events.

Infrastructure

Freight traffic from warehouse centers in Pasco place strain on Kennewick's infrastructure and creates traffic impacts on both rail and freight, as these trucks often get stuck at at-grade rail crossings. Freight traffic is also unlikely to engage with the local economy as they pass through. Some stakeholders expressed interest in a future Highway 395 freight bypass.

Development Constraints

Multiple stakeholders agree that City of Kennewick staff are efficient at project permitting turnaround in compared to other Tri-Cities jurisdictions.

Stakeholders emphasized that environmental conditions and regulations place considerable constraints in expanding development beyond existing urbanized areas. Habitat protections for shrub-steppe habitat, a grassland ecosystem found in arid regions like the Columbia Plateau,

make it particularly hard to develop outlying areas. Shrub-steppe is a “priority habitat” subject to conservation measures administered by the Washington Department of Fish & Wildlife.

Stakeholders reported these key issues related to environmental constraints on development:

- Lack of available developable/vacant land without the shrub-steppe habitat designation. There is a particular challenge for industrially-zoned land.
- Getting Fish & Wildlife approval for development on properties with shrub-steppe designations leads to uncertainty for landowners and developers (especially on the city’s outskirts), and slows project timelines.
- Rocky soil in some locations make it difficult to grade and develop land, particularly in the south.
- SEPA noticing requirements do not always allow Kennewick to comment on projects that impact its jurisdiction. A cited example is the development of Amazon warehouses in neighboring Pasco.

Industry

Stakeholders noted Kennewick has modest industrial growth opportunities. There is available land and reported interest from a variety of industrial sectors, such as high-tech manufacturing and data center operators. Simultaneously, Kennewick has limitations in how much industrial growth is feasible, primarily due to limited availability of the energy and water needed to support large industrial needs.

Bonneville Power Administration’s energy capacity is limited, and large users such as data centers or advanced manufacturing facilities require more energy than what the local system can provide. Stakeholders noted small-scale nuclear power has been discussed as a potential solution. Water service to potential industrial project areas also remains unresolved, as the City has experienced limitations in the past servicing the Horse Heaven Hills American Viticultural Area.

3 – Housing

As part of the effort to explore housing barriers, interviews were conducted with city councilmembers and housing organizations. Stakeholders emphasized Kennewick’s challenges with affordable housing supply, an increase in homelessness, and how updates to regulations and other opportunities could help address the problems.

Lack of Affordable Housing

Housing and rental costs in Kennewick have become increasingly unaffordable, with significant rises since 2020. Many interviewees reported challenges finding affordable housing due to a variety of factors, including:

- Many prospective buyers are priced out of the market
- First-time homeownership is extremely difficult even with first-home buyer assistance programs
- Rental housing is unaffordable, with a limited supply of lower-cost options
- New construction consists of luxury units that are out of reach for low to moderate income families or individuals
- High interest rates combined with rising cost of other necessities cause households to face difficult tradeoffs and increasing financial strain in finding affordable housing.
- Waitlists for affordable housing through the Kennewick Housing Authority range from six months to more than two years and are currently closed to new applicants.

Interviewees identified the following contributing factors behind these trends. Population growth and job growth are driving increased demand, as employers attract new residents and in-migration continues from higher-cost markets. Inflation, increases in the minimum wage, and the added cost of regulatory requirements (such as energy code compliance) also play a role.

Increase in Homelessness

There is an increase in the people who are experiencing homelessness, and shelter capacity remains very limited throughout the Tri-Cities, creating opportunities for improvement in Kennewick. The following concerns were identified regarding the city’s unhoused population:

- While there are many resources and organizations dedicated to supporting individuals experiencing homelessness and helping them transition into stable housing, the number of available shelters and supportive or affordable housing units are far from meeting demand.
- Unhoused individuals face multiple overlapping challenges in addition to housing insecurity, including living with disabilities, mental health challenges, and substance abuse disorders.
- There is a pressing need for more warming and cooling centers to provide safe spaces during extreme cold and hot months, when vulnerable populations are most at risk.

Housing Types Most Needed

Currently, the housing market in Kennewick is dominated by single-family homes. There was agreement among interviewees that a wider variety of housing types is needed to serve different incomes and populations across Kennewick. However, interviewees' perspectives on housing development reflect mixed and sometimes conflicting views, as described below.

Single-Family Preference and Middle Housing

Most interviewees felt that affordable single-family homes, particularly starter homes, remain the strongest community preference, as many families want the opportunity to own their own home and the community remains tied and used to this kind of housing. Some felt that most new development should continue to be single-family homes, and did not feel that denser housing types, or middle housing (such as duplexes, fourplexes, and townhomes) should be integrated into existing single-family neighborhoods, with concerns about neighborhood character and parking congestion.

Other stakeholders acknowledged this skepticism in neighborhoods and community resistance but were much more open to certain middle housing options as solutions to expand affordability and choice and felt that residents might change their minds. ADUs (accessory dwelling units), cottage clusters, and duplexes were seen as the most promising options presented to the community. An interviewee also mentioned that additional condominiums would be a good solution for populations looking for a single-family home, particularly those purchasing second homes or vacation homes.

Affordable Housing Approaches

Concerns about the stigma of affordable housing was a recurring theme. Interviewees mentioned that residents were worried about affordable or middle housing near high-value areas, such as the riverfront. Some felt that the community needed education around the housing affordability crisis and middle housing. One interviewee mentioned additional strategies to help address the affordability crisis, such as investing in workforce development and education.

Interviewees acknowledged that different areas of Kennewick may benefit from different housing approaches, balancing the need for options with community concerns about single-family neighborhoods. For example, not every neighborhood would be changed into a walkable community, such as Vista Field. Emphasizing this flexibility could help to build support for affordable housing while maintaining single-family neighborhoods and could provide a clearer policy direction for the city.

Populations Most in Need

Populations identified as most in need of housing were people experiencing homelessness, older adults and seniors on fixed incomes, people with disabilities, low-income families, and first-time home buyers.

Many interviewees emphasized the needs of seniors, because of the aging population of Kennewick, and identified the following concerns and opportunities:

- Seniors often face rising rents while living on fixed incomes, and they require housing that is both affordable and accessible, including ADA-compliant units.
- Some interviewees suggested that these populations would benefit from middle housing options, such as ADUs or walkable cottage-style communities, potentially located at Vista Field or retirement communities
- Many saw this population as being more interested in walkable communities or denser housing and less attached to cars and parking
- An interviewee mentioned that this population could be interested in duplexes or having an ADU in their backyard in order to rent out the other half or ADU to support their income with rising rents
- Middle housing alternatives would both support seniors and free up single-family homes or increase housing for younger families, helping to balance housing availability across generations

Development and Regulatory Barriers

Land Availability and Infill Development

- Affordable housing developers highlighted the scarcity of developable land in Kennewick.
- Many interviewees felt that infill development should be prioritized over continued sprawl and emphasized the need to reinvest in existing neighborhoods, such as Downtown Kennewick or East Kennewick, rather than continually extending utilities and expanding to the edge of urban growth boundaries to accommodate new development.
- Infill development was seen as a priority to revitalize aging areas, bring older buildings up to modern design and energy standards, and create equitable access to housing for residents with modest incomes.
- Some interviewees noted that there are new opportunities to build affordable housing on state Department of Natural Resources land. This was viewed as a promising practice to expand housing supply, but others raised concerns about losing public open space and agricultural land, stressing the importance of long-term land stewardship and ensuring that development does not come at the expense of community character, identity, or public land access.

City Permitting, Regulations, and Partnership

Interviewees shared mixed experiences with Kennewick's permitting process and partnership.

- Some felt that the city was responsive and helpful in its partnership with affordable housing developers.

- Others described challenges, including delays in permitting, restrictive zoning standards, and a lack of overall helpfulness from the City with challenges in the development process.
- Interviewees felt that the City could be more proactive in supporting affordable housing developers by streamlining permitting timelines, reducing permitting fees, and offering additional incentives to encourage development.
- Some referred to Pasco as an example of a neighboring jurisdiction that had additional affordable development support and incentives, such as waived fees.
- Developers also reported difficulties when projects overlapped with state requirements, such as shrub-steppe mitigation requirements, where they felt the City could play a stronger role in coordinating solutions or working with state agencies on behalf of developers.
- Some interviewees felt that less regulations from the City would incentivize affordable housing development.

State Regulations

State planning mandates and regulations, particularly those tied to the Growth Management Act, are another point of tension. Interviewees viewed many of these requirements, including clean energy standards, as costly and burdensome, and said these expenses are ultimately passed on to consumers. Others noted that there was a lack of understanding around the prescriptiveness of these regulations and a need for additional education.

Development Preferences

Many interviewees did not express strong opinions on the appearance of new development, but expressed more concern about how design standards impact the cost of constructing and maintaining parking and landscaping.

Parking Requirements

Personal vehicles are viewed as essential for transportation in Kennewick, and many felt that parking requirements and on-site parking for housing units are a must to minimize street congestion. At the same time, others emphasized the importance of walkability and felt some residents were increasingly open and interested in development and neighborhood design with walking access to neighborhood services such as groceries, daycare, and pharmacies, reducing the reliance of cars and the need for parking coupled with housing. Some interviewees also expressed frustration with electric vehicle parking requirements, noting that electric vehicle ownership remains low in Kennewick.

Landscaping and Design Standards

Many noted the contradicting demands needed to balance green space with the realities of water conservation in Kennewick's climate.

- Many valued green spaces in yards for reducing heat islands, creating shade, and providing space for families, but also questioned the high water use and intensive

demands of mandatory landscaping requirements required with upkeep of lawns and trees, which they felt were not well-suited to the region.

- Some supported alternatives such as xeriscaping or desert landscaping, while acknowledging these also require maintenance.
- Interviewees did not feel that mandatory intensive landscaping requirements were appropriate for their community, and should emphasize care for public parks and open spaces, rather than for individual private yards.
- Some interviewees noted that they appreciated the spacing requirements and offset requirements to maintain open spaces between housing and reduce density.
- One interviewee mentioned the importance of rolled curbs for neighborhood street design to improve accessibility.

Opportunities

Interviewees suggested a range of opportunities and solutions to address Kennewick's housing challenges:

- Reinvest in the urban core to help reduce sprawl and direct growth into areas that already have infrastructure in place.
- Incentivize affordable housing through flexible zoning and additional city support to make projects more feasible.
- Expand shelters and transitional housing to help meet immediate need, especially for vulnerable populations.
- Encourage missing middle housing to provide gradual, community-accepted alternatives to single-family homes and large apartment complexes, especially for certain populations, such as older adults.
- Strengthen regional collaboration among Kennewick, Pasco, and Richland to align standards and expand the overall housing supply.
- Adapt policies and flexible housing approaches across different neighborhoods of Kennewick to provide a range of options that can help address affordability while maintaining single-family neighborhoods, in order to ease community concerns and offer clearer policy direction.
- Maintain a long-term vision of diverse housing types, greater affordability, and policies that balance developer profitability with community needs can guide future decision-making.

4 – Infrastructure

Stakeholders emphasized the interdependence of infrastructure in shaping Kennewick's future growth, citing key factors including long-term transit planning, drought resilience, coordination on development proposals, and the challenges of serving growth at the city's edges.

Streets & Transportation

- It is very difficult to travel around Kennewick and meet daily needs without a car due to the city's sprawling nature and infrastructure that limits pedestrian accessibility.
- Highways and major roads without safe/convenient crossings create physical barriers to walking and biking between some neighborhoods and reaching amenities like parks, trails, and commercial services.
- Street design and management can be improved for people walking, using mobility devices, and using transit. For example, on trash-pickup days garbage cans obstruct sidewalks, and bus stops need to have better integration of paving and landscaping for ADA access.

Transit

Ben Franklin Transit is developing a 20-year plan, focusing on improving transit service and amenities, pedestrian safety, and developing a cohesive traffic network. Key issues and considerations include:

- Opportunities for user amenities at bus stops (e.g. real-time info, lighting, weather protection). Extreme weather may discourage transportation other than driving, but improved amenities like pedestrian shade and more comfortable bus stops could help.
- Increased enforcement of no-parking zones around bus stops to improve transit reliability.
- Stronger integration of transit and pedestrian infrastructure into development planning, especially in growth areas with multi-family housing such as West Clearwater and the south side of the city.
- To improve service connections, ensure transit access points in compact development models such as Vista Field.

Schools

The city's school systems are currently focusing on maintaining existing facilities rather than building new schools, as enrollment growth has not justified expansion of capacity. Many students rely on public transit in addition to yellow school buses. Priorities include:

- Improved pedestrian safety, walkability, and overall infrastructure within school walk zone, and connections between neighborhoods.
- Expanded bus service from multi-family developments near the edge of town, and planned areas in these developments for pick-up areas.

Irrigation and Water

An action item in the 2019 Parks & Recreation Comprehensive Plan is to partner with the Kennewick Irrigation District (KID) and Columbia Irrigation District (CID) to evaluate opportunities to convert open irrigation canals into underground pressurized systems, allowing the surface areas to be repurposed for trails or pathways.

Aging water infrastructure is affecting infill development and older neighborhoods. Older neighborhoods, especially in the north, have smaller pipes that run through their back yards, whereas newer pipes are larger and run under the streets. This makes the system more expensive to maintain, and connection challenges are an impediment to infill development.

Drought conditions have heightened the need for water conservation measures. During a recent period of drought, in response to water use limitation some residents started watering lawns with the City's potable water supply through their cross-connect. This strained the City's drinking water treatment plant and distribution pipes, which aren't designed to handle heavy outdoor irrigation needs, especially all at once. Additionally, the city should invest in more drought-resistant landscaping and drip irrigation systems.

Utilities

Kennewick utility agencies are navigating potential roadblocks for expanding or improving utilities:

- Having the permission and space to access private properties to put in poles may complicate broadband expansion efforts.
- Need proactive coordination on tree planting near powerlines, as it is a recurring issue and potential fire hazard.
- Narrower street standards could complicate utility crew's accessibility during underground utility placement.

5 – Public Health & Safety

Kennewick's public safety and health stakeholders highlighted ongoing trends in emergency response, community needs, and long-term preparedness.

Neighborhood Concerns

Rates of property and overall crime have decreased in the last few years. The community is supportive of Kennewick Police Department services, reflected in very low complaints. Still, quality of life concerns like traffic safety, nuisance complaints, and homelessness are recurring themes.

Nuisance complaints have increased for property conditions and solid waste, per the stakeholders, as well as overall concern for solid waste infrastructure. Unauthorized burning of debris and garbage outside of the UGA risks wildfire in public recreation spaces. The Benton Clean Air Agency has enforcement jurisdiction but limited capacity, so after-hours burning calls often fall on the Kennewick Fire Department.

Capital Facilities and Service Gaps

Response time goals are increasingly difficult to meet. There are no Fire stations north of the railroad tracks, and Police coverage is limited to one main station on the east side. Discussions about a Police substation on the west side of town are underway.

Rail traffic through Kennewick disrupts emergency response, with trains at-grade blocking access. Mutual aid agreements with Pasco and Richland help mitigate to an extent Fire and Emergency Medical Services (EMS), but not Police.

Public Health and Vulnerable Populations

Key risks include extreme heat, wildfires, air quality, and housing affordability. Older adults, unhoused residents, outdoor workers, and those in substandard housing are most vulnerable.

Cooling and warming shelter capacity is a service gap. Current partnerships with private or temporary facilities are helpful, but stakeholders see the need for one or more permanently designated sites in conjunction with non-profit partnerships.

Emergency medical services are stretched for mental health and substance use crises. There are currently no local detox facilities and limited options for low-barrier substance use treatment. The Greater Columbia Center for Recovery, to be completed next year, will be the first inpatient recovery facility in the Tri-Cities. Transportation and geographic distance may still be a barrier to access.

Healthcare access challenges include shortages in specialty providers, a high patient-to-provider ratio and long waiting times for care. Many disorders may require a trip to Spokane, which means taking time off work. This is a particularly urgent issue for an aging population to access prompt emergency care.

Disaster Preparedness

Disaster preparedness should be proactively planned on a city scale. There are ongoing conversations, not specific to any one topic, discussing potential disaster concerns.

The Columbia River drinking water supply may be affected by toxic algae blooms, which are challenging to visually identify from the surface. In addition to existing measures taken, the city should be prepared in the event of a potential dam breach upriver. Similar concerns include brown water contamination from agricultural runoff and on-site septic systems, which Kennewick's soil types are particularly susceptible to (this primarily affects private wells that may be drawing contaminated drinking water).

Major transportation emergencies like plane crashes or train derailments are a consideration. Additional flammability concerns come from pipeline breaks.

Disaster preparedness concerns stress the importance of increasing public education on emergency protocol, including evacuation sites and resources. Stakeholders emphasized the need for City involvement in countywide emergency management and having a local Community Emergency Response Team (CERT) program.

6 – Recreation

Kennewick's recreation system is defined by a few standout facilities, but also significant service gaps. Stakeholders emphasized that while the city is well practiced at catering to large regional events and visiting sports tournaments, it lacks many of the recreational amenities that serve local residents.

Stakeholders see potential in stronger partnerships with non-profits, schools, and private investors to expand programming and facilities. Better connecting trails, improved river access, and more indoor and family-friendly spaces were consistent priorities.

Major Assets

Kennewick is the home to several regional recreational facilities that attract both residents and visitors. Some of the major recreational assets include the following facilities:

- **Three Rivers Convention Center** is the primary convention center in the Tri-Cities. In addition to regional events with a focus on the agriculture industry, an ongoing expansion will allow the facility to host indoor sporting events.
- **Columbia Park** serves as the city's signature park along the river, with natural beauty and mature trees. Stakeholders noted, however, that it could be better developed to support sports and family recreation. This may include increased entry points and improved accessibility to the site, as the perimeter of the park is lined by a highway.
- **Southridge Sports Complex** is a major attraction, especially for weekend tournaments which generate economic activity through hotel and restaurant spending. Usage, however, declines during the week and off-season.
- **Lawrence Scott Park** has the largest pickleball complex in Washington, and it is expanding.

Gaps and Service Needs

Despite its strengths, recreation in Kennewick is limited in several key ways:

- There are insufficient indoor recreation spaces, with most such facilities controlled by schools that naturally prioritize students over outside users.
- There is a strong community demand for an indoor aquatic center.
- There is an overall lack of multi-field complexes.
- Lack of artificial turf fields hampers all-weather field availability, especially in the winter.
- Lack of outdoor lighting limits all-day field availability.
- Riverfront amenities remain underdeveloped and have accessibility limitations.
- Trails are poorly connected across the city. "Wigeon Way" project work is ongoing between Parks & Recreation and local irrigation districts to leverage the canals in some areas for as many as 40 miles of additional trail development.

Access and Equity

Affordability and equity are pressing issues concerning access to recreational facilities in Kennewick. Some barriers to use include:

- The city lacks a public community recreation center and aquatic center. Private recreation facilities and gyms are cost prohibitive for many families.
- Existing recreation facilities prioritize larger tournaments rather than local games.
- City recreation staffing is severely limited compared to what Kennewick should have for its population size
- Programming should be equitably available to underserved communities. Teen spaces are minimal, and past programming attempts have not been very successful. Programming for low-income and minority residents is limited. Soccer and futsal were highlighted as important activities for the Hispanic community, but demand currently exceeds available facilities nearby, leaving players to seek facilities in other Tri-Cities areas.
- Parks are affected by homelessness, vandalism, or safety concerns.
- Highways and major roads create physical barriers for youth and residents without cars. This is an issue for both recreation facility and park access.

Council Agenda Coversheet	Item Number: 2. Date: 10/14/2025	Category: Info Only
	Item Type: Presentation	
	Subject: Update: PFAS Regulations and the Ranney Collector Treatment Project (RCTP) Department: Public Works	
Summary The Utility Services Division of Public Works will be giving a brief update on PFAS regulations and the Ranney Collector Treatment Project. Due to the project location in Columiba Park, staff will be seeking council input on desired aesthetics to fit into the park's environment.		
Attachments: 1. Presentation		

Per- and Poly-Fluoroalkyl Substances (aka PFAS or “forever chemicals”) & Ranney Collector (RC5) PFAS Treatment Project

October 14, 2025

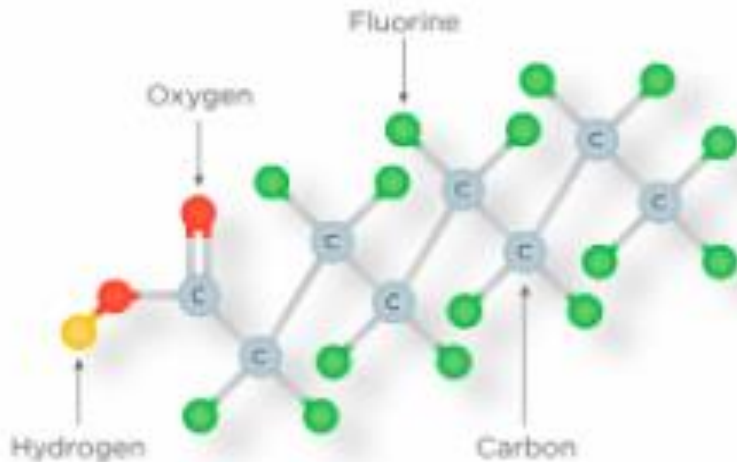
Jeremy J. Lustig, PE, Deputy Public Works Director

Caleb Shannon, PE, Utility Services Manager



PFAS Regulatory Background and Timeline

- April 2024*
 - The EPA released the maximum containment levels (MCLs) for several Per- and Polyfluoroalkyl Substances (PFAS or “forever chemicals”) in drinking water.
- May 2025*
 - The EPA issued additional direction for specific PFAS constituents and also indicated the compliance deadline would likely be extended from April 2029 to 2031.



*Based on water sampling data and the original and proposed EPA's regulations, PFAS treatment is required at RC5.

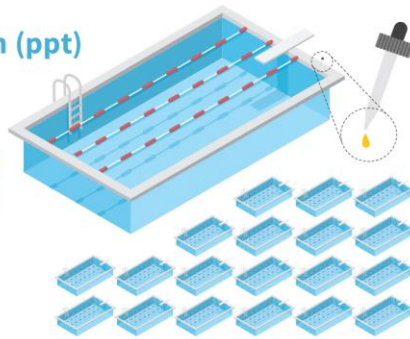


Water Sample Results at RC5

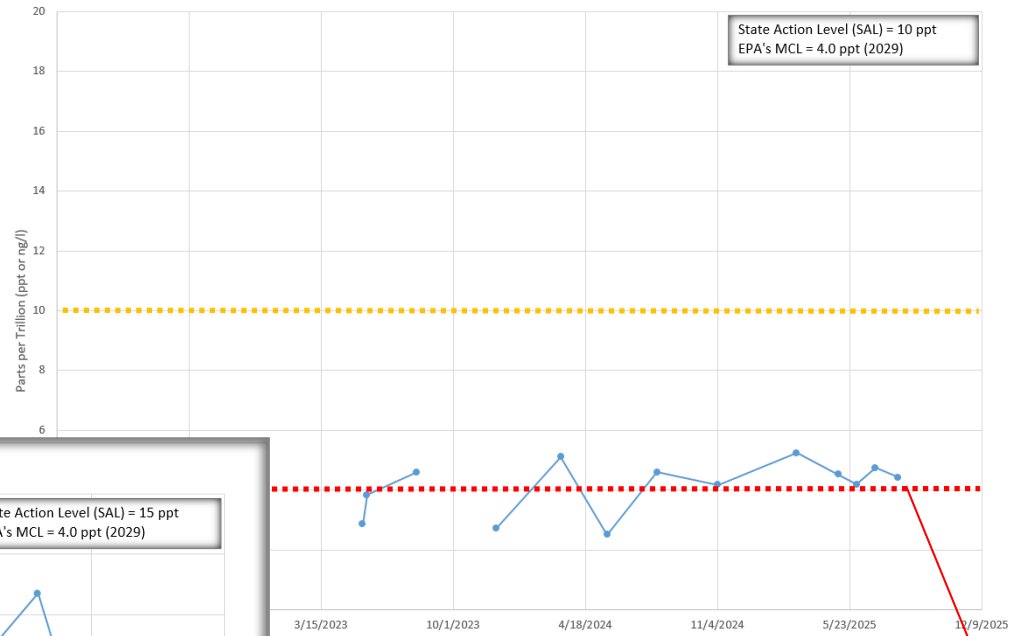
1 part per trillion (ppt)

IS EQUIVALENT TO A
SINGLE DROP OF
WATER IN

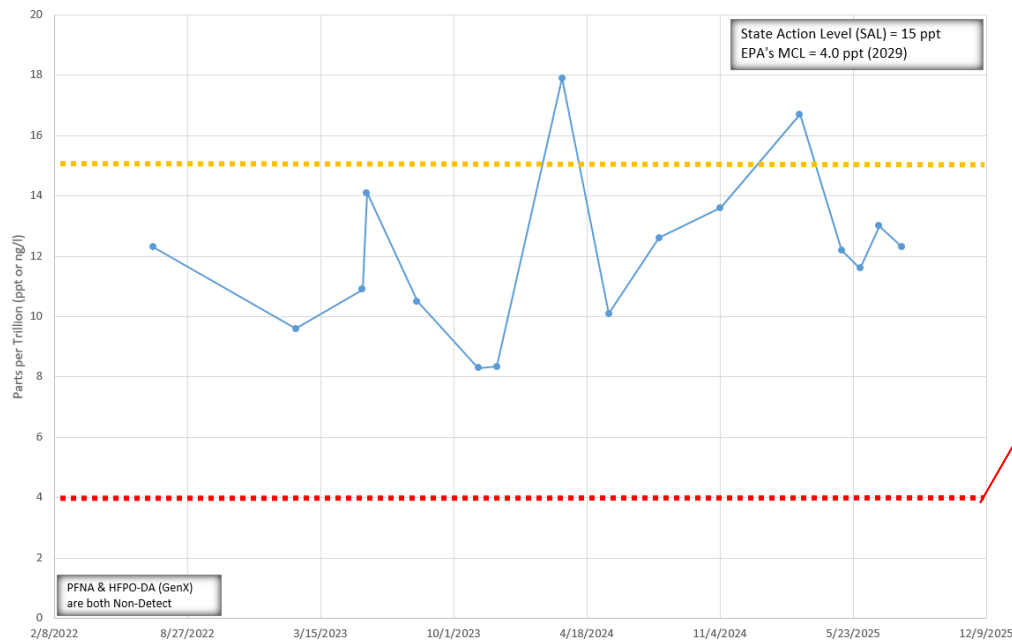
20 olympic-sized
swimming pools



Ranney Collector 5 - PFOA Trend (434)



Ranney Collector 5 - PFOS Trend (433)



EPA have set the future Maximum Contaminant Levels for both PFOA & PFOS at 4.0 ppt (red line)



RC5 PFAS Timeline & Project Funding

- August 2023 – PFAS Council Workshop
- 2024 – RH2 Engineering assisted with revising the previously approved Water Comp Plan to include PFAS Treatment at RC5.
- November 2024 – Council Approved Revised Comp Plan & DWSRF Funding Application
- December 2024 – City applied for DWSRF Funding
- February 2025 – City notified of \$15 M DWSRF award
- March 2025 – Hazen Sawyer selected for design
- Early/ Preliminary Project Budget - \$33.0 M
 - Drinking Water State Revolving Fund (DWSRF)
 - \$15.0 million
 - Water Enterprise Fund/ Rates
 - \$17.0 million

FUNDING



Current Project Status

- Hazen and Sawyer Scope of Work (SOW) includes the following:
 - Well performance evaluation to determine PFAS treatment design capacity
 - PFAS bench scale testing to determine which media is best. Likely will be large Granular Activated Carbon (GAC) vessels.
 - Estimated fourteen (14) GAC vessels, 25ft tall x 12ft wide and accompanying piping
 - 30% preliminary design Plans, Specifications, and Engineer's Estimate (PS&E) deliverable



Example of GAC pressure vessels

Existing RC5 Facility

Vicinity Map



RC5 Looking North

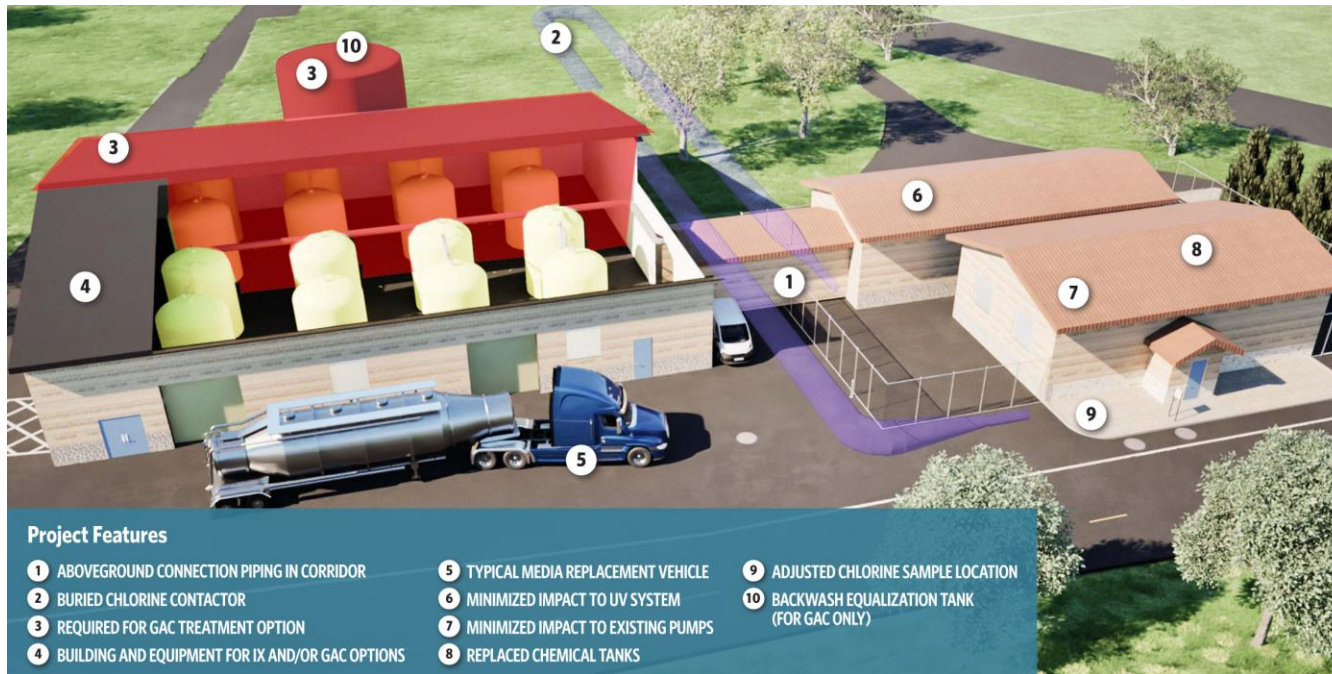


RC5 Looking South



PFAS Infrastructure Options

- Option 1: No enclosure around GAC pressure vessels
- Option 2: House GAC pressure vessels inside general metal building or similar
- Option 3: House GAC pressure vessels inside building matching existing RC5 facility



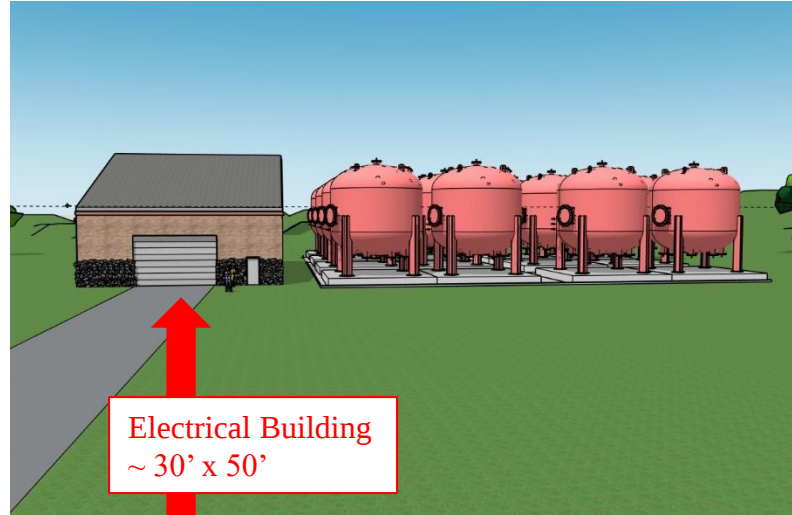
Early conceptual layout of RC5 from Engineering Consultant Selection Process

Option 1: No Enclosure

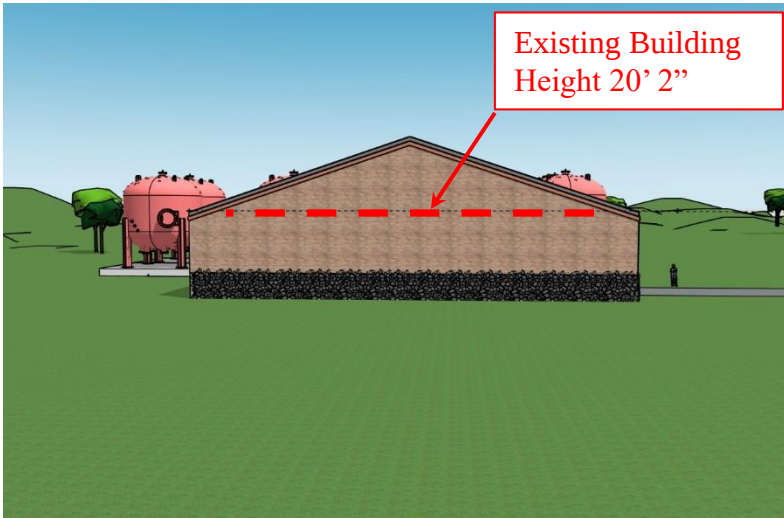
- Pros:
 - Lowest capital cost approach
 - Speed of construction
 - Simplifies future equipment replacement due to lack of overhead structure
- Cons:
 - Aesthetic impacts (industrial appearance)
 - Equipment exposed to elements, requiring heat tracing for freeze protection, insulating panels which can be difficult to construct around the equipment
 - No shelter for operations during inclement weather or summer heat
 - Lack of physical security barrier around equipment
- Estimated Project Cost Impact:
 - Baseline or zero additional
 - Excludes common electrical building



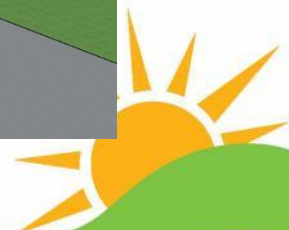
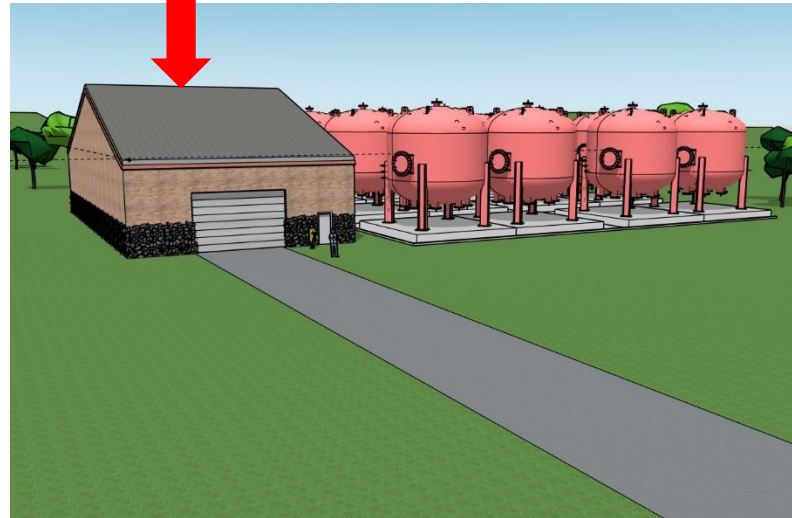
Option 1: No Enclosure – Rendering



Electrical Building
~ 30' x 50'



Existing Building
Height 20' 2"



Option 2: Metal Building/Siding

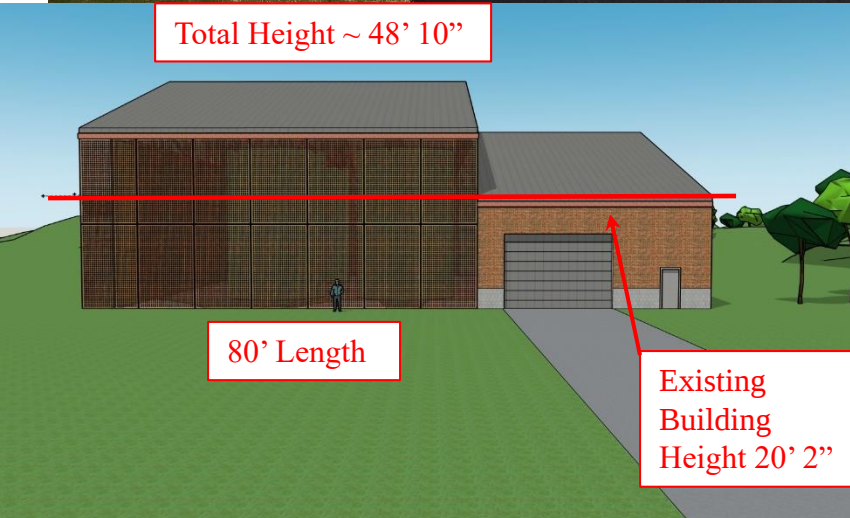
- Pros:
 - Cost effective alternative to conventional steel construction
 - Speed of construction
 - No intermediate support columns required
- Cons:
 - Corrosion potential
 - Higher maintenance costs (repair, replace, and painting of metal panels)
 - Does not match existing building visually
- Estimated Project Cost Impact:
 - \$3.8 M
 - ~11.5% of total project budget (based on a \$33M budgetary estimate)
 - Excludes common electrical building



Option 2: Metal Building/Siding - Rendering

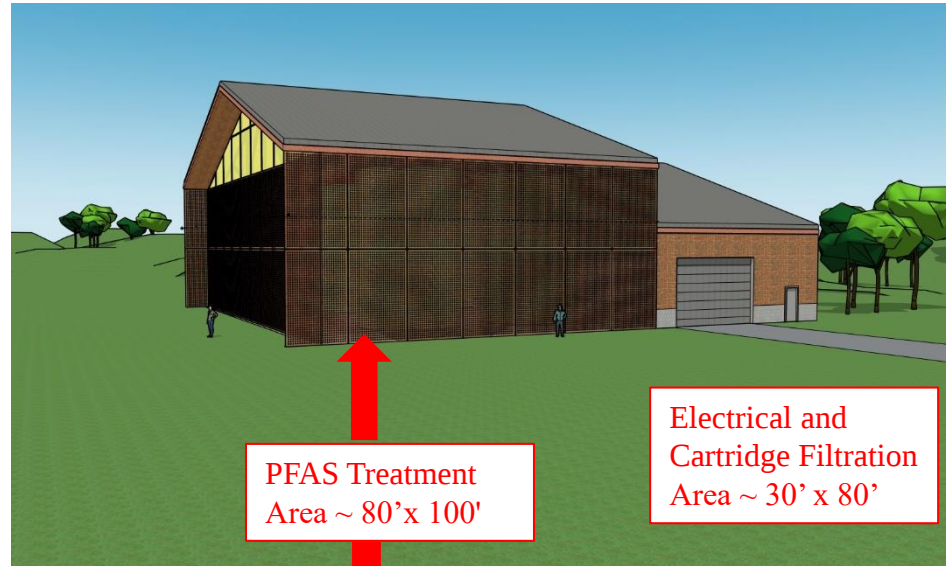


Total Height ~ 48' 10"



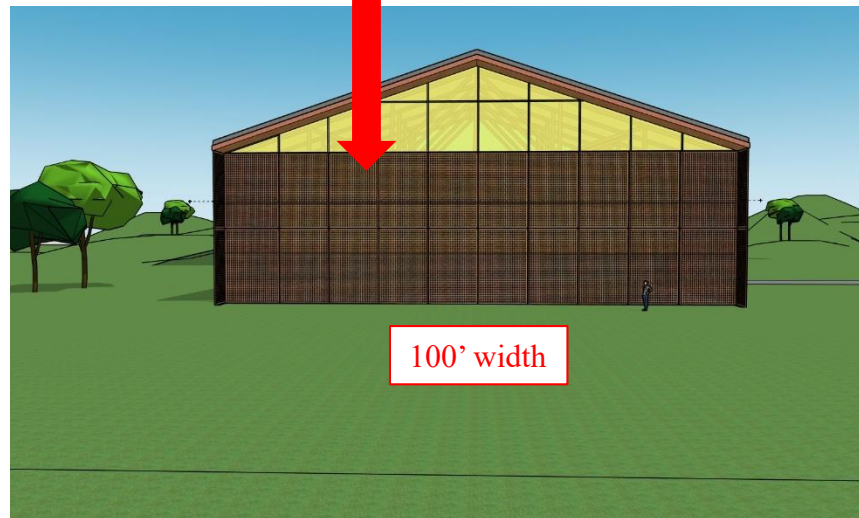
80' Length

Existing Building Height 20' 2"



PFAS Treatment Area ~ 80' x 100'

Electrical and Cartridge Filtration Area ~ 30' x 80'



100' width

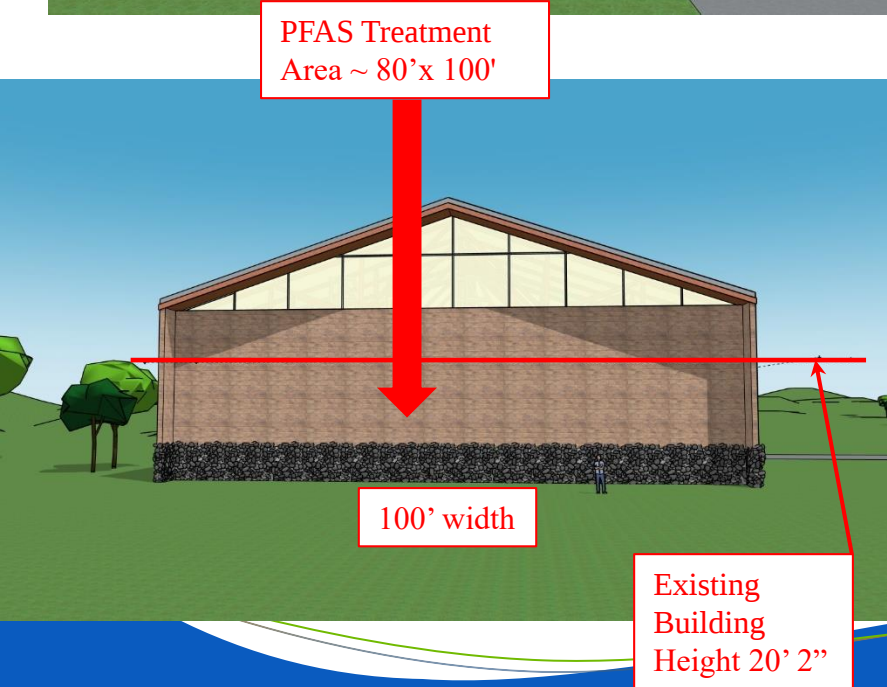
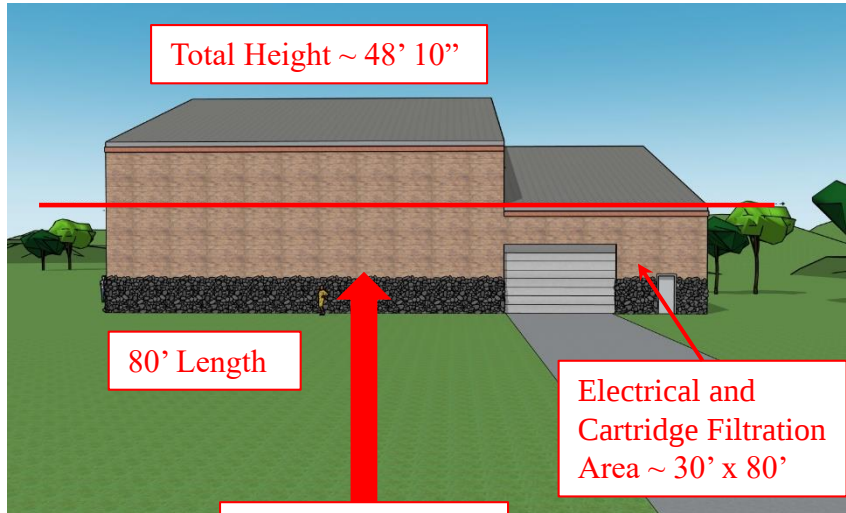


Option 3: Match Existing RC5 Facility

- Pros:
 - Matches existing building architectural aesthetics
 - Longest lifespan of the options
 - Lowest maintenance costs
- Cons:
 - Highest construction cost
 - Slower construction speed
 - Interior support columns required to limit beam span
- Estimated Project Cost Impact:
 - \$5.5M
 - 16.7% of total project budget (based on a \$33M budgetary estimate)
 - Excludes common building



Option 3: Match Existing - Rendering



Staff's Recommendation

- Authorize the City's design consultant, Hazen Sawyer, to move forward with a modified building design that blends options 2 & 3.
 - Freeze protection important for our region
 - Security of the vessels and associated operation
- Utilize value engineering in an effort to aesthetically blend the existing building construction with steel components in an effort to bring costs down closer to option 2.
- Add trees and other landscape to mask the new larger structure (to the extent possible while maintaining facility security).



Questions?

