



**City Council Workshop Agenda**

**May 12, 2026 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 - more details are available at

<https://www.go2kennewick.com/550/Meeting-Guidelines>.

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1. City Hall Replacement Study Update

<b>Council Agenda Coversheet</b>	<b>Item Number:</b> 1. <b>Date:</b> 5/12/2026	<b>Category:</b> Info Only
	<b>Item Type:</b> Presentation <b>Subject:</b> City Hall Replacement Study Update <b>Department:</b> City Manager	
<b>Summary</b> The Architects West Team will be present to provide an update on the City Hall Replacement Study and seek general feedback on the Civic Campus Master Plan options.		
<b>Attachments:</b> 1. Presentation		



# Kennewick City Hall Replacement Study

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# Agenda

*Hello!*

**Schedule Overview**

**Guiding Principles**

**Building Program + Adjacency Diagram**

**Existing Building Condition Review**

**Existing Building Renovation by Subtraction**

**Civic Campus Master Planning**

**New Construction**

**Site Option Review**

**Wrap Up + Next Steps**

# Schedule Overview

NOV.      DEC.      JAN.      FEB.      MAR.      APR.      MAY      JUN.

AWARD & CONTRACT

PROGRAMMING & EXISTING BUILDING

CIVIC CAMPUS MASTER PLAN & NEW CONSTRUCTION

Recommendation to City Council

EXISTING BUILDING

- Kick-Off & Goal Setting
- Bldg. Program Confirmation
- Design Option Development
- In-Person Workshops
- Cost Estimating & Report

CIVIC CAMPUS MP & NEW CONST.

- Design Option Development
- In-Person Workshops
- Cost Estimating & Report

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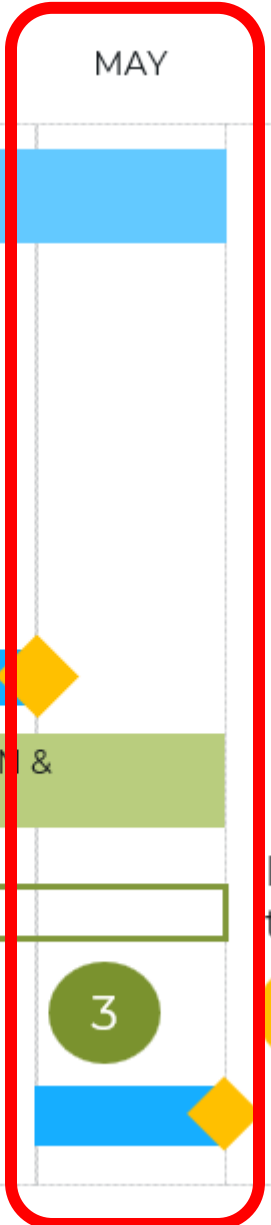
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# Guiding Principles - Process

**COMMUNICATION** Support a collaborative process with City Staff through clear and regular communication during the design process.

**DATA-DRIVEN** Provide City Leadership with clear, comprehensive, data-driven results which demonstrate due diligence and clearly communicates the highest and best value of City funds.



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# Guiding Principles - Project

**FISCAL STEWARDSHIP** Implement a process which prioritizes fiscal stewardship of public funds through a transparent and collaborative design process.

**CREATE COMMUNITY** Create a vibrant and inclusive City Hall which fosters community, provides space for congregation and entertainment as an extension of Historic Downtown Kennewick.

**MODERN FACILITY FOR ALL** Design a City Hall which incorporates modern technology, enhances public engagement, incorporates modern safety measures and creates accessible and flexible space for the evolving needs of the city over time.

**CROSS-DEPARTMENT COLLABORATION** Promote cross-department collaboration and strengthen departmental effectiveness through improved working environments and greater connectivity.

**SUSTAINABILITY** Continue the City of Kennewick's commitment to sustainability through the use of energy-efficient solutions and selection of enduring materials that reflect the unique qualities of Eastern Washington and the history of this place.

**ECONOMIC DRIVER** Incorporate opportunities for economic development within the Civic Master Plan for the benefit of existing and future businesses, while extending connections to Historic Downtown Kennewick.

# Building Adjacency

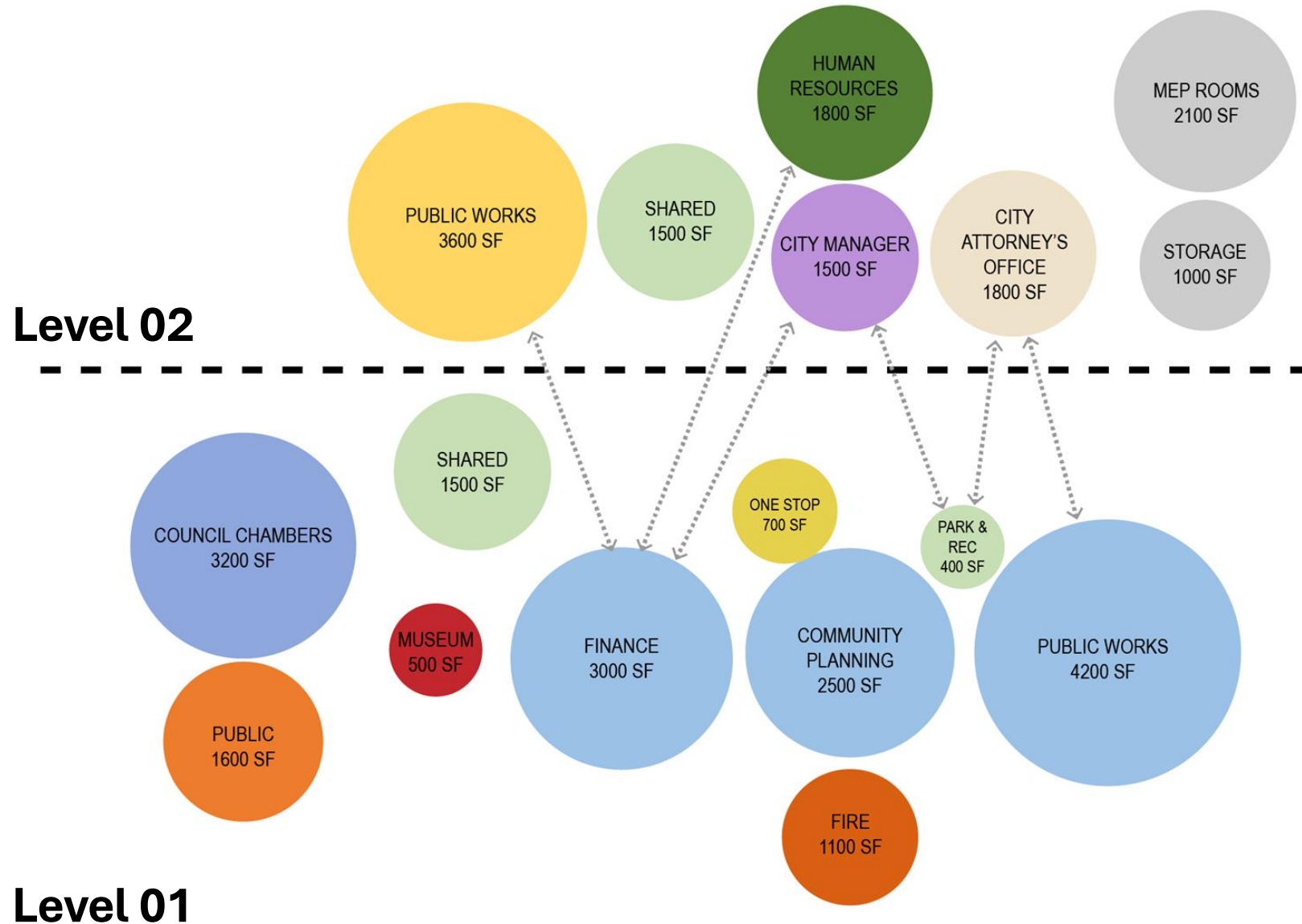
Level 01      19,500 sf  
 Level 02      12,400 sf

NET BLDG      31,900 sf

TOTAL BLDG    37,612 sf

TOTAL BLDG    40,218 sf  
 w/ GROWTH

2024 Facilities Assessment &  
 Master Plan identified a  
 44,000 sf replacement facility



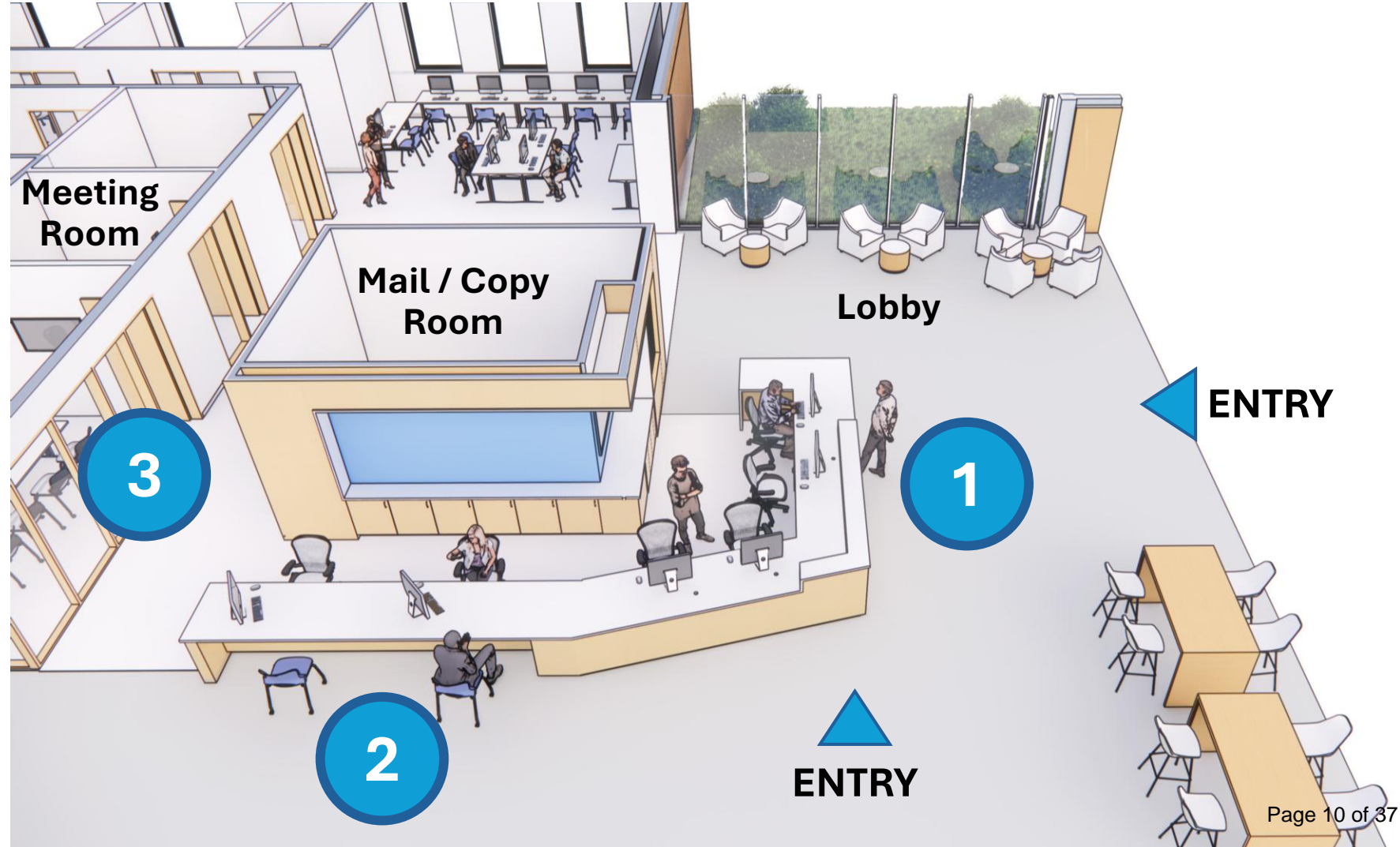
# City Council – Case Study



# One Stop Concept

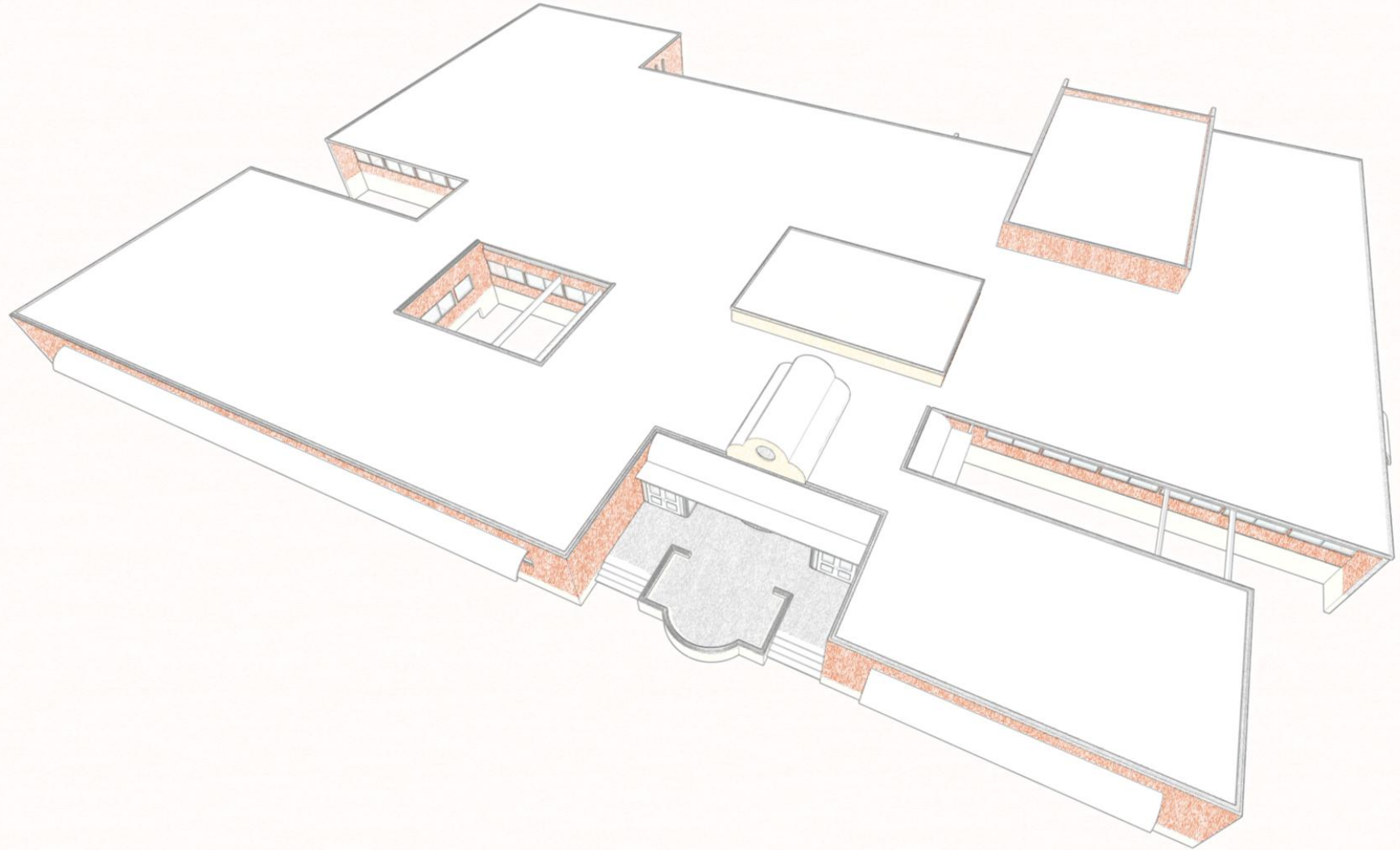
**One Stop** is the consolidated service delivery model which flips the traditional model of disparate department desks, to a single point of service, often with cross-trained representatives who manage a variety of case types.

- 1 Welcome Desk
- 2 Planning Desk
- 3 Meeting Rooms



# Existing Building – Condition Review

- Existing HVAC replacement will require removing equipment from every area of the existing roof.
- Based on the 2020 roof condition report provided by Tremco, as well as recent coring assessment by Palmer Roofing, the building roof is due for complete restoration or replacement.
- Additional measures needed: Code compliance, drainage upgrades.

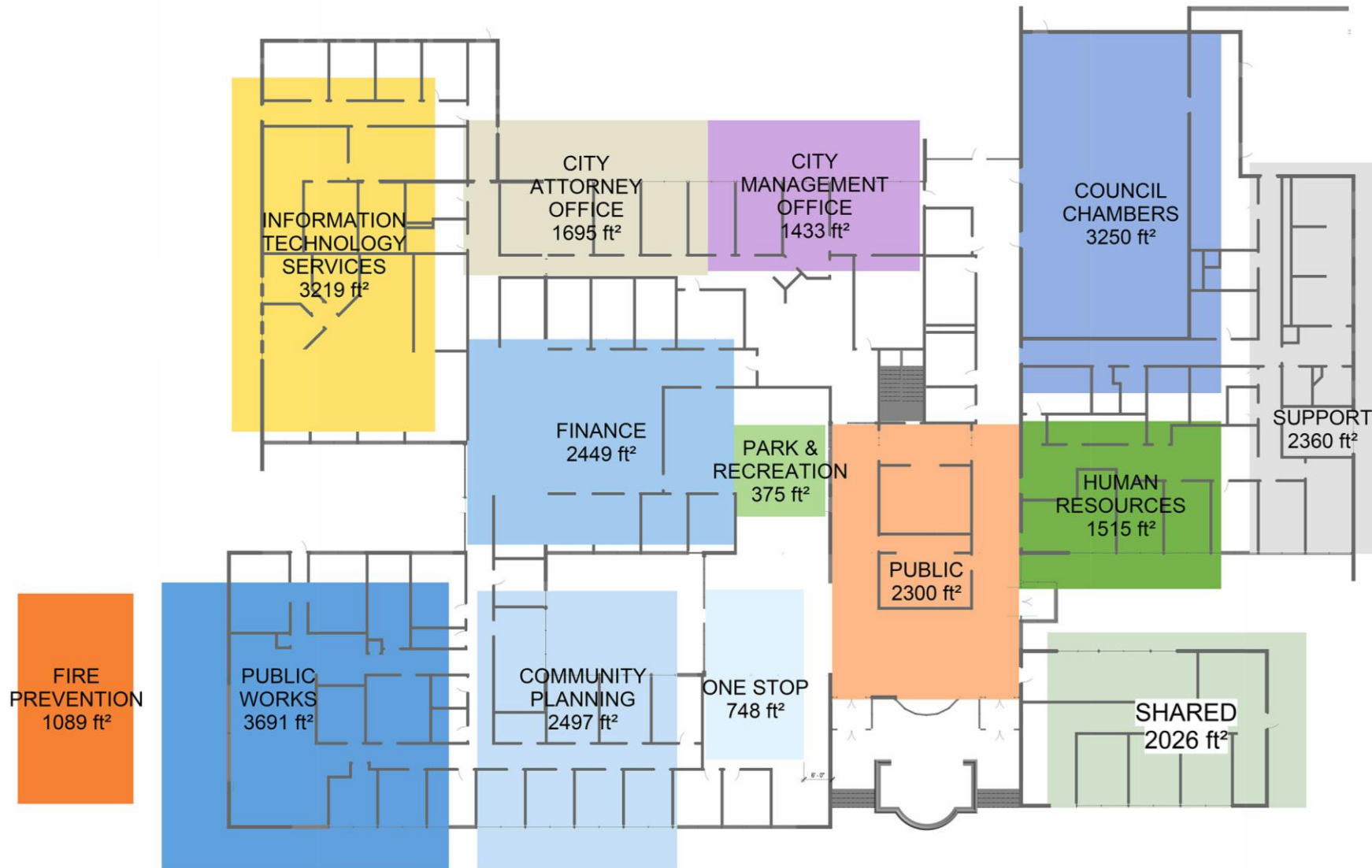


# Existing Building – Condition Review

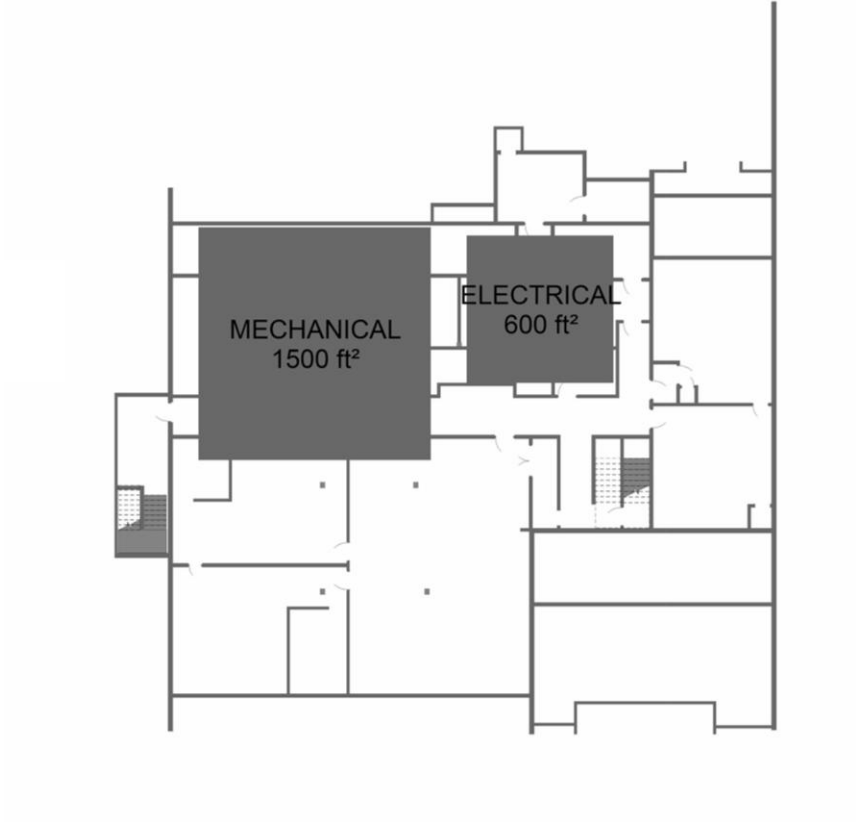
- A comprehensive renovation will require building and energy code compliance, as well as seismic upgrades. Affected areas include exterior walls, roof/ceiling, floors, and exterior openings.
- The building organization adaptation to achieve program, adjacency and guiding objectives will entail reorganization of most of the interior. The former jail should be removed to accommodate new program space.



# Renovation by Subtraction – Level 1



# Renovation by Subtraction - Basement



# Zoning Review

Property Line  
(City of Kennewick)

Existing City  
Hall Location

Legend

- Medium Density Residential
- High Density Residential
- Central Business District
- Commercial
- Public Facilities
- Open Space
- Multiple – Civic Center



# Existing Building Location

Existing City Hall



# Building Mass

Large buildings, large open space

Define Civic  
Campus Corridor

Strategic Building  
Development  
along Core

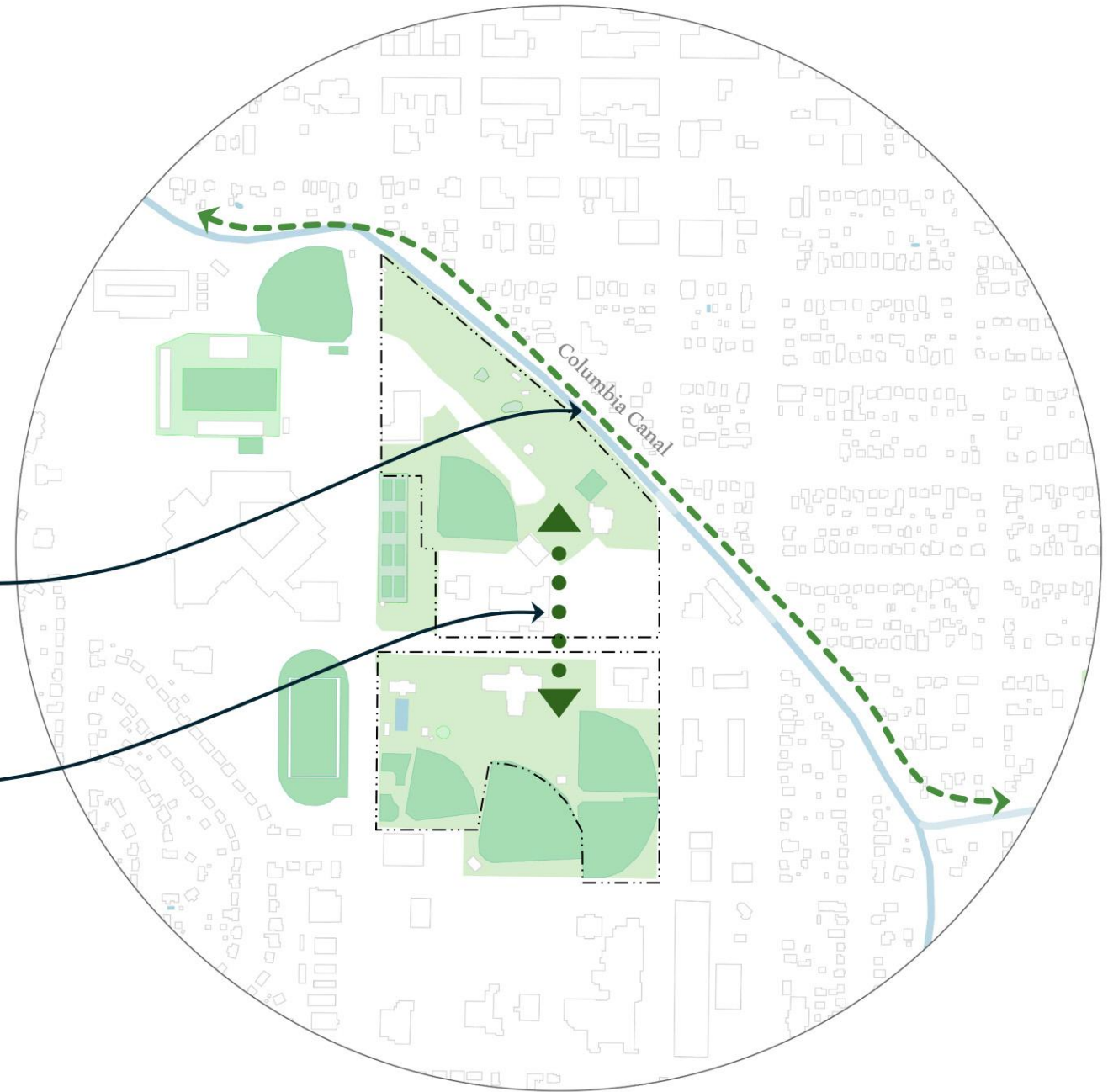


# Green Space

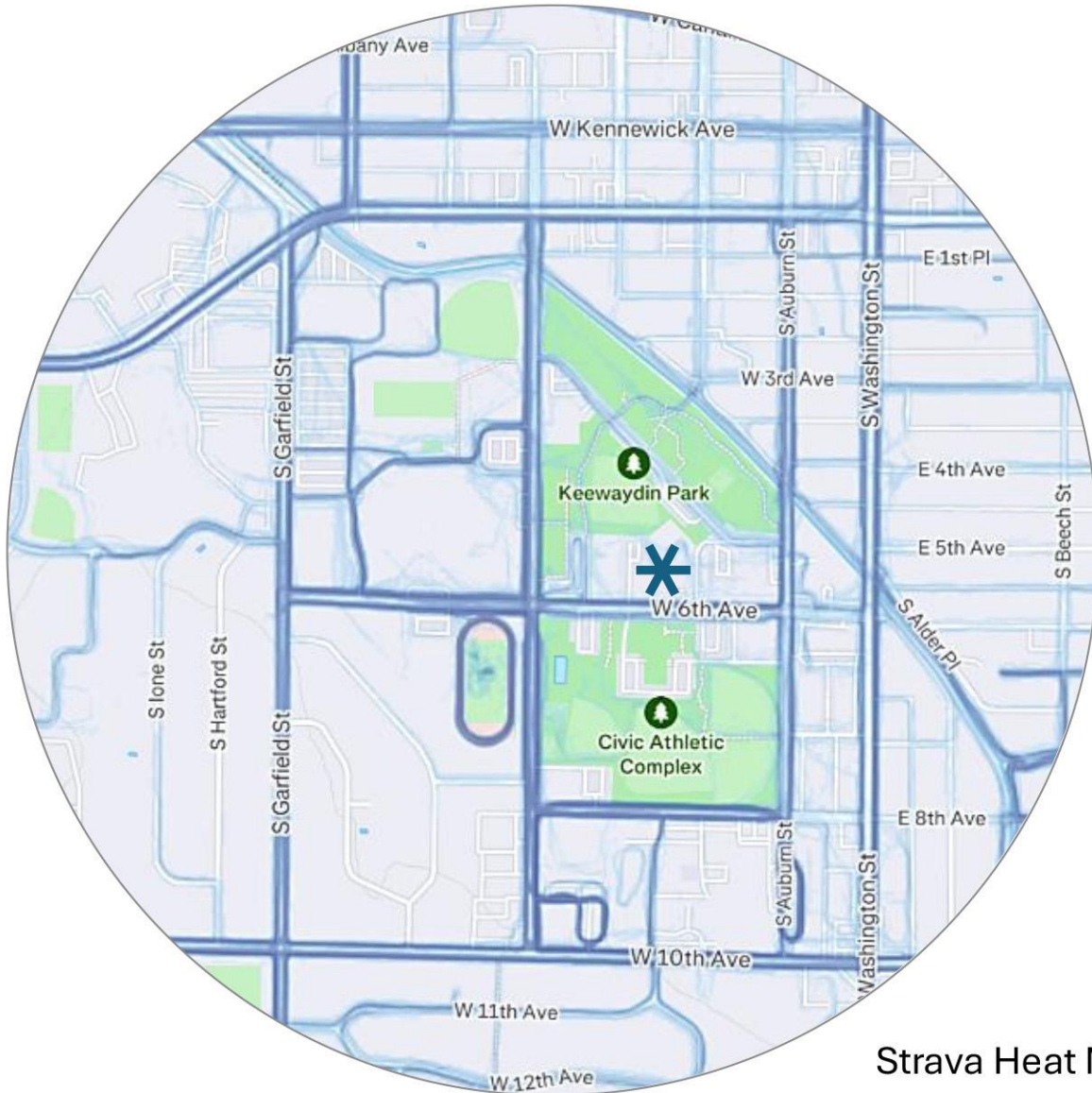
Emphasis on open space and athletic activities

Opportunity for Greenway or Trail System

Need for Green Connector



# Pedestrian Routes



Strava Heat Map



Opportunity

# Walkability Radius

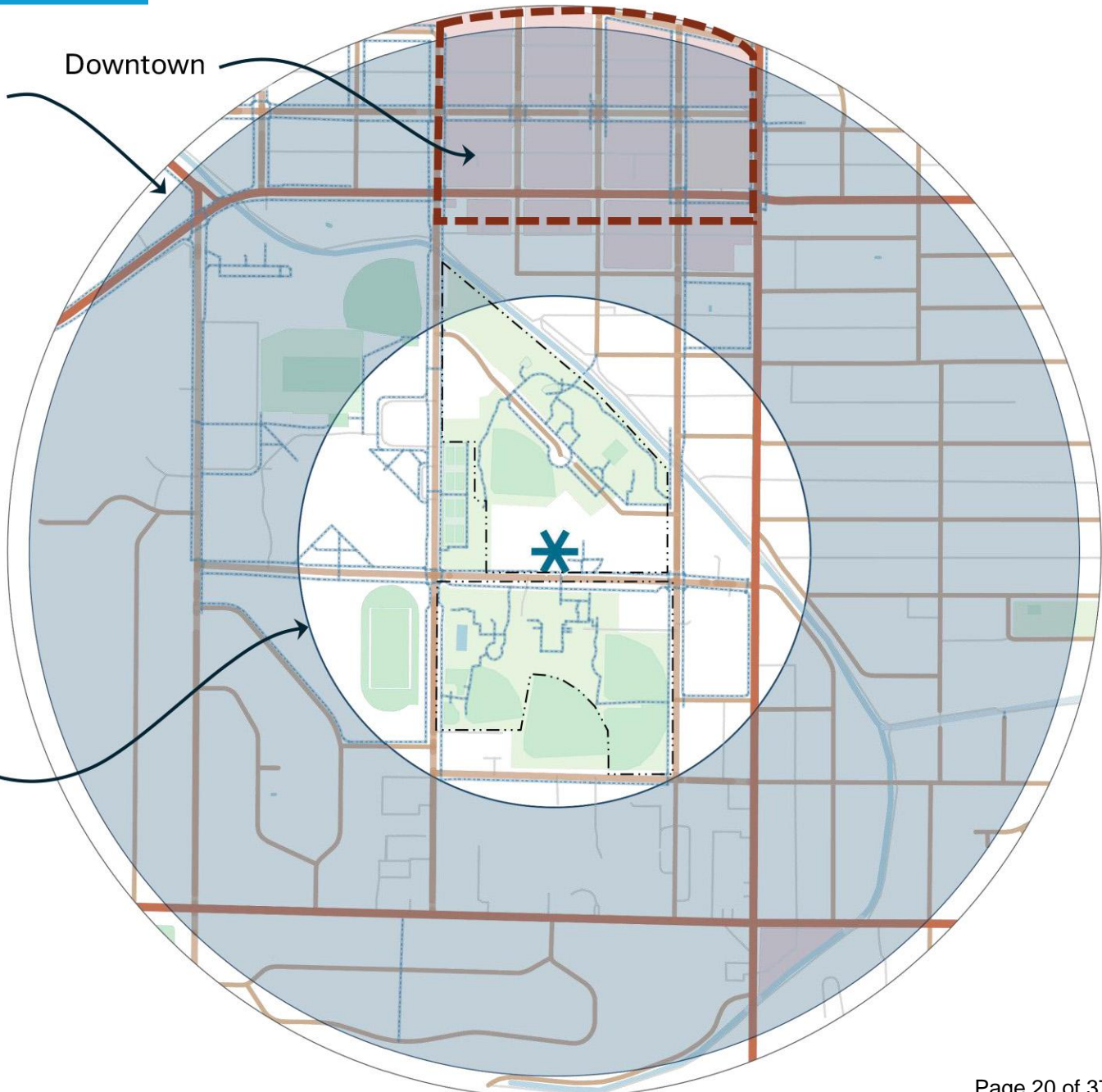
Within ~10 Minutes  
1/2 Mile

Downtown

Civic Campus in walking core ~1/4 mile  
Downtown is within a 1/2 mile walk

Civic Campus & Athletic Complex in great  
current location. Main goal is to enhance  
connections and strengthen campus

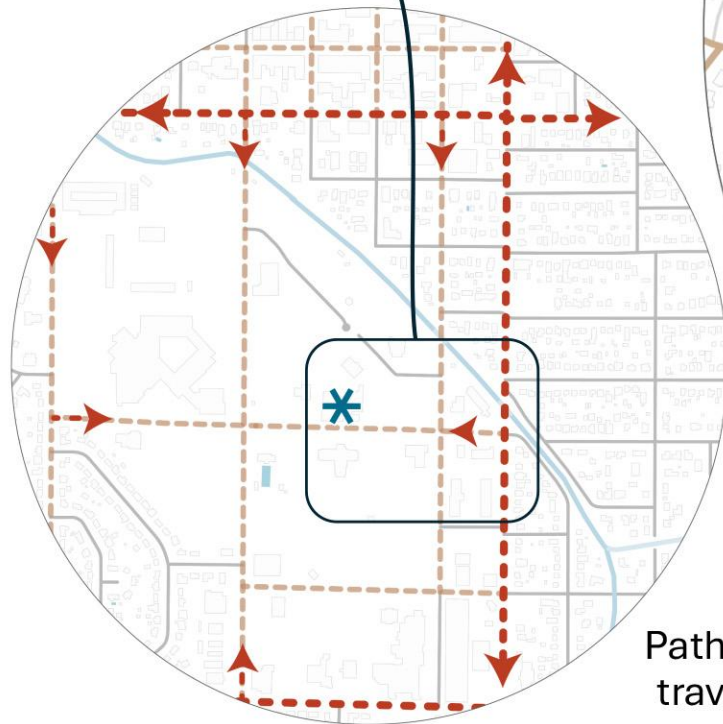
~5 Minutes  
1/4 Mile



# Road Access

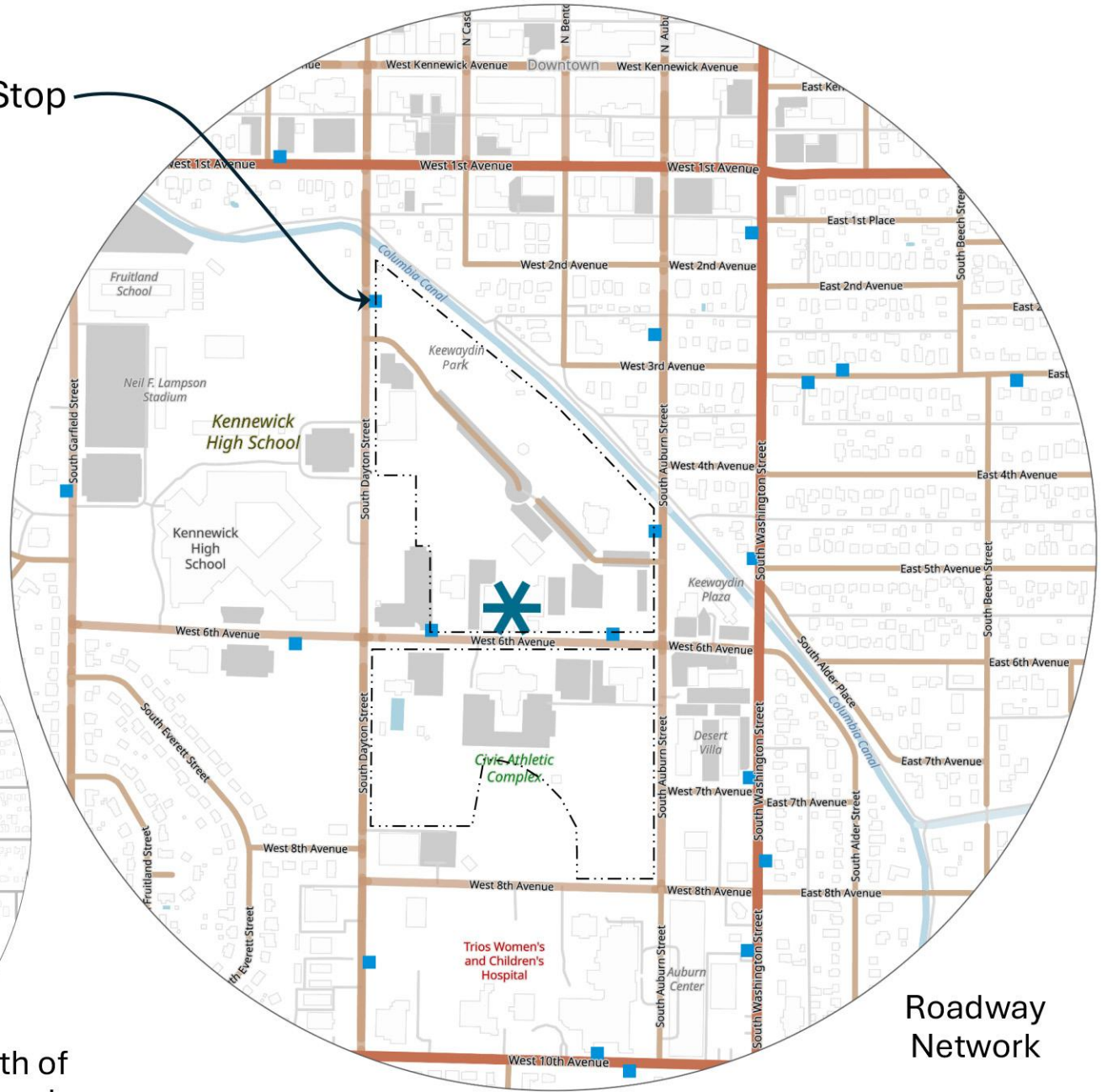
One street off of main travel route

Opportunity to improve visibility and draw traffic into Civic Center



Path of travel

Bus Stop



Roadway Network

# Civic Campus - Gateway Visibility



Image capture: Sep 2023 © 2026 Google

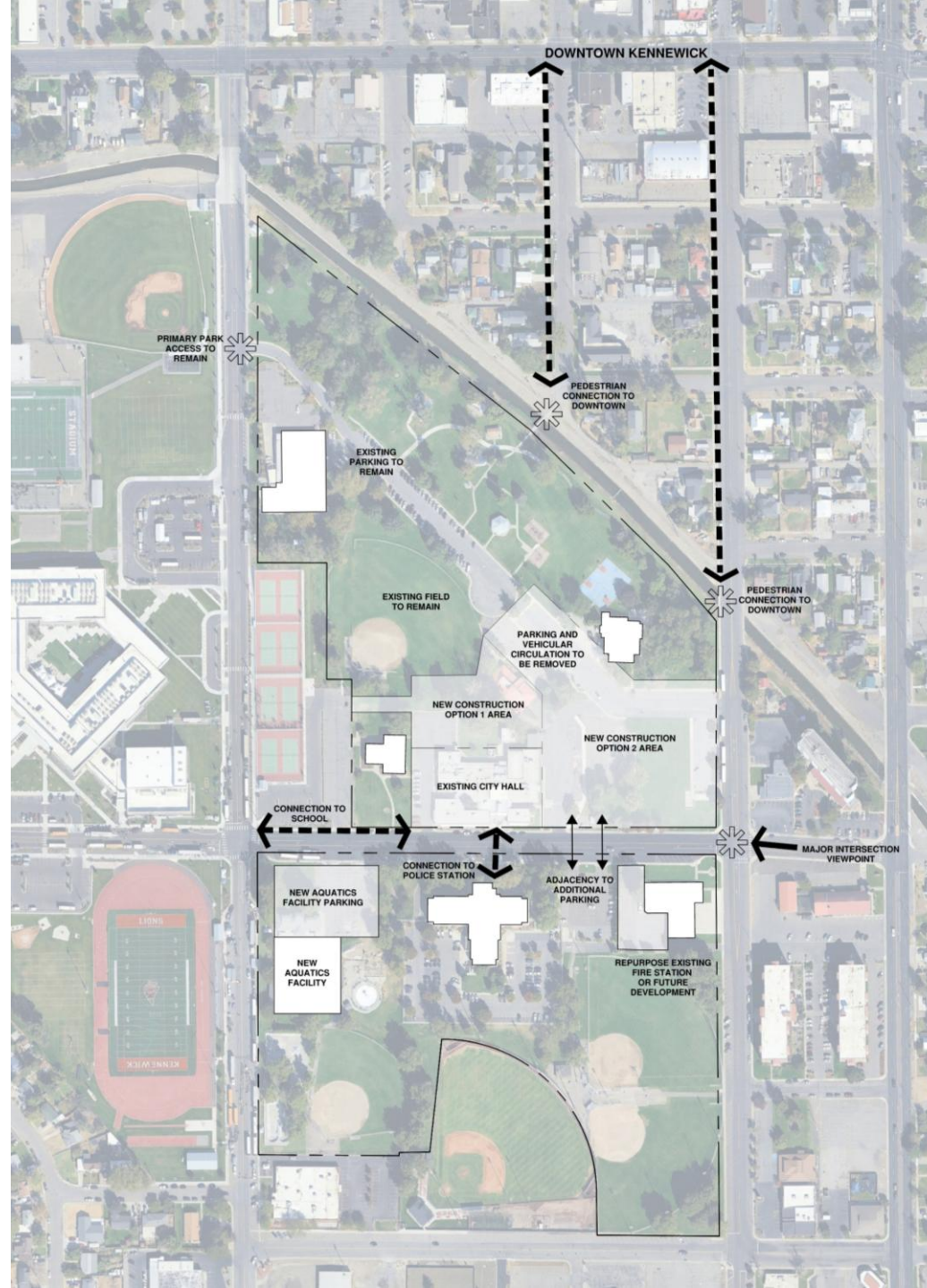
# Civic Campus Master Planning Work Session



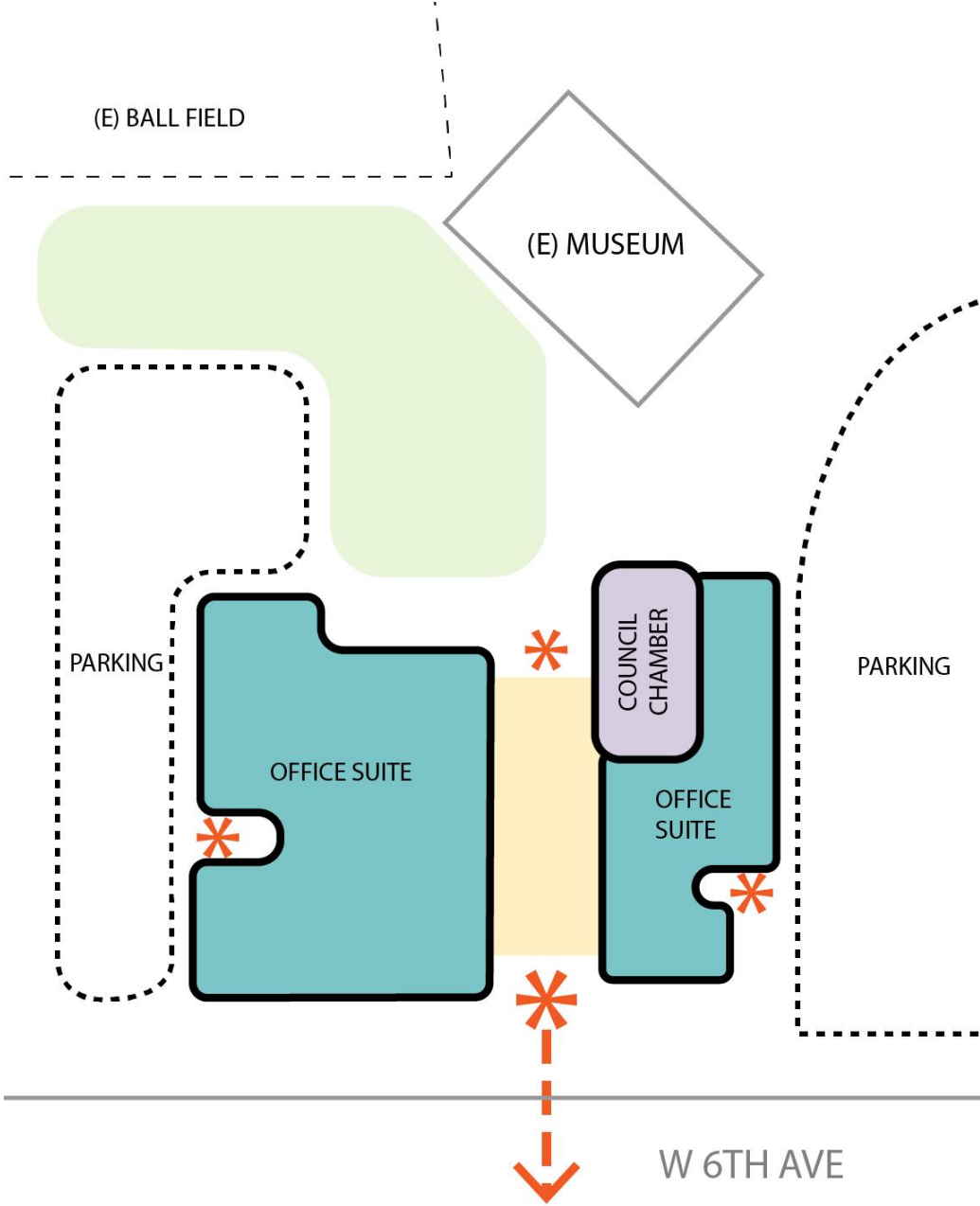
## LEGEND

- ① Kennewick City Hall
- ② Kennewick Police Station
- ③ Previous Kennewick Fire Station #1
- ④ New Kennewick Fire Station #1
- ⑤ Civic Athletic Complex
- ⑥ Roy Johnson Field (Kennewick School District)
- ⑦ Kennewick Activity Center
- ⑧ Keewaydin Park
- ⑨ Mid-Columbia Library
- ⑩ Kennewick School District
- ⑪ Kennewick High School
- ⑫ Kennewick YMCA Early Learning Center
- ⑬ Kennewick Alternative Education Center
- ⑭ Keewaydin Community Center
- ⑮ Museum at Keewaydin
- ⑯ Post Office

# Civic Campus Master Planning Work Session



# Existing Building



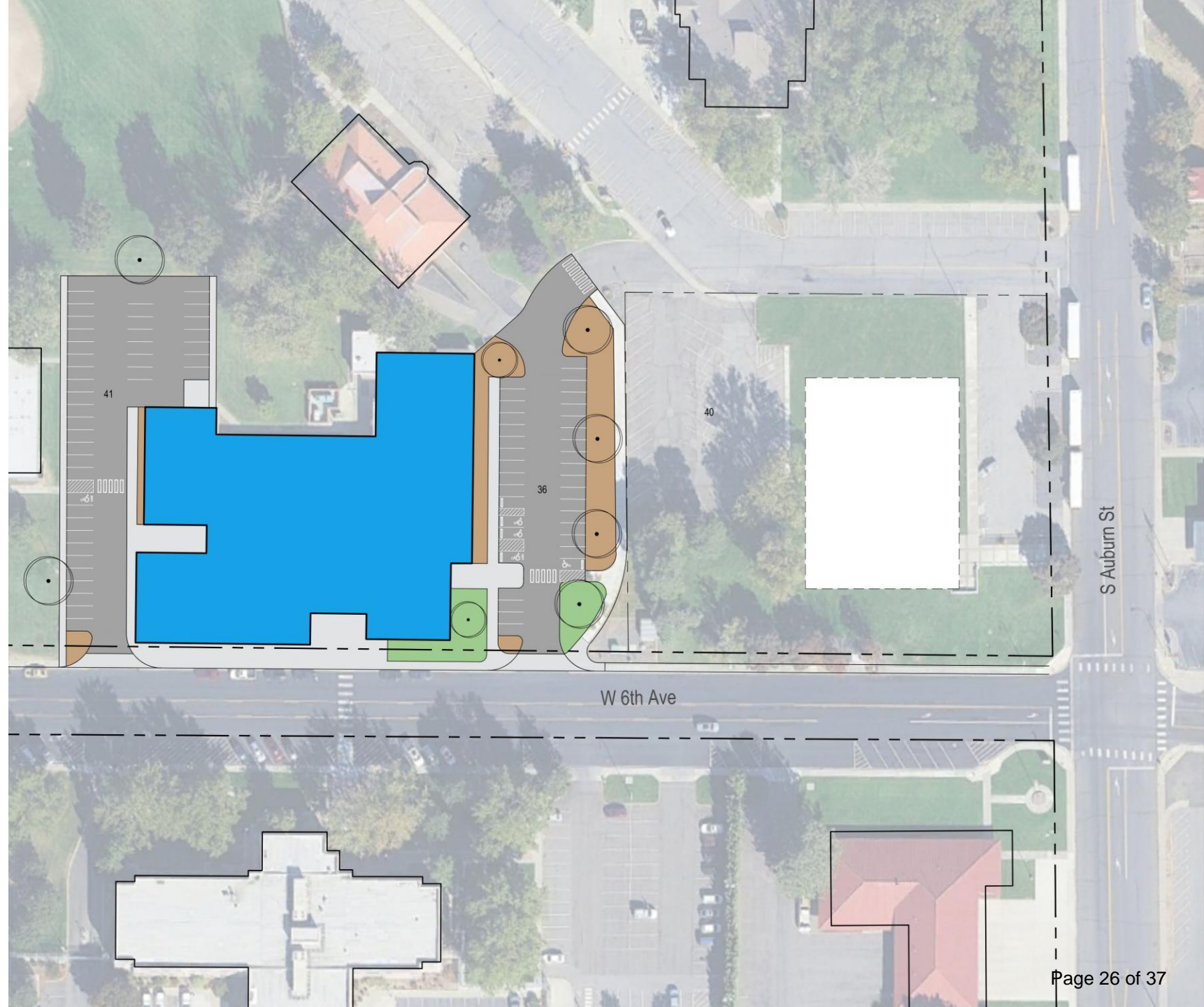
# Existing Building

## Pros:

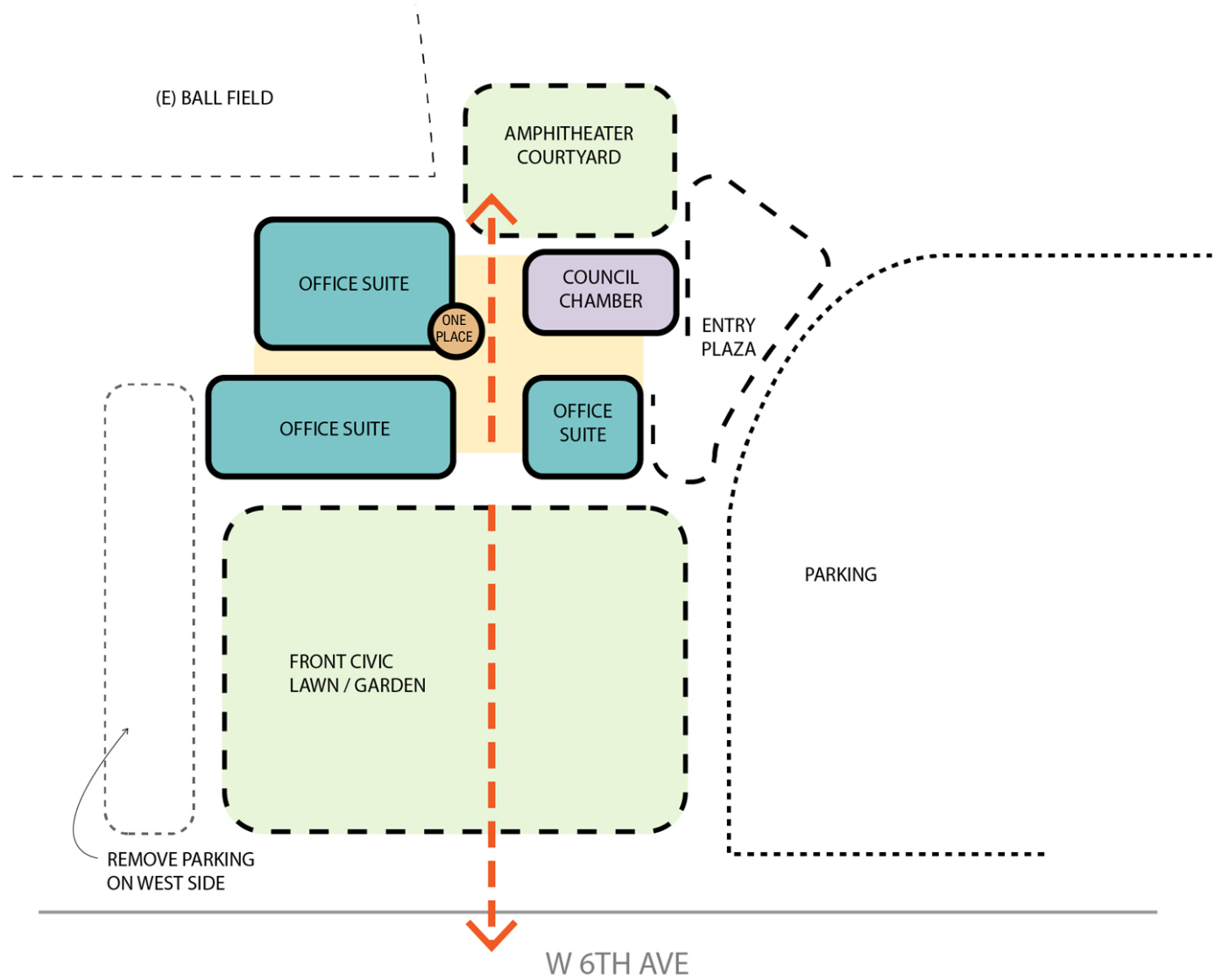
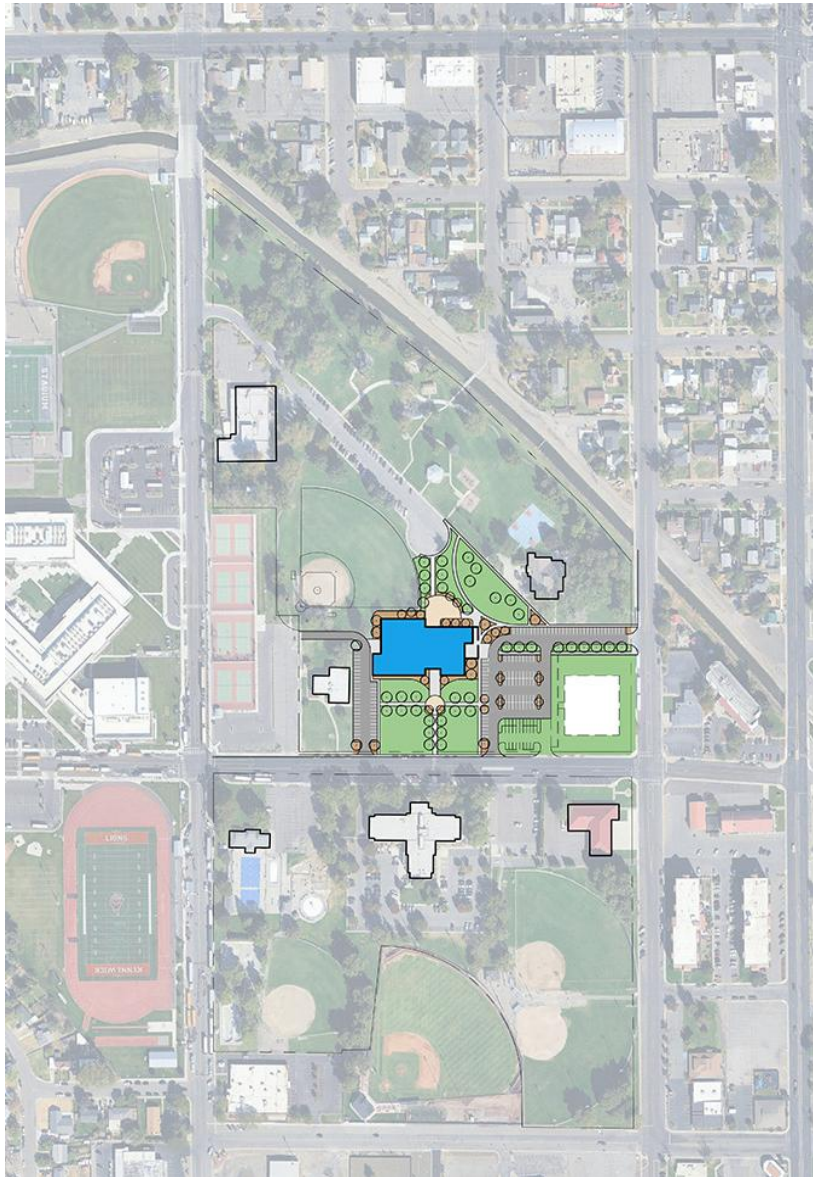
- Least impact on the existing site
- Close alignment with police station
- Retains the corner lot for future development

## Cons:

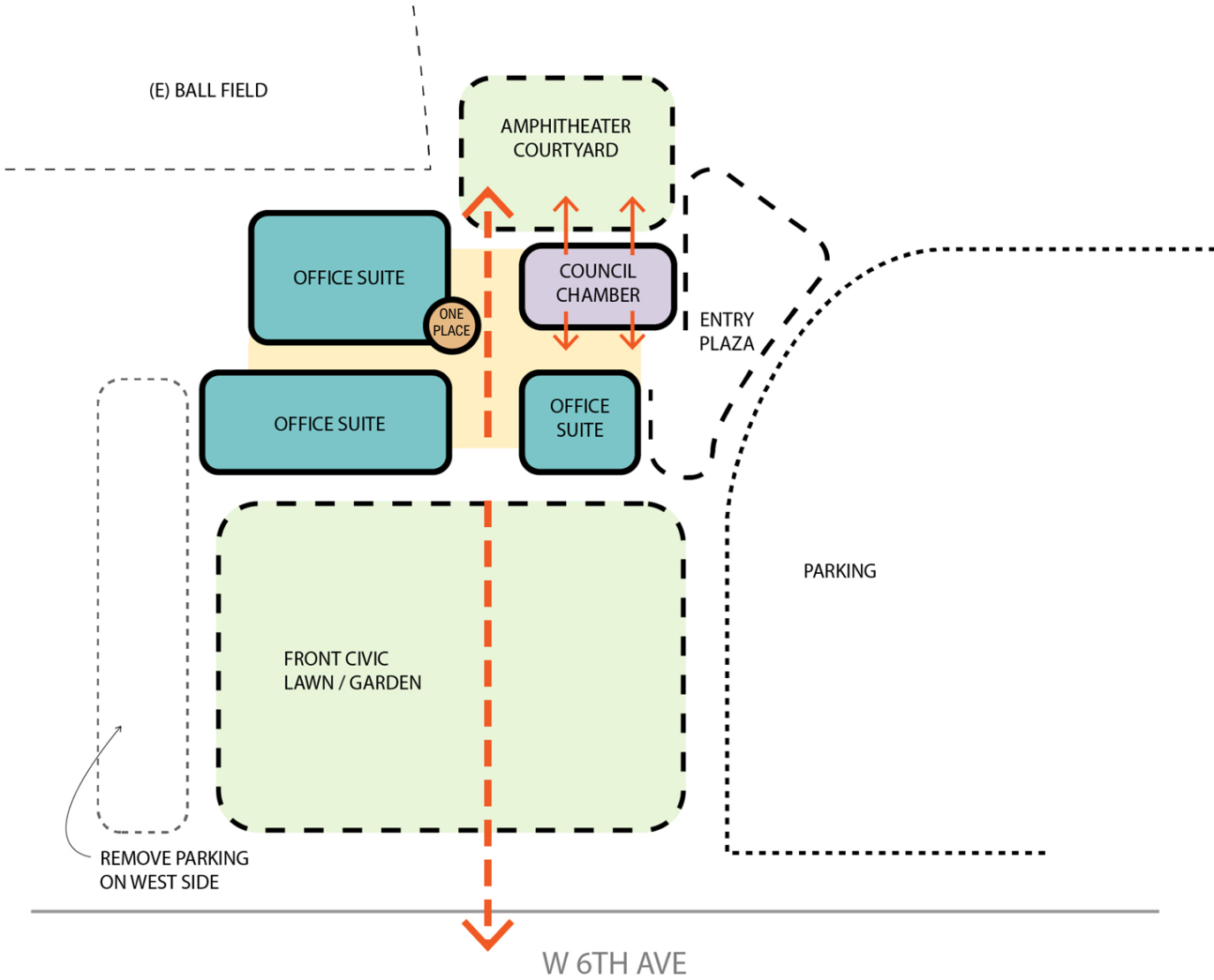
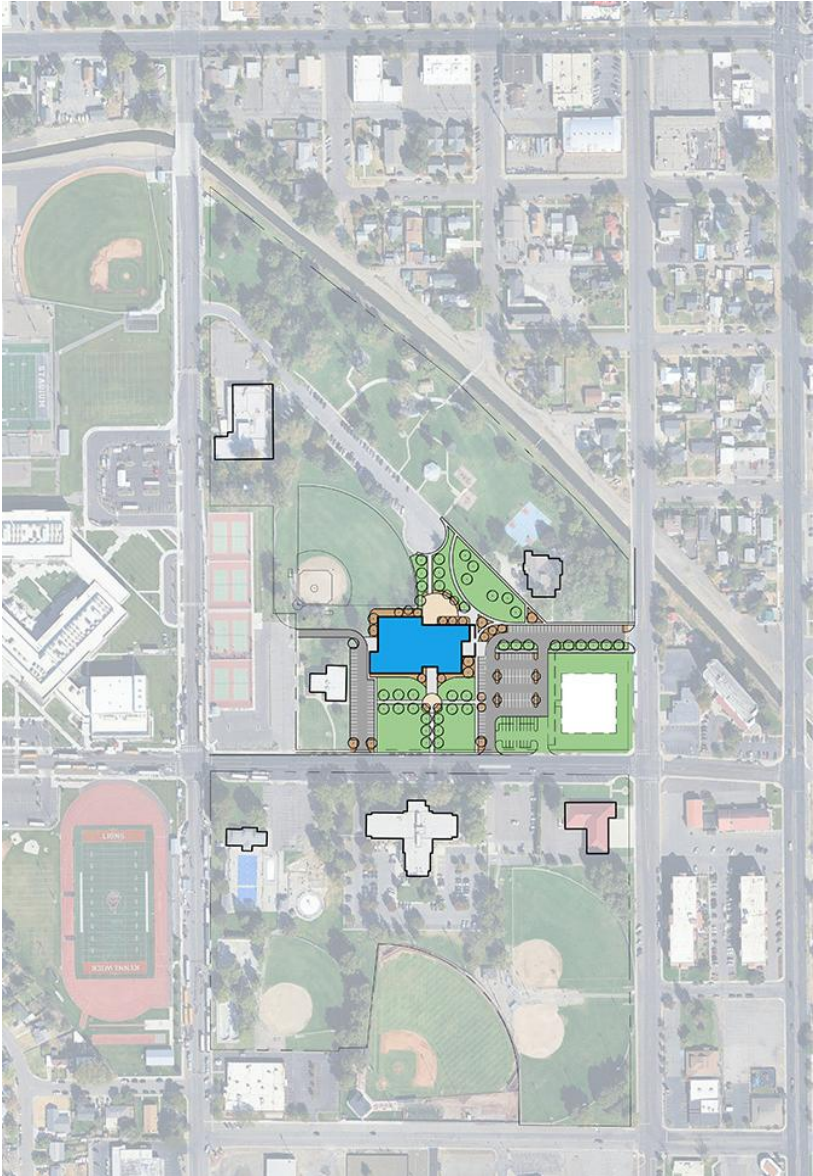
- Existing site will require significant upgrades to last the expected life of a newly renovated building
- Will require many retrofit updates to meet current codes
- Will have minimal improvement on the advancement of the civic campus and park
- Keep vehicles bisecting the site



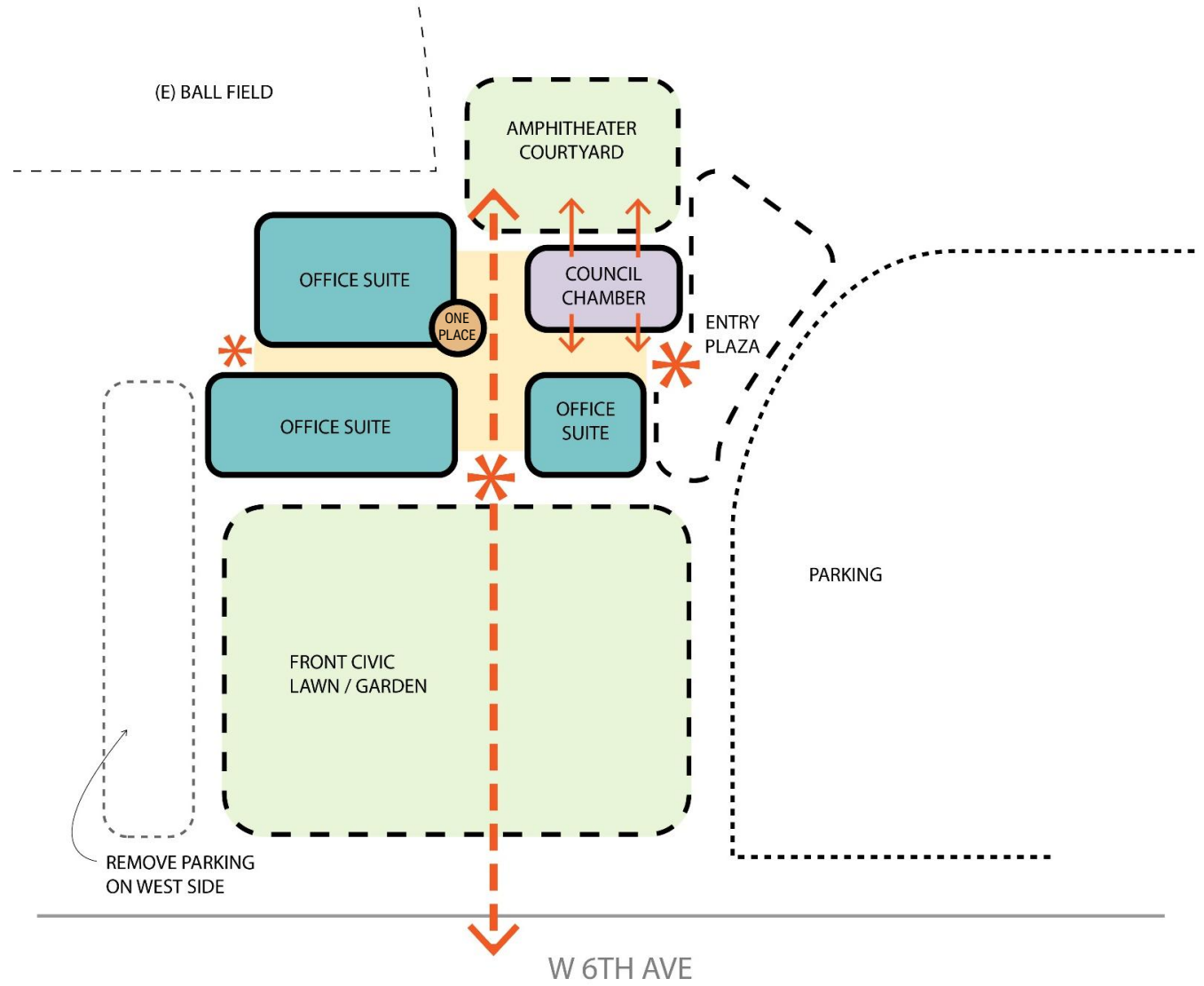
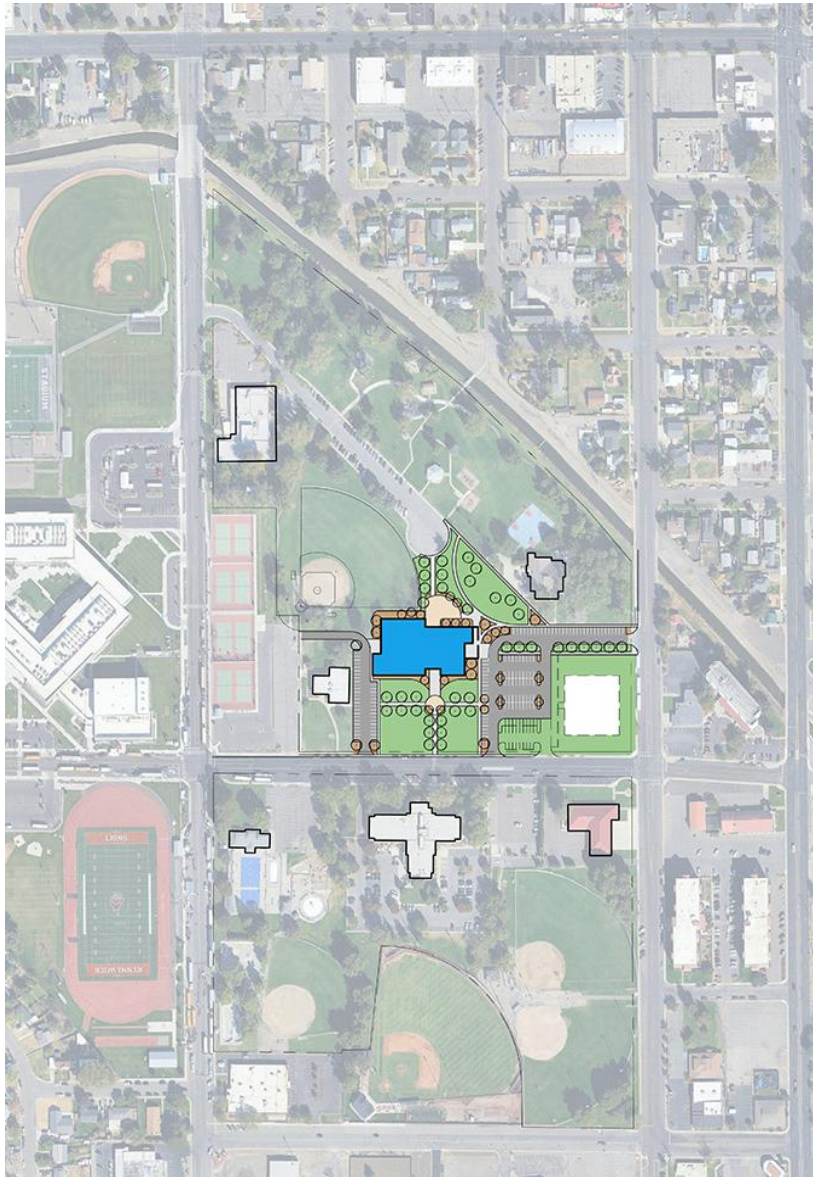
# New Construction Option 1



# New Construction Option 1



# New Construction Option 1



# New Construction Option 1

## Pros:

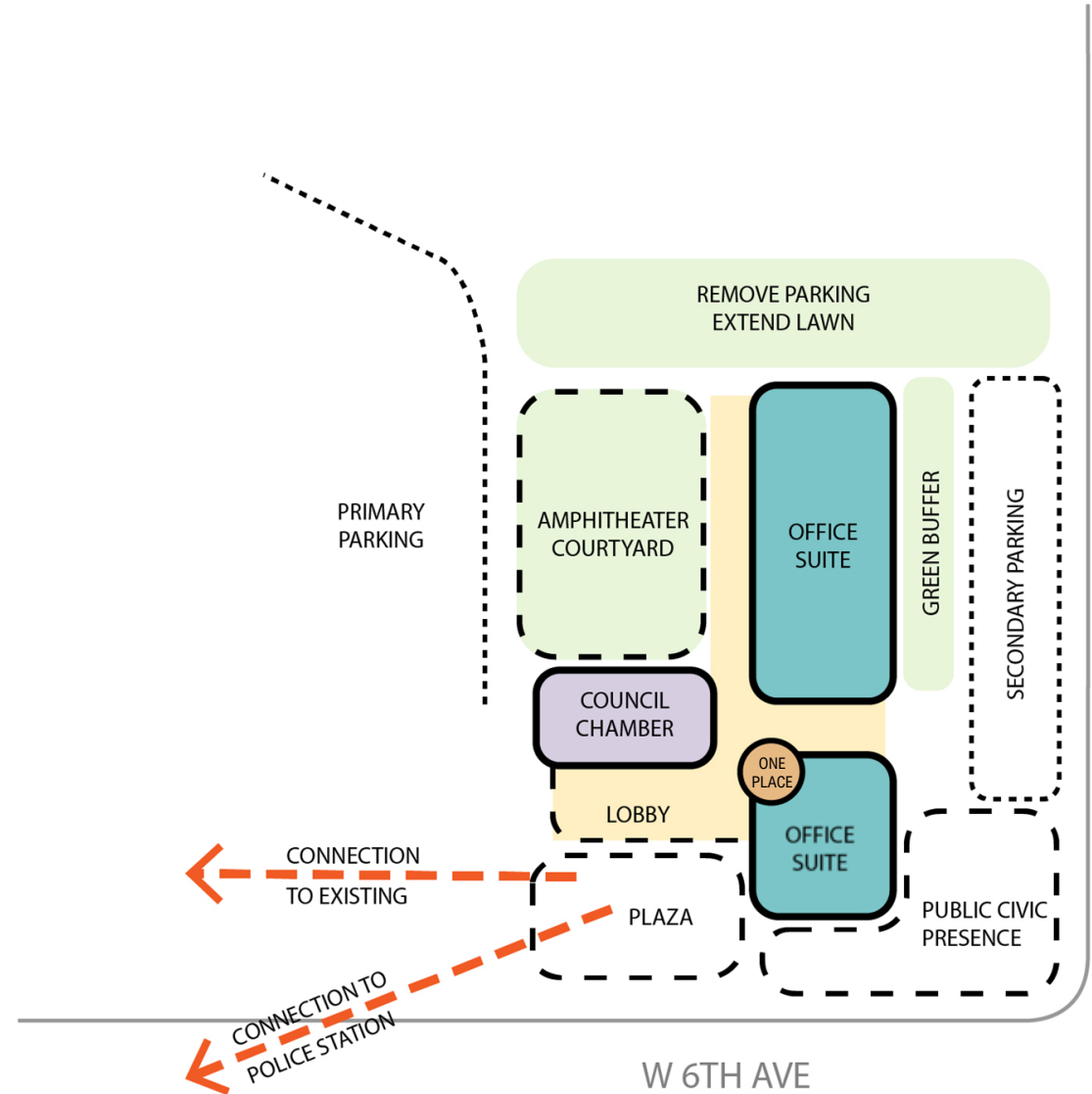
- Creates a strong connection with the police station and places the city hall at the heart of the campus
- Allows for ideal location at intersection for future building
- Utilizes existing drive approach locations
- Easy construction access
- Existing building stays fully functional while the new building is constructed
- Places future development at the intersection

## Cons:

- Limited intersection visibility
- Construction noise would impact daily operations of existing building



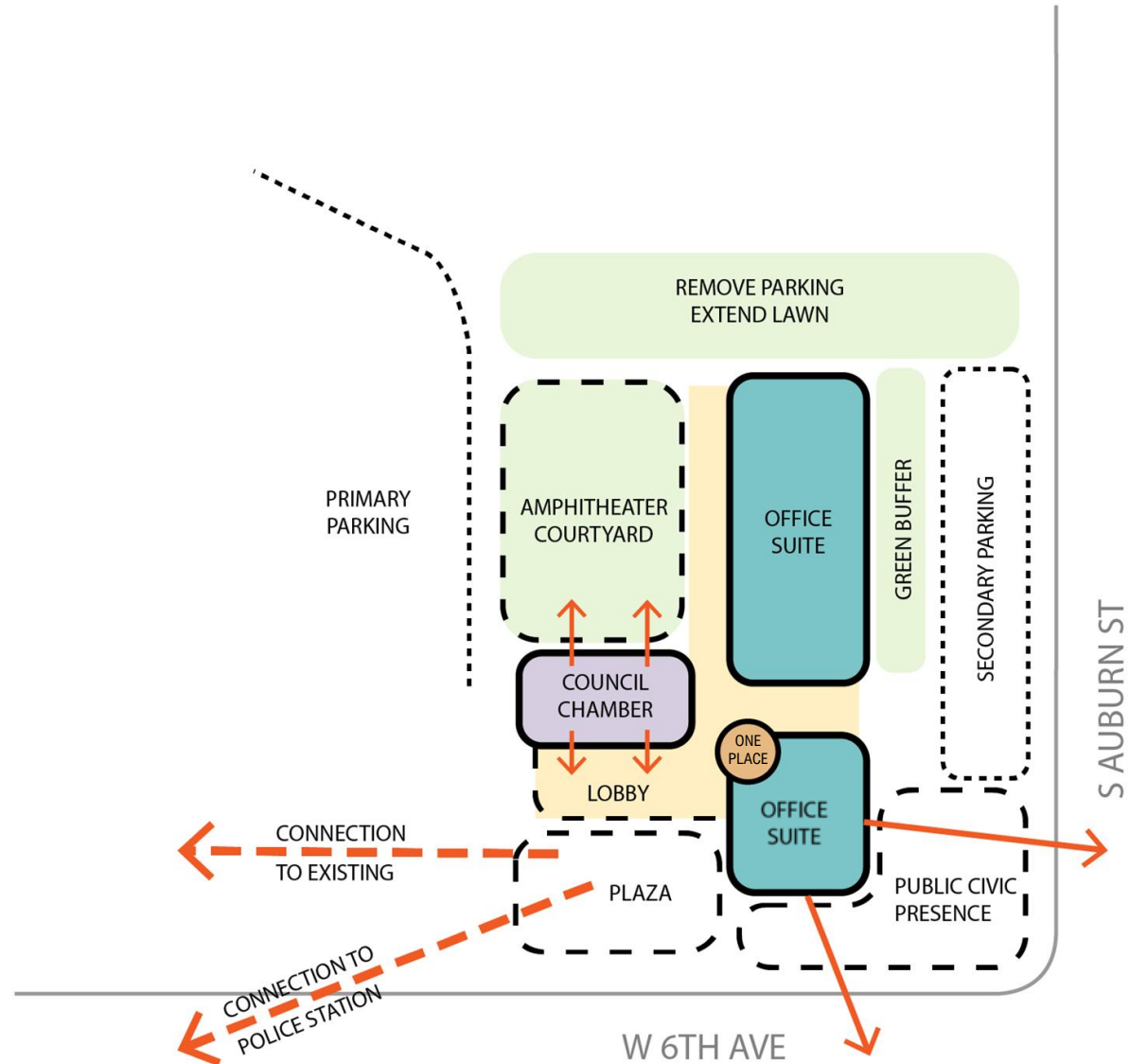
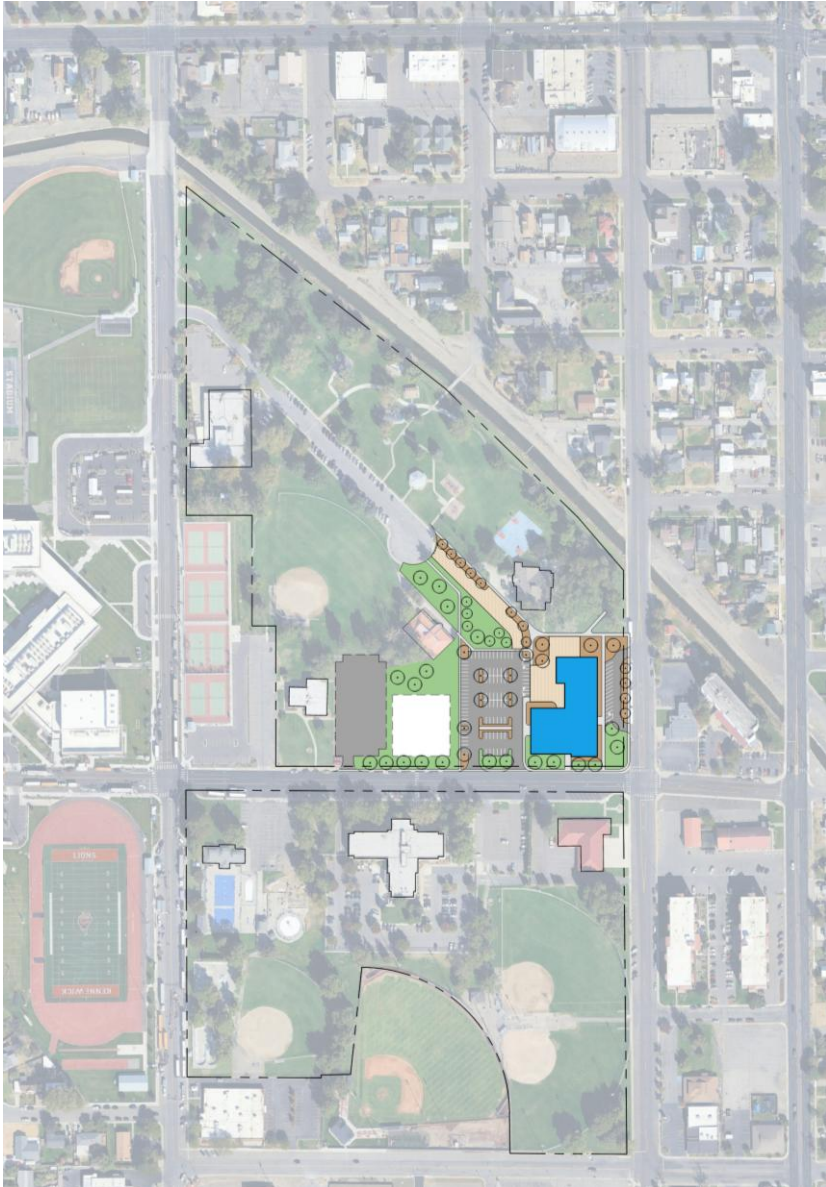
# New Construction Option 2



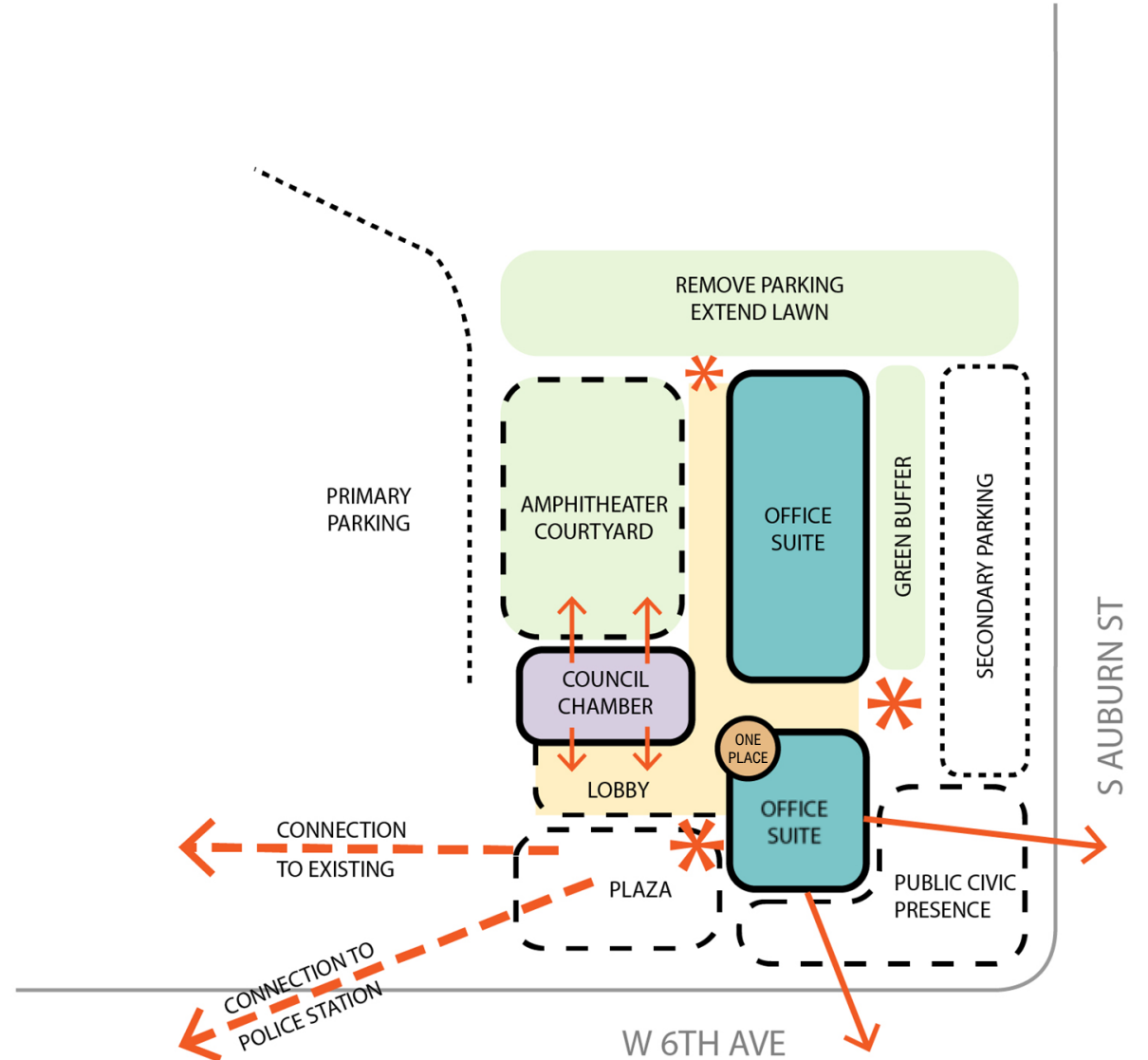
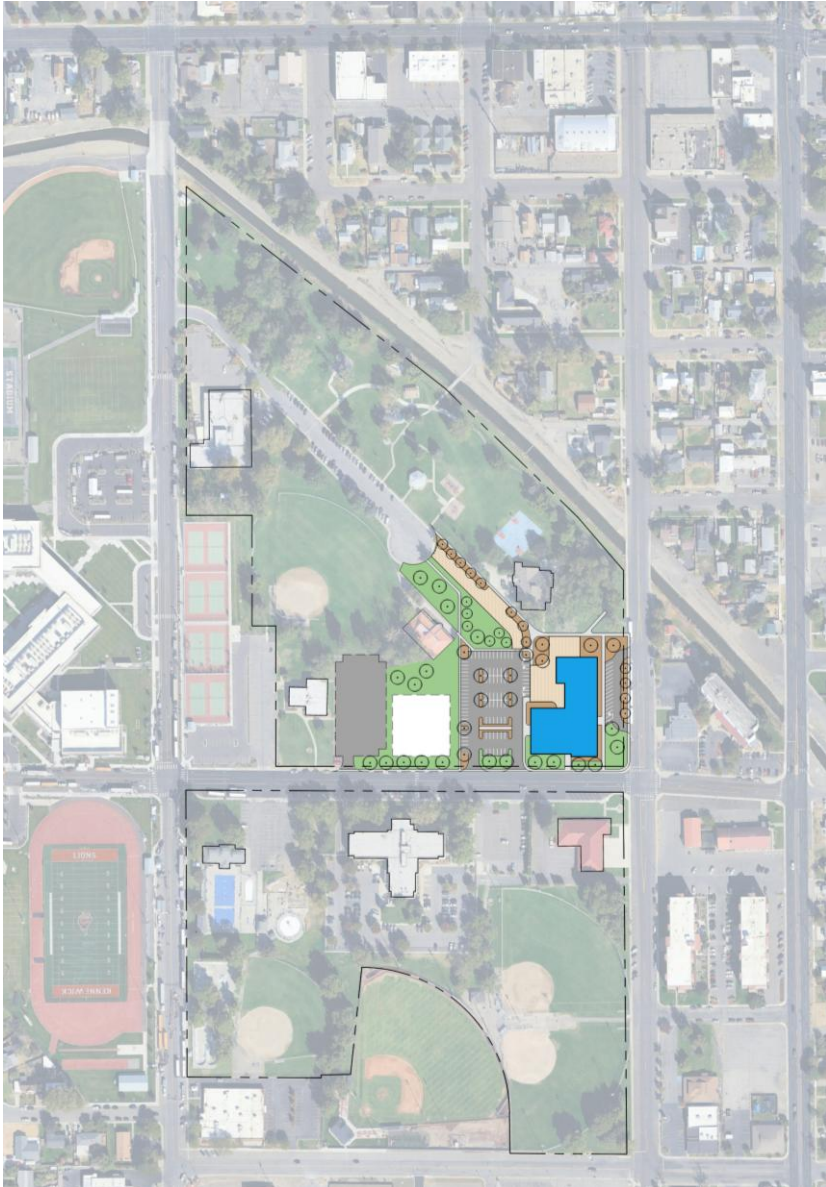
S AUBURN ST

W 6TH AVE

# New Construction Option 2



# New Construction Option 2



# New Construction Option 2

## Pros:

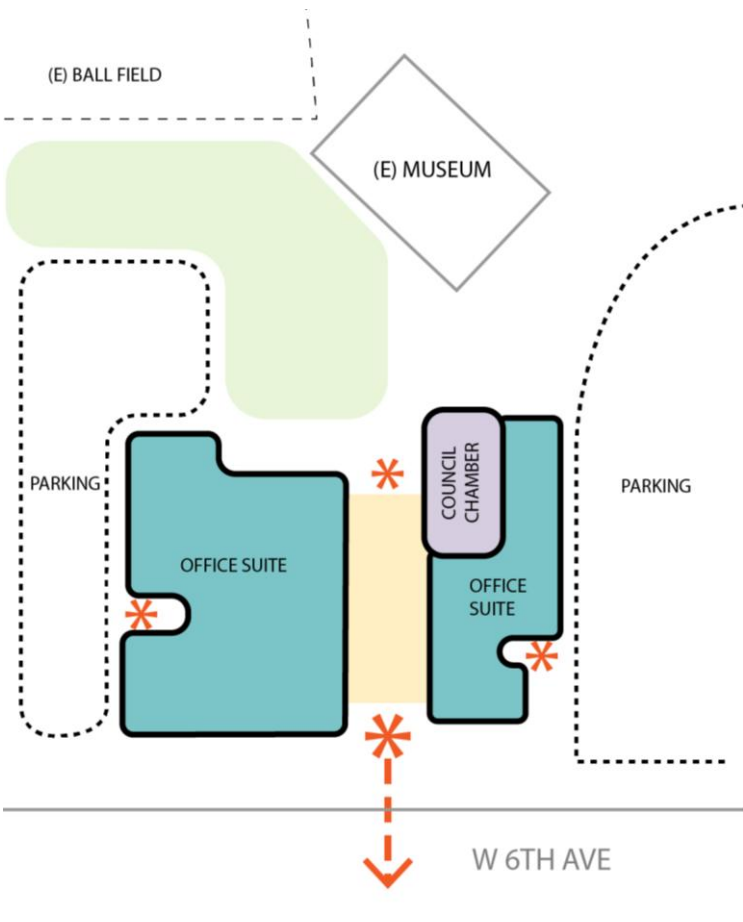
- Great “Gateway” visibility from intersection of 6<sup>th</sup> Ave & Auburn St
- Existing City Hall remains functional while the new building is constructed
- Anchors the campus with corner City Hall
- Places parking in the center of the site and allows compact parking configuration
- Strong connection to the park

## Cons:

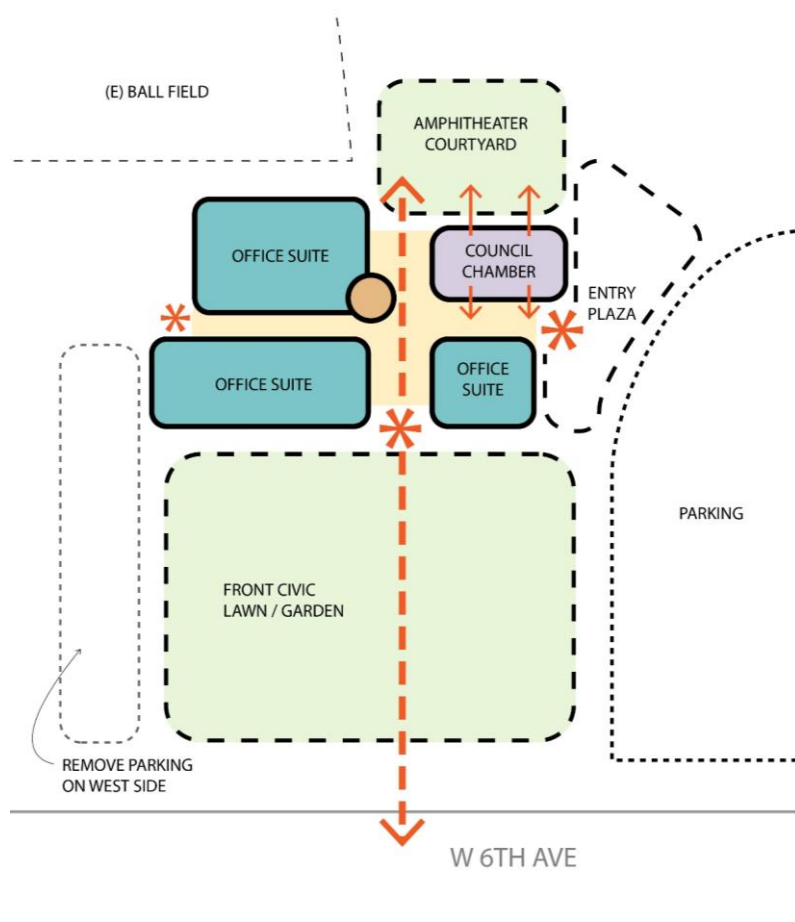
- Reduced connection with the Police Station
- Gives the future building center stage of Civic Campus



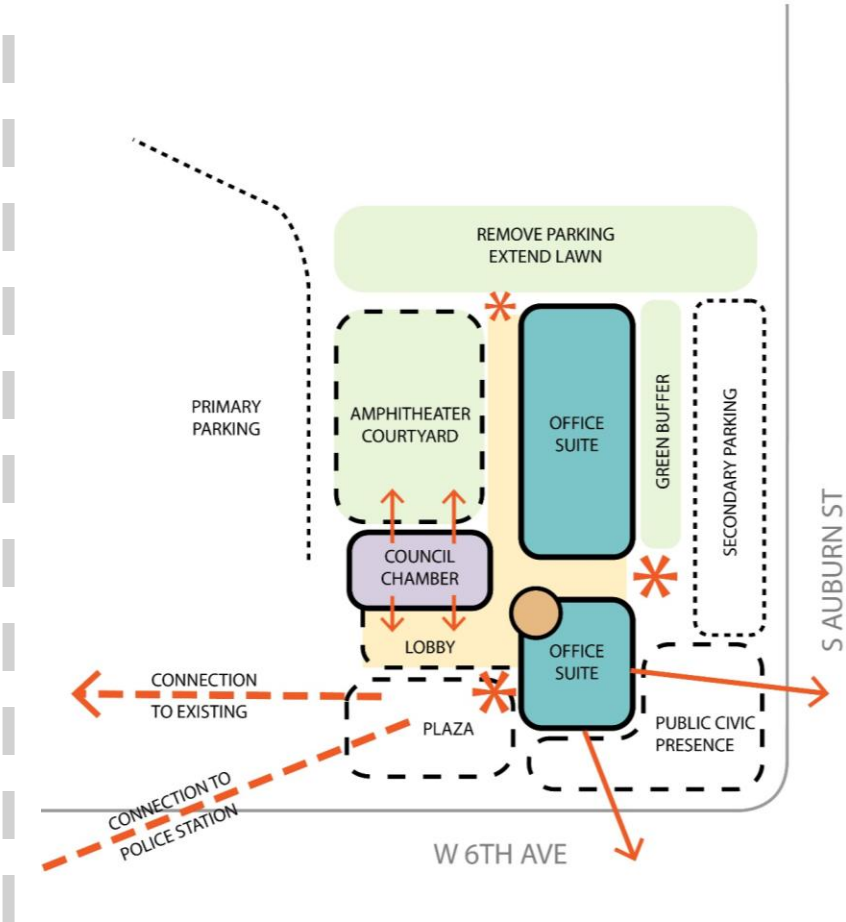
# Site Location Overview



**EXISTING BUILDING**



**NEW CONSTRUCTION OPTION 1**



**NEW CONSTRUCTION OPTION 2**

# Site Option Review

Grading Rubric



<b>GUIDING PRINCIPLES</b>	Fiscal Stewardship
	Create Community
	Modern Facility for All
	Cross-Department Collaboration
	Sustainability
	Economic Driver

<b>CONTEXT</b>	Enhances Public Safety
	Constructability & Phasing Ease
	Cost Recovery Potential
	Prominent Frontage and Visibility

	EXISTING BUILDING 5 YEAR	EXISTING BUILDING 20 YEAR	NEW BUILDING OPTION 1	NEW BUILDING OPTION 2

# Questions

