



City Council Workshop Agenda

June 23, 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

Council Agenda Coversheet	Item Number: 1. Date: 6/23/2026	Category:
	Item Type: Presentation Subject: City Hall Replacement Study Department: City Manager	
Summary The Architects West Team will provide refined concept options and a pool replacement component for Council consideration based on the direction received at the May19th City Council meeting.		
Attachments: 1. Presentation		



Kennewick City Hall Replacement Study

City Council Work Session - June 23rd, 2026

Agenda

Hello!

Schedule Overview

Guiding Principles – Updated

Refined Building Program

Existing Building Renovation

Civic Campus Master Planning

Site Option Review

City Hall Precedent + Materials Discussion

Wrap Up + Next Steps

Schedule Overview

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

AWARD & CONTRACT

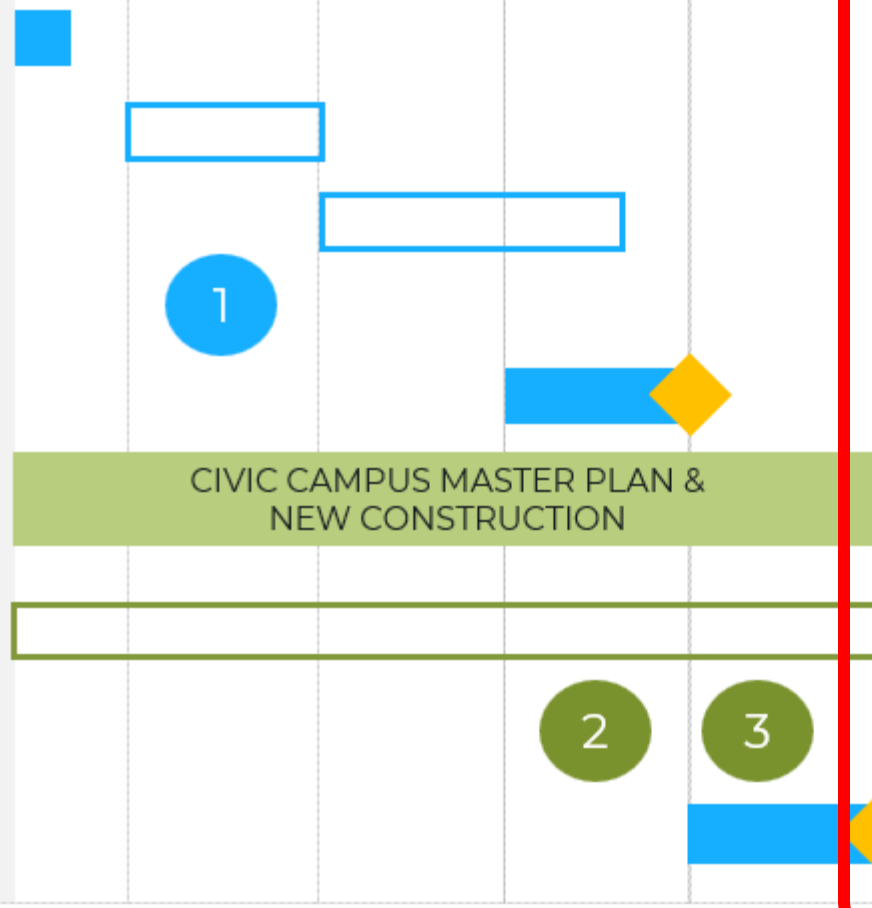
PROGRAMMING & EXISTING BUILDING

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



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.

THINK BIG Lead with big picture thinking that demonstrates as strong understanding of a long-term vision for Kennewick's Civic Campus and economic prosperity.



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 18,150 sf
 Level 02 13,370 sf

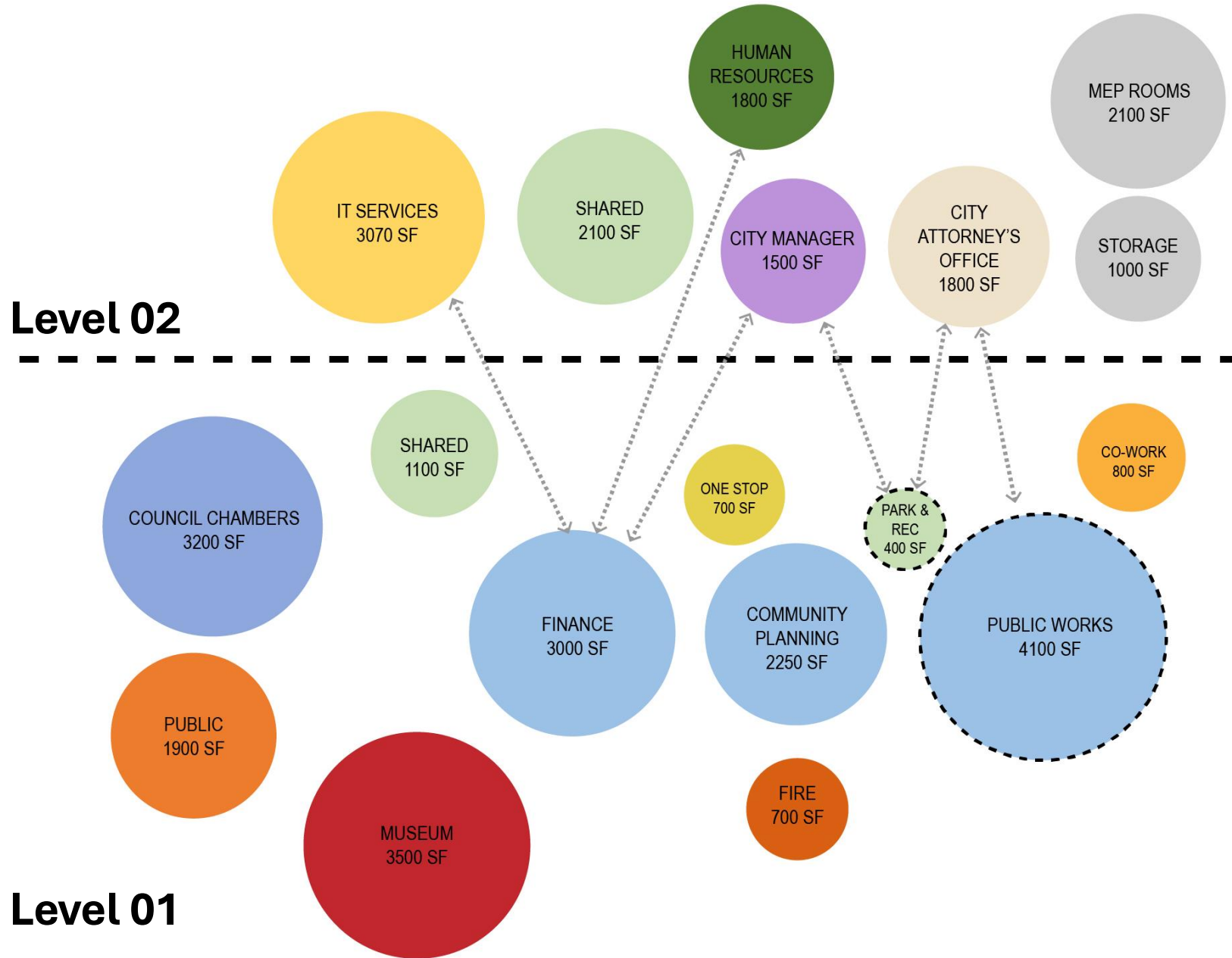
NET BLDG 31,520 sf

TOTAL BLDG 43,900 gsf

**TOTAL BLDG 46,700 gsf
 w/ GROWTH**

w/ MUSEUM 50,200 gsf

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



Renovation of Existing – Required Program vs. Existing Floorplan

- Attempted to conserve and reuse as much existing as possible while aligning with required program and adjacencies
- Required program does not fit
- Site constraints only allow limited expansion to the north
- Required spaces reduced or omitted
- Existing atrium and exterior insets used for interior program eliminating interior daylighting and views
- Still constrained by inefficient, sprawled, piecemeal floorplan



Renovation of Existing – Wall Demo to Fit Program

- Demo 256 of 355 walls (72%), leaving only 28% of existing walls
- Most of north wall removed for expansion
- Atrium and exterior daylight insets removed for expansion
- Interior walls demoed to allow large flexible open office space and best possible program layout
- All exterior walls demoed down to structure for energy code upgrades
- Most interior walls not demoed still demoed down to studs for new infrastructure



Renovation of Existing – New Walls for Expanded Program

- 232 new walls
- Improved adjacencies but still suffers from same issues as current building
 - Inefficient layout
 - Confusing circulation
 - Long skinny hallways
 - Lack of wayfinding
 - Excess area dedicated to circulation
 - Lacks efficiency of vertical stacking
- Zero daylighting or views to most of the building
- No views or connections to Park in public or presentation spaces



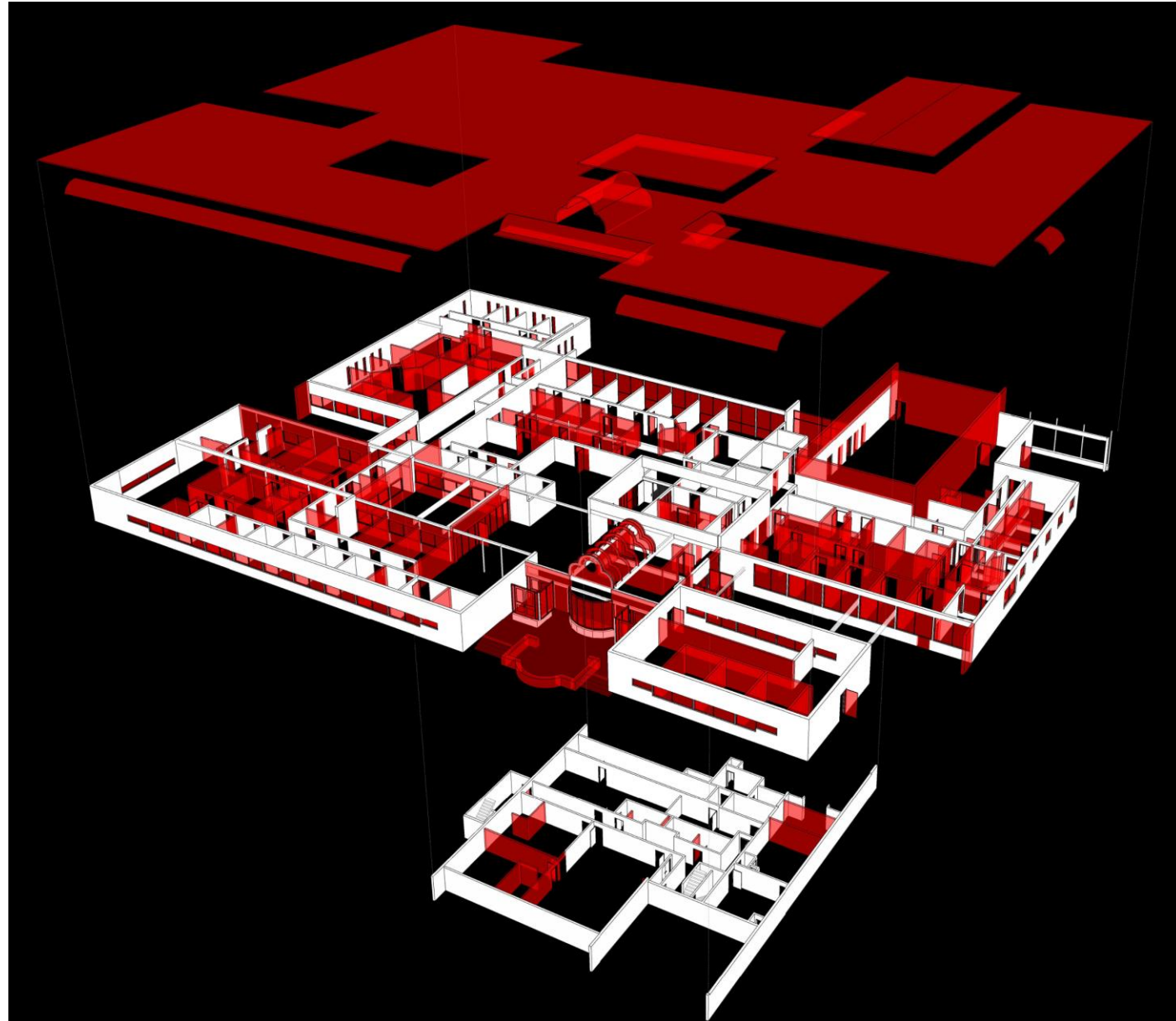
Renovation of Existing – Basement Demo and New

- Placing all storage, vaults, utility, and building support spaces in basement allows more program on the main floor and utilizes existing unused basement
- Elevator required
- Most existing finishes remain if possible
- Limited demo and new construction required due to use of space
- Inefficient, maze like, excess circulation



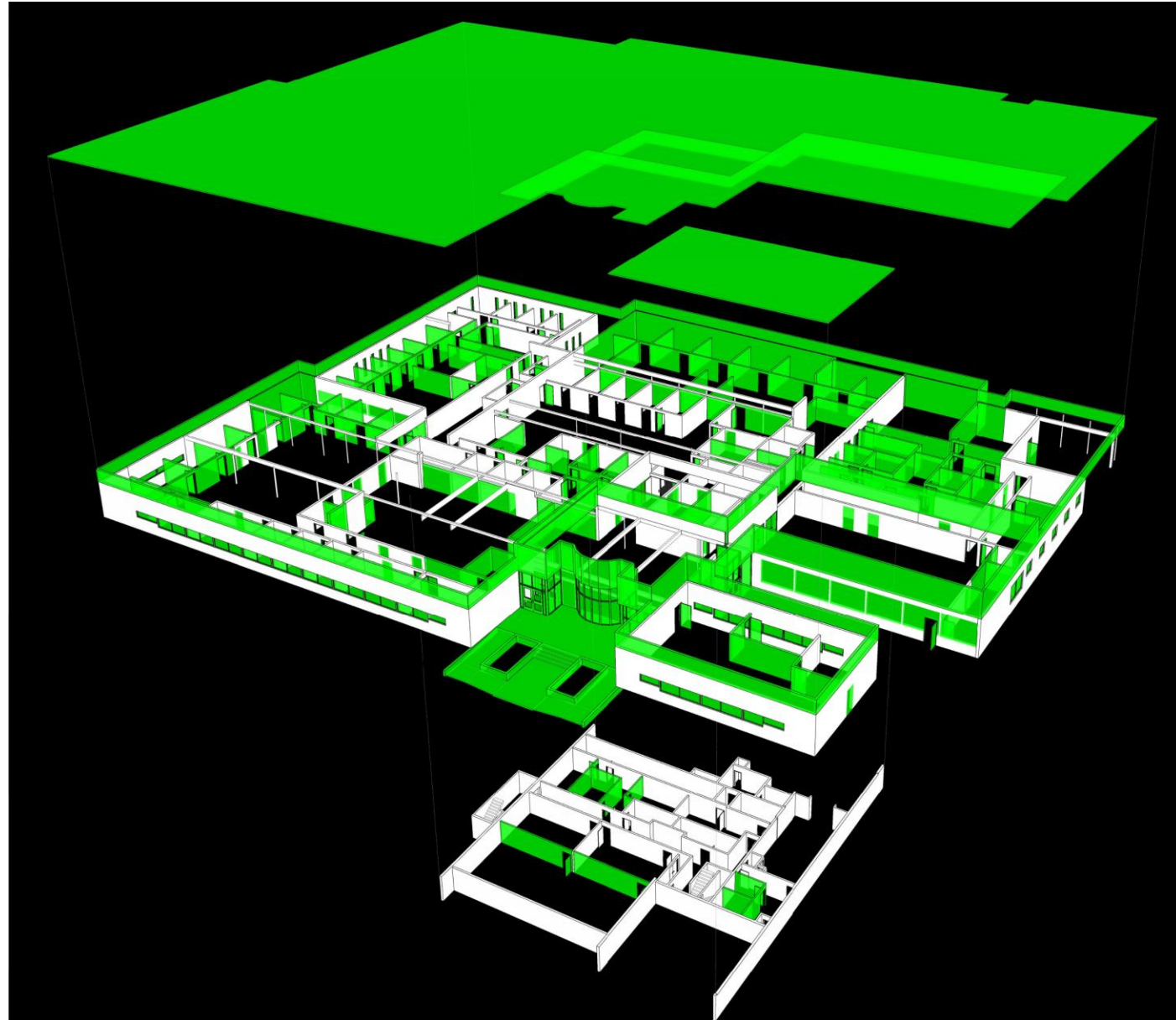
Renovation of Existing – Extent of Demo Required

- All roofing, water damaged structure, insulation, skylights & awnings
- 256 walls
- All exterior windows
- All doors
- Main entry plaza and facade
- All interior finishes
 - Ceilings
 - Drywall
 - Flooring
 - Cabinets
- All electrical
 - Main Service
 - Light fixtures
 - Outlets & data ports
- All HVAC
 - RTUs
 - Ductwork & refrigerant lines
 - Fan coils & diffusers
- All Plumbing
 - Fixtures
 - Water and waste lines

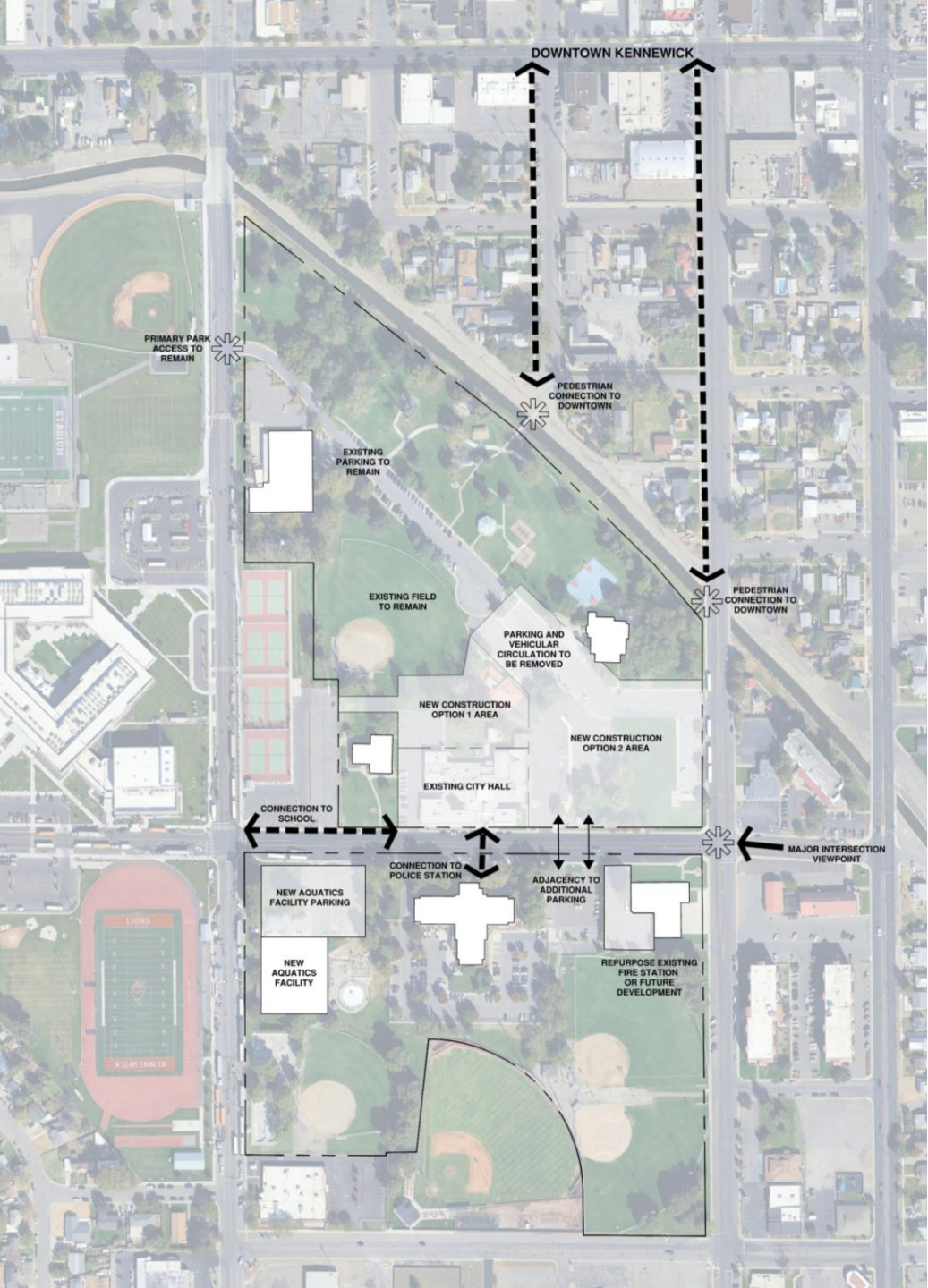


Renovation of Existing – Extent of New Construction Required

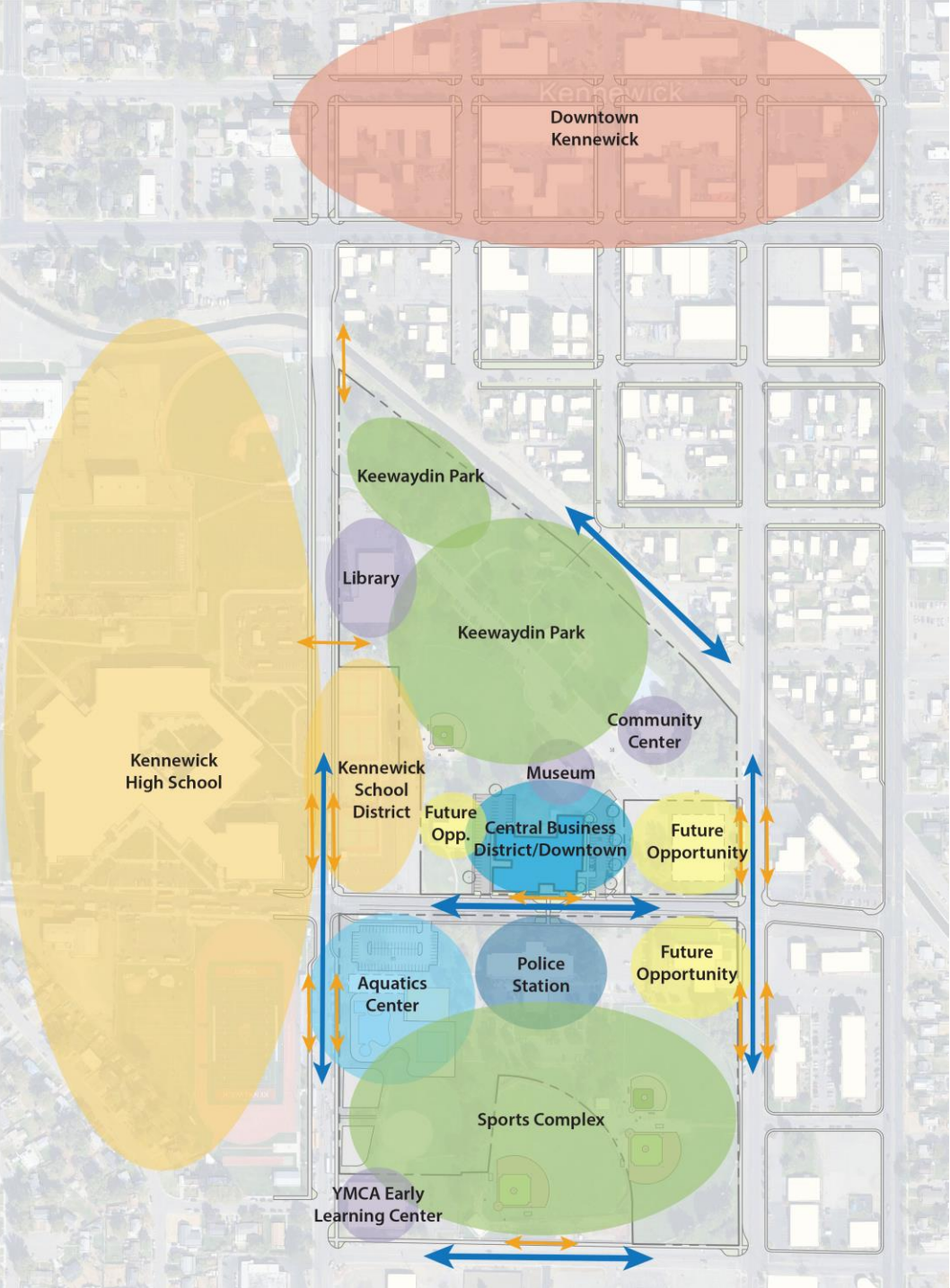
- All roofs
 - Structure where water damaged
 - All insulation
 - New parapets to allow proper slope for drainage or higher ceilings in presentation spaces
- All exterior windows
- All doors
- 232 walls with energy code upgrades to all exterior walls
- New entry plaza to meet ADA
- Code required seismic upgrades to entire structure
- New elevator
- New foundations and floor slabs for expansions
- All interior finishes
- All electrical
- All HVAC
- All plumbing



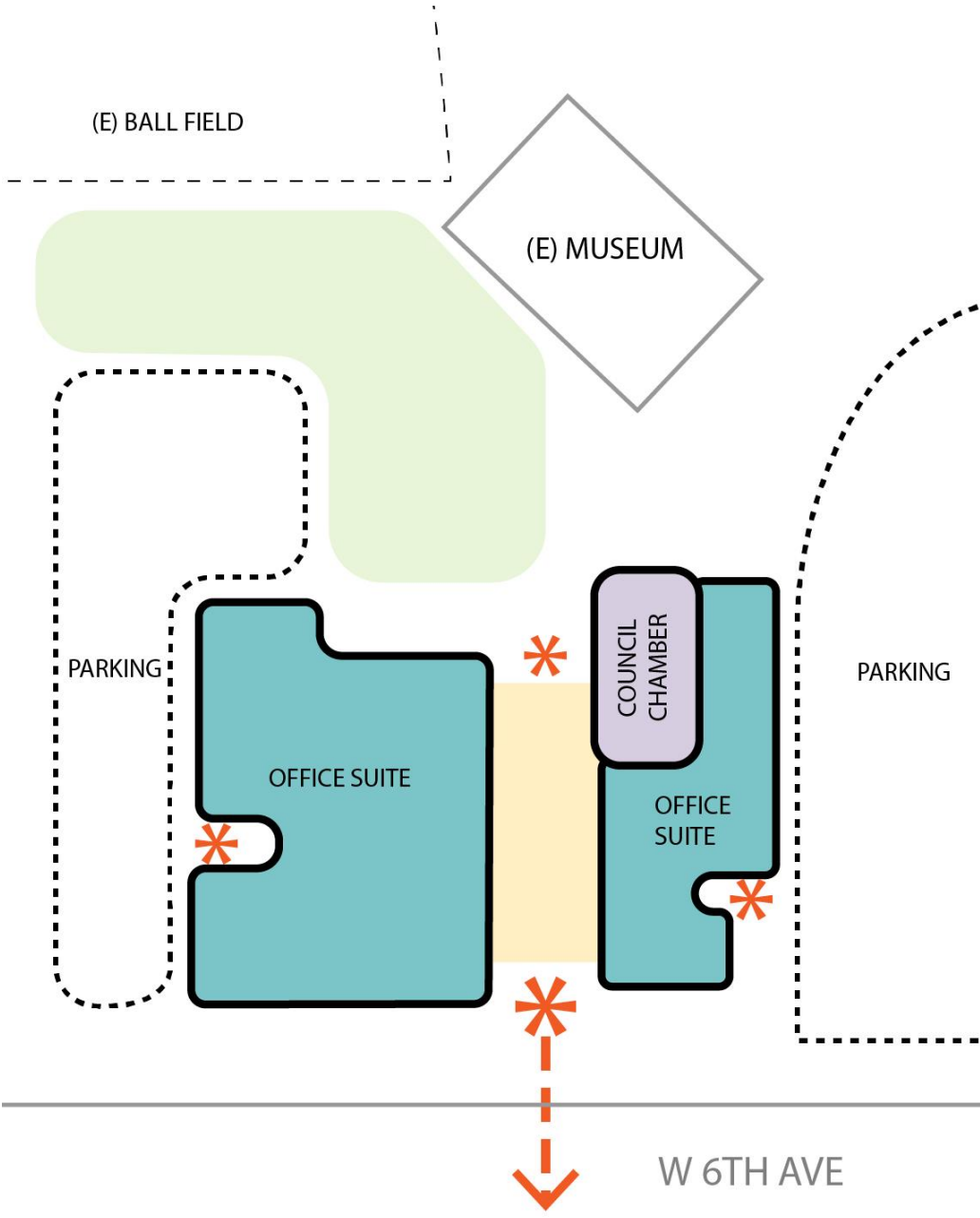
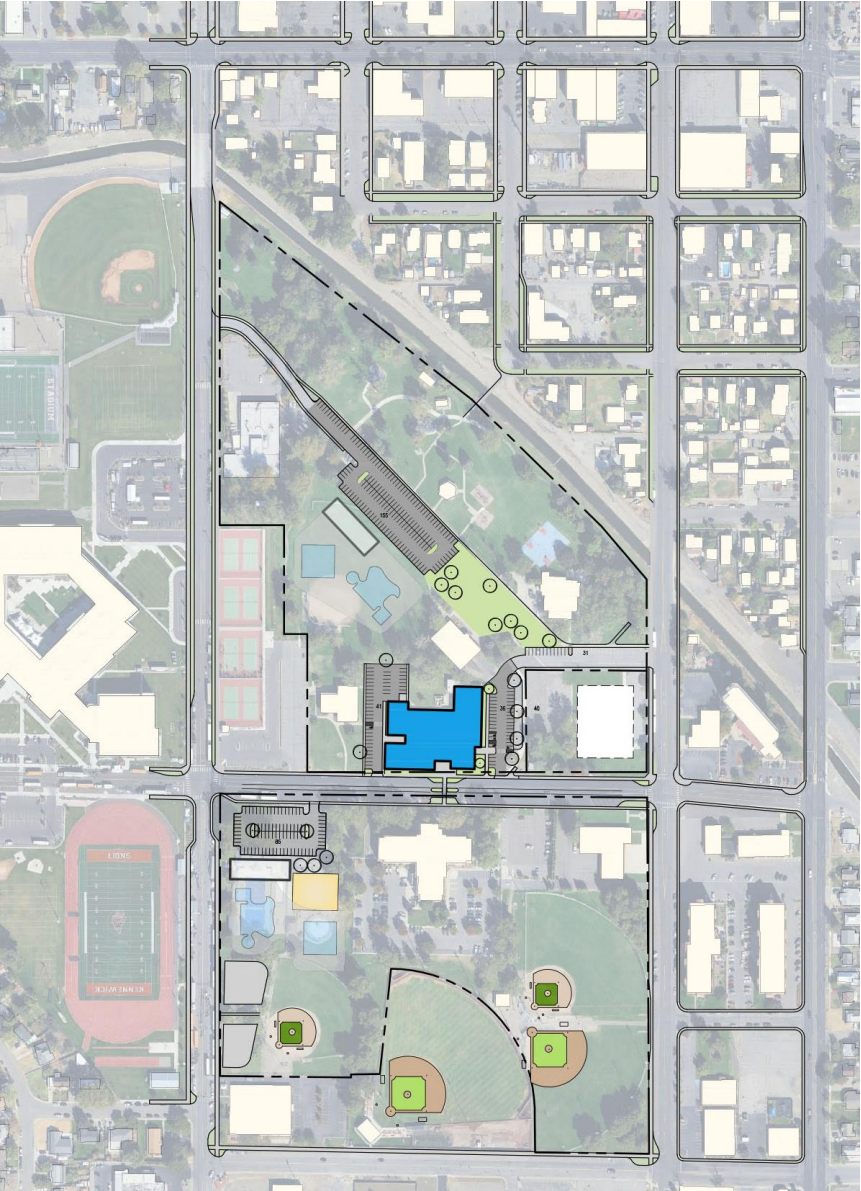
Civic Campus Master Planning Work Session



Zoning Diagram



Existing Building



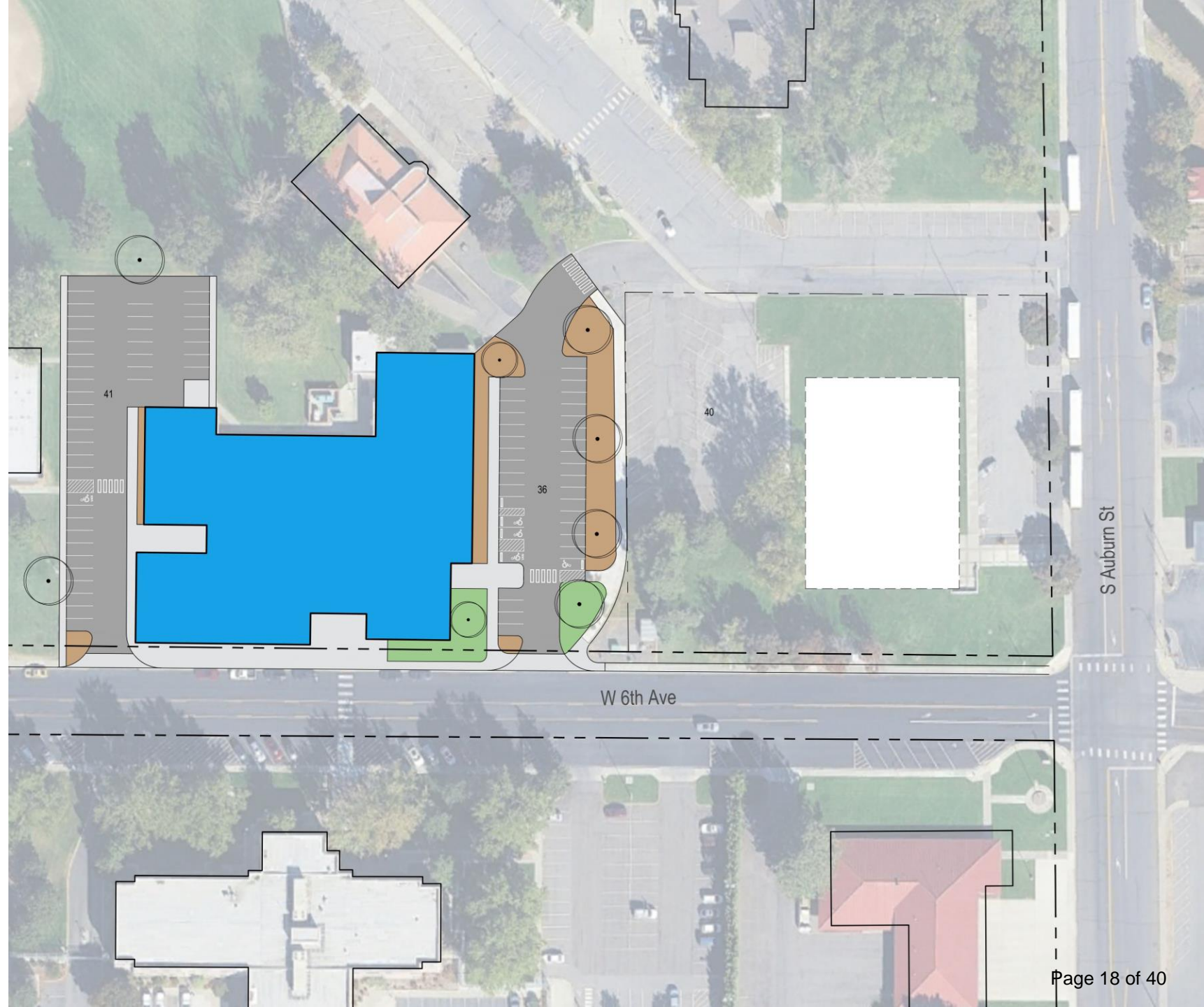
Existing Building

Pros:

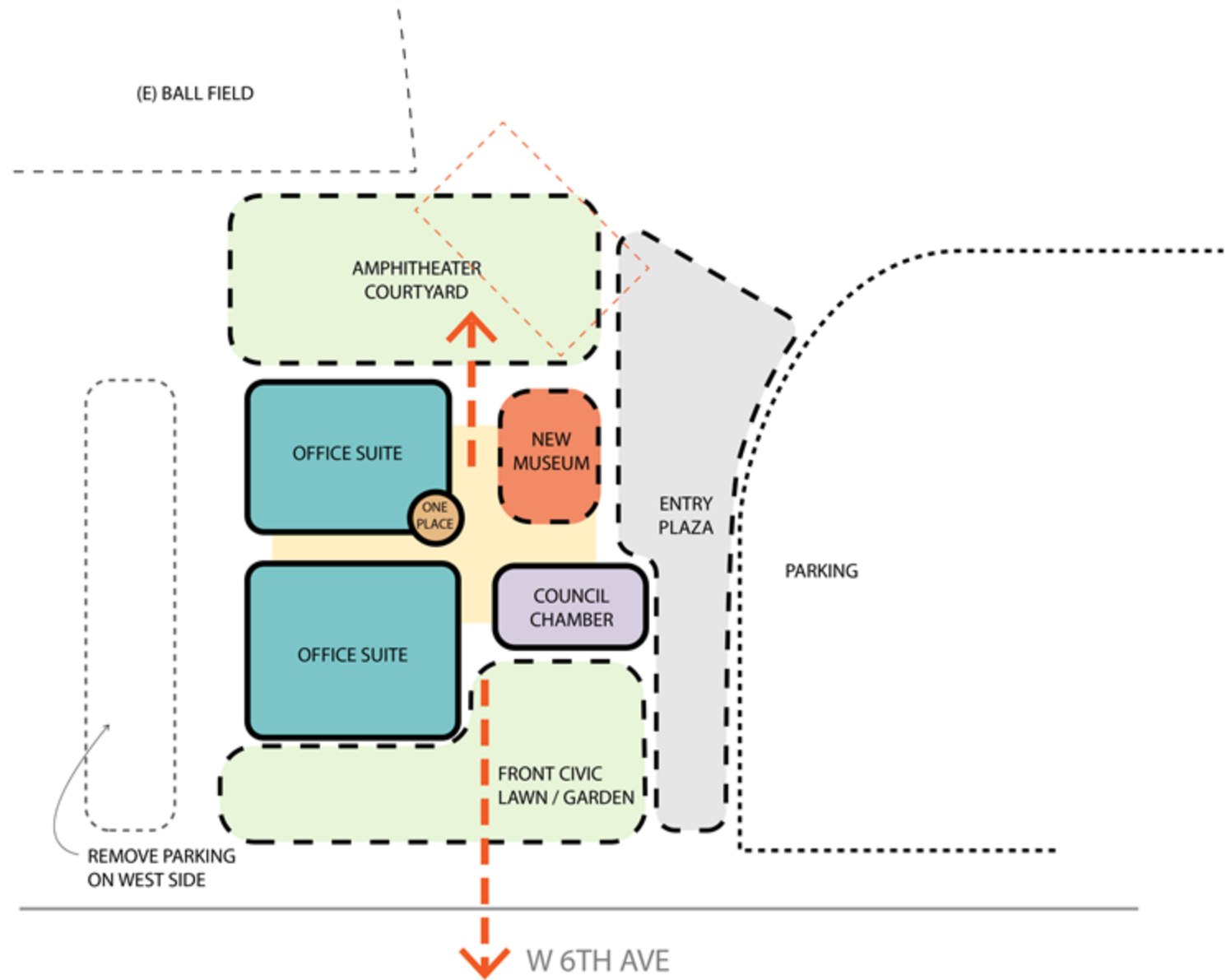
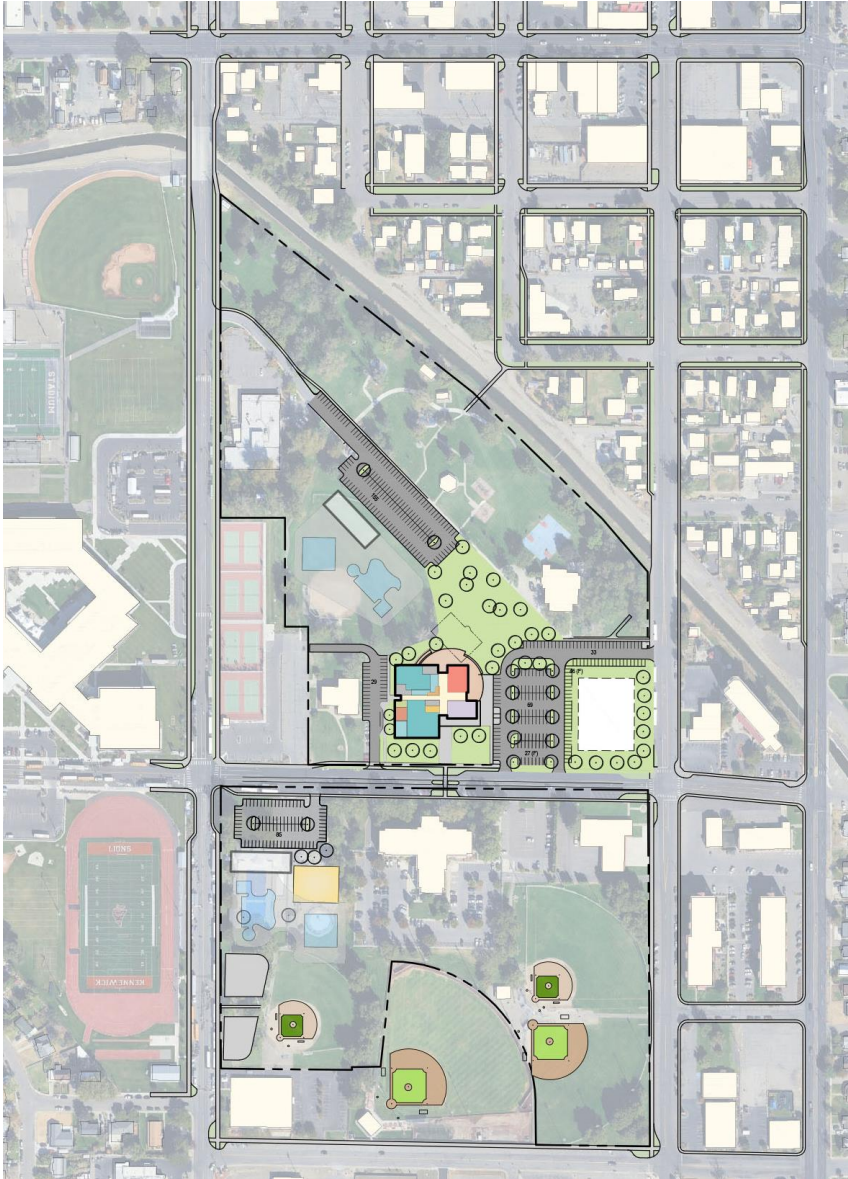
- Least impact on the existing site
- Close alignment with police station
- Retains the corner lot for future development

Cons:

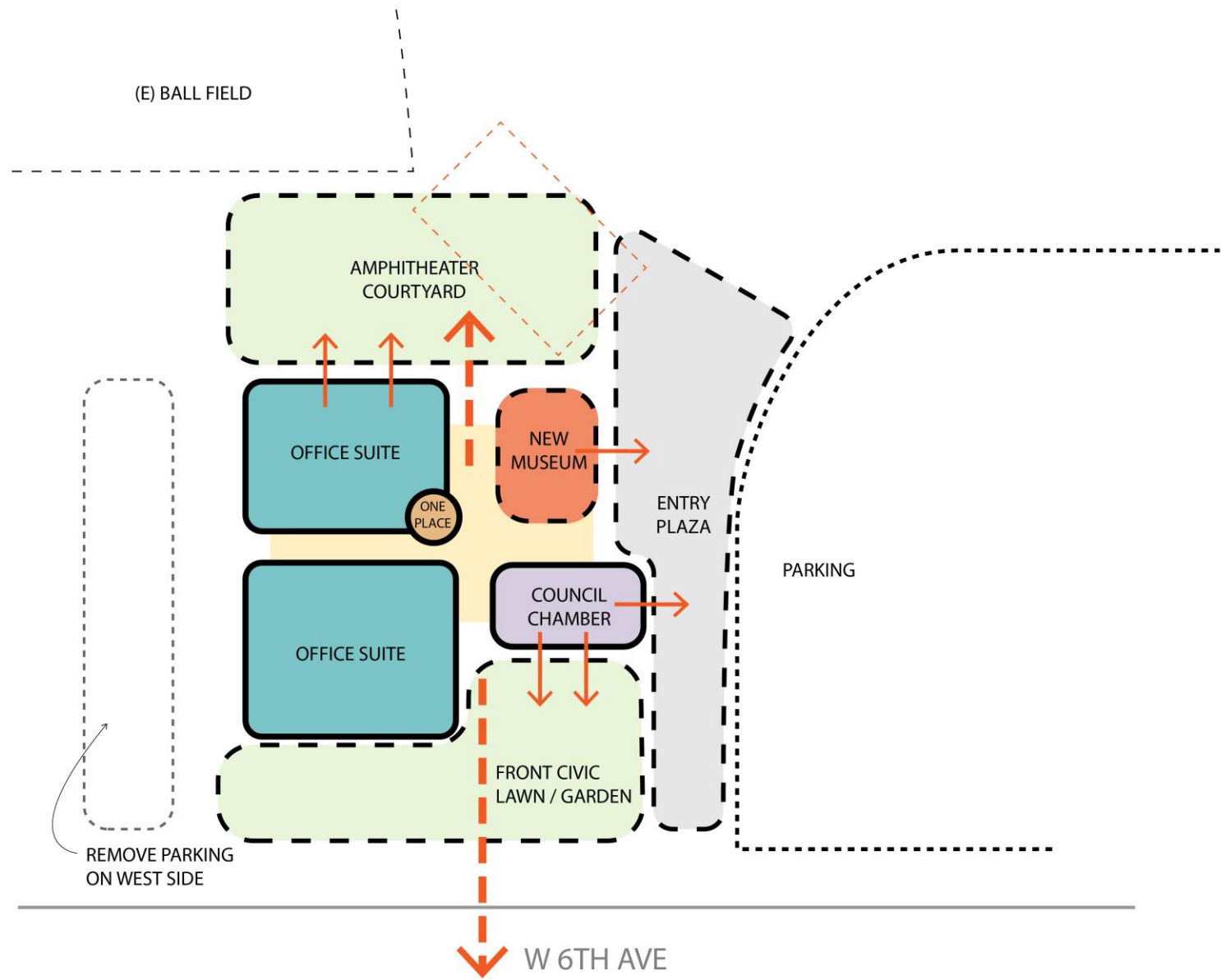
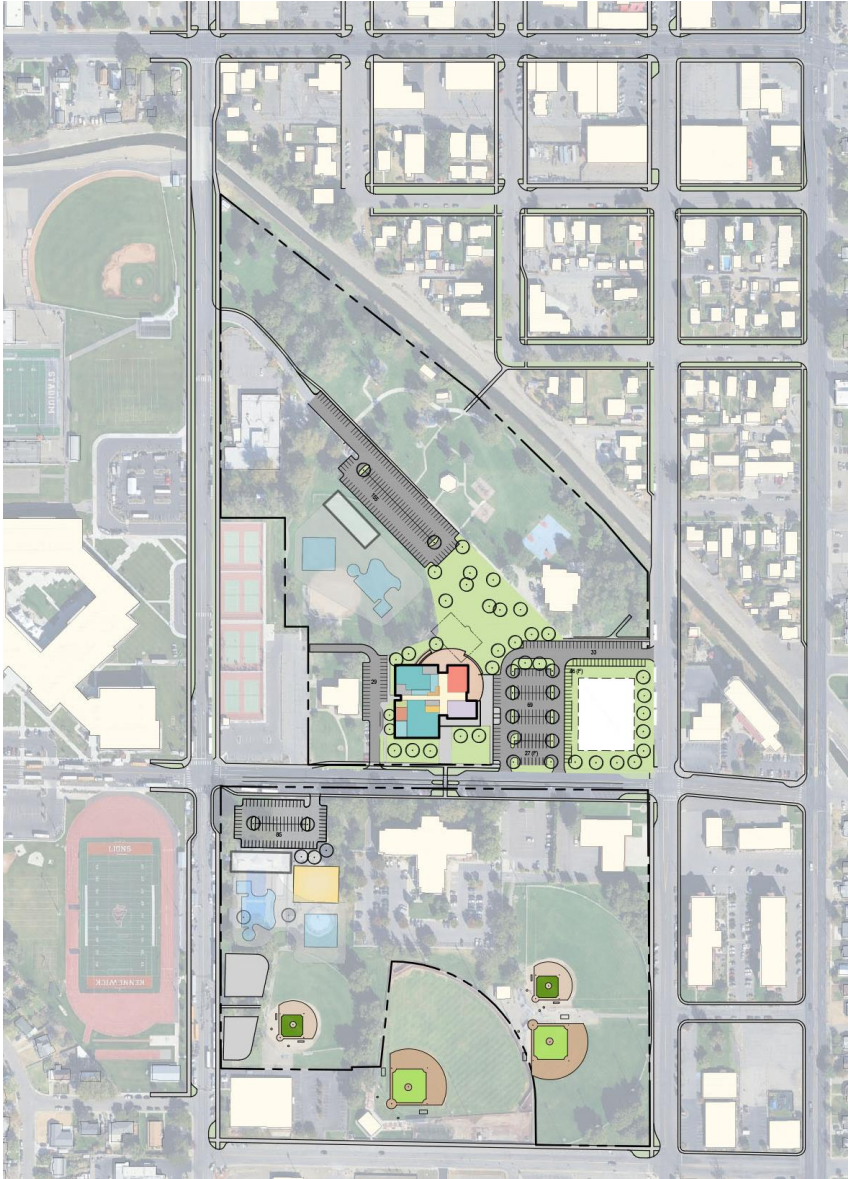
- Existing site will require significant upgrades to last the expected life of a newly renovated building
- Will require many retrofit updates to meet current codes
- Will have minimal improvement on the advancement of the civic campus and park
- Keep vehicles bisecting the site
- Too close to 6th Ave. for proper City Hall plaza space and presence



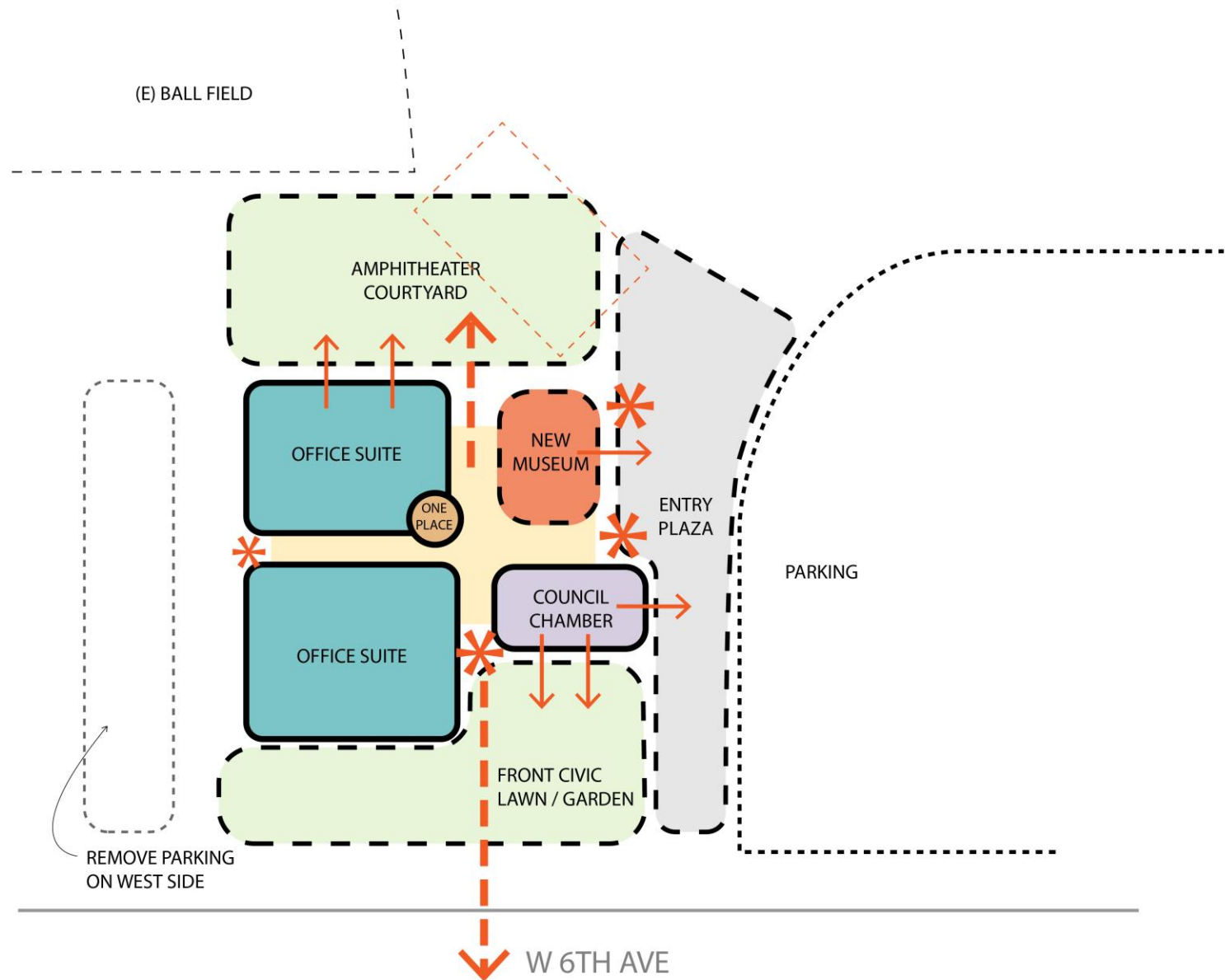
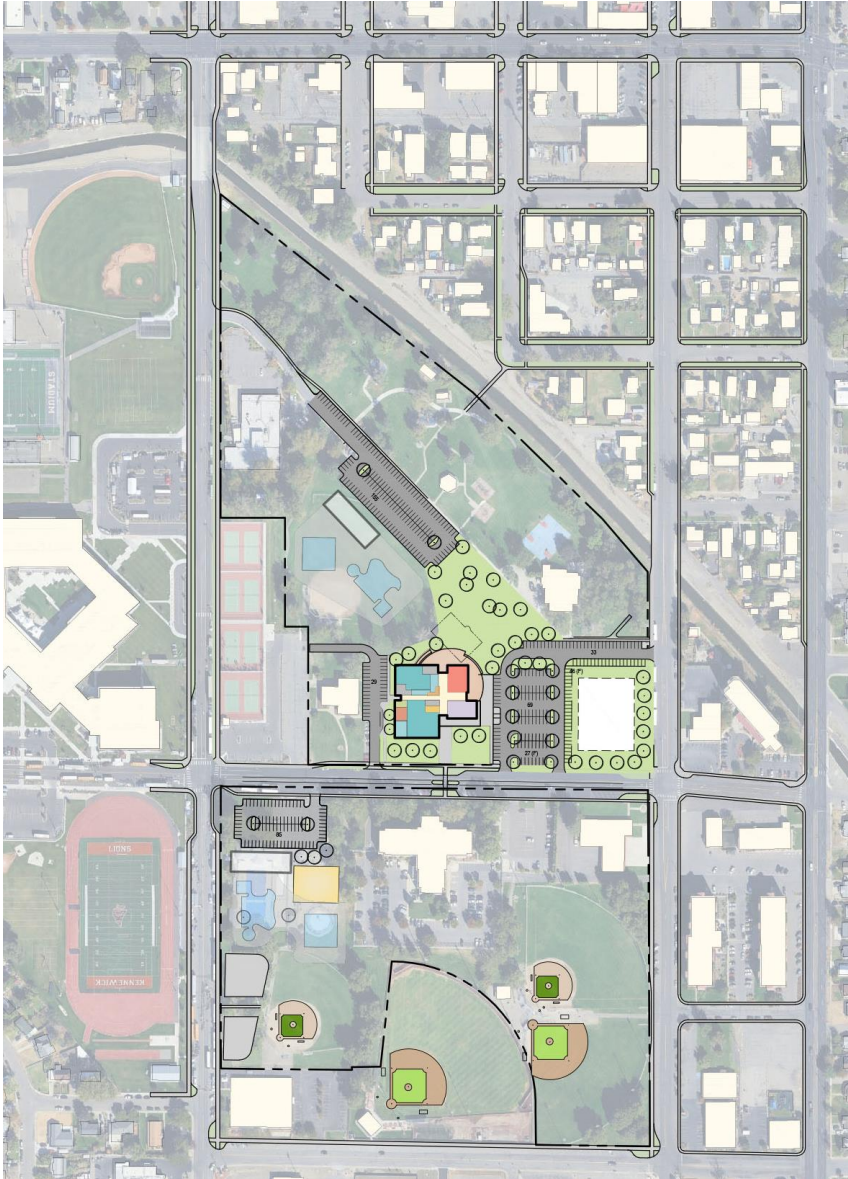
New Construction Option 1A



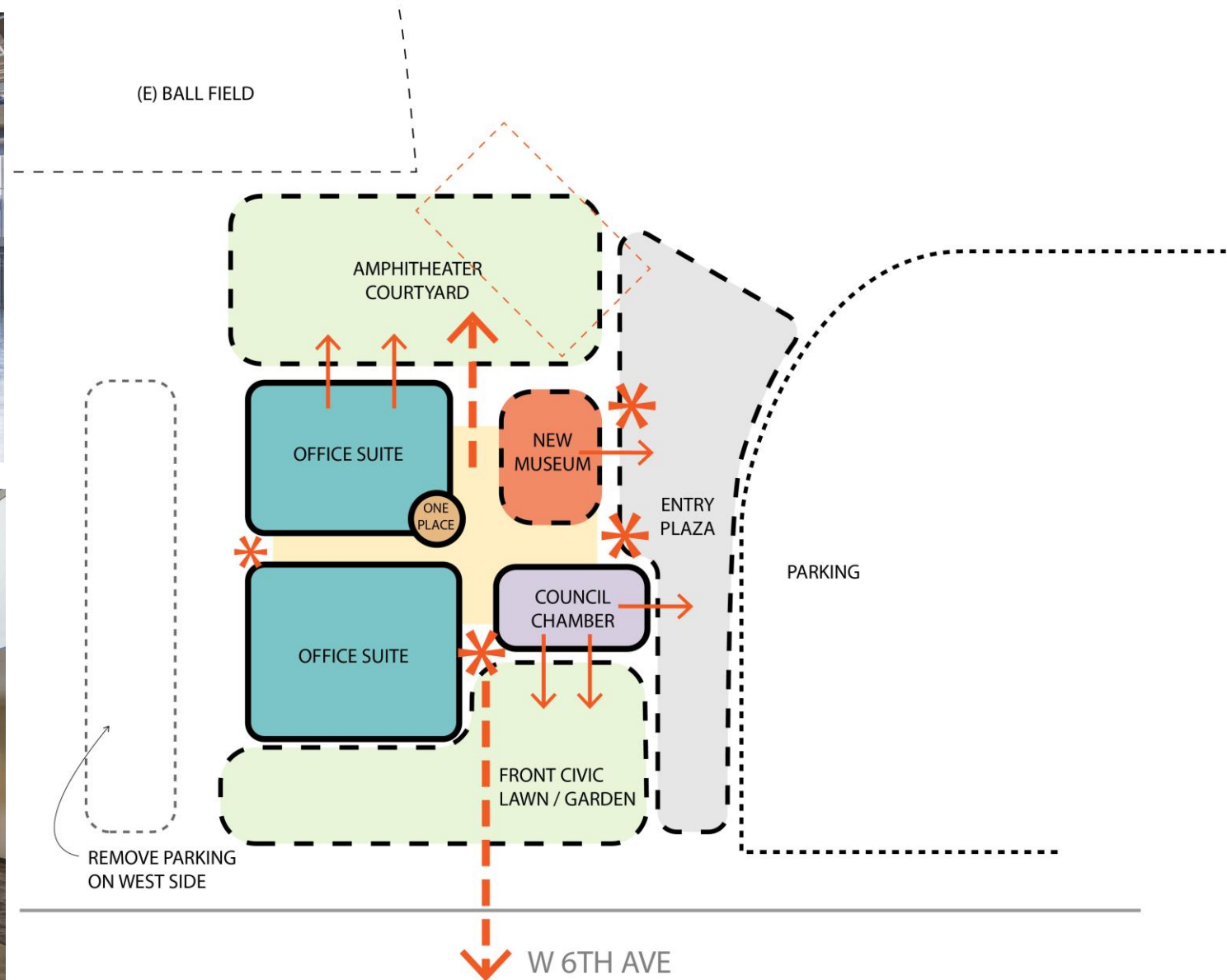
New Construction Option 1A



New Construction Option 1A



New Construction Option 1A



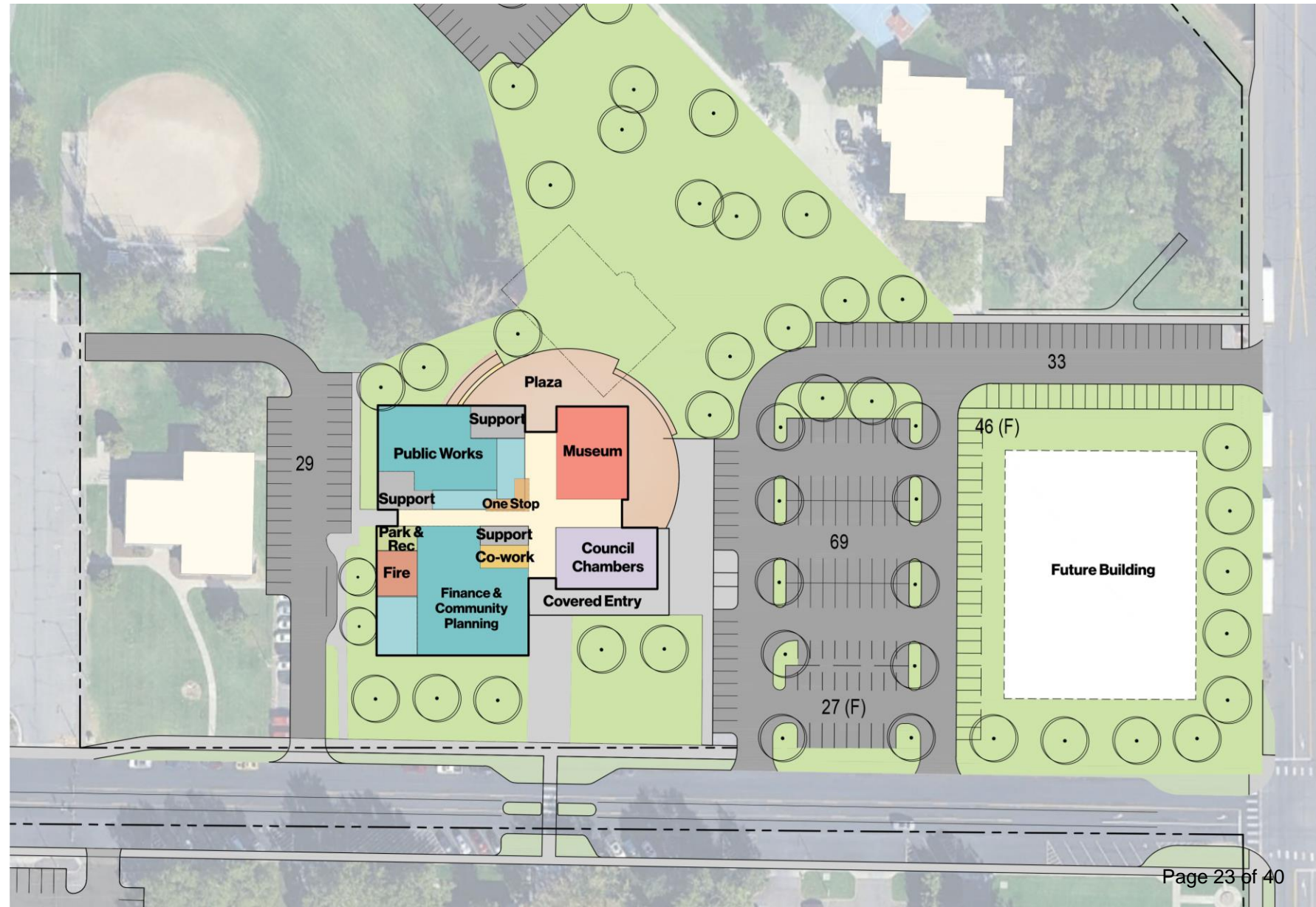
New Construction Option 1A

Pros:

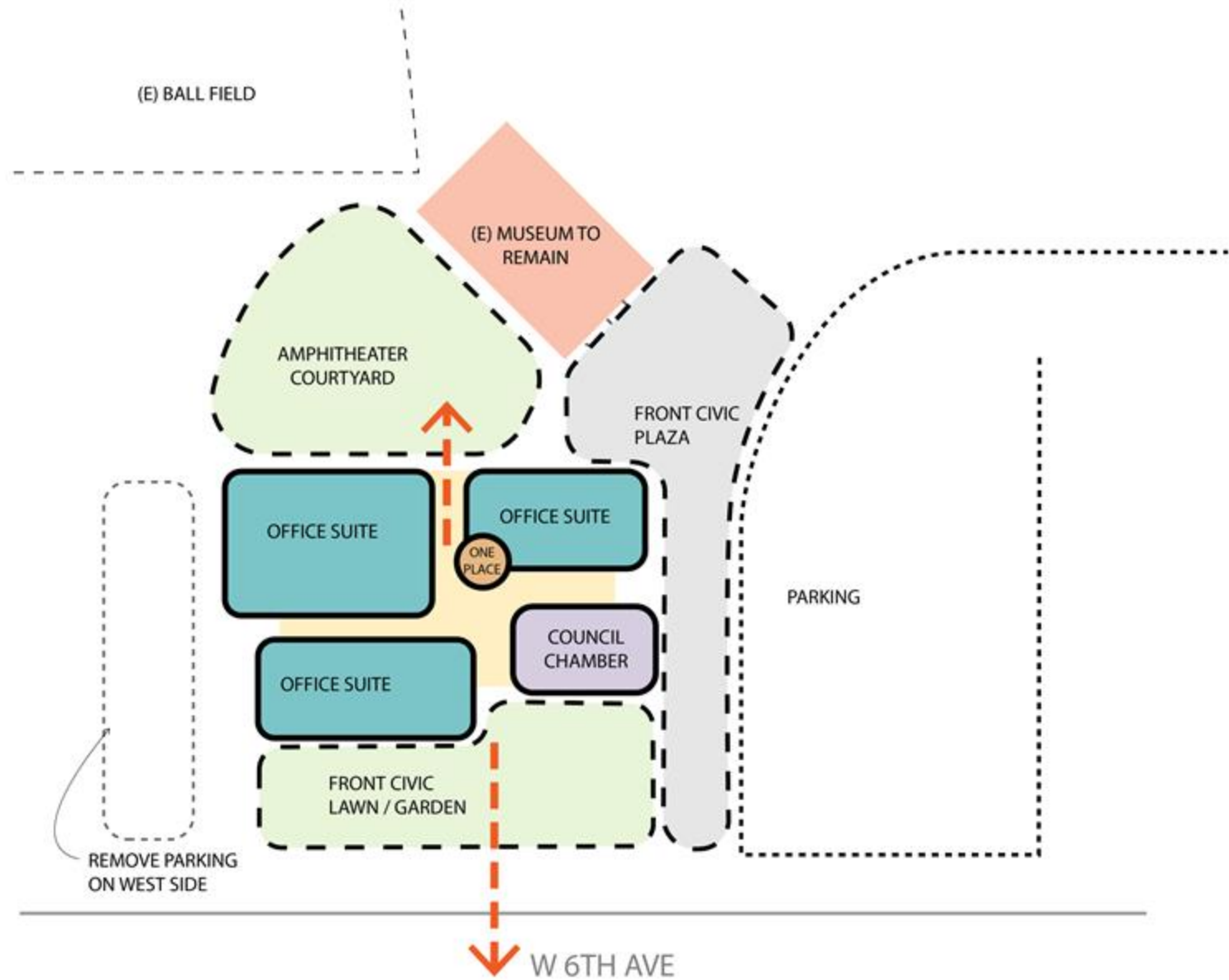
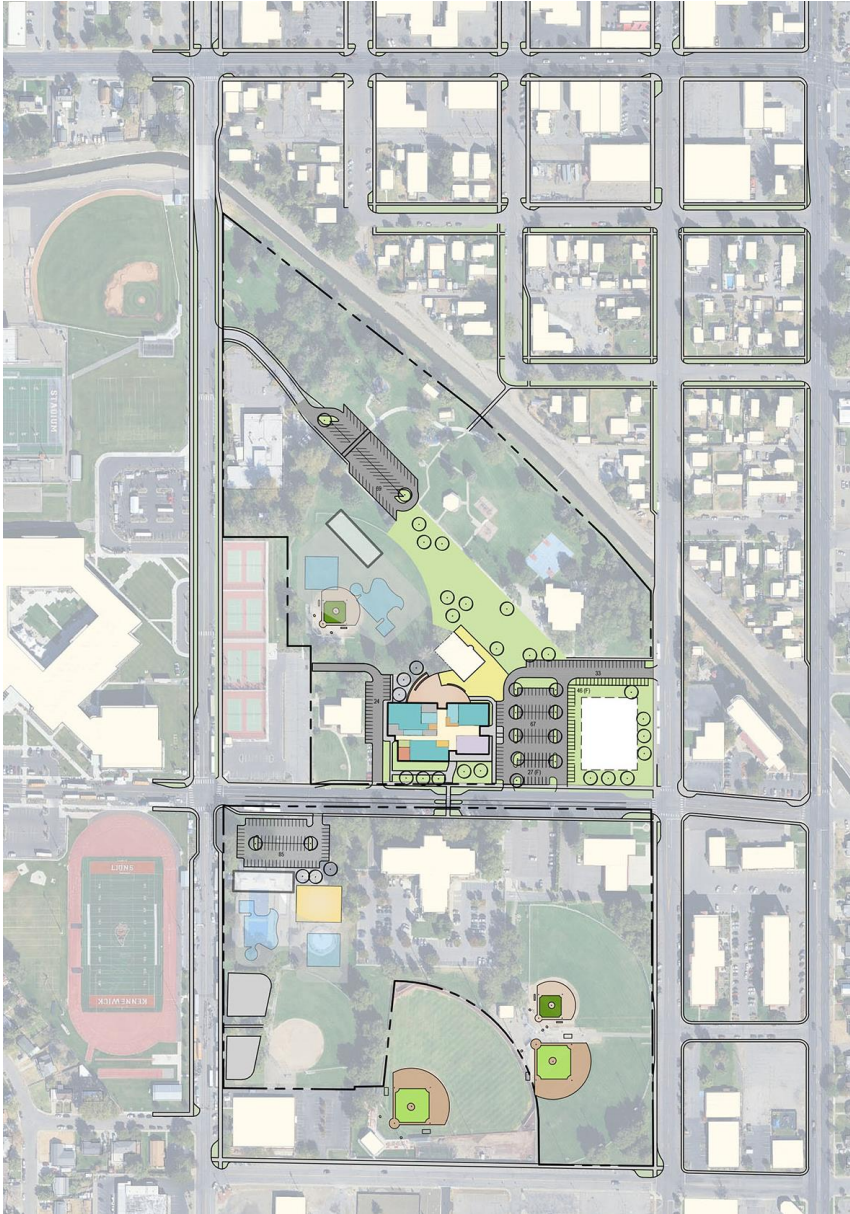
- Creates a strong connection with the Police Station and places the City Hall at the heart of the Campus
- Engages the City Hall directly with the Park
- Strong presence on 6th Ave. While providing ample entry plaza and green space
- Allows for ideal location at intersection for future building
- Utilizes existing drive approach locations
- Makes the City Hall the central focus of the Campus

Cons:

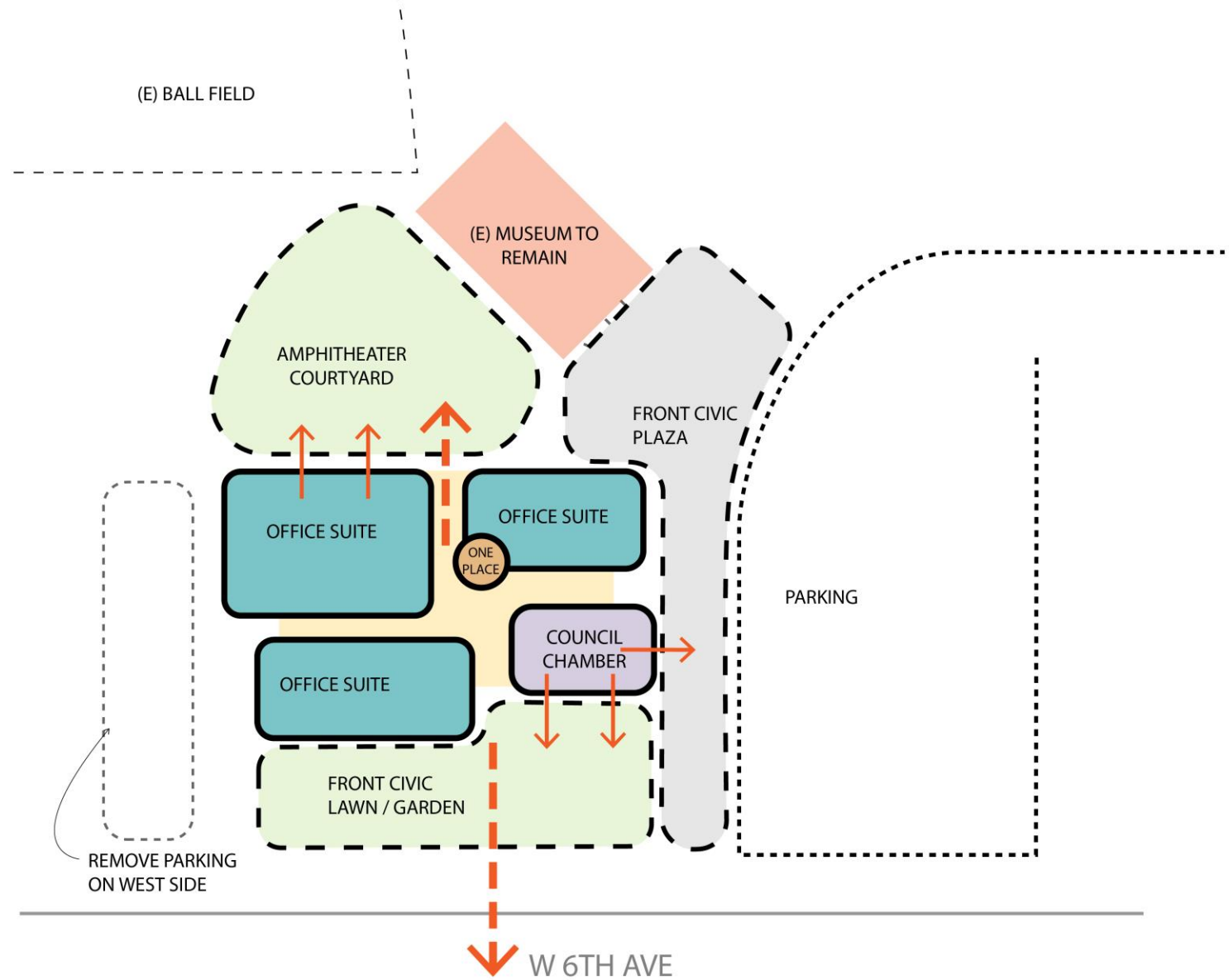
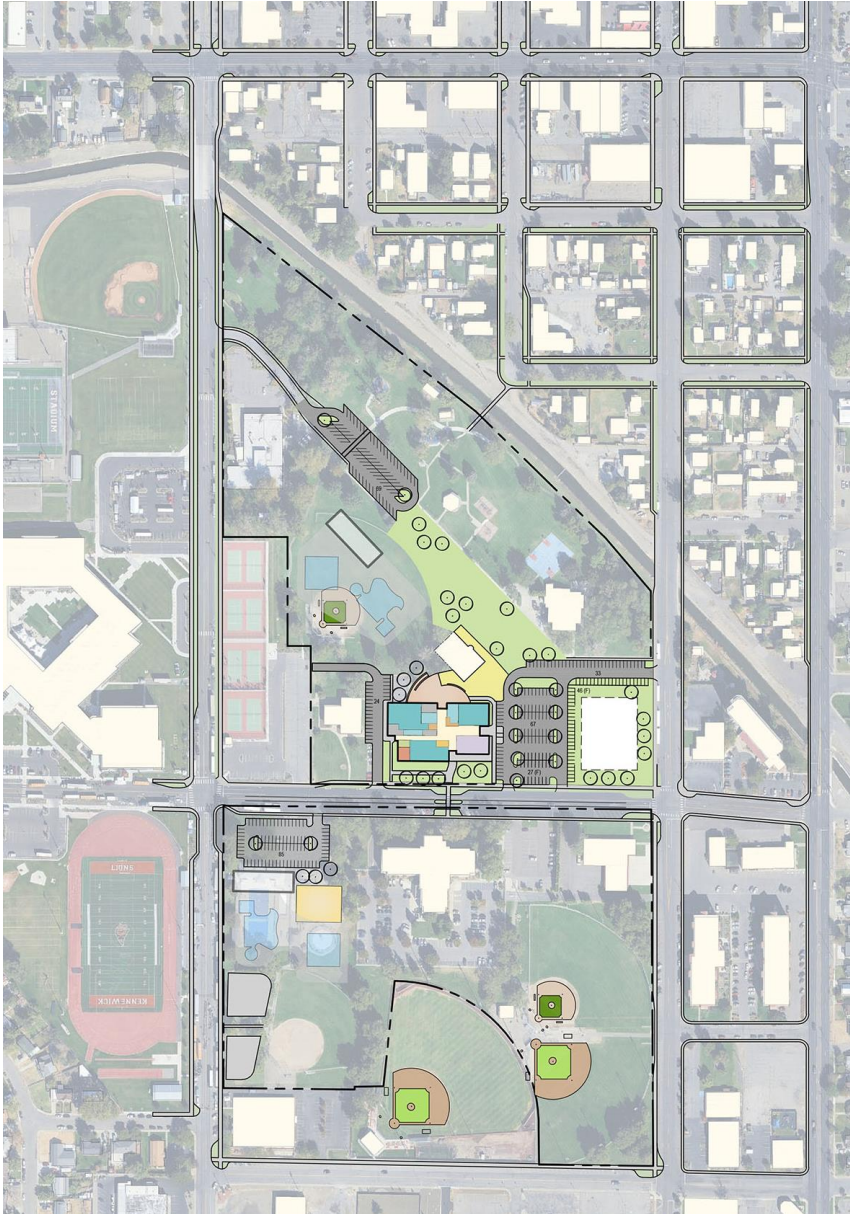
- Limited intersection visibility depending on future development
- Requires demolition of existing City Hall and employee relocation prior to construction



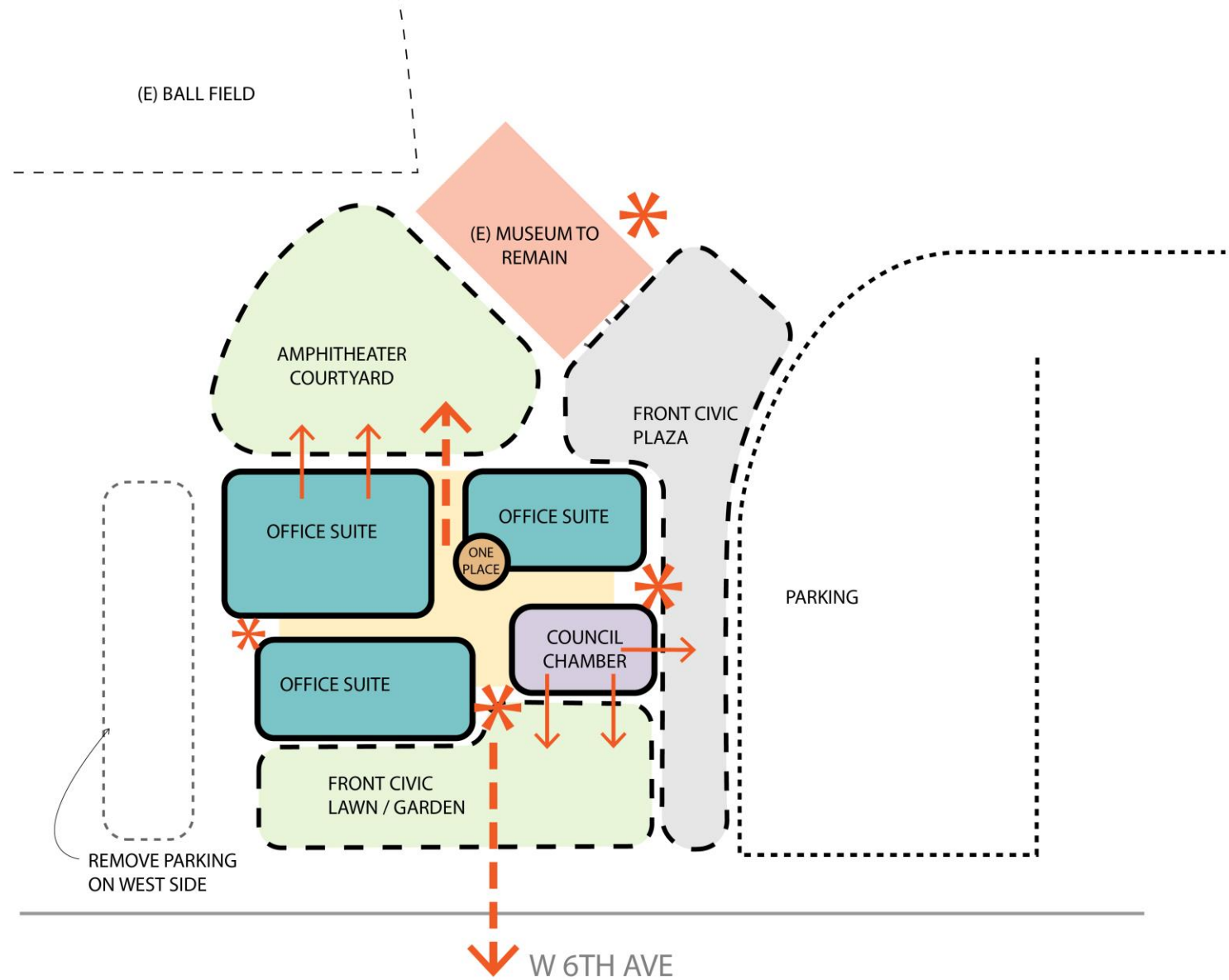
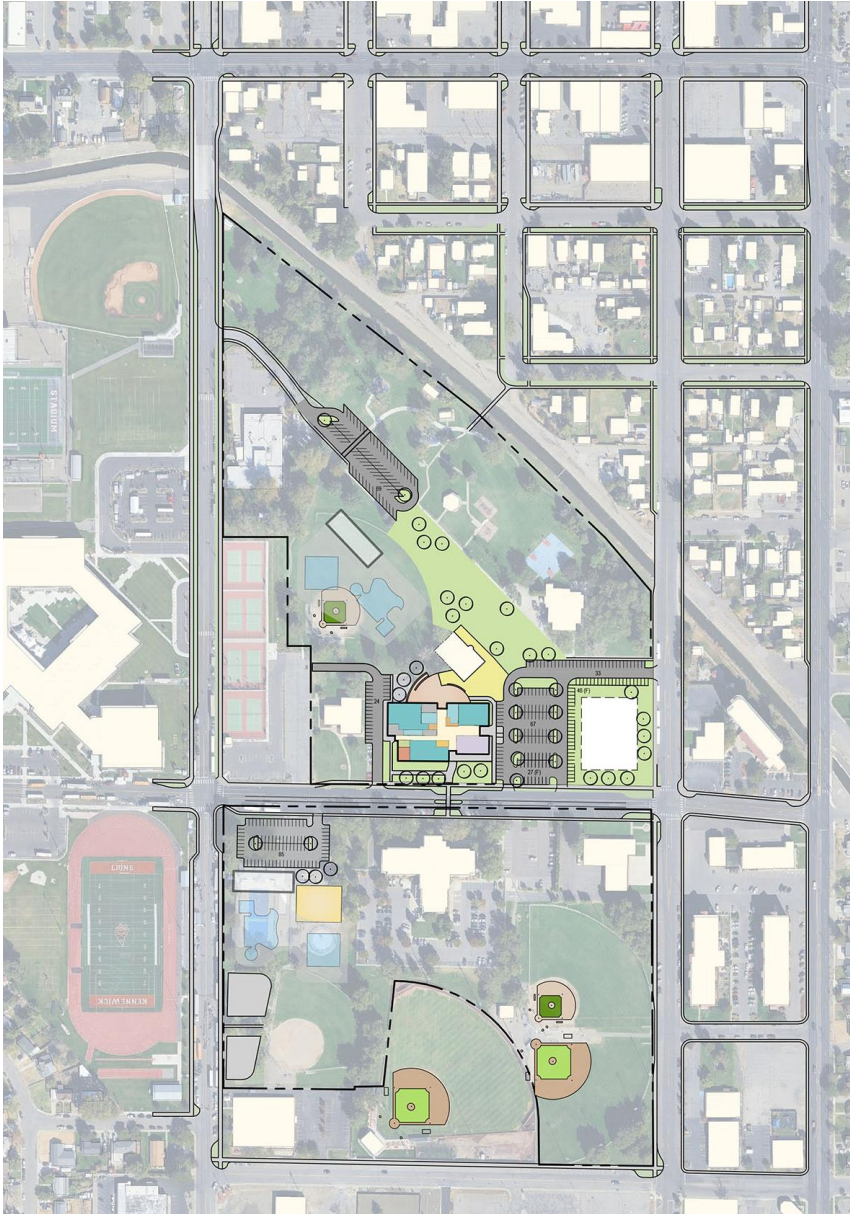
New Construction Option 1B



New Construction Option 1B



New Construction Option 1B



New Construction Option 1B

Pros:

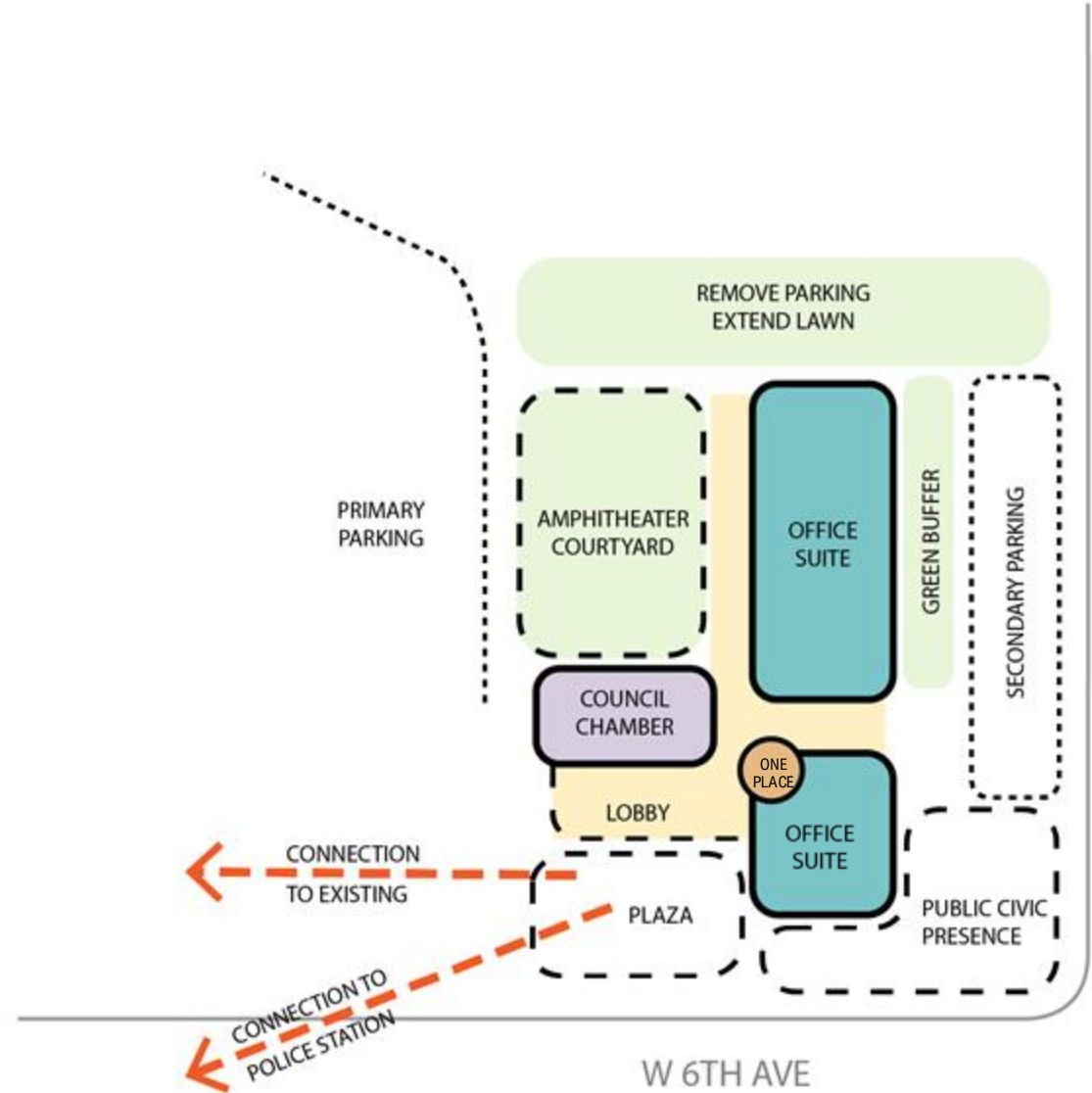
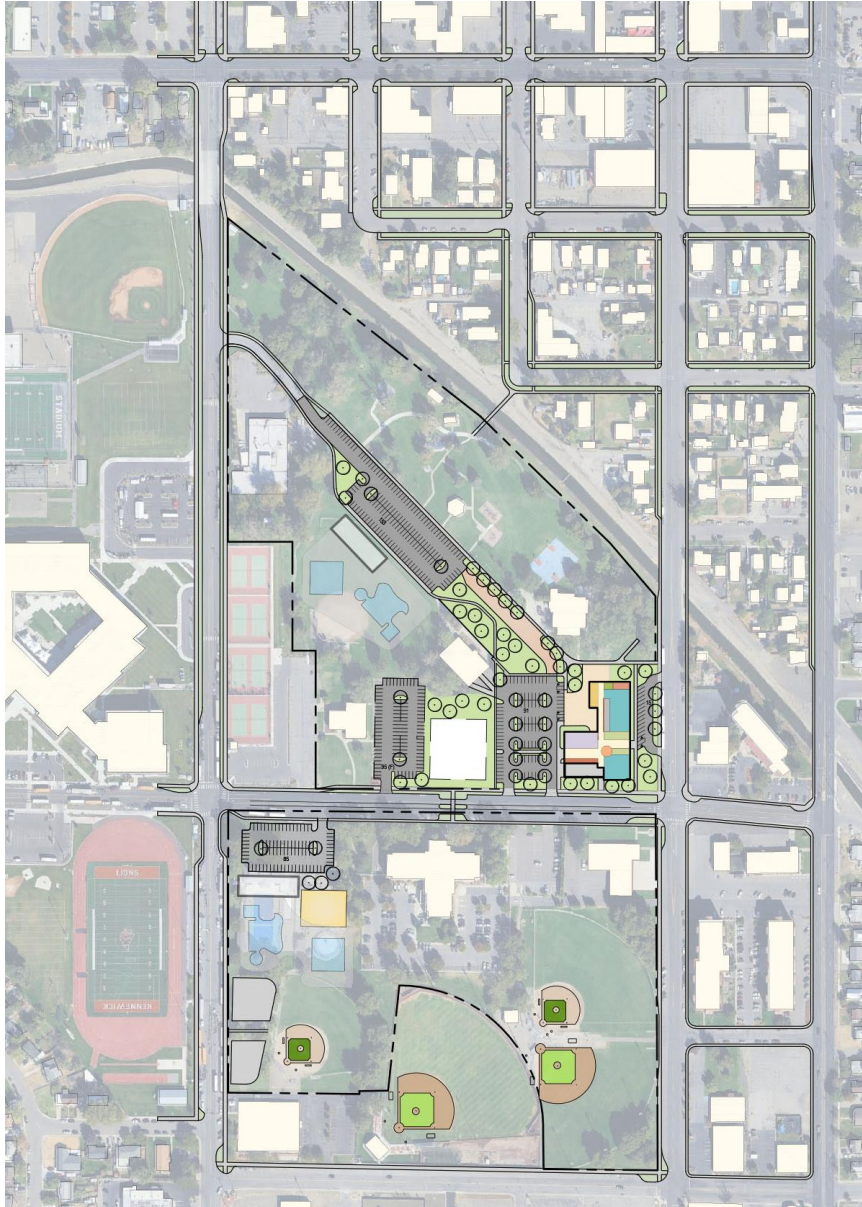
- Creates a strong connection with the police station and places the City Hall at the heart of the Campus
- Allows for ideal location at intersection for future building
- Utilizes existing drive approach locations
- Maintains existing Museum and integrates it into the overall site design
- Strong presence on 6th Ave. while providing green space and plaza

Cons:

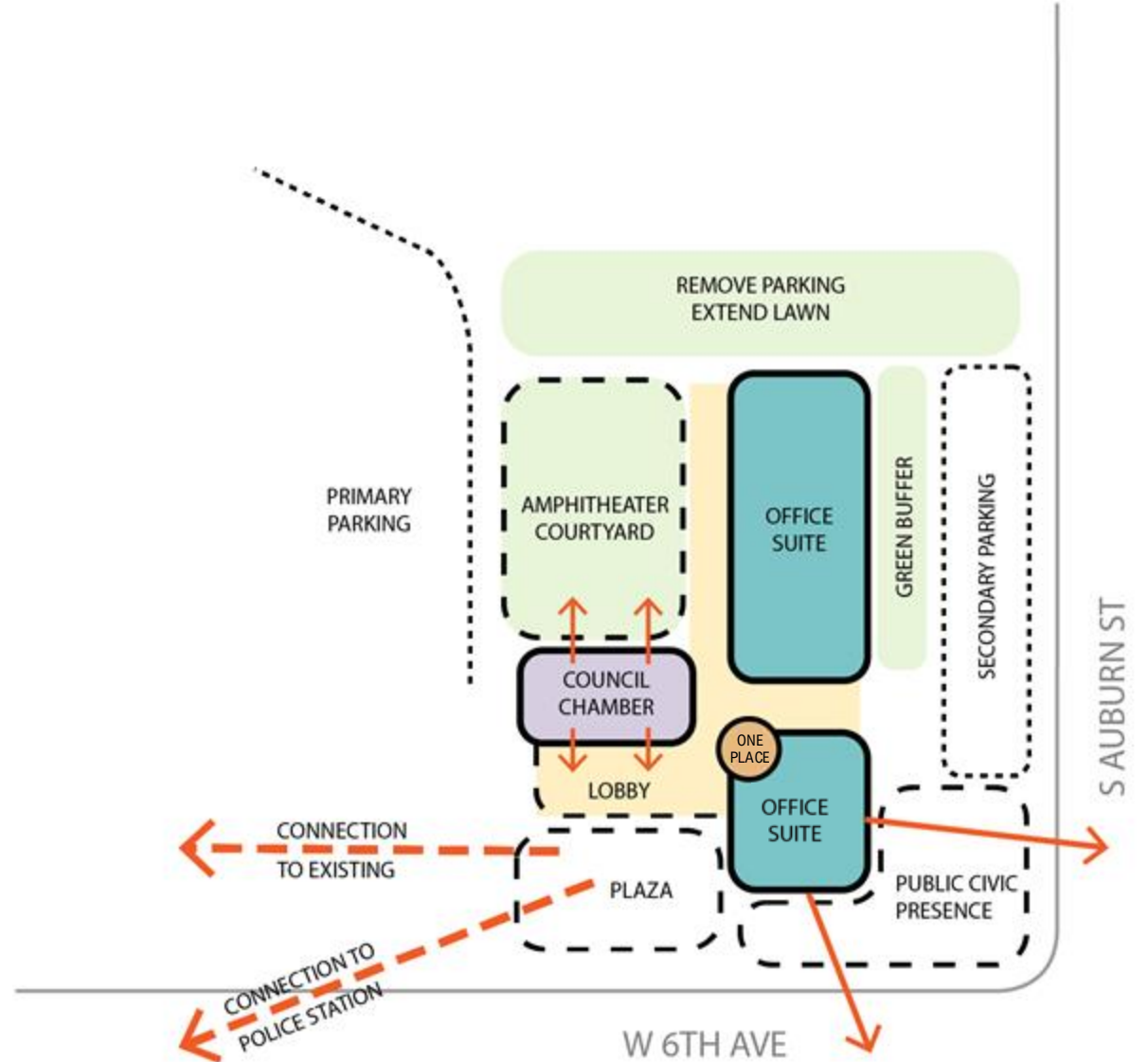
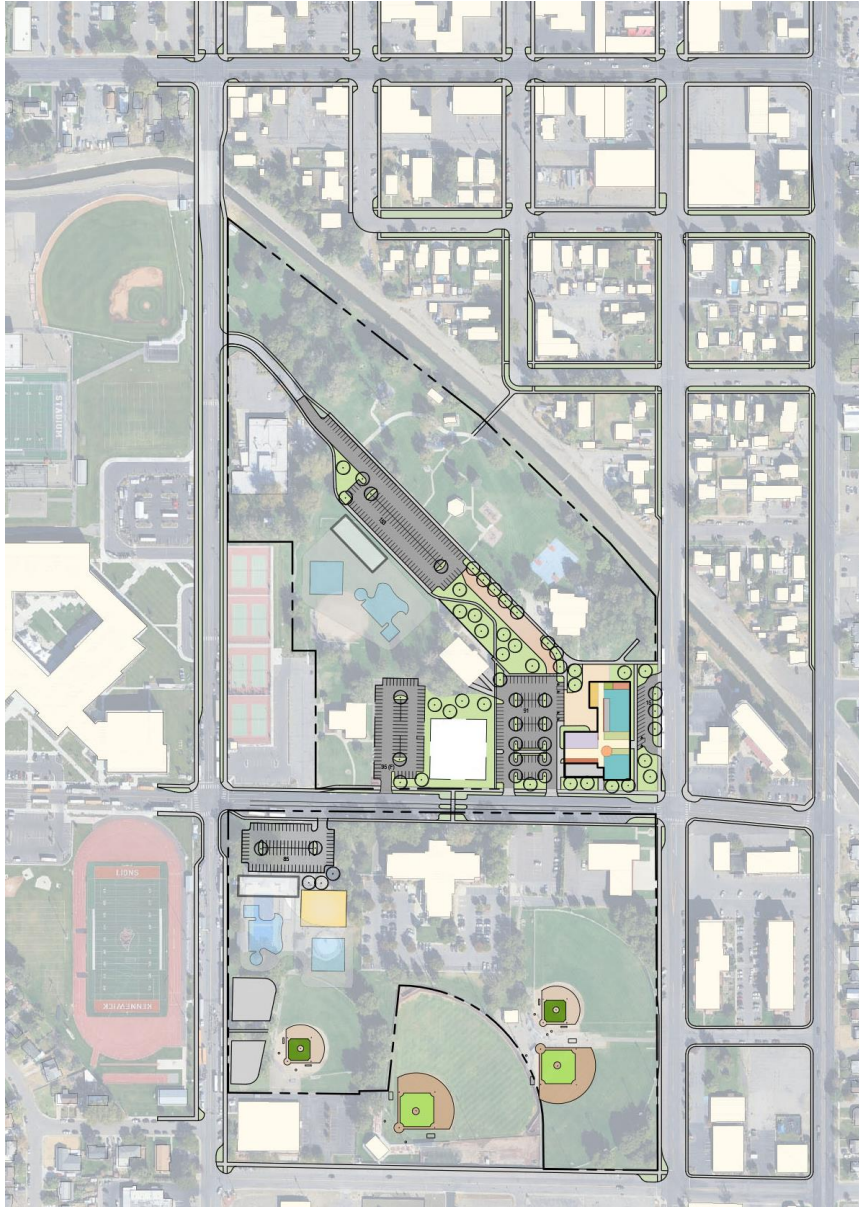
- Limited intersection visibility depending on future development
- Museum obstructs direct connection with Park
- Requires demolition of existing City Hall and employee relocation prior to construction



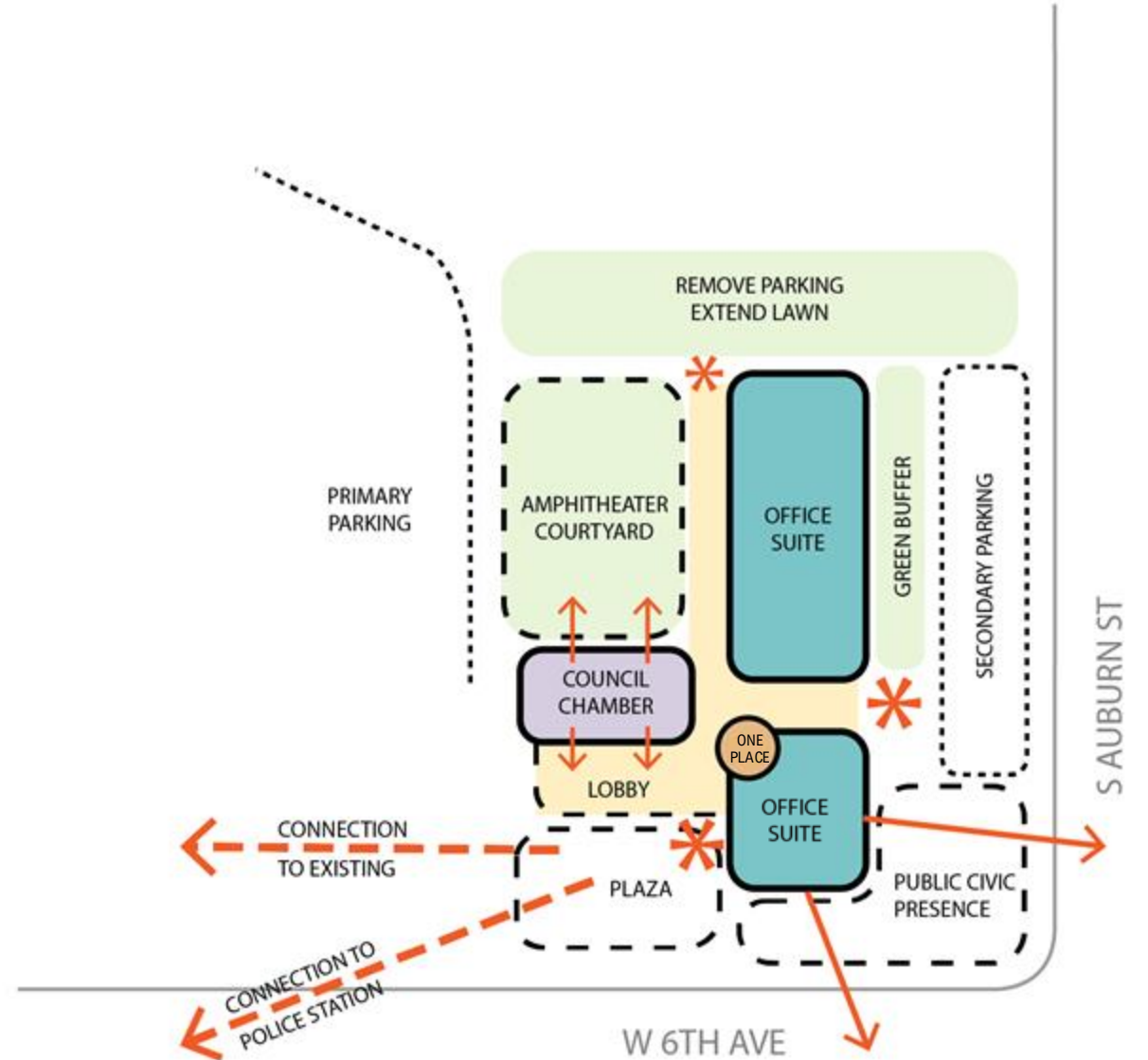
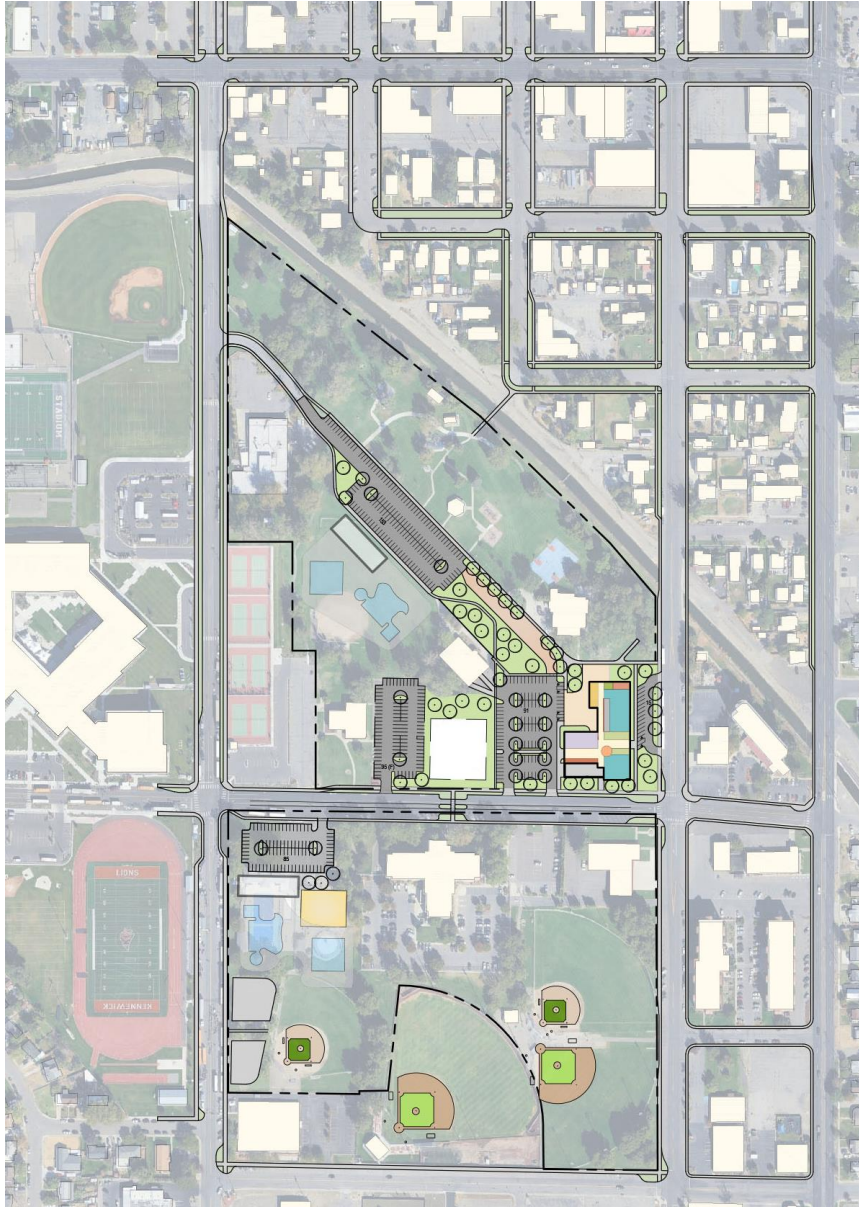
New Construction Option 2



New Construction Option 2



New Construction Option 2



New Construction Option 2

Pros:

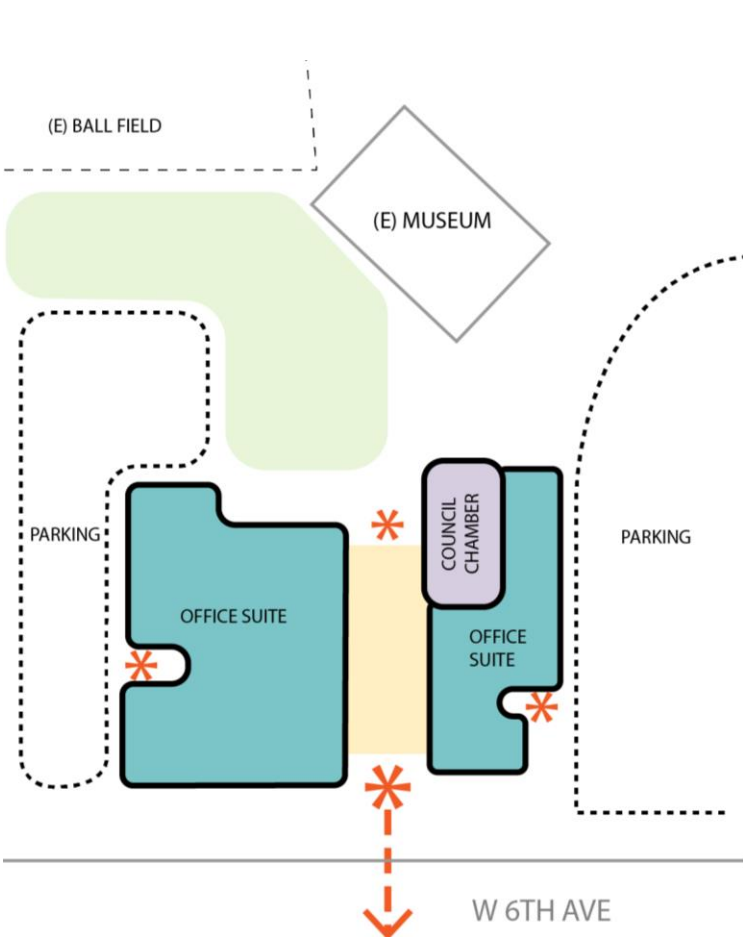
- Gateway visibility from intersection of 6th Ave & Auburn St
- Existing City Hall remains functional while the new building is constructed
- Anchors the Campus with corner City Hall
- Axial endpoint connection to the Park

Cons:

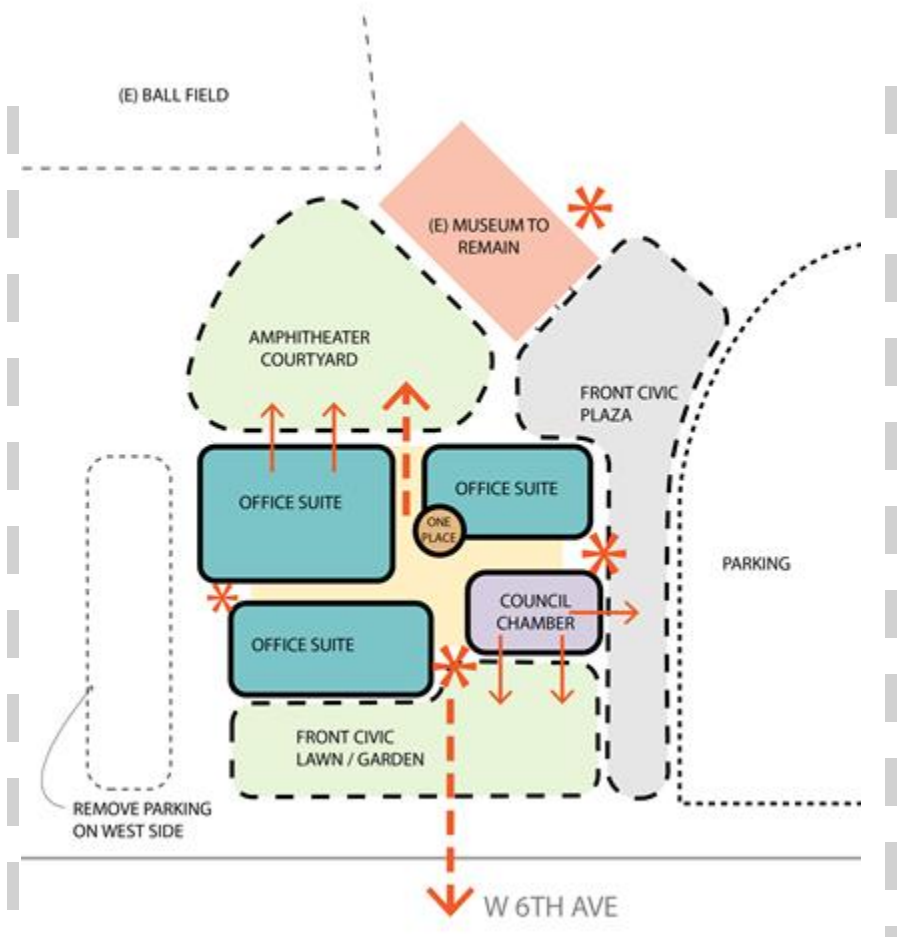
- Places parking between City Hall and Park
- Reduced connection with the Police Station
- Gives future building center stage of Civic Campus
- Less direct interaction with the Park
- Blocked by tall apartment building on corner



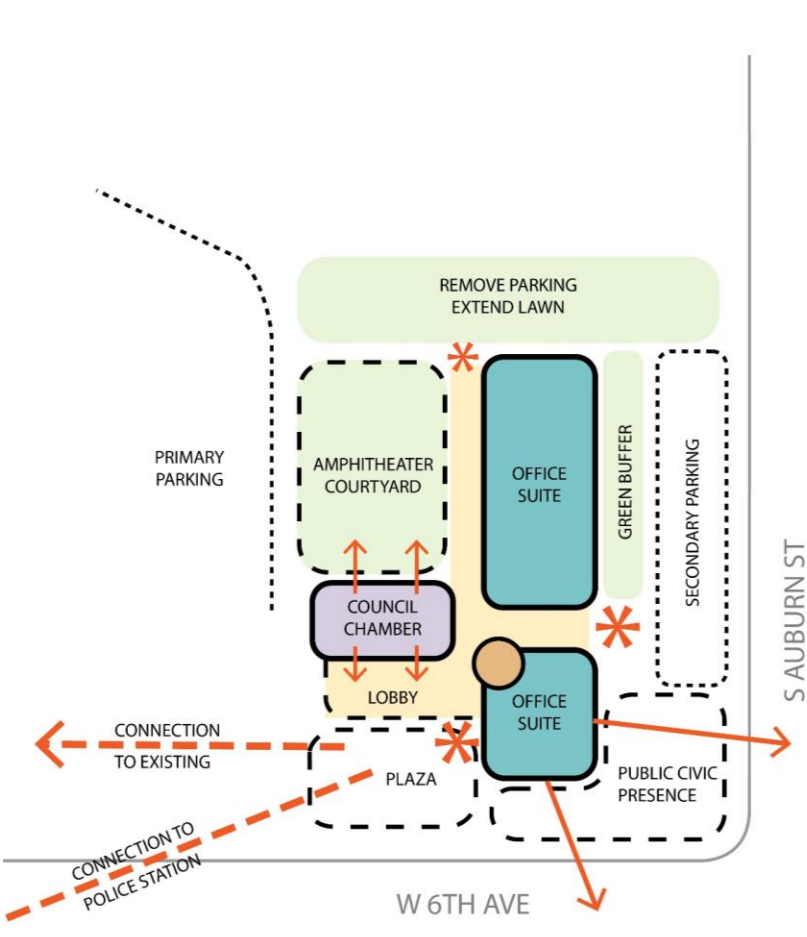
Site Location Overview



EXISTING BUILDING



NEW CONSTRUCTION OPTION 1



NEW CONSTRUCTION OPTION 2

Site Option Review

Grading Rubric



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

CONTEXT	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

Historic Downtown



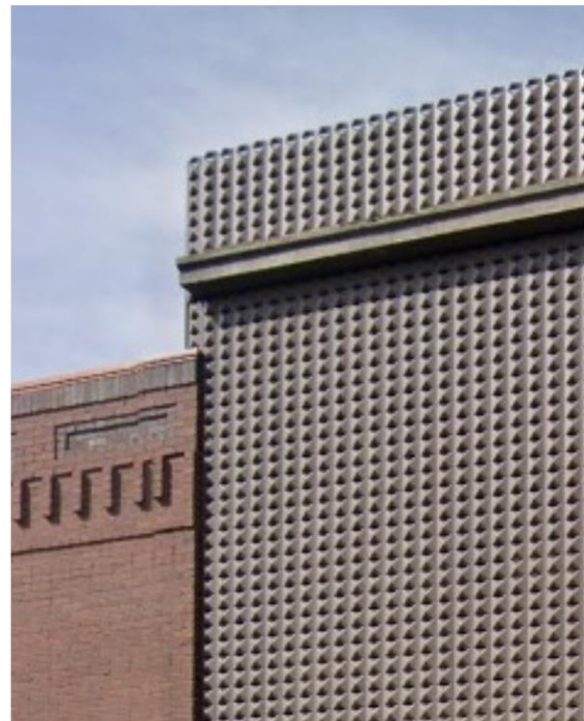
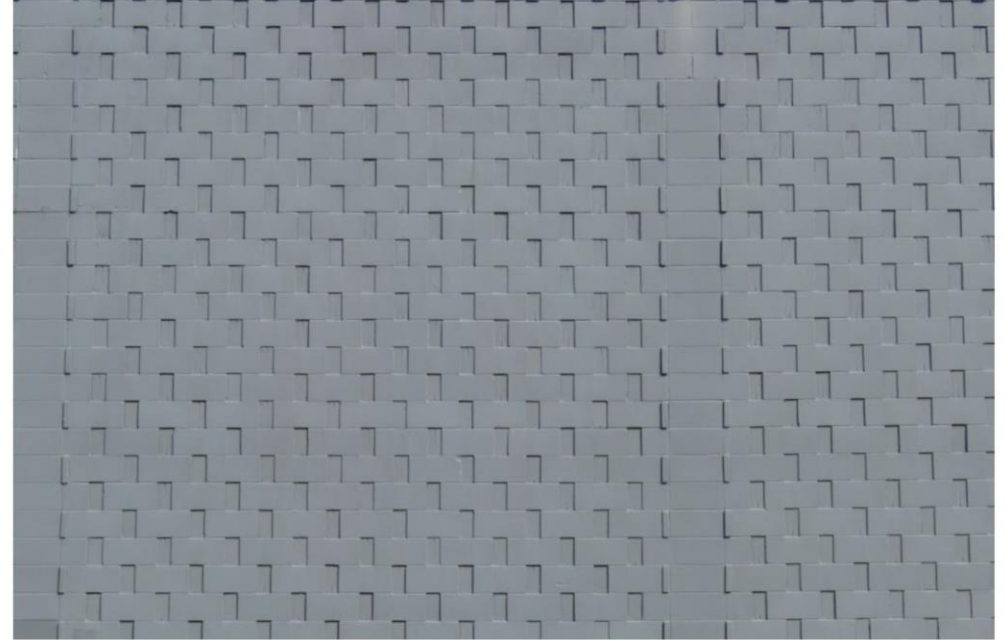
Landscape



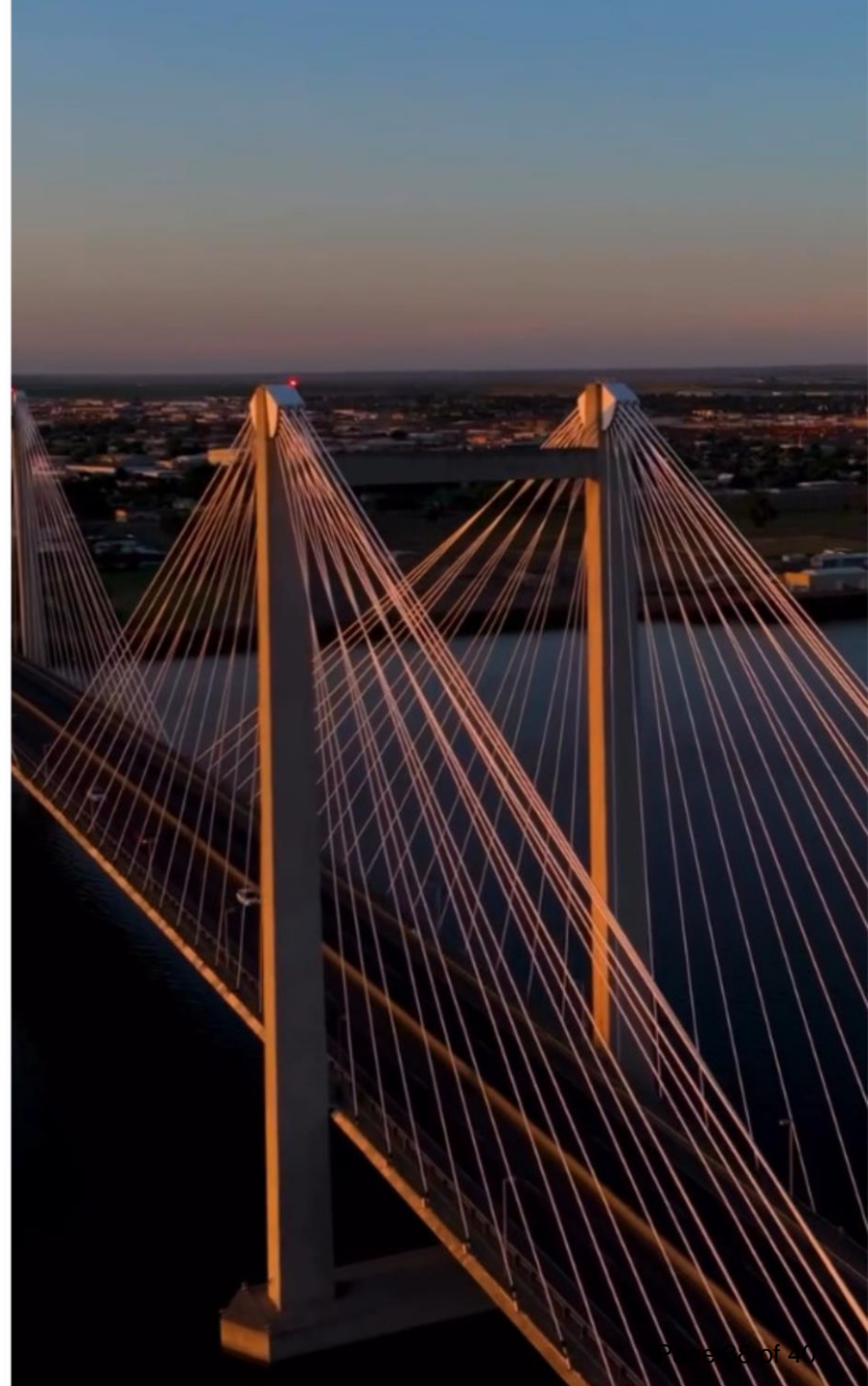
Climate Response



Texture



Structure



Mass Timber



Questions

