# City Council Meeting Schedule August 2017

August 1, 2017
Tuesday, 6:30 p.m. — REGULAR COUNCIL MEETING

NATIONAL NIGHT OUT – Southridge Sports & Events Complex, 2901 Southridge Blvd, 5:00 p.m.-7:30 p.m.

August 8, 2017
Tuesday, 6:30 p.m. — WORKSHOP MEETING
1. Three Rivers Campus Expansion & Improvements
2. Express Permit Program Update

August 15, 2017
Tuesday, 6:30 p.m. — REGULAR COUNCIL MEETING

August 22, 2017
Tuesday, 6:30 p.m. — WORKSHOP MEETING
1. Ben Franklin Transit Annual Report
2. Parks & Recreation Update

August 29, 2017
Tuesday, 6:30 p.m. — NO MEETING

**To assure disabled persons the opportunity to participate in or benefit from City services, please provide twenty-four (24) hour advance notice for additional arrangements to reasonably accommodate special needs.**

**Please be advised that all Kennewick City Council Meetings are Audio Taped.**

# Council Workshop Coversheet

| | | | |
|---|---|---|---|
| Agenda Item Number | 1. | Meeting Date | 08/08/2017 |
| Agenda Item Type | Presentation | | |
| Subject | Three Rivers Campus Expansion & Improvements | | |
| Ordinance/Reso # | | Contract # | |
| Project # | | Permit # | |
| Department | Finance | | |

Info Only ☒
Policy Review ☐
Policy DevMnt ☐
Other ☐

**Summary**

At the August 8th City Council workshop, representatives from the Kennewick Public Facilities District (KPFD) and Visit Tri-Cities will be present to provide Council with an update on the Three Rivers Campus improvement project (a.k.a. The Link). At their July 20th meeting, the KPFD Board approved a resolution to include a ballot proposition for voters during the November general election to approve a 2/10 of 1% sales and use tax to fund the expansion and improvement of the Three Rivers Convention Center and campus.

Consistent with the Public Disclosure Commission's guidelines for local government agencies in election campaigns and state law, the presentation provided and any subsequent discussion on this topic must be limited to factual information only as it relates to the proposed ballot measure and the project that would be funded if the proposed sales tax is approved by voters.

| | | | |
|---|---|---|---|
| Through | | *Attachments:* | Presentation |
| Dept Head Approval | Dan Legard<br>Aug 02, 10:58:54 GMT-0700 2017 | | |
| City Mgr Approval | Marie Mosley<br>Aug 04, 12:23:47 GMT-0700 2017 | | |

# THE LINK

ENTERTAINMENT CENTER

TOYOTA CENTER

ADA SEATING

TICKETS 566 SF

BREAKOUT SPACE 15870 SF

DROP OFF

TABLE/CHAIR STORAGE 700 SF

LOBBY 14533 SF

WOMEN 334 SF

MEN 334 SF

WOMEN 360 SF

MEN 302 SF

OFFICE 401 SF

C

WOMEN 394 SF

MEN 362 SF

WOMEN 407 SF

MEN 348 SF

EXHIBIT HALL 43095 SF

EXISTING MEETING ROOMS

CONVENTION CENTER

EXISTING EXHIBIT HALL 26,000 SF

EXISTING MEETING ROOMS

BACK OF HOUSE 12261 SF

STAGE 3432 SF

88' - 0"

ORCHESTRA

126' - 8"

PLATFORM STACK DEPTH (48 5/8")

180' - 0"

45' - 0"

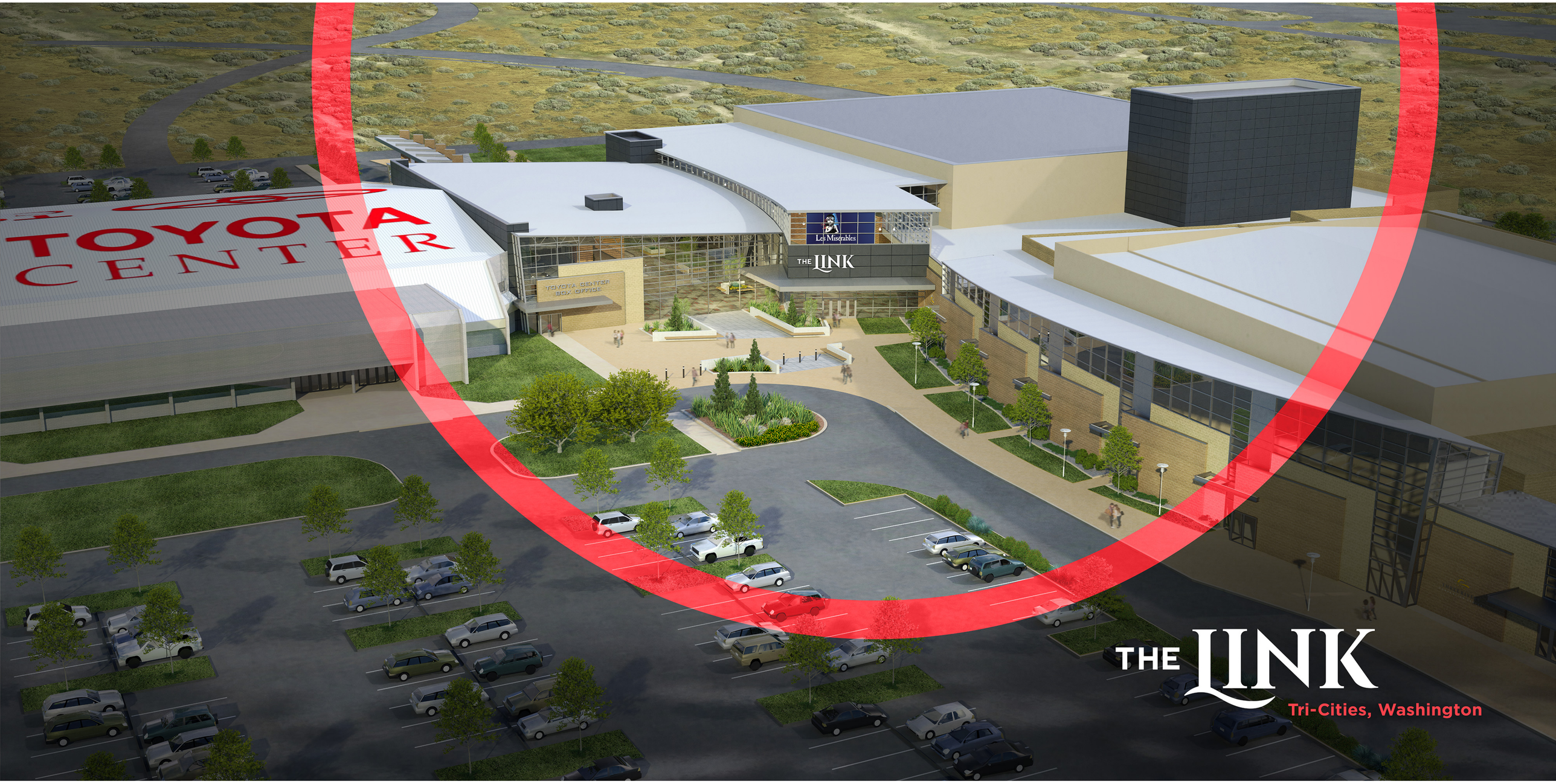
45' - 8"

67' - 6"

45' - 0"

NEW LOADING DOCK

240' - 0"


TOYOTA
CENTER
TOYOTA CENTER
BOX OFFICE
Les Misérables
THE LINK
THE LINK
Tri-Cities, Washington

TOYOTA CENTER
BOX OFFICE
THE LINK
ENTERTAINMENT
CENTER
TAYLOR
SWIFT
AUGUST 2017

WELCOME TO THE
TOYOTA CENTER

TOYOTA
CENTER
THE LINK

# Toyota Center Improvements

**New Arena Seating**

**Concession Stand Upgrades**

**New Sound System**

**Aisle Lighting Added to Arena Aisles**

**New Video Boards**

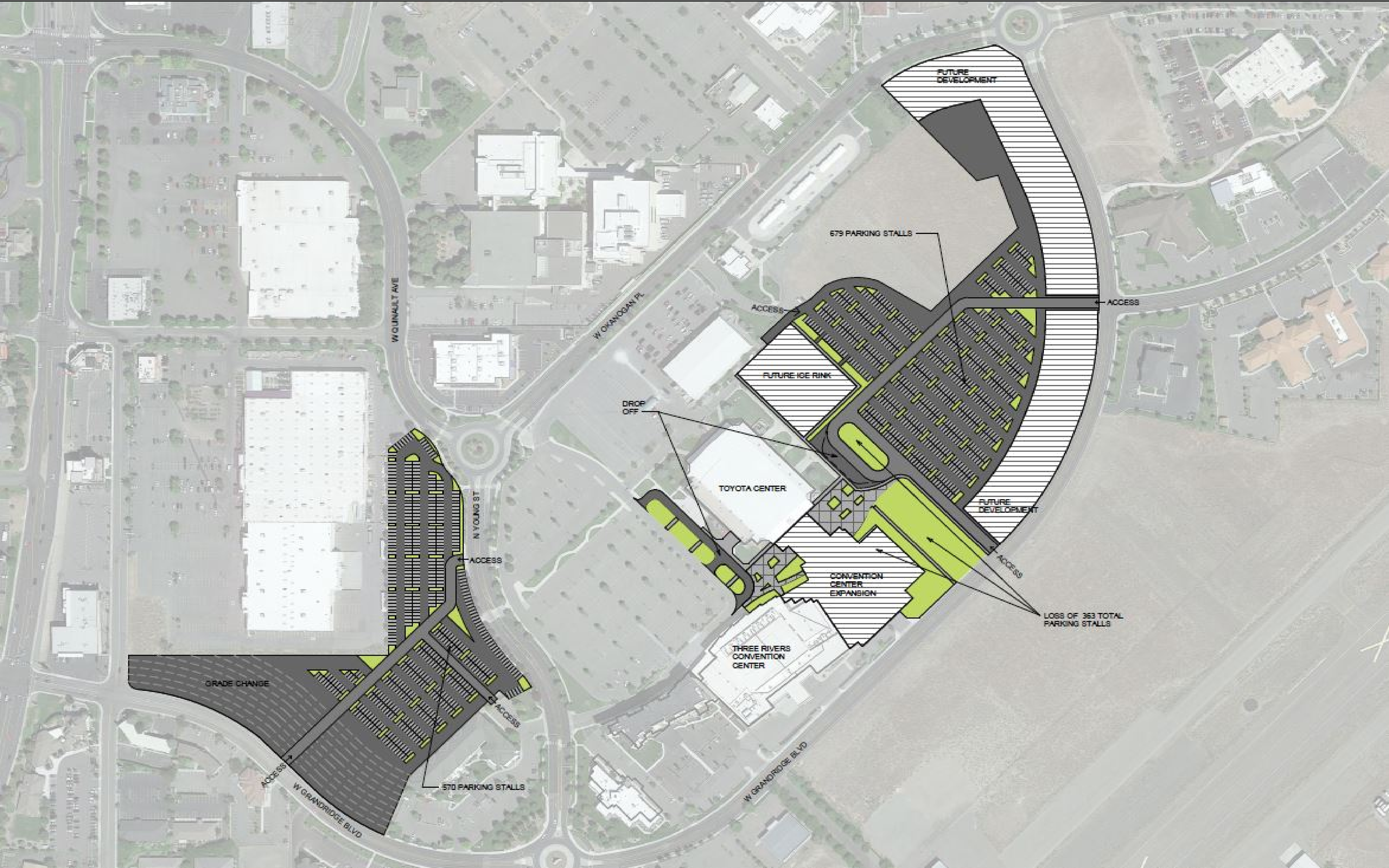
**Hand Rails Added to Seating Area**

**Additional ADA Seating**

**4 New Group Suites**

**15,000 sq. ft. Added Lobby Space**

**1,000 Parking Spots added**


FUTURE DEVELOPMENT
679 PARKING STALLS
ACCESS
ACCESS
FUTURE ICE RINK
DROP OFF
TOYOTA CENTER
FUTURE DEVELOPMENT
ACCESS
CONVENTION CENTER EXPANSION
LOSS OF 353 TOTAL PARKING STALLS
THREE RIVERS CONVENTION CENTER
W QUINAULT AVE
W OKANOGAN PL
N YOUNG ST
ACCESS
GRADE CHANGE
ACCESS
ACCESS
570 PARKING STALLS
W GRANDRIDGE BLVD
W GRANDRIDGE BLVD

# *Survey*

A recent survey revealed that over 63% of our retail shoppers were from areas outside of Kennewick. These visitors fuel commerce and pay the majority of the sales tax that will fund The Link as well as roads, parks, Police and Fire Departments – that's good business for everybody.

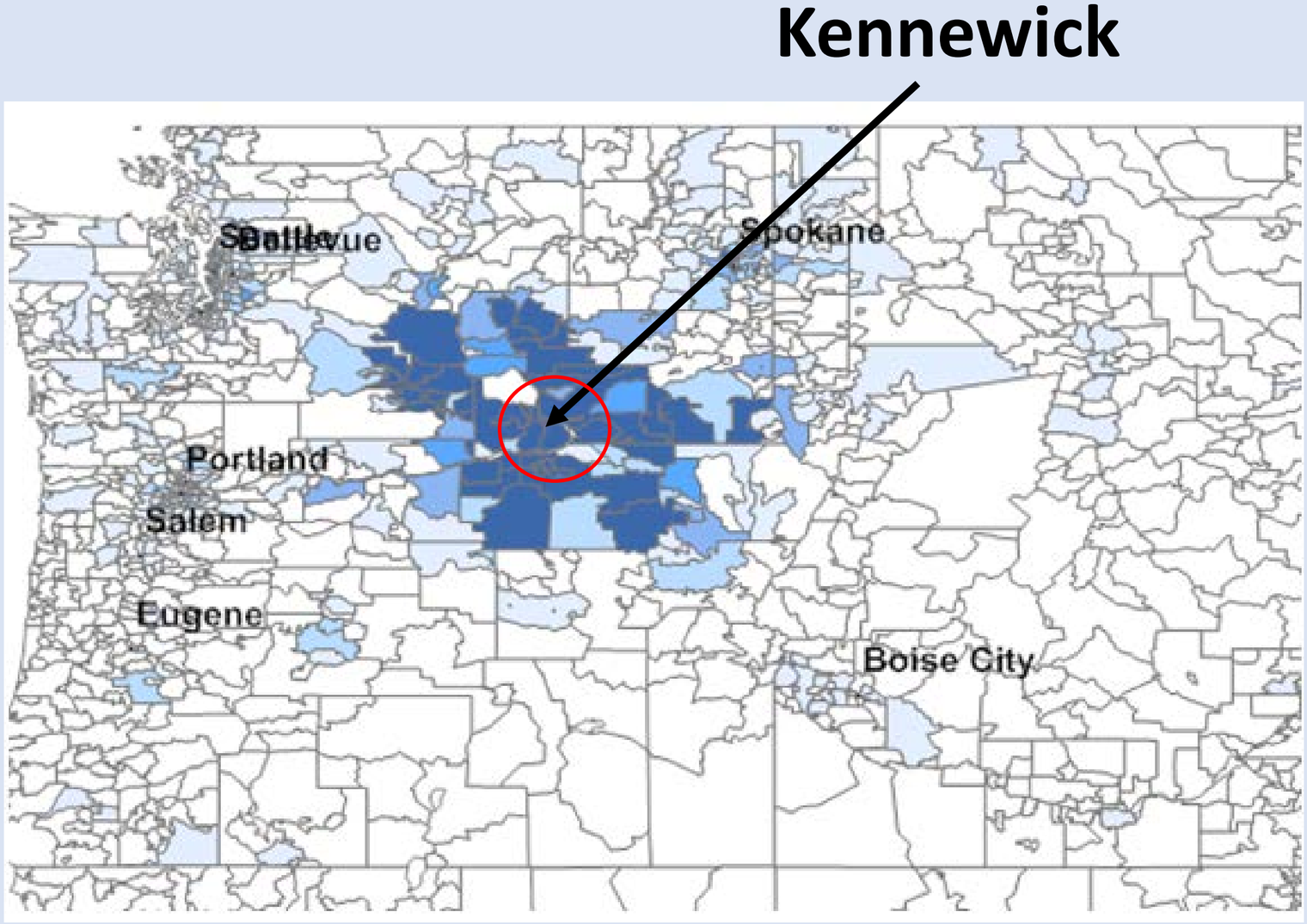
THE LINK ENTERTAINMENT CENTER

# Sales by Geographical Location

Toyota Center Reaches Tri-Cities and Beyond

Number of Transactions

| | | |
|---|---|---|
| No Sales | | |
| 1 | - | 10 |
| 11 | - | 20 |
| 21 | - | 30 |
| 31 | - | 40 |
| 41+ | | |

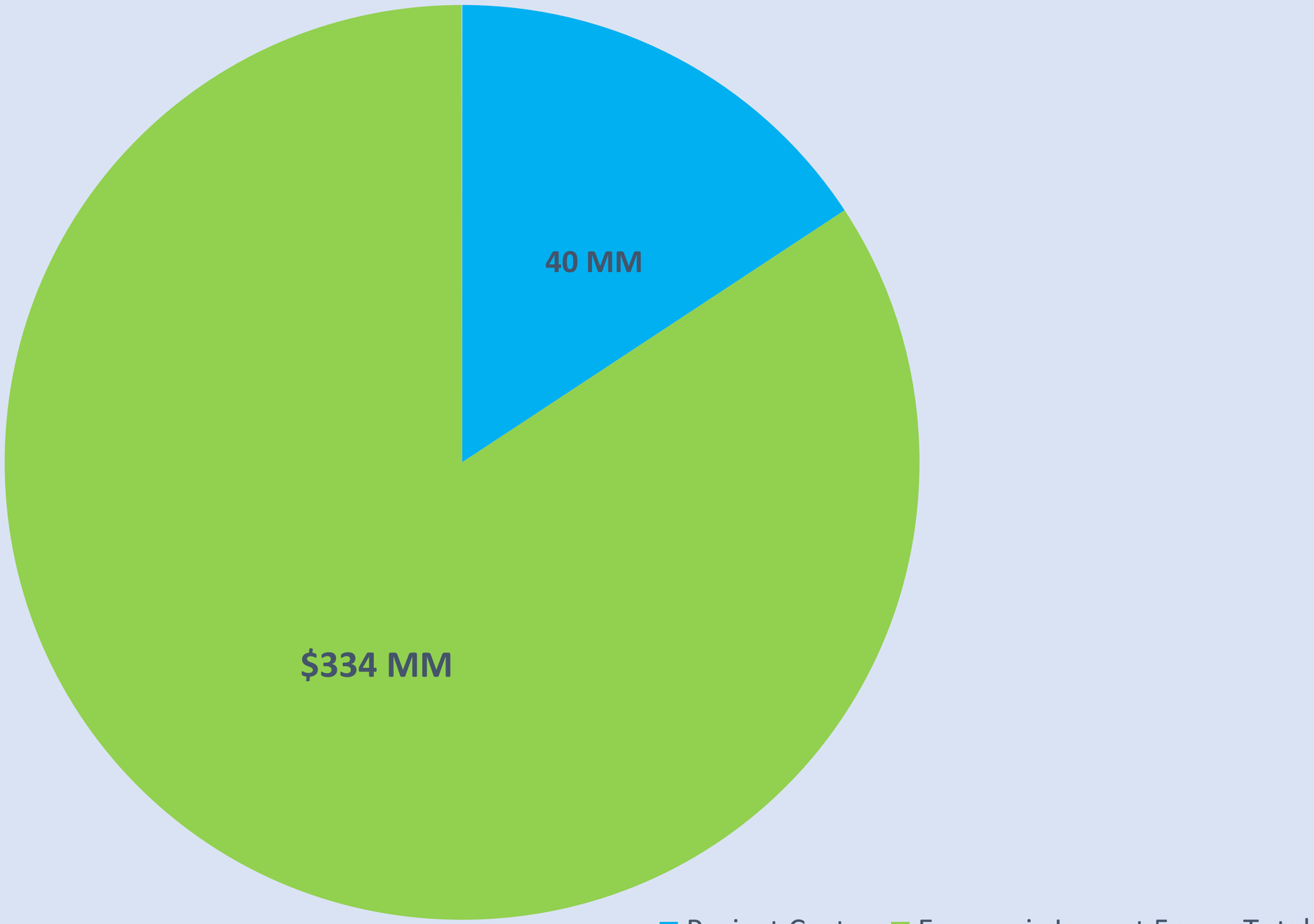


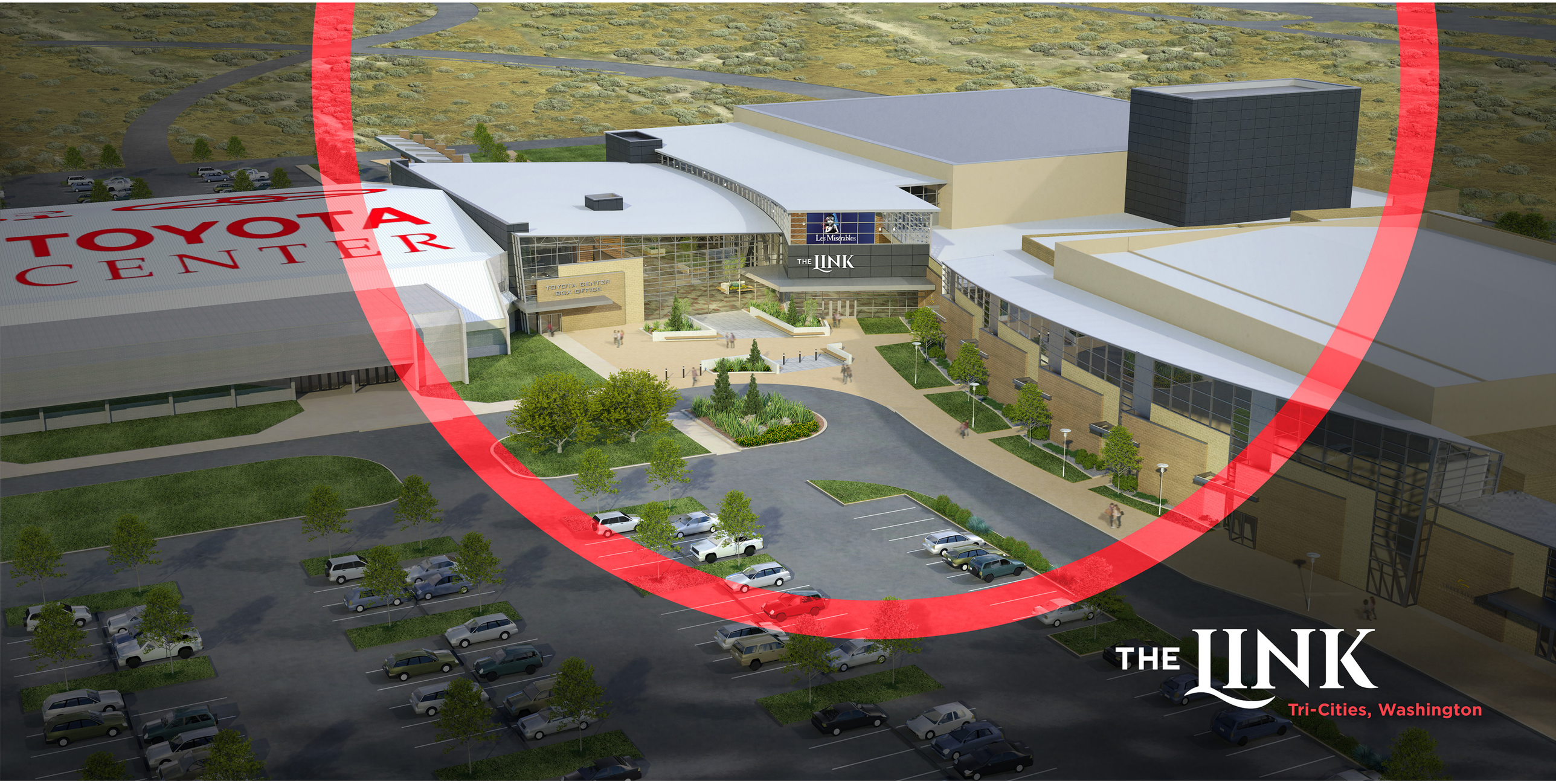
## Three Rivers Convention Center - Expanded
## Summary of Incremental Economic Impacts Due to Expansion (in $Millions)

| | Transfer Impacts (From Locals) | Net New Impacts (From Non-Locals) | | | Total |
|---|---|---|---|---|---|
| | | New to City | New to County | New to State | |
| Direct Spending | $14.0 | $25.0 | $15.0 | $7.5 | $39.0 |
| Indirect Spending | 4.3 | 7.6 | 4.6 | 2.6 | 11.9 |
| Induced Spending | 5.6 | 10.3 | 6.2 | 3.9 | 15.9 |
| **Total Spending** | **$23.9** | **$42.9** | **$25.7** | **$14.0** | **$66.8** |
| Earnings | $4.8 | $8.7 | $5.2 | $2.9 | $13.5 |
| Employment (Full-Time Equiv. Jobs) | 200 | 340 | 210 | 90 | 540 |

*Source: Johnson Consulting*

# Project Cost vs Economic Impact 5 Year Total




TOYOTA
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Tri-Cities, Washington

# Council Workshop Coversheet

| | | | |
|---|---|---|---|
| Agenda Item Number | 2. | Meeting Date | 08/08/2017 |
| Agenda Item Type | Presentation | | |
| Subject | Express Permit Program Update | | |
| Ordinance/Reso # | | Contract # | |
| Project # | | Permit # | |
| Department | Planning | | |

Info Only ☐
Policy Review ☒
Policy DevMnt ☐
Other ☐

**Summary**

In July of 2015 the City of Kennewick began the Express Permit Program. The program started out by providing express permit review for commercial tenant improvement (TI's) permits. The TI's were followed in October of 2015 with single family residential (SFR) express permits. Both programs have been a great success and are very popular with the development community. Staff is proposing to add several permits to the program including residential additions, residential remodels, and engineered pole buildings. In addition to the new programs staff is proposing an adjustment to the commercial TI permit fees to more adequately cover the costs of the program.

| | | | |
|---|---|---|---|
| Through | | *Attachments:* | Presentation |
| Dept Head Approval | Gregory McCormick<br>Aug 01, 16:00:56 GMT-0700 2017 | | |
| City Mgr Approval | Marie Mosley<br>Aug 03, 10:26:59 GMT-0700 2017 | | |

# City of Kennewick

City Council Study Session

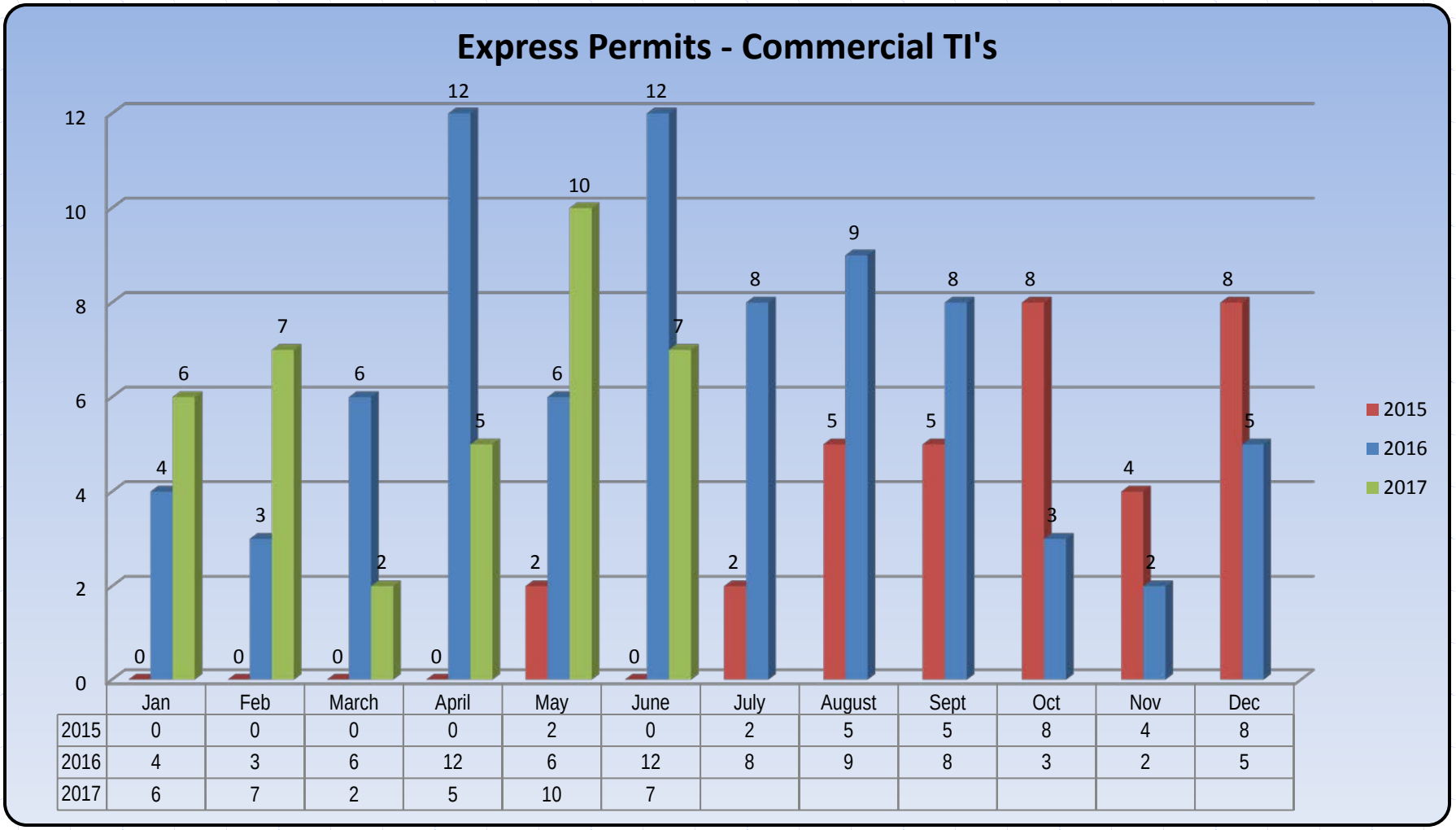
August 8, 2017

## Community Planning Department

## Express Permit Update

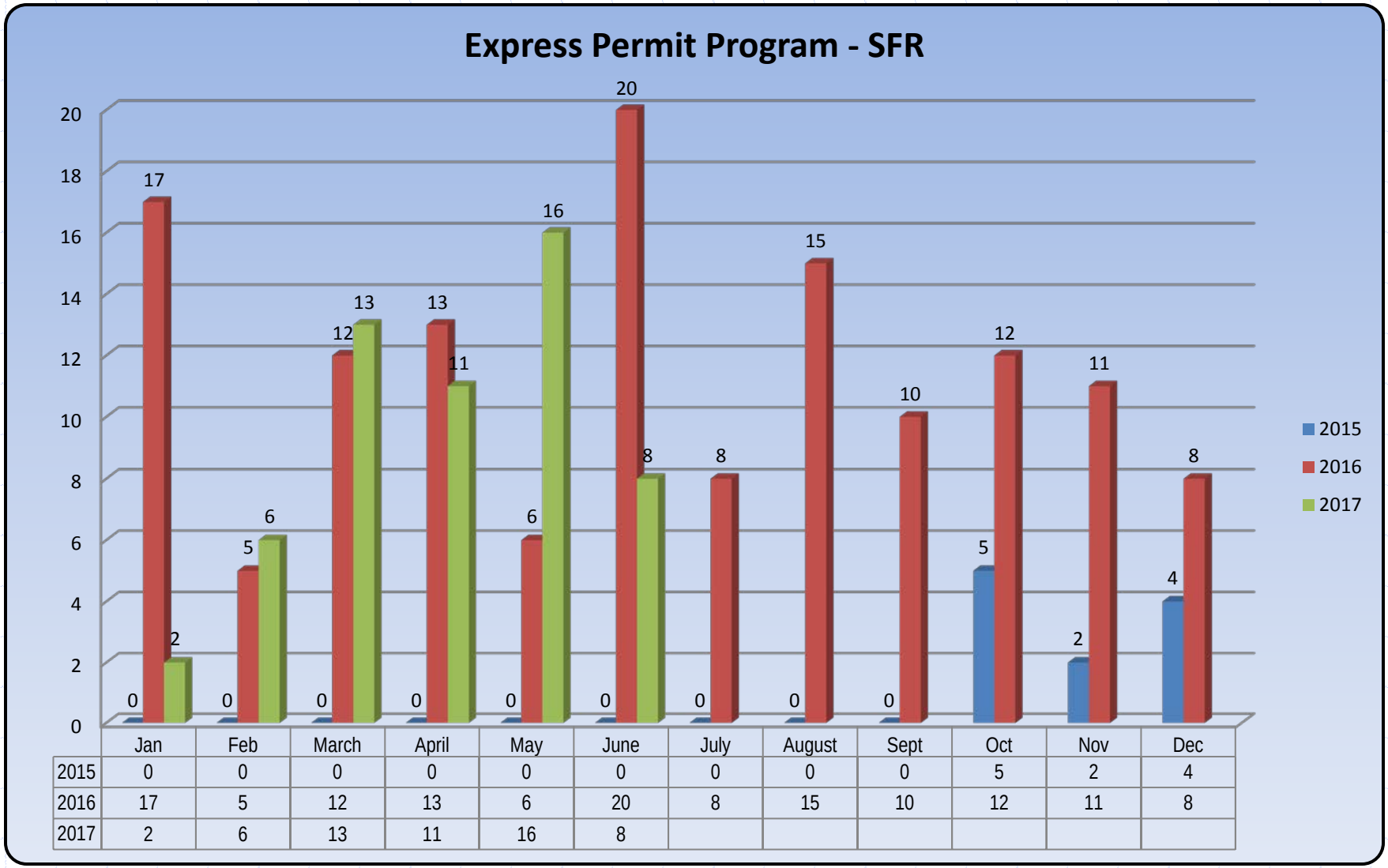
# Background

- Commercial Tenant Improvements –
  - May 2015 – beta test two projects
  - July 2015 – official program launch
  - 149 permits issued to date
- Single Family Residential
  - October 2015 – official program launch
  - 204 Permits issued to date




| | Jan | Feb | March | April | May | June | July | August | Sept | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2015 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 5 | 5 | 8 | 4 | 8 |
| 2016 | 4 | 3 | 6 | 12 | 6 | 12 | 8 | 9 | 8 | 3 | 2 | 5 |
| 2017 | 6 | 7 | 2 | 5 | 10 | 7 | | | | | | |

# TOTAL COMMERCIAL TI EXPRESS PERMITS - 149




| | Jan | Feb | March | April | May | June | July | August | Sept | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 2 | 4 |
| 2016 | 17 | 5 | 12 | 13 | 6 | 20 | 8 | 15 | 10 | 12 | 11 | 8 |
| 2017 | 2 | 6 | 13 | 11 | 16 | 8 | | | | | | |

# TOTAL SFR EXPRESS PERMITS - 204

# Issues for Discussion

- Adding new components to the program
  - Factory built sheds over 200 sq.ft.
  - Engineered Pole Buildings
  - Stick built shops and sheds
  - Residential Additions
  - Residential Remodels

# Express Permit Fees

- **Single Family Fees** – no change
- **Commercial TI's** –
  - Current: 20% of Building Permit Fees
  - Proposed: Base Permit Fee + $400 or 30% of Building Permit Fees (whichever is greater)
- **New Program Additions** –
  - Proposed: Base Permit Fee + $150.00 or 20% (whichever is greater)
- **Replacement Plan copies** –
  - $50.00 up to 10 sheets - $5.00 sheet over 10

# Program Costs

- Building Safety Division – Enterprise Fund
- Estimate Average Processing Time
  - Commercial TI's: 5 hours
  - Miscellaneous Residential: 2 hours
- Building Division Costs
  - Plans Examiner rate: $69.00 (inclusive)
  - Express Permit Manager rate: $83.00 (inclusive)
- Total Permit Cost (average:
  - Commercial TI's: $415.00
  - Miscellaneous Residential: $166.00

- **Questions?**

# City Council Meeting Schedule September 2017

September 5, 2017
Tuesday, 6:30 p.m. — REGULAR COUNCIL MEETING

September 12, 2017
Tuesday, 6:30 p.m. — WORKSHOP MEETING
1. Gesa Carousel Update
2. Parklets

September 19, 2017
Tuesday, 6:30 p.m. — REGULAR COUNCIL MEETING

September 26, 2017
Tuesday, 6:30 p.m. — WORKSHOP MEETING
1. Regulatory Roadmap Project (Emily)
2. Bridge to Bridge Implementation

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