



DEVELOPMENT GUIDE

VistaField.com



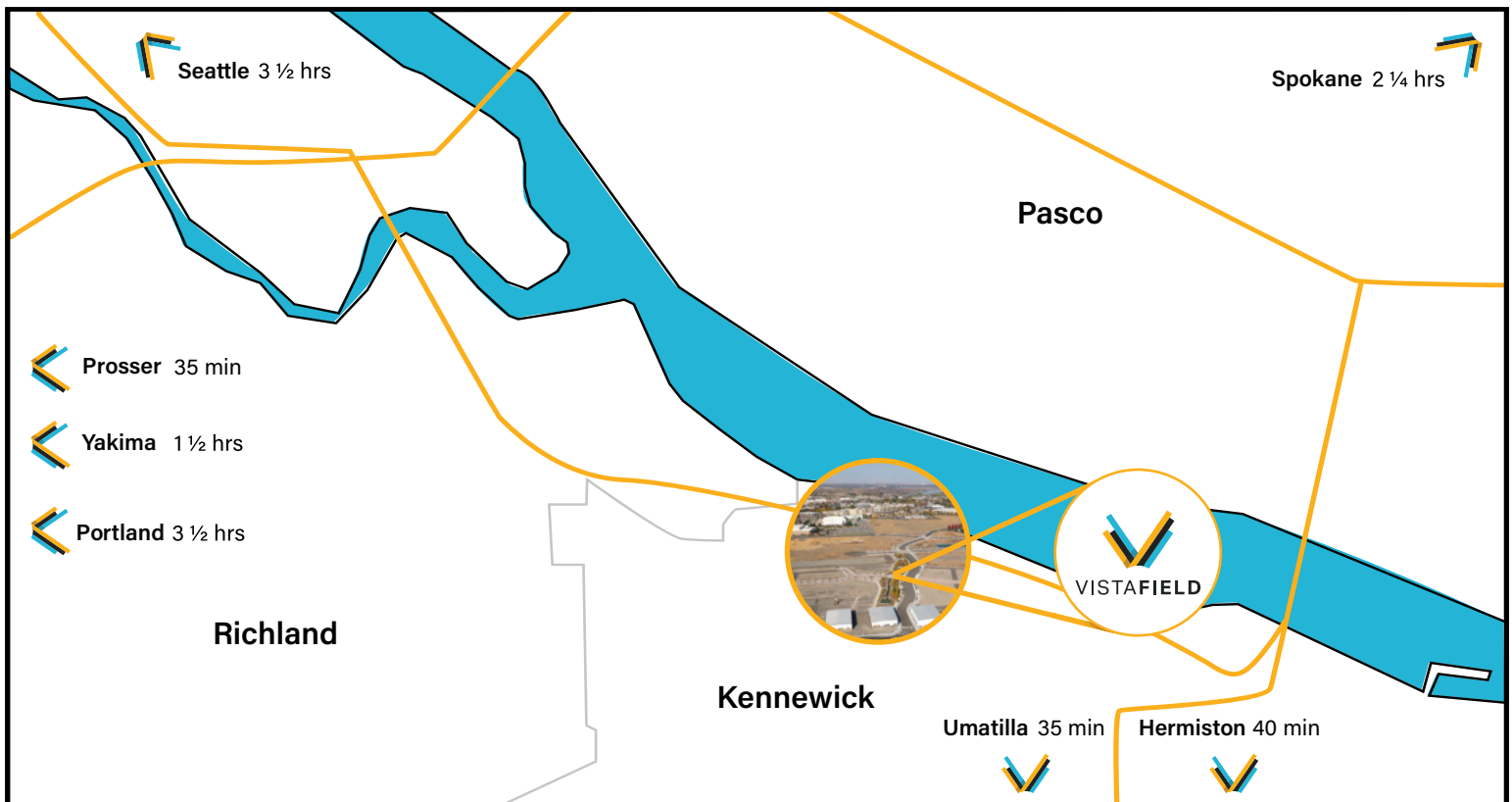
Purposely different

The new Vista Field regional town center aims to raise the bar for what urban spaces are in the Pacific Northwest and beyond.

The 103-acre site is planned to be a vibrant, walkable neighborhood with a welcoming variety of commercial and residential mixed-use development that connects homes, offices, shops, dining, entertainment, gathering places and cultural amenities.

Parcels are now available for sale to builders to help create this timeless community.





In the heart of the Pacific Northwest

Vista Field is in the commercial hub of the Tri-Cities, with easy access to a diverse and well-connected transportation network.

With a population of 304,000, the Tri-Cities region comprises the cities of Kennewick, Pasco and Richland and surrounding communities.

The area is in the heart of the Pacific Northwest and is well-known for high-quality agriculture, a tremendous wine scene and year-round activities for those who love the outdoors.

From here to there

<5 min

- Columbia Center Mall
- Three Rivers Convention Center
- Toyota Center (Multipurpose Arena)
- Other Retail
- Health Care Providers

10 min

- Columbia Park
- Howard Amon Park
- Grocery Stores
- Library
- Golf Courses
- Elementary, Middle and High Schools

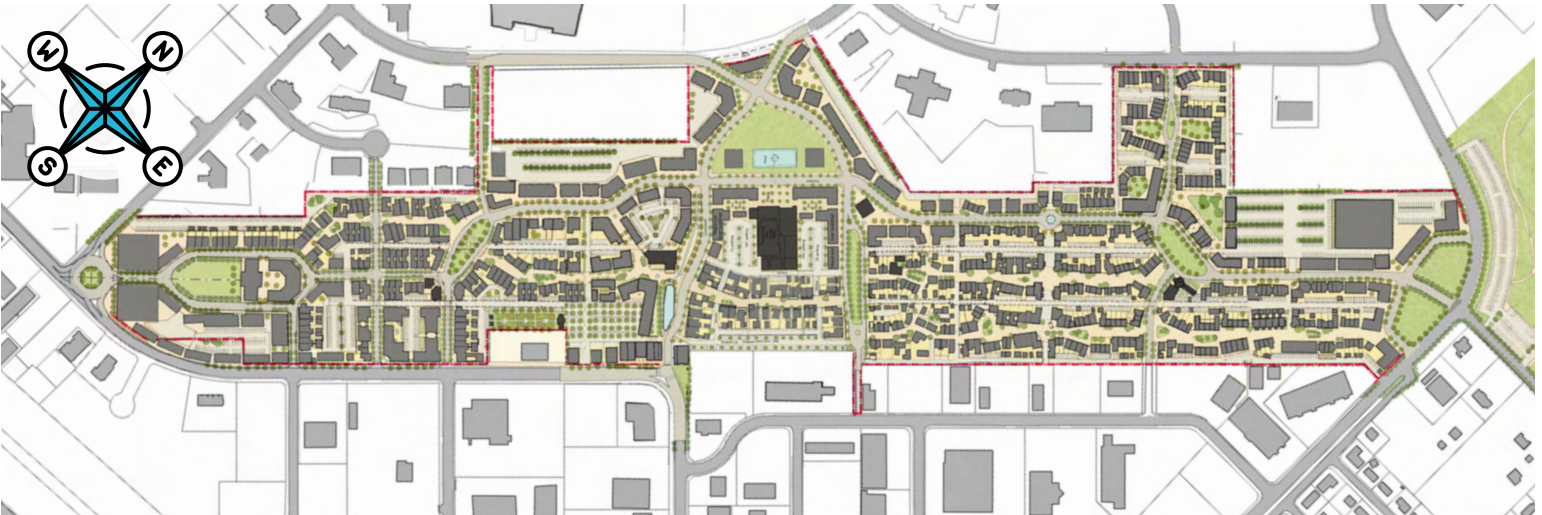
15 min

- Columbia Basin College
- Washington State University Tri-Cities
- Wineries
- Hospitals





Build at Vista Field



Port of Kennewick has completed the infrastructure for the first 20-acres at the center of the site, and parcels are ready for sale.

Explore VistaField.com to view parcels and read design and development information. Additional land will become available throughout the various phases of development.

Build here and help create a lively community where residents, business owners and visitors alike will interact in a unique urban space like nothing the region has seen to date.

The following pages include site sheets for each lot with detailed information about the size, allowable building type and uses.

Available parcels may change.

Uses

Categories have overlap as broader areas are specified in the plan and may be successful with uses from different categories, like a Wine Bar in both Food & Beverage and Boutique areas. This list is not exhaustive.

Anchor Areas

- Cultural Institution
- Museum
- Department Store
- Entertainment (theater, bowling, music)
- Grocery Store
- Library
- Pharmacy
- Other high pedestrian traffic businesses

Food & Beverage Areas

- Bar
- Brewpub
- Cocktail Lounge
- Coffee Shop / Cafe
- Dessert Shop
- Fast Casual Restaurant
- Fine Dining Restaurant
- Full Service Restaurant
- Gastropub
- Specialty Foods (tea, chocolate, health foods)
- Spirits
- Wine Bar

Boutique Areas

- Art Gallery
- Barber / General Hair / Salon / Nails / Spa
- Cocktail Lounge
- Cosmetics
- Dessert Shop
- Fine or Specialty Apparel
- Florist
- Interactive / Demonstration Art
- Specialty Foods (tea, chocolate, health foods)
- Specialty Gifts
- Wine Bar

Office

- Office
- Medical Office
- Shared Office

Service Areas

- All listed under General Merchandise below
- Bank
- Barber / General Hair / Salon / Nails / Spa
- Coffee Shop / Cafe
- Convenience Store
- Dry Cleaner
- Legal, Accounting
- Medical (stand alone like dentist, chiropractor, eye doctor)
- Office Services
- Post Office
- Fitness

General Merchandise

- Apparel Store, Shoes, Hats, etc.
- Bike Shop
- Books & Music
- Electronics
- Florist
- Furniture (limited square footage)
- Glasses / Eyewear
- Gifts
- Home Goods / Kitchenware
- Pet Supplies
- Sporting Goods
- Toy Store
- Jeweler

Residential

- Single-Family Detached
- Small Multi-Family
- Upper Floor Apartments / Condos

Lodging

- Inn
- Bed & Breakfast



VISTAFIELD



Lot 13 | 769 Crosswind Boulevard

Lot Area
12,149 sq.ft.

Building Type
Main Street

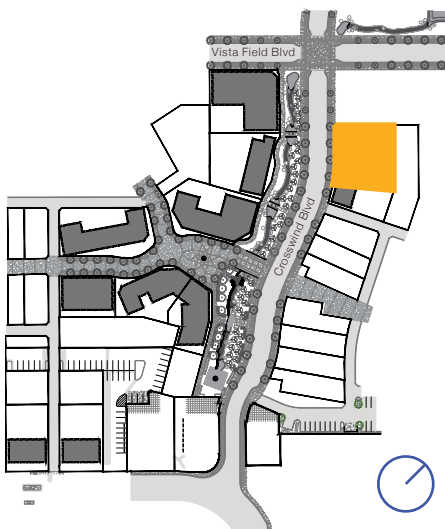
Building Height
2-3 stories

Uses
Office, Service

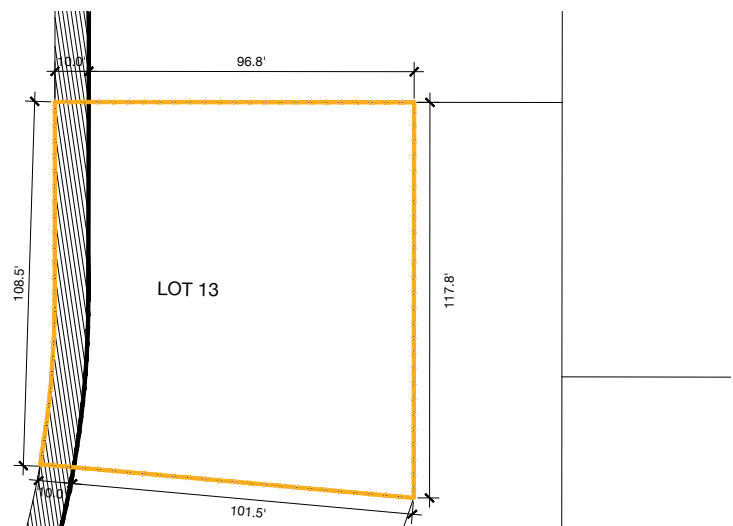


Lot 13 is a 12,149 sq.ft. property located at 769 Crosswind Boulevard. The building should be oriented toward the street and unique water feature. This is a Main Street Building, with office or service uses on the ground floor

and residential or office uses on the second and third floors. Parking is accessed from the alley an located in the rear lot.



CROSSWIND BLVD





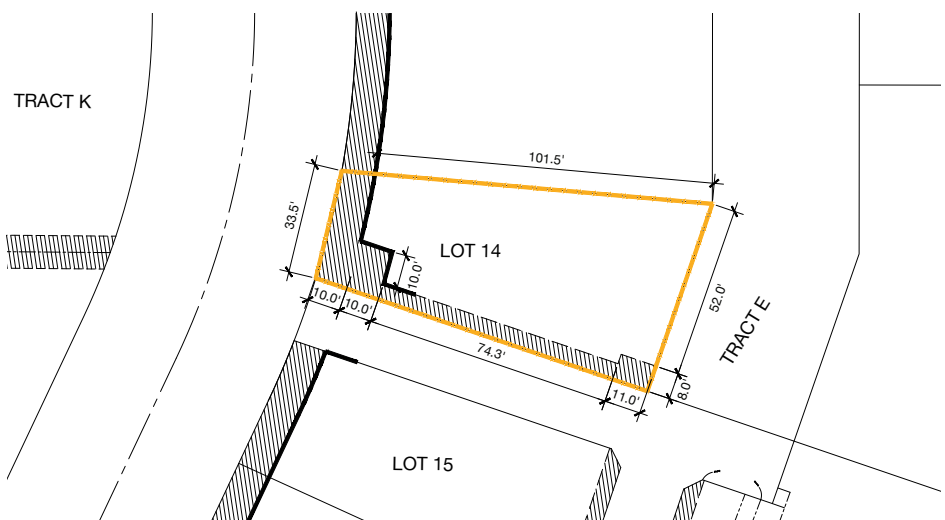
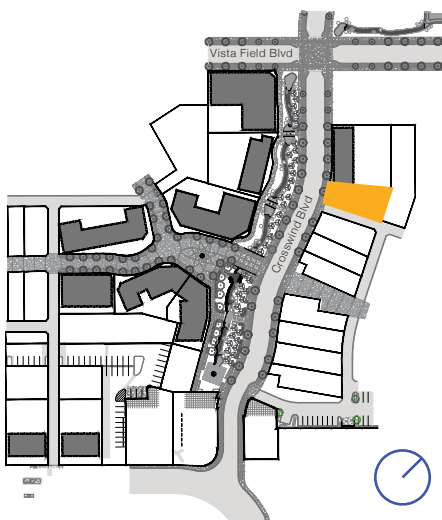
Lot 14 | 733 Crosswind Boulevard

Lot Area	Building Type	Building Height	Uses
4,993 sq.ft.	Main Street	2 stories	Boutique, Service, Residential



Lot 14 is a 4,993 sq.ft. property located at 733 Crosswind Boulevard, with alley access along the side lot. The building should be oriented toward the street and unique water feature. This is a Main Street site, with boutique, office, or service uses on the ground floor and residential uses

on the second floor. As this is an end lot, the building should have windows on 3 sides. Parking is accessed from the alley at the rear of the lot. The notch in the lot houses utility vaults.



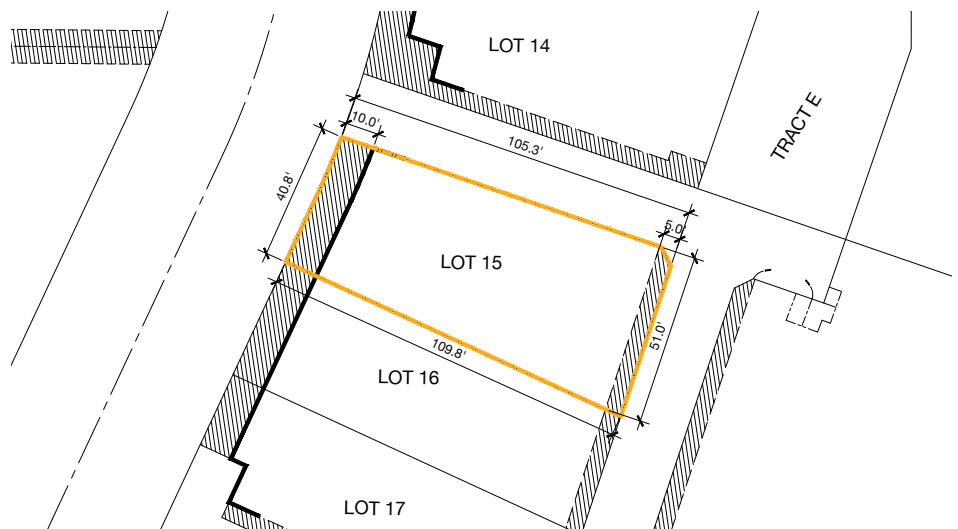
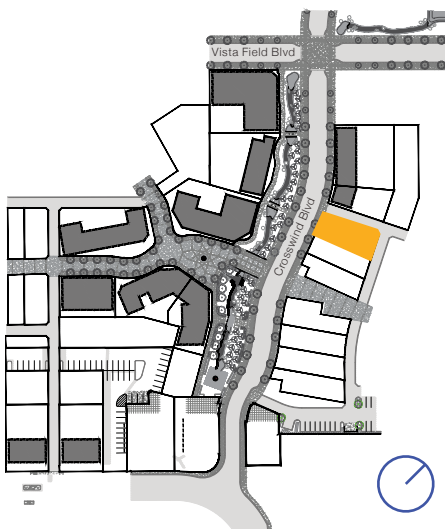
Lot 15 | 697 Crosswind Boulevard

Lot Area	Building Type	Building Height	Uses
4,928 sq.ft.	Live-Work	2-3 stories	Boutique, Service, Residential



Lot 15 is a 4,928 sq.ft. property located at 697 Crosswind Boulevard, with alley access along the side lot. The building should be oriented toward the street and unique water feature. This is a live-work site, with boutique or service

uses on the ground floor and residential uses on the second and third floors. As this is an end lot, the building should have windows on 3 sides. Parking is accessed from the alley at the rear of the lot.



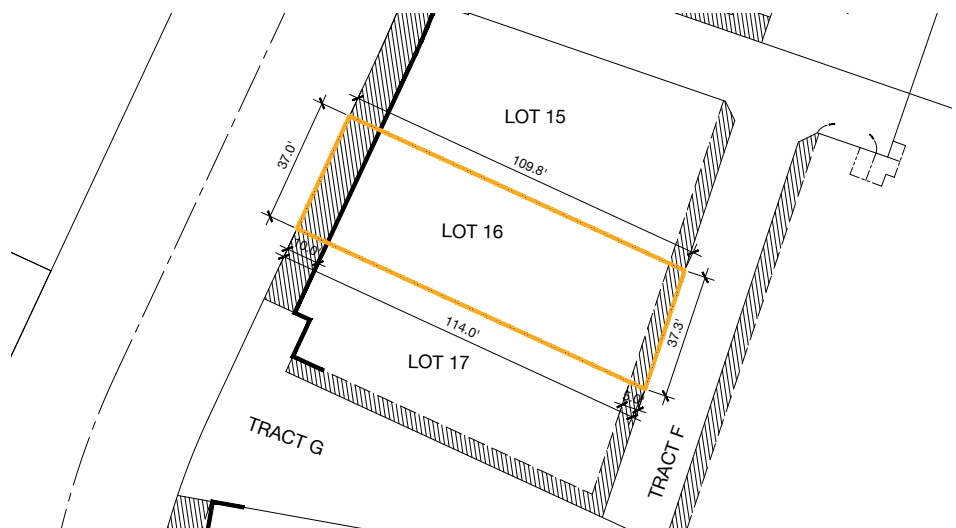
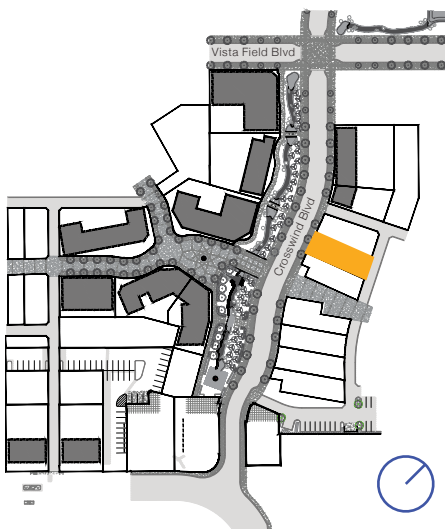
Lot 16 | 679 Crosswind Boulevard

Lot Area	Building Type	Building Height	Uses
4,142 sq.ft.	Live-Work	2-3 stories	Boutique, Service, Residential



Lot 16 is a 4,142 sq.ft. property located at 679 Crosswind Boulevard. The building should be oriented toward the street and unique water feature. This is a live-work site,

with boutique or service uses on the ground floor and residential uses on the second and third floors. Parking is accessed from the alley at the rear of the lot.



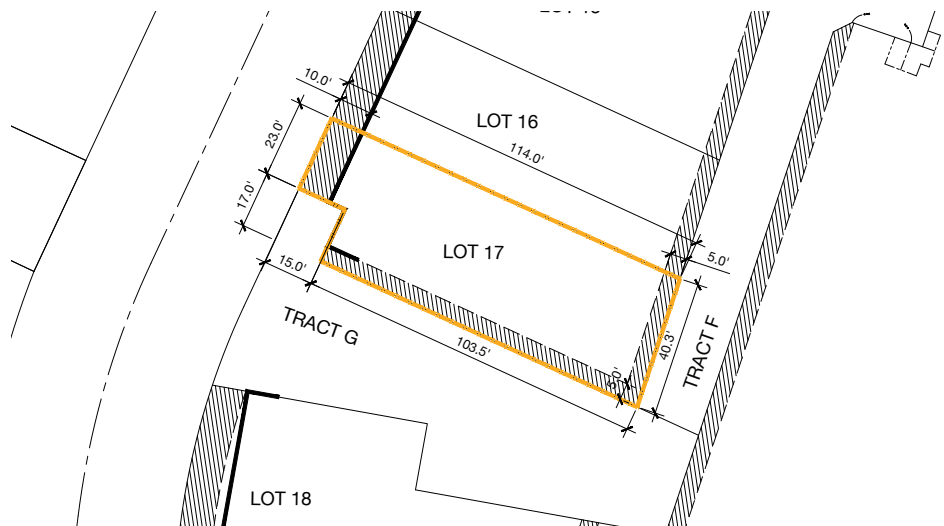
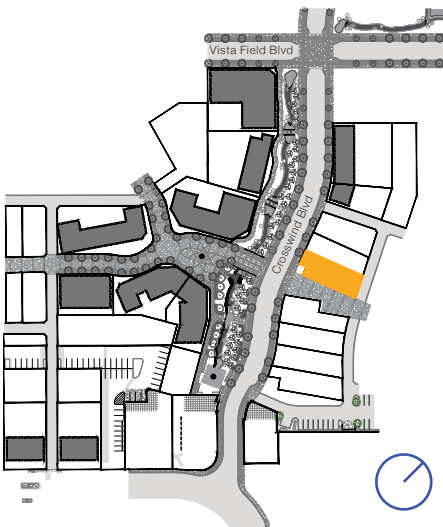
Lot 17 | 661 Crosswind Boulevard

Lot Area	Building Type	Building Height	Uses
4,401 sq.ft.	Live-Work	2-3 stories	Boutique, Services, Residential



Lot 17 is a 4,401 sq.ft. corner property located at the intersection of Crosswind Boulevard and Azure Drive. The building should be oriented toward both streets. The ground floor use should also be oriented towards both with storefront glazing and ideally ground floor access.

This is a live-work site, with boutique or services uses on the ground floor and residential uses on the second and third floors. As this is a corner lot, the building should have windows on 3 sides. Parking is accessed from the alley at the rear of the lot. The notch in the lot houses utility vaults.



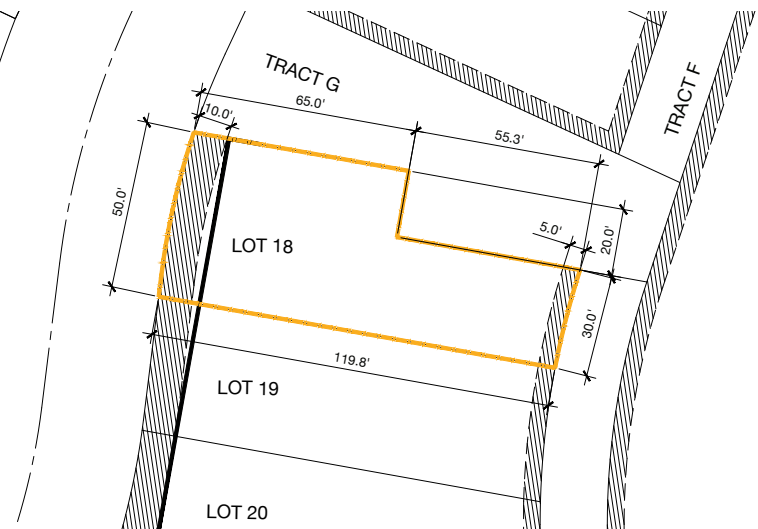
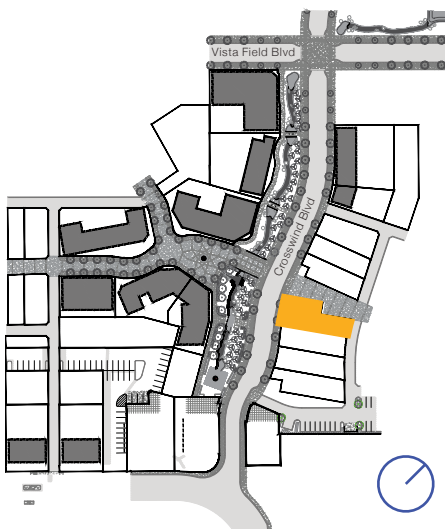
Lot 18 | 625 Crosswind Boulevard

Lot Area	Building Type	Building Height	Uses
4,956 sq.ft.	Live-Work	2-3 stories	Boutique, Service, Residential



Lot 18 is a 4,956 sq.ft. corner property located at the intersection of Crosswind Boulevard and Azure Drive. The building should be oriented toward both with storefront glazing and ideally ground floor access. The facade along Crosswind Boulevard should provide a prominent feature towards the plaza and water feature. The ground floor use

should be oriented toward Azure Drive. This is a live-work site, with boutique or service uses on the ground floor and residential uses on the second and third floors. As this is a corner lot, the building should have windows on 3 sides. Parking is accessed from the alley at the rear of the lot.



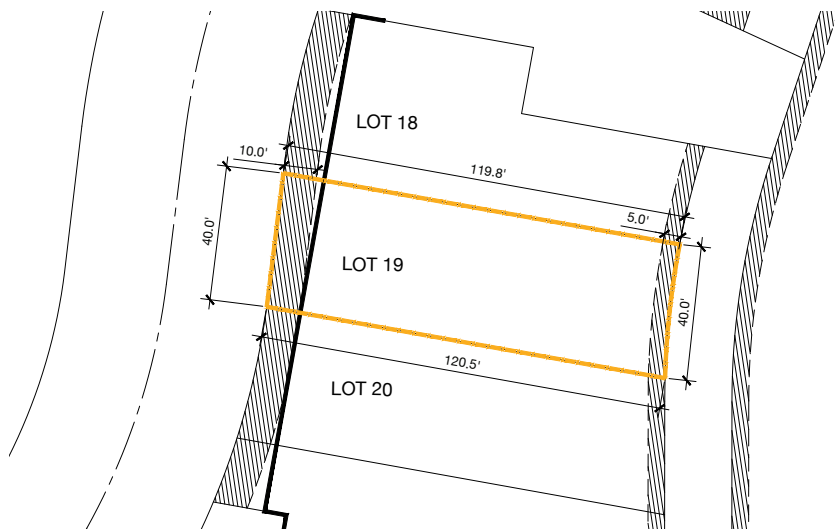
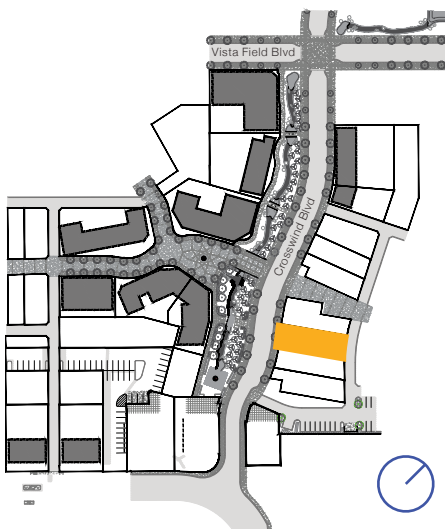
Lot 19 | 607 Crosswind Boulevard

Lot Area	Building Type	Building Height	Uses
4,784 sq.ft.	Live-Work	2-3 stories	Boutique, Service, Residential



Lot 19 is a 4,784 sq.ft. property located at 607 Crosswind Boulevard. The building should be oriented toward the street and unique water feature. Take note that a pedestrian walkway from the water feature aligns with this property. The building should address this with a feature of the

facade. This is a live-work site, with services or offices on the ground floor and residential uses on the second and third floors. Parking is accessed from the alley at the rear of the lot.



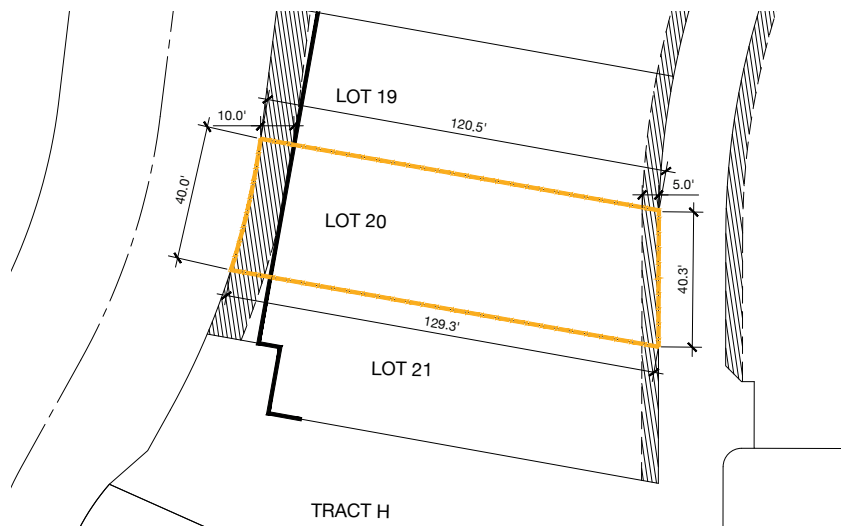
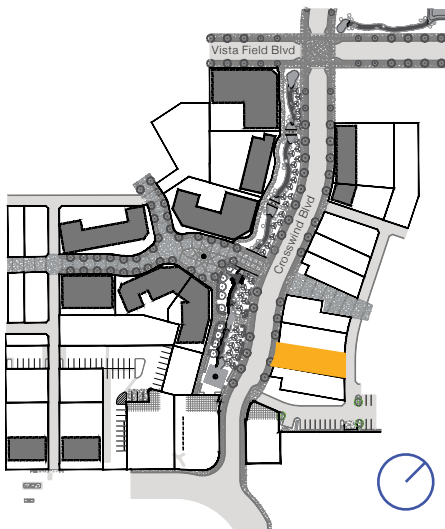
Lot 20 | 589 Crosswind Boulevard

Lot Area	Building Type	Building Height	Uses
4,970 sq.ft.	Live-Work	2-3 stories	Boutique, Service, Residential



Lot 20 is a 4,970 sq.ft. property located at 589 Crosswind Boulevard. The building should be oriented toward the street and unique water feature. This is a live-work site,

with services or offices on the ground floor and residential uses on the second and third floors. Parking is accessed from the alley at the rear of the lot.



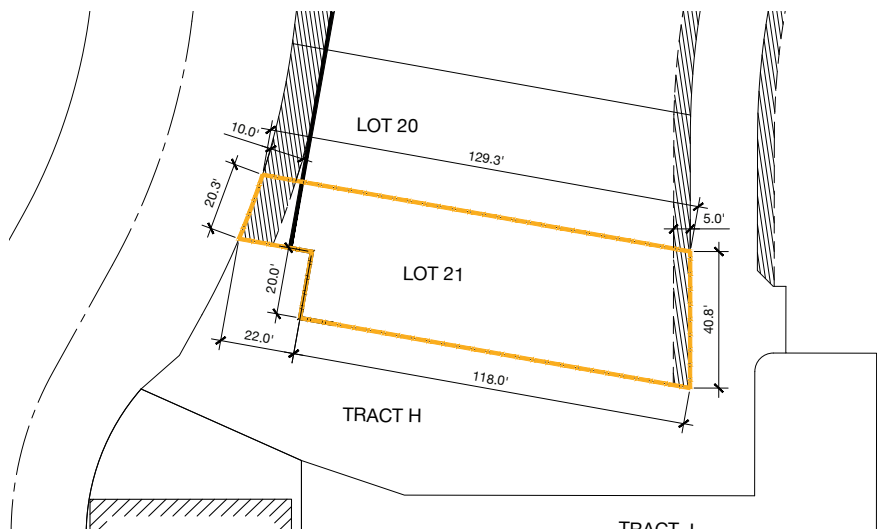
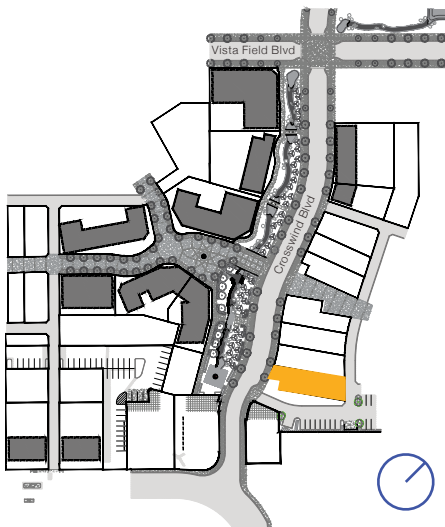
Lot 21 | 571 Crosswind Boulevard

Lot Area	Building Type	Building Height	Uses
4,977 sq.ft.	Live-Work	2-3 stories	Boutique, Services, Residential



Lot 21 is a 4,977 sq.ft. property located at 571 Crosswind Boulevard, with alley access along the side lot. The building should be oriented toward the street and unique water feature. This is a live-work site, with Boutique or Service uses on the ground floor. Residential uses are appropriate

on the second and third floors. As this is an end lot, the building should have windows on 3 sides. Parking is accessed from the alley at the rear of the lot. The notch in the lot houses utility vaults.



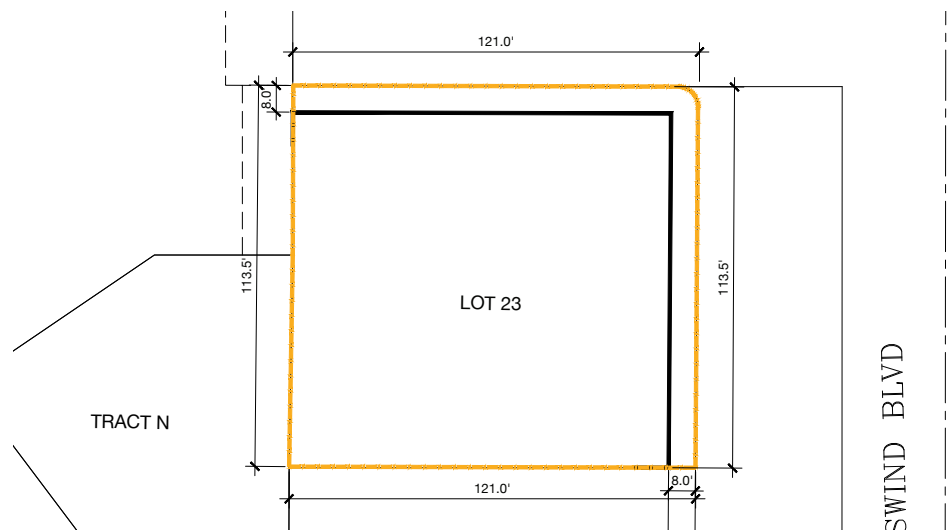
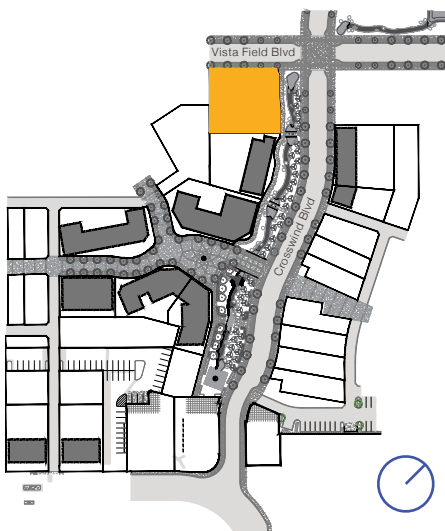
Lot 23 | 786 Crosswind Boulevard / 6727 Vista Field Boulevard

Lot Area	Building Type	Building Height	Uses
13,687 sq.ft.	Main Street	2 stories	Anchor, Residential, Office, Lodging



Lot 23 is a 13,687 sq.ft. corner property located at the intersection of Crosswind Boulevard and Vista Field Boulevard. This lot is situated on the unique water feature and diagonally across from a future commons. As a very prominent site, the building should express the site's importance, at a minimum the corner of the building should be chamfered

with its' entry and other supportive architectural features oriented towards the corner and commons. This is an anchor site for Phase 1, and uses should include a strong anchor to draw customers along the waterway. Upper floors may be residential, office, or lodging. Parking is provided off-site in a shared parking lot.



Lot 24 | 770 Crosswind Boulevard

Lot Area
11,408 sq.ft.

Building Type
Main Street

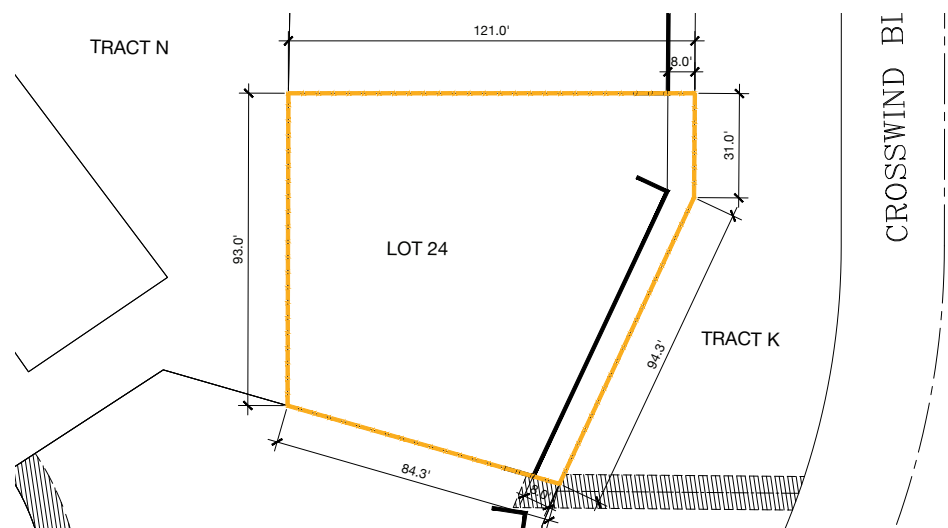
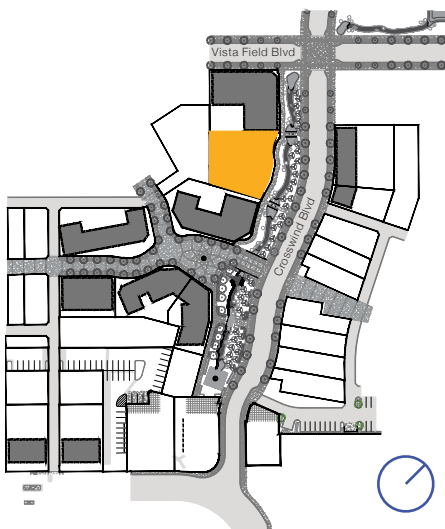
Building Height
2 stories

Uses
Boutique, Residential, Office



Lot 24 is a 11,408 sq.ft. property located at 770 Crosswind Boulevard and fronting on the unique water feature. On this important site, the building entries and other supportive architectural features should be oriented towards the street and waterway. Ground floor commercial uses should include boutiques, in smaller retail spaces with multiple

entries supporting active pedestrian movement along the water feature. Upper floors may be residential or office. Parking is provided off-site in a shared parking lot. A pedestrian passage should provide access from the public walkway to the shared parking lot behind.



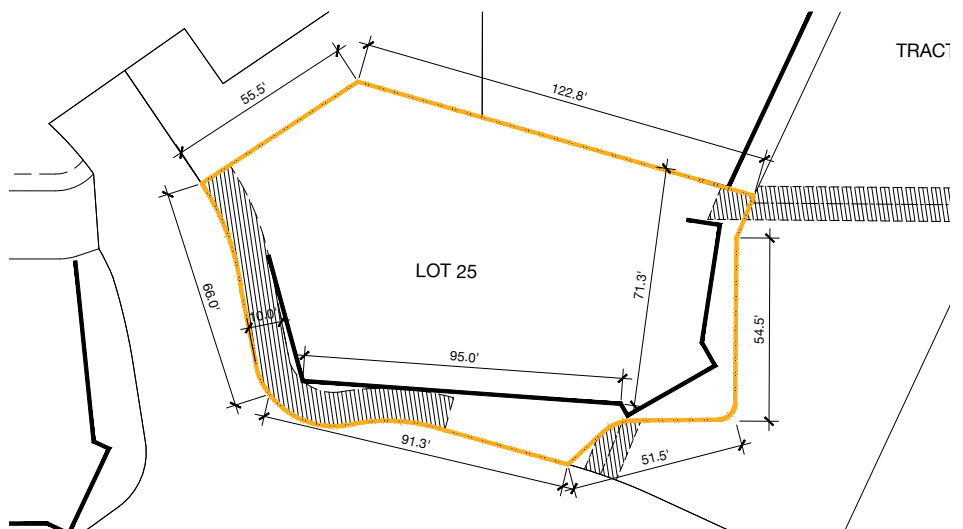
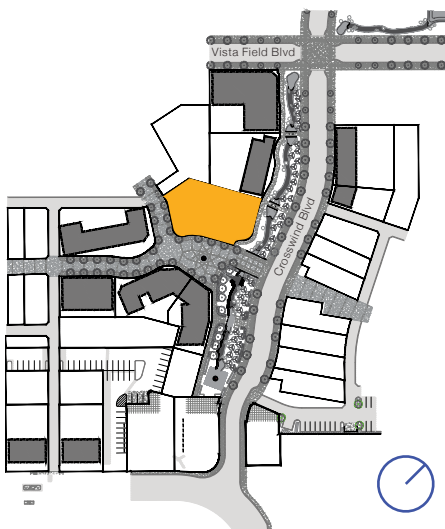
Lot 25 | 678 Crosswind Boulevard / 6724 Azure Drive

Lot Area	Building Type	Building Height	Uses
13,077 sq.ft.	Mixed Use	2-3 stories	Food & Beverage, Boutique, Residential, Office



Lot 25 is a 13,077 sq.ft. corner property located at the intersection of Crosswind Boulevard and Azure Drive. On this very prominent site, the corner of the building should be chamfered with its' entry and other supportive architectural features oriented towards the corner. Facades that terminate vistas should be designed with prominent

features such as towers and landmarks. Ground floor commercial uses should include food & beverage, prominently near the corner and additional boutiques or food & beverage along other facades. Upper floors may be residential, office, or lodging. Parking is provided off-site in a shared parking lot.



Lot 26 | 6732 W. Azure Drive

Lot Area
14,325 sq.ft.

Building Type
Mixed Use

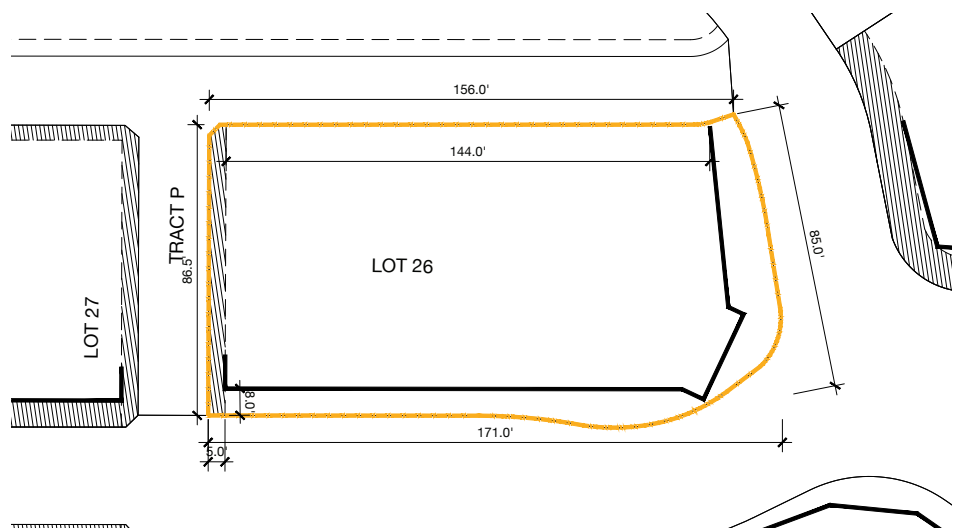
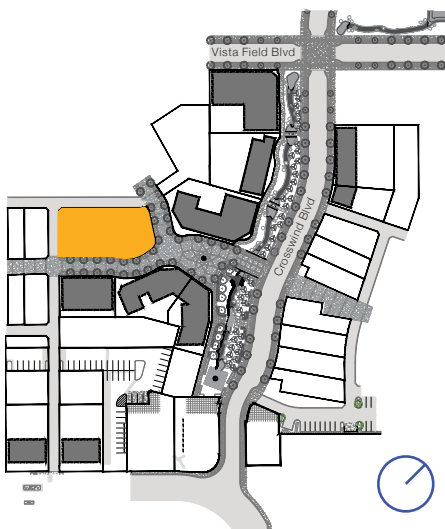
Building Height
2-3 stories

Uses
Anchor, Lodging, Services, Office



Lot 26 is a 14,325 sq.ft. corner property located at the intersection of Azure Drive and Constellation Way. This prominent site terminates the view within the Azure Drive plaza. The corner of the building should be chamfered with its' entry and other supportive architectural features oriented towards the corner. Facades that terminate vistas

should be designed with prominent features such as towers and landmarks. The ground floor should have an anchor use at the corner facing the plaza, with services on the remaining ground floor area. Upper floors may be office or lodging. Parking is provided off-site in a shared parking lot.



Lot 27 | 6744 W. Azure Drive

Lot Area
3,799 sq.ft.

Building Type
Residential

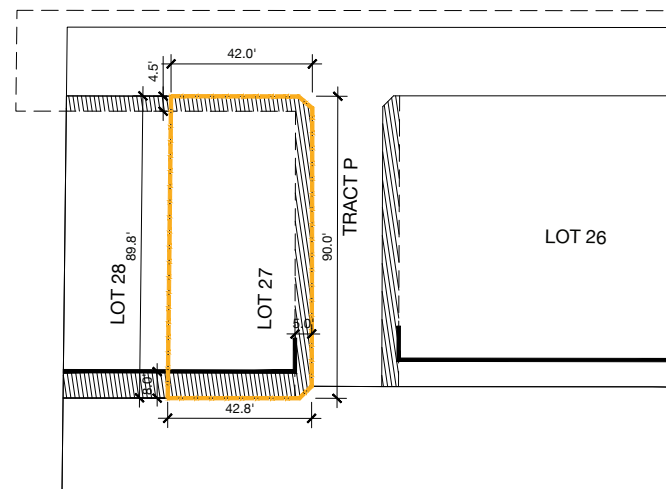
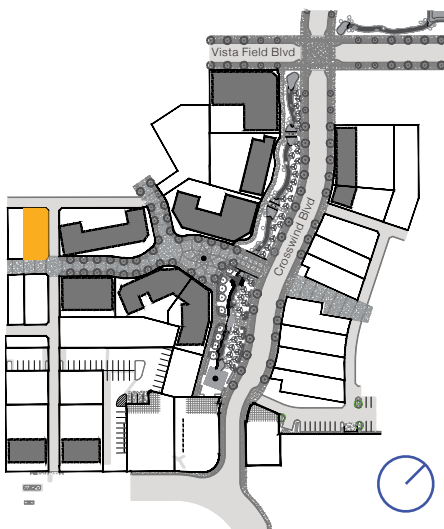
Building Height
2 stories

Uses
Residential



Lot 27 is a 3,799 sq.ft. property located at 6744 W. Azure Drive, with alley access along the side lot. The primary entrance and supplemental architectural detail should face onto the shared street. The building should offer a “gift

to the street”, such as a bench or fountain. The building should have windows on 3 sides. This is a corner residential lot, with parking and garage access from the rear alley.





Lot 28 | 6752 W. Azure Drive

Lot Area
2,799 sq.ft.

Building Type
Residential

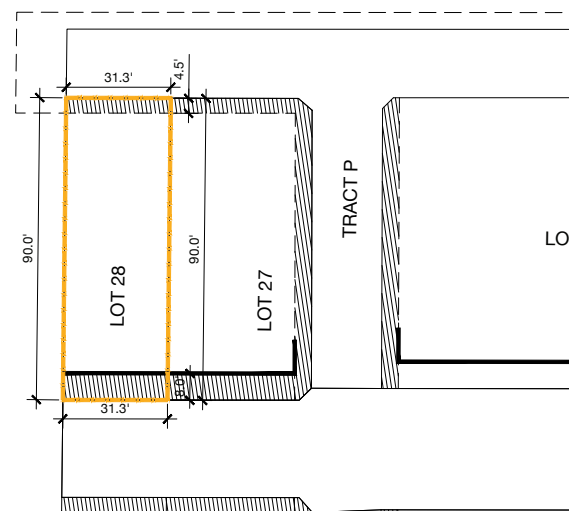
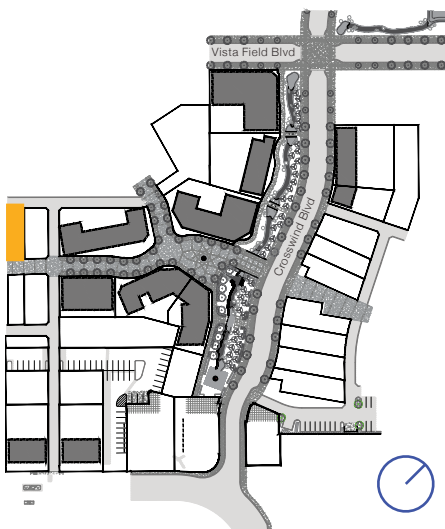
Building Height
2 stories

Uses
Residential



Lot 28 is a 2,799 sq.ft. property located at 6752 W. Azure Drive. The primary entrance and supplemental architectural detail should face onto the shared street. The building

should offer a “gift to the street”, such as a bench or fountain. This is a residential lot, with parking and garage access from the rear alley.



Lot 29 | 6753 W. Azure Drive

Lot Area
2,827 sq.ft.

Building Type
Residential

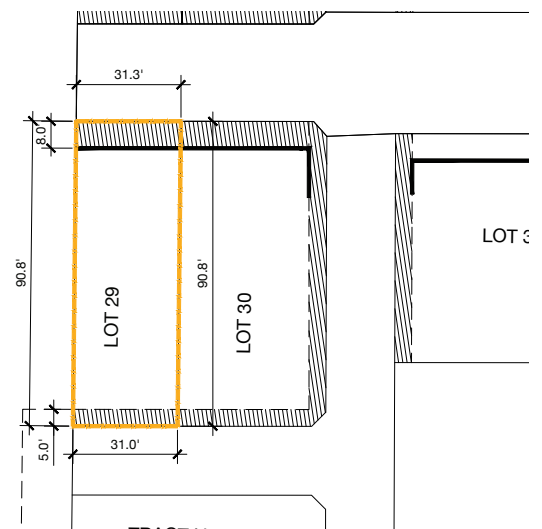
Building Height
2 stories

Uses
Residential



Lot 29 is a 2,827 sq.ft. property located at 6753 W. Azure Drive. The primary entrance and supplemental architectural detail should face onto the shared street. The building

should offer a “gift to the street”, such as a bench or fountain. This is a residential lot, with parking and garage access from the rear alley.



Lot 30 | 6745 W. Azure Drive

Lot Area
3,955 sq.ft.

Building Type
Residential

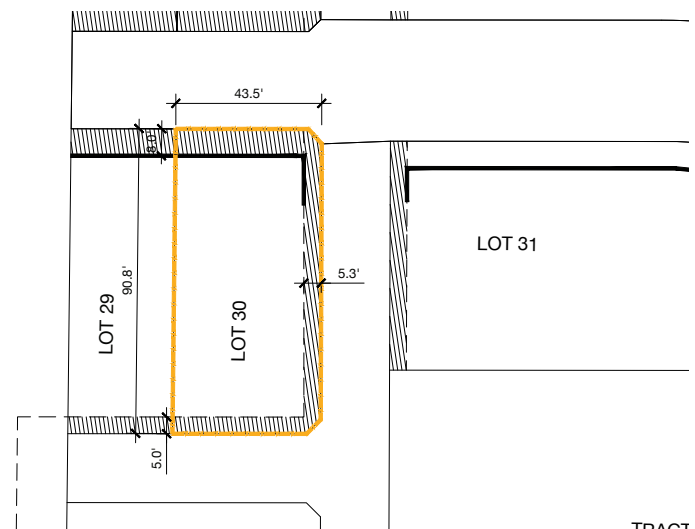
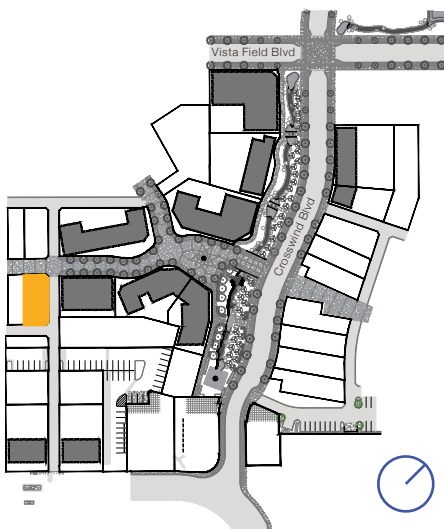
Building Height
2 stories

Uses
Residential



Lot 30 is a 3,955 sq.ft. property located at 6745 W. Azure Drive, with alley access along the side lot. The primary entrance and supplemental architectural detail should face onto the shared street. The building should offer a “gift

to the street”, such as a bench or fountain. The building should have windows on 3 sides. This is a corner residential lot, with parking and garage access from the rear alley.



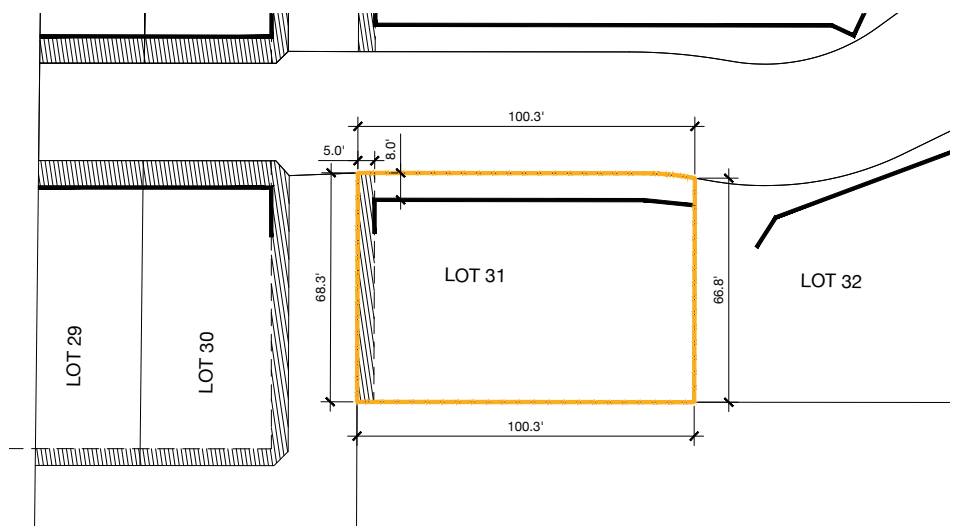
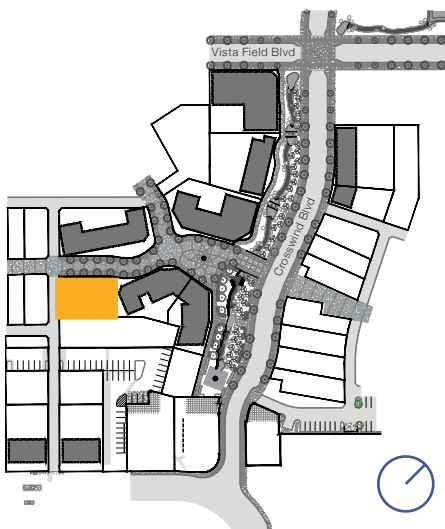
Lot 31 | 6737 W. Azure Drive

Lot Area	Building Type	Building Height	Uses
6,826 sq.ft.	Mixed Use	2-3 stories	Food & Beverage, Services, Office, Residential



Lot 31 is a 6,826 sq.ft. property located at 6737 W. Azure Drive, with alley access along the side lot. The building's entries should be oriented toward the shared street, with

food & beverage, office, or service uses on the ground floor. Upper floors may be residential or office. Parking is provided off-site in a shared parking lot.



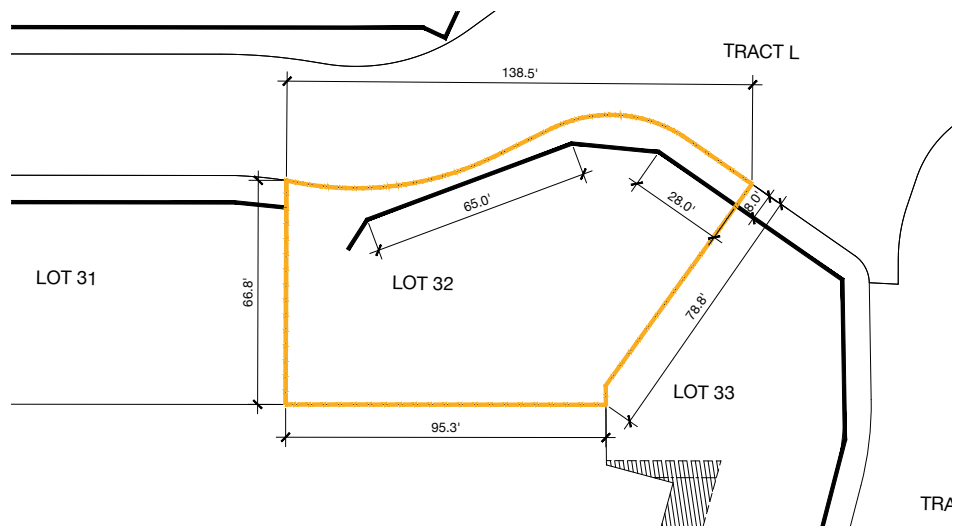
Lot 32 | 6729 W. Azure Drive

Lot Area	Building Type	Building Height	Uses
8,718 sq.ft.	Mixed Use	2-3 stories	Food & Beverage, Services, Office, Residential



Lot 32 is a 8,718 sq.ft. property located at 6729 W. Azure Drive. The corner of the building should be chamfered with its' entry and other supportive architectural features oriented towards the corner. Facades that terminate vistas should be designed with prominent features such as towers and landmarks. Ground floor commercial uses

include food & beverage, required along the facade portion facing the fountain and optional elsewhere, and services. Upper floors may be residential, office, or lodging. Parking is provided off-site in a shared parking lot. A pedestrian passage should be provided at the southwest, providing access to Azure Drive from the shared parking lot.



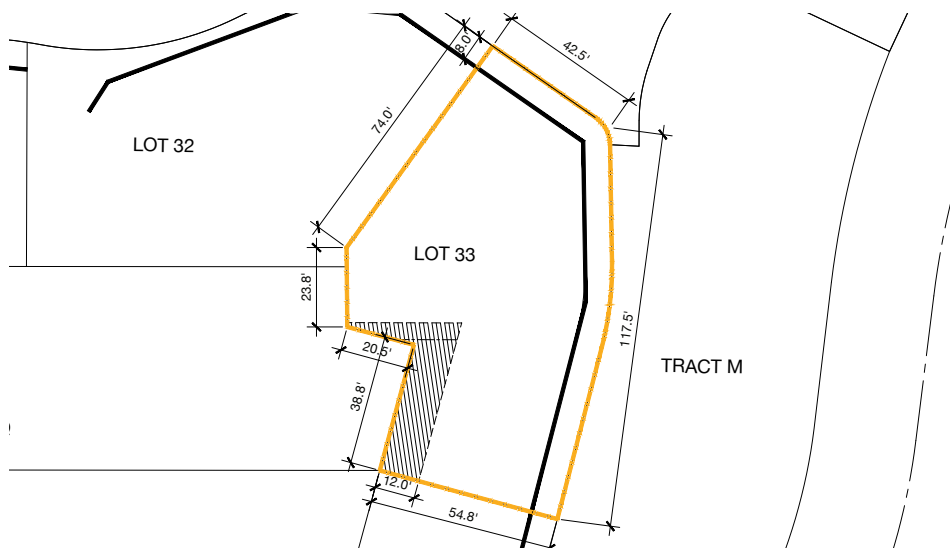
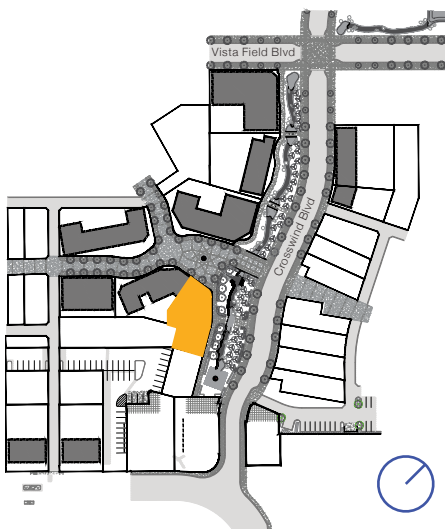
Lot 33 | 6721 W. Azure Drive

Lot Area	Building Type	Building Height	Uses
7,701 sq.ft.	Mixed Use	2-3 stories	Food & Beverage, Boutique, Office, Residential



Lot 33 is a 7,701 sq.ft. property located along Azure Drive and Crosswind Boulevard. The prominent building should address both streets, the fountain, and unique waterway with entrances and other architectural features. Ground floor commercial uses include food & beverage, required along the facade facing the fountain and optional

elsewhere, and boutiques. Upper floors may be residential, office, or lodging. Parking is provided off-site in a shared parking lot. An optional connection between Crosswind Boulevard and the shared parking lot may be provided as a pedestrian passage.



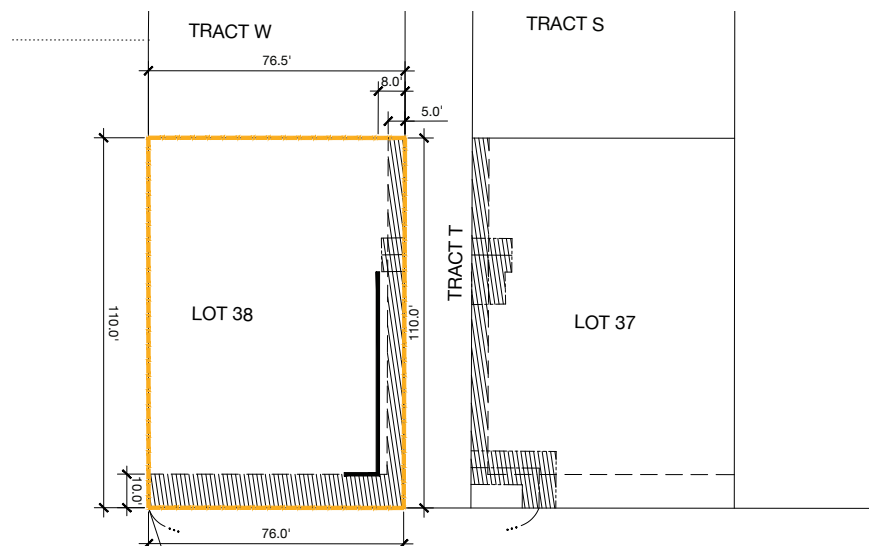
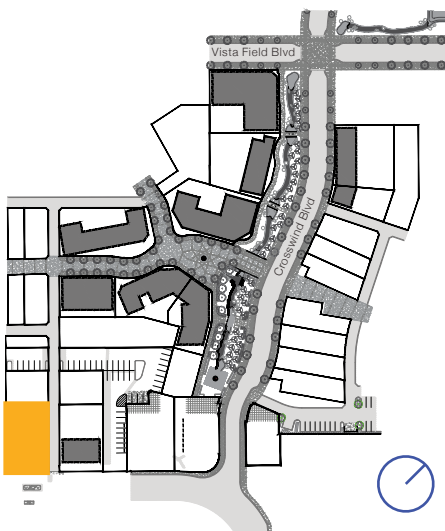
Lot 38 | 6794 W. Deschutes Avenue

Lot Area	Building Type	Building Height	Uses
8,386 sq.ft.	Mixed Use	1-2 stories	Office, Services, Retail, Residential



Lot 38 is a 8,386 sq.ft. property located at the intersection of Deschutes Avenue and an interior roadway. The building should be oriented toward the interior roadway. This building and the development on Lot 37 should be completed

as to bookend the interior roadway. This building may be 1-2 stories, with ground floor uses being office, service, or retail. The upper floor may be office or residential. Parking is provided toward the rear of the lot.





**Vibrancy, activity and connectivity.
We're the heart of the Tri-Cities.**



Port of Kennewick will act as the master developer, selling land to builders and realtors for residential, commercial and retail development and using those proceeds to help fund future phases of infrastructure.

Once complete, Vista Field will have many distinctive features and look more like city blocks found within historic downtown areas with diverse local businesses, cozy neighborhoods and public plazas.

VistaField.com | 509.586.1186