

CENTRAL BUSINESS DISTRICT

505 Swift Boulevard

PROJECT OVERVIEW

The City of Richland is seeking qualified and experienced developers to submit plans to develop a City-owned site located in the heart of downtown Richland, Washington.

The site was previously the location of the Richland City Hall and Administration Building, which was recently rebuilt on a nearby site. The City is currently soliciting project proposals to develop this highly visible and rare site in the City's downtown.

The City is looking for an experienced team to develop a project for the 505 Swift that addresses the City's objectives for the property – a high quality development that maximizes the provision of street-level, pedestrian friendly uses. Such uses may include, restaurants, retail stores, lodging facilities, mixed-use development, etc.

A high-quality, innovative approach that re-energizes, enhances and encourages a vibrant and high-density downtown core is the ideal type of development. One of the City's goals is to create a walkable community encouraging connectivity and movement through downtown, creating a desirable, sustainable, and livable community.

Neighboring areas include a variety of commercial uses, a hotel, public park, medical and other business offices, U.S. District Court House, and the Richland Federal Building.

The site is an attractive parcel of prime real estate with the opportunity for developing 1.5 to 2.8 acres depending on the proposed use and development.



This site fronts Swift Blvd (north), George Washington Way (east) and Jadwin Ave (west). At this site the average trips past the location are 28,727 per day on George Washington Way with additional 12,188 and 11,838 on Swift and Jadwin respectively. This placement allows for access and is one of the most highly-visible creating an ideal development opportunity for key uses in the heart of Richland. This site, zoned Central Business District (CBD) allows uses such as restaurants, retail, offices and housing following the design standards established for the Central Business District.

- **Address:** 505 Swift Blvd., Richland and 975 George Washington Way, Richland
- **Property Identification:** 11981020623002
- **Adjacent Improvements & Uses:** Municipal (Police Station and City Hall), restaurants and large federal building parking lot
- **Access:** George Washington Way, Jadwin Avenue and Swift Blvd.
- **Zoning Designation:** Central Business District (CBD)
- **Height Requirement:** 110 feet within CBD, no other height restriction
- **Utilities:** All utilities at the site
- **Off-Site Improvements:** Street lights, sidewalks, curb and gutter and ADA accessibility
- **Environmental Concerns:** Zoning requirements, SEPA, Cultural Resource Study

This site was established as the City Hall for Richland in 1958 with the addition of the Administration and Utility (Annex) building in 1979 to provide more office space for the expanding City staff.

MORE INFORMATION

For more information about this project, contact the Development Services Office at 509-942-7583.