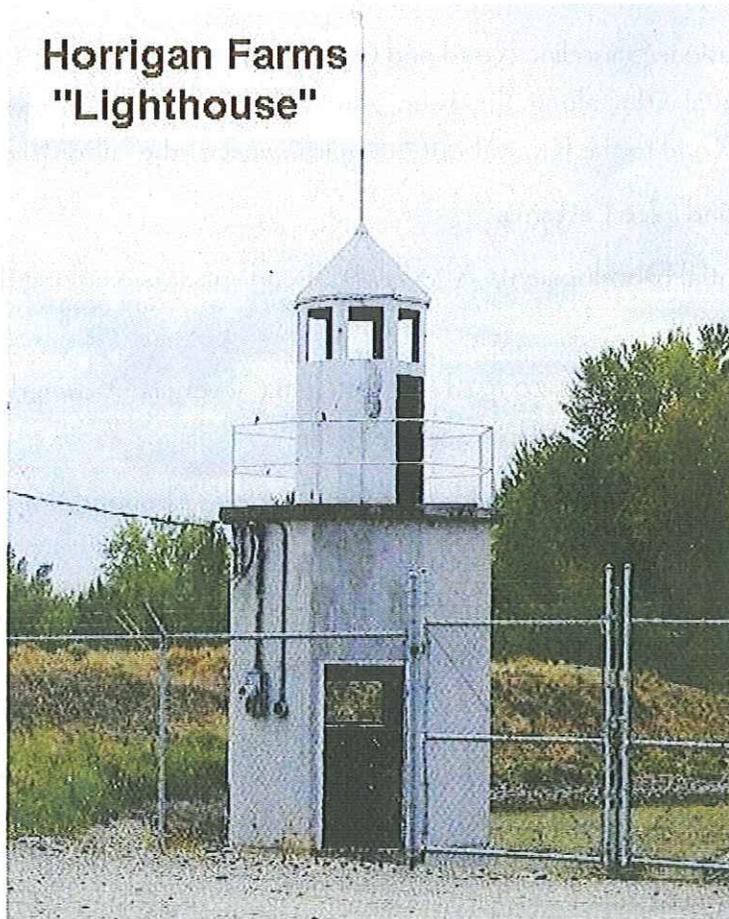


**Horrigan Farms  
"Lighthouse"**



## Rivershore Estates

- a) **Ownership:** Private/US Government
- b) **Landscape and Natural Features:** The land along this segment has a steep, 40- to 50-foot drop into the river. The shoreline is moderately vegetated with a mix of native and non-native trees and shrubs. A high-end, 33-lot subdivision separates the Central Pre-Mix gravel extraction operation from the River. The development is nearly half built out.
- c) **Transportation:** Shoreline Road and Court Street run between the gravel pit and the residential area along the river. An unimproved river access road connects Shoreline Road to the River about 300 yards west of the subdivision.
- d) **General Land Use Pattern:**
  - i) **Residential Development:** A 33-lot high-end subdivision along the river is nearly half built out.
  - ii) **Natural Area:** A 15-20 yard strip of US Government-owned natural area lies between the residential lots and the River.
  - iii) **Preservation of View Corridors:** Views are limited beyond the 22 river frontage lots.
  - iv) **Industrial Uses:** The Central Pre-Mix gravel extraction operation occupies the majority of the area north of Shoreline Road/Court Street and has a long-term lease on the land.
- e) **Current Linkage and Amenities Inventory:** A parking area has been installed adjacent the Sacagawea Heritage Trail and under the I-182 Bridge.
- f) **Linkage and Amenities Opportunities:** Public ownership of about 15-20 yards of land along the river would allow the extension of the Sacagawea Heritage Trail along this section, although the trail cross-section would need to accommodate the steep sloping bank. There exists an unimproved access road and informal boat launch south of Rivershore Drive about 300 yards west of the subdivision.
- g) **Linkage and Amenities Constraints:** The Central Pre-Mix gravel extraction operation occupies the majority of the area north of Shoreline Road and Court Street and has a long-term lease on the land.

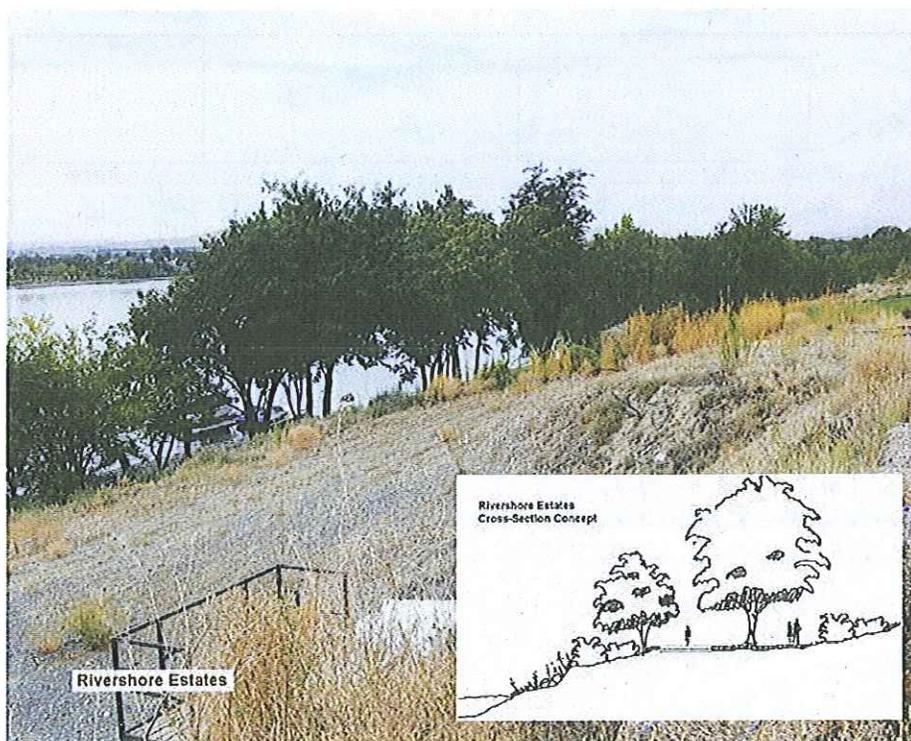
## h) RECOMMENDATIONS:

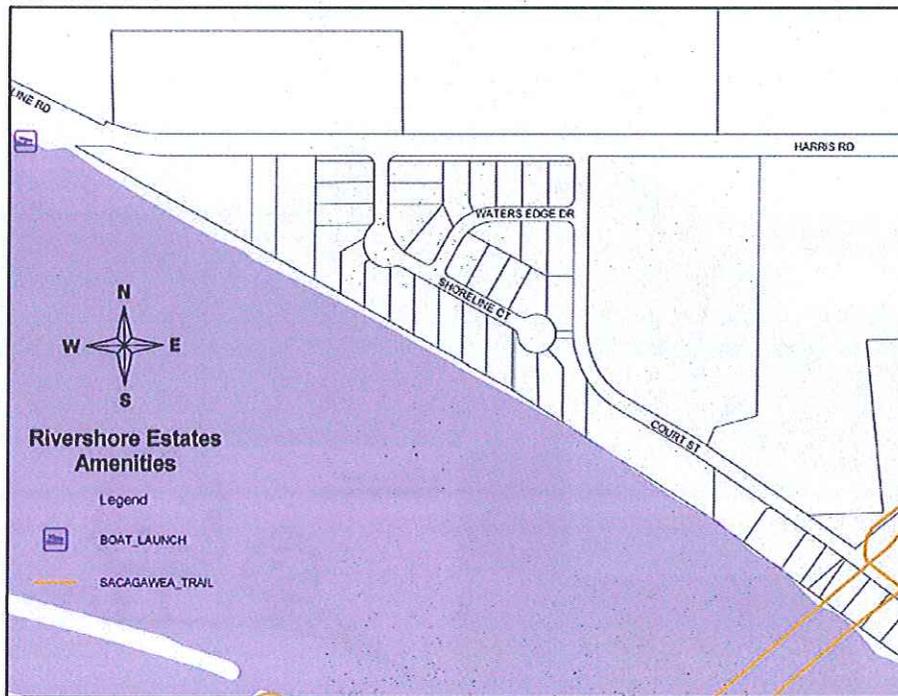
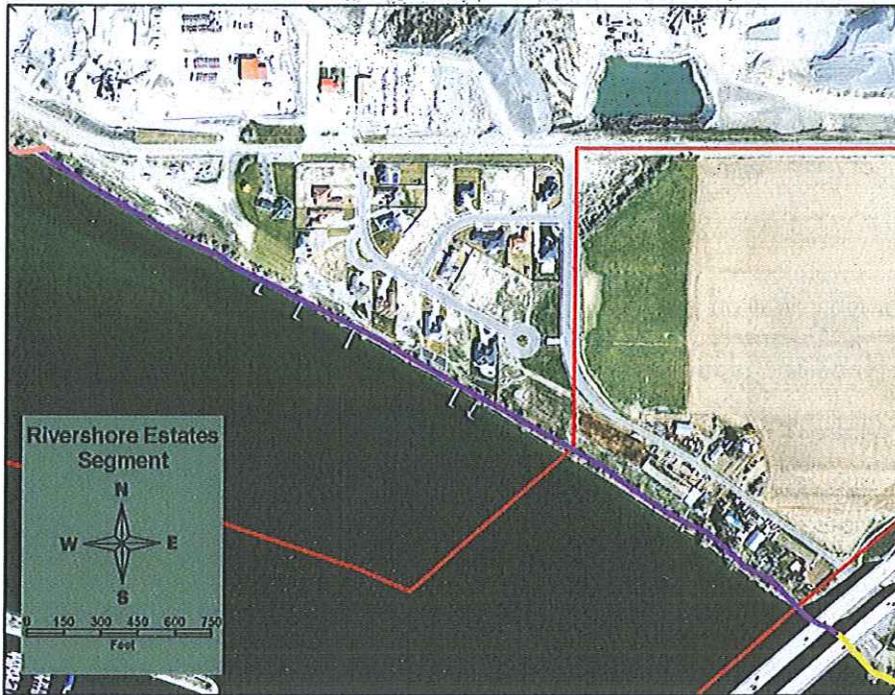
### Short-Term Recommendations:

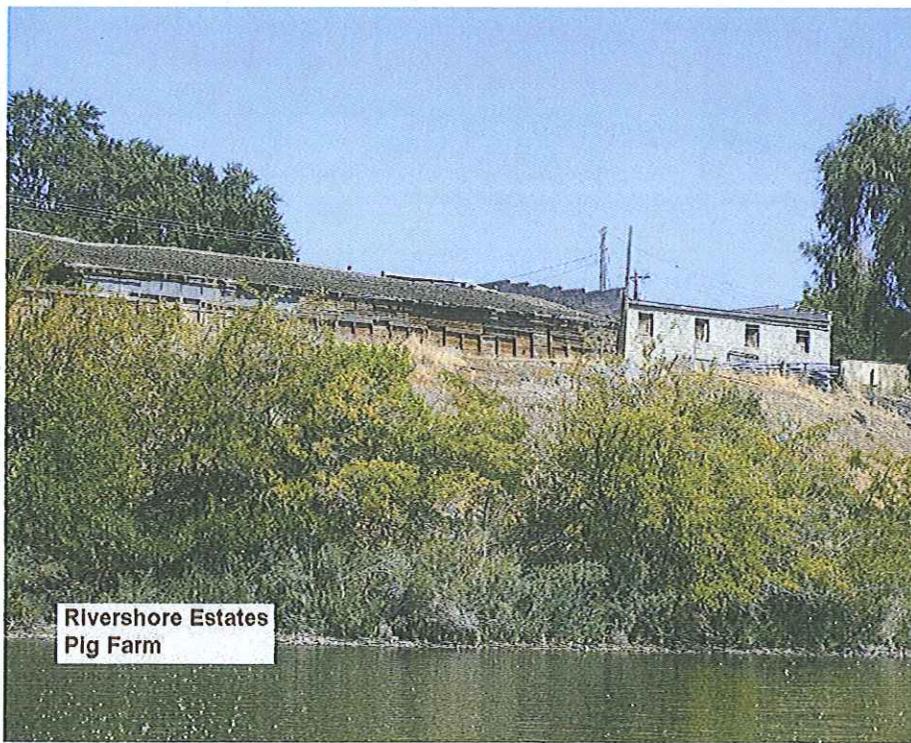
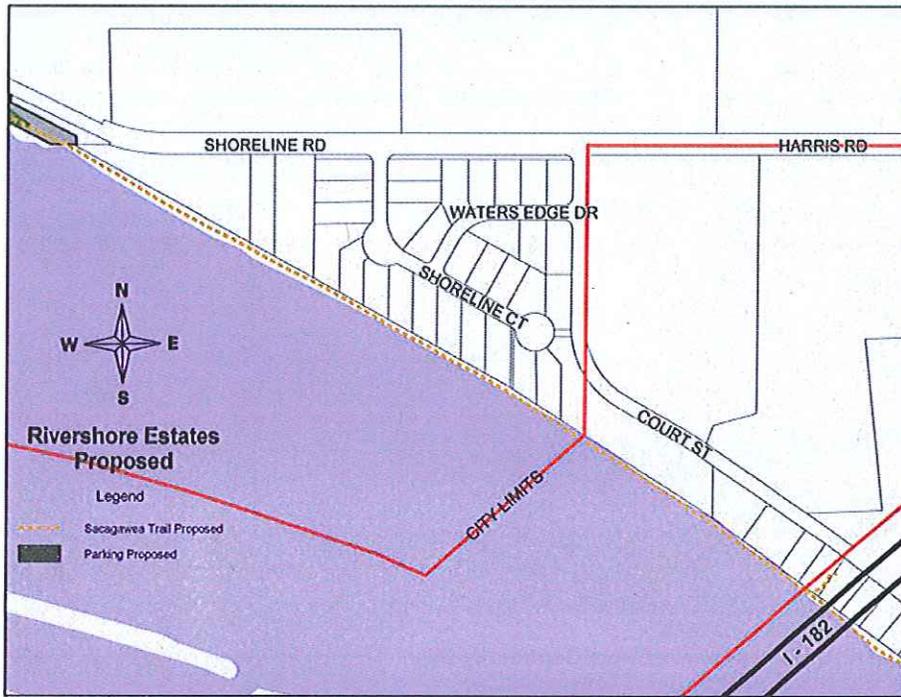
- i) Work with Army Corps, the County and property owners to design and build a continuation of the Sacagawea Trail north along this segment.
- ii) Improve the existing river access point/boat launch and add a "Pocket" park.
- iii) Begin irrigation and tree planting along proposed greenbelt.

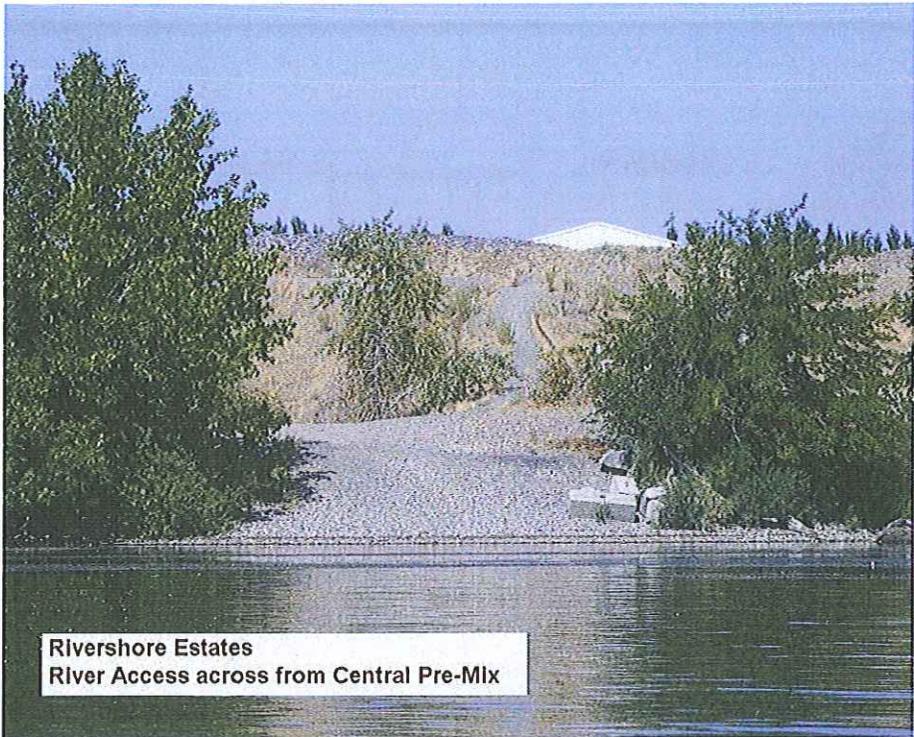
### Long-Term Recommendations

- iv) Build a Boat basin on the current Central Pre-Mix gravel mine. Build the marina as the centerpiece for mixed residential and commercial development.
- v) Develop area according to the Broadmoor Concept Plan adopted by the City.









Rivershore Estates  
River Access across from Central Pre-Mix



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## Columbia view

- a) **Ownership:** Private/US Government
- b) **Landscape and Natural Features:** The land along this segment has a very steep slope profile. The shoreline is moderately vegetated with residential landscaping elements mixed with native and non-native trees and shrubs.
- c) **Transportation:** Court Street runs between the riverfront residential area and more upland residential subdivisions. Although an unimproved road leads from Court Street down to a Franklin County Irrigation District pump station, there are no *bona fide* public access points to the River along this segment.
- d) **General Land Use Pattern:**
  - i) **Residential Development:** The entire length of this segment is built out with upper-middle to high-end single-family residential units, with the exception of a couple of vacant lots and a pump station located about 350 yards from the I-182 freeway bridge. This area also has the highest concentration of private docks in the study area.
  - ii) **Natural Area:** A slim strip of US Government-owned land lies between the residential lots and the River.
  - iii) **Preservation of View Corridors:** Views are very limited beyond the river frontage lots.
  - iv) **Industrial Uses:** A newly installed City potable water filtration plant is located just north of Court Street, next to the I-182 freeway bridge. The inlet pump for the filtration plant is located under the I-182 freeway bridge. The Franklin County Irrigation District pump station is located just beyond the south terminus of Road 111 and blocks the shoreline well into the River.
- e) **Current Linkage and Amenities Inventory:** A parking area has been installed adjacent to the Sacagawea Heritage Trail and under the I-182 Bridge.
- f) **Linkage and Amenities Opportunities:** Public ownership between the residential lots and the river averages around 10 yards, with some lots directly abutting the water line.

g) **Linkage and Amenities Constraints:** The Sacagawea Heritage Trail currently runs alongside Court Street in this segment. Because of the extreme grade, the obstacle of the pump station, the proximity of residential lots to the river, and the high number of private dock facilities, extending the Sacagawea Heritage Trail along the river in this section would require both high-order engineering prowess and strong political will. It is not recommended that the Sacagawea Heritage Trail be extended along the River in this area at this time.

h) **RECOMMENDATIONS:**

**Short-Term Recommendations:**

- i) Negotiate with the Franklin County Irrigation District to use the irrigation district land for a view and River access park with parking lot.

**Long-Term Recommendations**

- ii) Add a view park with parking and River access on the Franklin County Irrigation District land.

