



Moore Mansion

- a) **Ownership:** Army Corps of Engineers/WA State Dept of Transportation
- b) **Landscape & Natural Features:** Army Corps of Engineers rip-rap levee
- c) **Transportation:** The Trail extends the length of the Moore Mansion segment; it can only be accessed from River Haven Street off of Roads 39 and 40.
- d) **General Land Use Pattern:** Levee #1 terminates between Road 39 and 40 next to a rough gravel parking lot at the east end of Wade Park which is owned by a private party but has been made available to the public.
- e) **Linkage and Amenities Opportunities:** As the segment name implies, this path could have direct access to the Moore Mansion, a prominent historic site within the City. Shallow areas in the River and easy river access near the Road 39/40 Park entrance may lend to construction of a beach in this area. There is a dedicated, but as yet undeveloped (Havistad) park platted as part of the Amended Pierret's Subdivision south of Havistad Street which could also add to the appeal of this segment.
- f) **Linkage and Amenities Constraints:** Due to the levee and the drainage ditch behind, the area is accessible only at one point, a gravel parking area at Road 39/40, which is rather small and is currently under private ownership. There are at present no potable water or restroom facilities at this location. The platted, but undeveloped Havistad park lot is at a considerably lower elevation than the levee, and would not have the "feel" of a riverfront amenity without visual access to the river. As well, it is separated from the River by the levee drainage canal.

g) RECOMMENDATIONS:

Short-Term Recommendations:

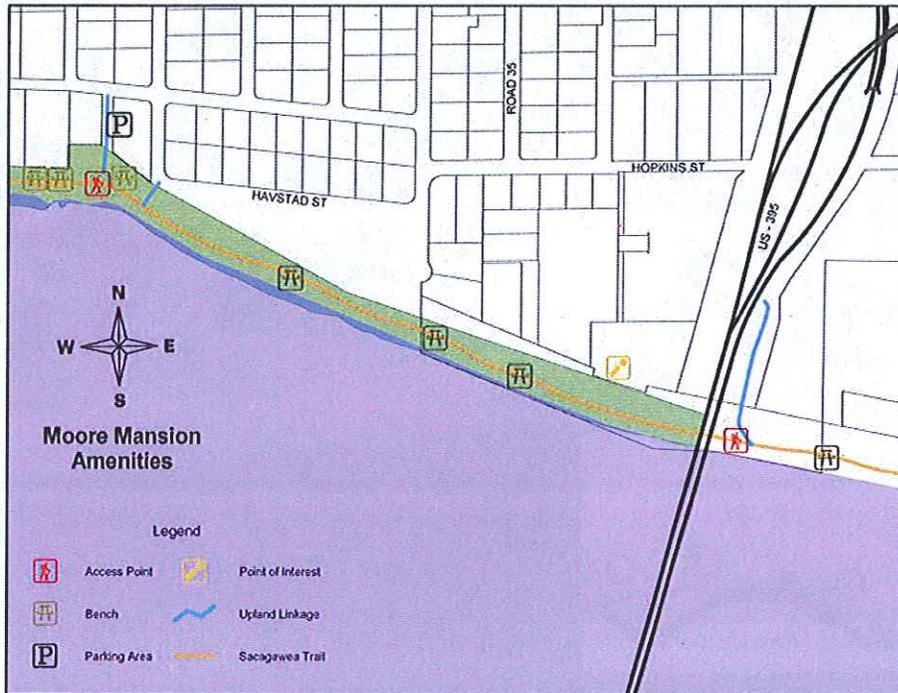
- i) pipe and fill landward side of ditch;
- ii) Vegetate landward side of levee with grass, shade trees.
- iii) Fill, grade, and vegetate river face of levee.

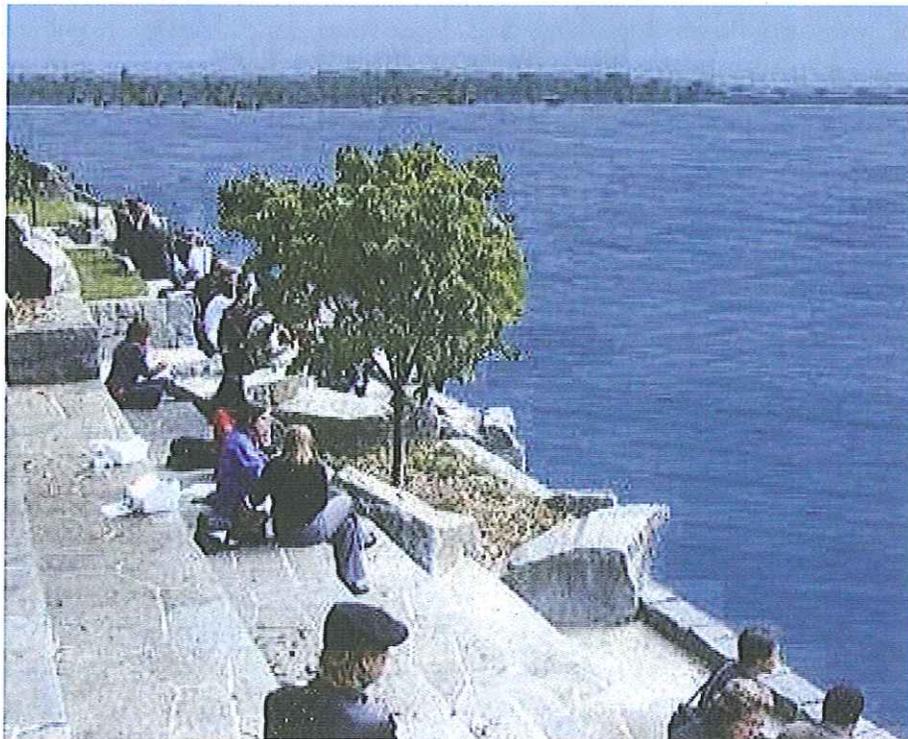
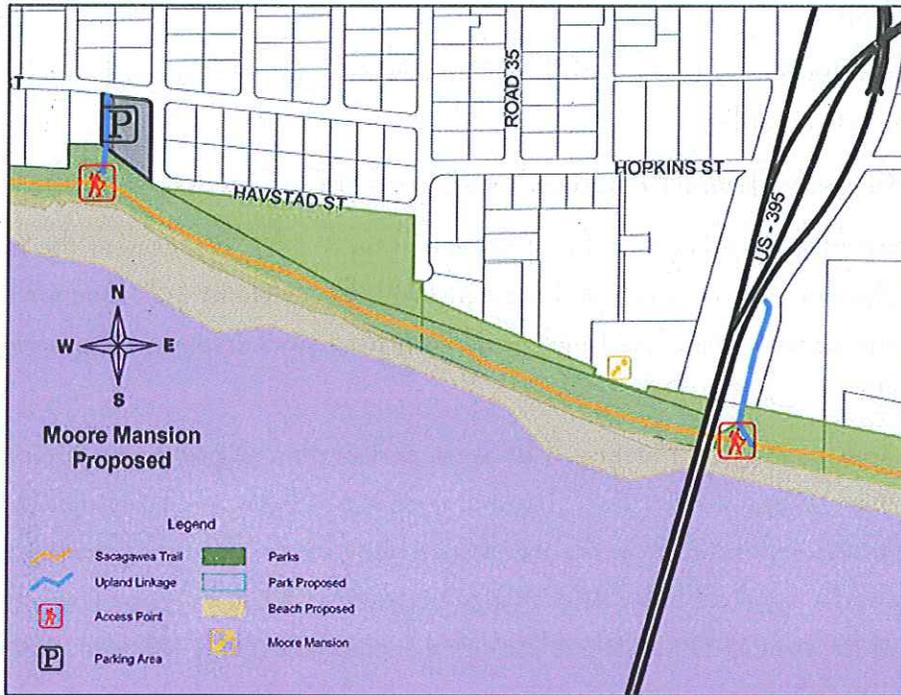
Long-Term Recommendations:

- iv) Develop Havistad Park level with levee.

- v) Install a beach area at the Road 39/40 Wade Park entrance, and extending east approximately 100-200 yards.
- vi) provide state-of-the-art separated Class I multiuse paths over the Blue Bridge







Flamingo Village

- a) **Ownership:** Army Corps of Engineers with City of Pasco/Franklin County lease(?)/City of Pasco.
- b) **Landscape & Natural Features:** Army Corps of Engineers rip rap levee
- c) **Transportation:** Access to the Trail is by way of "A" Street near the terminus of 25th Avenue. An undeveloped access point also exists at 20th Avenue. The 25th Avenue access point has been developed as a pocket park with parking but no amenities
- d) **General Land Use Pattern:** The west end of this segment lies adjacent to the Flamingo Village Trailer Park. Further east is mostly vacant industrially zoned land. The trail is separated from the trailer park and industrially zoned land by a drainage canal and a significant elevation change up towards the levee. The Levee blocks the view of the river and there is no developed access from the Trail down to the water.
- e) **Linkage and Amenities Opportunities:** Because of its largely vacant nature, this area between the Pioneer Memorial ("Blue") Bridge and Ed Hendler ("Cable") Bridge has perhaps the most development potential of all City of Pasco segments. Retail commercial development could conceivably be built over the current drainage canal with ground-level parking and levee-level (and higher) retail, restaurant, entertainment, and water-dependent/water-related uses. Steps could be built down the face of the levee to the river for "toes-in-the-water" access.
- f) **Linkage and Amenities Constraints:** Levees are owned and maintained by the Army Corps of Engineers. Any development on or around the levees would require complex and time-consuming reviews.

g) RECOMMENDATIONS:

Short-Term Recommendations:

- i) Pipe and fill landward side of ditch;
- ii) Rezone the area along the River for Retail Commercial development

Long-Term Recommendations:

- iii) Fill, grade, and vegetate parts of the river face of levee (see Pasco Rivershore Enhancement vision).