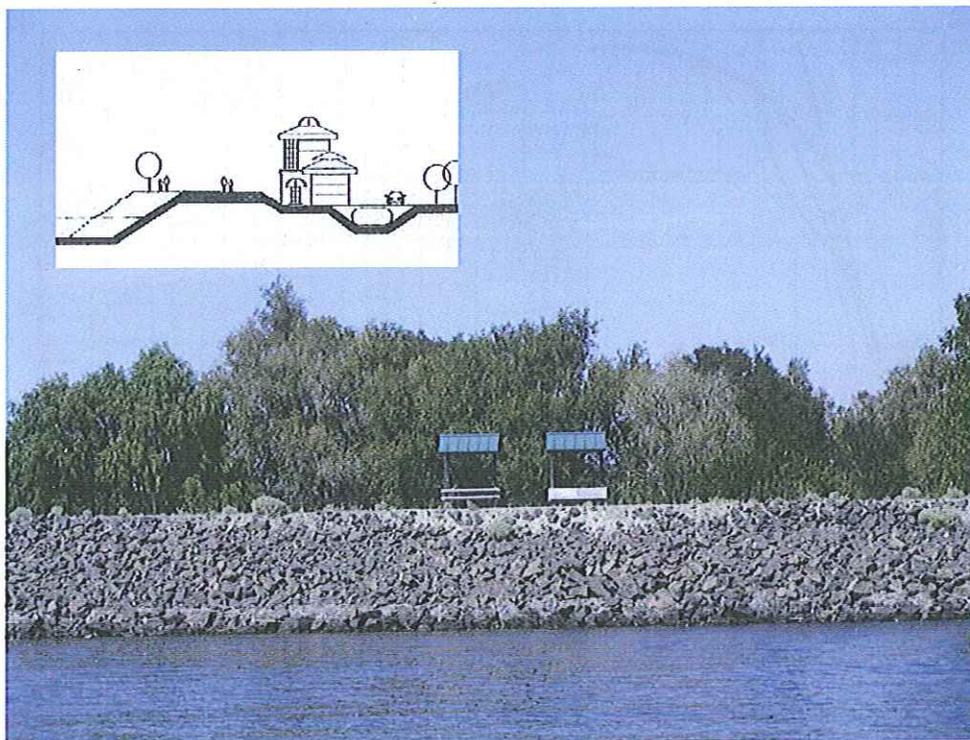
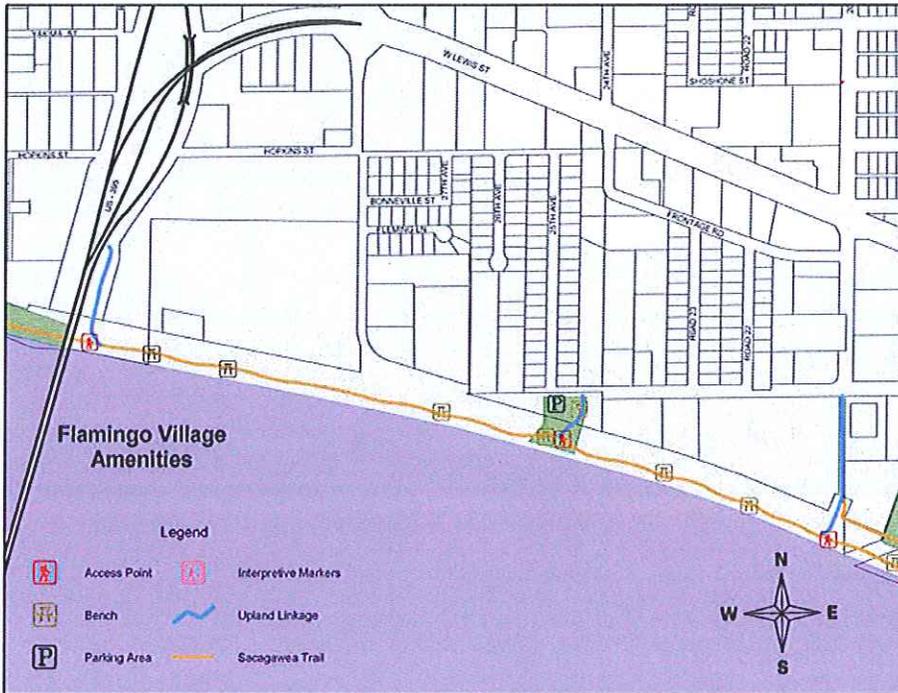
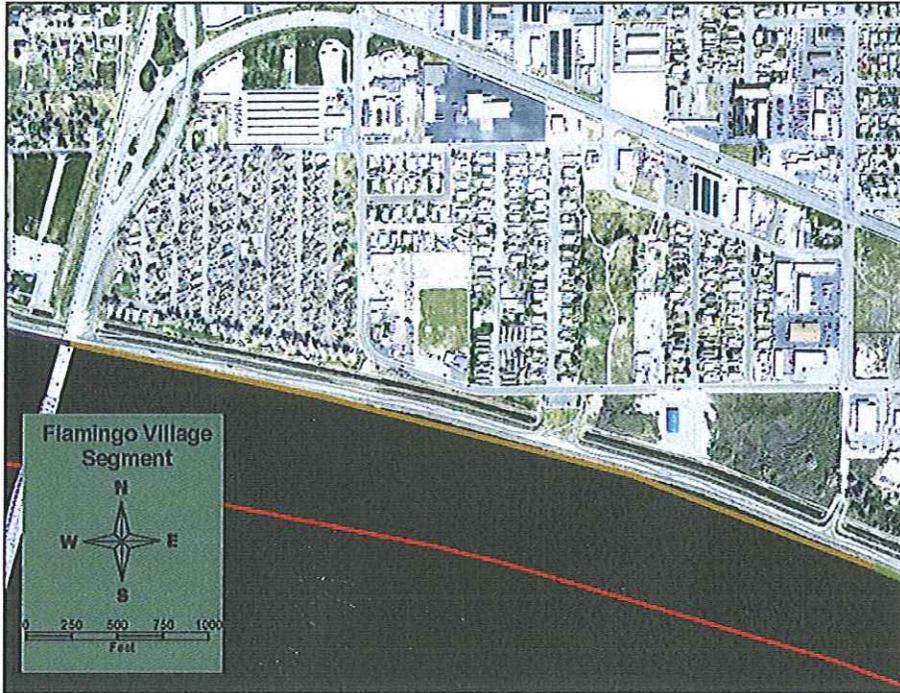
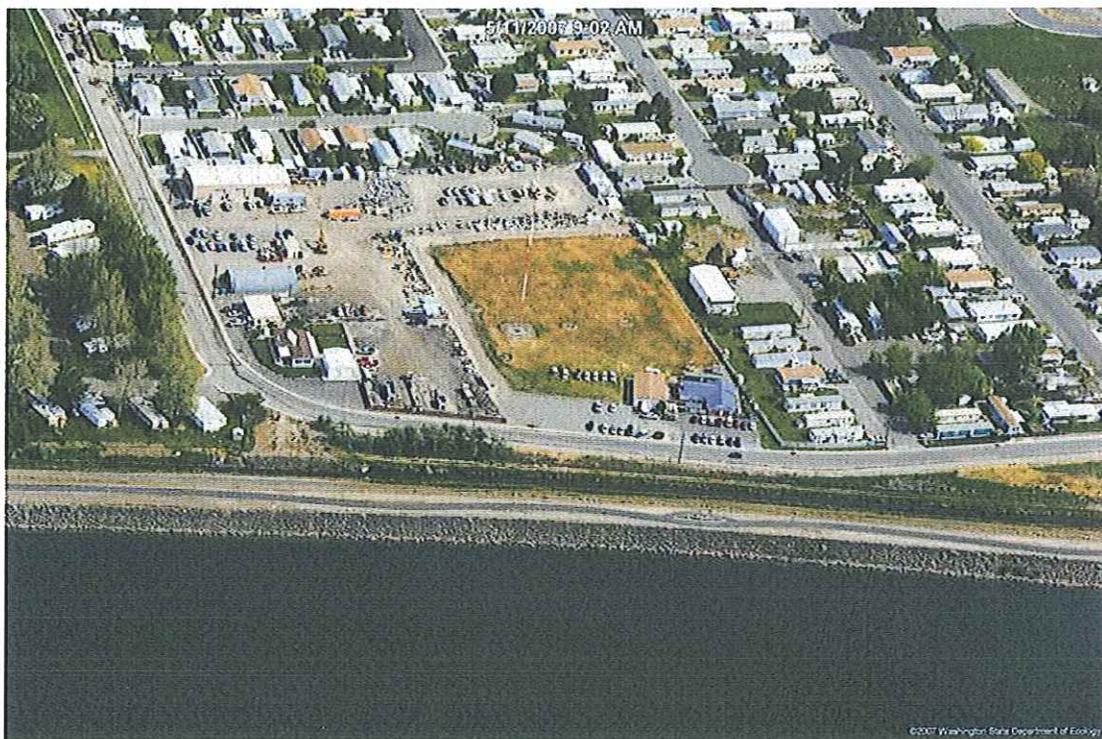
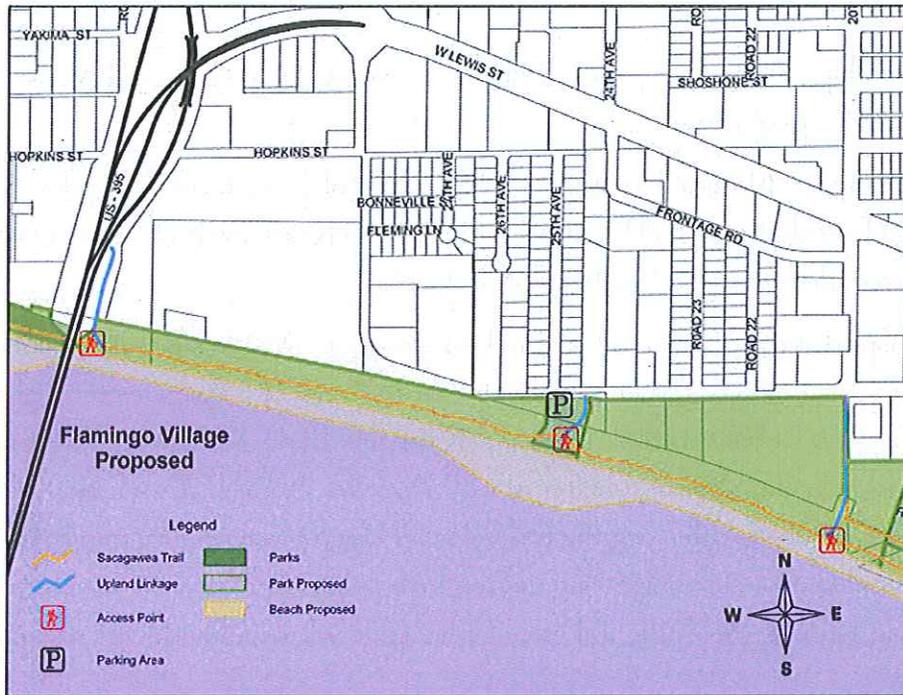


- iv) Develop levee top as a wide commercial boardwalk with periodic River view decks.
- v) Build stair/step access on parts of the River face of the levee down to the water.
- vi) Allow/encourage retail commercial to build with street-level parking and upper floor shopping, level with, and directly up to the levee, with full levee access.
- vii) provide state-of-the-art separated Class I multiuse paths over the Blue Bridge
- viii) Develop strategically sited signature gateway at and 20th & Sylvester







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Riverview Park

- 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; City of Pasco Baseball/softball facility; City of Pasco Riverview Park. There is a shallow, manmade drainage pond to the west of the park.
- c) **Transportation Access to the Trail** is by way of "A" Street from an undeveloped access point at 20th Avenue, and between 17th and 18th Avenues through the City of Pasco baseball/softball field and Riverview Park. A loop of the Trail circles around near the Animal Shelter at 18th Avenue. A BNSF rail spur crosses "A" Street, curving south along the ball fields and loops east roughly parallel to the river. This rail spur is currently being utilized by a single client, a small concrete company leasing land at the Port of Pasco. The spur will be abandoned when the lease expires.
- d) **General Land Use Pattern:** This area is developed with an animal shelter, a City of Pasco baseball/softball field and Riverview Park.
- e) **Linkage and Amenities Opportunities:** This is one of the few areas not locked out of potential "destination" development by residential zoning. The area south of "A" Street could be enhanced with river-oriented commercial uses, augmenting the developed park and sports facilities. The manmade pond has potential for wildlife viewing, fishing for young families, and should be enhanced as park land with grassy areas, pavilions, restrooms, pond access and barbecue amenities. There is potential for a pocket wildlife area as part of the pond-centric development. Once the BNSF rail spur is abandoned the City should negotiate with the BNSF to acquire the land adjacent to the ball fields. This area could benefit from additional baseball fields and the addition of soccer facilities.
- f) **Linkage and Amenities Constraints:** The area is still zoned I-1 Light Industrial, and as such can be legally developed with such things as building material storage yards, trucking companies, a central power station, automotive assembly and repair facilities, and blacksmith, welding or other metal shops.
- g) **RECOMMENDATIONS:**

Short-Term Recommendations:

- i) Rezone the area south of "A" Street as C-1 Retail Commercial.
- ii) Improve Riverview Park for waterfowl and elevated bird watching along the rivershore trail, adding nature trails as needed; Develop a park around the pond with a pocket wildlife viewing area, fishing areas for young families, grassy areas, pavilions, restrooms and barbecue amenities.
- iii) Place drinking fountains, shade trees, and restroom facilities at strategic points;

Long-Term Recommendations:

- iv) Fill, grade, and vegetate river face of levee (see Pasco Rivershore Enhancement vision).
- v) Purchase the BNSF lands east of the ball fields; add baseball and soccer fields.
- vi) Develop a beach area just south of the Riverview Park.

