

# CITY OF PASCO

## ONE OF AMERICA'S BEST PERFORMING CITIES



# CITY OF PASCO

## POPULATION

2017 – 72,000  
2038 – 122,000

## 2016 - 2017

\$110 Million in New  
Commercial Construction

## WHY PASCO?

#1 in the country for “Rising Home Market”  
#2 in “10 Washington State Cities on the Rise”

Rated among the:

- “Best Places to Invest in Real Estate”
- “Best Places to Live in Washington”
- “Best Cities for Millennial Job Seekers in Washington”

## HOMEOWNERSHIP

66.7%

## MEDIAN FAMILY INCOME

\$57,500

## MEDIAN AGE

28.5

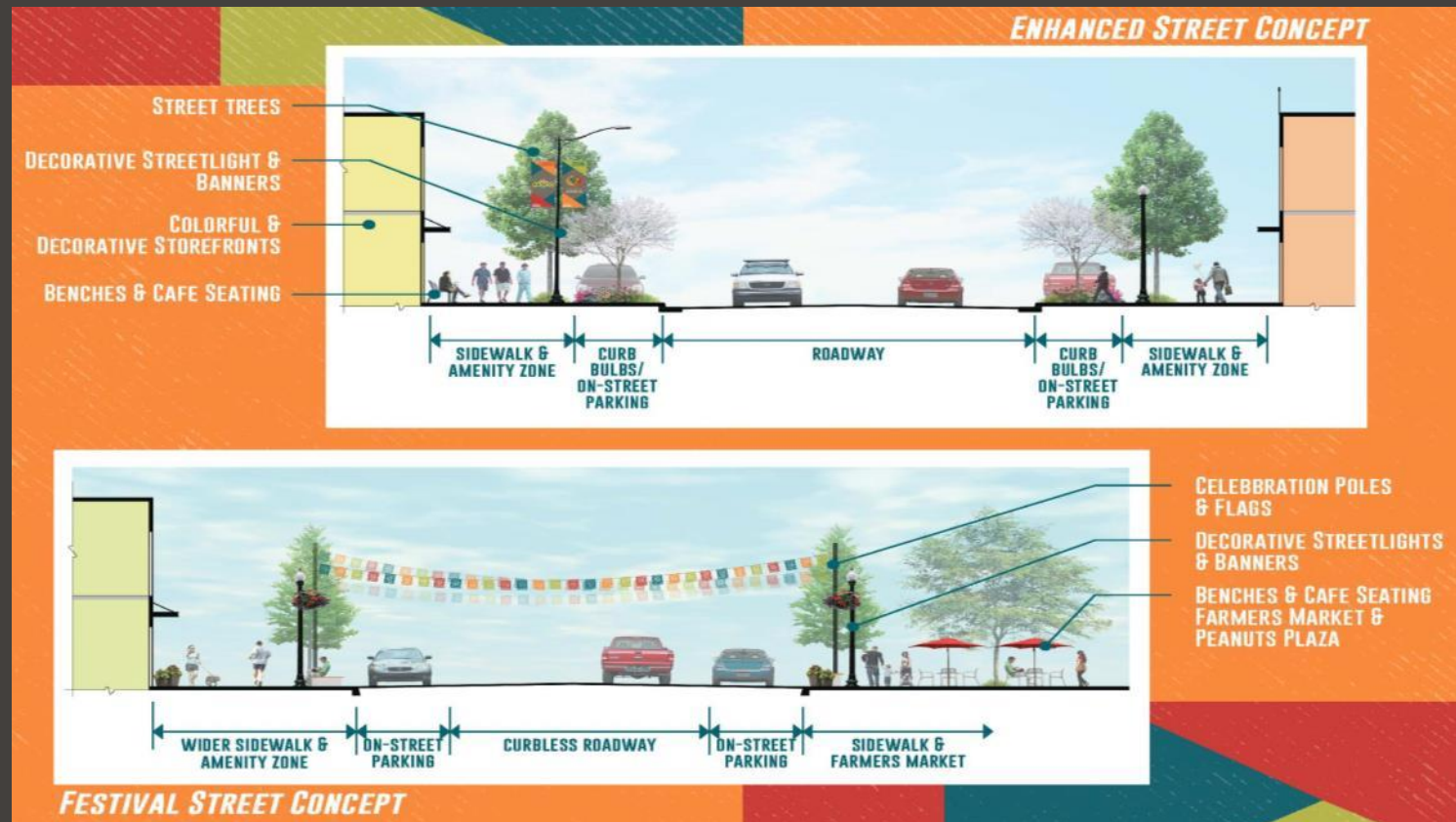
## MEDIAN HOUSEHOLD INCOME

Est. 2022 \$60,000

## AVERAGE FAMILY SIZE

3.74

# DOWNTOWN VISIONING & URBAN DESIGN CONCEPTS





# DOWNTOWN REVITALIZATION PEANUTS PARK DESIGN IMPROVEMENTS



# DOWNTOWN REDEVELOPMENT



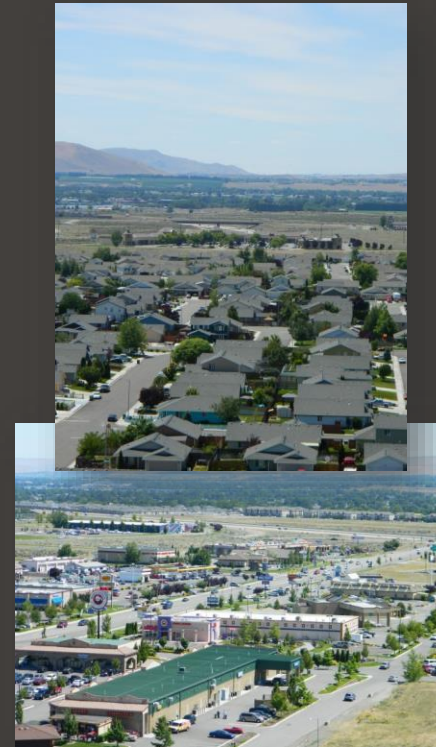
PEANUTS PARK CONCEPT PLAN



downtown pasco concept plan

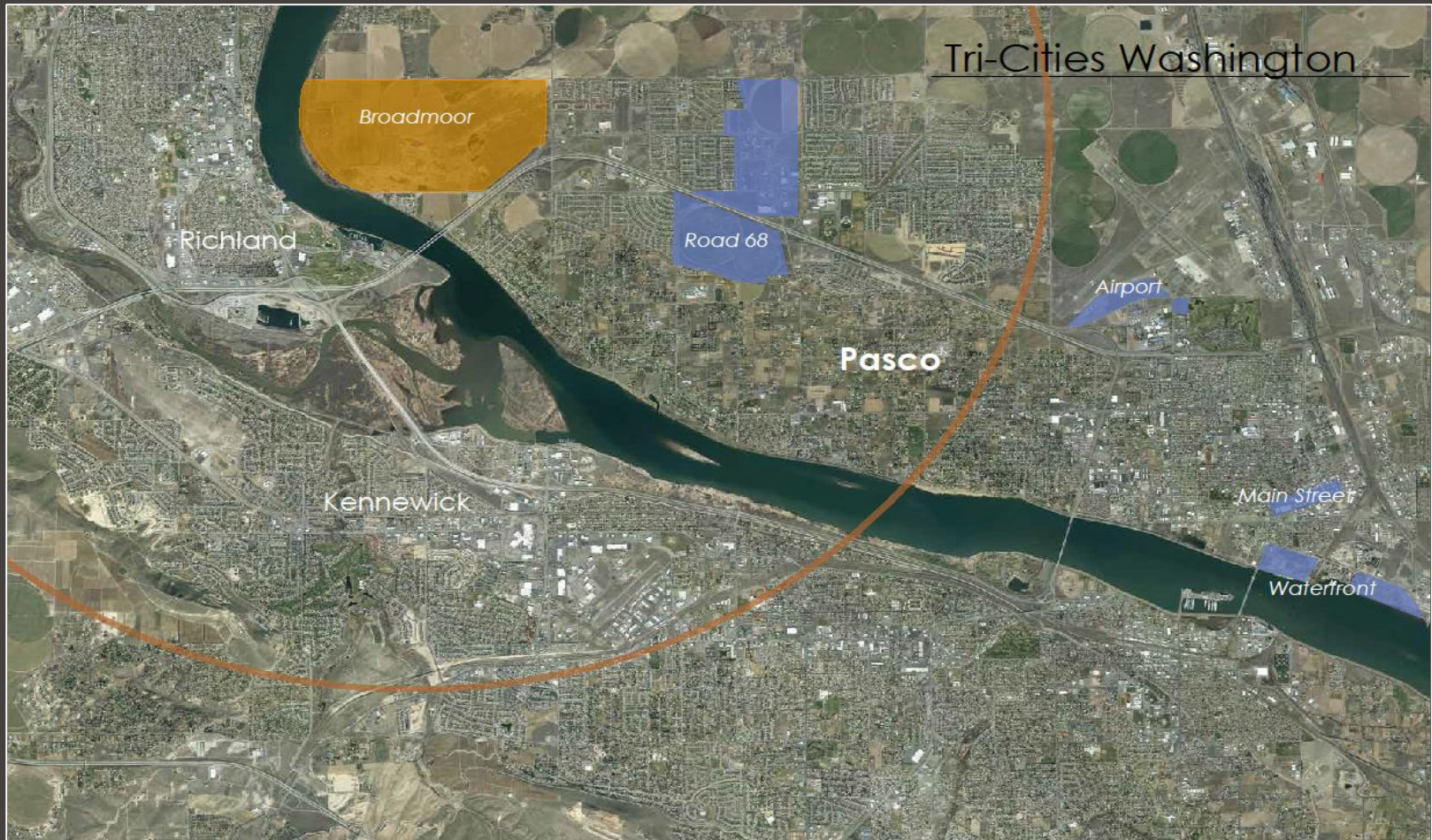


# CONTINUED ROAD 68 CORRIDOR IMPROVEMENTS



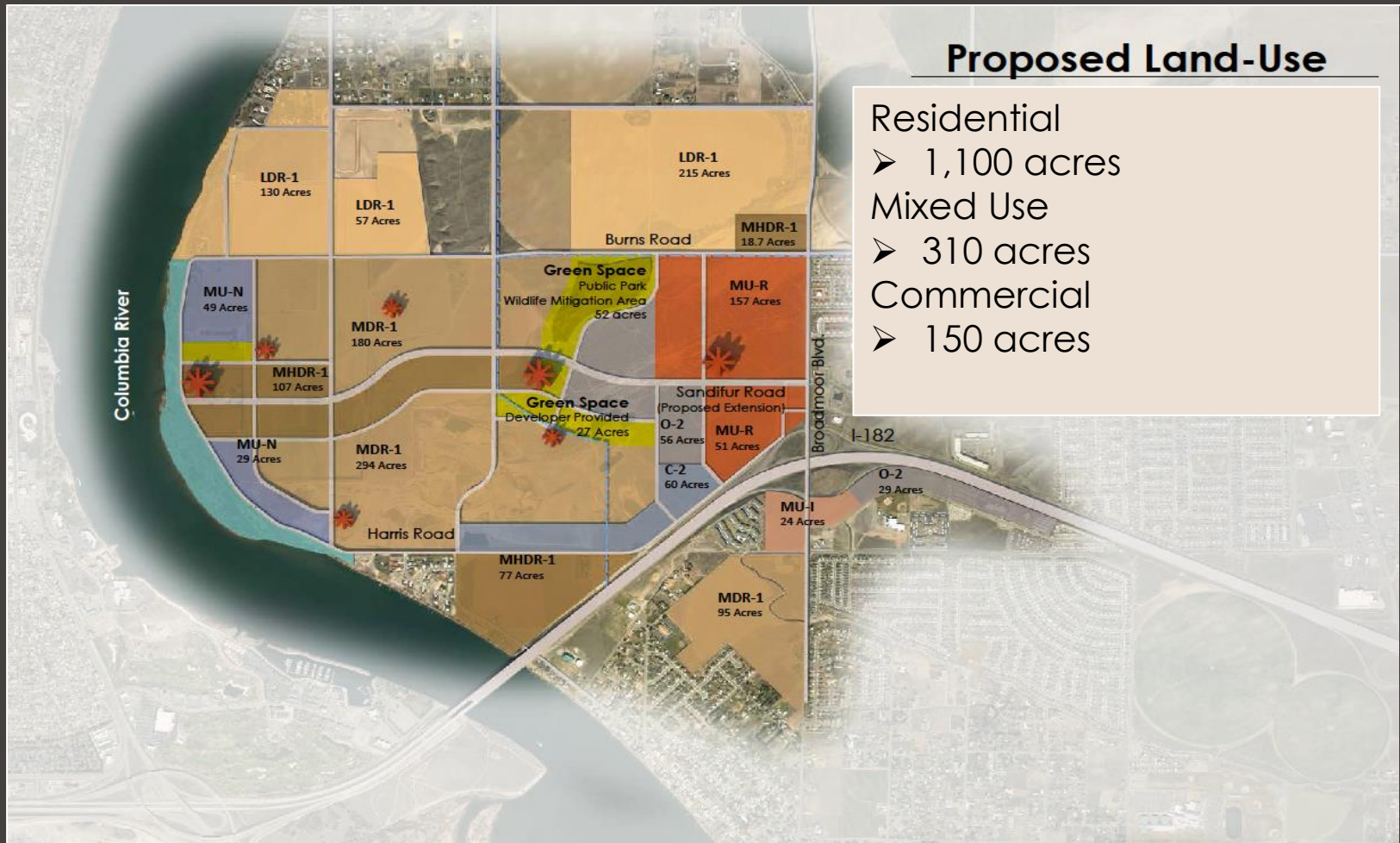


# BROADMOOR AREA





# PROPOSED LAND USE





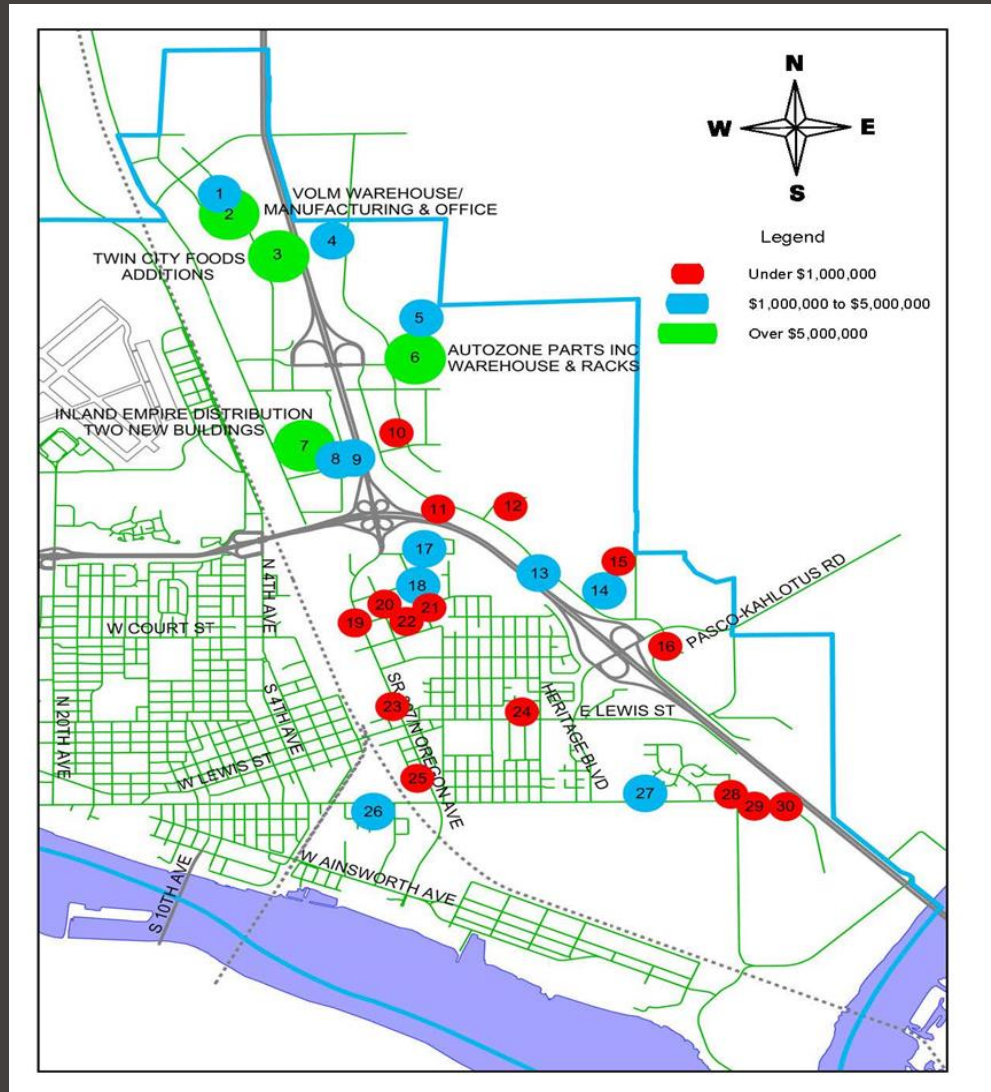
# “PASCO 16” DNR PROPERTY

65 acres of  
Commercial  
700 new rooftops



# INDUSTRIAL INVESTMENTS

## \$101 MILLION IN 2016-2017





# TRENDS



- INCREASED INVESTMENT IN CENTRAL CORE AREAS
  - COURT STREET – FOOD FRANCHISES/RETAIL
  - 20<sup>TH</sup> AVENUE – RETAIL
  - 3<sup>RD</sup>/4<sup>TH</sup>/5<sup>TH</sup>/LEWIS & CLARK STREETS – SERVICES/RETAIL
  - DEMO/REBUILD STEVENS MIDDLE SCHOOL ON 22<sup>ND</sup> & HENRY
- CONTINUED STRONG SINGLE-FAMILY HOME CONSTRUCTION
- STRONG 20 YEAR POPULATION PROJECTIONS
  - 122,000 IN 2038 (OFM)
  - STRONG K-12 STUDENT GROWTH
    - 18,600 IN 2021