MIXED USE DISTRICT

EMPLOYMENT (58.7 AC)

- Flex/ Office - Light Industrial

RESIDENTIAL (7.8 AC)

- Location adjacent to commercial and office uses

- Medium-density residential presence adjacent to commercial and employmet uses lends to a live/work environment

COMMERCIAL (11 AC)

- Neighborhood retail - Commercial and professional services

CRITICAL AREAS

- 8.2 acres - Wetland and associated buffer

- Salmon Creek

and and

- Shoreline of Cowlitz River

<u>RECREATION</u> (18 AC)

- RV park at entrance to site from Larsen Lane

- Access to Cowlitz River for fishing, rustic boat launch, and other recreational uses

- Potential tourist attraction for Castle Rock town center

- Public access to Cowlitz River

- Proposed rustic boat launch for aquatic use

PLANNED AMENITIES



SW LARSEN LN.

COWLITZ RIVER

Rustic Boat Launch

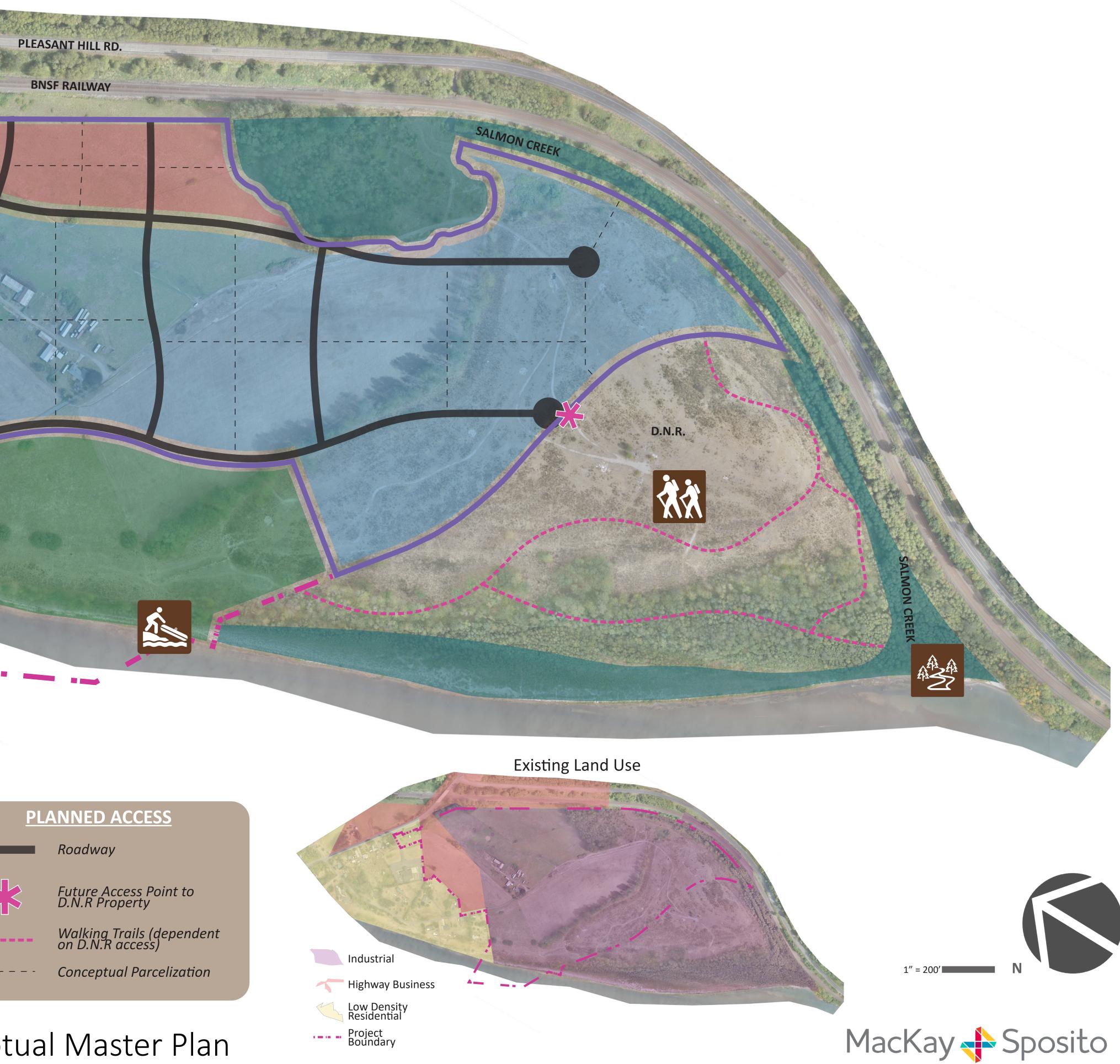
Recreational Use (D.N.R. Access)

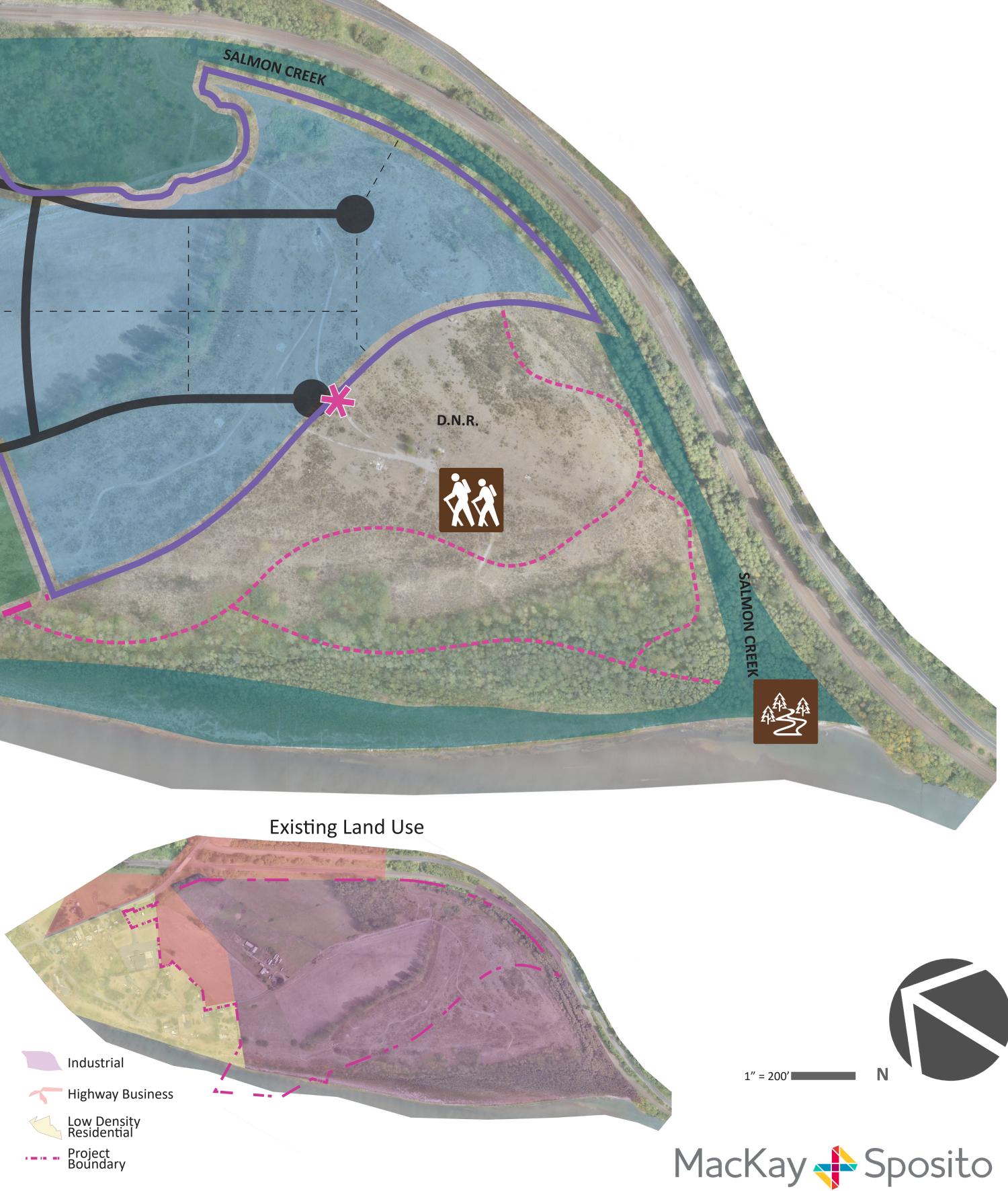
 \sim Future Access Point to D.N.R Property \geq _____

Confluence Access

Castle Rock Landing On The Cowlitz - Conceptual Master Plan

MARCH 2021





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