



- 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 employment 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
  - Shoreline of Cowlitz River
- RECREATION (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**
- Rustic Boat Launch
  - Recreational Use (D.N.R. Access)
  - Confluence Access
- PLANNED ACCESS**
- Roadway
  - Future Access Point to D.N.R. Property
  - Walking Trails (dependent on D.N.R. access)
  - Conceptual Parcelization



# Castle Rock Landing On The Cowlitz - Conceptual Master Plan