

- MIXED USE DISTRICT**
- Flex/ Office
  - Light Industrial
- EMPLOYMENT (54.2 AC)**
- Flex/ Office
  - Light Industrial
- RESIDENTIAL (7.9 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 (11.3 AC)**
- Retail
  - Commercial and professional services

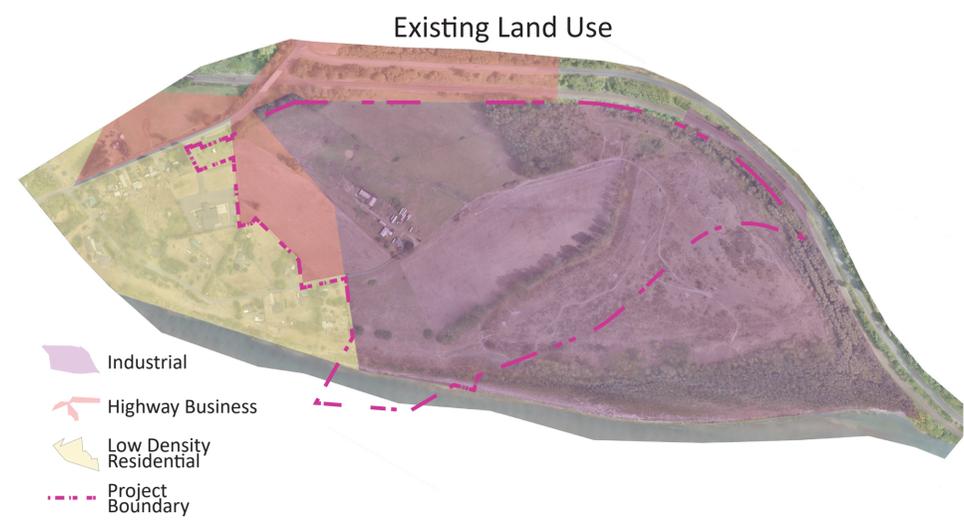
- CRITICAL AREAS**
- 10.2 acres
  - Wetland and associated buffer
  - Salmon Creek
  - Shoreline of Cowlitz River
- RECREATION (16.7 AC)**
- RV park for day use and 200 spaces
  - Access to Cowlitz River for fishing, rustic boat launch, and other recreational uses
  - Potential tourist attraction for 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 - Approved Master Site Plan