



- MIXED USE DISTRICT**
- 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

ANY INCLUSION OF D.N.R. PROPERTY INTO THIS CONCEPT MASTER PLAN MAY UNDERGO A MAJOR REVISION TO THE APPROVED MASTER PLAN



**ORIGINALLY APPROVED MASTER PLAN**  
**Castle Rock Landing On The Cowlitz - Conceptual Master Plan**