



### LEGEND

- Development Boundary
- Land Use Delineation
- Ordinary High Water Mark
- 150' Shoreline - OHWM Area
- 250' Habitat Buffer
- 200' Shoreline Public Access Management Area

#### EMPLOYMENT (50.9 AC)

- 1 Light Industrial and accessory uses
- 2 624,000 square feet of building usage complying with the Industrial (I) zoning district as conditioned in Ord. 2021-10

#### COMMERCIAL (8.6 AC)

- 1 Neighborhood retail
- 2 Commercial and professional services
- 3 98,000 square feet of building usage complying with the Highway Business (C-2) zoning district as conditioned in Ord. 2021-10.

#### FLEX (10.9 AC)

- 1 Employment or commercial use
- 2 Allows flexibility and adaptability to future market conditions
- 3 Development area maximums complying with Ord. 2021-10 for commercial and employment

#### RECREATIONAL (14.6 AC)

- 1 Maximum 200 RV spaces
- 2 Public access to Cowlitz River for fishing, rustic boat launch, and other recreational uses
- 3 Potential tourist attraction for Castle Rock town center

#### RESIDENTIAL (9.1 AC)

- 1 Medium-density residential presence adjacent to commercial and employment uses lends to a live/work environment
- 2 Maximum of 200 dwelling units

#### OPEN SPACE (13.3 AC)

- 1 Landscape buffering
- 2 Open space
- 3 Potential critical areas protection (pending final delineation)

Note: Refer to Circulation and Access Plan for cross-circulation requirements and conceptual pedestrian easement locations.

# LANDING ON THE COWLITZ

