

**Castle Rock Landing on the Cowlitz
Proposed Master Planned Development
Notice of Application**

Notice of Application Issued: Tuesday June 22, 2021

Deadline for Written Comments: July 7, 2021

Project File Number(s): CR 21-13

Project Name: Castle Rock Landing on the Cowlitz

Applicant: Compass Group, LLC

Application Contact Person: Shane Tapani
1904 SE 6th Place
Battle Ground, WA 98604
(360) 687-1148

Project Site: The 118-acre project site is in southern Castle Rock, generally located between the BNSF rail line and Salmon Creek to the east, the Cowlitz River to the west, and Timberline Church to the north (See vicinity map if attached, if not then on-line). The site consists of the following seven tax parcels:

- Parcel #30812 (907,355 s. f.), 2542 Larsen Lane SW.
- Parcel #308100100 (46,174 s. f.), 1955 Huntington Ave. S.
- Parcel #30813 (188,615 s. f.).
- Parcel #30864 (3,412,490 s. f.).
- Parcel #6143802 (280,692 s. f.).
- Parcel # 308640100 (14,810 s. f.).
- Parcel #308640200 (340,200 s. f.).

Project Description: The Project Sponsor has submitted an application for a master planned mixed-use development on approximately 118 acres zoned Industrial (See Conceptual Master Site Plan if attached, if not, then on-line). In accordance with the provisions of the City's regulations governing Master Planned Developments (CRMC 17.100), the proposed project will include the following light industrial uses as well as compatible commercial, multi-family residential, and recreational uses in a business park setting:

- 624,000 s. f. of light industrial and flex/office space on 58.7 acres.
- 98,000 s. f. of neighborhood retail and commercial/professional services on 11 acres.
- 200 multi-family residential units on 7.8 acres.
- Other recreational uses including a 200-unit RV park, as well as boat and kayak launches, public shoreline areas, and recreational trails on 18 acres.

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The project will also include improvements to Huntington Avenue S, water and sewer main extensions, storm water facilities, and improvements to Larsen Lane SW, by mutual agreement between the City and Project Sponsor.

It is expected that this Mixed-Use Master Planned Development will be implemented in phases depending on market conditions. Prior to the submission of Phase 1 project applications, the Project Sponsor will be submitting a Clearing and Grading application to the City to redistribute dredge spoil materials on the site in preparation for the subsequent phases of development. In addition, the Project Sponsor is discussing the possible lease and/or purchase of adjoining property owned by the Washington State Department of Natural Resources. If additional property is acquired by the Project Sponsor to expand the project area, an amendment to the approved Master Site Plan will be required.

Required Permits and Approvals: The proposed Master Planned Development is subject to review by the City of Castle Rock Development Review Team and approval by the City Council. Upon approval, it is expected that implementation will be in phases with each phase of development subject to review for compliance with the approved Master Site Plan. It is anticipated that the following permits and approvals will be required during the implementation of the approved Master Site Plan:

- Clearing and grading permit(s).
- Floodplain development permit(s).
- Shoreline substantial development permit(s).
- Critical area permit(s).
- Stormwater construction permit(s).
- National Pollution Discharge Elimination System (NPDES) permit(s).
- Binding site plan(s).
- Joint Aquatic Resources Permit Application(s) (JARPA).
- Sand gravel removal permit(s) and the like, for the redistribution of dredge piled materials on the site, if required.
- Development Agreement.

Application Review Process: The Master Planned Development application will be processed in accordance with the provisions of Castle Rock Municipal Code 17.100. Following the distribution of this Notice of Application, the City Development Review Team will review all comments received and provide the Project Sponsor with a copy as well. The Project Sponsor may elect to revise the application based on these comments and the City will utilize these comments to evaluate the application and to identify potential conditions of approval. Upon completion of this review, a written Staff Report with recommended mitigating measures and conditions of approval will be prepared and made available for public review. A public hearing will then be conducted by the City Hearing Examiner. The Examiner will review the application materials, the staff report, and the comments received, and prepare a recommendation to the City Council. The City Council will then review the complete record provided by the Hearing Examiner and act on the Master Planned Development application. If approved, it is expected that a Development Agreement will

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be executed between the City and the Project Sponsor to address their respective obligations during the phased implementation of the approved Master Site Plan.

Environmental Review: A SEPA Checklist has been prepared for the proposed Master Planned Development, and a SEPA Checklist will be required for each subsequent implementing phase of the development. The City will issue a SEPA Threshold Determination with the Staff Report prior to the required public hearing before the City Hearing Examiner.

The proposed Master Planned Development has been designed by the Project Sponsor to avoid and minimize potential adverse impacts to the environment. The City has been advised that these measures include:

- Avoidance of impacts to an onsite wetland through delineation and placement in an Open Space Tract(s).
- Preservation of 8.2 acres of critical areas and buffers.
- Targeted filling and grading the site to elevate those areas that include permanent structures with finished floors at least 1' above the 100-year flood elevation without impacting the regulatory floodway.
- Locating more intensive development activities away from shoreline areas and public recreational activities closest to the shoreline areas.

Application Materials Available for Review: The application materials are available for review online at ci.castle-rock.wa.us. These documents are also available for review at Castle Rock City Hall, but due to COVID 19 restrictions, it may be by appointment only. Please contact Karlene Akesson Castle Rock Deputy City Clerk Karlene Akesson at (360) 274-8181 or kakesson@ci.castle-rock.wa to get an update on COVID 19 restrictions.

Written Comments: Written comments on the proposed Master Planned Development application are now being accepted by the City and may be hand delivered, mailed, or emailed, **provided that all comments must be received by the City, or post marked no later Wednesday July 7, 2021.** All comments must clearly identify the name and address of the person(s) submitting the comments. No comments may be submitted through social media such as Facebook, Instagram, and the like. Due to COVID 19 restrictions, written comments may be submitted as follows:

- Letters may be mailed to City of Castle Rock, Attention: Karlene Akesson, PO Box 370, Castle Rock, WA 98611.
- Emails may be sent to Castle Rock Deputy City Clerk Karlene Akesson at kakesson@ci.castle-rock.wa. Please include Castle Rock Landing on the Cowlitz in the subject line; or
- Written comments may be hand delivered to Castle Rock City Hall, 141 A Street.