

Landing on the Cowlitz – Stormwater Outfall Submittal

SUMMARY NARRATIVE

11/13/2024

CT6, LLC, applicant

The applicant requests review of the proposed **Excavation & Grading Permit** and **Engineering Plan Review** for the Stormwater Outfall design of the Landing on the Cowlitz mixed-use master planned development.

Located at the southernmost end of the City of Castle Rock, the Landing on the Cowlitz property is accessed from I-5 at exit #48. The property is situated west of the BNSF line and Salmon Creek, and south of Huntington Ave. South of the property is DNR-owned property that contains a dredge spoils site. The property is currently accessed via a temporary access road from Huntington Avenue.

The Landing on the Cowlitz property is comprised of seven parcels, totaling approximately 118 acres. Those parcels are currently in the process of a Boundary Line Adjustment (CR-BLA-24-01), which includes a right of way dedication for the proposed roadway included in this design. The proposed stormwater outfall will serve as the primary stormwater outlet for the entire project. The Cowlitz River is a flow control exempt water body per the Washington State Department of Ecology, making this option an ideal choice for the development. The outfall design consists of two pipe systems to keep offsite flows and onsite runoff separate. This will ensure that the developed site does not have an adverse impact on the neighboring residential properties and visa versa.

In order to size the conveyance pipes in the two systems, an in-depth stormwater master plan was created. The logic, calculations, and intended use of the system are thoroughly described in the included Technical Information Report. The impacts of grading for the construction of the outfall system should have minimal impacts on the existing conditions of the site. While future development of the onsite parcels was factored into the calculations, no development outside of the outfall piping is being proposed with this application. The proposed Phase 1 Access & Utilities design shows the first connection to this stormwater outfall, but that project has been submitted for a separate review.

Wherever possible, this project will retain existing drainage patterns on. Drainage channels that have been created from previous onsite grading operations will continue to be used at this time and will lead to this new outfall. The construction of this stormwater outfall will have temporary and permanent impacts on buffer areas along the Cowlitz River. These impacts will require a Mitigation Plan and a Shoreline Permit, which are currently being prepared by Ecological Land Services and CT6, LLC. The engineering plans and stormwater analysis are being submitted in advance of these documents to begin the review of the engineering design, but they will be submitted to the City as soon as they are completed.
