

Written Statement for the Type 3 Major Modification of a Conditional Use Permit at 15050 SW Weir Rd

The application covers the operation of the Ashcreek Parent Cooperative Playschool at 15050 SW Weir Rd, or any future childcare business operating in that location. According to the Beaverton Zoning map published in February 2023, the property at 15050 SW Weir Rd is in Residential Mixed B (RMB) area. The property has an existing Conditional Use Permit that allows Murray Hills Christian Church to operate as a Place of Worship in the residential area. That use of the property and the permit for that use is not affected by this application. No changes are proposed to the site, structure, landscaping, or parking by this permit application. However, much of the supporting documentation involves retroactive review and approval of work done on the property in approximately 2010.

Note: The Design Review Compliance Letter provided with this application provides additional information on changes to the site that occurred between 2005-2010 after the most recent permit on this site was received. That document describes how the previous work, which was found to be unpermitted, complies with development code requirements.

According to Table 20.05.20.A in the Beaverton Development Code, childcare facilities are permitted in RMB zones with a Conditional Use Permit. The primary function of the property, as a Place of Worship, is also allowed in an RMB zone with a Conditional Use Permit. The overall CUP for the property to function as a place of worship is not modified through this application.

This Modification of a Conditional Use application meets the approval criteria listed in BDC 40.15.15.4.C, including the threshold requirements listed in BDC 40.15.15.4.A.1. Furthermore, all required application fees have been submitted. This proposal complies with the applicable policies of the Comprehensive Plan and has a positive impact on the livability of the surrounding neighborhood by providing accessible and affordable early education in a practical location and size. This Modification will better accomplish the original conditions approved by caring for more children at a safer ratio of students to parents.

The Ashcreek Parent Cooperative Playschool enhances the livability of the neighborhood by providing a desperately needed early education option in a space that is integrated into the community. Access is available from two sides for pedestrians or cyclists, but is limited on one side to vehicular traffic to reduce traffic impact to that neighborhood. Noise, always a potential concern when children are playing, is mitigated at the Church property through a newly installed fence and additional pending signage to designate the playground area is only available during limited hours.

The Murray Hills Christian Church is a valuable community hub that is used by community members in various ways. Ashcreek uses three classrooms in two areas of the church as well as the playground. Other groups use the Church including Girl Scouts, Cub Scouts, Boy Scouts, AA groups, food pantry, and a Hispanic church. A list of these activities is included at the end of this statement, although it is subject to change by the Murray Hills Christian Church.

A traffic analysis performed according to ITE guidelines has determined that the proposed capacity will not exceed 300 vehicles per day in average trips, therefore a Traffic Impact Analysis is not required according to Section 60.44.20 of the Beaverton Development Code. The traffic memo focuses specifically on the change in use due to the proposed enrollment increase affected by this CUP application and provides an overview of other activities at the site, but does not attempt to address all traffic issues or increases unrelated to this permit application.

No changes to the property are proposed with this application, therefore no other sections of Chapter 60 are applicable to this application.

In compliance with Section 40.03 of the Beaverton Development Code, an updated analysis of the building systems has been performed by the architectural firm that designed a previous remodel of the building in 2002. This analysis has been submitted to the Facilities Review Committee prior to the completion of this application. The analysis has concluded that the critical facilities of the building have adequate capacity for the proposed increase in occupancy according to the 2022 Oregon Structural Specialty Code and 2022 International Fire Code -State of Oregon. Additionally, the traffic memo provides a discussion of the vehicular and pedestrian circulation on the site as mentioned in 40.03.F and 40.03.G.

The current operations include 3 paid employees per shift with 3-6 unpaid volunteers on-site during a typical day. The near-term school operations will include approximately 34 students on-site in 3 classrooms. The terms of the application will allow for a maximum of 60 students and 10 staff. This increase in capacity will allow for long-term growth and flexibility, allowing Ashcreek to adapt to changes in demand for childcare services in the surrounding neighborhood. Additionally, increasing the limit on staff members from the 2 teachers allowed by the existing 1994 permit is essential to allow the school to adapt to current norms for student-adult ratios in childcare facilities. The 1994 CUP allows for 20 students and 2 teachers, but a 10:1 ratio is well below the current industry standard for the age group served by Ashcreek.

Approval of this request to modify the CUP for childcare services at 15050 is within the allowable uses for RMB zones and does not violate any provisions of the Beaverton Development Code. The requested increase in capacity will allow Ashcreek to continue providing impactful services for local families and allow for future growth to meet the needs of the community.

Here is the detailed listing of other activities at the Murray Hills Christian Church as requested at the pre-application conference. These are not connected to early education services at Murray Hills Christian Church or the Ashcreek Playschool, but are provided for additional context:

- Alcoholics Anonymous groups meet each week on Sunday and Thursday for a total of 5 hours. On average, 20 people attend each meeting.
- Boy Scouts use the building for an hour and a half each Monday, with 2 adults and seven youth attending.
- Two groups of Girl Scouts use the building. One meets twice a month on the 1st and 3rd Tuesday for 2 hours. About 11 people attend these meetings. The second group meets each Thursday for an hour and a half. There are about 13 people at these meetings.
- Cub Scouts meet once a week on Thursday for an hour and a half. There are about 15 people on average at these meetings.
- Palabra Viva, a local Hispanic Church, meets at our building three times a week outside of Ashcreek school hours. Meetings are held on Mondays for 1 hour, Fridays for 4 hours, and Sundays for 2 hours with an average attendance of 25 people.

As this information makes clear, the Murray Hills Christian Church is a crucial and well-integrated part of our community. Neighborhood livability is improved by the use of the Church by people in our community, be it for a culturally-specific church, Girl Scouts, or early education.

Responses to Facilities Design Review Criteria:

40.03 Facilities Review Committee

Consistent with Section 10.95.3. (Facilities Review Committee) of this Code, the Facilities Review Committee shall review the following land use applications: all Conditional Use, Design Review Two, Design Review Three, Downtown Design Review Two, Downtown Design Review Three, Single-Detached and Middle Housing Design Review Two, Single-Detached and Middle Housing Design Review Three, Public Transportation Facility Reviews, Street Vacations, and applicable Land Divisions. Applicable land division applications are Replats, Partitions, Subdivisions, Fee Ownership Partitions, and Fee Ownership Subdivisions. In making a recommendation on an application to the decision making authority, the Facilities Review Committee shall base its recommendation on a determination of whether the application satisfies all the following technical criteria. The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B., and all the following criteria have been met, as applicable: [ORD 4265; October 2003] [ORD 4404; October 2006] [ORD 4487; August 2008] [ORD 4697; December 2016] [ORD 4799; January 2021] [ORD 4822; June 2022]

1. All Conditional Use, Design Review Two, Design Review Three, Downtown Design Review Two, Downtown Design Review Three, Single-Detached and Middle Housing Design Review Two, Single-Detached and Middle Housing Design Review Three, and applicable Land Division applications: [ORD 4799; January 2021] [ORD 4822; June 2022]

A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.

The building plan submitted shows that the areas to be occupied for use under this permit application meet the current code requirements for the proposed occupancy. Refer to the FLS plan for confirmation. The areas not affected by this proposed development were not analyzed using the current design codes.

B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.

The building is adequately served by emergency services and utilities and the proposed occupancy change has no effect on the level of service required. Service provider letters support this determination.

C. The proposed development is consistent with all applicable provisions of CHAPTER 20 (Land Uses), or Sections 20.25 and 70.15 if located within the Downtown Design District, unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of CHAPTER 20

(Land Uses) or Sections 20.25 and 70.15 if located within the Downtown Design District. [ORD 4799; January 2021]

The use of this building for early education use with a conditional use permit in place is consistent with the code requirements for RMB land as listed in Table 20.05.20.A of the development code. Downtown Design District requirements do not apply.

D. The proposed development is consistent with all applicable provisions of CHAPTER 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of CHAPTER 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.

Applicable code requirements:

- ***60.05.25.5.A: 15% of the gross lot area shall be landscaped***
 - ***51,300 SF of the lot is landscaped, which represents approximately 30%***
- ***60.05.25.5.B: Based on a lot size of 169,600 SF, 15% minimum required for landscaping, 25,440 SF is used as the area required for landscaping and planting requirement analysis.***
 - ***A minimum of 32 trees are required, that requirement is met.***
 - ***A minimum of 64 shrubs are required, that requirement is met.***
- ***60.05.25.13: Based on a lot size of 169,600 SF, 15% minimum required for landscaping, 25,440 SF is used as the area required for landscaping and planting requirement analysis.***
 - ***A B2 medium screen buffer exists between the playground area and residential homes***
 - ***The existing large trees provide a high degree of screening, but there is not a fence in the buffer zone and therefore does not meet B3 criteria***
 - ***This location is not a contrasting district and therefore Table 60.05-2 does directly apply, but if this is considered a commercial use abutting RMB we would be required to meet a 20' buffer width with B2 screening. Our buffer width is approximately 80'. Due to the extra buffer width and density of the trees, we feel an adequate buffer is provided.***

E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.

Maintenance to the existing private facilities is currently being provided and will continue to be provided to a high standard of care.

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

The transportation memo describes the drop off and pick up procedures at the site and how the proposed users will circulate within the existing parking lot and pedestrian routes. Care is taken when

planning school operations to ensure the safety of the users. The increased use is not expected to create unsafe vehicular or pedestrian circulation patterns.

G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

The parking lot and sidewalk of the site have a safe and direct connection to the local road network via SW 151st and that circulation is not proposed to change. There is currently a closed driveway connection on the property that will remain closed and is not impacted by this proposed increase in occupancy. This permit modification does not propose any changes to vehicle or pedestrian circulation systems on or surrounding the property.

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

Roads serving this site provide adequate fire department access and TVF&R determined that this development does not impact fire department access or water supply. The building has an existing internal sprinkler system.

I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.

Existing facilities and structures serving the development are not affected by this application. This proposed change will not create additional risk of crime or other hazards. There are no concerns related to inadequate development serving the site.

J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

No changes are proposed to grading and contours; this is not applicable to the submittal.

K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

The building currently has accessible routes at both entrances and has accessible facilities within.

L. The application includes all required submittal materials as specified in Section 50.25.1. of the Development Code. [ORD 4265; October 2003]

Yes. A completeness review has been performed.

Responses to Major Modification of a Conditional Use Approval Criteria (BDC 40.15.15.4.C):

Approval Criteria. In order to approve a Major Modification of a Conditional Use application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a Major Modification of a Conditional Use application.

Conditional use at this location will increase the gross floor area used by more than 10% and will potentially trigger additional thresholds listed in BDC 40.15.15.4.A.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

All applicable fees have been paid.

3. The proposal complies with the applicable policies of the Comprehensive Plan.

The City of Beaverton's Comprehensive Plan emphasizes livability, equity, sustainability, and resiliency. Providing walkable access to a community nonprofit providing early education services meets every theme.

- ***Livability: Explicitly noted in the definition of livability in the Comprehensive Plan is "educational opportunity" and "economic prosperity." Educating and engaging our next generation in a school is exactly the kind of land use envisioned in the Plan and is an obvious fit. A thriving economy depends on parents being able to work, and that means their children who are not yet old enough for public school need somewhere safe and nurturing to be.***
- ***Equity: The Ashcreek Playschool is a community - a family of caregivers and children bonded together to maximize the joy and potential of everyone involved. Scholarships make up a notable share of the school's budget and our tuition is lower than other early education providers in the region. Sustainability: Providing an option embedded within our neighborhood is crucial to reduce climate impacts from commuting long distances to early education in other cities. Furthermore, the Ashcreek Playschool teaches about nature through gardening and outdoor play, as well as recycling and other crucial concepts for children to be introduced to early in their journey.***
- ***Resiliency: Students at Ashcreek learn about natural disasters and learn to prepare for them. For many students, this will be their first time learning about fire drills, earthquakes, and other disasters that will require them to be resilient and part of a family fighting for survival.***
- ***Additional consideration: The Comprehensive Plan addresses Noise in Chapter 8.4.1, which references Municipal Code Section 5.05. Based on the descriptions in these documents, the nature of the noise impacts created by our activities does not negatively impact the livability of the neighborhood. This conclusion is based on:***

- ***Nature of the noise: Noise does not rise to the level of “Unreasonable Noises” during typical school outdoor playtime per Municipal Code Section 5.15.030.A.***
- ***Timing: “Yelling, shouting and similar activities (including singing)” - which occur during playtime - are allowable in residential areas at reasonable levels outside of the established 10 pm - 7 am quiet hours per Municipal Code Section 5.15.030.C.***
- ***There are no other types of noise or impacts from other subsections of Municipal Code Section 5.15.030 due to school activities.***

There are a number of other places where Ashcreek complies with the Comprehensive Plan by emphasizing a healthy and safe environment for families in our community to thrive. While this review is not exhaustive, clearly Goal 10.2 is advanced by providing a playground and active outdoor activities for families in the neighborhood and attending the school.

4. The existing use has been approved as a Conditional Use as governed by the regulations in place when the use was established and complies with the applicable conditions of the Conditional Use approval unless the applicant has received or is concurrently requesting one or more conditions be removed or modified as part of the current application. [ORD 4473; March 2008]

This Modification will better accomplish the original conditions approved by caring for more children at a safer ratio of students to parents. This is discussed in more detail in response to Criteria 6.

5. The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.

This Conditional Use Permit Modification is thoughtfully designed to ensure the long-term growth of the school is not outside the appropriate location and size for the community. Livability is enhanced by providing a desperately needed early education option in a space that is integrated into the community.

Noise impacts have been raised as a concern, but the nature and level of noise from the current and proposed preschool use fits within what is acceptable by the Development Code and guidelines of the Comprehensive Plan. It is important to note that there are public parks located in RMB zones throughout Beaverton, and the noise level from playgrounds and children being outdoors has been considered a reasonable use in these zones. This includes nearby parks like Sexton Mountain Meadows, Meadow Waye Park and Steeplechase Park which are close to homes, and more throughout the city. Carolwood Park, a large and popular park, is within RMA and immediately adjacent to RMB land. Playgrounds, and the noise that comes with them, are an enhancement to the livability of an overall neighborhood.

The property owners have taken steps to mitigate noise at the property through a newly installed fence and efforts to limit use of the playground during unauthorized hours. During a typical day, each class includes between 45 and 70 minutes of outdoor time, depending on developmental and curriculum guidance by the teachers. To limit the number of children on the playground, this is staggered between classes. Outdoor time depends on developmental guidance by the teachers and the weather that day but does not typically exceed two hours per day per class, except in the case of a special event. At future maximum capacity, there are expected to be up to 20 children outside for typical recess periods, and potentially 30 children outside during briefer overlapping transition times. This would occur intermittently in the morning between 9:00 am and 1:00 pm. Approximately three hours of total outdoor time is expected to occur daily, with the exact times of outdoor play to vary year to year based on class enrollment and classroom routines.

No noise from school activities is expected within typical quiet hours. Noise experienced by the neighbors in evening hours in the past has been from unauthorized use of the property, typically by teens unrelated to our school. The nature of and timing of the noise from school activities fit within the acceptable limits for residential area activities described in the Comprehensive Plan and Municipal Code, as explained in Criterion 3.

Another concern is traffic, which is reduced by providing access from two sides for pedestrians or cyclists, but is limited on one side for vehicular traffic. This application does not propose allowing traffic access from the currently closed driveway on 149th Ave and does not expect any increase in traffic to that residential street. Any concerns or objections related to traffic on 149th Ave or unauthorized use of the closed driveway from that street are unrelated to the existing or proposed preschool use.

6. The proposal will not modify previously established conditions of approval for the prior Conditional Use consistent with Section 50.95.7. of the Development Code. [ORD 4473; March 2008] [ORD 4584; June 2012]

Section 50.95.7.C of the Development Codes states that an appropriate cause for modification would be if "The circumstances have changed to the extent that the condition is no longer needed or warranted." Section 50.95.7.D of the Development Code also states that "A new or modified condition would better accomplish the purpose of the original condition." is an appropriate cause for modification. Both of these are applicable to the circumstance of the proposed expansion.

For reasons we will explain in detail, a new or modified condition would better accomplish the purpose of the original condition.

The original CUP limiting preschool enrollment to 20 students and 2 teachers was established before the expansion of this building in 2001, which provides more classroom space and facilities to support a larger school. We believe the original CUP was also based on the level of interest and need at the time, and not necessarily on the capacity of the site. After 30 years, we believe the circumstances of both the

available facility space and the desire for increased enrollment have changed enough to warrant a reevaluation. The original approval was designed to create a space for high-quality care in our community, and this Modification of a Conditional Use Permit is a more successful version of that original intent.

It is also worth noting that the ratio of 10 students to 1 teacher is not consistent with current child care best practices expectations for early education facilities. The proposed expansion includes additional teachers and a lower ratio of students to teachers for all classes, but especially for the age groups that include children three years old and younger. A larger school makes it possible to take on the cost of additional staff by sharing common expenses across more classes. The need to adapt to current norms of the child care and education industries is an additional change in circumstance that warrants a reevaluation of the original CUP conditions.

The original approval was designed to create a space for high-quality care in our community, and this Modification of a Conditional Use Permit is an updated and more successful version of that original intent.

7. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

Submissions have been provided in the proper sequence. Additional documents and information have been provided as requested during review periods.

Design Review Compliance Letter for Conditional Use Permit at 15050 SW Weir Rd

It has been determined that the existing play structure at 15050 SW Weir Rd was installed without a complete permit. Current trustees of Murray Hills Christian Church were not aware of this, and were under the impression that all past improvements were fully permitted at the time of construction, but efforts to locate any supporting documents have been unsuccessful.



We are requesting a review for design compliance of the existing playground facilities. Below is a summary of relevant criteria from Chapter 60:

- 60.05.15 – Building Design and Orientation: No applicable code requirements
- 60.05.20 – Circulation and Parking: No relevant code requirements
- 60.05.25 – Landscape, Open Space and Natural Areas: The existing landscaping was addressed in the Written Statement provided for this permit. See the relevant excerpt below:

Applicable code requirements:

- ***60.05.25.5.A: 15% of the gross lot area shall be landscaped***
 - *51,300 SF of the lot is landscaped, which represents approximately 30%*
- ***60.05.25.5.B: Based on a lot size of 169,600 SF, 15% minimum required for landscaping, 25,440 SF is used as the area required for landscaping and planting requirement analysis.***
 - *A minimum of 32 trees are required, that requirement is met.*
 - *A minimum of 64 shrubs are required, that requirement is met.*
- ***60.05.25.13: Based on a lot size of 169,600 SF, 15% minimum required for landscaping, 25,440 SF is used as the area required for landscaping and planting requirement analysis.***
 - *A B2 medium screen buffer exists between the playground area and residential homes*
 - *The existing large trees provide a high degree of screening, but there is not a fence in the buffer zone and therefore does not meet B3 criteria*
 - *This location is not a contrasting district and therefore Table 60.05-2 does directly apply, but if this is considered a commercial use abutting RMB we would be required to meet a 20' buffer width with B2 screening. Our buffer width is approximately 80'. Due to the extra buffer width and density of the trees, we feel an adequate buffer is provided.*
- 60.05.30 – Lighting: No applicable code requirements

Ashcreek Playschool: Research into playground upgrades and wetland impacts

Summary:

1. Playground expansion was done in approximately 2005 – 10 years before Ashcreek lease on the property
2. Play ground expansion does not appear to encroach on wetlands. Three different wetland boundaries were considered:
 - a. City of Beaverton Local Wetland Inventory (2001) – Believed to be current mapping at the time of playground expansion.
 - b. City of Beaverton Wetland Boundaries (current) as shown in interactive ArcGIS map <https://beaverton.maps.arcgis.com/apps/instant/sidebar/index.html?appid=6f2098986d964393b39e1fa66f31abdd>
 - c. State of Oregon “Statewide Wetlands Inventory” <https://maps.dsl.state.or.us/swi/>

Timeline of site improvements:

1. Building expansion in 2001 (CUP 2000-031 from November 2000)
2. Playground expansion in 2005 (potential from 2004-2007 – date unconfirmed)
 - a. See historical aerial images in this document to support this timeline. Also shown in images is the fact that tree canopy and landscape buffer were not impacted by playground expansion.
3. Ashcreek lease begins 2015

Wetland areas:

- Current wetlands defined by City of Beaverton: <https://beaverton.maps.arcgis.com/apps/instant/sidebar/index.html?appid=6f2098986d964393b39e1fa66f31abdd>

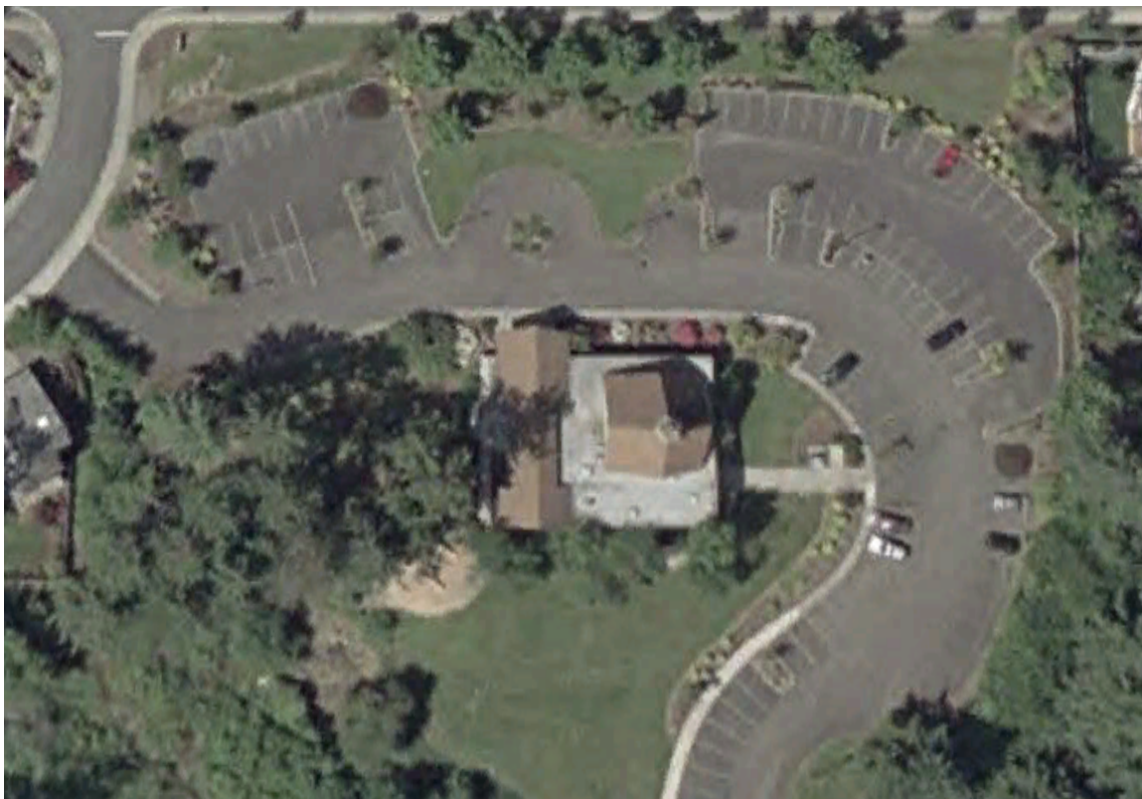


- Wetlands defined by State of Oregon:
<https://maps.dsl.state.or.us/swi/>



Aerial images of site to show timeline:

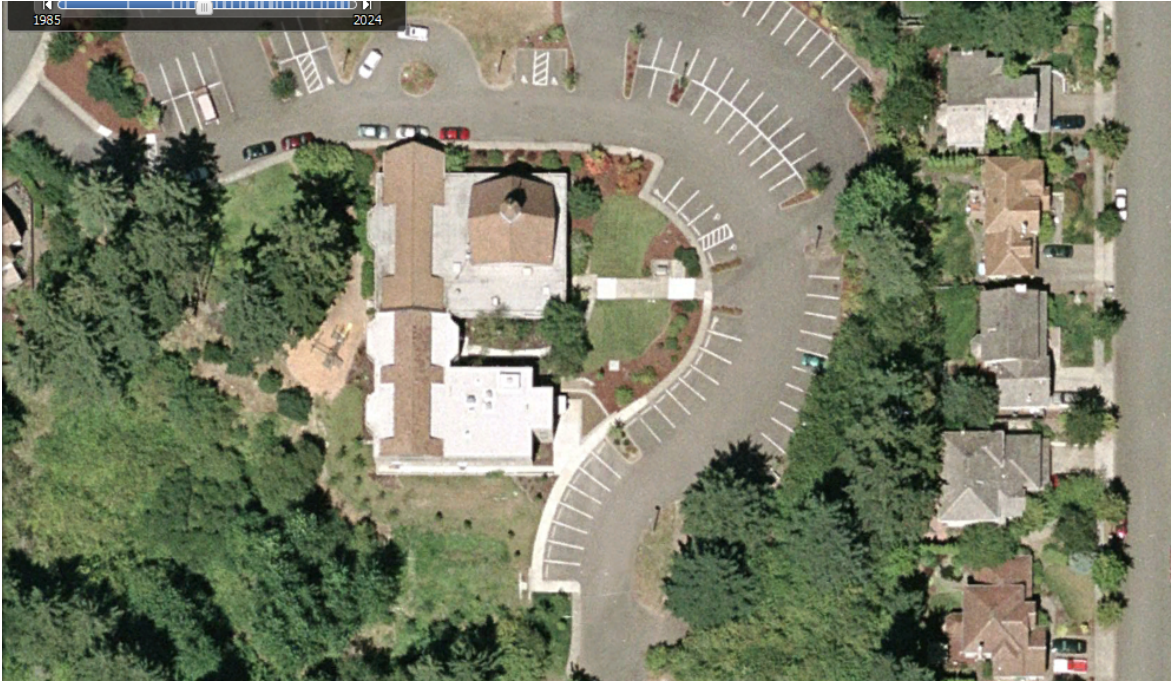
2002: Prior to completion of building expansion



2003: Building expansion completed



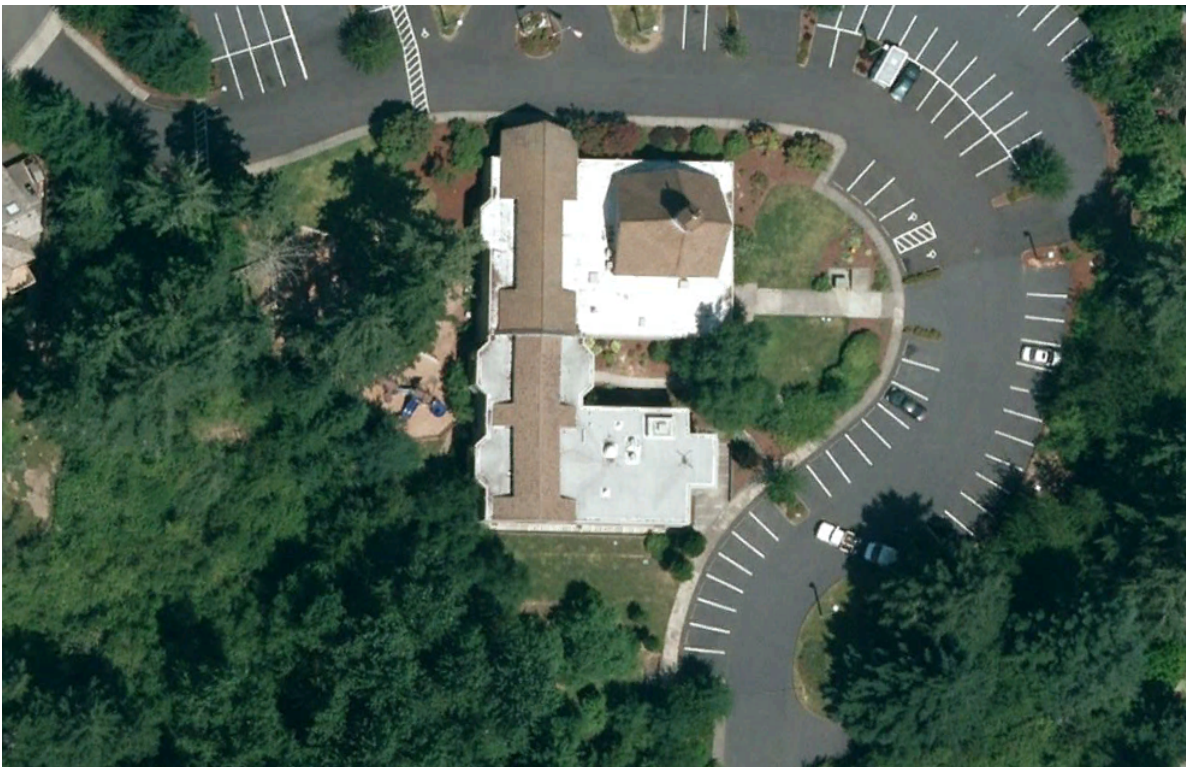
2004 – Reduced limit?



2007

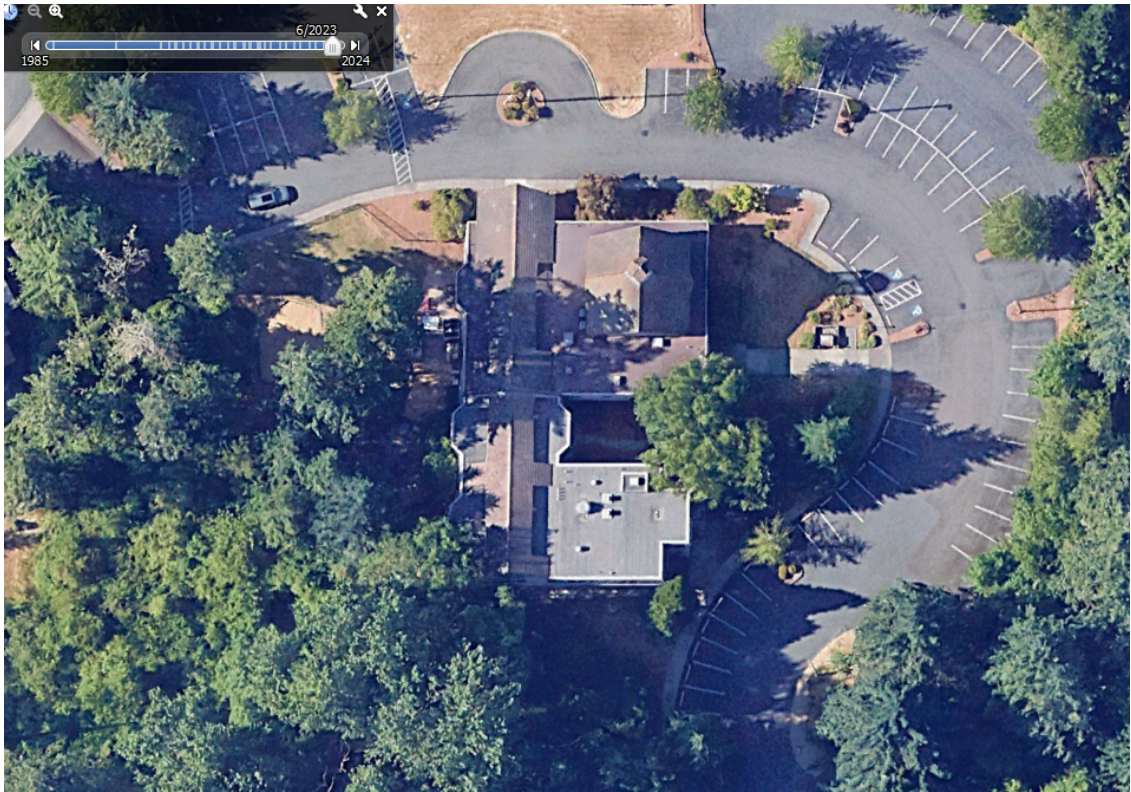


2012

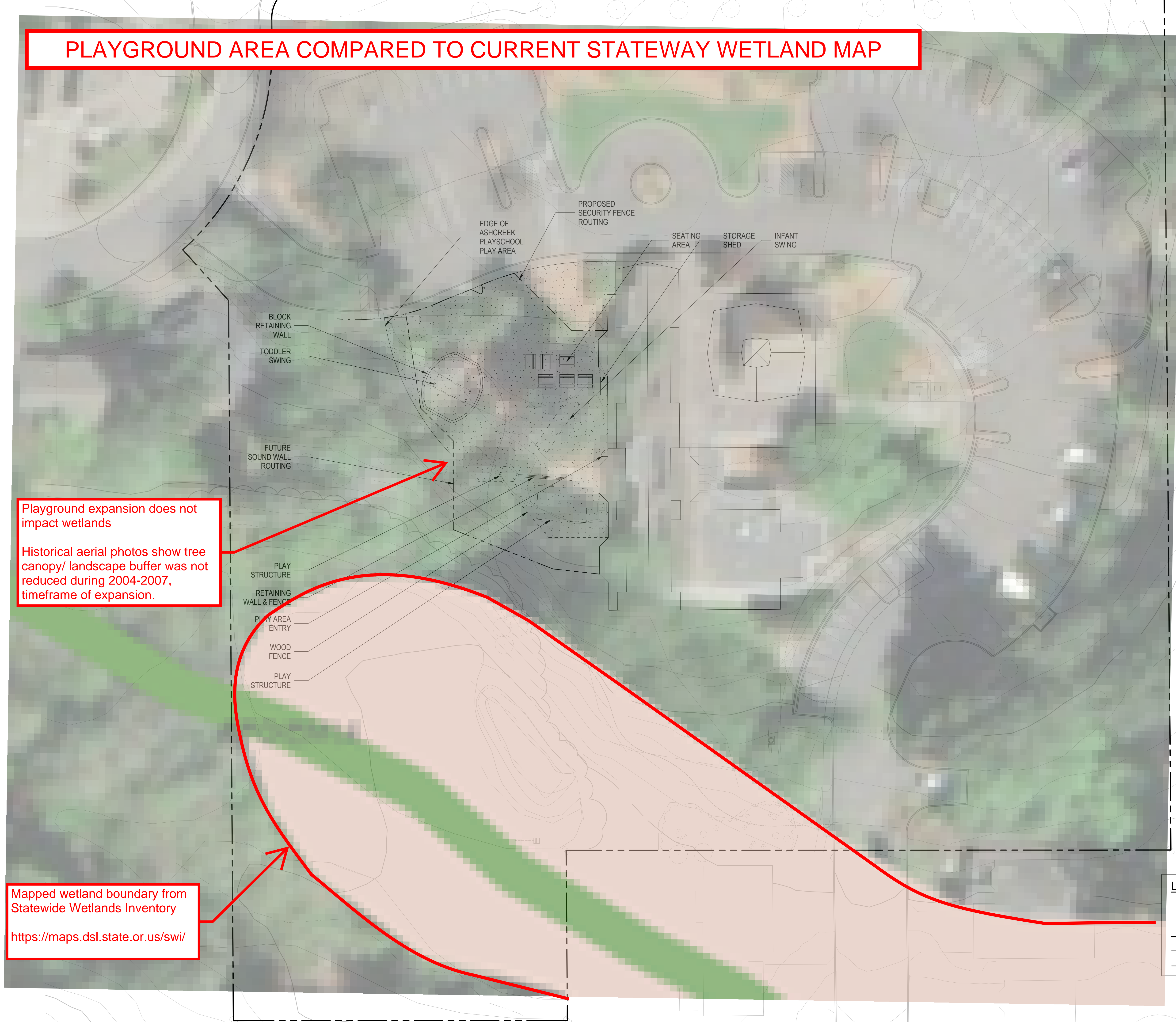




2023



PLAYGROUND AREA COMPARED TO CURRENT STATEWAY WETLAND MAP



Playground expansion does not impact wetlands

Historical aerial photos show tree canopy/ landscape buffer was not reduced during 2004-2007, timeframe of expansion.

Mapped wetland boundary from Statewide Wetlands Inventory

<https://maps.dsl.state.or.us/swi/>

EDGE OF ASHCREEK PLAYSCHOOL PLAY AREA

PROPOSED SECURITY FENCE ROUTING

SEATING AREA

STORAGE SHED

INFANT SWING

BLOCK RETAINING WALL

TODDLER SWING

FUTURE SOUND WALL ROUTING

PLAY STRUCTURE

RETAINING WALL & FENCE

PLAY AREA ENTRY

WOOD FENCE

PLAY STRUCTURE

LEGEND

- ASHCREEK PLAY AREA
- PROPERTY LINE
- PROPOSED SECURITY FENCE ROUTING
- FUTURE SOUND WALL ROUTING

Date: 04/24/2023
Job No.: 23003.00
Drawn By: JB
Checked by: EC

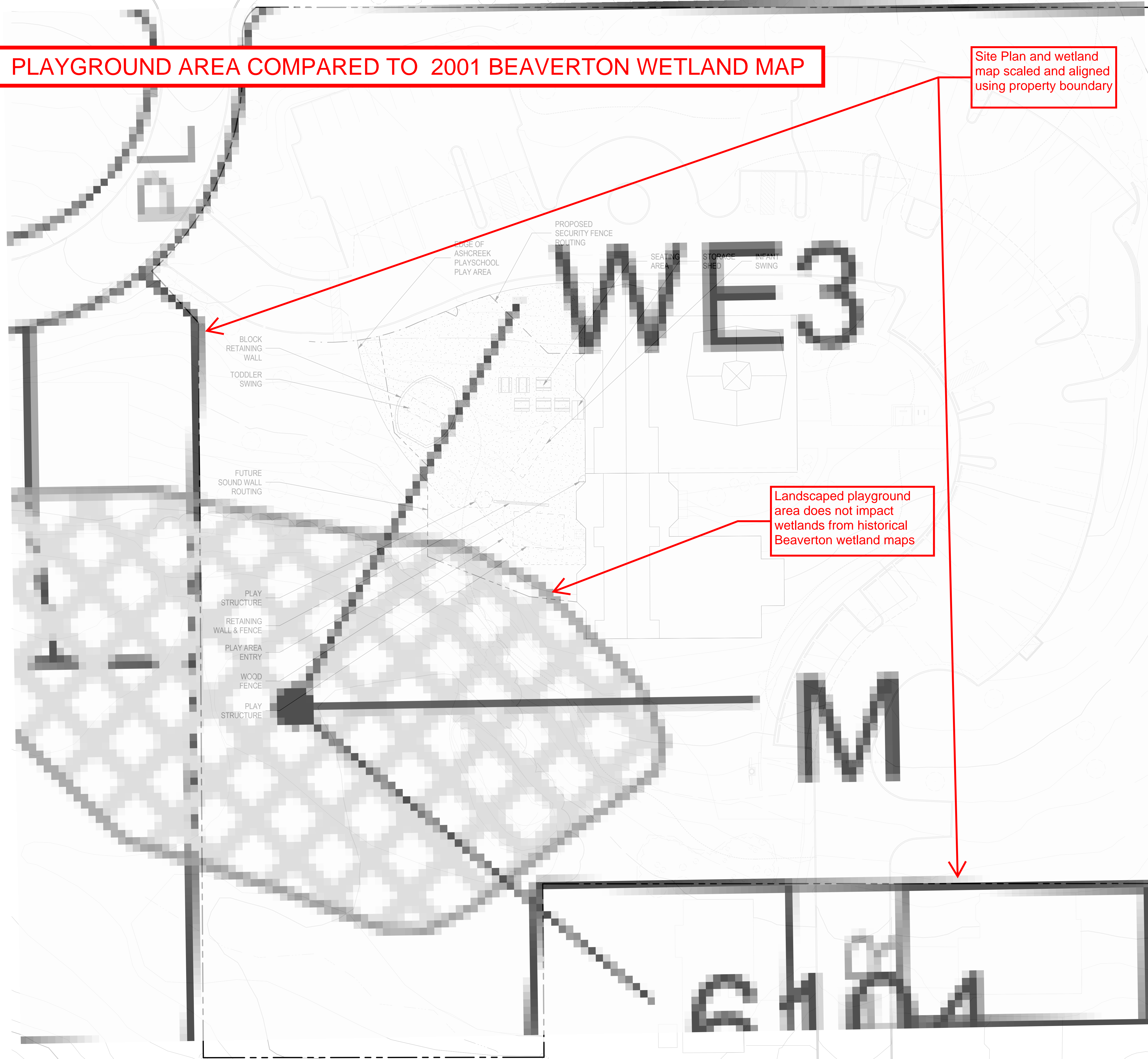
Revisions

| # | Date | Description |
|---|------|-------------|
| | | |

PLAYGROUND AREA COMPARED TO 2001 BEAVERTON WETLAND MAP

Site Plan and wetland map scaled and aligned using property boundary

Landscaped playground area does not impact wetlands from historical Beaverton wetland maps



LEGEND

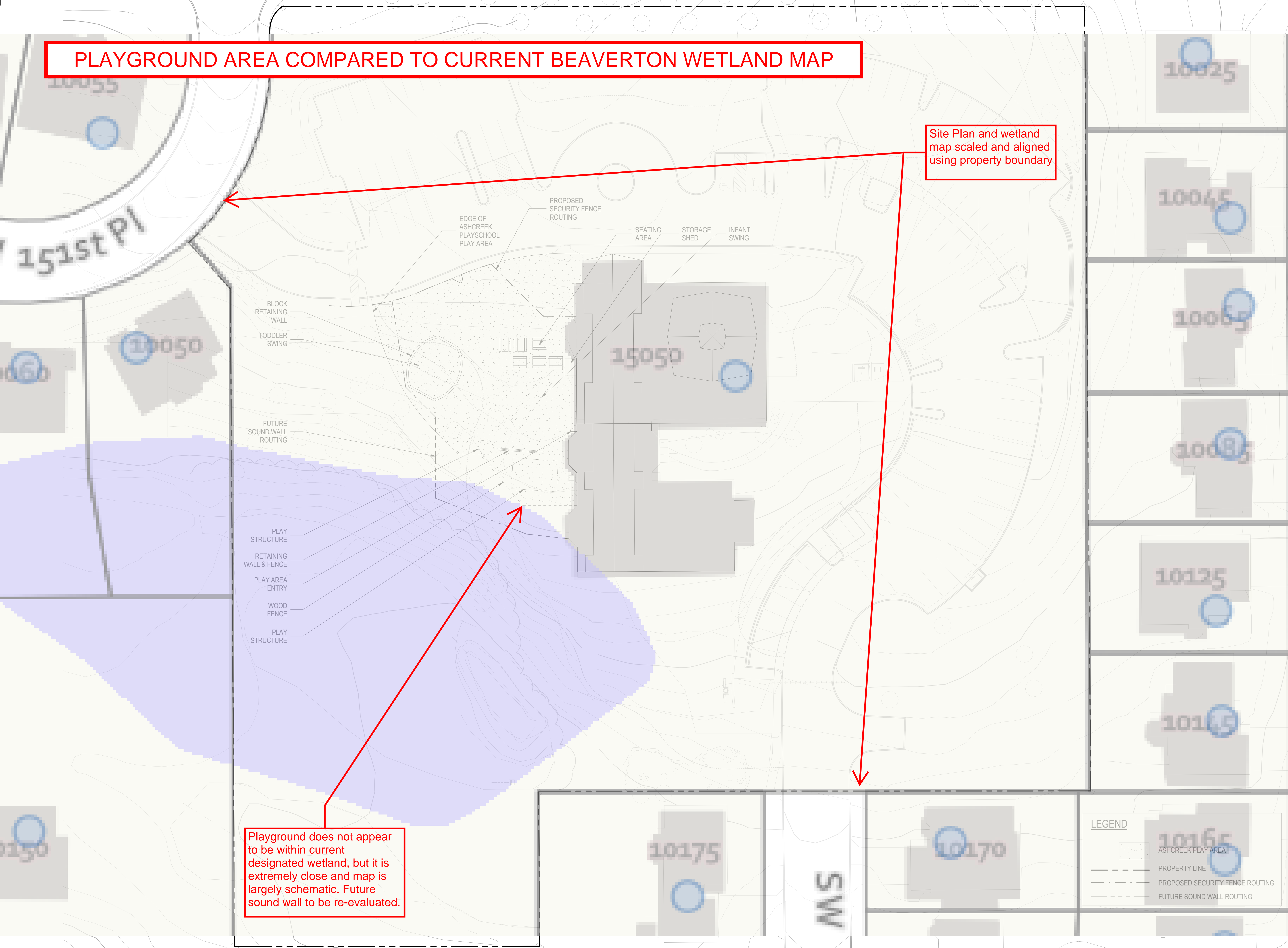
- ASHCREEK PLAY AREA
- PROPERTY LINE
- PROPOSED SECURITY FENCE ROUTING
- FUTURE SOUND WALL ROUTING

Date: 04/24/2023
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Drawn By: JB
Checked by: EC

Revisions

| # | Date | Description |
|---|------|-------------|
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PLAYGROUND AREA COMPARED TO CURRENT BEAVERTON WETLAND MAP



Playground does not appear to be within current designated wetland, but it is extremely close and map is largely schematic. Future sound wall to be re-evaluated.

Site Plan and wetland map scaled and aligned using property boundary

LEGEND

- ASHCREEK PLAY AREA
- PROPERTY LINE
- PROPOSED SECURITY FENCE ROUTING
- FUTURE SOUND WALL ROUTING

Date: 04/24/2023
Job No.: 23003.00
Drawn By: JB
Checked by: EC

Revisions

| # | Date | Description |
|---|------|-------------|
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