



City of Woodburn Address Assignment

The City received an address assignment request for 2045 Molalla Road NE (Tax Lot 051W08A005200). Woodburn Planning Commission made a Final Decision for this property on September 8, 2022, and the property received land use approval for a 258-unit multifamily residential apartment complex. A site plan is attached to this letter. The following addresses are assigned:

Tax Lot 051W08A005200: **2045 Molalla Road**

Unit numbers for the apartment complex:

Building A

1st floor: **Units A101, A102, A103, A104**

2nd floor: **Units A201, A202, A203, A204**

3rd floor: **Units A301, A302, A303, A304**

Building B

1st floor: **Units B101, B102, B103, B104**

2nd floor: **Units B201, B202, B203, B204**

3rd floor: **Units B301, B302, B303, B304**

Building C

1st floor: **Units C101, C102, C103, C104**

2nd floor: **Units C201, C202, C203, C204**

3rd floor: **Units C301, C302, C303, C304**

Building D

1st floor: **Units D101, D102, D103, D104**

2nd floor: **Units D201, D202, D203, D204**

3rd floor: **Units D301, D302, D303, D304**

Building E

1st floor: **Units E101, E102, E103, E104**

2nd floor: **Units E201, E202, E203, E204**

3rd floor: **Units E301, E302, E303, E304**



Building F

1st floor: Units F101, F102, F103, F104

2nd floor: Units F201, F202, F203, F204

3rd floor: Units F301, F302, F303, F304

Building G

1st floor: Units G101, G102, G103, G104

2nd floor: Units G201, G202, G203, G204

3rd floor: Units G301, G302, G303, G304

Building H

1st floor: Units H101, H102, H103, H104

2nd floor: Units H201, H202, H203, H204

3rd floor: Units H301, H302, H303, H304

Building J

1st floor: Units J101, J102, J103, J104

2nd floor: Units J201, J202, J203, J204

3rd floor: Units J301, J302, J303, J304

Building K

1st floor: Units K101, K102, K103, K104

2nd floor: Units K201, K202, K203, K204

3rd floor: Units K301, K302, K303, K304

Building L

1st floor: Units L101, L102, L103, L104

2nd floor: Units L201, L202, L203, L204

3rd floor: Units L301, L302, L303, L304

Building M

1st floor: Units M101, M102, M103, M104

2nd floor: Units M201, M202, M203, M204

3rd floor: Units M301, M302, M303, M304

Building N

1st floor: Units N101, N102, N103, N104

2nd floor: Units N201, N202, N203, N204

3rd floor: Units N301, N302, N303, N304



Building P

1st floor: Units P101, P102, P103, P104

2nd floor: Units P201, P202, P203, P204

3rd floor: Units P301, P302, P303, P304

Building Q

1st floor: Units Q101, Q102, Q103, Q104

2nd floor: Units Q201, Q202, Q203, Q204

3rd floor: Units Q301, Q302, Q303, Q304

Building R

1st floor: Units R101, R102,

2nd floor: Units R201, R202,

3rd floor: Units R301, R302,

Building T

1st floor: Units T101, T102, T103, T104

2nd floor: Units T201, T202, T203, T204

3rd floor: Units T301, T302, T303, T304

Building U

1st floor: Units U101, U102, U103, U104

2nd floor: Units U201, U202, U203, U204

3rd floor: Units U301, U302, U303, U304

Building V

1st floor: Units V101, V102, V103, V104

2nd floor: Units V201, V202, V203, V204

3rd floor: Units V301, V302, V303, V304

Building W

1st floor: Units W101, W102, W103, W104

2nd floor: Units W201, W202, W203, W204

3rd floor: Units W301, W302, W303, W304

Building X

1st floor: Units X101, X102, X103, X104

2nd floor: Units X201, X202, X203, X204

3rd floor: Units X301, X302, X303, X304



Building Y

1st floor: Units Y101, Y102, Y103, Y104

2nd floor: Units Y201, Y202, Y203, Y204

3rd floor: Units Y301, Y302, Y303, Y304

Melissa Cota *3/15/23*
Community Development Director Date
or Designee, City of Woodburn

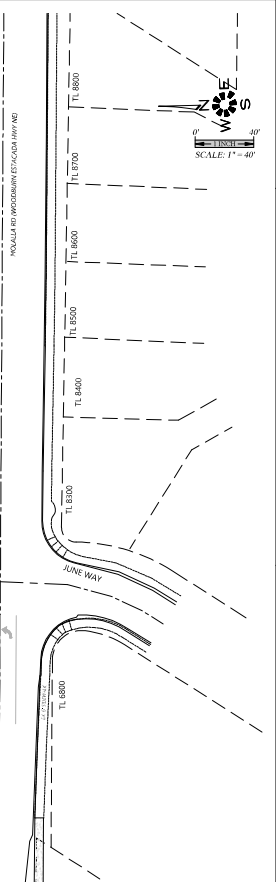
James W. G. G. G. *3/13/2023*
Fire Chief or Designee, Date
Woodburn Fire District

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE WITHOUT WRITTEN AUTHORIZATION OF THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

DESIGN: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]
DATE: JAN 2022
SCALE: AS SHOWN

DESIGNED BY: [Signature]
DATE: 08/20/2023
JOB # 7402

SDR3



NOTE:
GROUND FLOOR PATIOS ARE REQUIRED TO HAVE RAILING OR FENCING AROUND THEM. THE OUTERMOST EDGES OF PATIO CONCRETE SLABS THAT DO NOT ABUT BUILDING WALLS SHALL HAVE EITHER METAL OR WOOD RAILINGS OR CEDAR FENCING THREE AND A HALF (3 1/2) FEET HIGH. FENCING SHALL BE NOT FULLY OPPOSITE THE BUILDINGS OR FENCING SHALL HAVE A GATED OPENING AT LEAST TWO (2) FEET AND SIX (6) INCHES WIDE AND NO MORE THAN 4 FEET WIDE. FENCING OR RAILING WITH TOP MEMBER FLAT AND MIN 3 INCHES WIDE. A SECOND HORIZONTAL MEMBER BELOW THE TOP MEMBER TO ALLOW AFFIRMING, HANGING, OR THREADING ITEMS BELOW THE TOP MEMBER.

BUILDING PERMIT REQUIRED FOR ALL BIKE SHELTERS GREATER THAN 200 SQ. FT.

FOR RAISED PEDESTRIAN CROSSINGS ON-SITE, SEE DETAIL ON SHEET C1.4

"ELECTRICAL VEHICLE CHARGING" TO BE PAINTED IN 1" HIGH LETTERING AT EACH STALL. SEE SIGNAGE DETAIL ON SHEET C1.4.

BARBECUE GRILL REQUIRED AT COVERED BARBECUE AREA.

DECORATIVE PAVED AREAS SHALL BE PAVED WITH CONCRETE THAT IS SCORED, STAMPED, OR OTHERWISE TREATED TO HAVE A PATTERN. SUBMITTAL REQUIRED TO CITY PLANNING DEPARTMENT FOR APPROVAL.

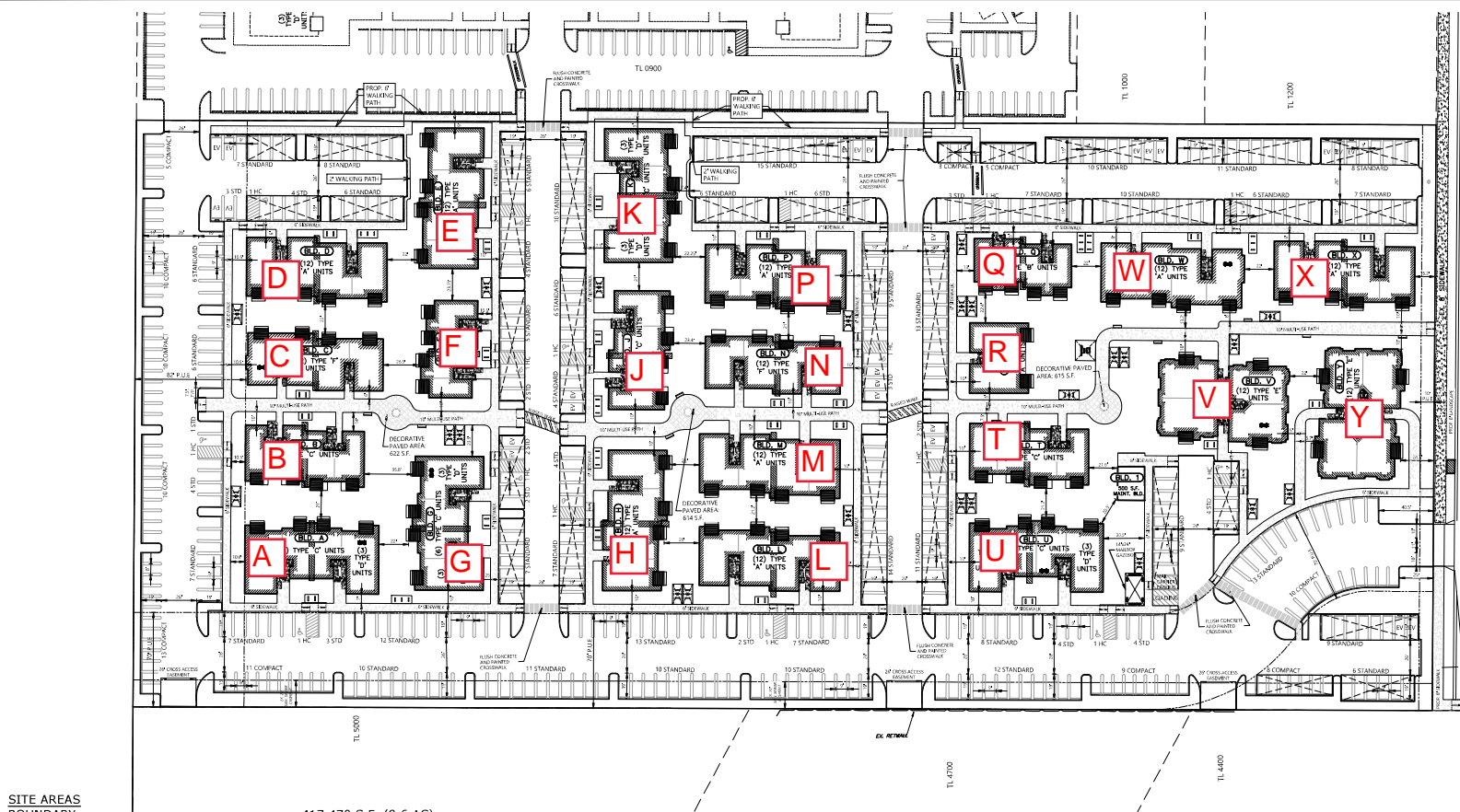
ALL OUTDOOR CLOSETS AT PATIO OR DECK SHALL HAVE WALL MOUNTED FOLDING OR RETRACTABLE BIKE HOOKS.

LANDSCAPE ISLANDS AT 10' MULTI-USE PATH ARE REQUIRED TO BE MINIMUM 84 S.F. THIS IS AT ALL THREE DRIVE ASLES AS SHOWN.

TRASH AND RECYCLING TO BE DEPENDENT ON EXISTING WOODBURN PLACE APARTMENT FACILITY AT 2345 MOULANA RD.

ADA HANDICAP ACCESSIBILITY NOTES:

- ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 1% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXIT FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
- HANDICAP PARKING STALLS AND ACCESSIBLE ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSCC 2010 CHPTS. 11 AND OSCS REQUIREMENTS.
- HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
- THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANS1 A117.1 AND CHAPTER 11 OF THE 2010 OSCC.
- 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE "A" HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE "B" ADAPTABLE UNITS IN ACCORDANCE WITH ANS1 A117.1.



SITE AREAS BOUNDARY — 417,470 S.F. (9.6 AC)

TOTAL HARDSPACE 300,828.85 S.F.
BUILDING COVERAGE 76,888 S.F.
PARKING, DRIVEWAY, SIDEWALK, CURB & MULTI-USE PATH- 223,940.85 S.F.

LANDSCAPE AREA- 115,681 S.F. (28%)

MULTI-FAMILY PARKING

- 516 TOTAL PARKING STALLS
- 406 STANDARD STALLS
- 26 ELECTRIC VEHICLE STALLS
- EV STATIONS TO BE MINIMUM LVL 2 CHARGING
- 94 COMPACT STALLS (TO BE PAINTED "COMPACT ONLY")
- 16 HANDICAP STALLS
- 248 COVERED STALLS (DUE TO PUBLIC EASEMENTS)
- 262 BICYCLE SPACES (132 COVERED) (SEE DETAIL PAGE)

- WALL PACK LIGHT — 8 FEET MAX ABOVE WALKWAYS
- STAIRWELL LIGHTING TO BE WITHIN AND FLUSH WITH THE CEILING OR SHIELDED ON ALL FOUR SIDES.
- POLE LIGHT MAXIMUM 14' TALL
- POST LIGHT MAXIMUM 5' TALL
- LOCATION OF ELECTRICAL SEPARATION WALL
- MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- BICYCLE SPACES (226 REQUIRED)
- BENCHES (ALL BENCHES TO BE 6' LONG, 12 OF 15 BENCHES TO HAVE BACKS)
- WHEEL CURB STOP (NO MORE THAN 4" IN HEIGHT)

BUILDINGS	
BUILDING A	11,508 S.F.
BUILDING B	8,736 S.F.
BUILDING C	10,128 S.F.
BUILDING D	11,424 S.F.
BUILDING E	11,424 S.F.
BUILDING F	6,588 S.F.
BUILDING G	11,508 S.F.
BUILDING H	11,424 S.F.
BUILDING J	8,736 S.F.
BUILDING K	11,508 S.F.
BUILDING L	11,424 S.F.
BUILDING M	11,424 S.F.
BUILDING N	10,128 S.F.
BUILDING P	11,424 S.F.
BUILDING Q	6,588 S.F.
BUILDING R	5,712 S.F.
BUILDING T	8,736 S.F.
BUILDING U	11,508 S.F.
BUILDING V	13,944 S.F.
BUILDING W	13,944 S.F.
BUILDING X	11,424 S.F.
BUILDING Y	11,424 S.F.
BUILDING 1	500 S.F.

258 TOTAL APARTMENT UNITS

- 102 TYPE 'A' 2-Bd, 2-Ba (952 S.F.) UNITS
- 24 TYPE 'B' STUDIO (549 S.F.) UNITS
- 60 TYPE 'C' 1-Bd, 1-Ba (728 S.F.) UNITS
- 24 TYPE 'D' 3-Bd, 2-Ba (1,190 S.F.) UNITS
- 24 TYPE 'E' 2-Bd, 2-Ba (1,162 S.F.) UNITS
- 24 TYPE 'F' 2-Bd, 1-Ba (844 S.F.) UNITS

- 1 U.S. MAIL AREA
- 1 500 S.F. MAINTENANCE FACILITY