

FFA Architecture + Interiors Inc.  
Outline for Gresham Presentation to Design Commission:  
Fairlawn Village

**ISSUE #1:      Massing, Fenestration, Quality Materials**

- Added two new windows at east and west gable ends of building
- Enhanced Entry to bring Fenestration to façade and detail
- Increased size of windows at central therapy area
- Doubled size of both clerestories
- Enhanced proportions of trim
- Added column details at corners in both trim and stone base
- Provided window details showing 2" min Recess and Natural Stone Sill

**Visual Provided to support Issue #1**

- Overall Elevation
- Plan / Elevation detail of gable
- Plan Elevation Detail of New entry
- Window Details

**ISSUE #2:      Division Street Screening of Parking and Pedestrian Access**

- Desire to preserve existing parking
- Added parking islands and trees
- Increased landscape in density, type, color, height
- Incorporate facility signage into entry points to act as screen walls
- Provide direct pedestrian access from public sidewalk to entry.
- Complete rebuild of ROW to Gresham standards – sidewalks, rain gardens, street trees

**Visual Provided to support Issue #2 (will be provided at Design Commission Meeting)**

- Existing conditions photos
- Overall Landscape Plan
- Enlarged Landscape Plan
- Two 3D views along Division street

**ISSUE #3:      Landscape Buffer – Alternative Buffer Plan**

- Long standing cooperative relationship with neighbors
- No known complaints from any neighbors
- Very quiet nature of existing use
- Very mature trees and landscape already exist.
- Existing wood fences in well-kept condition on 4 of 6 properties that share property line.
- Existing Landscape screen in well-kept condition on one property

- ❖ Respectfully request consideration of Alternate Buffer Plan containing the following:
  - New 6'-0" high wood fence to infill missing section along property line – approximately 80 LF.
  - Add four new significant trees along the new fence line that mimics the other existing significant trees
  - Coordinate placement of trees with existing sprinkler system

**Visuals Provided to support Issue #3 (will be provided at Design Commission Meeting)**

- Several photos to show existing conditions and existing fences and vegetation.
- Graphic that shows new fence location and tree location