

Lakeridge Committee Concerns

3A. The developer's architects appeared to not have considered how to make an acceptable-looking building design. For example, the buildings dwarf the adjacent neighborhood, and appear as a solid mass, with disproportional vertical and horizontal setbacks with no visual relief.

The color scheme for the buildings is not consistent with the adjacent neighborhood. The developer is proposing the darkest color on the top 3/4 of the building, which makes the project look and feel clumsy and top heavy.

They have the lightest color at the base, making the top 3/4 look like it is not anchored to the ground. The corners of the buildings have balconies, but they are enclosed with solid walls and corner columns that appear to be non-existent.

There is a lack of roof overhangs, eaves, horizontal setbacks, or color differentiation at the roof. Additionally, the buildings appearance consisting of a chunk of sluggish dark concrete flanking some lighter-colored concrete chunks without balconies gives the buildings a "Prison Chic" look.

Good architecture requires more than cost effective building materials and methods. Exhibit A, items A-J, provides some examples of how large apartment buildings could be designed with sensitivity to the site and make them fit within the surrounding neighborhood.

We encourage the City Council to require the developer to perform the following:

1. Relocate the buildings further from McCarren Blvd. When McCarren is widened, it will most likely be taken out of the south side of the street, removing all of the mature trees that presently exist there. This will leave a solid block of buildings towering over McCarren Blvd. Some recently constructed housing projects consisting four and five story buildings in Reno are set ten feet back from the face of the curb and loom over the street and adjacent neighborhoods with little to no room for landscape relief that might attempt to screen a massive building, which is what this proposed project will become once McCarren is widened.
2. Lessen the mass of the building corners. The current design makes a large building look even more massive and oppressive. The building corners need open rail balconies that wrap around the corners so as not to look solid. Additionally, the corner columns that are solid 3+' wide should not be a dark and heavy gray color. See Exhibit 1, items A-J.

3. The roof line should be modified from a solid, heavy, horizontal block to a more aesthetic fenestration, with roof height differences, eaves, overhangs, and the tops of at least the uppermost balconies removed to allow the sun to shine on them, and provide horizontal setback relief at the facade. See Exhibit 1, items A-J.

3B. The developer should be required to clarify how and where the 10' of fill will be used to illustrate the finished floor elevation in relation to the street edges. The current renderings show the buildings as if they were on a flat site, which they are clearly not. Revised renderings should show the site's slope and how the building will sit on it. *The project's civil engineer appears to have interpreted the allowance of "10' of fill" to mean they can raise the finish floor elevation higher than the street.* The site can be drained to the south without raising the building's finish floor elevation above the adjacent street. The building's finish floor and foundation elevations should follow the grade. Addressing the above *would provide context to show us what the neighborhood would look like if this were built.*