

Plumas Development Site Plan and Architectural Suggestions

February 18, 2025 for Thompson Thrift by Marianne Merriam

1. Please provide architectural elevations of the entire north, west, east, and south façades of the project, as seen 15' from the building(s) showing all retaining walls and sidewalks.
2. What is the (proposed) contour interval on the Site Plan?
3. Show us how the site could be regraded to lower the west side and northwest corner of Building A by 10' so it would look closer to 3 stories tall, when seen from Plumas and McCarren (because most of the first floor would be below street level). This could help eliminate the 9.5' max height retaining walls on both the south and north sides of Bldg. A. and the 10.5' max height retaining wall inside the east half of Bldg. A, thus being less expensive to build and eliminating the need for a 5-story building façade midway as seen from McCarren Bl.
4. Retaining walls adjacent to Plumas should then be stepped in +-3' intervals with landscaping between them. This would be less expensive to build, eliminate huge footings, and be far more attractive than one large retaining wall.
5. The backs of the garage structures parallel to Plumas could be retaining walls dug into the hillside, eliminating free-standing retaining walls.
6. Please provide a site plan showing where all fences and retaining walls are located and describe the height, materials, and colors of each.
7. Please provide a small site plan next to each rendering showing the direction and location of the view as seen in each rendering.
8. Please show us what the center part of the building facades' architectural renderings would look like if the eyebrow and parapet configuration were the same as the end portions of the buildings.
9. Please show us what the corners of the buildings would look like if the corner vertical "timber" piece had a stone corner base of the same material as the stone lower building façade. This would continue the "mountain" theme around the project, which would help it fit the site and neighborhood better.
10. Please show us what a slightly darker " stone " color would look like at the building's base.
11. Please show us what the building corners would look like if the top balcony were open to the sky instead of having a covered, solid roof. This could eliminate solid mass from the visual weight of the building and make it appear less imposing while costing less to build.
12. Provide more than one pedestrian access point to the adjacent streets: three on McCarren, one in addition to the main entry on Plumas, and one on Lakeside.
13. Please show us the signage size and font standards for the building façade and any additional signage that would be proposed at the project perimeter, if any.