

Helms 8 Community Meeting 8/27/2019; 7:00 pm

Attendees: 10 Neighbors + 2 arrived late; Project Applicant/Owners (3); Architect (1); City Staff (Gabriela Silva, Current Planning Division)

Presentation Started at: 7:05 pm

Architect Alan Dana of Modative provided an overview of the project, describing existing conditions, project context, proposed density, site layout, parking, etc.; and shared proposed renderings.

Questions:

- Where the driveway is located? [North side of property](#)
- What materials will be used? [Have not finalized materials yet – still too preliminary, but will be along the lines of what is shown in renderings \(stucco, siding, metal trim\)](#)
- How many bedrooms? [Mixture of 2 beds and 3 beds](#)
- What is the height? [Approx. 28 feet to top of roof decks not including parapet walls and stairway enclosures](#)
- What is the setback for the rear of the property, and of the subterranean structure? [10 ft for the dwellings; semi-subterranean parking will be closer but would conform to Zoning Code allowances](#)
- How will roof decks be located? [The will be located throughout, but will be set back from the sides of the building to provide more privacy for the neighbors](#)
- What amenities will there be on the rooftop deck? [As of now, planning on putting a gas line for a BBQ](#)
- Can you tell us about the process with the city? [Alan discussed the entitlement process](#)
- Was this meeting required? [Yes, per City community outreach guidelines](#)
- Where are the dumpsters? [Downstairs in a trash room](#)
- Is there a recycling bin? [Yes, and an organic waste bin](#)
- Will bins affect street parking on trash days? [The City's EPO Division will determine if a designated staging area is required at the street](#)
- Is there another traffic light going in? [Not a big enough project to require traffic improvements – the city will look into if there is a traffic study and potentially traffic signal improvements in due to the large projects going in the neighborhood \(There is already a traffic signal at Helms & Washington. Neighbor was concerned about existing and potential future traffic on Helms Ave\)](#)
- Is it possible to expand the length of red curb near the intersection with Washington Blvd another traffic light going in? [This is not required for the project. This is something that can be addressed by the City's Traffic Engineering Division. \(Neighbor was concerned about the width/narrowness of Helms Ave and current ability to make certain turn movements when vehicles queue at the Helms Avenue traffic signal\)](#)
- Neighbor comment (Howard, directly to the north) – [He approves the project. He made a statement that he thinks it's designed well and thinks it will be a great addition to the neighborhood.](#)
- Neighbor comment – [She approved of the project, expressing it looked good and would be a great addition to the transit oriented development in the neighborhood.](#)