



To: Urban Design Committee
From: Planning and Preservation Division
Date: February 9, 2017
RE: **Encroachment associated with outdoor patio at 1501 Roseneath Road; UDC No. 2017-07**

I. APPLICANT

John P. White, 510 Architects

II. LOCATION

City right-of-way along the sidewalk along the 1500 block of Roseneath Road.

Property Owner:

ROSENEATH HOLDINGS LLC

III. PURPOSE

The application is for review of encroachments associated with an outdoor patio and egress for a new retail/office space at 1501 Roseneath Road.

IV. SUMMARY & RECOMMENDATION

Staff finds that the project does an excellent job of reflecting the industrial character of the neighborhood while also respecting street design. While the resulting sidewalk clearance from this project will be tight, elevated patio areas are generally not supported, however the design carefully accommodates the interior building height and turns an underutilized part of the building into a space with transparency and eyes on the street. Further review by the Department of Public Works and City Council should address any concerns regarding clearance, and therefore, it is Staff's position that the Urban Design Committee should recommend that the Department of Public Works grant approval of the encroachment request.

Staff Contact:

Josh Son, (804) 646-3741

V. FINDINGS OF FACT

a. Site Description and Surrounding Context

This property is currently zoned M-1, and is pursuing a multi-tenant development. This review is regarding a prospective office/retail tenants, which would occupy the northwest corner of the parcel. The interior floor level of the current space is approximately 36" above the sidewalk level and the building is approximately setback three feet from the property line; these encroachments attempt to add public entrances, accessibility and circulation for the space.

b. Scope of Review

The project involves two major encroachments: an approximately 8'-9" by 141'-11" with two entry stairs as well as an ADA compliant ramp. This encroachment provides an accessible route to the proposed retail / office space along this facade. A rear service entry will be provided for non-public use of the space; as well as a

5'-6" by 39'-10" raised metal patio structure that will provide an exterior area for the proposed office space tenants. There will be no exterior access provided to this structure.

The encroachment process is administered through the Department of Public Works, which has requested that the Urban Design Committee (UDC) provide design advice on certain types of encroachments. The UDC does not have the authority to approve encroachments, but rather provides advice to the Department of Public Works.

c. Project Description

The UDC is advising the Department of Public Works regarding the aesthetics of this encroachment; however, it will still undergo more review within public works regarding the right-of-way, and will have to be approved by City Council as well.

The property is zoned M-1 and is currently being leased to multiple tenants.

The redevelopment is proposing retail / office space along the Roseneath Road elevation of the property.

The interior floor level of the proposed retail space is currently +/- 36" above average sidewalk level requiring additional points of vertical circulation.

The proposed encroachments will include stair access to the interior building floor level, this will be the primary public entrance to the tenant's spaces. Additionally proposed is a ramp that will provide accessibility to the retail / office spaces along this elevation.

The material palette will include painted steel structure and railings with a concrete deck surface.

Plantings provided will be indigenous.

d. UDC Review History

Staff was unable to identify any prior projects involving this property and rights-of-way. The UDC frequently reviews encroachments.

e. Master Plan

The 2001 Master Plan for this area encourages "creative reuse strategies" for buildings and sites of vacant industrial properties (229).

f. Urban Design Guidelines

The Urban Design Guidelines do not explicitly address elevated patios that are not used for outdoor dining, however the impact these will have on the public ROW is very similar to that of outdoor dining encroachments and similar design principles should be considered, it notes: "Outdoor dining facilities that encroach into the public right-of-way should only be considered when there is adequate sidewalk width to accommodate both the dining facilities and the pedestrian (29). Outdoor dining facilities should be maintained at street level; any change in grade between the sidewalk and the outdoor dining facility should be minimized." Also, "the outdoor dining furnishings should reflect the character of the restaurant while respecting the spirit of the street design." (29).

VII. ATTACHMENTS

- a. Vicinity Map**
- b. Application & Plans**