



Staff Report
City of Richmond, Virginia
Urban Design Committee



UDC 2022-03	Final Review Meeting Date: 3/10/2022
Applicant/Petitioner	Jeannie Welliver, City of Richmond Department of Public Works
Project Description	Review of an outdoor dining encroachment at 123 W. Broad Street including a railing and outdoor seating.
Project Location	
Address: 123 W. Broad Street	
Property Owner: Bar Solita	
<p>The applicant proposes to install an outdoor dining area in front of Bar Solita on the sidewalk within the public right-of-way.</p> <p>The outdoor dining area will be enclosed by an aluminum, black, powder coated fence with horizontal pickets.</p> <p>Outdoor seating will include contemporary, metal table and chairs.</p>	
Staff Recommendation	Approval
Staff Contact	Alex Dandridge, alex.dandridge@richmondgov.com , (804) 646-6569
Previous Reviews	None.
Conditions for Approval	None.

Findings of Fact

Site Description	The subject property is located on the south side of West Broad Street with in the West Broad Street City Old and Historic District. W. Broad Street in this location is developed with historic, mixed-use buildings with ground floor commercial and apartments above.
Scope of Review	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.
Project Description	The existing restaurant, Bar Solita, would like the ability to encroach into the right-of-way to provide an area for outdoor dining at the corner of W. Broad Street and N. Jefferson Street. The encroachment would extend into the sidewalk, leaving a minimum of 5' clear for pedestrians to traverse adjacent to the encroachment. It is believed the outdoor dining will add to the vitality of the popular mixed-use the W. Broad Street Neighborhood.

Urban Design Guidelines and Master Plan

	TEXT	STAFF ANALYSIS
Richmond 300 Master Plan	Goal 4: Richmond 300-Urban Design: Establish a distinctive city comprising architecturally significant buildings connected by a network of walkable urban streets and open spaces to support an engaging built environment.	Staff believes that outdoor dining establishments such as the one being proposed increase the amount of usable space for citizens to enjoy, specifically patrons of restaurants that have limited capability to utilize outdoor space without encroaching into the public right-of-way. Furthermore, outdoor dining increasing the amount of activity on the street, creating an engaging space between buildings and passerby. Outdoor dining increase the vibrancy of the streetscape.
Urban Design Guidelines	"Outdoor dining facilities that encroach into the public right-of-way should only	The proposed outdoor dining area will be located approximately 3 ½ feet from the face

	<p>be considered when there is adequate sidewalk width to accommodate both the dining facilities and the pedestrian.” Also, “the outdoor dining furnishings should reflect the character of the restaurant while respecting the spirit of the street design” (page 29).</p>	<p>of the building on the west side of the building’s entrance for approximately 9 feet, and on the eastern side of the buildings entrance the outdoor dining area will extend approximately 12 feet from the face of the building for approximately 9 ½ feet. The varying depth of the outdoor dining area is to allow for 5 feet of pedestrian clear zone on the existing sidewalk, while gaining as much usable outdoor space as possible. The depth will also vary due to an existing tree well.</p> <p>The applicant is proposing a black handrail and yellow tables and chairs. Staff finds that these selections are appropriate for this location and the block.</p>
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