City of Richmond, Virginia
Department of Planning and Development Review
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To: Urban Design Committee
From: Planning and Preservation Division
Date: January 10, 2019
RE: **Outdoor dining encroachments associated with Brenner Pass Restaurant, 3200 Rockbridge Street; UDC 2019-03**

I. APPLICANT
Lory Markham

II. LOCATION
3200 Rockbridge Street

Property Owner:
City of Richmond right-of-way

III. PURPOSE
The application is for an outdoor dining encroachment associated with Brenner Pass Restaurant

IV. SUMMARY & RECOMMENDATION
This proposal is for an outdoor dining encroachment for the Brenner Pass restaurant in the Scott's Addition neighborhood. The area will be enclosed by a revised 4' (previously 4'-11") high slat decorative barrier that will allow for visibility in to and out of the new dining area. The enclosure will be appropriately covered and maintain an effective width on the affected sidewalk. Outdoor dining at this location will enhance street vibrancy and community character.

Therefore Staff recommends that the Urban Design Committee recommend that the Director of Public Works grant final approval of the design.

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V. FINDINGS OF FACT
a. Site Description and Surrounding Context
The dining encroachment is bound by Rockbridge Street on the south, a parking lot to the north, Highpoint Avenue to the east, and Mactavish Avenue to the West. The area is zoned B-7 (Mixed-Use Business). This specific project is located closer to the intersection Rockbridge Street and Highpoint Avenue. The project area is located in the Scott's Addition Neighborhood.

b. 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.

c. UDC Review History
Although Staff was unable to identify any prior projects involving this property and rights-of-way, the restaurant has maintained a sidewalk café that was reviewed and approved administratively, in the proposed location since June 2017. The UDC frequently reviews encroachments.

d. Project Description
The existing restaurant, Brenner Pass, would like the ability to encroach into the right-of-way to provide an area for outdoor dining at the corner of Rockbridge Street and Highpoint Avenue. The encroachment would be 513 square feet into the sidewalk, leaving a minimum of 5'10" 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 Scott's Addition neighborhood.

e. Master Plan
This area falls within the Cleveland Station Area Vision in the 2017 Pulse Plan. It is noted that "The Cleveland Station area unifies two vibrant, distinct, pedestrian-oriented neighborhoods by maximizing the potential of under-utilized parcels and supporting new forms of development that are walkable, dense, and mixed-use." and further states "The Industrial Mixed-Uses in Scott's Addition accommodate the emerging residential, office, and retail uses alongside the established and emerging light industrial uses." (page 54).

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 Guidelines have this to say about outdoor dining "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." Also, "the outdoor dining furnishings should reflect the character of the restaurant while respecting the spirit of the street design" (page 29).

VII. ATTACHMENTS
   a. **Vicinity Map**
   b. **Application**
   c. **Plans**