




Urban Design Committee

Report to Department of Public Works

UDC 2024-12	Final Review	Meeting Date: 4/4/2024
Applicant/Petitioner	John Gaivos, Representative of Property Owner Andy Scudder, Johannas Design Group	
Project Description	UDC 2024-12 Section 17.05 Recommendation - Encroachment for permanent outdoor seating located at 2101 West Main Street (Sidewalk Cafe)	
Project Location		
Address: 2101 and 2103 West Main		
Property Owner: J & K Associates Of Virginia Llc		
ENCR-145377-2024, ENCR-145378-2024 The applicant proposes to install an outdoor dining area to the front and side of The Sidewalk Cafe on the sidewalk within the public right-of-way along West Main Street and South Rowland Street. The proposal will update and formalize COVID era outdoor seating. The installation will include enclosure barriers, metal tables and chairs, umbrellas, and canopies.		
UDC Recommendation	Approval	
Staff Contact	Ray Roakes, raymond.roakes@rva.gov , (804) 646-5467	
Previous Reviews	None.	
Conditions for Approval	None.	

Findings of Fact

Site Description	The subject property is located on the northeast corner of West Main Street and South Rowland Street. The adjacent neighborhood is developed with primarily residential rowhouse uses with some residential scale commercial.
------------------	---

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 through Section 17.05 of the City Charter.
Project Description	<p>The existing restaurant use, The Sidewalk Cafe, has requested to upgrade formalize COVID era outdoor seating. The encroachment would be a permanent installation of café seating.</p> <p>The encroachment would extend into the sidewalk, leaving a minimum of 6 feet clear for pedestrians on West Main, and 5 feet clear on South Rowland at all points. Approximately 10 sets of tables and chairs will be provided. Staff believes that the outdoor dining will contribute to the vitality of a popular neighborhood service. Formalizing existing outdoor seating further requires that the outdoor seating meet all City and Building Code requirements.</p> <p>All materials and fixtures proposed meet the City Café Design Standards, including metal railing, metal chair and table, and sturdy umbrella.</p>

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 increases the amount of activity on the street, creating an engaging space between buildings and passerby and increasing the vibrancy of the streetscape.
Urban Design Guidelines	<p>“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.”</p> <p>Also, “the outdoor dining furnishings should reflect the character of the restaurant while respecting the spirit of the street design” (page 29).</p>	<p>The proposed outdoor dining area will encroach into the ROW but leave a minimum of 5ft clear pedestrian path at all points. Approximately 10 sets of tables and chairs are proposed.</p> <p>Staff finds that the color and material of the outdoor meets City Café Seating Guidelines. The proposed black metal material will also match existing wrought iron fencing in the neighborhood.</p>

