



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Meeting Minutes - Final Urban Design Committee

Thursday, July 6, 2017

10:00 AM

5th Floor Conference Room of City Hall

Call to Order

Present -- 10 - * Chair Andrea Almond, * Vice Chair Andrea Levine, * Chris Arias, * Bryan Green, * Andrew P. Gould, * Giles Harnsberger, * Committee Member Dawn Hicks, * Committee Member David Johannas, * Jill Nolt and * Robert Smith

Roll Call

Present -- 8 - * Chair Andrea Almond, * Vice Chair Andrea Levine, * Chris Arias, * Giles Harnsberger, * Committee Member Dawn Hicks, * Committee Member David Johannas, * Jill Nolt and * Robert Smith

Absent -- 2 - * Bryan Green and * Andrew P. Gould

Secretary's Report

Mr. Son stated that he approved some banners for some Altria Theater events: Gabriel Iglesias, Fluffy mania, and ZZ top, the tonnage tour.

Consideration of Continuances and Deletions from Agenda

None

CONSENT AGENDA

[UDC 2017-25](#) Conceptual Location, Character, and Extent review of Sister City Waypoint Signage Installation, Kanawha Plaza, 701 E. Canal St.

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[DRPCF Approval Letter](#)

Mr. Arias stated that there were two option offered and inquired what option they are going with. Mr. Son stated that the Commission has decided to go with option A the duller sign.

Ms. Nolt inquired if they were going with the rounded panels and Mr. Son stated yes.

Mr. Marcus Squire, Chairman of the Sisters City Commission, stated that they are opting for site option A and stated that they are going for wayfinding signage B with the rounded edges. Mr. Squire stated that they are actually going to put the cap on the wayfinding sign and stated that they are waiting for an approval from the Mayor's Office to see if they can have the official seal of their emblem of Richmond, Virginia placed on the top. Mr. Squire stated that in regards to this they haven't heard

back from the Mayor's Office yet.

Mr. Smith inquired if the signage was going to be on the multi area and Mr. Squire stated that it is going to be in the center of the grassy area.

A motion was made by Ms. Almond to approve this Location, Character and Extent Item on the Consent Agenda, seconded by Mr. Smith. The motion carried by the following vote:

REGULAR AGENDA

[UDC 2017-23](#) Encroachment associated with Pies and Pints Restaurant and new outdoor dining structures, 2035 W. Broad St.

Attachments: [Location & Plans](#)
[Staff Report](#)

Ms. Nolt inquired about the consideration of decreasing the outdoor café and what the precedent is and inquired if what the criteria is now and stated that it is 5ft width or is the discretion of DPW. Ms. Nolt inquired if they were opening it up for flexibility, interpretation or confusion. Mr. Olinger stated that the sidewalk café is a minimum of 5ft left and stated that they are doing more encroachments than sidewalk café which is his first problem. Mr. Olinger stated that people are treating the 5ft minimum as a 5ft maximum and stated that as they have seen in some of the discussions they had about the streetscape plan that they are working on with the BRT on this area and stated that they basically have 18ft sidewalks. Mr. Olinger stated that the problem is that these things keep creeping out and it pinches them to do the other things they like to do in the first 6ft of the curb like street lights, street trees and bike racks and stated that if the first 12ft of your space is taken up by outdoor dining is not what they were envisioning. Ms. Nolt stated that they working to revise or adjust the ordinance and Mr. Olinger stated that he asked Mr. Son to work on the UDC standards for outdoor dining and stated that if they have to adjust the ordinance for sidewalk café they will.

Mr. Son stated that they are devising ways to strategize to see how they can accommodate outdoor seating but at the same time not diminishing the right-of-way for pedestrians. Mr. Son stated that until they can formalize the ordinance they are trying to work with folks to see how they can better address them.

Ms. Olinger stated that encroachment can either be amended or terminated by DPW and stated that once they have that discussion he wouldn't be opposed to going back to just encroachments.

Ms. Nolt stated that with the streetscape may very well be amenities between the curb and the 5 or 6 feet.

Mr. Olinger stated that the reason for the café ordinance was if they had relatively narrow sidewalks cross sections that could get to 5 ft. Mr. Olinger stated that it wasn't the idea that if a café had a fresh run of concrete for 20 feet in the front of the store where they can get 15ft then they will pinch them on doing anything else. Mr. Olinger stated that they need to go back and think about and make some corrections on what constitutes the minimum versus the maximum.

Ms. Almond stated that with this particular project majority of the entire width is leaving 8ft clear sidewalks that punches to 5ft 9 inches at a street light at one point. Ms. Almond stated that they are saying that as Broad Street development Guidelines come on board DPW has the ability to make anybody that this was approved to conform later. Mr. Olinger stated yes and stated that if they have enough room for someone to walk on the sidewalk with a 6ft clearance that would their intent long term. Mr. Olinger stated that they have the ability to terminate or change the ordinance.

Mr. Smith stated that it is particular important down this corridor because there is traffic right there and no parking and nor barrier between that.
Mr. Son presented that staff report.

Mr. Johannas stated that one thing here is that it is an interesting dimension because it gives you a 4 top and 2 top and 3 top at the bottom and stated that when they take the 9 inches out then you get the 2 top and then an aisle. Mr. Johannas stated that it reduces the amount of people that you have out on the street dining and stated that if you refer back to the Julip's photo it shows what they can look like.

Ms. Harnsberger stated that the tree wells are the major conflict on Broad Street and stated that from her perspective they want to encourage people to create a dining streetscape and stated that they must be able to fit enough tables on it. Ms. Harnsberger stated that she worry if they are going to be inconsistent and stated that she says that because she don't think those tree wells are appropriately sized at this point. Ms. Harnsberger stated that she doesn't see this as offensive to the pedestrian right-of-way but states that they need to fix the tree wells.

Mr. Arias stated that they need some continuity and that as you at the next building down they are not going to be able to do the same encroachment that these people are doing and stated that it would nice to see one continuous line that kind of organizes that whole side of the street.

Ms. Levine stated that she noticed in any of the considerations that they use the word consider and inquired why they are not being more substantial of what staff has recommended and stated that everything was a consideration. Mr. Son stated that ultimately this comes down to DPW and stated that they have the final say and stated that is why they were trying to work with the applicant because they don't have it in the ordinance. Ms. Levine stated that going back to Mr. Olinger statement that things can change later and stated that she don't think that is a reasonable or fair approach to a business because she feels that is going to make other businesses skittish. Mr. Olinger stated that when they did the tour he was saying 1/3 outdoor dining, 1/3 pedestrian passage way and 1/3 something else and stated that there was never any intention under the sidewalk café ordinance to give people more than half the sidewalk.

Ms. Almond stated that she agrees with Mr. Olinger and stated that the ordinance needs to be updated to better describe that. Ms. Almond also stated that she is having a hard time with pushing someone to change something that meets with they have established that is already in the ordinance.

Mr. Arias stated that being that this is a permanent structure versus and temporary structure then they should air on the side of conservancy.

Ms. Hicks inquired how do you go back and tell the owner to make it smaller and inquired what it would look like. Mr. Olinger stated that he would not like to do that.

Mr. Son stated that staff thinks they have done a great job programming the street and feels that it is going to add some vibrancy to the street and stated that the applicant is willing to work with staff.

Mr. Scott Gordon, representing the applicant and the owner, came up to answer questions.

Mr. Johannas stated that on the plans the doors are recessed. Mr. Gordon stated that the door on the right has already been built and stated that there was a rendering error

and stated that it was built recessed. Mr. Johannas stated that the plan shows the second door and Mr. Gordon stated yes that is the restaurant entrance and the next door over is the access to the patio from the restaurant.

Ms. Nolt stated if they were to reduce the outdoor dining by 9 inches what impact will that have to the service or seating. Mr. Gordon stated that they would need a perfect straight line which they don't have and stated that is a concession that they can make. Mr. Gordon stated that the temperature of the volts for the canopy every other light fixture in the restaurant is LED and stated that they will use the proper light temperature on the outdoor dining as well.

Mr. Arias inquired about the lighting on the signage and Mr. Gordon stated that the only up-lighting would be a small spot that you want see from the street and stated that they haven't designed the other light yet over the small canopy. Mr. Gordon stated that they are willing to work with the arborist on the tree wells and the right tree to put in the tree well and stated that they would like to take the tree down to a starter size to a 6 by 6. Mr. Gordon stated that will impact the pedestrian flow in a positive manner. Mr. Gordon stated that when you have a permanent outdoor dining it is more controlled versus having one that is not permanent because they can move it.

Ms. Levine inquired what they see as a minimum size that would be good for them and Mr. Gordon stated that they are building by building and a case by case basis.

Mr. Olinger stated that Ms. Almond's point was well taken and stated that at the end of the day it is still the public right of way and stated that they need to make sure that the public and the public issues are accommodated and stated that is the problem they are getting. Mr. Olinger stated that they don't have enough room against the curb to do things than they can't plant trees, they can put bicycles racks and do all the other things because they have to have room to let pedestrians walk through.

Ms. Almond inquired if the Guidelines that they are working on along Broad Street are going to have some targeted tree species for continuity and Mr. Olinger stated yes. Ms. Almond inquired if they had a timeline when that will begin and Mr. Olinger stated that they just had an all hands meeting with DPW, DPU, Urban Forestry and the Planning Department to talk about it and stated that DPW is looking to use one their annual contracts and stated that they did talk about species, spacing and all of that. Mr. Olinger stated that he agrees that the tree puts are way too large and stated that they need to think about a different kind of tree for that area. Ms. Almond stated that it will be better for them to wait on that and stated that because if there is a decision coming in the near future and stated that there is no point to plant a tree and then pull it up in a year or two. Mr. Olinger stated that they could wait on the installation of that tree.

The Committee briefly discussed staff recommendations in order to form a motion.

A motion was made by Ms. Harnsberger to approve the application with all of staff recommendations as presented with the exception of staff's second bullet point. The motion was seconded by Ms. Nolt.

Ms. Arias stated that it is not necessary for them to change the door swing on that one door since the rest of the structure is permanent.

Mr. Johannas stated that one of the things that he likes about the renovation is that it looks like a great renovation and stated that it looks like it's going to bring great animation to the street and the overhead doors are going to increase that animation. Mr.

Johannas stated that if they are looking at supporting this the level of detail they are going through to make this really interactive restaurant and service for the street.

Therefore, the recommendations for approval with the amended staff recommendations are:

- That the applicant consider decreasing the depth of the encroachment of the outdoor dining area from 9.5' to 8.75' (half of the width of the sidewalk width) or less. Although this meets the 5' minimum requirement, the City continues to see encroachments, especially on streets that are prime for more pedestrian activity (e.g., along the Pulse Corridor), that are in the 16-18' width range, leaving only the minimum amount of clearance. The proliferation of multiple establishments installing encroachments (not movable sidewalk cafes) has resulted in increased hardships for pedestrian navigation, especially pedestrians with disabilities, in corridors that are continuing to develop
- That, in regards to the awning, the applicant consider reconfiguring the valence to prevent glare from the proposed lighting elements or to confirm the lighting elements will be 3000K warm light LED or similar.
- That the applicant work with the Urban Forestry division to determine an appropriate tree species to be planted in the nearby tree well

A motion was made by Ms. Harnsberger that this encroachment be recommended for approval with all staff recommendations except for the second bullet point regarding the doorswings., seconded by Ms. Nolt. The motion carried by the following vote:

- Aye --** 9 - Chair Andrea Almond, Vice Chair Andrea Levine, Chris Arias, Andrew P. Gould, Giles Harnsberger, Committee Member Dawn Hicks, Committee Member David Johannas, Jill Nolt and Robert Smith

[UDC 2017-24](#) Conceptual Location, Character, and Extent review of Riverview Community Park, east of the 1800 block of Texas Ave.

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

Mr. Son read the staff report.

Mr. Gould inquired about the houses that are there now and Ms. Levine stated that they are still going to be affordable houses. Ms. Almond stated that project homes has all them and stated that next year they are going to be renovated.

Ms. Nolt inquired about the skate park and inquired what it means to be determined blended feature. Mr. Son stated that he is not sure and Ms. Nolt stated that it could mean blended grade.

Ms. Levine inquired about the skate park and if there is a noise ordinance and Mr. Son stated that when he was looking through the Urban Design Guidelines there was nothing regarding noise ordinance but states that he can discuss this with the applicant.

Mr. Arias inquired if there was a lighting schedule for the location and Mr. Son stated that there was not one submitted in the application but stated that they will discuss that with the applicant.

Ms. Nolt inquired if there are any planting plans and inquired if that was on staff recommendations and Mr. Son stated yes.

Mr. Son continued the staff report and recommendations.

Mr. Johannas inquired how long the walk path is and Mr. Son stated that the applicant can answer that.

Mr. Arias stated that having a skate park in the City of Richmond is an excellent idea and very much needed.

Ms. Levine stated that she would like to see a water hookup because of the garden, an electric hookup by the picnic area for block parties and neighborhood events and possible seating by the playground, restrooms and a noise ordinance.

Ms. Almond stated that she would like to see trash cans.

Ms. Victoria Campbell, the Community Garden coordinator, came up and gave a brief discussion about the project. Ms. Campbell stated that they will return with a more detail plan being that this is just a preliminary plan.

Mr. Johannas inquired how long the path is and Ms. Campbell stated that she think its 400ft long. Ms. Campbell stated that she thinks that the approval is already in for the skateboard park through City council and stated that they have a lot of community support.

Ms. Maria, Speaking as a board member for the Civic League, stated that she is very excited and stated that she thinks having an electric hookup and water is needed and should be included. Ms. Maria stated that they didn't want overhead lighting so that it would deter people from coming after hours.

Mr. Mark Brendan, with the Maymont Civic League states that they have no opposition to the park and stated that their groups has been meeting since 1957.

Mr. William Roberts, with the Richmond Young Professionals Kiwanis Club, stated that they are one of the main groups funding the park. Mr. Roberts stated that in reference to the pavers they are trying to stick with simple concrete and stated that they worked with the Maymont Civic League and they helped design the playground, pick the ages and equipment. Mr. Roberts stated that the City picked the 3 vendors and stated that they have great support from the community.

Mr. Johannas inquired if there was any thought about trees and shade and Mr. Roberts stated that they have been discussing this with DPU and DPW and stated that they don't know what features they are going with yet and stated that they are coming back with the plantings and trees.

A motion was made by Ms. Levine to accept the conceptual location, character and extent review of the application with staff recommendations including verification of any lighting to be considered at 3000K LED and that they consider both electric hookup in the picnic area, water hookup and a fountain, trash and recycle and to come back with playground furnishings, seating furnishings and a lighting plan. The motion was seconded by Mr. Arias and passed 7-0-0.

A motion was made by Ms. Levine to recommend approval of the item with staff recommendations and made further considerations for final review: that any lighting be 3000K LED and provide a lighting plan; that electric hookups in the picnic area be provided; that water hookups, including a water fountain be

provided; that trash and recycling receptacles be provided and that the applicant provide samples of playground furnishings and accompanying seating for the playground area, seconded by Mr. Arias. The motion was carried by the following vote:

Aye -- 8 - Chair Andrea Almond, Vice Chair Andrea Levine, Chris Arias, Andrew P. Gould, Committee Member Dawn Hicks, Committee Member David Johannas, Jill Nolt and Robert Smith

Excused -- 2 - Bryan Green and Giles Harnsberger

OTHER BUSINESS

Adjournment

Ms. Almond adjourned the meeting 11:05am