



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, January 5, 2017

10:00 AM

5th Floor Conference Room of City Hall

Call to Order

Roll Call

Present -- 7 - * Chair Andrea Almond, * Chris Arias, * Giles Harnsberger, * Vice Chair Andrea Levine, * Jill Nolt, * Robert Smith and * Committee Member Dawn Hicks
Absent -- 3 - * Andrew P. Gould, * Bryan Green and * Committee Member David Johannas

Approval of Minutes

1. [UDC MIN 2016.011](#) Minutes of the November 10, 2016 Meeting of the UDC to be Approved

Attachments: [Minutes to be Approved](#)

A motion was made by Harnsberger, seconded by Vice Chair Levine, that this Minutes be approved. The motion carried by the following vote:

Aye -- 6 - Almond, Arias, Harnsberger, Levine, Nolt and Hicks

Abstain -- 1 - Smith

2. [UDC MIN 2016.012](#) Draft Minutes of the December 5, 2016 UDC Meeting - to be updated before meeting with more detail

Attachments: [Draft Meeting Minutes of the December 5, 2016 Meeting of the UDC](#)

A motion was made by Chair Almond, seconded by Vice Chair Levine, that this Minutes be approved. The motion carried by the following vote:

Aye -- 4 - Almond, Levine, Smith and Hicks

Abstain -- 3 - Arias, Harnsberger and Nolt

Secretary's Report

Ms. Onufer stated that the Director, Mark Olinger might not be joining them for the meeting today for their other business items and stated that if he is able to come at the end of the meeting then they will discuss them. Ms. Onufer stated that one of them may come back at the February meeting and one may come back at the March meeting. Ms. Onufer introduced Mr. Joshua Son who is going to be taking over as the UDC Secretary for the foreseeable future and stated that he is already asking a lot of detailed questions and stated that they are going to be in excellent very well considered hands going forward. Ms. Onufer stated that she will be doing the February meeting and after that Mr. Son will be taking over and will respond to the Committees questions and addressing things in the future.

Consideration of Continuances and Deletions from Agenda

CONSENT AGENDA

Ms. Onufer stated that they had a request to move UDC 2016-54 from the consent agenda to the regular agenda to address some of the questions.

A motion was made by Ms. Harnsberger to move item number 2016-54 from the consent agenda to the regular agenda, seconded by Mr. Arias and passed 7-0-0.

REGULAR AGENDA

3. [UDC 2016-54](#) Review of outdoor dining encroachments at the intersection of N 23rd Street & Jessamine Street

Attachments: [Location & Plans](#)
[Staff Report to UDC](#)
[City Agency Comment](#)
[Applicant's Presentation: Update](#)
[UDC Member Comment](#)

Ms. Onufer read the staff report. Ms. Onufer stated that there is a letter from Mr. Bryan Green because this project falls under Commission of Architectural Review for review for the actual structure and the balconies and they have been approved by the Commission of Architectural Review. Ms. Onufer stated that Mr. Green included some language that is also in their staff report in terms of how CAR evaluates on an aesthetic merit and site furnishings and other aspects under their purview. Ms. Onufer stated that there is a letter from the City Pedestrian and Bicycle and Trails Coordinator who had some concerns about bike parking and sidewalk widths in the project. Ms. Onufer stated that ultimately those questions probably rest with the Public Works review of the encroachment while they are providing recommendations on the aesthetics but stated that she has asked the applicant to address those questions and talked to the Committee about the design of the overall project and how the outdoor encroachment fits into that capacity. Ms. Onufer stated that because this is a permanent outdoor dining encroachment that will go to the Planning Commission and recommendation for City Council as an ordinance.

Ms. Nolt inquired where the property line and where it is encroaching and Ms. Onufer stated that everything that is beyond the hypotenuse line is all public right-of-way and stated that the whole entire part of the outdoor dining is the encroachment. Ms. Nolt inquired how does that relate to the face of the building and Ms. Onufer stated that the face of the building is located at the property line because there are no door swings. Ms. Nolt stated that the dining will close at 11pm and stated that it looks like they would have to access the dining area to get to the main door and stated that she sees no gates that are going to close off the dining area and stated that it would seem like there would be something to barricade that so that it couldn't be used after 11pm. Ms. Onufer stated that the condition of the SUP is that the restaurant use including the patio will have to close to the public at 11pm.

Ms. Almond stated that from planning perspective related to Mr. Jacob Helmboldt comments about sidewalk widths and inquired if they have any concerns about the sidewalk widths. Ms. Onufer stated that they think providing a consistent sidewalk width within the area because it is a continuous block and is most important in the area. Ms. Nolt inquired if DPW completed their reviewed the sidewalk width and Ms. Onufer

stated no.

Ms. Almond stated that once this is a restaurant use she assumed that Public Works would look at whether there needs to be a painted crosswalk and Ms. Onufer stated yes and stated that there are some changes to the streetscape and traffic pattern that will change to respond to the traffic travel behavior in the area.

Ms. Harnsberger inquired about Mr. Helmboldt comment about the distance and Ms. Onufer stated that in general they are concerned about making sure that there is a minimum of 5ft clear. Ms. Harnsberger inquired if the plans are consistent with the complete street guidelines and Ms. Onufer stated yes and stated that in the future she will ask him to attend the meeting to clarify those components.

Mr. Arias inquired if there was anything submitted for lighting and Ms. Onufer stated no. Mr. Arias stated that he assumes that there is going to be lighting needed out there for the outdoor dining and Ms. Onufer stated that if it is added as another encroachment that will come through as part of another review and stated that they can add that in their motion as an additional conditions similar to the site furnishings.

Ms. Hicks inquired if the patio is on one side and Ms. Onufer stated yes.

Ms. Almond inquired about the existing tree and wants to see an enlarged plating space around that and Ms. Onufer stated that will be something the applicant can speak to on what their vision is for that.

Ms. Nolt stated that they can extend the tree wells.

Mr. Mark Baker, with Baker Development Resources on behalf of the owner, stated that he started to launch on the details that they were proposing and stated that so much of it has already been discussed. Mr. Baker stated that in responds to the tree wells on north 23rd Street it has an irregular unfinished edge and stated that they do want to clean that up and stated that the idea is to make that round in shape. Mr. Baker stated that they are going to selectively move some of those bricks and enlarge it and finish it with a soldier of bricks and use the remaining bricks somewhere else on the patio. Mr. Baker stated that the patio is essentially already that herringbone brick pattern. Mr. Baker stated that in regards to the trees on N. 23rd Street and how it was going to interface with the building and stated that there are 3 trees along that frontage and stated that the trees are accurate and appropriate and stated that they are mature or on their way to being mature. Mr. Baker stated that they were discussed at the approval during the SUP and stated that they will be pruned to accommodate the building with the condition of the SUP that if any trees are damaged during construction they have to be replaced by the owner. Mr. Baker stated that the width of the sidewalk on Jessamine is 5ft and 12ft on N. 23rd and stated that is consistent with the sidewalks that are existing and that are afforded by the SUP that are existing in the block.

Ms. Nolt inquired if there were 4 trees along the property line that's looks equally spaced and then on the other plans it looks like three trees that aren't equally spaced.

Mr. Baker stated that the 4th tree is further down looking from a different view. Mr. Baker stated that they don't have the lighting information and that would be for the applicant to decide and stated that they will be bringing that back at a later time. Mr. Smith state that there are some cobra heads on the streets and thinks there will be enough lighting and inquired if they are going to be gates on the patio. Mr. Baker stated that they haven't got a tenant yet and that it might be possible that they may close at or before 11pm. Mr. Smith inquired if there is a requirement to have a gates and Ms. Onufer stated that in terms of ingress and egress essentially Public Works is responsible for that and if they want a door swinging encroachment that comes out into the public right of way by opening out that will come to staff for an administrative review.

Mr. Baker stated that there is a requirement that the patio must be enclosed and think that the people will come on the patio from inside the restaurant.

Ms. Almond stated that in regards to the tree will she would recommend that it be a minimum of 30 square feet.

Public Comment

Ms. Liz Parker speaking as a resident, came and spoke for the project and is excited about the project and recommends that they have a crosswalk at 23rd Street and some street lights because it is poorly dim on that street.

Ms. Almond inquired if they could recommend DPW to put in crosswalks and Ms. Onufer stated that it is outside the review for encroachment and stated that she will share with them that it came up in public comment as request and they try to avoid mid-block crossings.

Ms. Levine stated that it is a great created use of space and inquired if they are going to have bike racks and Mr. Baker stated that in regards to the SUP that is a requirement for bike storage and stated that is not for the average bike rider and stated that they didn't propose a bike rack but the owner may come back with that.

Mr. Smith inquired if they can recommend that part of this go back to DPW and Ms. Onufer state that they will process it in terms of installing a City owned rack within the public right-of-way based on demand/ need or the time of the request and how many racks they have available. Ms. Onufer stated that they will review as an aesthetic only if it was an encroachment that was not meeting the set of standards that they reviewed and approved for City racks overall.

The Committee briefly discussed bike rack options.

Ms. Levine made a motion to approve the project with staff recommendations with the addition of consideration of any lighting and to recommend to DPW the fact that there may be bikes being locked on the aluminum railing and for an alternative to be addressed and recommend that the tree well be a circumference of 30 square feet minimum. The motion was seconded by Mr. Arias and passed by a unanimous vote.

OTHER BUSINESS

4. [UDC](#) Discussion of Broad Street Streetscape Design Guidelines

[2016-50](#)

Attachments: [1992 Broad Street Streetscape Design Guidelines](#)
[February Bus Tour Meeting Minutes](#)

5. [PDRPRES](#) Director's Report: Festoon Lighting

[2016-13](#)

Adjournment

Ms. Almond adjourned the meeting at 10:45am