



---

To: Department of Public Works  
From: Urban Design Committee  
Date: March 19, 2018  
RE: **VCU School of Engineering – Engineering Building (ERB) Streetscape Encroachments at 401 W. Main St. (W. Cary St., between S. Belvidere and S. Madison Streets); UDC No. 2018-12**

---

**I. APPLICANT**

Keith Van Inwegen, Virginia Commonwealth University (VCU)

**II. LOCATION**

City right-of-way along W. Cary St. between S. Belvidere and S. Madison Streets

**Property Owner:**

City of Richmond

**III. PURPOSE**

The application is for review of streetscape encroachments into the City right-of-way along W. Cary St. between S. Belvidere and S. Madison Streets.

**IV. SUMMARY & RECOMMENDATION**

This proposal shows a careful consideration to the existing character of the streetscape, between the existing curb and property line, on Cary St., Belvidere St., and Madison St. The proposal attempts to create a more unified character for both VCU and the downtown community of Monroe Ward. The proposed design further promotes walkability with enhanced pedestrian amenities such as curb bump outs and improved technology to promote street tree health. Furthermore, Staff finds the utilization of native species in the planting plan commendable.

Therefore, the Urban Design Committee recommends that the Department of Public Works approve the final design, with the following conditions:

- To incorporate the addition of one street tree in the planting bed near the south crosswalk (within the proposed curb bump out)

**Staff Contact:**

Josh Son, (804) 646-3741 // [joshua.son@richmondgov.com](mailto:joshua.son@richmondgov.com)

**V. FINDINGS OF FACT**

**a. Site Description and Surrounding Context**

The subject right-of-way is located in the vicinity of the Virginia Commonwealth University Monroe Campus along the north side of W. Cary St. between S. Belvidere St. and S. Madison St. and along a stretch of approximately 80 feet on the east side of S. Belvidere north from where it intersects with W. Cary St.

The right-of-way is adjacent to the current School of Engineering buildings, which lie to the north of W. Cary St. To the south, across W. Cary St., is mixed-use student housing with several commercial establishments, mostly restaurants, on

the ground floor. The surrounding area lies within the B-3 (General Business District) zoning district.

The programming of abutting streets are as follows: W. Cary St. carries eastbound, one-way traffic on two lanes and contains one lane of side street parking on either side; S. Belvidere, a seven lane arterial, carries northbound traffic on three lanes and southbound traffic on three lanes with an eastbound turn lane, there is no side street parking; S. Madison St. carries northbound, one-way traffic with a side street parking lane on each side.

**b. Scope of Review**

The project involves the provision of brick sidewalks, curb bump outs, granite curbs, street trees, and decorative street lights along the subject right-of-way. The City owns the rights-of-way, but VCU will perform all of the work and will be responsible for all of the maintenance, which puts the improvements in the category of encroachments.

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**

VCU has received recommendations of approval for various streetscape encroachments in the Monroe Park Campus the past few years, including City right-of-way adjacent to 601 W. Broad St. and 608 W. Grace St.

The UDC has also delegated certain routine items to staff for administrative review and approval, one example being VCU “standard” streetscape encroachment requests provided that criteria is met that follows the “VCU Standard Streetscape Encroachment Package”, dated June 9, 2016. This project proposes curb bump outs that propose to narrow existing curb-face to curb-face dimensions, therefore this application is subject to review by the committee.

**d. Project Description**

Virginia Commonwealth University is planning a new Engineering Research Building (ERB). The building will be located on the Monroe Park Campus adjacent to the current School of Engineering (SoEgr) buildings. Due to successful expansion of the School to date and planned growth in research funding, the need for the new space is immediate. The current SoEgr facilities will reach maximum use no later than 2017; therefore, an additional adjacent facility is critical to enable the school to meet the University’s Master Plan objectives. The primary focus of the ERB will be research and economic development.

The project site is bound by Belvidere Street, Cary Street and Madison Street. At the corner of Belvidere and Cary Street a curb bump out will be added for pedestrian safety. The streetscape will utilize the VCU campus standards to create a unified look that ties the campus together. The VCU campus standard brick paver will be used along the sidewalks and leading into the courtyard.

Where possible the light fixtures will be protected during construction. Along Cary Street, the streetlights will be replaced with the VCU campus standard spaced between the new tree trenches to provide adequate light coverage and prevent blockage from trees. The cobra head light at the corner of Belvidere and Cary Street will be moved out to the edge of the new curb bump out. The street trees along Cary Street are located too close to the construction zone for the new building and will have to be replaced. New tree trenches will be installed along the street to give the street tree root zone room to expand under the pavement. The tree trenches have been strategically placed along Cary Street to reduce dangerous mid-block crossing by students. The selected native street trees have been selected for their ability to thrive in tough conditions. A combination of grasses and irises will provide a “green” mulch cover in the tree trenches.

**e. Master Plan**

The subject right-of-way is located in the VCU & Downtown Neighborhoods Focus Area, as defined by the 2008 Downtown Master Plan, which designates the area as being part of the Urban Center area. One of the recommendations of the Plan is that “it is essential that trees are planted along all primary Downtown streets in order to create walkable districts” (page 4.15). Specific to the project area, the Plan notes that street trees should be consistently planted along Belvidere and other main streets to “emphasize their role as primary Downtown thoroughfares” (page 4.15).

**f. Urban Design Guidelines**

The Urban Design Guidelines states “the selection of appropriate paving materials should be based upon the desired visual image, compatibility with adjacent paving materials, performance, durability, maintenance requirements, and cost” (page 3). The Guidelines further note that “simpler paving designs are more compatible with diverse building styles and better unify the various design elements found on City streets” (page 3). The Guidelines also note that “existing granite curbing should be retained” and that “the number, size and location of curb cuts should be examined for potential conflicts with pedestrian and vehicular circulation” (page 4). Lastly, the Guidelines state that “streetscape elements, such as street trees and street lighting, should be used to encourage pedestrian activity” (page 5).

**VI. ATTACHMENTS**

- a. Vicinity Map**
- b. Application**
- c. Plans**