

From: Lynn Ellen Queen <lynnellenq@gmail.com>
Sent: Thursday, April 15, 2021 2:46 PM
To: Brown, Jonathan W. - PDR
Subject: 520 25th St SUP – Concerns

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Mr. Brown,

My husband and I own and live in the house at 514 N. 25th St., just three houses down from the new Trapezium brewery building. I am writing to let you know that I am very concerned with the proposed SUP for Trapezium's property at 520 N. 25th Street that is up for review.

In particular, I'm concerned about the neighborhood being able to absorb the parking that the requested capacity of the building will require. I shared this concern with Trapezium's representative who reached out to the neighbors in greeting and was told that they expect to get most of their traffic from people walking to the brewery from the neighborhood. Given that they are requesting capacity for 48 people outside, 60 - 80 people on the first floor, and additional people (15, 30, 50?) in the event space on the third floor, a full evening for them could be 125 - 175 people. That is far more than will be wandering in from the neighborhood and, as a business owner doing a bit of quick math, the cost of the building and renovations will require traffic coming from outside the neighborhood, and they will require parking.

While I understand that the SUP in question is just for Trapezium, I also think the City needs to see this in the context of the entire neighborhood. One block away is the Roosevelt, which brings in diners from outside the neighborhood. Then, there is the development being built across from Sub Rosa that will require parking in the neighborhood. Church Hill Presbyterian Church, formerly Leigh Street Baptist Church across from the Trapezium building, has evening activities that require parking in addition to what's available to them in their parking lot. Then, one block up the street is Liberty Public House and Frontier, also both open in the evenings and accessed by those not within walking distance.

In addition, the size and scale of the project is not compatible with the intent of the R-63 zoning, as stated below. The SUP states “the special use granted by this ordinance will not be detrimental to the safety, health, morals and **general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.**” I ask that you consider how this request impacts the welfare of the community and congestion in the area as you decide on capacity issues.

Please know that I am not against Trapezium moving in and am, in fact, pleased that they have improved the property. My concern is that the size of their establishment is not small like Sub Rosa, the Roosevelt, Liberty Public House, and Frontier. It is probably closer to the size of all of those together. That will change the feel of the surrounding neighborhood - which is a lovely combination of a few small businesses mixed with mostly residential housing - and bring traffic and parking congestion that will come with having a sizable brewery planted in the middle of a line of homes.

Thank you for your consideration of my concerns.

Sincerely,

Lynn Ellen Queen

804-647-5168

Intent of R-63 District.

Pursuant to the general purposes of this chapter, the intent of the R-63 district is to encourage development of medium density neighborhoods comprised of a mix of residential uses and to promote a pedestrian oriented urban environment that is **primarily residential in character, but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents** and provide opportunities for residents to live and work within the neighborhood. [SIC]. The district regulations permit corner commercial uses that are **limited in location, type and scale** and are intended to provide for the convenience of neighborhood residents within walking distance, **to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside a neighborhood.** [SIC] Finally, the district regulations are intended to **ensure adequate accessible parking**, safe vehicular and pedestrian circulation, and to provide for limited interruption by driveways and vehicular traffic across public sidewalk areas along principal street frontages.

From: Mark Lavery <markjlavery@gmail.com>
Sent: Thursday, April 15, 2021 2:30 PM
To: Brown, Jonathan W. - PDR
Subject: Re: Parking on the 25 St

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Hi Jonathan

I am opposed because parking has not been addressed

Sent from my iPhone

> On Apr 15, 2021, at 2:18 PM, Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com> wrote:

>

> Mr. Lavery,

> Thank you for your message. Please let me know if you wish to include this letter to the upcoming Planning Commission agenda as a formal letter of "opposition" or "support" for the project at 520 N 25th St.

> Be well,

> Jonathan

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> Jonathan W. Brown

> Senior Planner

> Land Use Administration

> ADU Program Manager

> City of Richmond, Virginia

> 804-646-5734 (office)

> Jonathan.Brown@richmondgov.com

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> -----Original Message-----

> From: Mark Lavery [<mailto:markjlavery@gmail.com>]

> Sent: Thursday, April 15, 2021 1:39 PM

> To: Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>

> Subject: Parking on the 25 St

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> Hi Jonathan I am a 25 st resident (612 N 25th st). I am pleased with the growth and feel great days are ahead for our neighborhood.

> The one alarming issue I see ,as one SUP after another makes it thru the approval process, is the zoning requirements for parking are either relaxed or ignored completely.

> I think it would be wise to take a proactive approach to ensure parking is included as a major factor for long term growth.

> As a long time resident of Church Hill I can assure you parking is more challenging today than it was a couple of years ago The New Brewery at 25th and Leigh The complex at Jefferson and 25th will undoubtedly make parking quite a bit more difficult (additional 250 cars is a reasonable estimation for a 1000 person per day the increase in the neighborhood) These two projects are well underway and will be coming on line this summer. The greater issue I see for the future of the corridor is the number of large under used or undeveloped structure that will come online in the near future. Churches/ Funeral homes/department stores The infrastructure when these buildings were constructed relied mainly on public transportation, (cars were a luxury) It is likely we are on a path back to that type of infrastructure, (like exist in many city's to our North) The trick is to make that transition as easy as possible.

> If parking is providing now residents visitors and shoppers will identify this area as a destination that is easily accessible.

> This will keep us from going thru the pain of "The boom bust cycle that happened in the Fan and Cary town.

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> Thank you

> Mark Lavery

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> Sent from my iPhone

From: [Mackie Blaylock](#)
To: [Brown, Jonathan W. - PDR](#); [Ebinger, Matthew J. - PDR](#)
Subject: Development of 520 N. 25th Street/Permits required
Date: Tuesday, March 16, 2021 2:35:33 PM

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Dear Mr. Brown and Mr. Ebinger,

My name is William Blaylock. My wife and I have owned a home at 2502 E. Leigh Street for the past 17 years. I'm writing to you regarding the Waukeshaw/Ninety Three/Trapezium development project underway across the street from me at 520 N. 25th Street. Sam Patterson from Cynthia Newbille's office has directed me to you, as he could not/would not provide any clarity.

As a resident who lives within 150 feet of this property and has experienced years of Masonic Lodge noise, drunkenness, and street parking consumption, I'm extremely displeased about the possibility of a brewery setting up shop. I say "possibility," however from the major work that's been happening on the site for months now, it all seems like a done deal.

Can you please explain the status of permits regarding the property. Was a conditional permit granted? I understand that R-63 zoning does allow corner lot restaurant/commercial use, but with the larger square footage involved won't a special use permit be required? I haven't received any notice of a public meeting to date. I did just receive a notice from CAR regarding the March 23 meeting to discuss granting a Certificate of Appropriateness.

I have one other question regarding protocols for notifying city residents that will be impacted by development projects. Does the city/should the city do any outreach prior to putting a project into motion—even conditionally? I heard about this project through the media. I have learned that Ninety Three offered up a presentation to the Church Hill Association back in November. I would have appreciated that same courtesy.

Thank you for your time. Look forward to hearing from you.

Sincerely,
William M. Blaylock, Jr.