

## **Ebinger, Matthew J. - PDR**

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**From:** Katy Thomas <kthomas99@gmail.com>  
**Sent:** Saturday, April 17, 2021 8:33 PM  
**To:** Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR; Newbille, Cynthia I. - City Council  
**Subject:** Re: 520 25th St. SUP - Major Concerns  
**Attachments:** UHCA Q+A (2).pdf

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To Whom it may concern,

As a follow-up to my initial email, I wanted to share questions submitted by members of the Union Hill Association last week, in the quarterly meeting, and the replies from the developer/owner of 520 N25th Street.

Upon review, it is clear that the developer's intent is not reflected in the proposed SUP for 520 N 25th St. The answers are more aligned with the intent of R-63 and will address most of the concerns I have expressed. I ask the commission to ask the developer to update the SUP to reflect their intent, around hours of operation to the public and the maximum building capacity of 130 people, and resubmit the SUP for review.

The questions and answers are attached here for your review.

Thank you,

Katy Thomas  
2500 E Leigh St., Richmond, VA 23223

On Fri, Apr 16, 2021 at 1:01 PM Katy Thomas <kthomas99@gmail.com> wrote:

To whom it may concern,

I reside at 2500 E Leigh St. and am writing to let you know that I am very concerned with the proposed SUP for 520 N25th street that is up for review. The size and scale of the project is not compatible with the intent of the R-63 zoning, as stated below, and I have serious concerns over the potential capacity and associated parking issues it will create. 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**" and I looking to you to ensure this is true.

My understanding is that the maximum capacity outside is 48 people, per the SUP, and that the estimated capacity on the first floor is estimated at 60-80, based on the fire marshal ruling. There is currently no stipulation on the second-floor area which is 4,500 sqft but the owner intends to occasionally host small events of 15-30 people.

To ensure compliance now and in the future when the property may convey, I ask the planning commission to stipulate a cap for the first-floor beer hall and the second-floor event space, and/or for the **total capacity (outside + first floor + second floor)**, as that may provide more flexibility and use for the various areas, as part of this SUP. There is no parking required and our neighborhood cannot absorb vehicular traffic and associated parking for such a large space. I don't know of any other establishment in Church Hill under R-63 that has a capacity that exceeds 130 and would like to use that as a benchmark to consider for the maximum capacity.

Thank you for your consideration.

Katy Thomas

804.543.0983

Q: What are the hours of operation for the public?

A: Our typical business hours at our other locations are 4 PM-9 PM Monday-Thursday, 4 PM-10 PM on Fridays, 12-10 PM on Saturdays and 12-7 PM on Sundays. We are still determining our hours of operation for this location, but they will be in line with our other locations.

Q: The SUP states a maximum of 10 employees will be onsite during the hours of operation. Does this include independent contractors or other vendors such as caterers who can bring staff on site that will serve customers?

A: We do not anticipate having independent contractors operating at the building. We will provide food service and do not permit outside food vendors.

A: How will your 10 employees be parking and getting to work?

Q: We have no way of knowing this until we hire our staff. We will have very limited brewing staff on site and have yet to hire our serving and cooking staff. We anticipate hiring locally and will encourage all local staff to walk, bike, or use public transportation to get to work.

Q: Is there an expectation for vendors?

A: I don't completely understand this question, please see our answer regarding outside vendors above.

Following questions are in relation to Trapezium's allowance of patrons (via SUP, and not based on fire marshal/code):

Q: What is the business plan for how many people you expect to serve in the beer hall downstairs, and what is the maximum capacity?

A: We do not have a maximum capacity yet as that will be determined by the City. However, our current space/seating plan for the downstairs area accommodates approximately 60 patrons inside and 48 patrons outside.

Q: What is the plan for the upstairs and what is the maximum capacity?

A: We plan to use the upstairs space more as a seating option for larger parties, rather than for big events. This would include things like a small birthday gathering or retirement party, on the order of about 10-20 people.

Q: The SUP states that the outside area will have seats for 48. What is the maximum capacity of the outside area? Including standing?

A: We do not plan to accommodate non-seated guests outside, so the occupancy will be 48 patrons. Our business/operational model is based on having seated customers.

Q: What is the total maximum capacity for the outside, beer hall, and upstairs at any single point in time?

A: We would anticipate accommodating 100-120 patrons maximum when the entire property is in use.

Q: What is the total maximum capacity of the entire property to include customers, vendors, and employees?

A: We expect the total maximum number of people on the entire property to be approximately 130 people when we are operational. However, the maximum capacity will technically be defined by City code officials.

Q: What foot-traffic-versus-driving studies have you (and city planners) conducted to back up previous claims that parking won't be an issue?

A: Prior to acquiring the building and since taking ownership, we've paid close attention to parking and spoke with several neighbors about parking patterns. We are confident that with the different modes of transportation available at this site, there will be sufficient parking for our operation.

It should be noted that we are not the first business to come into this community without designated parking. Multiple hospitality businesses have been established in recent years without dedicated parking. Customers are getting used to patronizing businesses in more urban areas and having to walk to the establishment they are seeking out. As this neighborhood continues to evolve, the parking situation will evolve with it.

Q: What might the parking situation be if you're hosting a special event while also operating regular brewery hours?

A: Our event operations will be limited as previously noted. The parking situation will not change regardless of our operations.

Q: Will you seek special no-parking zones?

A: No.

Q: Will staffing numbers increase?

A: We don't anticipate staffing numbers to increase based on the size of the space and planned scale of our operations.

Q: If Trapezium wants to encourage bus transit, are you taking any steps to enhance the surrounding bus stops patrons would use?

A: We think that the bus stop in front of the building would be much better with a shelter for riders. We are working hard to get through the rezoning process, and then would like the opportunity to partner with community associations, the City, and GRTC to get a shelter built at the N. 25<sup>th</sup> and E. Leigh St. bus stop.

Q: The SUP mentions that no live music shall be permitted outside. Will any music be allowed outside and will live music be permitted inside?

A: Ambient, recorded music will be permitted outside and recorded and live music will be permitted inside. However, we don't anticipate hosting live music frequently. Our goal is to provide patrons with an environment where they can enjoy a conversation over a beer and a nice meal. We do not play loud music at any of our locations as we feel it detracts from the customer experience.

Q: What is the latest live music will be played?

A: If we were to host live music inside, the latest it would be played is 10:30 PM to allow time for closing.

Q: What is the latest music will be played outside?

A: Ambient recorded music will be permitted to be played outside until 11 PM per the SUP language.

**From:** J.C <jungmokchae@gmail.com>  
**Sent:** Sunday, April 18, 2021 10:31 AM  
**To:** Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR; Newbille, Cynthia I. - City Council  
**Subject:** 520 25th St SUP – Concerns for your attention

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To whom it may concern,

I reside at 614 N 25TH ST. and am writing to let you know that I am very concerned with the proposed SUP for 520 N25th street that is up for review. The size and scale of the project is not compatible with the intent of the R-63 zoning, as stated below, and I have serious concerns over the potential capacity and associated parking issues it will create. 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**” and I looking to you to ensure this is true.

My understanding is that the maximum capacity outside is 48 people, per the SUP, and that the estimated capacity on the first floor is estimated at 60-80, based on the fire marshal ruling. There is currently no stipulation on the 2<sup>nd</sup>-floor area which is 4,500 sqft but the owner intends to occasionally host small events of 15-30 people. To ensure compliance now and in the future when the property may convey, I ask the planning commission to stipulate a cap for the first-floor beer hall and the second-floor event space as part of this SUP. **There is no parking required and our neighborhood cannot absorb vehicles for such a large space.**

**Key Points:**

- 1. Parking situation: There is another big commercial building under development one block away. This needs to be accounted for planning for residents.**
- 2. Outside music must be restricted up to certain level. Shouldn't be too loud to impact the neighborhood.**
- 3. There must be some strong rules (lawful) that are enforcing the developer/owner to be accountable.**

Thank you for your consideration

Jungmok "JC" Chae

804-420-2347

**From:** Lynn Ellen Queen <lynnellenq@gmail.com>  
**Sent:** Friday, April 16, 2021 1:56 PM  
**To:** Ebinger, Matthew J. - 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. Ebinger,

I sent the following message to your colleague, Jonathan Brown, yesterday, and wanted to make sure you saw it as well.

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

**From:** Katy Thomas <kthomas99@gmail.com>  
**Sent:** Friday, April 16, 2021 1:02 PM  
**To:** Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR; Newbille, Cynthia I. - City Council  
**Cc:** David Herring  
**Subject:** 520 25th St. SUP - Major Concerns

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To whom it may concern,

I reside at 2500 E Leigh St. and am writing to let you know that I am very concerned with the proposed SUP for 520 N25th street that is up for review. The size and scale of the project is not compatible with the intent of the R-63 zoning, as stated below, and I have serious concerns over the potential capacity and associated parking issues it will create. 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**” and I looking to you to ensure this is true.

My understanding is that the maximum capacity outside is 48 people, per the SUP, and that the estimated capacity on the first floor is estimated at 60-80, based on the fire marshal ruling. There is currently no stipulation on the second-floor area which is 4,500 sqft but the owner intends to occasionally host small events of 15-30 people.

To ensure compliance now and in the future when the property may convey, I ask the planning commission to stipulate a cap for the first-floor beer hall and the second-floor event space, and/or for the **total** capacity (outside + first floor + second floor), as that may provide more flexibility and use for the various areas, as part of this SUP. There is no parking required and our neighborhood cannot absorb vehicular traffic and associated parking for such a large space. I don't know of any other establishment in Church Hill under R-63 that has a capacity that exceeds 130 and would like to use that as a benchmark to consider for the maximum capacity.

Thank you for your consideration.

Katy Thomas

804.543.0983



**From:** Mackie Blaylock <mackieblaylock@icloud.com>  
**Sent:** Friday, April 16, 2021 3:06 PM  
**To:** Brown, Jonathan W. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** Newbille, Cynthia I. - City Council; Patterson, Samuel - City Council Office  
**Subject:** Concerns about SUP for brewery at 520 N. 25th Street

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4/16/21

Dear Mr. Brown and Mr. Ebinger,

This is William Blaylock from 2502 E. Leigh Street again. I have additional comments regarding the Trapezium project and SUP. I'd appreciate it if you would add this submission to the opposition statement I sent back in March.

#### **Issue 1**

**A finalized SUP was posted to the Planning Commission's web page for public scrutiny just days prior to the 4/19 meeting** to consider the project. This allows little time for citizens to evaluate and should be grounds enough for the **Commission to delay approval**.

The developer (and city planners?) has courted the Church Hill Association since the fall—presenting to that group several times and collaborating on drafts of the special use permit. However, **there's been little to no outreach to rest of the neighborhood, particularly those who live in close proximity to the building and will be impacted.**

There are approximately 200 members of the CHA. This is a tiny sliver of the neighborhood, and it should not speak for the rest of us.

I was also informed that once the SUP was introduced on March 22, certified mailings would be sent to owners of property within 150' of the property. I have not received that mailing.

#### **Issue 2**

**A brewery operating on a residential block is incongruent with the intent of R-63 Zoning.**

Section 30-419.1 of the City code states that R-63 zoning should *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.*

*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...***

This proposed project ignores the intent. **A brewery is not your local pub.** It is closer to a tourist attraction that will certainly draw visitors from outside the neighborhood. While foot traffic would surely be part of Trapezium's patronage, I'd be naïve to think that beer enthusiasts arriving in cars would be minimal. After all, a restaurant/drinking establishment needs volume to succeed.

### **Issue 3**

**Residents are very concerned with parking and noise and have questions about how the SUP addresses/doesn't address these issues.**

The ordinance states that the special use of the property *will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved...and cause an undue concentration of population.*

How can that be the case if no off-street parking will be required, and the brewery can operate 7 days a week from 10a.m. to 11p.m?

Have foot-traffic-versus-driving studies been conducted to back up the conclusion that parking won't be an issue?

What might the parking situation be if the brewery hosts a special event while also operating regular brewery hours?

The SUP does not include numbers regarding maximum person capacity for the interior first floor and the upstairs event space. A developer representative has told me downstairs will "likely" allow 60-80 patrons.

The SUP does state that the outdoor seating area will accommodate a maximum of 48 patrons. Can you confirm that this is for the entire outdoor space and not just for seated patrons?

The SUP mentions that no live music shall be permitted outside. Will any music be allowed outside and will live music be permitted inside?

I'm not anti-business. However, what Waukeshaw is proposing for my corner is **a food-and-beverage destination that's larger than any of the other neighborhood establishments** in Church

Hill. **It will change the dynamics of this residential area.** And the decisions the Commission and City Council make will be setting a precedent for post-Trapezium owners of the property.

Thanks for your time and consideration.

William Blaylock  
2502 E. Leigh Street

**From:** Torrey Strickland <torreystrickland@gmail.com>  
**Sent:** Saturday, April 17, 2021 2:27 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Concerns over 520 N25th SUP

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To whom it may concern,

I reside at 602 N25th street and am writing to let you know that I am very concerned with the proposed SUP for 520 N25th street that is up for review. The size and scale of the project is not compatible with the intent of the R-63 zoning, as stated below, and I have serious concerns over the potential capacity and associated parking issues it will create. 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**” and I looking to you to ensure this is true.

My understanding is that the maximum capacity outside is 48 people, per the SUP, and that the estimated capacity on the first floor is estimated at 60-80, based on the fire marshal ruling. There is currently no stipulation on the second-floor area which is 4,500 sqft but the owner intends to occasionally host small events of 15-30 people.

To ensure compliance now and in the future when the property may convey, I ask the planning commission to stipulate a cap for the first-floor beer hall and the second-floor event space, and/or for the **total** capacity (outside + first floor + second floor+basement), as that may provide more flexibility and use for the various areas, as part of this SUP. There is no parking required, per the proposed SUP, and our neighborhood cannot absorb that much vehicular traffic and the associated parking for such a large space. I don't know of any other establishment in Church Hill under R-63 that has a capacity that exceeds 130 and would like to use that as a benchmark to consider for the maximum capacity.

Thank you for your consideration.

Torrey Strickland

**From:** Brown, Jonathan W. - PDR  
**Sent:** Monday, April 19, 2021 8:36 AM  
**To:** Ebinger, Matthew J. - PDR  
**Cc:** Zoe York  
**Subject:** FW: Trapezium @ 520 N 25th St SUP – A near neighbor's serious concerns

This opposition letter came in on Friday.

**Jonathan W. Brown**  
Senior Planner  
Land Use Administration  
ADU Program Manager  
City of Richmond, Virginia  
804-646-5734 (office)  
[Jonathan.Brown@richmondgov.com](mailto:Jonathan.Brown@richmondgov.com)

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**From:** Bill Queen [<mailto:bqueenjr@gmail.com>]  
**Sent:** Friday, April 16, 2021 11:31 AM  
**To:** Brown, Jonathan W. - PDR <[Jonathan.Brown@richmondgov.com](mailto:Jonathan.Brown@richmondgov.com)>  
**Subject:** Trapezium @ 520 N 25th St SUP – A near neighbor's serious concerns

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Mr. Brown:

As a very close neighbor to Trapezium (only three doors south) I wish to share my concerns about the upcoming SUP review noted above.

Having lived here for four and a half years, I have significant experience with traffic, parking, and noise issues from the Masonic Lodge's previous uses of that building. It appears that the SUP for Trapezium will allow similar issues to go unaddressed.

I have been told by Trapezium staff they expect most patrons to walk or ride bicycles to the facility. If that were true, I would not be so concerned about traffic and parking issues, but I do not believe that is how most people will travel to Trapezium, especially not after dark. My experience is that nearby establishments such as Sub Rosa Bakery, The Roosevelt Restaurant, Union Market, and Liberty Public House all draw largely from a clientele that do not walk or ride bicycles to those locations. Parking is not being given serious enough consideration in this SUP. Traffic, especially so close to the intersection of N 25th and Clay, notorious for its many, frequent, and serious accidents, is also not being addressed. The only way I can see these issues being addressed is by more strict limitations on the occupancy numbers for the facility,

especially some kind of total cap, that would include all of the outside, 1st floor, and 2nd floor, for simultaneous use.

Because my home is located within the Church Hill North Historic District, I personally had to reduce the number of solar panels I was allowed to install upon my roof so that they would not be visible from either the street, or the alley, as part of the restrictions to keep this immediate neighborhood's historic character intact. I do not see how outside music can be justified as compatible with this historic character. When the Masonic Lodge rented its space out for special events, the music was almost always so loud coming from inside of the facility that it was a major inconvenience to my family. I do not see how outside music can be offered that is any less obtrusive.

It appears that the Church Hill Association has not raised any of my concerns in their review of the SUP. I used to be a member of that group, but ceased to be after several years, when it became clear to me that their concerns, membership, and understanding of what is important to "Church Hill" did not extend as far north as my home or the Church Hill North Historic District. They did not make any attempt to contact us adjacent and nearby neighbors to Trapezium for our input prior to their response. I would ask you to give my concerns and those of others who are truly to be directly impacted by Trapezium more importance than the concerns, or lack of concern, of the CHA.

My hope is that with proper limitations, Trapezium can be a good neighbor. Without such limitations, I do not see how they will fit in here. Please share these concerns with other members of the Planning Commission as you debate the significant and possibly harmful impact this new enterprise could have upon this historic neighborhood.

Thank you.

The Rev. Bill Queen, Jr.  
514 N 25th St  
Richmond, VA 23223  
804-301-0927

**From:** Ginny Conmy <ginny.conmy@gmail.com>  
**Sent:** Sunday, April 18, 2021 11:55 AM  
**To:** Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR; Newbille, Cynthia I. - City Council  
**Subject:** Fwd: Urgent: 520 N. 25th Street SUP

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Sent from my iPhone

Begin forwarded message:

**From:** Ginny Conmy <[ginny.conmy@gmail.com](mailto:ginny.conmy@gmail.com)>  
**Date:** April 18, 2021 at 10:49:53 AM EDT  
**Subject:** Fwd: Urgent: 520 N. 25th Street SUP

Sent from my iPhone

Begin forwarded message: from

**From:** Mary Anne Conmy <[maryanneconmy@yahoo.com](mailto:maryanneconmy@yahoo.com)>  
**Date:** April 16, 2021 at 4:35:29 PM EDT  
**To:** Ginny Conmy <[ginny.conmy@gmail.com](mailto:ginny.conmy@gmail.com)>  
**Subject:** Fw: Urgent: 520 N. 25th Street SUP

Here's the letter for you to email to the following addresses. You just need to put in your address in the first line of the letter:

[Jonathan.brown@richmondgov.com](mailto:Jonathan.brown@richmondgov.com)

[Matthew.ebinger@richmondgov.com](mailto:Matthew.ebinger@richmondgov.com)

[Cynthia.newbille@richmondgov.com](mailto:Cynthia.newbille@richmondgov.com)

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Friday, April 16, 2021, 1:49 PM, Mary Anne Conmy <[maryanneconmy@yahoo.com](mailto:maryanneconmy@yahoo.com)> wrote:

To [Jonathan.brown@richmondgov.com](mailto:Jonathan.brown@richmondgov.com),  
[Matthew.ebinger@richmondgov.com](mailto:Matthew.ebinger@richmondgov.com),  
[Cynthia.newbille@richmondgov.com](mailto:Cynthia.newbille@richmondgov.com)

I live close by to the construction site am writing to let you know that I am very concerned with the proposed SUP which is up for review. I did not receive ANY communication from the city or the developer about their plans for this property until a week ago after my friend heard about this project while in conversation with a neighbor.

The size and scale of the project is not compatible with the intent of the R-63 zoning, as stated below, and I have serious concerns over the potential capacity and associated parking issues it will create.

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**” and I looking to you to ensure this is true.

My understanding is that the maximum capacity outside is 48 people, per the SUP, and that the estimated capacity on the first floor is estimated at 60-80, based on the fire marshal ruling. There is currently no stipulation on the 2<sup>nd</sup>-floor area which is 4,500 sqft but the owner has no intention of setting a capacity limit for his event space!

To ensure compliance now and in the future as when the property may convey, I ask the planning commission to stipulate a cap for the first-floor beer hall and the second-floor event space as part of this SUP. There is no parking required and our neighborhood cannot absorb vehicular for such a large space.

The SUP approval process needs to be more transparent and needs to



involve the residents who will be the most impacted by the SUP.

Thank you for your consideration.

Virginia Conmy

[Sent from Yahoo Mail for](#)

**From:** Jane Walters <janeemilywalters@gmail.com>  
**Sent:** Sunday, April 18, 2021 10:59 AM  
**To:** PDR Land Use Admin; Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR  
**Subject:** ORD. 2021-084 520 North 25th Street

**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.

Good morning,

I'm a resident of Church Hill and I'd like to express my thoughts ahead of tomorrow's council meeting and the discussion of the new Trapezium Brewery plans at 520 N. 25th St. I live a block away from the planned brewery and have discussed the brewery with several other local residents. There seem to be a wide range of concerns, but I'd like to highlight a few that stand out to me:

1. **Parking:** There is simply not adequate parking in the area to support the planned capacity of the brewery without seriously inconveniencing residents. I read the zoning change proposal and do not see parking mentioned at all. I don't think this will be a problem that will "solve itself." I am one of a very small number of residents on this block (and the adjoining block of 26th St.) who have off-street parking. The majority of folks have to park on the street. As it is, there is just enough parking most of the time, but visitors to the Bowler Retirement Community and the Baptist Church sometimes push the parking to the point where residents cannot park on the block and must look elsewhere. Adding brewery patrons into the mix would result in an overflow situation, especially on weekends when most people are home, and presumably the brewery would do the most business. There was some sort of meeting at the proposed location last weekend (appeared to be contractor bidding), and cars from that disturbed the street parking situation.
2. **Foot traffic:** This is a residential area, and most of the homes here (including my apartment building) have zero to minimal setback from the street and sidewalk. This can already be a bit of inconvenience for residents (for example, passers-by looking in windows and causing noise), but I can imagine it would only increase and disturb day-to-day activities (including outdoor recreation for the Bowler Retirement residents, who like to take walks around the area).
3. **Noise:** This is a particular concern. I understand that limits for outdoor music have been set, but I have heard from more long-standing residents that when the Masonic Lodge was open, they could often hear indoor music and noise.

All of these concerns seem to point to the fact that a brewery may not be the best fit for an area where it could disturb residents, a retirement community and a church. I have no doubt that it

will be a fun place to go and an interesting business venture, but I just don't think this is the right place for it.

Thanks for your consideration,

Jane Walters  
434-294-2448  
2517 E. Leigh St.  
Richmond, VA 23223

**From:** Rachel Laula <rachelclaula@hotmail.com>  
**Sent:** Monday, April 19, 2021 9:31 AM  
**To:** Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR; Newbille, Cynthia I. - City Council  
**Subject:** SUP - 520 N 25th St

**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.

To whom it may concern,

I reside at 517 N 26th St and am writing to let you know that I am very concerned with the proposed SUP for 520 N25th street that is up for review. The size and scale of the project is not compatible with the intent of the R-63 zoning, as stated below, and I have serious concerns over the potential capacity and associated parking issues it will create. 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**” and I looking to you to ensure this is true.

My understanding is that the maximum capacity outside is 48 people, per the SUP, and that the estimated capacity on the first floor is estimated at 60-80, based on the fire marshal ruling. There is currently no stipulation on the second-floor area which is 4,500 sqft but the owner intends to occasionally host small events of 15-30 people and there is no stipulation of capacity for the basement.

To ensure compliance now and in the future when the property may convey, I ask the planning commission to stipulate a cap for the for the **total** capacity (outside + first floor + second floor, basement), as this will provide flexibility, and use for the various areas, as part of this SUP. There is no parking required and our neighborhood cannot absorb vehicular traffic and associated parking for such a large space, given the potential capacity. I don't know of any other establishment in Church Hill under R-63, or otherwise, that has a capacity that exceeds 130 and would like to use that as a benchmark to consider for the maximum capacity. 130 is also in line with the intended uses the owners have suggested.

Thank you for your consideration.

Rachel Laula

**From:** Debbie Savoca <savocdebbie@gmail.com>  
**Sent:** Sunday, April 18, 2021 1:14 PM  
**To:** Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR; Newbille, Cynthia I. - City Council  
**Subject:** SUP for 520 N25th St - Concerns

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To whom it may concern,

I reside at 608 N25th and am writing to let you know that I am very concerned with the proposed SUP for 520 N25th street (as written) that is up for review. The size and scale of the project is not compatible with the intent of the R-63 zoning, as stated below, and I have serious concerns over the potential capacity and associated parking issues it will create. 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**” and I looking to you to ensure this is true.

My understanding is that the maximum capacity outside is 48 people, per the SUP, and that the estimated capacity on the first floor is estimated at 60-80, based on the fire marshal ruling. There is currently no stipulation on the second-floor area which is 4,500 sqft but the owner intends to occasionally host small events of 15-20 people and there is no stipulation of capacity for the basement.

To ensure compliance now and in the future when the property may convey, I ask the planning commission to stipulate a cap for the **total** capacity (outside + first floor + second floor, basement). This will provide flexibility for use of the various areas of the building as part of this SUP. This is in line with the developers stated intentions of 130 max in the building at a point in time and should be reflected in the SUP. There is no parking required and our neighborhood cannot absorb vehicular traffic and associated parking for such a large space, given the potential capacity allowed by the SUP as written.

Thank you for your consideration.

Deborah Savoca

**From:** Mary Field <fieldmn@gmail.com>  
**Sent:** Saturday, April 17, 2021 9:43 AM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** SUP hearing related to 520. N. 25th St.

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Since moving to Richmond, VA ten years ago, I have been continually mystified by the practice of builders purchasing property for a project that does not meet zoning requirements. Why would a wise project manager do such a silly thing? The answer seems to be that there is very little inherent risk in doing so. I have come to believe that the SUP process is itself part of this problem and needs to be reviewed.

However, my community is faced with an immediate and critical SUP hearing related to the property at 520 N. 25th St. this week.

The property requesting the SUP was purchased for use that is clearly at odds with the intent of the existing zoning. The proposal completely ignores the 1500 sq feet of usable space requirement (planning closer to 6000ft) and as well as parking requirements related to R63 zoning.

I would ask that the voice of the immediate neighbors be respected and that the spirit of the R63 zoning be adhered to.

I personally would welcome the addition of this business to our vibrant neighborhood. Perhaps a limit on capacity and a requirement that owners of this property be required to work with City (and financially support) the development of the existing City owned parking lot at 25th and Jefferson into paid, metered evening parking (a parking overlay district) would alleviate the some of the legitimate concerns.

Thank you for your attention to this matter.

Mary N. Field  
601 N. 22nd St  
Richmond, VA 23223

Phone: 240-644-5379

Sent from my iPad

**From:** Bill Queen <bqueenjr@gmail.com>  
**Sent:** Friday, April 16, 2021 2:09 PM  
**To:** Ebinger, Matthew J. - PDR; Newbille, Cynthia I. - City Council  
**Subject:** Trapezium @ 520 N 25th St SUP – A near neighbor's serious concerns

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Councilwoman Newbille and Mr Ebinger:

Please see my letter of concerns, below, that I sent to Johnathan Brown earlier today. I would greatly appreciate your consideration of these issues.

Peace,  
Bill

The Rev Bill Queen, Jr.  
514 N 25th St  
Richmond, VA 23223  
804-301-0927

----- Forwarded message -----

**From:** Bill Queen <[bqueenjr@gmail.com](mailto:bqueenjr@gmail.com)>  
**Date:** Fri, Apr 16, 2021 at 11:31 AM  
**Subject:** Trapezium @ 520 N 25th St SUP – A near neighbor's serious concerns  
**To:** <[Jonathan.brown@richmondgov.com](mailto:Jonathan.brown@richmondgov.com)>

Mr. Brown:

As a very close neighbor to Trapezium (only three doors south) I wish to share my concerns about the upcoming SUP review noted above.

Having lived here for four and a half years, I have significant experience with traffic, parking, and noise issues from the Masonic Lodge's previous uses of that building. It appears that the SUP for Trapezium will allow similar issues to go unaddressed.

I have been told by Trapezium staff they expect most patrons to walk or ride bicycles to the facility. If that were true, I would not be so concerned about traffic and parking issues, but I do not believe that is how most people will travel to Trapezium, especially not after dark. My experience is that nearby establishments such as Sub Rosa Bakery, The Roosevelt Restaurant, Union Market, and Liberty Public House all draw largely from a clientele that do not walk or ride bicycles to those locations. Parking is not being given serious enough consideration in this

SUP. Traffic, especially so close to the intersection of N 25th and Clay, notorious for its many, frequent, and serious accidents, is also not being addressed. The only way I can see these issues being addressed is by more strict limitations on the occupancy numbers for the facility, especially some kind of total cap, that would include all of the outside, 1st floor, and 2nd floor, for simultaneous use.

Because my home is located within the Church Hill North Historic District, I personally had to reduce the number of solar panels I was allowed to install upon my roof so that they would not be visible from either the street, or the alley, as part of the restrictions to keep this immediate neighborhood's historic character intact. I do not see how outside music can be justified as compatible with this historic character. When the Masonic Lodge rented its space out for special events, the music was almost always so loud coming from inside of the facility that it was a major inconvenience to my family. I do not see how outside music can be offered that is any less obtrusive.

It appears that the Church Hill Association has not raised any of my concerns in their review of the SUP. I used to be a member of that group, but ceased to be after several years, when it became clear to me that their concerns, membership, and understanding of what is important to "Church Hill" did not extend as far north as my home or the Church Hill North Historic District. They did not make any attempt to contact us adjacent and nearby neighbors to Trapezium for our input prior to their response. I would ask you to give my concerns and those of others who are truly to be directly impacted by Trapezium more importance than the concerns, or lack of concern, of the CHA.

My hope is that with proper limitations, Trapezium can be a good neighbor. Without such limitations, I do not see how they will fit in here. Please share these concerns with other members of the Planning Commission as you debate the significant and possibly harmful impact this new enterprise could have upon this historic neighborhood.

Thank you.

The Rev. Bill Queen, Jr.  
514 N 25th St  
Richmond, VA 23223  
804-301-0927



**From:** Ross Prince <ross.prince02@gmail.com>  
**Sent:** Sunday, April 18, 2021 4:45 PM  
**To:** Brown, Jonathan W. - PDR; Ebinger, Matthew J. - PDR; Newbille, Cynthia I. - City Council; mackie\_blaylock\_98@yahoo.com  
**Subject:** Trapezium Brewery

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4/16/21

Dear Mr. Ebinger and Mr. Brown,

My name is Ross Prince. I live at \_\_\_\_\_ 23<sup>rd</sup> street in Union Hill, and I'd like to add my name to the growing list of East Enders concerned about the proposed Trapezium Brewery for the residential corner of 25<sup>th</sup> and Leigh.

The whole project seems like a bad fit for the neighborhood. Parking will be a huge issue. Noise will be an issue. I live directly across from Kahlos restaurant and regularly experience problems with loud, drunk patrons seated on the outdoor patio that was fought by everyone who lives by it. This patio is within 60 feet of my front door. If you don't think this negatively impacts my quality of life I invite you by to see for yourself. **YOU DO NOT HAVE THE RIGHT TO PLAY GOD WITH OUR NEIGHBORHOODS!!!**

I have questions and concerns about the SUP. It states that no off-street parking will be required. That seems unreasonable, considering the potential draw a brewery open 7 days a week could have. Also, the SUP is vague on the maximum occupancy rate. A first-floor serving space, an upstairs event space and outdoor seating could result in a large number of people with voices and cars. With all the over density inappropriate development already in my neighborhood there is no way that we can absorb that many cars without major problems.

There needs to be more public input on this project. And considering that the SUP only became publicly available earlier this week, I'm asking that the Commission please delay or scrap its approval.

Sincerely,

Ross Prince.

708 N 23rd St, Richmond, VA 23223

**From:** Brittany Samko <bsfsamko@gmail.com>  
**Sent:** Monday, April 19, 2021 8:51 AM  
**To:** Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR  
**Cc:** Newbille, Cynthia I. - City Council  
**Subject:** Trapezium

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4/17/21

Dear Mr. Brown and Mr. Ebinger,

My partner and I live at [2504 Leigh Street](#) across from the former Masonic Lodge. Like many of my neighbors, I'm concerned about a brewery opening up at that location and concerned about the SUP that's up for approval.

As you know, R-63 zoning aims 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." I don't believe a Trapezium Brewery qualifies as a day-to-day convenience need.

I also question how a corner commercial use of this nature and scale could "avoid parking, noise and other impacts that typically result from uses that draw patrons from outside a neighborhood." If you've visited Triple Crossing Brewery in Fulton or the many breweries in Scott's Addition, you know that they can be quite popular—drawing patrons from all over town.

The SUP has no requirement for off-street parking. No one on my block of Leigh Street has the luxury of off-street parking, so we would be competing for parking spots with a business that's open 7 days a week from 10 in the morning 'til 11 at night. The customers that frequent the existing nearby small businesses (The Roosevelt, Sub Rosa) would also be competing. People definitely park in front of our house to visit both those places.

Also, the SUP is unclear about limitations on the maximum number of people that the business can accommodate/serve. A number is provided for the outside seating area, but not for the interior areas.

I'm not comfortable simply taking a developer's word for it that everything will be wonderful. Given that this final SUP only became available to the general public (on the legistar site) a few days ago and that the decisions made will potentially be setting precedent for any future owners of 520 N.

25<sup>th</sup> and future development projects in the East End, I ask that the Planning Commission not approve this SUP as it's currently written.

Thank you for your time and consideration,

Brittany Samko  
2504 E. Leigh St.  
Richmond, VA

**From:** Mary Anne Conmy <maryanneconmy@yahoo.com>  
**Sent:** Friday, April 16, 2021 1:49 PM  
**To:** Brown, Jonathan W. - PDR; Ebinger, Matthew J. - PDR; Newbille, Cynthia I. - City Council  
**Subject:** Urgent: 520 N. 25th Street SUP

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To whom it may concern,

I reside at 2502 E. Leigh St. and am writing to let you know that I am very concerned with the proposed SUP for 520 N25th street that is up for review. I live within 100 feet of 520 N. 25th Street and did not receive ANY communication from the city or the developer about their plans for this property until a week ago after my husband heard about this project while in conversation with a neighbor.

The size and scale of the project is not compatible with the intent of the R-63 zoning, as stated below, and I have serious concerns over the potential capacity and associated parking issues it will create.

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**” and I looking to you to ensure this is true.

My understanding is that the maximum capacity outside is 48 people, per the SUP, and that the estimated capacity on the first floor is estimated at 60-80, based on the fire marshal ruling. There is currently no stipulation on the 2<sup>nd</sup>-floor area which is 4,500 sqft but the owner has no intention of setting a capacity limit for his event space!

To ensure compliance now and in the future when the property may convey, I ask the planning commission to stipulate a cap for the first-floor beer hall and the second-floor event space as part of this SUP. There is no parking required and our neighborhood cannot absorb vehicular for such a large space.

The SUP approval process needs to be more transparent and needs to involve the residents who will be the most impacted by the SUP.

Thank you for your consideration.

Mary Anne Conmy

2502 E. Leigh St.

804-248-8547

[Sent from Yahoo Mail for iPhone](#)

**From:** Heather Jennings <hmjenn@hotmail.com>  
**Sent:** Monday, April 19, 2021 7:41 AM  
**To:** Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR; Newbille, Cynthia I.  
- City Council  
**Subject:** concerns over 520 N25th SUP

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To whom it may concern.

I reside at 2601 E Leigh St., which is a block away from 520 N 25th St, which has a proposed SUP for your review.

I'm a huge proponent of my neighborhood. It has responsibly grown to include many small businesses which I value and support. I am concerned about the scale of the proposed capacity of the facility on N 25th. The size of the building could lead to a volume of traffic and necessary parking that is not in alignment with the zoning or capacity of the neighborhood. My understanding is that there is a capacity limit on the outside and with the first floor, but there is not capacity limit to the second floor or basement. Given the nature of the business, I understand these areas may not have many people, but given the SUP conveys with the property, it seems appropriate that an overall capacity limit for the property be established. This also seems a reasonable ask to be established as part of permit for various purposes, and provides us as neighbors some insight as to whether we will have difficulties parking in our own neighborhood. An overall property limit of 100 to 130 people is in line with other businesses in the neighborhood as well as in line with the limits the owner intends.

Thank you for your consideration.

Heather Jennings  
2601 E Leigh St.  
Richmond, VA 23223