



# Application for SPECIAL USE PERMIT

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

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FEB 06 2015

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

### Project Name/Location

Project Name: The Apartments at Terrace Springs Date: 1-31-15

LAND USE ADMINISTRATION

Property Address: 2112 Monteiro Ave Tax Map #: \_\_\_\_\_

Fee: \_\_\_\_\_ Total area of affected site in acres: \_\_\_\_\_  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: Non Conforming

Existing Use: Vacant Nursing home

Is this property subject to any previous land use cases?

- Yes  No

If Yes, please list the Ordinance Number: \_\_\_\_\_

### Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

18 Residential Units

Applicant/Contact Person: Clark Glave

Company: Barton Mansion LLC

Mailing Address: 2019 W. Grace St

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 683-6906 Fax: (804) 355-7106

Email: clarkglave@verizon.net

Property Owner: The Barton Mansion LLC

If Business Entity, name and title of authorized signee: Clark Glave managing member

Mailing Address: same as above

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner Signature: Clark M Glave

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



**This abandoned nursing home sitting atop a prominent rise in Barton Heights has been an eyesore and public hazard for many years. Closed for numerous violations by the City in 2001, it has served as a homeless camp and neighborhood dump since. The termite infested, fire hazard, was in danger of collapse by the end of 2013.**

**The Barton Mansion LLC was established in 2014 in order to purchase and preserve this boarded-up, Queen Anne-style structure in Barton Heights. James H. Barton, the developer of the Barton Heights neighborhood, built it as his private residence in 1890. The original structure was altered heavily and expanded from 4200 SF to 12,000 SF in 1920, becoming an Osteopathic medical retreat. In 1929 an institutional wing was added with patient rooms and a new operating room. In the 1950's it was the Terrace Hill Rest Home, and by the 1970's it had morphed into a section 8 nursing home.**

**Clark Glavé, owner of Ark Construction & Development Corporation, a Richmond-based historic renovation firm has partnered on preservation projects several times with John and Bucci Zeugner, of Richmond Virginia, who share a passion for old houses, historic preservation, and neighborhood revitalization. They have partnered in several state/federal Historic Tax Credit projects, including The Allen Double House on West Main Street built in 1836 (current home of Historic Richmond Foundation) and The Meredith House at 133 West Jackson Street, in Jackson Ward, built in 1813. This renovation received Special Recognition at the Better Housing Coalition's 2013 Golden Hammer Awards and was done in partnership with Historic Richmond.**

**The 20,000 SF building sits on just under five acres (two parcels), at the intersection of Monteiro and Vale. The land is adjacent to the City of Richmond's Cannon Creek Greenway project, a VDOT-Transportation Enhancement Greenway project with a separated bike path along the Richmond-Henrico Turnpike.**

**The partners plan to develop the parcels in several phases.**

**Phase 1 would entail separating the structure and its surrounding property from the rest of the parcel with our allowed lot split which is part of this application. We would develop the new parcel as 18 residential units, using as much of the original floor plan as possible. This, we feel, is more in keeping with the spirit of the R 6 zoning than the previous institutional use. At its peak the nursing home had roughly 70 residents and 15-20 employees. Our proposed use would only have 30-40 residents and one part time**

employee. This reduction in density greatly reduces the city services required under the previous use.

The renovation is being done with the acquisition and sale of tax credits as a goal and therefore will be under the review of the Virginia Department of Historic Resources (DHR). Therefore the work will meet or exceed the standards required by DHR for historic renovations. They have approved our part one eligibility.

There will be 10 one-bedroom apartments, 7 two-bedroom apartments, one of which will be ADA compliant, and 1 studio apartment. This mix of units should ensure that the vacancy rate will remain low, since one-bedroom units are easier to rent, and the two bedroom units tend to have longer tenancy. The VA Dept. of Historic Resources has reviewed the proposed development plan.

Rents for the one-bedroom units will range from \$650 to \$950, depending on unit size, orientation within the building, and amenities. Many of the one-bedroom units are large and will most likely rent to couples. The seven 2 bedroom units should rent from \$700 to \$1250 per month, depending again on size. The studio will rent for \$450.

The Phase 1 renovations to the property will cost approximately \$2.1 million. A construction loan from EVB bank has already been approved. The LLC will also be able to raise some funding by selling the historic tax credits generated by the project.

Since It will take approximately six months to get approval for the special use permit and thus obtain a building permit, Ark Construction & Development Corporation has obtained a permit for stabilization and roof repairs from the City. We have completed stabilization repairs, and will continue to work on improving the exterior of the building and the site while we are awaiting both a special use permit and approval from DHR.

The next phases of the project would likely be more residential infill, and possibly a coffee shop or restaurant at the bottom of Vale street along the bike path. Please refer to the colored plot plan for more detail. We will evaluate the best uses for the remaining 3.5 acres of the site while we are competing the renovation of the existing structure. We can confirm that approximately 2 of those combined acres are unbuildable, and we plan to retain them as a green space for the rest of the development, and a compliment to the Greenway.

In conclusion, our project would be beneficial to the safety and general welfare of South Barton Heights by revitalizing a long neglected parcel. We hope to be a catalyst for more investment and help the neighborhood turn the corner. The foot print of the building does not change and the density is reduced. There is more than adequate parking. We feel this renovation to be a net positive for all involved.

## **Units and Square footage**

### **Ground floor Breakdown:**

- #1 enter from west parking lot stair down One bedroom one bath 555 SF
- #2 same entry One bedroom one bath 642 SF
- #3 enter from Rich/Hen Tpke side two bedroom one bath 852 SF
- #4 enter from rear 2 bedroom one bath 743 SF

### **First floor Breakdown:**

- #5 enter from west parking lot one bedroom one bath 647 SF
- #6 enter from front porch, One bedroom one bath 967 SF
- #7 enter from old back porch One bedroom One bath 567 SF
- #8 enter from rear of front porch One bedroom one bath 1164 SF
- #9 enter from rear of front porch One bedroom one bath 642 SF
- #10 enter from west parking lot stair up One bedroom one bath 660 SF
- #11 enter from west yard stair up 2 bedroom one bath 790 SF
- #12 enter from west yard stair up studio one bath 320 SF
- #13 enter from rear stair up 2 bedroom one bath 708 SF

Second and third floor are entered through the original front and back doors. The main stair goes to the second floor and the servants stair goes from the basement to the third floor. The entrance hall shall be retained as is.

### **Second Floor Breakdown:**

- #14 two bedroom two bath 1110 SF
- #15 one bedroom one bath 640 SF
- #16 two bedroom two bath 1140 SF

### **Third Floor Breakdown:**

- #17 one bedroom one bath 954 SF
- #18 two bedroom 1 1/2 bath 1270 SF

### **Features and fixtures Breakdown:**

Each unit shall have its own high efficiency heat pump, dish washer, separate electric, dedicated parking, a storage locker in the basement, on-site laundry facilities, access to the walking paths on unbuildable 2 acres of site, bike rack in entrance hall, perimeter fencing, and on-site maintenance staff.

**There are some improvements to the city property surrounding our land that we would request.**

Our plan calls for using Roberts Street as the primary entrance / exit for the new apartments. This will require a new Roberts street address. There is another issue regarding Roberts. Currently the three blocks of Roberts that run from North Avenue to our site are one way headed away from our parking lot. We would request that two blocks of Roberts (from us to Lamb, and Lamb to Barton) be made open for two-way traffic.

The remains of a sidewalk and curb along Vale Street can still be seen. We would request the refurbishment of the sidewalk and curb at the top part of Vale and installation of new sidewalk and a parking lane along the lower part of Vale.

Grading and drainage is a huge problem as the western side of the property is downhill from both Barton and Lamb. Consequently flooding and erosion are eating away at the plateau on which the building sits. Battery Street is especially problematic as there is no drain at the bottom to collect the runoff coming from two square blocks. The road connecting the north side of Montiero that was shown on a 1999 survey has been completely washed away.

We would request a storm collector at the bottom of Battery where it dead ends at our property, and intersects with the alley that parallels Lamb. We would also like that same alley reopened and properly graded for the block that borders our land from Battery to Roberts.

There is a health hazard created by the storm water pipe that dumps onto our property at the bottom corner of Dove and Richmond Henrico turnpike. This pipe runs under Dove and dumps the runoff from the Cannon Creek Greenway onto our land where it sits in a stagnate pool until it evaporates. There is a creek that is fed by a spring on our property, Mitchells Spring, which finds the bottom of the hill a good hundred feet from the storm water. That water runs towards Vale and away from the stagnate pool. The grade is such that there must be 18" of water for the pool and creek to connect. Some re-grading is in order to facilitate proper drainage at the Dove end of the site.

There is a drain on city property near Vale where the water from the spring is taken underground into a pipe. Should the height of this drain be raised 18 inches to 2 feet it would accomplish several worthy goals. It would permanently flood the area of the stagnate pool and allow water to circulate thus eliminating this health hazard. It would flood the creek area from Dove to Vale and create about a fifteen-foot wide body of water. The site is over run with bamboo and this would serve as a barrier to keep it contained. Raising the drain at the vale end of the creek would crate a small pond about 100 feet across. This we believe would greatly enhance the Greenway and create some public value with the water our property produces. Please see the accompanying colored site plan for more detail. The cost to raise the drain would be minimal and we would be willing to do the work ourselves.