

Barcroft Renovations

Neighborhoods FBC Use Permits

Renovation #5

FBCN25-00002

4200 13th Road S.

RPC# 27-002-005 and -006

Renovation #6

FBCN25-00003

1100 S. Thomas Street

RPC# 27-002-001

Form Based Code Advisory Working Group Virtual Meeting

May 21, 2025



Barcroft Apartments N-FBC Use Permits

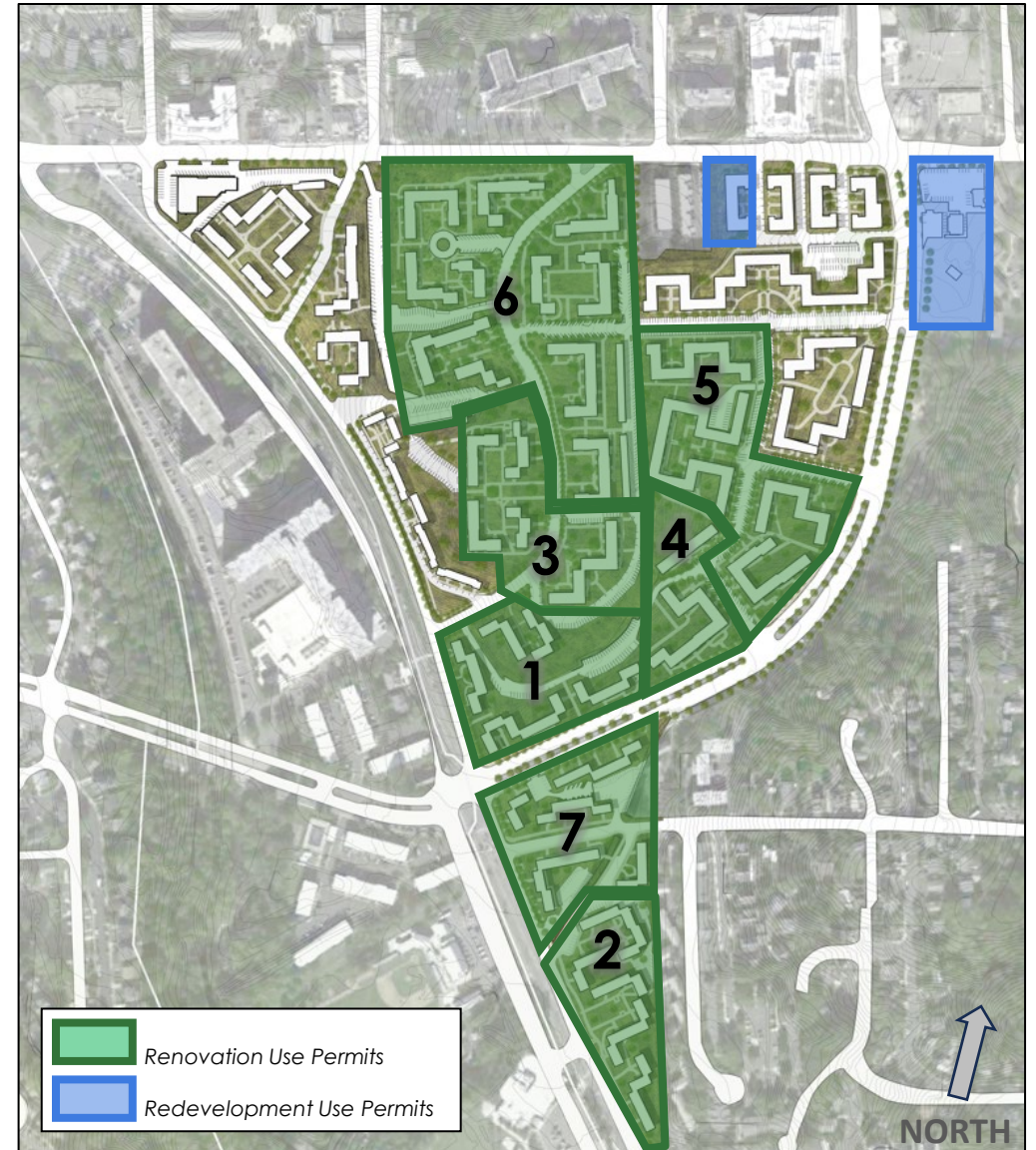
Renovation Use Permits

- Approved
 - Reno #1: Buildings 22-26 (92 CAFs)
 - Reno #2: Buildings 32-34 (79 CAFs)
 - Reno #3: Buildings 12-16 (114 CAFs)
 - Reno #4: Buildings 47-48 (73 CAFs)
- Under Review
 - Reno #5: Buildings 41, 44-46 (220 CAFs)
 - Reno #6: Buildings 1-11 (312 CAFs)
 - Reno #7: Buildings 27-31 (79 CAFs)

Redevelopment Use Permits

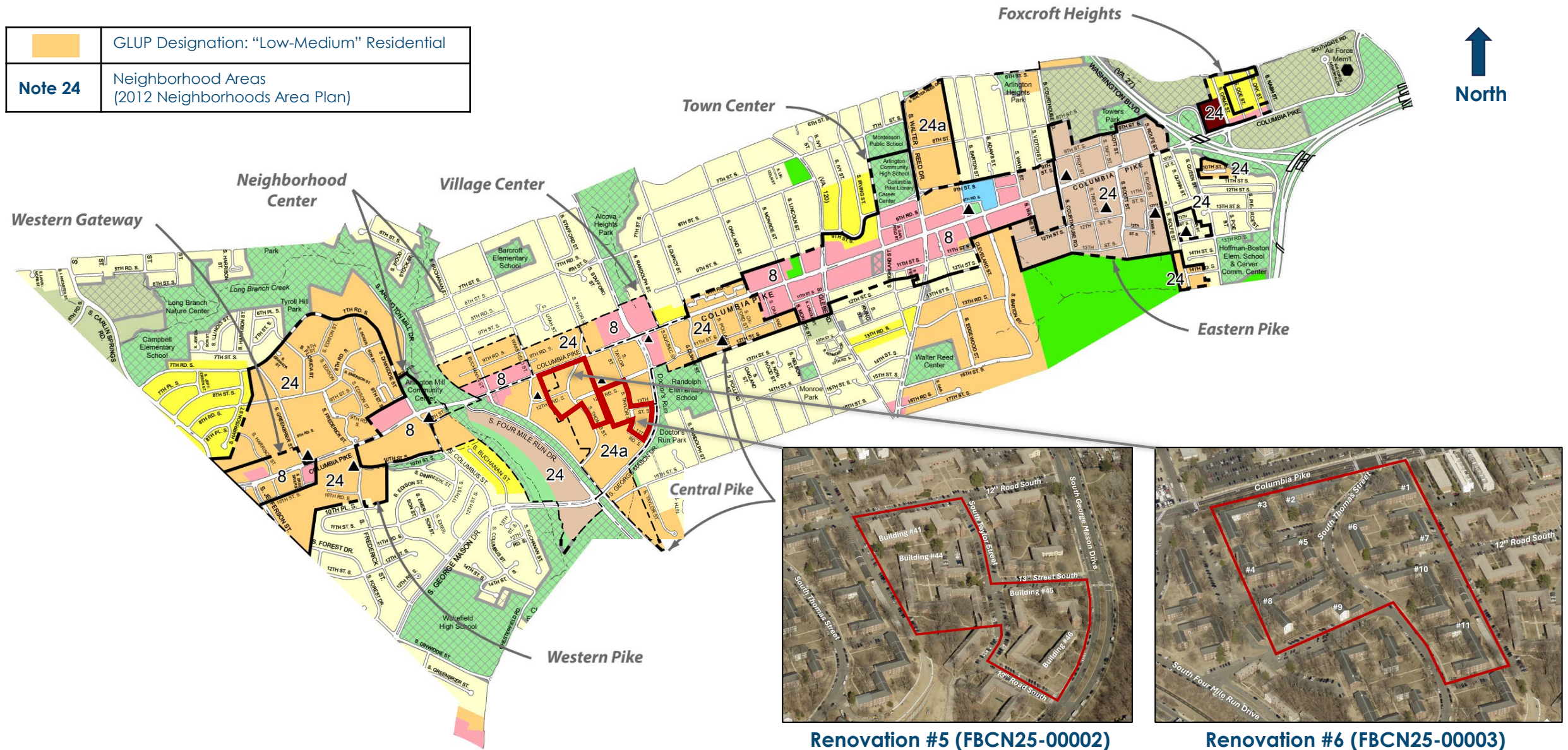
- Approved
 - CAF Construction (110 CAFs)
- Under Review
 - Market Rate Construction (260 units)

- In total, about 960 of the 1,335 units will be preserved (or 72% of units); representing approximately 44 acres of land (73% of overall site)
- The remaining 375 CAFs will be delivered through three new construction projects using LIHTC financing



General Land Use Plan (GLUP) Map

	GLUP Designation: "Low-Medium" Residential
Note 24	Neighborhood Areas (2012 Neighborhoods Area Plan)

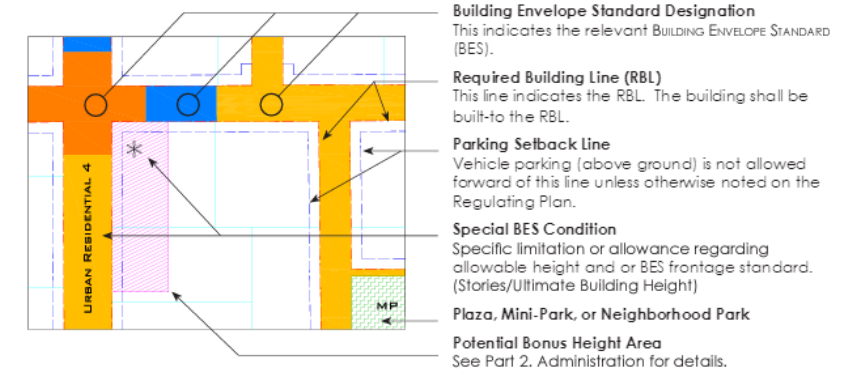
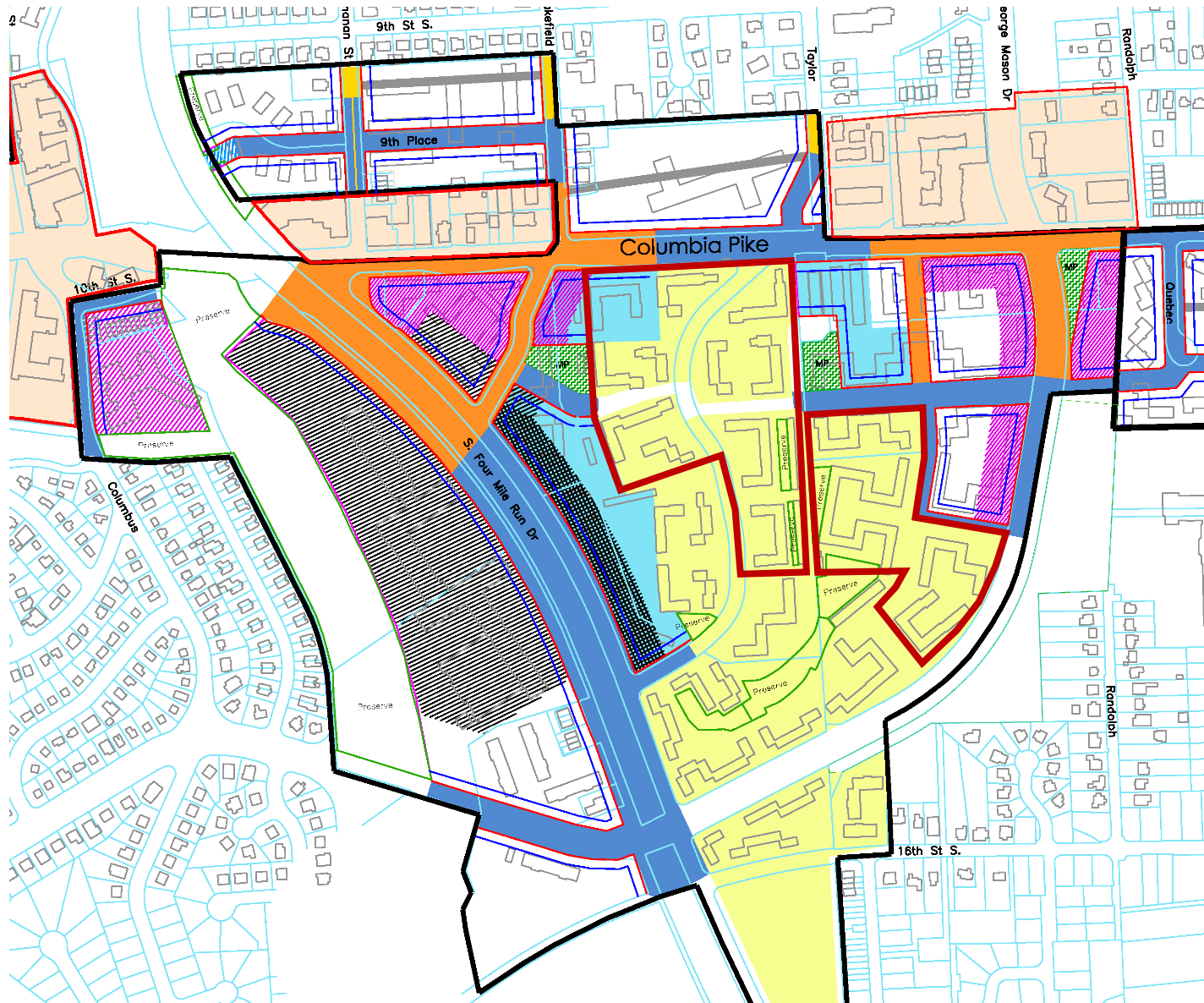


Renovation #5 (FBCN25-00002)



Renovation #6 (FBCN25-00003)

N-FBC: Central Subarea Regulating Plan



BES Designations and Regulatory Elements

- Urban Mixed Use
- Urban Residential
- Townhouse/Small Apartment
- Detached
- District Boundary Line
- Required Building Line (RBL)
- Lot Building Line (LBL)
- Parking Setback Line
- Alternative Street
- Alley (Locations may be adjusted)
- Civic Structure
- Pedestrian Pathway/Bikeway
- Public Open Space
- Preserved Natural Areas

Special Circumstances

Bonus Areas

- Height Max 6 Stories
Building Height 92 ft
Bonus Height Max up to 2 Add'l Stories
Ultimate Building Height 116 ft
- Height Max 6 Stories
Building Height 92 ft
Bonus Height Max up to 6 Add'l Stories
Ultimate Building Height 164 ft
- Height Max 8 Stories
Building Height 120 ft
Bonus Height Max up to 2 Add'l Stories
Ultimate Building Height 144 ft
- Height Max 8 Stories
Building Height 120 ft
Bonus Height Max up to 6 Add'l Stories
Ultimate Building Height 192 ft
- Conservation Area
- Adjacent to Conservation Area
- * Additional Special Circumstances Notes: See map for additional notes for specific areas.

Proposed Renovation Overview

Renovation #5:

- Preservation & Renovation of Buildings #41 & 44-46
- Unit count remains at 220 units:
 - 5 studio units
 - 137 one-bedroom units
 - 75 two-bedroom units
 - 2 three-bedroom units
 - 1 four-bedroom unit
- 3 units become Type A units
- 149 parking spaces (142 standard, 7 ADA)
- 3 private resident amenity areas
- Preserved Natural Area
- Modifications for existing buildings to remain

Renovation #6:

- Preservation & Renovation of Buildings #1-11 and two garages
- Unit count increases from 305 to 312 units (adds family-size and Type A accessible units):
 - 4 studio units
 - 230 one-bedroom units
 - 68 two-bedroom units
 - 10 three-bedroom units
- 5 units become Type A units
- 220 parking spaces (206 standard, 14 ADA)
- 4 private resident amenity areas
- Preserved Natural Area
- Modifications for existing buildings to remain

Review Process

- **February 5:** Design Review Committee (DRC)
- **February 19:** Historic Affairs and Landmark Review Board (HALRB) #1
- **April 16:** Historic Affairs and Landmark Review Board (HALRB) #2
- **May 21:** Form Based Code Advisory Working Group (FBC AWG)
- **June 2:** Planning Commission
- **June 5:** Housing Commission
- **June 14/17:** County Board