



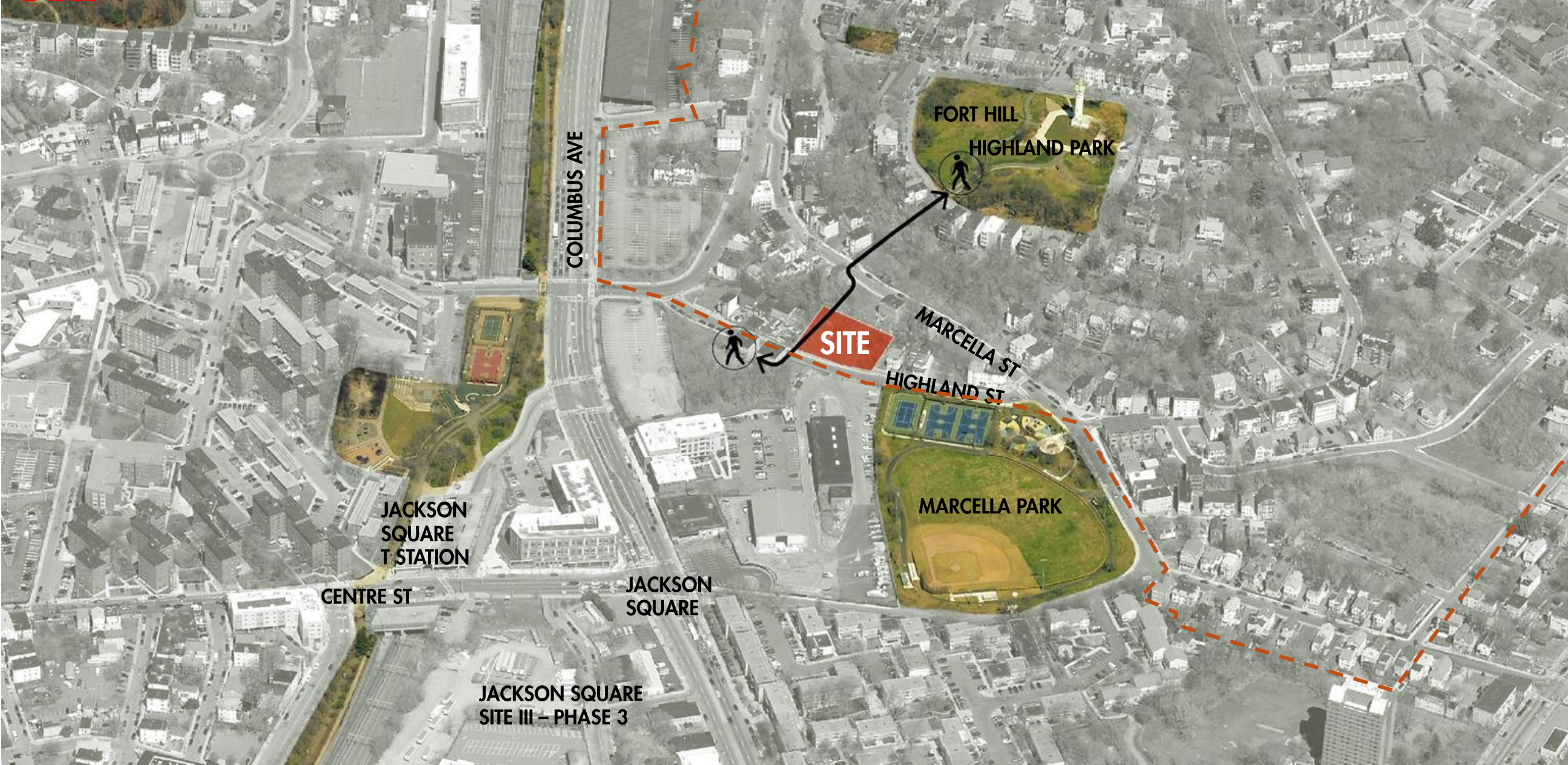
Site



# Rees - Larkin Development

June 27, 2024





# Project Goals

**23** Energy Positive

100% Affordable Units in a limited equity co-op

- 1, 2, 3-Bedroom units
- 19 Car parking spaces
- 26 Bike parking spaces

## Community Benefits:

- Accessible form of ownership
- Re-use of City-owned foreclosed property
- Community art space
- Fort Hill "Connector Path"

### ENERGY POSITIVE



HERS W/PV

### HEALTHY BUILDINGS



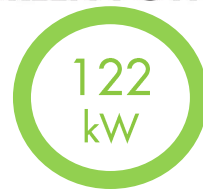
PHIUS +2018 CERTIFIABLE

### TARGETING LEED PLATINUM



89 OUT OF 110  
80 MINIMUM

### GREEN POWER



ON SITE SOLAR

### CARBON NEUTRAL



CO2 OFFSET  
=20 US HOMES

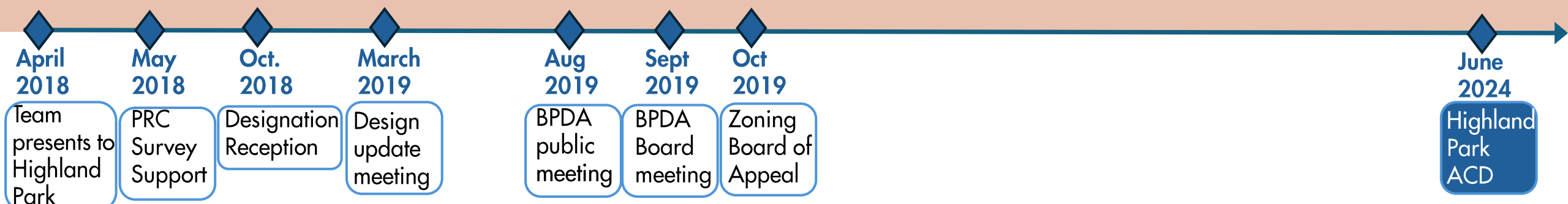
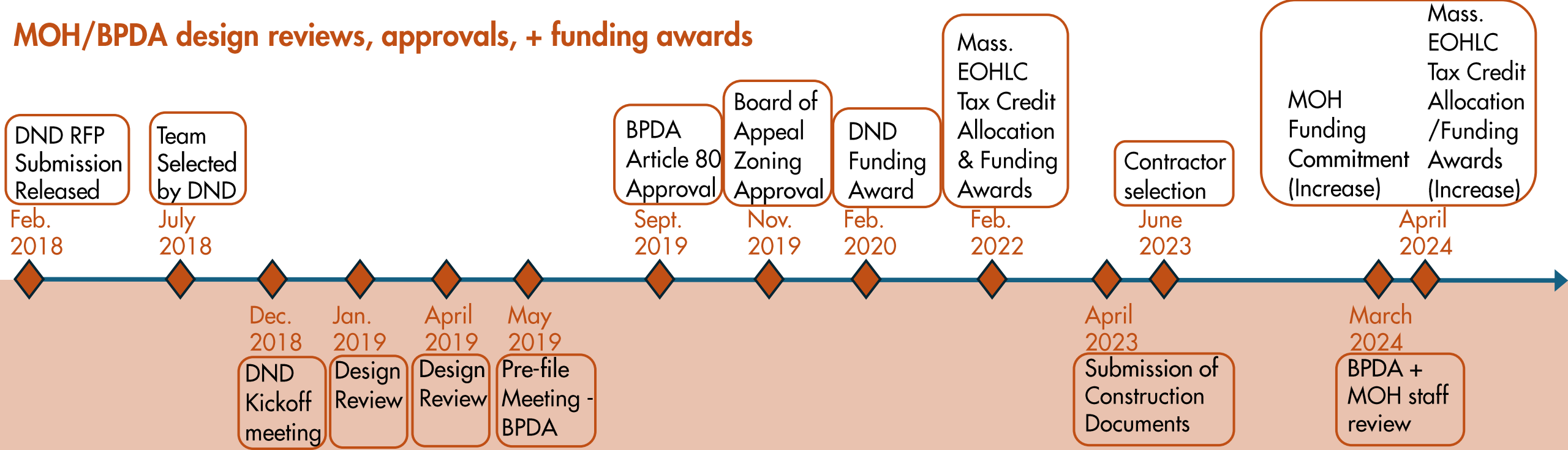
### INTERNATIONAL LIVING FUTURE INSTITUTE



## E+ Project Goals & E+ Green Building Program

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# MOH/BPDA design reviews, approvals, + funding awards



## Community meetings

# E+ Community Engagement/Approvals Timeline

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## New Construction – Commission Review

- Compatible with goals of the district to preserve and enhance the **character-defining** aspects
- **Diversity of building massing and height**
- **Setbacks** and space between nearby buildings that **preserves/enhances existing relationships**
- **Height** shall respect certain **standards of scale**
- **Diversity of occupancy**



Highland St. near Centre St.



Highland St. across from site



Highland St. east of site



Highland St. west of site



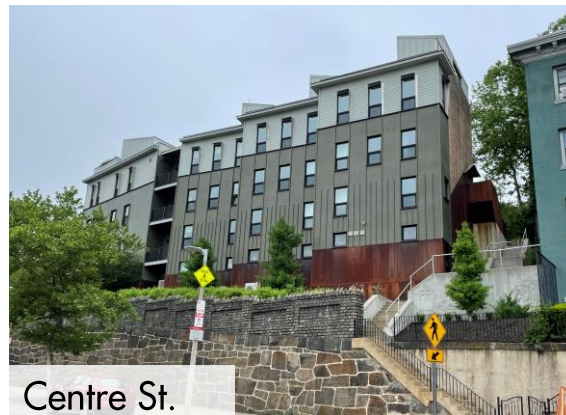
Marcella St.



Marcella St. at Highland St.



Highland St. south of site



Centre St.



Highland St.

# Compatible with Character Defining Aspects of Highland Park



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# Preserving Setbacks, Massing, Height



1884 Sanborn Map



Marcella St. today

**E+** Compatible with Character Defining Aspects of Highland Park

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# Preserving Setbacks, Massing, Height



**E+** **Compatible with Character Defining Aspects of Highland Park**

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# Preserving Setbacks, Massing, Height



★ 4 story building

**E+** **Compatible with Character Defining Aspects of Highland Park**

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# Preserving Massing, Height



**E+** Respecting Highland Park Scale  
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# Preserving Massing, Height



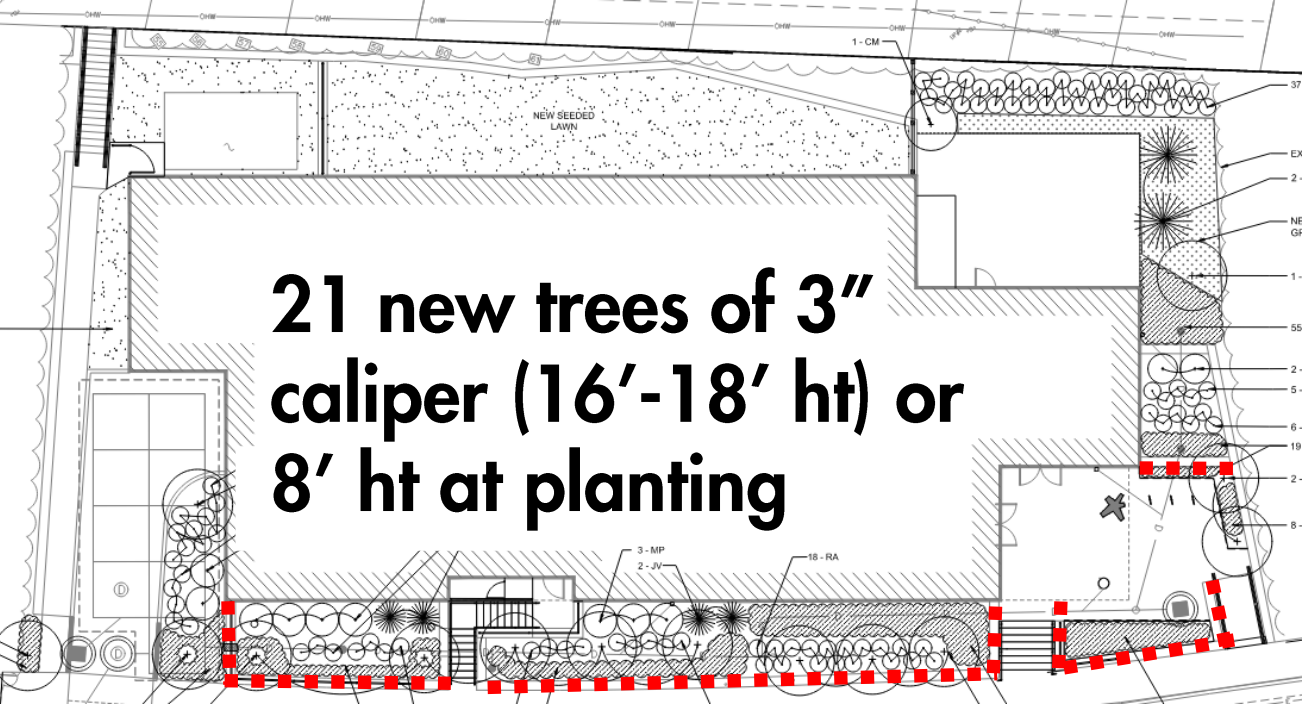
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# Landscape Character



**E+** **Compatible with Character Defining Aspects of Highland Park**  
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**21 new trees of 3" caliper (16'-18' ht) or 8' ht at planting**

■■■■■ New Puddingstone wall



Gro-low sumac



Summersweet



Cheyenne Spirit Coneflower



Shamrock Inkberry



Full Moon Tickseed



Goldstrum Black Eyed Susan



Bush Honeysuckle



Bayberry



Ninebark

Number of Trees planted:



Regal Prince Oak (3" cal.)



Valley Forge American Elm (3" cal.)



Columnar Maple (3" cal.)



Hillspire Red Cedar (8' height)



Jack Pine: (8' Height)



Corneliancherry Dogwood: (8' Height)



Northwind Switchgrass



Shenandoah Switch Grass

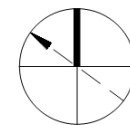
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# Compatible with Character Defining Aspects of Highland Park

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# Preserving and Enhancing Puddingstone Walls



● New Puddingstone Wall

● Existing Puddingstone Wall

**E+** Compatible with Character Defining Aspects of Highland Park

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**E+** **Respecting Highland Park Scale**  
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**E+** **Respecting Highland Park Scale**  
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**E+** Diversity of occupancy  
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# West Elevation



Oyster White w/Speck Brick

Manganese Ironspot Velour Brick



Brick (Oyster White w/Speck)



Brick (Manganese Ironspot Velour)

# South Elevation

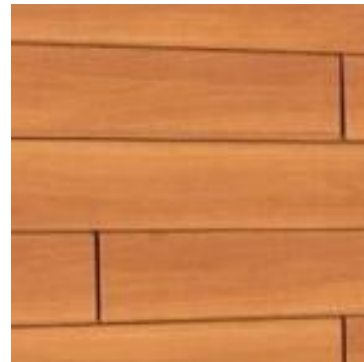


Manganese Ironspot Velour Brick

High Density Fibercement Planks (Walnut)

Oyster White w/Speck Brick

Metal Panel Accent



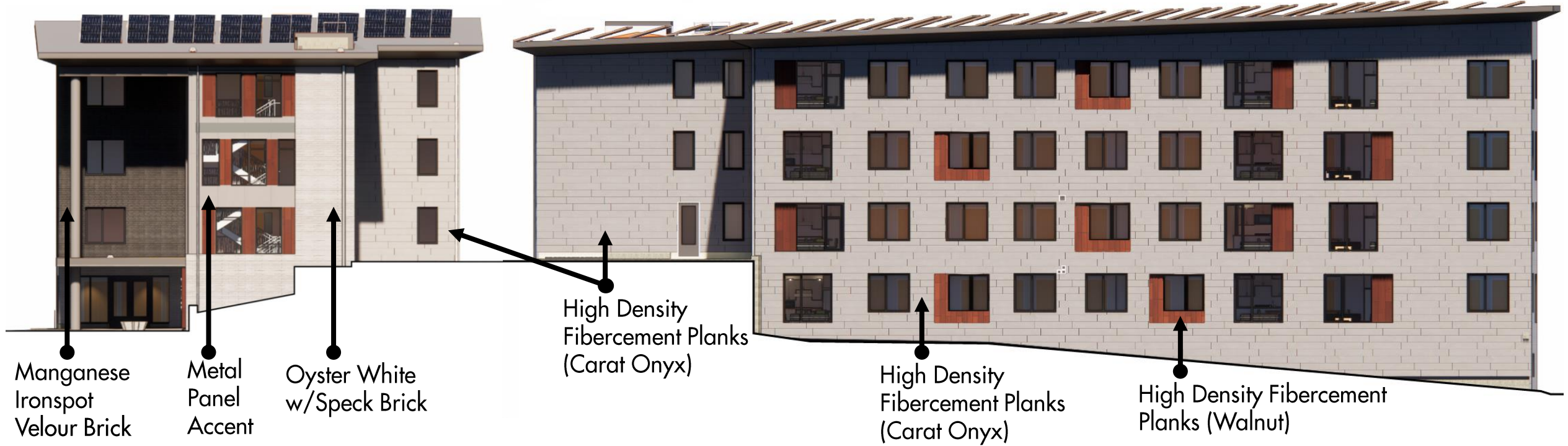
High Density Fibercement Planks (Walnut)



Metal Panel Accent (Urban Cement)

# East Elevation

# North Elevation



Brick (Manganese Ironspot Velour)



Brick (Oyster White w/Speck)



Metal Panel Accent (Urban Cement)



High Density Fibercement Planks (Carat Onyx)



High Density Fibercement Planks (Walnut)

# Thank you + Questions







# E+ Sustainable Features + Healthy Living

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