

LEED for Homes Project Snapshot

**BRINSHORE DEVELOPMENT
HYACINTH PLACE
HIGHLAND PARK, IL
LEED GOLD**

32% Expected Energy Savings
Based on HERS Score

20% Expected Water Savings
Based on WE Credit Score



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STRATEGIES AND RESULTS

Hyacinth Place consists of fourteen architecturally-sensitive, sustainably-designed dwelling units including ten 1,600 square foot townhomes with attached garages and four 1,200 square foot apartment flats. The 10 homeownership units were sold at affordable prices for low and moderate income households in Highland Park. Sales prices were \$165,000 to \$239,000. The 4 rental units were targeted to households whose income was less than 60% AMI. In partnership with the Highland Park Illinois Community Land Trust, preference was given to Highland Park residents and employees including teachers, nurses, civil servants, policemen, firemen, and retail employees.

EXEMPLARY PERFORMANCE

Hyacinth Place is a model for affordable green housing. The development features a highly energy-efficient design as well as a geothermal heating and cooling system which was designed to significantly reduce utility costs.

Other green features include wind turbine energy generation for common area lighting, an energy-efficient reflective roof, Energy-Star appliances, bamboo flooring, eco-friendly cabinets and carpeting, and landscaping that incorporates native plants. The project features the first application of TX active photo-catalytic permeable pavers in the United States.

LEED™ Facts Hyacinth Place



LEED for Homes
Certification Awarded October 2009

Gold **74***

Innovation in Design 5/11

Location & Linkages 10/10

Sustainable Sites 18/22

Water Efficiency 7/15

Energy & Atmosphere 19/38

Materials & Resources 2/16

Indoor Environmental Quality 11/21

Awareness & Education 2/3

*Out of 136 possible points

PROJECT BASICS

Project Type	Affordable
Conditioned Space	25,000 sq ft
Units	14
Buildings	3
Lot Type	Infill
Construction Type	New Construction

KEYS TO SUCCESS

HVAC Type	Geothermal
Windows	Low-e glass
Insulation	Blown cellulose
On Site Renewables	Vertical wind turbine
Transit-oriented location.	
Photo-catalytic permeable pavers in courtyard.	
Third-party testing for supply air to each room.	

THE LEED FOR HOMES DIFFERENCE

Construction Waste Management Plan	<input checked="" type="checkbox"/> YES!
On-Site Performance Tests	<input checked="" type="checkbox"/> YES!
Custom Durability Planning Checklist	<input checked="" type="checkbox"/> YES!
Third-Party Verified Documentation	<input checked="" type="checkbox"/> YES!

About the Project Team

Hyacinth Place was developed through a partnership with Brinshore Development LLC, Housing Opportunity Development Corp., the Highland Park Illinois Community Land Trust, and the City of Highland Park.

General Contractor: BCM LLC
Architect: K2 Studio
LEED for Homes Provider:
Alliance for Environmental
Sustainability (AES)
www.leadforhomesillinois.org

LEED for Homes Provider

AES

About LEED for Homes

LEED for Homes is a voluntary, third-party certification program developed by residential experts and experienced builders. LEED promotes the design and construction of high-performance green homes, and encourages the adoption of sustainable practices throughout the building industry.



www.usgbc.org/homes

The information provided is based on that stated in the LEED® project certification submittals. USGBC does not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.