

5. Site/Layout

Please see the enclosed City map in at the end of this section noting the Liberty 52's location.

The project consists of three-story, 24,000 square foot new construction building. In addition to the common areas and a property manager's office (further described in Tab 6), the building will contain twenty-four (24) one-bedroom, one-bathroom units, each with a living/dining room and fully equipped kitchens. Unit sizes are as follows: Unit Type A - 593 sf, Unit Type A1 - 661 sf, Unit Type A2 - 681 sf, Unit Type A3 - 740 sf, Unit Type A1A - 680 sf, Unit Type AA - 631 sf, Unit Type AB - 600 sf. Please see the project elevations, floor plans, site plan, and a rendering at the end of this section, as well as site photos and a site map of the City indicating project location.

Liberty52 has been designed with energy efficiency and sustainability at the forefront. It will also be built to **Passive House standards**, meaning it will use an unusually small amount of energy while enhancing resident comfort during cold winters and hot summers. It will also keep LHDC's utility bills very low. Liberty52 will feature the following green features:

- Taped zip sheathing on exterior walls and roof
- Rigid insulation at exterior siding
- R-19 wall insulation and R-38 roof insulation
- 10" XPS rigid insulation beneath the concrete slab
- Triple pane windows
- Energy-efficient heat recovery ventilation (HRV) units for fresh air intake
- Energy Star appliances, mechanical equipment, windows, ceiling fans, exhaust fans, and exit signs
- Sensitive site design that directs disturbance away from natural resources

- Water conserving fixtures in bathrooms and kitchens, including 1.2 gpf toilets, 1.5 gpm showerheads and kitchen faucets, and .5 gpm bathroom faucets.
- Low or no-VOC paints, primers, adhesives and sealants, and low formaldehyde wood products to create a healthy indoor environment
- Energy Star roof to reduce “heat island effect” and limit energy use for heating & cooling
- Environmentally preferable flooring (Green Label carpeting)

In addition, in designing Liberty52, careful attention was paid to the principles of urban design, particularly as it pertains to the building’s location. The building has been sited on the parcel so that it holds the corner of 52nd Street. This will encourage walkability for both residents and neighbors alike, create an inviting environment for pedestrians. To enhance this, parking has been placed to the rear of the property and is accessible from the less traveled Poplar Street rather than from 52nd Street. There is also just one curb cut for both ingress and egress. By limiting the number of curb cuts, the project ensures minimal disruption to the sidewalk.