



COMMITTEE ON DESIGN Department of Planning and Development 12 W Maple

Gold Coast / 2nd Ward / Ald. Hopkins Fern Hill Company / Calmwater Capital Lamar Johnson Collaborative DLA Piper

MAY 11, 2022

DESIGN NARRATIVE

12 W Maple is a proposed residential condominium project in Chicago's Gold Coast neighborhood. The project aims to compliment the style and quality that the Gold Coast is known for. It draws inspiration from the context of the neighborhood, specifically Mariano Park, and from the shores of Lake Michigan. The project contains approximately 54 units and 81 parking spaces.

12 W Maple was introduced to DPD on February 10th where the project team presented three massing concepts. Elements from each, along with comments from the department, were incorporated into the current design.

The project fits within the context of the surrounding buildings, while also maintaining a small footprint and slender profile. The façade and classical proportions reference the surrounding neighborhood, but in a restrained, modern way. Amenity terraces were introduced at heights complimenting neighboring buildings, which break down the mass of the tower. The façade is gently textured, with articulated window frames and large terraces. Trees and native grasses grace the Amenity and residential terraces, tracing their way up the building.

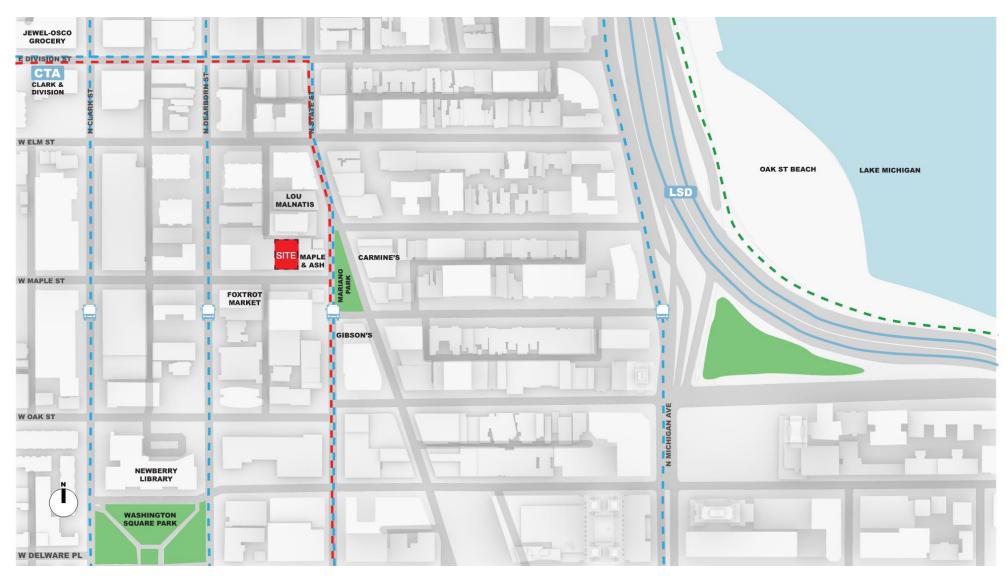
Special attention to detail was given to the podium and residential lobby on Maple Street. It is restrained, but elegant, clad in natural limestone. Residents enter through a double-high bay at the west side of the façade, while cars enter a motor court at the east side. Utilizing a one-way path, in from Maple Street and out through the north alley, all parking, deliveries and pickups, and valet staging take place within the bounds of the site and not on the street. A valet house is provided for that purpose as well.

When complete, 12 W Maple will be a positive contribution to the Gold Coast neighborhood, and the Chicago architectural skyline as a whole.



- Met with Newberry Plaza Condo Board 04/13 awaiting official response
- Meeting North Dearborn Association and Gold Coast Neighbors date TBD





BUS ROUTE	
BIKE LANE	
TRAIN ROUTE	
HIGHWAY	

SITE/CONTEXT ANALYSIS







VIEW FROM THE SW







MAPLE ST., VIEW TO THE SOUTH

ADJACENT SITE CONTEXT

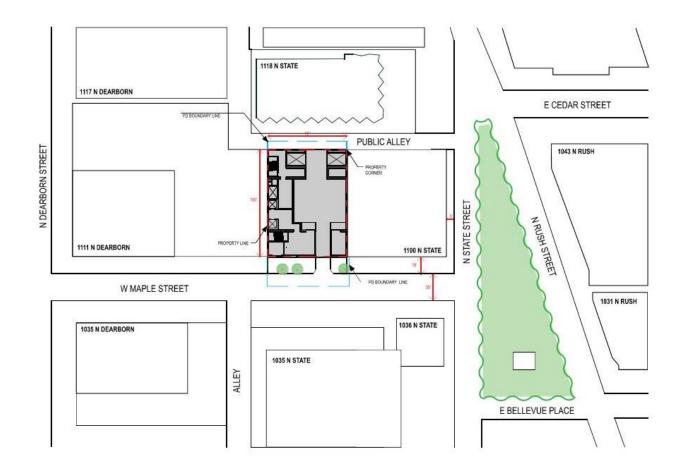


1030 N STATE

1036 N STATE

SITE PROGRAMMATIC PLAN



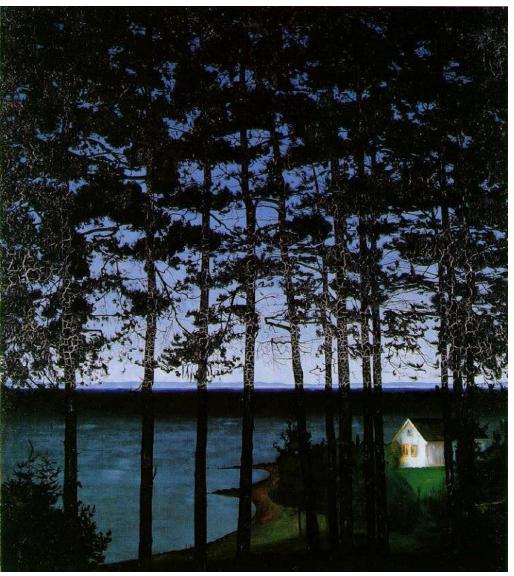






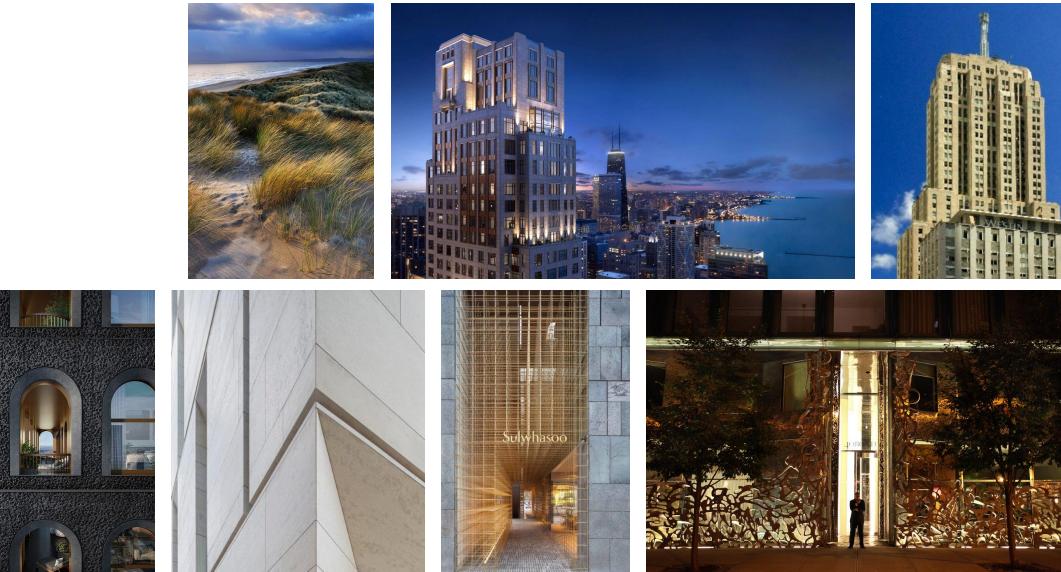






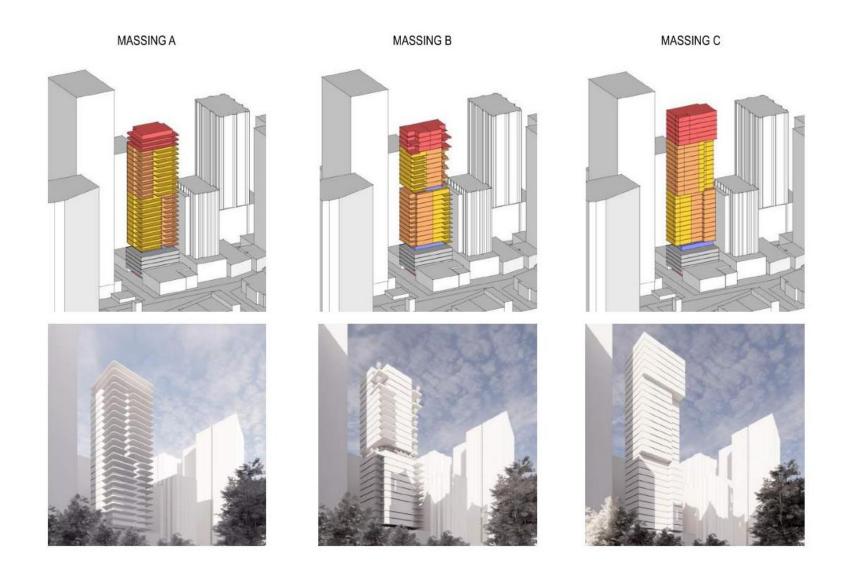






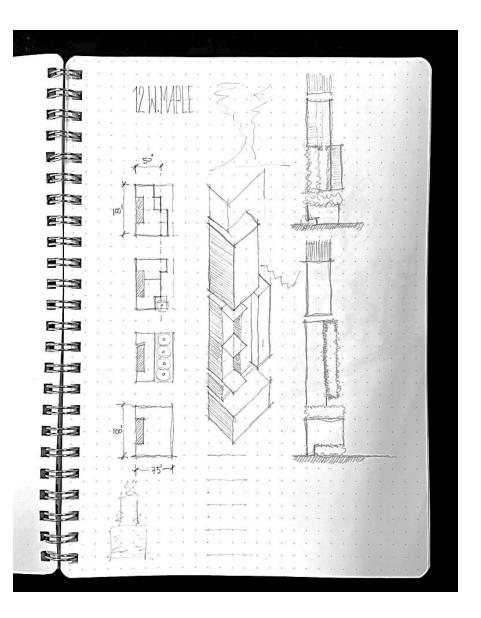
PRECEDENT IMAGES

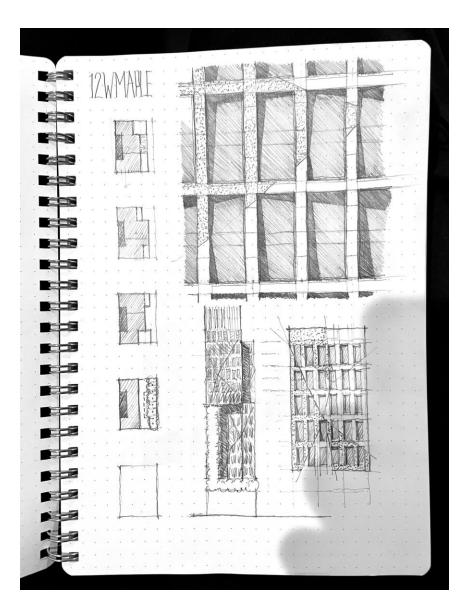




MASSING OPTIONS





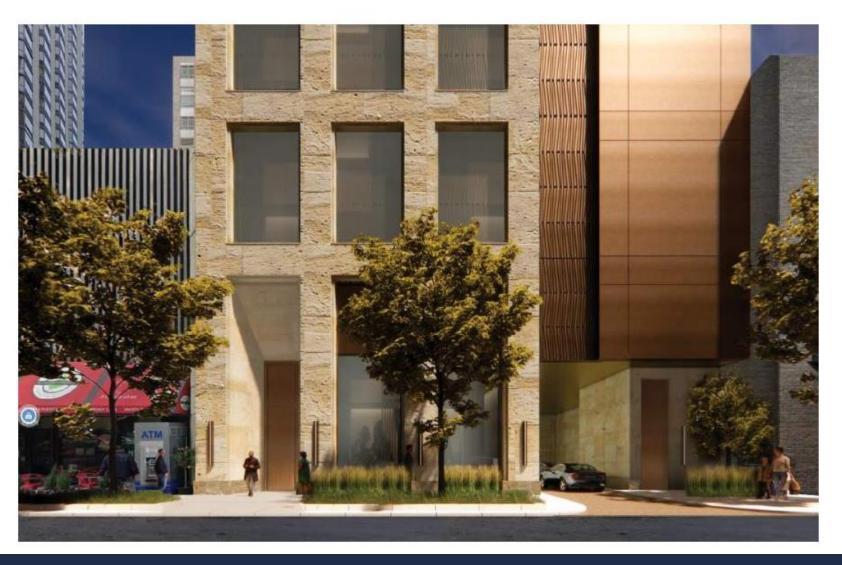


CONCEPT SKETCHES



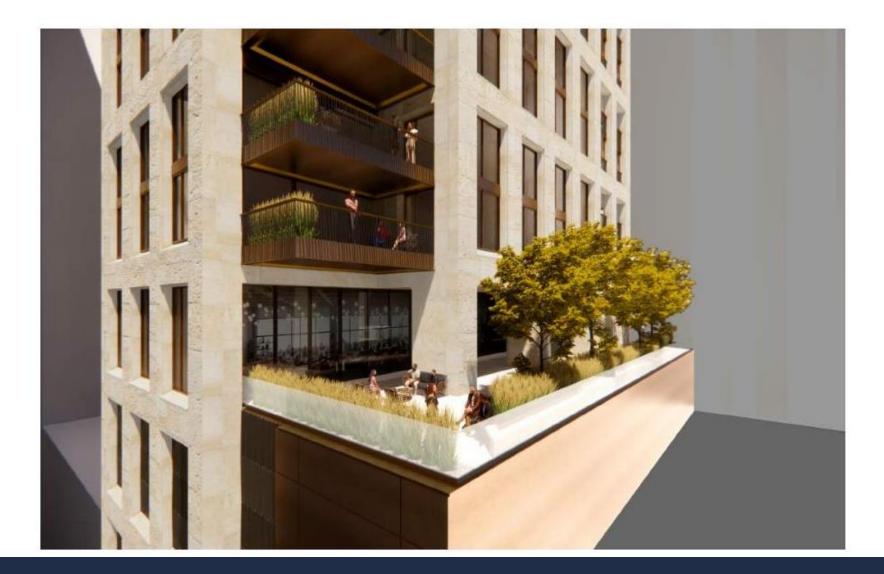






RENDERING WITH PEDESTRIAN CONTEXT





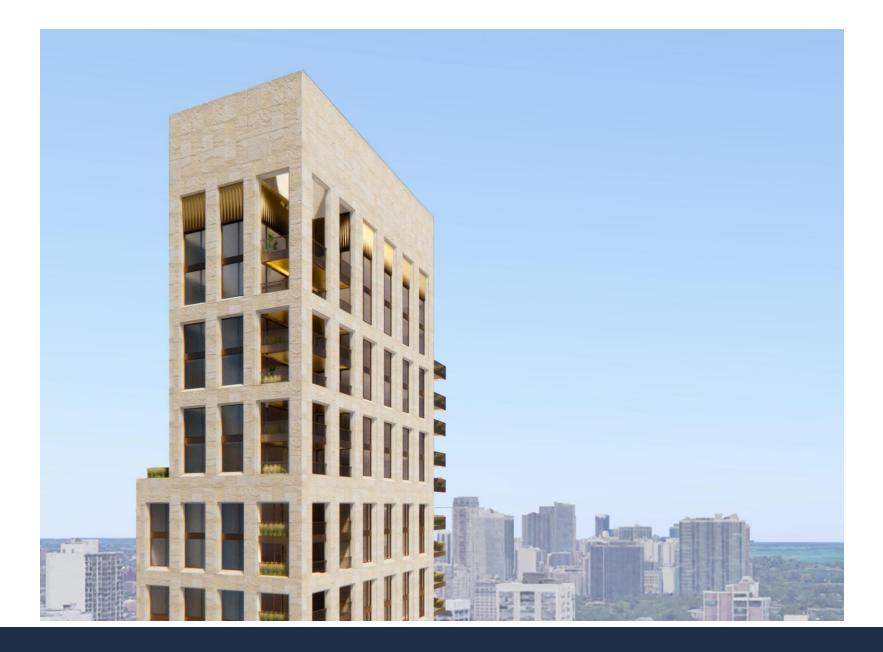






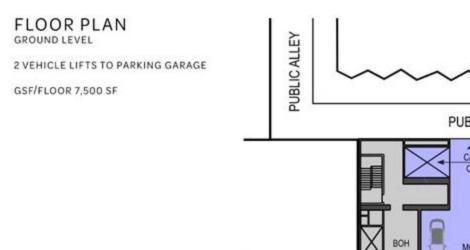






RENDERING







SCALE BAR 1258

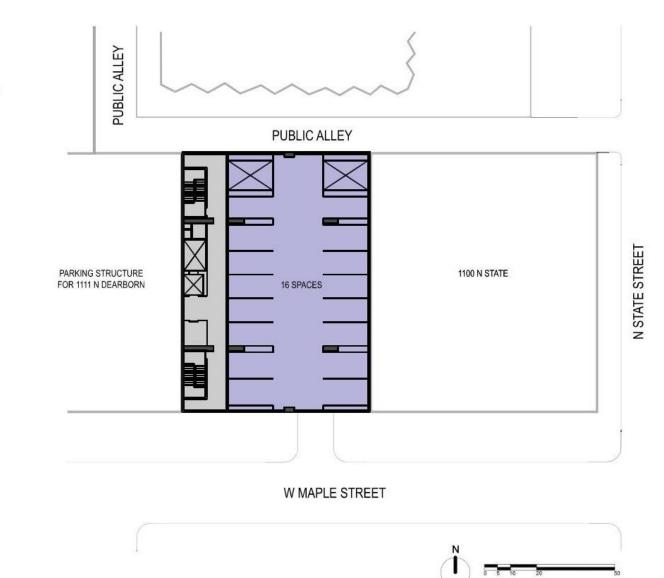
GROUND FLOOR PLAN



FLOOR PLAN PARKING GARAGE

LEVELS 2-6 20' ELEVATION - 60' ELEVATION PARKING/FLOOR 16 SPACES TOTAL PARKING 80 SPACES

GSF/FLOOR 7,500 SF



SCALE BAR 1:250





FLOOR PLAN

LEVEL 7

GSF/FLOOR 7,500 SF





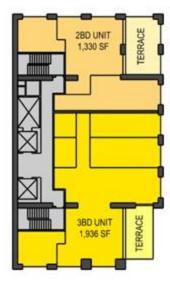


FLOOR PLAN RESIDENTIAL UNITS

LEVEL 8-17 86' ELEVATION - 193' ELEVATION

2 BD UNITS: INTERIOR 1,330 SF TERRACE 275 SF GSF/UNIT 1,605 SF

3BD UNITS: INTERIOR 1,936 SF TERRACE 240 SF GSF/UNIT 2,176 SF







FLOOR PLAN

LEVEL 18

GSF/FLOOR





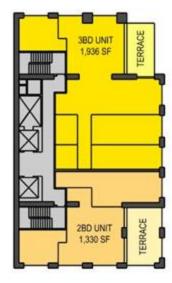


FLOOR PLAN RESIDENTIAL UNITS

LEVEL 19-28 227' ELEVATION - 334' ELEVATION

2 BD UNITS: INTERIOR 1,322 SF TERRACE 355 SF GSF/UNIT 1,677 SF

3BD UNITS: INTERIOR 2,315 SF TERRACE 375 SF GSF/UNIT 2,690 SF





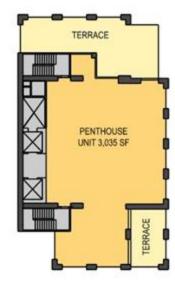


FLOOR PLAN SINGLE LEVEL PENTHOUSE

LEVELS 29-32 350' ELEVATION - 362' ELEVATION

INTERIOR 3,035 TERRACE 1,130 SF

GSF/FLOOR 1,130 SF







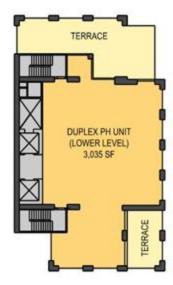


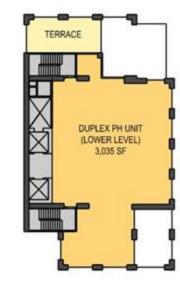
LEVELS 33-34 374' ELEVATION - 396' ELEVATION

LOWER LEVEL: INTERIOR 3,035 SF TERRACE 1,130 SF GSF/FLOOR 4,165 SF

UPPER LEVEL: INTERIOR 3,035 SF TERRACE 440 SF GSF/FLOOR 3,475 SF

GSF 7,640 SF

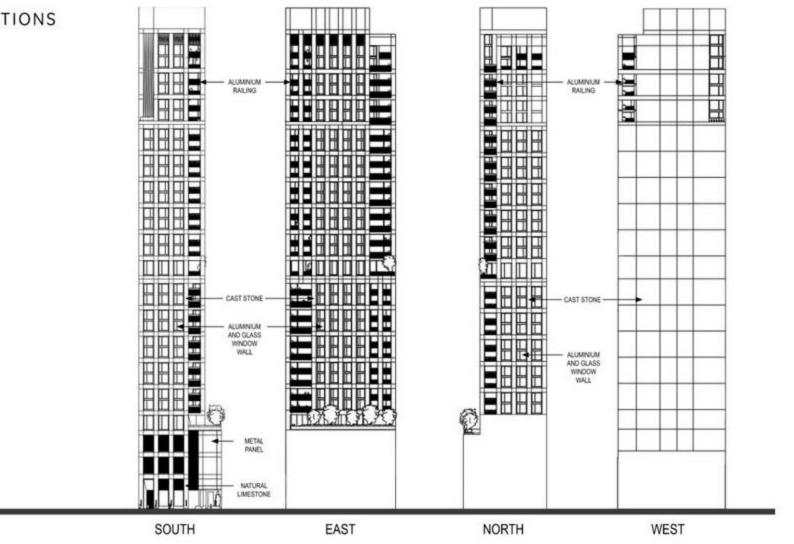




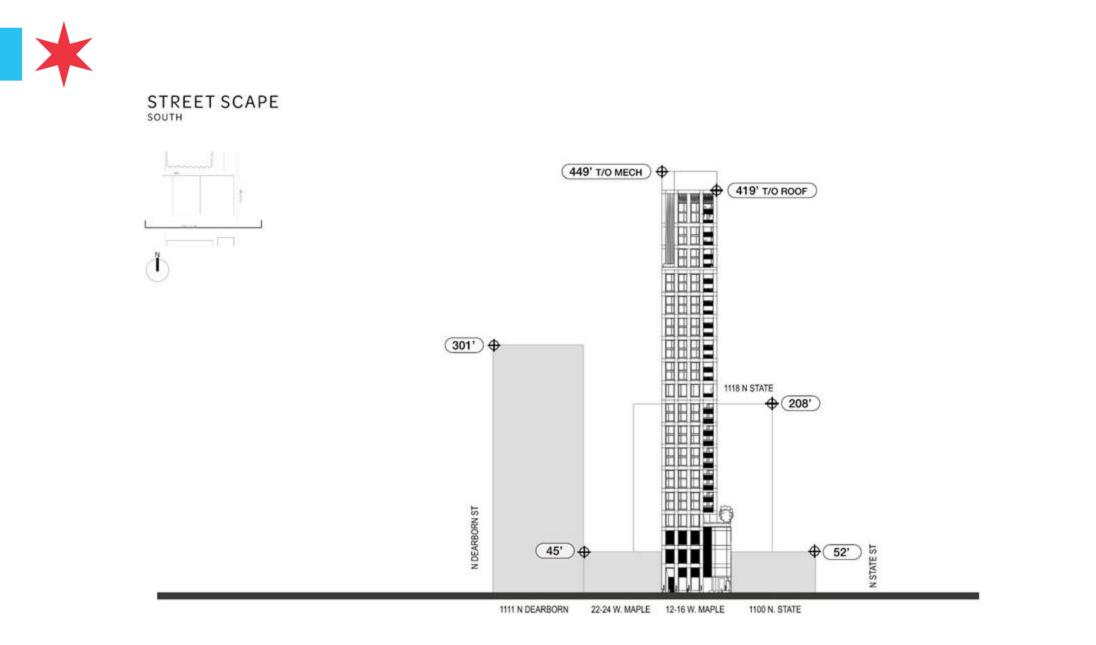




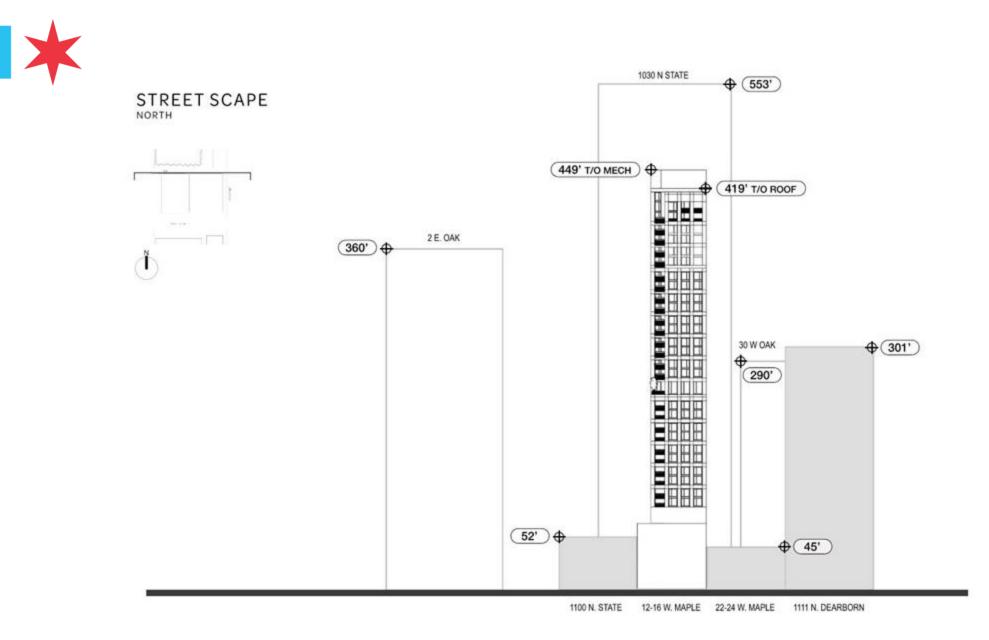
ELEVATIONS



BUILDING ELEVATION



BUILDING ELEVATION



BUILDING ELEVATION





CAST STONE Proposed cladding on levels 07-34





ALUMINUM WINDOW AND RAILING



NATURAL LIMESTONE Proposed cladding on levels 01-06 METAL PANEL Proposed cladding on levels 01-06 and on balconies

BUILDING MATERIALS



SUMMARY OF COMPLIANCE WITH DPD'S SUSTAINABLE DEVELOPMENT POLICY

Chicago Sustainable Development Policy 2017.01.12



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Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rohob / Mitdentie Reh	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exeed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	S.1 Green Root S0-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (29%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	and the state of t
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Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

Streamlined TIF and SBIF programs)

SUSTAINABLE DESIGN

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope





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