



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.

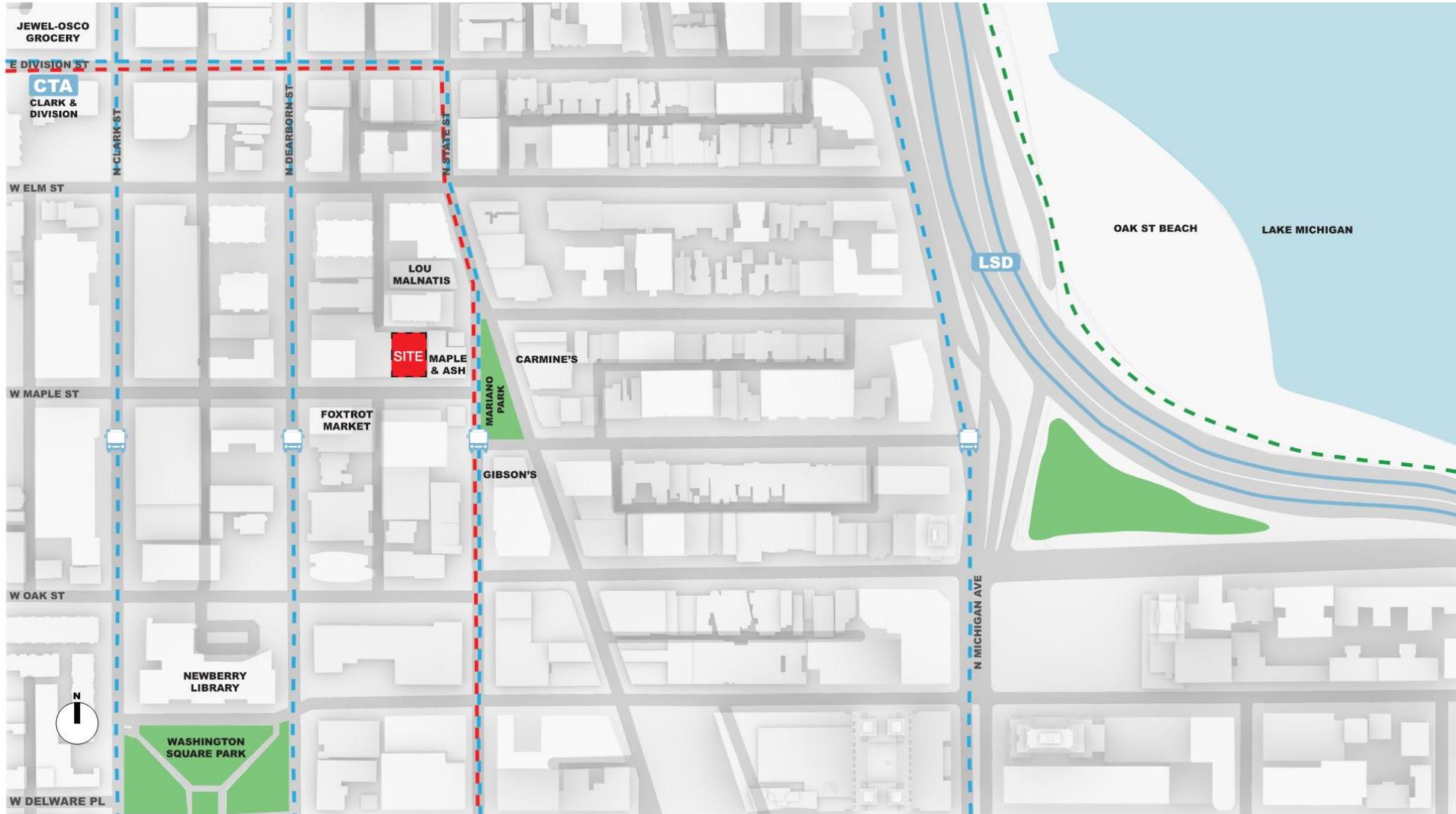
Special attention to detail was given to the podium and residential lobby on Maple Street. It is restrained, but elegant, clad in natural limestone. Residents enter through a double-high bay at the west side of the façade, while cars enter a motor court at the east side. Utilizing a one-way path, in 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.



COMMUNITY CONCERNS

- **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 NE



MAPLE AND STATE ST., VIEW NORTH



MAPLE ST., VIEW TO THE EAST



VIEW FROM THE SW



VIEW FROM THE SE

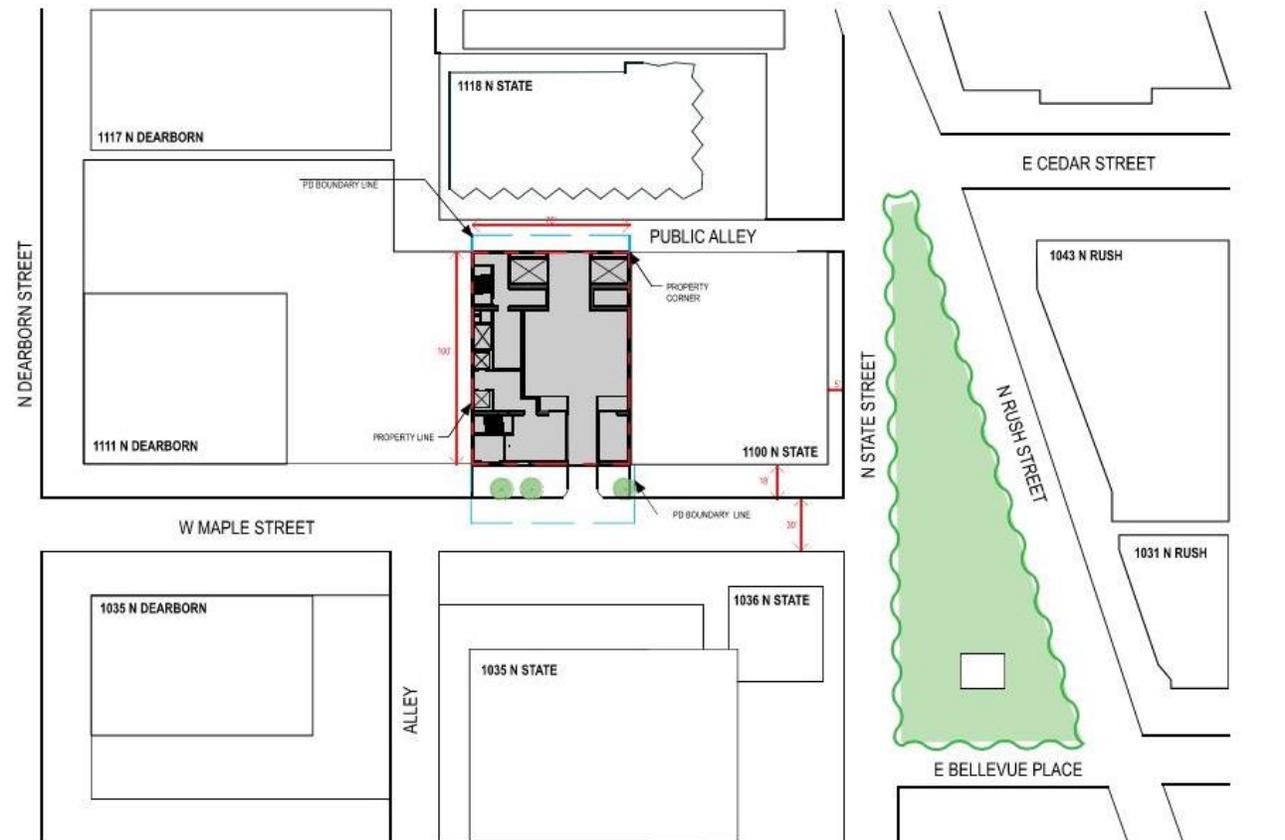


MAPLE ST., VIEW TO THE SOUTH

ADJACENT SITE CONTEXT



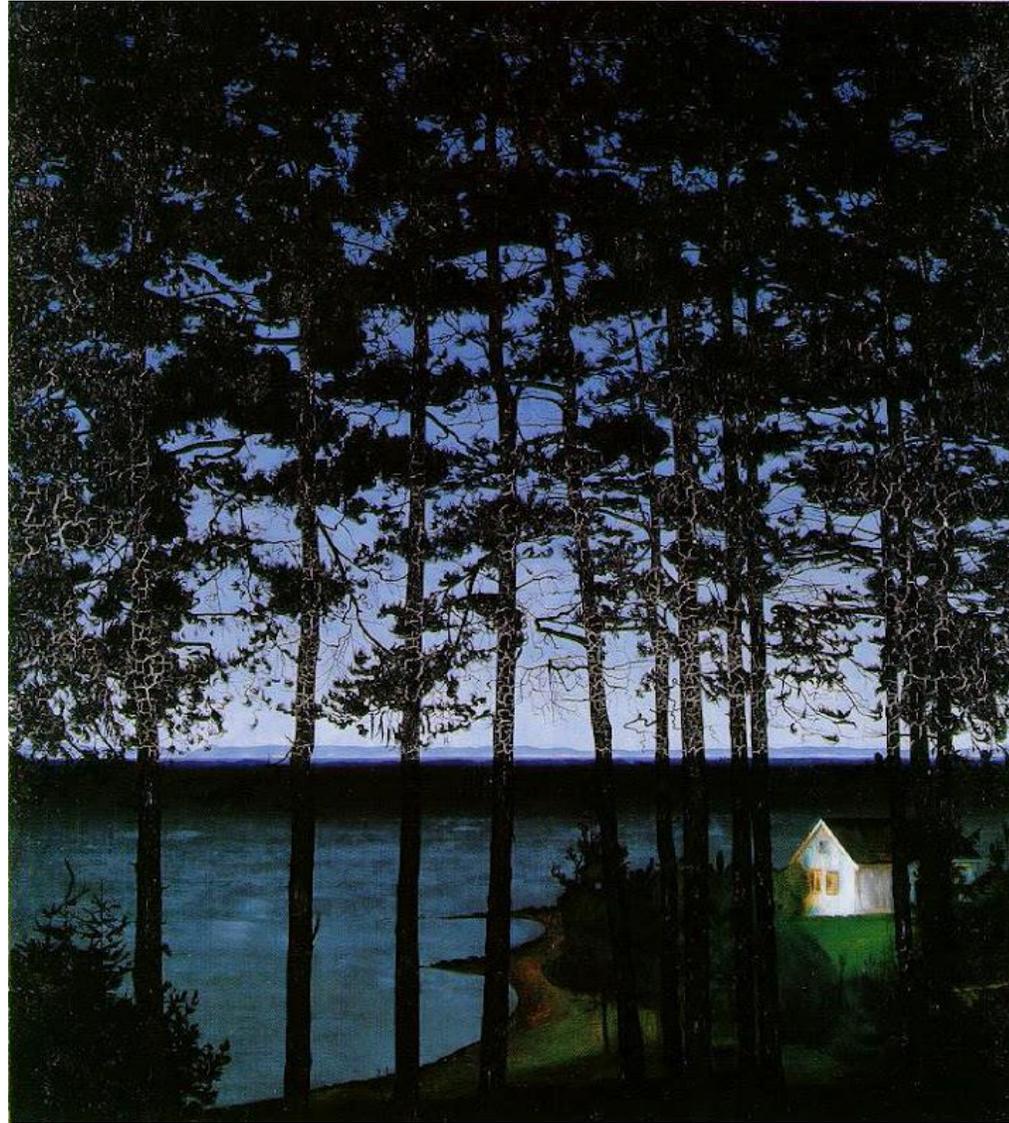
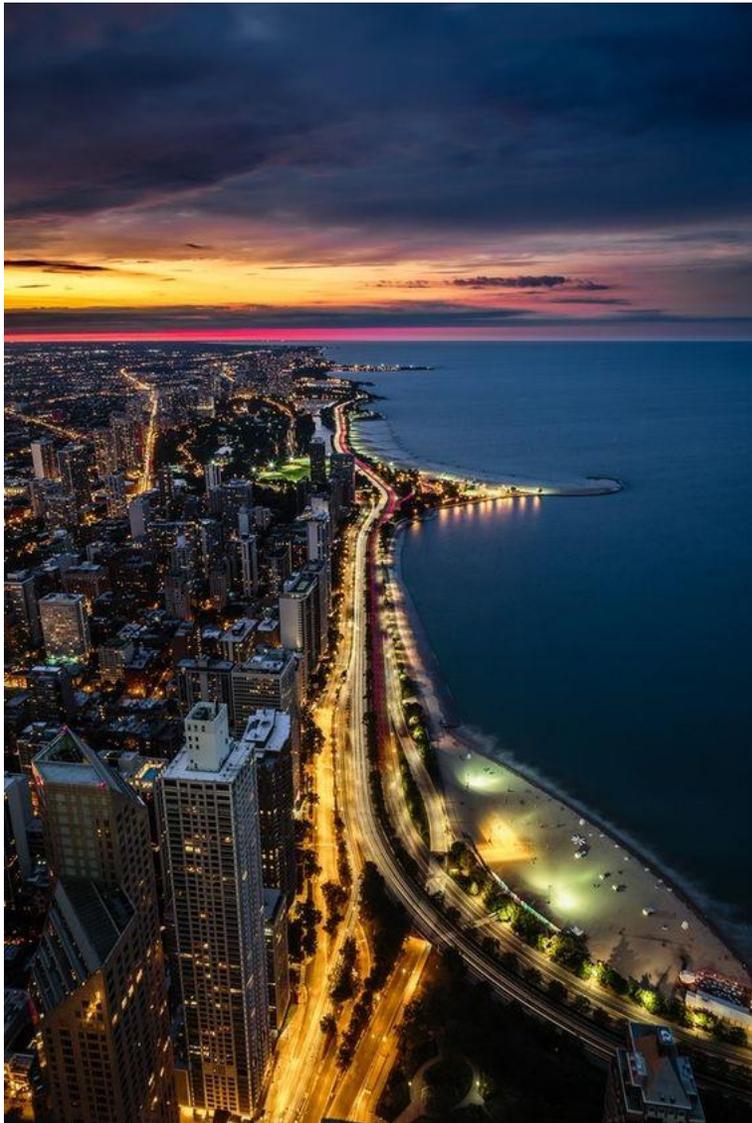
SITE PROGRAMMATIC PLAN



SITE PLAN



GOLD COAST GRANDEUR; LAKE HOUSE COMFORT





CONTEXT, FORM AND DETAIL

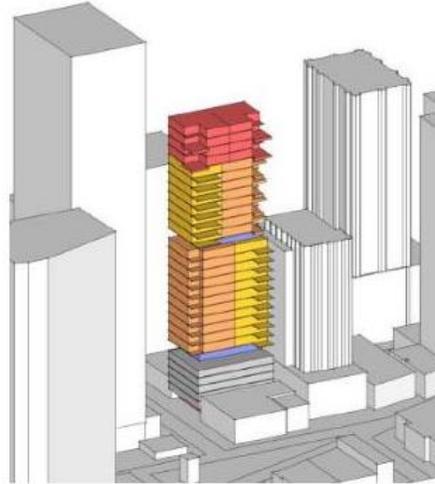




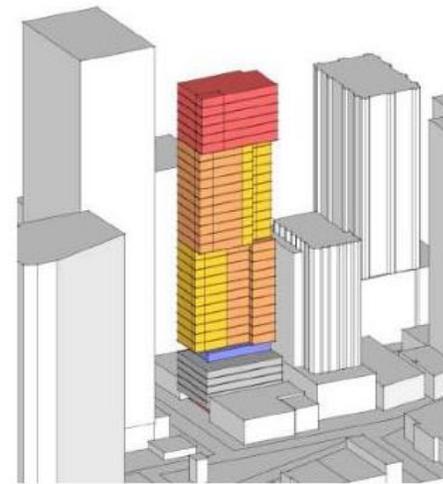
MASSING A

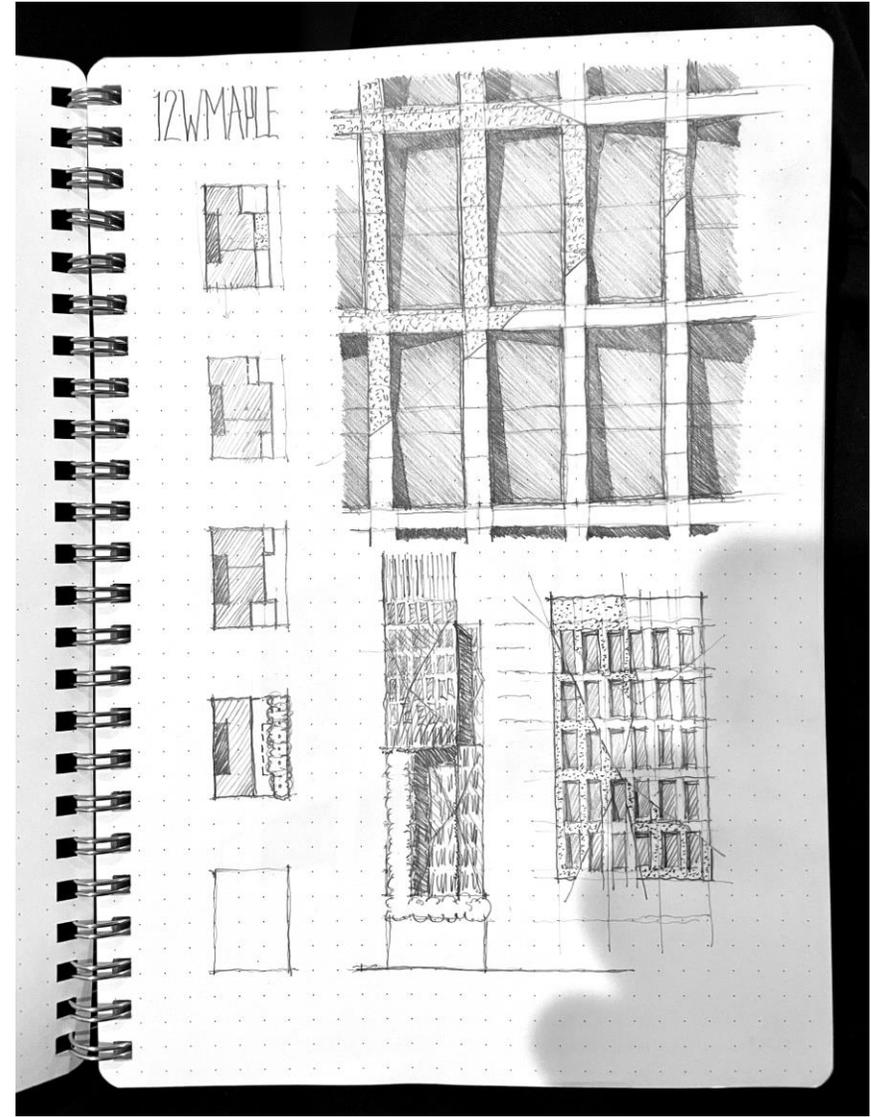
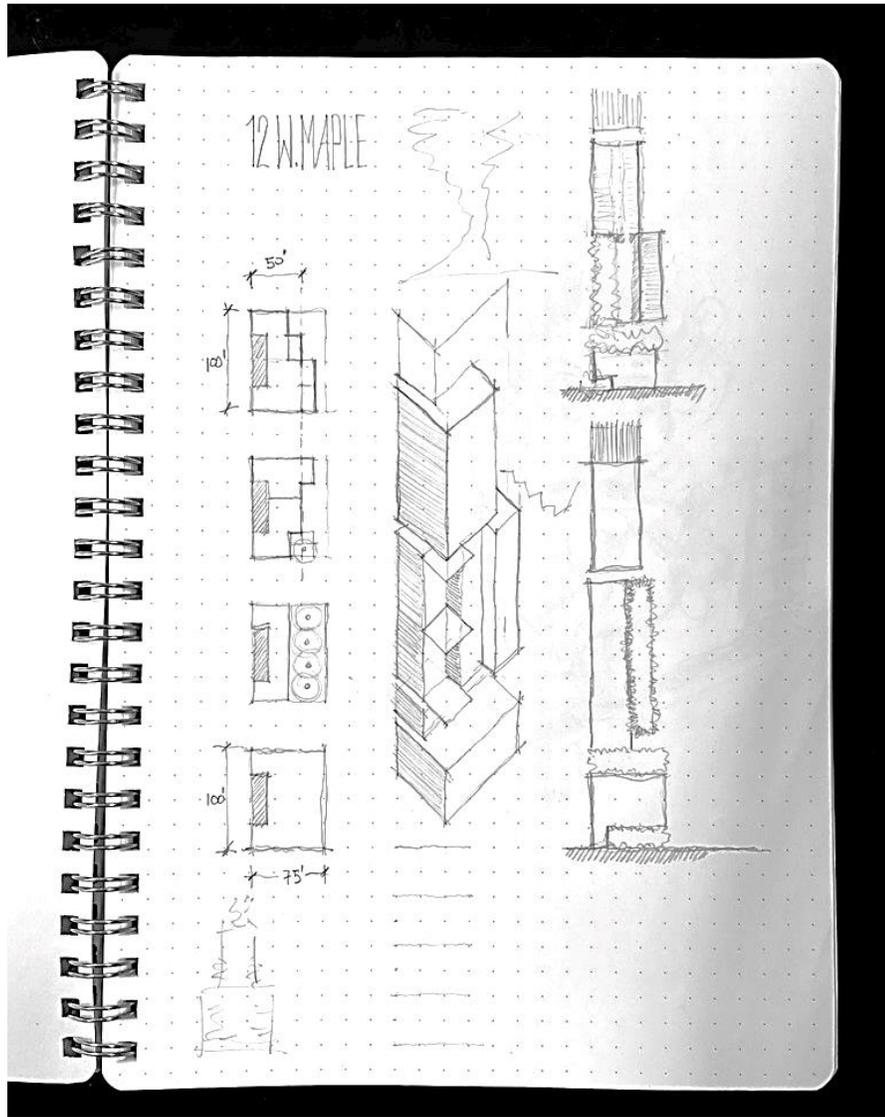


MASSING B



MASSING C

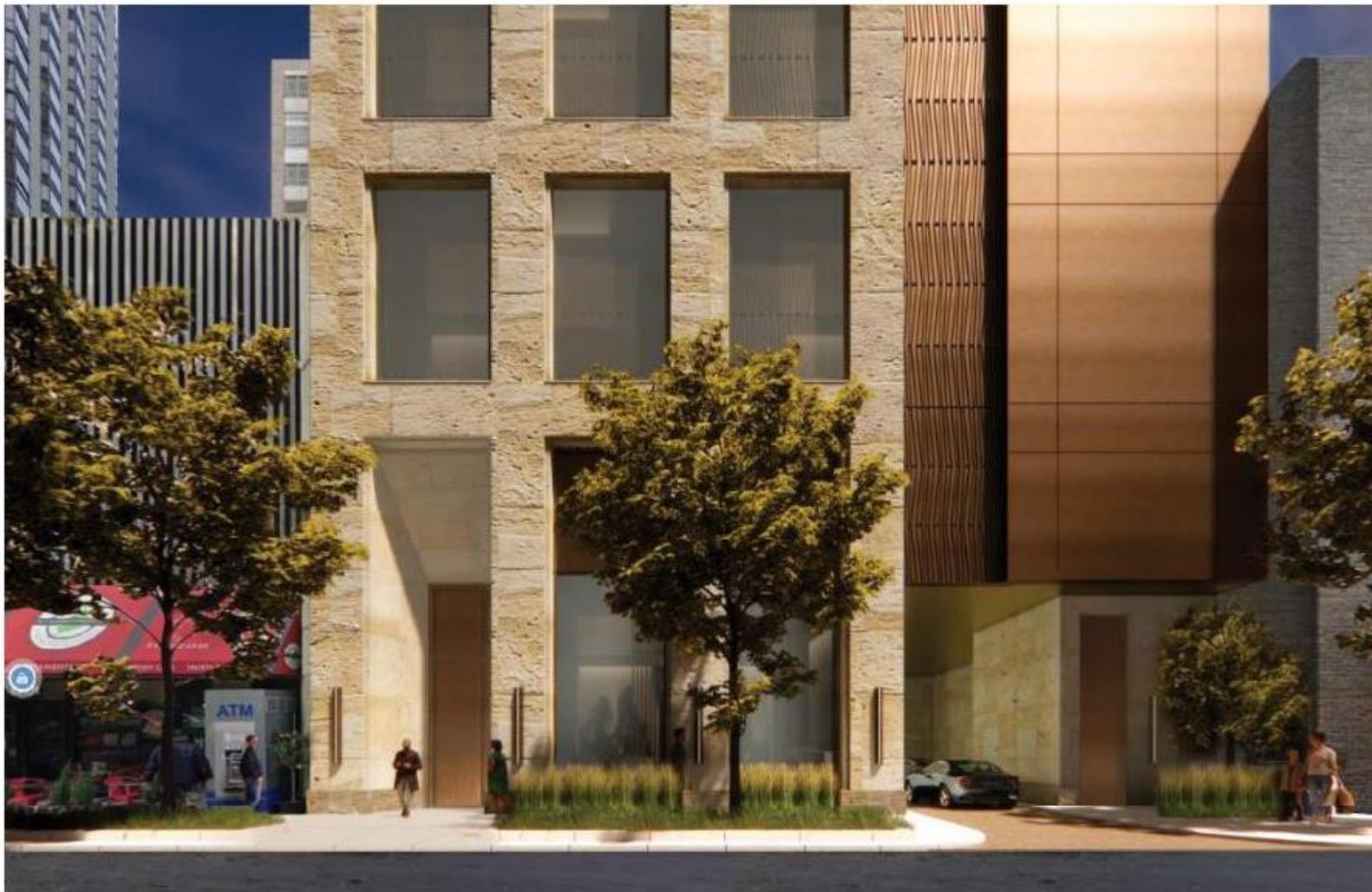




IN PROGRESS



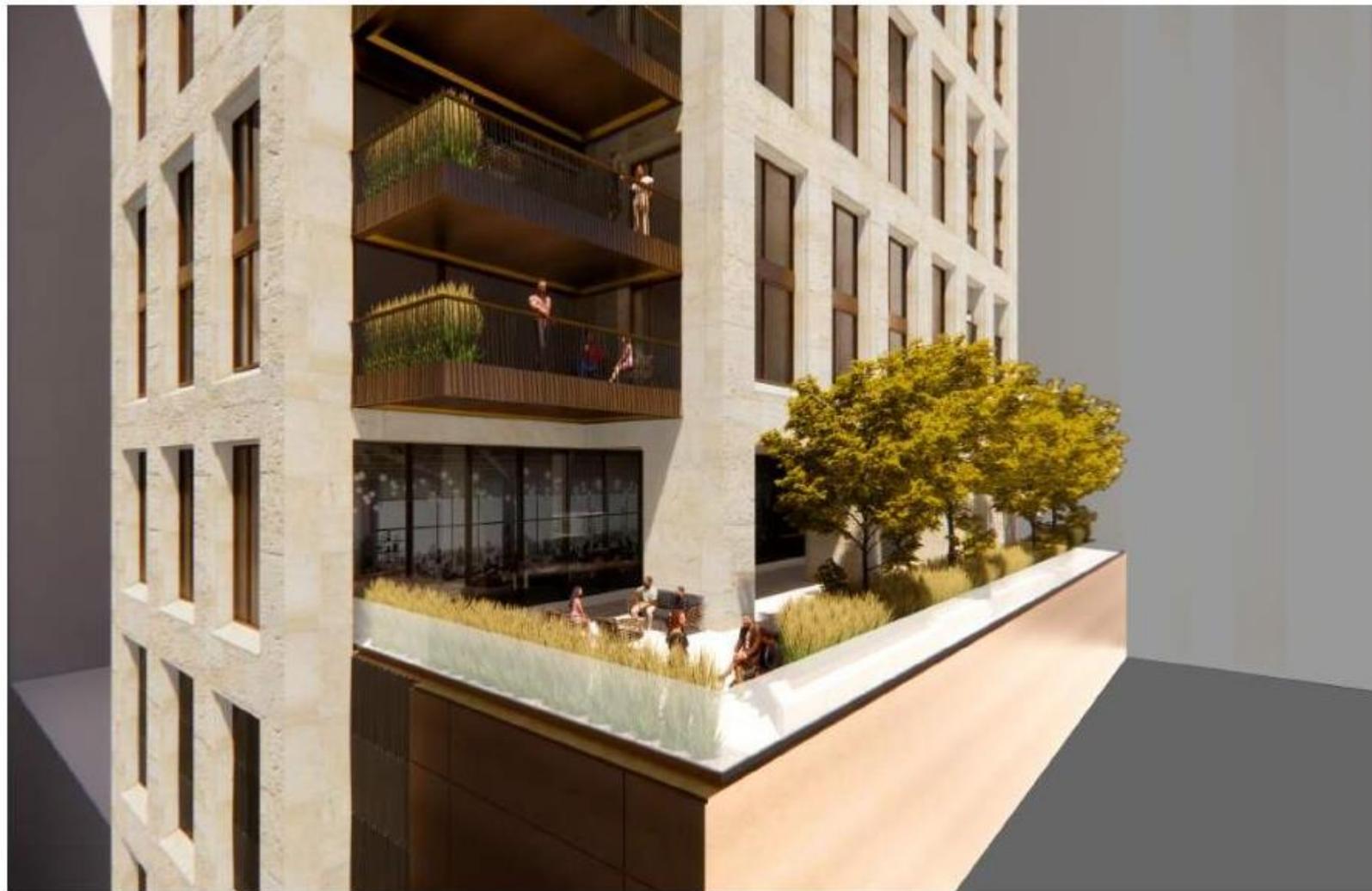
MAPLE STREET - RESIDENT LOBBY



RENDERING WITH PEDESTRIAN CONTEXT



LEVEL 7 AMENITY



RENDERING

 UNIT TERRACES



RENDERING





FLOOR PLAN

GROUND LEVEL

2 VEHICLE LIFTS TO PARKING GARAGE

GSF/FLOOR 7,500 SF





FLOOR PLAN

PARKING GARAGE

LEVELS 2-6

20' ELEVATION - 60' ELEVATION

PARKING/FLOOR 16 SPACES

TOTAL PARKING 80 SPACES

GSF/FLOOR 7,500 SF





FLOOR PLAN

AMENITIES LEVEL

LEVEL 7

GSF/FLOOR 7,500 SF





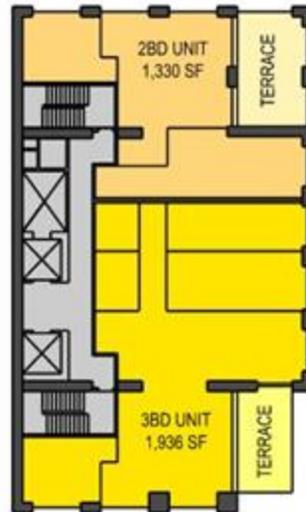
FLOOR PLAN

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

AMENITIES LEVEL

LEVEL 18

GSF/FLOOR





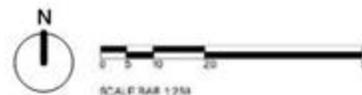
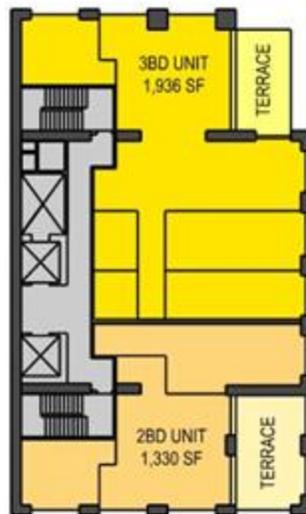
FLOOR PLAN

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





FLOOR PLAN

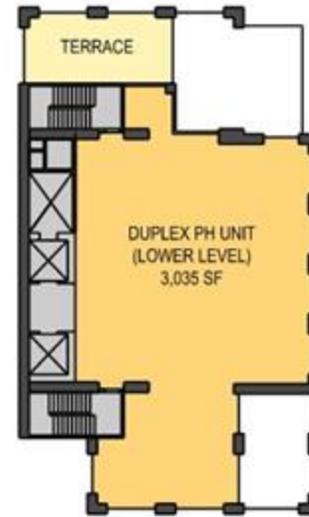
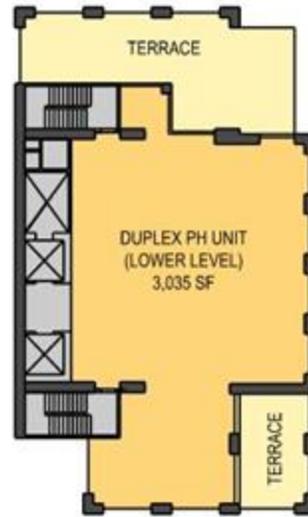
DUPLEX PENTHOUSE

LEVELS 33-34
374' ELEVATION - 396' ELEVATION

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

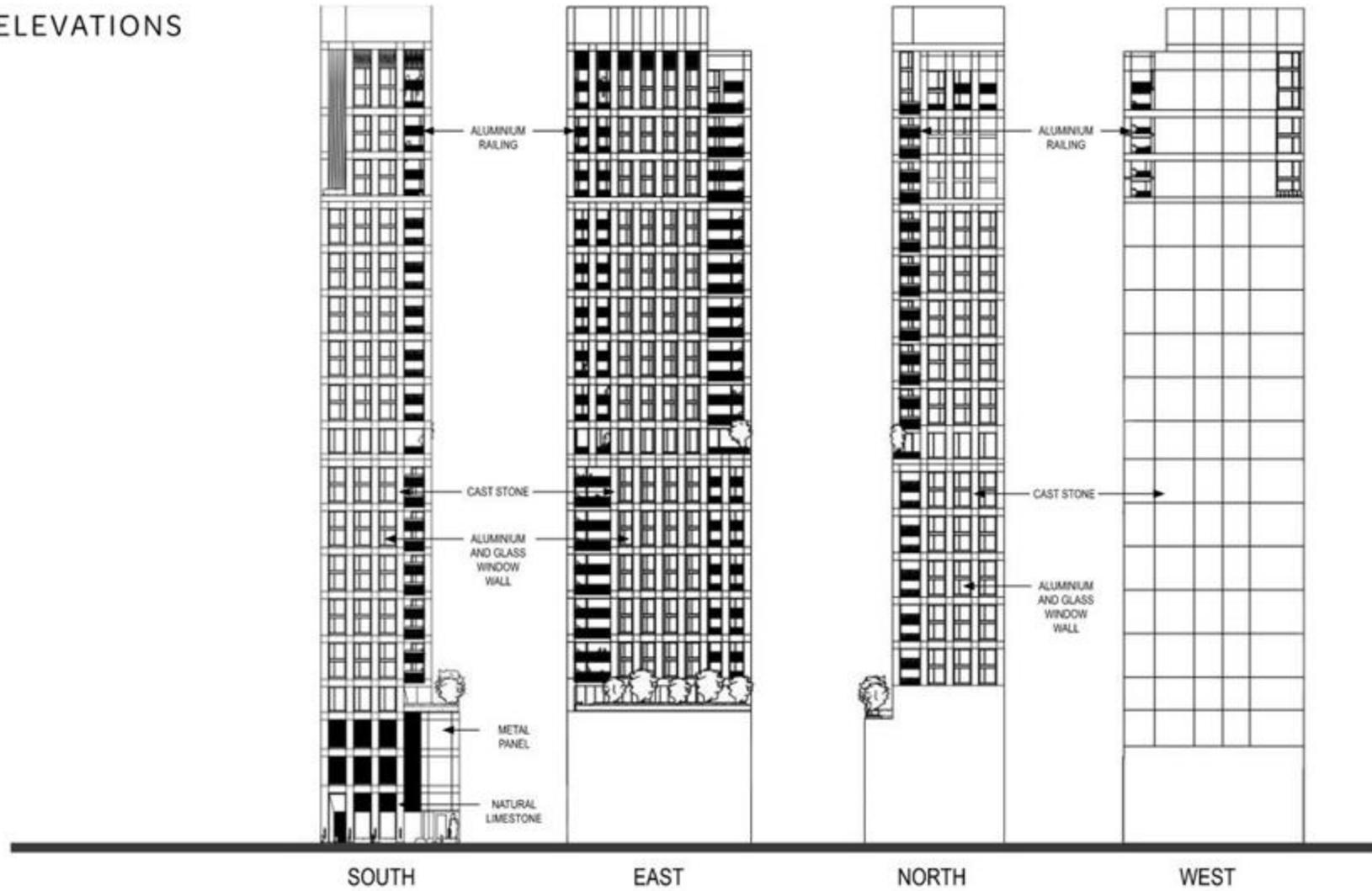
UPPER LEVEL:
INTERIOR 3,035 SF
TERRACE 440 SF
GSF/FLOOR 3,475 SF

GSF 7,640 SF



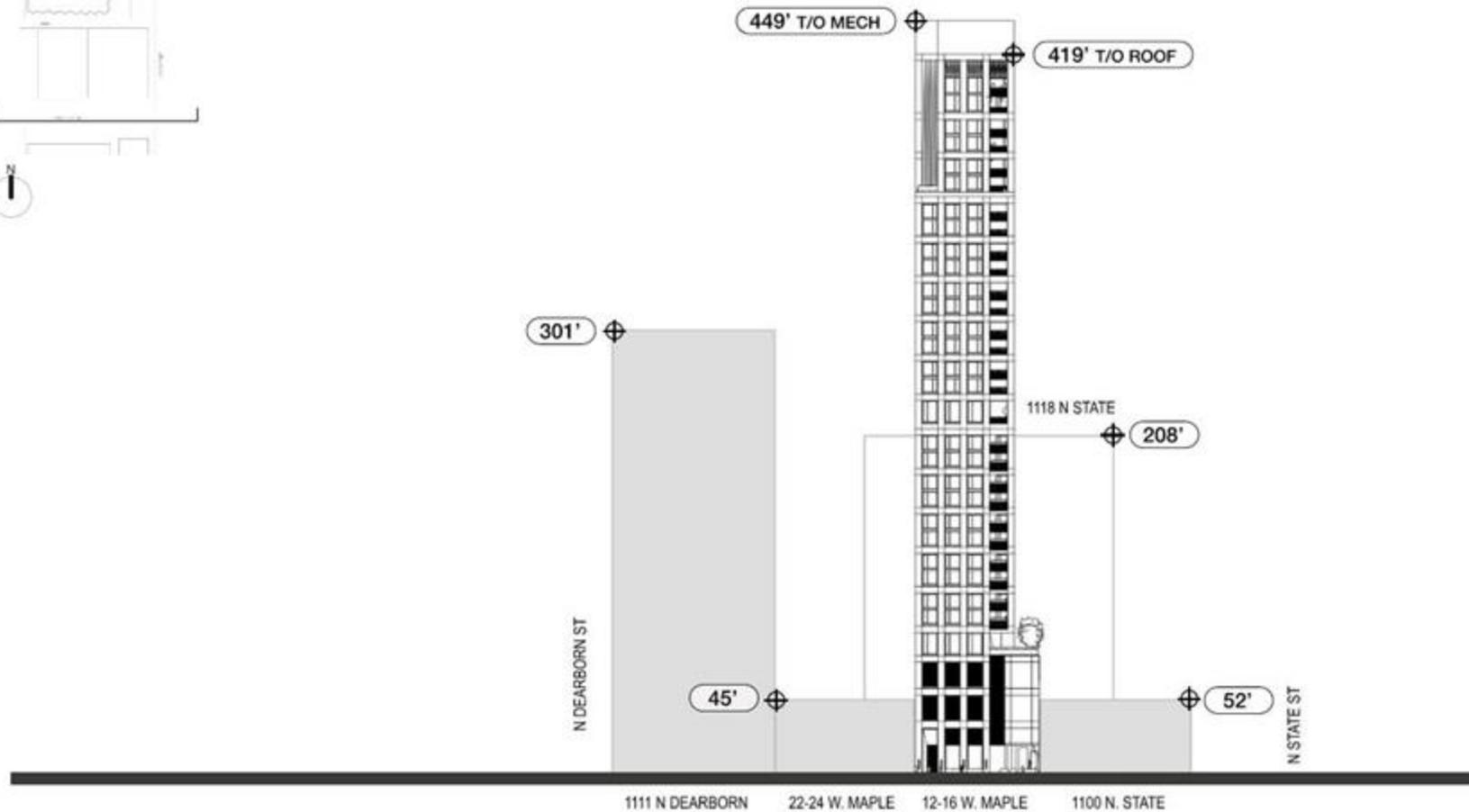
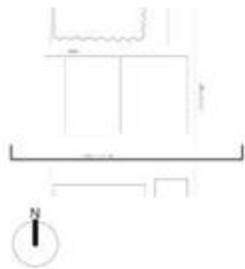


ELEVATIONS



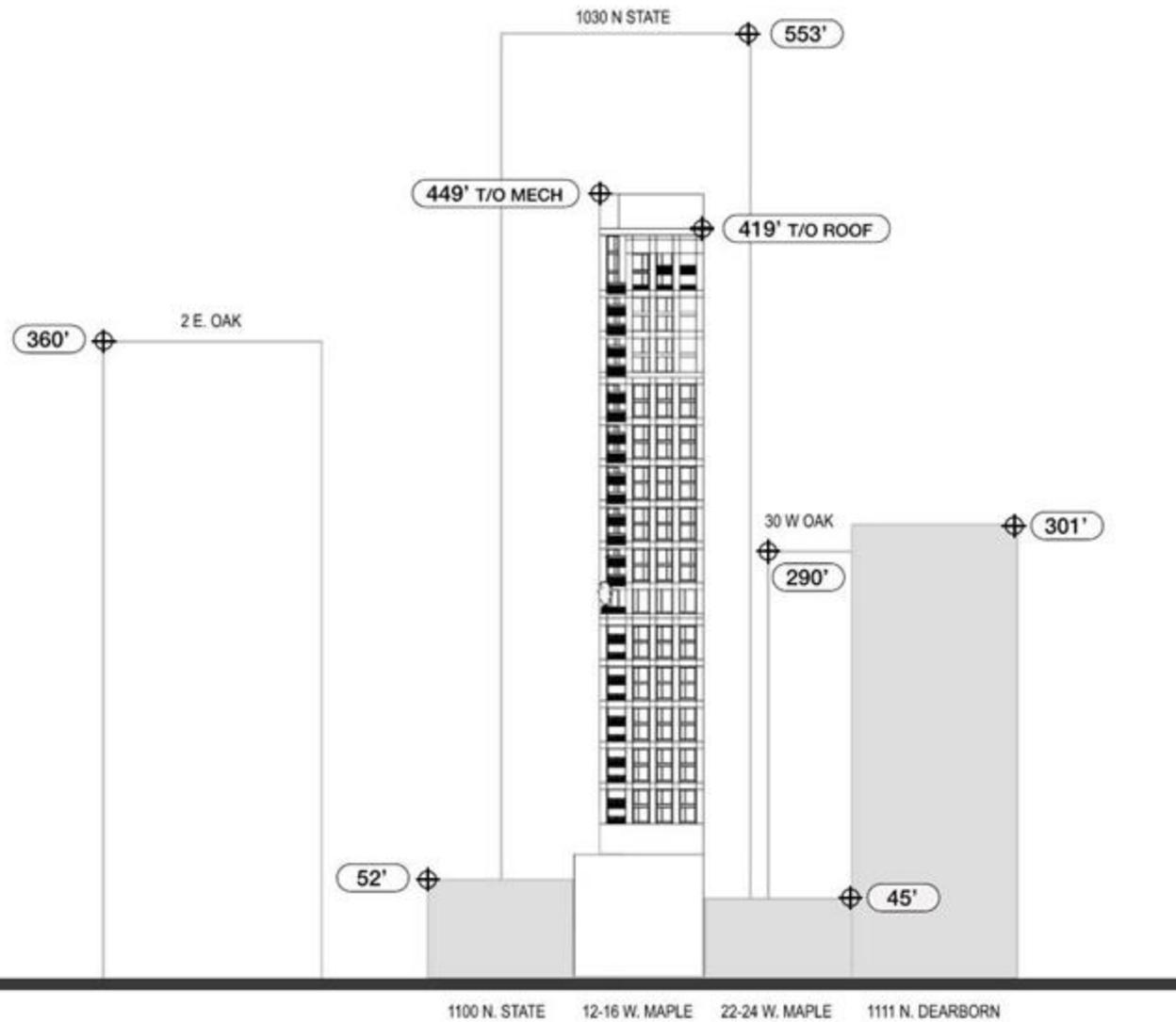
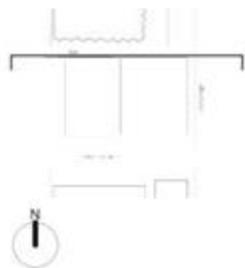


STREET SCAPE SOUTH





STREET SCAPE NORTH

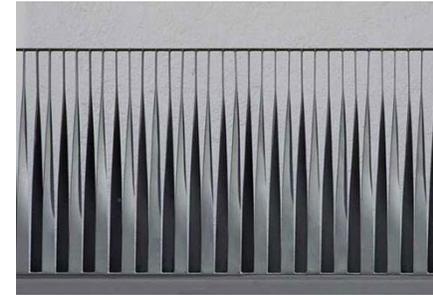


BUILDING ELEVATION



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



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