

NGBS GREEN CASE STUDY

Wrigleyville Lofts



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About the Project

Project Type: 7-Story Multifamily, mixed-use development; 120 apts.

Home Size: 996 sq. ft./unit

Commercial Space: 12,374 sq. ft.

Location: Chicago, Ill.

Certification: NGBS Green Certification (Residential portion) - Bronze Level; NGBS Green Certification (Non-residential Space) - Core and Shell (November 2021)

Website: [Wrigleyville Lofts](#)

Project Team

Developer: [Draper and Kramer](#)

Verifier: [Graham Giovagnoli](#) & [Jenny Rempert](#), Eco Achievers

Architect: [Sullivan Goulette & Wilson](#)

General Contractor: [Leopardo](#)



From the Developer

"Leopardo was proud to partner with the project team to complete this exciting NGBS project. Working with the ownership, design, and consulting teams to achieve this certification was a gratifying experience that underscored the principles of sustainable design, operational energy efficiency, quality installation and a laser focus on the construction details. We were pleased to construct, with our best in class subcontractor teams, a project that will deliver a highly efficient, healthy space for occupants for years to come."

- Patricia Lloyd, Director of Sustainability, Leopardo Companies

Overview

Wrigleyville Lofts is a new mixed-use building in the Wrigleyville community, located in a well-connected part of Chicago, offering a variety of public transportation methods and a view of the historic Wrigleyville stadium. Wrigleyville Lofts is the first mixed-use building to earn NGBS Green certification for its commercial space, providing the whole building certification required for eligibility for the cost saving HUD Green Mortgage Insurance Premium (MIP) rate reduction program. The HUD Green MIP program provides loan savings for developers whose projects are certified to a HUD-recognized green development standard during new construction or renovation.

Multifamily buildings increasingly include spaces for retail or commercial tenants. The 2020 NGBS includes an expanded scope that allows certification for the commercial portion of mixed-use buildings so long as 49% or less of the gross floor area is occupied by commercial space. The commercial space area of a multifamily building has two options for certification: (1) Core and Shell; or (2) Fully-fitted Out & Equipped. Wrigleyville Lofts earned the NGBS Core and Shell certification, which focuses on the performance of the building envelope - including walls and windows - ensuring that future commercial tenants benefit from the sustainable design and construction. The residential portion of the building earned NGBS Green Certification at the Bronze level.

Green Features/Practices

- Infill lot development located near public transit in a walkable neighborhood near many community resources, stores, and restaurants, which reduces auto-dependance and carbon emissions and encourages a healthier, more active, lifestyle
- Rigorous sediment and erosion control plan as well as an aggressive waste management plan during construction
- Mixed-use building with a green roof and bike storage rooms
- Energy-efficient products and systems, including:
 - ◆ high efficiency LED lighting
 - ◆ occupancy controls in interior corridors and exit stairwells
 - ◆ tightly sealed building envelope
- Low-flow water fixtures and ENERGY STAR appliances to use less water
- Zero VOC interior architectural coatings installed to promote better air quality

The Verifier Voice

"The Eco Achievers team gets to move the needle in a way that brings more sustainability and green features to projects that otherwise might not have had the ability to do that."

- Graham Giovagnoli, Partner, Eco Achievers, NGBS Green Verifier

About Wrigleyville

Wrigleyville is the area surrounding Wrigley Field at Clark Street and Addison Street. People started calling the area Wrigleyville shortly after Wrigley Field opened in 1914 and is home to rooftop bleachers, where private building owners have installed rooftop seating for people to watch Chicago Cubs games.

While Wrigleyville is synonymous with fun, entertainment and, of course, the Cubs, it really is much more than that. Clark, Addison, Broadway and other major thoroughfares are home to great restaurants, shops and a night life appealing to a variety of tastes and styles. The true heart of the neighborhood, though, lies in the quaint, tree-lined streets where vintage single-family homes and historic rental walk-ups create a tranquil setting. Add in a few mom-and-pop bakeries, lots of outdoor dining options, and you've got yourself the best the city has to offer.

Wrigleyville is steps to Lake Michigan, providing great access to the lakefront trail for outdoor recreation, including Belmont Harbor sailing (or boat watching), golfing, and tennis matches. The park space and trails are perfect for solo runs or walks, picnics, or furry friends eager to unleash some pent-up energy.

About Draper & Kramer

Established in 1893 by Arthur W. Draper and Adolph F. Kramer, they remain family-owned and one of the leading privately held property and financial service firms in the United States. For the past 125+ years, Draper & Kramer has created a legacy of notable projects and helped shape neighborhoods. Today, they have a national reach, expanding to cities beyond their Chicago roots.

