

PARK TOWER

CHICAGO ILLINOIS

Park Tower is located in the heart of the Magnificent Mile, directly across a small street from Chicago's historic Water Tower of 1869, the iconic survivor of the great fire of 1870. Completed in 2000, on a site of slightly more than one-half acre, Park Tower's 67-stories house a 20-story, 203-room Park Hyatt Hotel at its base. The remaining 57 stories are regarded by many as the city's finest condominium residences, among them eight full-floor units at the top of the building. Views are spectacular, and always will be, because public park space extends from the building base to the shore of Lake Michigan, one-half mile to the east.

Verticality is emphasized in the main elements of the building exterior, largely a composition of alternating courses of tinted windows set into warm gray spandrel panels and exterior structural columns clad in buff-colored limestone. Corners are softened by symmetrical courses of curving recessed balconies.

The pitched copper roof has both ornamental and functional attributes. Its contrasting form and color enhance the project's identity; but within it is a 300-ton tuned mass damper, a structural device that serves to reduce the horizontal movement associated with lateral wind loads.

Additional program elements include 91,000 square feet of enclosed parking (well hidden on the western portion of the site), and 19,000 square feet of retail space, a portion of which is behind the expertly restored brick façade of the 1917 Perkins Fellows & Hamilton Studios, a three story architectural landmark to the north.

CLIENT Hyatt Development Corporation, LR Development Company

SIZE 840,000 square feet

VALUE \$92 million

ROLE Architect

COMPLETION 2000

LUCIEN LAGRANGE
ARCHITECTS