





One Chicago

Chicago, Illinois, USA

Located on a full-block site in Chicago's River North area, One Chicago is a luxury mixed-use development that features two residential towers and a shared podium building. Designed in partnership between GP and Hartshorne Plunkard Architecture, the project totals approximately 2,200,000 square feet and includes 812 residential units, 55,000 square feet of office space, parking, and 188,000 square feet of retail, featuring a flagship Whole Foods Market, a premier Life Time fitness and wellness center, a restaurant, and a large roof garden on top of the podium.

The 76-story main tower anchors the development's southeast corner at State and Superior streets and will contain 276 apartments and 77 condominiums. Set back approximately 45 feet along its eastern side, the tower design creates a new urban park that provides a buffer from street activity as well as a sanctuary and amenity for residents, patrons and the public, including visitors to Holy Name Cathedral across State Street. The tower is composed of five vertical, rectilinear bars that drop off at varying heights as the program mix changes. The setbacks allow for multiple large terraces and create a more slender form as the tower rises. Expressive fins varying in width reinforce the verticality of the building, giving the façades a distinct texture. At the tower base, the residential lobby, amenity spaces and a large terrace open up to the urban park.

The second tower, 49 stories tall and containing 459 apartments, anchors the northwest corner of the development at Chicago and Dearborn streets. Similar to the main tower, the building features roof terraces formed by the tower setbacks that provide private outdoor living spaces for residents. The podium is wrapped with activated functions, including 68 apartments, as well as the Whole Foods Market, Life Time fitness center, office space, event spaces and a restaurant. Private residential amenities on the 10th floor extend out onto the upper podium roof deck, which provides an unusually large outdoor amenity in the heart of the city and overlooks the expansive series of pool decks offered by the fitness and wellness center. To bring circulation off the street and support logistics for the various building functions, all traffic, services and parking for the development are enclosed and controlled within the podium via a covered auto court, a truck turntable on the ground-floor loading dock, and basement loading areas.

Project Data

SIZE

2,200,000 sf total
812 residential units
55,000 sf office
188,000 sf retail

Tower A:
76 stories
276 apartments
77 condominiums

Tower B:
49 stories
459 apartments

FEATURES

Design Partner:
Hartshorne Plunkard Architecture

CLIENT

JDL Development

Recognition & News

RECOGNITION

2021 American Architecture Award – The Chicago Athenaeum

NEWS

GP and HPA Celebrate Groundbreaking for One Chicago, a New Dual-Tower High-Rise Complex