



Left: The Trump Tower will rise where the Chicago Sun-Times building used to be.

Even though its height and name connection create a lot of its "it" factor, what will take place at the building's grade is as important, Smith says. To take full advantage of its riverfront site, the design consists of three outdoor terraced levels, clad in limestone and clear glass with lots of window area for views from the inside to the outdoors, too. The first, 4' up from the river, will have a large promenade and plaza and access to shops and restaurants within the building. The second, accessible from below by a grand stairway, will include more access to restaurants, shops, and a pedestrian walkway to the Wrigley Building at 330 N. Wabash Ave. "This is the area where people will come at Noon to sit on the steps and look at the river and traffic," Smith says. The third will be at the same grade as Michigan and Wabash avenues.

Equal attention is being paid to build a significant design and one that relates to the Wrigley Building and Mies van der Rohe-designed IBM Building at 405 N. Wabash Ave.

And who can't resist knowing exactly how much input the boss, Trump, had? "I worked quite a bit with Trump in the early days when we were setting the concept and developing the idea for the exterior walls and skin," Smith says. "He had ideas and likes gold and bronze a lot, but also listened well to us and was very good as a client. I talked to him about the importance of the building being silver and stainless steel because of the site and palette of the other buildings. He understood. He may not always take your opinion, but he did with that."

Where: 401 N. Wabash

Design Architects: Skidmore, Owings & Merrill LLP

Architects of Record: Skidmore, Owings & Merrill LLP

Developer: The Trump Organization

Number of Stories: 92

Completion Date: 2008

3] SCULPTURE IN THE SKY Lakeshore East Will Gain a Wavy, Sculptural Tower in the Sky

THE PLANNED, MIXED-USE Lakeshore East development in the expanding New East Side of downtown Chicago is gaining yet another important architectural piece. The Aqua tower is going up—all the way to 82 stories, including five for

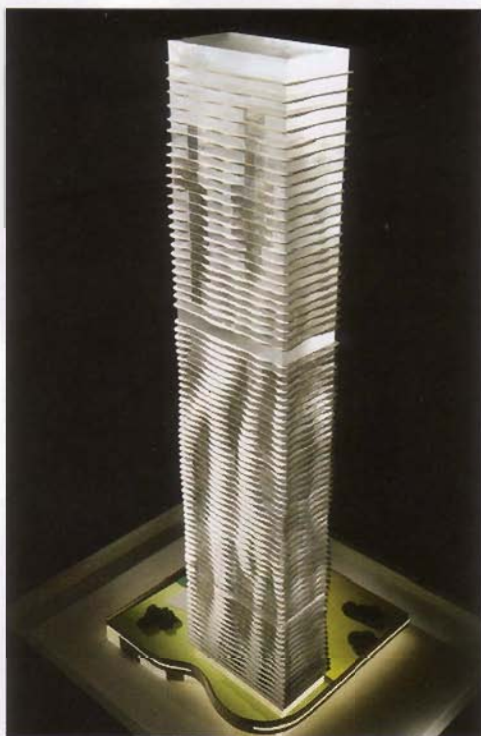
parking, and it will have spectacular views of much of the area, which includes the Chicago River, Lake Michigan, Michigan Avenue, and Millennium Park.

Aqua will have plenty of architectural kudos to brag about on its own, including its horizontal concrete slabs, vertical glass expanses, and different sized and shaped terraces, all of which combine in an innovative way to create a wavy façade that suggests the ripples of the bodies of water beyond, eroded rock formations in the area, and the pools on the building's site. There's an outdoor pool for adults and children's wading pool on the enormous 80,000-square-foot deck, and a lap pool within the building, says architect Jeanne Gang, founder and principal of the Chicago firm Studio Gang Architects that is acting as the design architecture firm for the project.

Rather than have one set of rectangular dimensions for the building's numerous terraces, the architects are designing them as sculptural extensions, so they can respond to the environment and to area views, explains Mark Schendel, a Studio Gang architect and partner. On the South side of the building, where the sun will be the strongest, terrace overhangs are the deepest to shade units. The terraces also will vary in size to provide the best views. "When you're building new towers in an existing city, you have to deal with a forest of other buildings," Schendel says. To compensate for the area's density, the firm designed terraces to extend and recede so they "negotiate" the forest and best capture views rather than have them blocked, Schendel says.

There are additional reasons for the larger scale of these terraces. One is functional. They will be able to be used for living rather than just looking at, and some will even be able to accommodate a table to seat 12, Schendel says. They are also being designed to flow together to create a greater sense of neighborliness rather than looking like individual pieces. Occupants will be able to come up to the aluminum railings and talk with neighbors, almost as if the terraces are picket fences. At the same time, the railings will create some sense of privacy.

The original inspiration for the building's design was due in part to what Gang says she and her colleagues felt was missing in the city's residential mix. "We started looking at buildings being done and found that architects generally design in elevations, but we wanted everyone to perceive this more as a three-dimensional sculp-



Left and below: Aqua tower will rise 82 floors and stand out for its wavy effect, achieved by its terraces in various sizes and shapes, which will capture splendid views.





Top left and right: The condo units will range in size from studio to three bedrooms and penthouses, and include sustainable bamboo floors in the living and dining rooms. Amenities will abound throughout such as pools, jogging/walking path, and work-out facilities.

Right: Close-up of the ripply effect of the building's design.

ture, which would change subtly throughout its length," she says.

Architecture isn't all that the future occupants will be able to brag about. Luxurious amenities will abound such as a jogging/walking path through lush landscaping, fire pit, and outdoor shower on the deck, and rooms within to play billiards, watch a movie, or work out.

What's equally novel about Aqua will be its have-it-your-way style of accommodations. Occupants can choose to stay in one of the building's 210 hotel rooms, rent one of its 476 apartments, or buy one of the 263 condominiums. Condominium units, which range in size from studios to three bedrooms and penthouses, are environmentally pc, too, with bamboo floors in dining and living rooms, kitchens, foyers, and hallways.

Gang thinks one of the best features of the design is how it fits into its new neighborhood rather than stands apart. "It wasn't thrown in at random," she says. "We're adding to the neighborhood."

Where: West end of Lakeshore East development
Design Architects: Studio Gang Architects
Architects of Record: Loewenberg & Associates
Developer: Magellan Development Group
Number of Stories: 82
Completion Date: 2009-10

