This thesis project is dedicated to my mother and father for their love and support.

Thanks
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This thesis proposal is a cumulative representation of thirty weeks of research, design, and execution of the final product. The thesis brochure offers a broad, comprehensive view of an extensive investigation into the complexities and intricacies that the impact of a high rise building has upon an urban context. This thesis represents a synthesis of five years of academic and professional education.
INTRODUCTION

"The city has always occupied a privileged place in the architectural dream - it is the place where all orders are possible. It is the mythical place where a myriad of different orders are projected, an unlimited repository of new possible orders. But the city has the quality of being both the mythical place of all possible orders and, at the same time, the place where these orders accumulate and are superimposed on, annihilate, support, or destroy each other. The space of the myth is simultaneously the record of the myth; it is simultaneously a presence and an absence, a reality and an abstraction. It is this struggle between the city as an accumulation of conflicting orders, its consequent orderlessness and the desire for order invested in it that has characterized the development of theories about the city and its architecture."

Diana Agrest

"The City as the Place of Representation"
Design Quarterly 113, 114, City Segments

The city is a constantly changing entity which is transformed by the social, political, and economic needs of its users. The ideologies which emerge from today's modern cities act as a catalyst for values that can be embodied in or represented by architectural and urban ideas. These values stem from various aesthetic, political, religious, economic, technological or social forces. These various interests and factors manifest themselves in the physical development, form and organization of the city.

Current patterns of growth in cities indicate a growth in popu-
lation within the central city as a result of single persons, single couples, and married couples without children finding central city living a viable if not more invigorating lifestyle than its suburban counterparts. Another important factor affecting today's cities is the post-industrial revolution which is causing a shift in the work force from manufacturing to service oriented industries, from blue collar to white collar. This influx of people into the central city will have various effects upon transportation, density, housing, employment, and cultural and recreational activities. The increased demand for housing and office space due to this shift will be inevitably absorbed by the large urban population centers. The re-use of existing housing stock, the eminent need for new housing and amenities, and the increased demand for office and recreational space will play a major role in the formation of a new city center. The high rise building will be an essential part of this urban transformation. As architects and designers, it is our responsibility to see that this growth occurs harmoniously within the existing urban framework, but also allowing for change for the better.

This thesis project deals with those complex issues just mentioned, as well as the questions of urban design, scale, urban form, the streetscape, space organization, housing and the office environment, as well as the issue of architectural style.
DEVELOPMENT CONTEXT
CONTEXT

Many of the finest properties in the city of Chicago are located in the North Michigan Avenue area. The appeal of this area stems not only from its proximity to the lakefront but also from its reputation for quality shopping, office and residential development. Within this one neighborhood, people can live, work, shop, dine and enjoy a full range of indoor and outdoor recreational amenities. The North Michigan Avenue area is thus the most desirable in the entire metropolitan region.

The most exclusive stores, specialty shops and boutiques in Chicago are found along Michigan Avenue and the streets crossing it.

Concentrated in the North Michigan Avenue area are such internationally renowned hotels as the Drake, Ritz-Carlton, Continental Plaza, Whitehall and Tremont, along with Chicago’s most celebrated restaurants and private clubs.

North Michigan Avenue has traditionally been a prestigious office address and currently enjoys the lowest vacancy rate of all office markets in the city. Corporate executive offices, major advertising agencies and communications enterprises, the medical profession, and a broad array of specialized entrepreneurial consulting firms are represented.

Since the turn of the century, the North Michigan Avenue / Gold Coast area has been synonymous with elegant living. Its dominant charac-
character is its quality, distinctiveness and variety - from the city's most exclusive and historic residences along East Lake Shore Drive and Astor Street to the contemporary luxury of the John Hancock Center, Water Tower Place and the condominium and apartment buildings that line North Lake Shore Drive.

The Oak Street Beach and the lakefront parks offer many of the finest outdoor recreational amenities.
THE SITE

The site for this thesis project is located in Chicago and is bounded by Superior Street on the north, Michigan Avenue on the east, Huron Street on the south, and Rush Street on the west. The site encompasses a total site area of 48,400 square feet.

Existing uses on the site include a parking garage on the western half of the site, and two buildings which have recently been demolished. Plans for this portion of the site entail the construction of a New York based department store. The assumptions for this thesis proposal include the demolition of the parking garage and the utilization of the entire site area. Immediately surrounding the are retail facilities, restaurants, office buildings and a hotel.

The site is easily accessible by automobile as well as by foot. North Michigan Avenue and Lake Shore Drive provide convenient access to the city's North Side and the Loop, as well as connections with the Eisenhower and Stevenson Expressways. Ohio and Ontario Streets, less than three blocks to the south, provide access to and from the Kennedy Expressway which interconnects with the remainder of the regional expressway system. Major streets handling local traffic include Michigan Avenue, Chicago Avenue and the Dearborn / Clark one-way pair.

The site is well served by public transportation. Six northside and lakefront bus routes stop on Michigan Avenue. Four of these routes operate express service on Lake Shore Drive north of Oak Street. Four additional bus routes that stop at Michigan and Chicago Avenues provide service to the near north side and the major commuter train stations in the Loop. A subway station at Chicago Avenue provides two-
minute service to the Loop and connections with the city-wide rapid transit system.

The eastern part of the site, 100' from the property line is zoned B6-7 - Restricted General Business. The western 120' if the site is zoned B7-6 - General Central Business. These zonings are suitable for retail, office space and housing above the ground floor. The allowable floor area ratio for the B6-7 zoning is 16.0, and 12.0 for the B7-6 zoning for an average allowable FAR of 14.0.
To Expressways
Public Transportation
Bus
Public Transportation
Subway
PROGRAM COMPONENTS
PROGRAM OF SPACES

The building program is to develop a high quality business and living environment which works well within the difficult context of historically significant buildings as well as newly designed towers. This building should retain the vitality at the street level which characterizes North Michigan Avenue, through the use of commercial facilities and restaurants.

Parking:

Chicago Zoning Code requires 1 space per 55% of apartments.

122 apartments x .55 = 67.1 spaces = 67 spaces

2½ parking spaces required for handicapped

67 x .02 = 1.34 = 1 space

minimum size - 2' x 12' x 7'

handicapped - 12' x 12'

passenger elevators - 2 elevators for 1st 600 stalls

1 additional for next 600 stalls

ramp grades - maximum grade of 4½

for conventional interfloor ramp - grades should not exceed 1½, 7 - 9% preferable

floor heights - minimum 7'

7'-6" preferable

9'-6" to 10'-0" floor to floor

Office/retail parking requirements:

1st 250,000 square feet - no spaces required

next 250,000 square feet - 1 space per 10,000 sq. ft.
1st 290,000 sq. ft. - no spaces
remaining 248,100 sq. ft. - 24 spaces

Loading,
1 loading berth to accommodate a truck of average size
2 additional berths to accommodate semi-trailer trucks

Parking square footages.
Office/Retail - 48,400 sq. ft. per floor
47,550 gross usable sq. ft., including parking,
ramps and access
850 sq. ft. elevators, stairs, and mechanical
Total 3 floors - 145,200 sq. ft.
142,650 gross usable sq. ft.
2550 sq. ft. elevators, stairs & mech.

Condominium - 48,400 sq. ft. one floor
40,425 gross usable sq. ft., including parking,
ramps and access
7775 sq. ft. elevators, elevator pits, stairs, park-
ing attendant office, mechanical and circulation
Total parking - 173,600 sq. ft. four floors
183,275 gross usable sq. ft.
10,525 sq. ft. elevators, stairs & mechanical

Commercial:
Ground Level - 36,315 sq. ft.
Loading dock and berths ________________ 2050 sq. ft.
Loading office and storage ________________ 775 sq. ft.
Condominium lobby, including mailboxes ______ 1550 sq. ft.
Fire control room ________________________ 150 sq. ft.
Security office 150 sq. ft.
Core elements, retail elevators, stairs 4180 sq. ft.
Ramps to parking 3150 sq. ft.
Commercial 10475 sq. ft.
Office/Retail lobby 1200 sq. ft.

Second Floor - 36,910 sq. ft.
Commercial 21235 sq. ft.
Mechanical core, elevators 2830 sq. ft.
Circulation, escalators 11645 sq. ft.

Third Floor - 28,400 sq. ft.
Commercial 14,875 sq. ft.
Mechanical core, elevators 2830 sq. ft.
Circulation, escalators 9695 sq. ft.

Total Commercial - 101,525 sq. ft.
46,585 gross usable commercial sq. ft.
54,940 sq. ft. lobby, support spaces, mechanical

Mechanical Fourth Floor - 23,915 sq. ft.

Office Space:
Fifth Floor - 23,115 sq. ft.
Office space 19,715 sq. ft.
Core 3400 sq. ft.

Sixth - Fifteenth Floor - 22,715 sq. ft. per floor
Office space 19,315 sq. ft.
Core 3400 sq. ft.

Sixteenth - Twenty-second Floor - 19,540 sq. ft. per floor
Office space 17,140 sq. ft.
Core 2100 sq. ft.
Twenty-third - Twenty-fourth Atrium Floors - 18,350 sq. ft. per floor
Office_________________________16,250 sq. ft.
Core_________________________2100 sq. ft.
Total Office Space - 426,545 sq. ft.

370,245 gross useable sq. ft.
Mechanical Twenty-fifth Floor - 19,740 sq. ft.

Skylobby/Swimming Club:
Twenty-sixth Floor - 14,375 sq. ft.
Pool, surrounding lounge area______________6050 sq. ft.
Exterior roof deck________________________5065 sq. ft.
Core, stairs, and support spaces_________1090 sq. ft.
Racquetball court________________________1125 sq. ft.
Saura, whirlpool__________________________1000 sq. ft.
Skylobby_______________________________1150 sq. ft.
Weight room____________________________1950 sq. ft.
Leasing offices__________________________1250 sq. ft.
Men's lockerroom________________________405 sq. ft.
Women's lockerroom______________________400 sq. ft.
Storage facilities_________________________225 sq. ft.

Condominiums:
Twenty-seventh - Thirty-eighth Floors - 14,775 sq. ft. per floor
Mechanical cores, Elevators, support spaces__1025 sq. ft.
2 Bedroom_____________________________1175 sq. ft.
2 - One Bedroom & 1100 sq. ft.____________3610 sq. ft.
2 - One Bedroom & 1202 sq. ft.____________4050 sq. ft.
2 - One Bedroom & 1255 sq. ft.____________4510 sq. ft.
Lobby/Circulation_________________________1500 sq. ft.
Thirty-ninth - Fortieth Floors - 14,200 sq. ft. per floor

Mechanical cores, elevators, support spaces 1025 sq. ft.
Two Bedroom ________________________________ 1125 sq. ft.
2 - One Bedroom 3 1320 sq. ft. ____________ 2640 sq. ft.
2 - One Bedroom 3 1935 sq. ft. ____________ 3870 sq. ft.
2 - One Bedroom 3 2255 sq. ft. ____________ 4510 sq. ft.
Lobby/Circulation ________________________________ 1525 sq. ft.

Forty-first - Forty-fourth Floors - 14,245 sq. ft. per floor

Mechanical cores, elevators, support spaces 1025 sq. ft.
Two Bedroom ________________________________ 1125 sq. ft.
2 - One Bedroom 3 1320 sq. ft. ____________ 2640 sq. ft.
2 - One Bedroom 3 2255 sq. ft. ____________ 4510 sq. ft.
1 - Two Bedroom Penthouse __________________________ 3515 sq. ft.

Total Condominium Space - 265,200 sq. ft.
Mechanical Penthouse Forty-fifth Floor - 14,605 sq. ft.

Total Building Square Footage - 1,045,410 gross square feet
DEVELOPMENT CONCEPTS
DEVELOPMENT CRITERIA

This project should blend the diverse characters of Michigan Avenue and the surrounding shopping districts to the west on Rush Street, and retain the existing character and scale associated with Michigan Avenue. The building should serve as a model for future development along this street so that the scale and historic fabric of the Avenue will be retained. The wholesale displacement of existing properties which has characterized much new development must be avoided.

In addition to providing quality retail, office and residential space, it should make a significant contribution to the city's architecture and its architectural heritage. The building's shape should serve a number of important functions. The lower retail levels should extend to the lot line, both physically or implied, in order to establish a compatible relationship with the geometry of the street grid and to respect the existing setbacks of buildings along Michigan Avenue. It should also reinforce the formal character of Michigan Avenue. Through the building's geometry and placement on the site, a relationship should be set up with the Water Tower which is a Chicago landmark one block to the north. A highly visible, people-oriented public space should be created at street level to reflect this relationship, as well as to sustain and extend the level of pedestrian activity in the area. This project should capitalize upon the opportunities offered by its location on one of the most historic and elegant streets in Chicago.
CONCEPTUAL SKETCHES,
BUILDING SCHEMES
Parking

Within the building garage, parking is provided for 324 vehicles. Attendant parking is provided for the required 67 parking spaces for the residents. The remaining 257 spaces are available for office tenants as well as for individuals using the retail facilities, although according to zoning laws only 25 parking spaces would be required. The residential parking facility is card-operated and is secured against those not permitted access.

Loading

Service access for regular truck deliveries is achieved via Rush Street which runs north/south. Exit from the loading dock area is again via Rush Street. One loading berth is provided to accommodate a truck of average size. Two additional berths are provided for semi-trailer trucks.
parking levels 2-4

condominium parking level 1
Commercial Floors

The building offers 46,585 gross leaseable square feet of commercial space on the ground floor, and second and third floors. Commercial tenants benefit from a location in the heart of Chicago's well-established retail, hotel, and residential district, easily accessible by foot, by car or by bus. In addition to the large daytime population in the area, the potential market for the commercial facilities includes some 7,000,000 persons living within the metropolitan area as well as 20,000 hotel rooms in the North Michigan Avenue area and the Loop.

The commercial levels surround a open three story atrium which is accented by vegetation, glass enclosed elevators, escalators and the use of quality materials. Natural light is provided by a unique skylight which brings in light from the south and west and from the main entrance. The skylight area utilizes space from the fourth floor mechanical space. An exterior loggia is formed by the setback of the shopfronts from the exterior columns along Michigan Avenue and Superior Street. The main entrance on the corner of Michigan Avenue and Superior Street creates a focal point for the entire building. Focusing on this corner draws attention to the Water Tower and North Michigan Avenue. To enhance this relationship clear dual-pane glass is used in the entrance element, as well as in the first floor shopfront windows to enhance the retail function at street level.
Office Floors

Quality office space occupies floors 5 through 24 of the project. The building's prime location and distinctive features set it apart from other office developments in the area, providing a distinctive setting for prominent firms and professional businessmen. The office floors offer panoramic views of the lakefront, the Loop and the surrounding cityscape.

The office space offers flexibility and the inherent ability to meet the most demanding of tenant requirements. Individual offices as small as 1125 square feet or as large as an entire floor can be easily accommodated, with unobstructed floor areas of up to 5,650 square feet. An integrated system of electrical and telephone conduits allows for flexibility in the placement of interior partition walls and the development of layouts for individual offices and work spaces. Because of the building's geometry, a number of corner offices are available. As shown on the accompanying plans, office floors range in size from 18,350 to 23,115 gross square feet, with a total of 370,345 gross leasable square feet.

The 22, 23, and 24 floors have an interior atrium which provides for the integration three leasing floors. In addition to providing the flexibility of combining three floors, the atrium brings in a large amount of natural lighting.

The highest quality materials and finishes are used throughout the office floors. Windows are nearly full-height and to maximize energy efficiency, a combination of grey reflective dual-pane glass and green-blue reflective dual-pane glass is used. All corridors are carpeted. Recessed incandescent down-lights are used in public areas with recessed fluorescent fixtures in tenant spaces. Other standard tenant finishes,
all of which are associated with only the very best office buildings,
include full-height solid core wood doors, lever hardware and concealed
spline ceilings.

floors 6-15
Skylobby/Swimming Club

The Skylobby on the 26 floor serves the residents and the leasing office. Dramatic views of the Loop and lakefront can be observed from this vantage point. A 6050 square foot swimming area dominates this floor offering a panoramic view of the lake and North Michigan Avenue. The pool area is surrounded by lounge chairs, a whirlpool/sauna, an exercise area, and locker and dressing facilities. Individuals also have access to two exterior sun decks with a total area of 5065 square feet.
Condominium Floors

The 122 condominiums in 700 North Michigan Avenue encompass a total of 246,930 gross saleable feet on floors 27 through 44. A variety of innovative unit layouts capitalizes on the potential for exceptional view of the lake, and the city. The condominiums are further distinguished by the incorporation of special features and quality finishes throughout. They are convenient to the swimming club, commercial and office space within the building as well as a host of activities in the neighborhood.

On floors 27 through 36 there are seven condominiums per floor. Every condominium maximizes views in all directions. Floors 41 through 44 offer a penthouse suite with a sweeping panoramic view towards the northeast and lake. All corridors and lobbies on the floors are lit by natural daylight.
Vertical Circulation

Twenty passenger and one service elevator provide a fully integrated system in which each of the components of the building - parking, commercial, office and residential - receive fast, efficient, individualized service. Passengers are carried at speeds of up to 1000 feet per minute with no need to transfer cabs, minimizing the time required to reach a particular floor.

The commercial floors are served by four glass enclosed passenger elevators located adjacent to the northeast corner entrance, that operate between the first and third floors, and by escalators operating between the same respective floors. Six passenger elevators operate from the first floor lobby to the fifth floor and then locally to the fifteenth floor. Six passenger elevators operate from the first floor lobby to the sixteenth floor and then locally to the twenty-fourth floor. The condominiums are served by two passenger elevators that operate from the residential parking zone and the first floor apartment lobby to the skylobby/swimming club on the twenty-sixth floor and then locally to the forty-fourth floor. Two shuttle elevators operate between the four levels of underground parking and the first floor.

One service elevator is located convenient to the first floor loading docks to allow efficient service without disrupting normal building functions, and handles all office and condominium needs.
Since the structure of a tall building usually accounts for 15 - 20 percent of the cost, the design must optimize the building as a whole, not the parts. Wind tracing, gravity loading, and floor system should be conceived as one integrated totality working together with the shape of a building. The shape of the building in plan plays a very large role in how the building behaves in the wind. The circle has been found to be the superior wind shape.

The structural system for 700 North Michigan Avenue is essentially a rigid frame concrete system which ties into a slip-formed concrete core which contains steel stiffening trusses. For buildings from 30 to 50 stories a rigid frame with a stiffened core has been found to be the most efficient structural system.

The floor system utilizes a one-way concrete T-slab system which allows for cantilevering in the corner office areas of the northeast quarter-circle of the building. The longest span for the system is 35 feet. Composite steel and concrete columns are used for the vertical loading. A lightweight steel column is used for rapid erection purposes and later is encased in concrete to act as a large reinforcing bar. Horizontal loading is transferred by the shear core which is a composite slip-formed concrete core containing steel stiffening trusses. All vertical loads are transferred to basements below the underground garage and penetrate down to the bedrock. Transfer girders redistribute the load the 16th floor and the 25th mechanical floor where the building steps back fifteen feet.
HEATING & AIR CONDITIONING

The heating and air conditioning systems are all electric to maximize tenant flexibility and energy efficiency. Commercial, office and residential systems are served from individual mechanical floors, with individual controls in condominiums and tenant space.

Commercial, office, swimming club and residential uses are linked to a central chilled water system from the cooling towers. Lobbies and public areas are cooled by constant volume air conditioning systems with associated recirculation/exhaust fans. Commercial areas feature variable primary air induction systems while offices are served by variable-air-volume systems. This system is similar to the new "second generation" of energy conserving mechanical systems. Components of this system are a fan-powered variable-air-volume air supply, and overhead forced-air heating instead of perimeter radiation. The fan-powered variable-air-volume boxes mix supply and return air from the ceiling plenum for individual differences in room loads. Condominiums are cooled by means of individual fan-coil units concealed from view. Electric radiant heat is provided along ceiling perimeters in the condominium units.

The swimming club has its own central heating and air conditioning systems to provide for the specialized needs of the pool area, sauna, whirlpool and related facilities.

All systems are monitored and controlled by a building automation system.
SECURITY & FIRE PROTECTION

The organization of public space and private spaces and of building access provides for effective security for all users of 700 North Michigan Avenue. For commercial and office tenants, the presence of security personnel and the use of video monitoring equipment contribute to a high level of security without compromising client access. For residents who seek privacy, security personnel are present 24 hours a day in the 1st floor apartment lobby. Access to this area from Huron Street and the parking garage is strictly controlled. Security is further maximized by the use of an intercom system between apartments and apartment lobbies.

This building has a complete fire protection system, providing a fully sprinklered building. In public areas of the building and in the condominiums, the sprinklers are recessed. The system is supplemented with smoke and fire sensing devices and alarm systems tied to the Fire Department*. Also in the system are an exhaust and vent system, wall-mounted extinguishers, standpipes with siamese connections*, one- and two-way voice communications, manual pull fire alarm stations, and an emergency elevator control system. A fire command station is provided in the lobby. The condominium units have these fire and smoke containment features: fire-proof construction, one-hour rated carrier walls, self-closing an apartment entry doors*, and positive pressure in the corridor.

High rise apartment buildings must have 2 means of egress (2 stairs) from every floor, located as far apart as possible, except in the case of elevator stairs. Stairs on the first floor must lead to the outside
either directly or through a 2 hour enclosed corridor. Going through a lobby is acceptable as direct exit in Chicago. Maximum travel distance from any apartment door to the nearest stair is 100'. The maximum dead-end corridor length with two regular stairs is 50', and with a scissor stair 25'.

* Code Requirements

Required Fire Stairs

Enclosure: 2 hours (1/2" concrete block with furring and gypsum board on corridor side or 2 hour gypsum board assembly; shaft wall)

Construction: noncombustible - reinforced concrete

When a building is more than 26½' high (from sidewalk to roof) code requires that one of the fire stairs become a smokeproof tower, the shaft: minimum - 50 sq. ft.
MATERIALS

The materials chosen for interior and exterior use are derived from the established design vocabulary. The materials chosen for the exterior are derived from the interpretation of the existing surrounding structures to form a harmonious continuity in the area, as well as using new materials in the area to increase the diversity and to represent the period from which the building was designed. Interior materials were chosen correspondingly to follow the vocabulary used on the exterior.

Exterior

Glazing: grey-reflective dual pane
green-blue-reflective dual pane
clear vision dual pane

Wall composition: Carnelian Granite
Indiana Limestone accent

Interior

Lobby/Atrium

flooring: cream colored, high polished Italian marble and rough clay terracotta. Brazilian granite

railing: single bar, plexiglass

elevator core: Negro Marquina polished marble

Office

elevator core: white, high polished Italian marble
PROCEDURE
METHODOLOGY

From the project's inception, an extensive investigation was executed concerning the adjacent context. An understanding of the character, architectural vocabularies, scale and usage was critical. Through this understanding of the character of the context, design potentials became increasingly evident. During this initial stage, an analysis of the building type was undertaken to gain a broader understanding of the functional relationships and requirements.

Combining of the controlling variables of context and building functions began to generate the architectural form. Building schemes began to emerge. Those were developed and altered to meet structural, functional, circulatory, and aesthetic needs. Once a cohesive scheme was arrived at, development of individual components and detailing was initiated. When a cohesive circulatory and spatial allocation was determined, investigation of the elevations and its effects on the adjacent context and the massing of the building were studied. Structural and mechanical needs were finalized and appropriate systems were inserted.

The final composition refined the established vocabulary and functional needs, and a refined horizontal and vertical rhythm was organized. The final solution sought to combine the vocabulary, massing, proportions, and functional needs into a coherent, developed entity.
ARCHITECTONIC SOLUTION

This building solution is viewed as a synthesis of the historic character of its location and the realities of modern needs and technologies. The conceptual relationships of the building lead to a historical continuum within the district. The formal expression draws from and extends the context of the surrounding area.

The importance of the street and the accompanying pedestrian activity were significant determinants of the architectural form. The building makes a gesture towards the Water Tower by being organized around the significance of the northeast corner. The building steps out to the lot line at the southeast corner of the site and moves along the street grid for a point, and then a sweeping quarter-circle connects to the northwest corner. A formal public space is created on the northeast corner and also serves as the main entrance. The paving focuses one towards the building and corresponds to the modulation of the tower, but more importantly it provides a link with the sidewalk and draws attention to the Water Tower. An arcade is created along the storefronts to correspond to the scale and character of Michigan Avenue. These elements cause a redirection from an introverted building to one with an interior-exterior relationship. The paving, arcade, and storefronts create a link from a street orientation to also an interior atrium orientation. The interior public space serves to make the organization legible to visitors such as a street does for pedestrians.

The exterior geometry of the building makes a gesture to the corner and also works as a means of relating to the context. Much of the existing structures in the area are treated in stone with different
tiation between lower floors and upper. Expression of the building
solution vertically is tripartite - base, shaft, and distinctive top.
The retail base is set away from the shaft of the upper floors and pro-
vides a movement or rhythm towards the main entry. The office levels
are clad in granite similar to surrounding buildings, with a green-
blue shaft rising out of it. Metaphorically it is like a shell wrapping
a vertical element. Continuity between upper tower and lower tower is
achieved by sliding the inner portion of the tower down into the base
at certain points. On the southwest corner, two "incisions" reduce the
apparent bulk of the building by providing a vertical expression as well
as bringing natural light into the condominium corridors.
PERSONAL PHILOSOPHY

Architectural typologies are a reflection of a society's aesthetic, political, religious, economic, technological and social forces. These various interests and values manifest themselves in the physical development, form and organization of the city. Architecture is the physical manifestation of the public's functional needs and aspirations. The question of style should not just be an interpretation by the architect designer, but should be a reflection of society.

Architecture should look to our immediate past which has now become a tradition, and also to our remote past for inspiration. It should not disregard the implication of the present and the possibilities of the future. This will lead to a historical continuum of architecture over time. It is our task to combine the physical realities of a building with the aesthetic needs of the individual.
CONCLUSION

This thesis project has been the most challenging and intellectually stimulating problem I have ever undertaken. After these thirty weeks of work, I can look back with a sense of accomplishment and satisfaction. After five years, it is a fitting end.
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