















# 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. 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 77-story main tower anchors the development's southeast corner at State and Superior streets and contains 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 391 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:  
77 stories  
276 apartments  
77 condominiums

Tower B:  
49 stories  
391 apartments

### FEATURES

Design Partner:  
Hartshorne Plunkard Architecture

### CLIENT

JDL Development

## Recognition & News

### RECOGNITION

2023 International Architecture Award – The Chicago Athenaeum  
2023 Design Excellence Award, Architecture XL – American Institute of Architects, Chicago Chapter  
2023 Multifamily Development of the Year – Illinois Real Estate Journal Awards  
2023 Finalist, Merit Award for Residential/Hospitality – Chicago Building Congress  
2022 Multifamily Development of the Year – NAIOP Chicago Chapter  
2022 Residential Development of the Year – Chicago Commercial Real Estate Awards  
2021 American Architecture Award – The Chicago Athenaeum

### NEWS

One Chicago Wins Prestigious 2023 International Architecture Award  
Chicago Commercial Real Estate Awards Honor Three GP Projects  
GP and HPA Celebrate Groundbreaking for One Chicago, a New Dual-Tower High-Rise Complex