

The Park at Lakeshore East

Chicago, IL

The Park at Lakeshore East is a 5.3-acre urban park that is the central amenity of the 28-acre Lakeshore East development in Chicago's Inner Loop.

Overlooking the confluence of the Chicago River and Lake Michigan, Lakeshore East is a \$4 billion redevelopment that includes 4,950 residential units, 1,500 hotel rooms, 2.2 million GSF of commercial space, 770,000 SF of retail space and an elementary school.

The Park serves as a front yard to the thousands of Chicagoans living and working in Lakeshore East, and as a botanical garden with over 500 trees and over 100 varieties of perennials and annuals. It provides direct connections to the city's lakefront and a Pedway system. Two sweeping promenades serve as the primary circulation across the Park, and each features a series of fountain basins, seating areas, and ornamental gardens. An extension of Field Street's axis, the Grand Stair offers a commanding view of the park and accommodates the 25-foot grade differential created by Chicago's three-tiered transit system. Additional amenities include a children's garden, dog park, and event lawn.

Client

Lakeshore East, LLC
City of Chicago
Magellan Development Group

Size

5.3 acre park

Dates

2004 - 2005

Team

SOM
Master Plan Site Design Group

Awards

AIA Excellence in Regional and Urban Design
FIABCI Prix d'Excellence Award
ASLA Texas Chapter Merit Award
Friends of Downtown Chicago Best New Open Space
Chicago Magazine - Best New Park
Builder Magazine - Builder's Choice

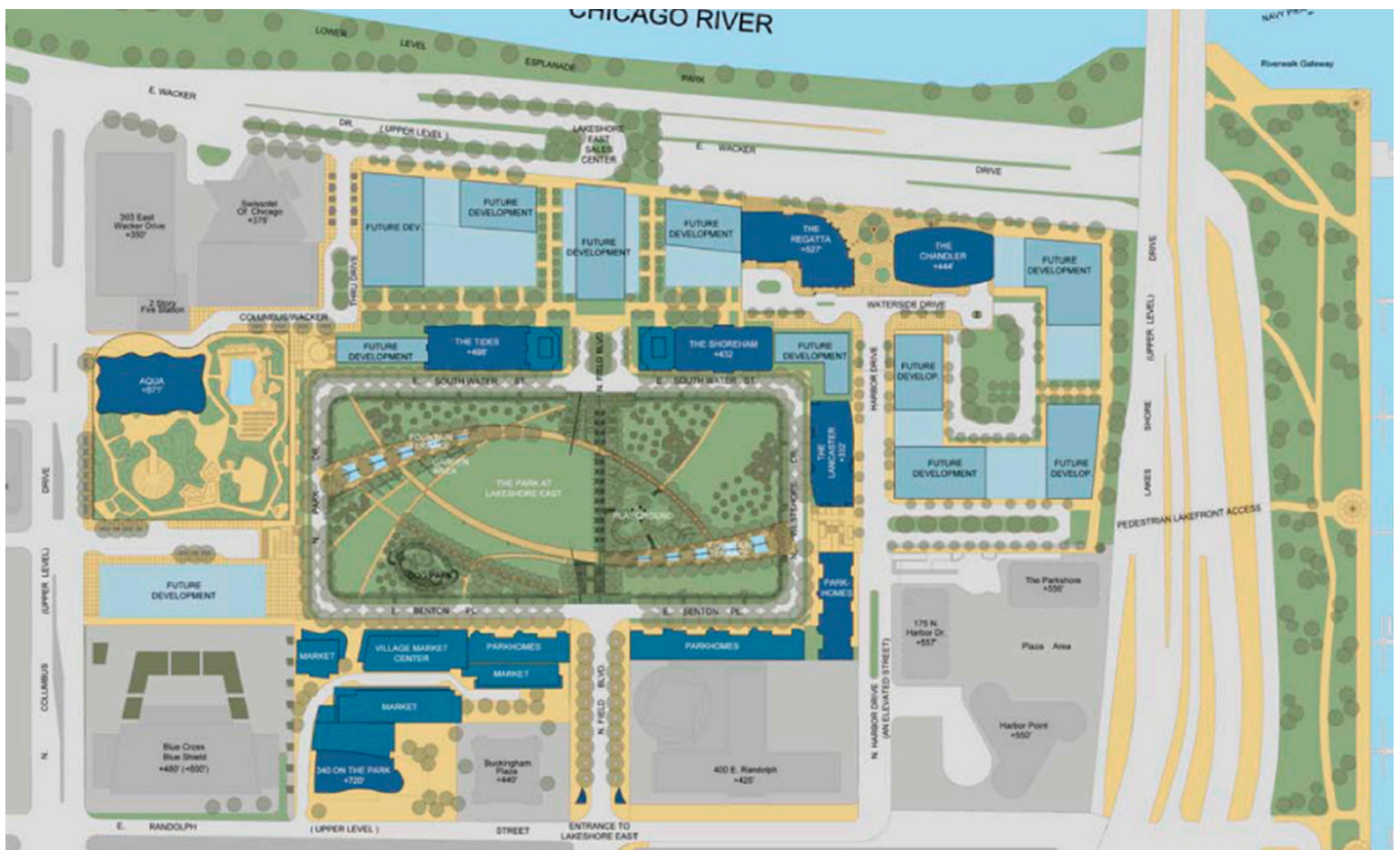


“The design, which evolved, exceeded our expectations and produced a botanical garden incorporating very creative landscape features and elements...

Throughout the development of the park, the Burnett firm was readily available at a moment’s notice. The design and resulting cost met our budget parameters and timing.”

- Joel M. Carlins

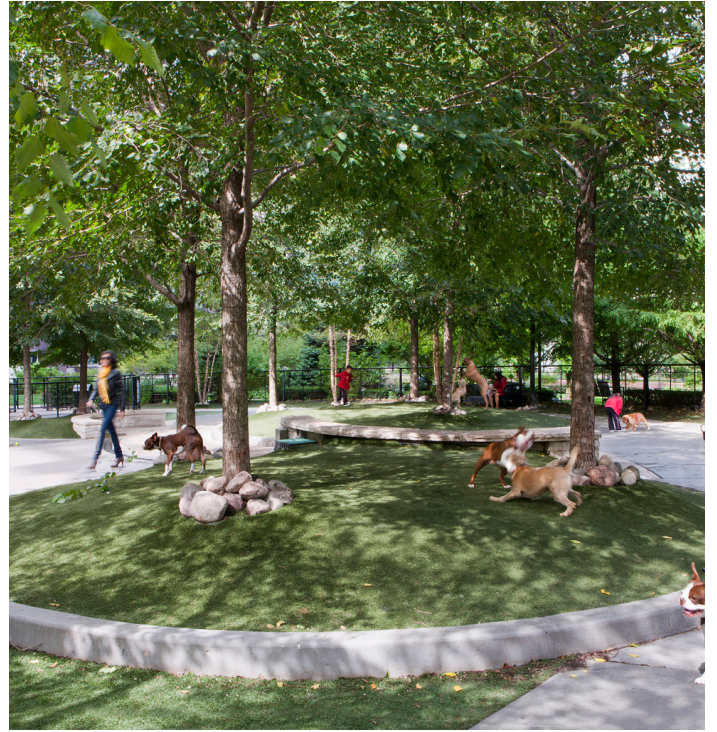
LAKESHORE EAST LLC

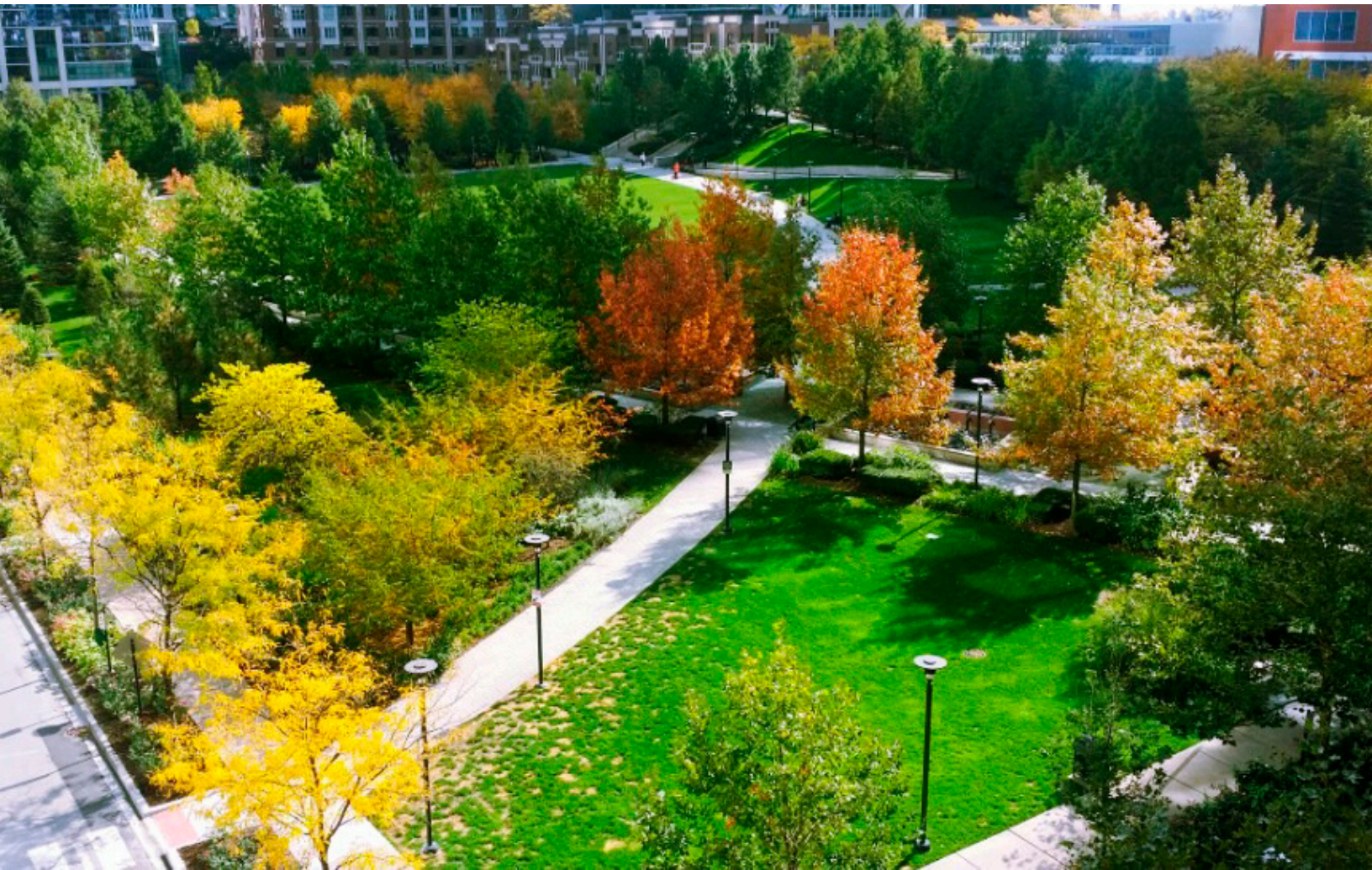






Gentle topography, a variety of paving materials and a weir fountain feature with drinking bowl add variety and interest to the dog park.











Sustainability

A nautical theme informs the park design, through the use of sail forms which create sweeping arches.



LAND

Positioned at natural grade on a brownfield, the site was reclaimed for use as a public park.

This six-acre park is positioned three stories lower than the surrounding streets.

The historic context of the site was considered by marking the old alignment of Lake Shore Drive with Bradford pear trees, which run through the center of the park.

The project develops an open plot of land into a park. The park acts as the centerpiece for commercial high-rise development in the surrounding neighborhood.

Erosion control strategies are implemented, by using geotextiles to stabilize soils, and retaining walls to divert water.

A pre-design soil assessment was conducted.

The project conserves healthy soils and amends others.



PLANTING

460 deciduous trees were planted in the park including: honey locust, skyline locust, London plain trees, dawn redwoods and white oaks.

Plants native to Chicago cover the ornamental gardens, including: climbing roses, flowering roses, iris, echinacea, and prairie grasses.

The soil profile was considered during plant selection.

The project minimizes pesticide and fertilizer use.

Mycorrhizal fungi were implemented in the soil mix to provide increased water and nutrient absorption for the planting. In turn, the planting provides the fungi with necessary carbohydrates.

Plants are allowed to go to seed/flower life.

The project avoids annual planting.

Low water usage planting was used on-site.



WATER

76% of surfaces are permeable.

Trees have the potential for intercepting 230,000 gallons of water which equals the water usage for 230 American residents for one day *

The water gardens function seasonally. Animated fountains flow during warm months and stand as artistic plinths during the winter months.



CARBON, ENERGY & AIR

The project uses planting to minimize building energy use and reduces temperatures in urban areas.

The project uses regional materials.

The trees sequester 55,200 pounds of carbon annually, which offsets 6.7 cars per year **

During construction, pollutants were controlled and retained.



SOCIAL

The project supports alternative modes of transportation. Cyclists and pedestrians cross through the park daily.

The project provides optimum site accessibility, safety, and wayfinding.

The project acts as a visual amenity to all the tenants in the surrounding business towers.

Yelp reviews give The Park at Lakeshore East 4.5 out of five stars.

Users and stakeholders were engaged through community meetings before the park's installation.



ECONOMICS

Overlooking the confluence of the Chicago River and Lake Michigan, Lakeshore East is a \$4 billion redevelopment that will include 4,950 residential units, 1,500 hotel rooms, 2.2 million SF of gross commercial space, 770,000 SF of retail space and an elementary school at completion. The project was a catalyst for development. In 2004, the park had five adjacent towers. In 2016, the park has 12 adjacent towers.

Maintenance savings were considered in the design.

Job and volunteer opportunities were created on-site.

*The tree average for water interception is 500 gallons. American's use an average of 100 gallons of water per day (EPA's water trivia facts).

**120 pounds of CO2 per tree annually (This number is based on an average from the National Tree Benefits Calculator) One car produces an average of 8,320 pounds of CO2 per year (The Code of Federal Regulations - 40 CFR 600.113).