

340 on the Park



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Figures

Height: Architectural	204.9 m / 672 ft
Height: Occupied	192.4 m / 631 ft
Height: To Tip	204.9 m / 672 ft
Floors Above Ground	64
Floors Below Ground	6
# of Elevators	9
# of Apartments	325
# of Parking Spaces	430

Facts

Official Name	340 on the Park
Name of Complex	Lakeshore East
Other Names	Lakeshore East Building 1-N
Structure Type	Building
Status	COM
Country	United States
City	Chicago
Street Address & Map	340 East Randolph Street
Postal Code	60601
Building Function	residential
Structural Material	concrete
Energy Label	LEED Silver
Construction Start	2005
Completion	2007

Companies Involved

Owner/Developer	Related Midwest
Architect	
• Design	Solomon Cordwell Buenz
Structural Engineer	
• (not specified)	Magnusson Klemencic Associates
MEP Engineer	
• (not specified)	Cosentini Associates
Main Contractor	Bovis Lend Lease
Material Supplier	
• Post-Tensioning	AMSYSKO

About 340 on the Park

340 on the Park stands out as a major achievement in energy and environmentally conscious design with its 62-story height and residential use. The aesthetic components of the building sought to maximize the views and to interrelate with the surrounding area. The façades each relate to the view they are facing, ensuring optimal views to the surrounding Grant Park, Lake Michigan and Chicago skyline. The striking prow point sidesteps existing views of nearby structures and creates 360° views around the site for the residents of 340 on the Park. Residents may also enjoy the winter garden located on the 25th floor. This fully accessible amenities level utilizes an entire floor and includes a two-story landscaped interior with an outdoor terrace.

The entire building design features innovative approaches to an energy efficient design; however, this was not an easy feat for the project team. Because the building is a residential condominium tower, certain standard approaches to energy conscious design did not turn out to be viable options —solar energy, wind driven turbines, and other resources typically employed in sustainable design.

A collaborative effort was needed in order to develop sustainable systems that were both cutting edge and appropriate to the design of the building. The resulting sustainable features include: Regionally manufactured and supplied core and shell materials containing recycled content, paints, adhesives, sealants and carpets that meet the LEED program requirements; a design and customization manual provided to residents to assist in the selection of interior finishes and materials; more than 75% of all roof surfaces have either a highly reflective white surface or green roof garden; 100% of all irrigation water is supplied by an internal storm water collection system to meet the already stringent ASHRAE 90.1 Energy Code standard; the building has a highly efficient envelope system. With both U and S-C coefficient values below 0.30, 82% of construction waste was recycled instead of being sent to landfills. The result is a building that looks effortless and elegant and stands as a model for the next generation of energy and environmentally conscious buildings.

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