

CPC Meeting 05/08/20 421-451 N. Michigan Ave. (Near North Side, 42nd Ward) Tribune Tower East

V Adams [REDACTED]

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To: CPC <CPC@cityofchicago.org>

Butler V. Adams

May 8th, 2020

Chicago Plan Commission

Project: 421-451 N. Michigan Ave.
(Near North Side, 42nd Ward)

Dear Plan Commissioners,

I'm writing to offer my full support for the Tribune East Tower proposed at 421-51 N. Michigan Ave, 137-209 E. Illinois St., directly north adjacent to Tribune Tower.

Rising 1,422' from the main entrance, this tower will legitimately become Chicago's 2nd tallest upon completion, no spire needed.

Something I'd like for the developers to consider is naming the plaza '**DuSable Plaza at Pioneer Court**'. Pioneer Court, hence the name, was the homestead of Jean Baptiste point du Sable, Chicago's founder. Other than a bust near the Michigan Avenue Bridge, there's no real site recognition or honor to the Father of Chicago. Here's an opportunity.

Architecturally, the structure seems to have a graceful simplicity as it soars into the sky. While the base harmonizes with Tribune's base, the tower itself is its own entity. I'd like to see more texture on the north-south facades of the building. The beauty of Tribune Tower is its all-around texture that visually rises into the sky because of its vertical piers. If there were mullions/fins on the N-S face like the E-W sides the pedestrian eye would be drawn upwards and the building would have texture on all facades.

I'll give Ald. Reilly credit when/where it's due and that's not often, but his insistence for the developers and architects to take another swing at the traffic ingress/egress improved the project. The flow of vehicles in and around building in the updated proposal will vastly enhance because of this change.

That being said... My disappointment is that we're 30' shy of what could have been Chicago's newest tallest building and no one else said to the developers, GO FOR IT!!! Where's the 'Make No Little Plans' mentality that helped build and shape this city? Where's the ambition? Not in the office of the alderman.

New York currently has six supertall buildings (anything taller than 984') under construction and six more proposed.

Chicago has one supertall under construction (Vista) and One Chicago, which was approved at 1,011', but may not reach those heights.

With an estimated cost of only \$700MM, I'd like to see more towers of this scale and scope encouraged. With bigger and denser buildings, there's a better chance for affordable housing (on or off site) and money for the Neighborhood Opportunity Fund and tax coffers.

With that, I enthusiastically ask the commissioners to approve this project.

Sincerely yours,

Butler V. Adams