The development of Timberwolf Towers is envisioned as a pair of mass timber framed towers connected by a plinth to the Steppenwolf Theater located on the Lakefront neighborhood of Chicago. The building is designed to embrace mass timber construction, with a high degree of interconnectivity between traditional patrons and the new generation of patrons, resulting in a dynamic engagement with the theatre arts and culture.

The building is intended to serve as a generator of sustainable development by providing opportunities for development and residents to engage with and participate in the arts and culture. The building includes a combination of traditional and non-traditional spaces and functions, including a food hall with food stalls, rehearsal rooms, and classrooms. An open theater space, with theatrical stages, provides a platform for performance and will accommodate a variety of events, and the classroom spaces.

Timberwolf Towers embraces mass timber framing as an environmental strategy. The use of cross-laminated timber (CLT) and structural insulating panels (SIPs) reduces embodied carbon and energy use, resulting in high amounts of carbon sequestration. The structural system is envisioned as a pair of mass timber framed towers connected via an exoskeleton connection. The exoskeleton connection through the structure provides secure and sustainable plant and the design intentions through the integration of mass timber framing as an environmental strategy.

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For the design of the Timberwolf Towers, the team developed a combination of traditional and non-traditional spaces and functions, including a food hall with food stalls, rehearsal rooms, and classrooms. The building also includes an open theater space, with theatrical stages, providing a platform for performance and accommodating a variety of events, and the classroom spaces.

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