

CTBUH Journal

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Americas

A major renovation of the 1931 **McGraw-Hill Building** in **New York City's** Midtown West has been completed. The classic Art-Deco building, designed by Raymond Hood, now includes open office floor plans, exposed steel ceiling beams, fully operable windows, outdoor terraces for select office suites, and an 11-meter-tall (35-foot-tall) lobby atrium. The total project cost around US\$120 million to complete. Despite the building being both a New York City and National Historic landmark, the renovations proceeded over preservationists' objections, as the landmark protections applied only to the exterior.

Minneapolis also played host to a major renovation, in this case to a 1985 office tower formerly known as the Campbell Mithun Tower, rebranded as **Two22 Tower** after a US\$20 million, year-long construction project. The redesign includes a monumental staircase in the place of escalators, dedicated space in the main entry for vendor pop-ups, and clarified wayfinding. Other updates involved the elevator banks, atrium, and skyway which were given marble finishes and high-technology features. Indoor and

rooftop terraces, video conference rooms, and a pool table room were also added.

The increasing influx of technology and other companies seeking a low-tax environment is driving real estate upwards in **Austin**. Local firm Urbanspace Real Estate + Interiors has proposed a 55-story high-rise with 345 market-rate residences called **The Modern**, located in the Rainey neighborhood. Amenities will include indoor and outdoor lounges, private dining areas with catering kitchens, an Olympic-size swimming pool, a fitness center, a board room and business center, a guest suite, and bike and paddleboard storage, among others.

A project proposed for **1698 West Georgia Street** in **Vancouver's** Coal Harbour area would reach 100 meters and provide 125 residential units—and feature a two-story waterfall. The design by Kohn Pedersen Fox Associates employs stepped massing at the top, which is meant to evoke mountaintop cliffs, while the podium's forms nod toward the foothills.

Europe

Big news on the tall and energy-efficient front has come to **London**, where developer Apt has received planning consent for three

towers on the edge of Canary Wharf, which it says could become Europe's largest Passivhaus development. The project at **2 Trafalgar Way** will include 1,672 student rooms, 80 apartments for University College London staff, commercial office and retail space, and indoor children's play space. All this will be housed in towers of 28, 35, and 44 stories, linked by a four-story podium. The two taller blocks will also be linked by a skybridge. Oddly, the project will also feature a McDonald's drive-through.

Also in Canary Wharf, a 225-meter residential building has been proposed for a South Quay waterside site. If approved, the existing six-story office building built in the 1980s would be demolished and replaced with a 57-story residential building at **17 Admirals Way** that would deliver 495 units, with 125 earmarked as affordable homes. The bronze-clad building will feature a crown decorated with a thin spire, which will light up at night.

In keeping with the view that renovation can be at least as sustainable as new construction, the City of London's fabled **Barbican Centre** is set for a major renewal. The City of London Corporation has launched a search for a design team to re-envision the landmark. The facility is targeting net-zero carbon emissions by 2027. Final selection of the design team is anticipated by February 2022.



McGraw-Hill Building, New York City.
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Two22 Tower, Minneapolis – rooftop terrace. © Corey Gaffer