

Major riverside development in Hangzhou completes

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Words: Foster + Partners.

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Photography: Foster + Partners and Tian Fangfang.

Foster + Partners has completed the Euro American Innovation City (EIC), a major mixed-use development located in the heart of Hangzhou's Central Business District, China, along the Qiantang River. The vibrant scheme encompasses 346,450 square meters and features two office towers, four high-rise apartment buildings, a generous public plaza, an 'IT incubator,' and a podium that connects the buildings with a ribbon of retail and public amenities.



Interior spaces feature natural stone, terracotta, and terrazzo, ensuring a consistent architectural language across the whole development.

The development is a key part of Hangzhou's wider masterplan, which is increasing the number of cultural, commercial, and residential buildings along a 'cultural landscaped axis.' It establishes a 24-hour, inclusive community for work, life, and leisure – supporting a range of needs and nurturing strong social connections.

Two 200-meter-high office towers sit adjacent to the river, forming a gateway to the development. The 45-degree chamfer corners open up view corridors into the

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development, while breaking down its massing. The towers are designed to attract international technology companies and deliver high-quality, flexible workspaces. Multi-level lobbies connect the bases of the towers, encouraging impromptu social interactions, while generous sky gardens and double-height green amenity areas provide a variety of pleasant breakout spaces. Operable windows allow the workspaces to be naturally ventilated for one third of the year, significantly reducing energy consumption.



With sky and roof gardens, the three-dimensional landscape strategy delivers approximately 14,000-square-meters of green space across the site.

Along Li'er Road, the south-facing high-rise apartment buildings have stepped massing, to allow more light into the development and create a dynamic profile on the skyline. The tower's slender volumes allow for cross ventilation and increase natural light levels within the development. Their distinctive, rounded edges set them apart from the office towers on the other side of the site. Double-height lobbies visually connect tenants with roof gardens on the upper floors – linked by a 500-meter running track. A collection of connected amenities, including a club, gym, nursery, pool, and healthcare facilities redefine the living experience.

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“We are delighted to announce the completion of the Euro American Innovation City. This truly mixed-use landmark development seamlessly knits into Hangzhou’s urban fabric, providing high-quality homes, amenities, and office buildings on this prominent riverside site in the heart of the city,” Gerard Evenden,

Head of Studio, Foster + Partners. A landscaped, central public plaza is the focal point of the scheme. Joining the offices and apartment buildings, the plaza offers a natural backdrop for social gatherings and community events. Together with sky and roof gardens, the three-dimensional landscape strategy delivers approximately 14,000-square-metres of green space across the site. An ‘IT incubator’ is located on the north side of the plaza, on top of the podium. It has been designed to attract emerging technology start-ups, with unique, landscaped terraces that can be viewed from the surrounding towers. Horizontally stacked planters evoke the dynamic form of the region’s tea plantations. Layers of access across three levels enhance permeability and canopies extend out from the podium, indicating the site’s various points of entry. Drop-off zones are sheltered, blurring the boundary between inside and outside to create a unique arrival experience, while connecting directly to the towers’ lobbies.



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High-quality materials, such as stainless steel, are used for the buildings' facades, while interior spaces feature natural stone, terracotta, and terrazzo, ensuring a consistent architectural language across the whole development.

"The EIC is a prototype for future urban living in the city. The project introduces a landscaped plaza alongside a generous retail offering, generating a vibrant public realm that complements and enriches the urban grain of Hangzhou," John Blythe, Senior Partner, Foster + Partners.

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