

正本

工程名称：国际协同创新区北区 N-05 项目
建筑方案设计（不含地下方案设计）

业绩图册

投标申请人：艾奕康设计与咨询（深圳）有限公司（联合体牵头单位）

gmp International GmbH（德国 gmp 国际建筑设计有限公司）（联合体成员单位）

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日期：2025 年 07 月 28 日

副本

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Haier Headquarter



上海漕河泾北杨人工智能小镇三期

Shanghai Caohejing Beiyang AI Town, Phase III

上海北杨人工智能小镇三期 Shanghai Beiyang AI Town

设计招标 2021年

业主 上海市漕河泾新兴技术开发区发展总公司

中方合作设计 上海建筑设计研究院有限公司；

上海联创设计集团股份有限公司

总建筑面积 490494 平方米，地上335153平方米，地下155341平方米

Bidding 2021

Client Shanghai Caohejing Hi-Tech Park
Development Corp.

Chinese partner practice Arcplus Institute of
Shanghai Architectural Design & Research(Co.,Ltd.);
UDG

GFA 490,494 m², above ground 335,153 m², under-
ground 155,341 m²

效果图 Renderings: Willmore CG



上海北杨人工智能小镇三期
Shanghai Beiyang AI Town



上海北杨人工智能小镇三期
Shanghai Beiyang AI Town



上海北杨人工智能小镇三期
Shanghai Beiyang AI Town



上海北杨人工智能小镇三期
Shanghai Beiyang AI Town



An aerial architectural rendering of the Huairou Science City Urban Living Room Project. The scene shows a cluster of modern, multi-story buildings with white facades and orange-tinted roofs, some featuring green rooftop gardens. These buildings are arranged around a central green space with trees and pedestrian paths. In the background, a large, lush green mountain rises under a clear blue sky. A winding river flows through the landscape, and a distinctive white, spherical building with a grid-like pattern is visible on the right side of the mountain. The overall atmosphere is bright and modern, emphasizing a harmonious blend of urban development and nature.

怀柔科学城城市客厅项目

Urban Living Room Project in Huairou Science City

怀柔科学城城市客厅项目 Urban Living Room Project in Huairou Science City

设计竞赛 2020年一等奖

业主 北京怀柔科学城建设发展有限公司

中方合作设计 华通设计顾问工程有限公司

建筑面积 298200 平方米

Competition 2020, 1st Prize

Client Beijing Huairou Science City Construction
Development Co., Ltd.

Chinese partner practice WDCE Group

GFA 298,200 m²



怀柔科学城城市客厅项目
Urban Living Room Project
in Huairou Science City



怀柔科学城城市客厅项目
Urban Living Room Project
in Huairou Science City



怀柔科学城城市客厅项目
Urban Living Room Project
in Huairou Science City



怀柔科学城城市客厅项目
Urban Living Room Project
in Huairou Science City



An aerial architectural rendering of the CUHK Shenzhen Medical School campus. The central focus is a cluster of modern, multi-story buildings with white facades and green-tinted glass windows, arranged in a grid-like pattern. To the left of this central cluster is a large, white, oval-shaped stadium with a blue interior. To the right is another large, white, oval-shaped stadium, also with a blue interior, surrounded by several smaller rectangular buildings. The entire campus is surrounded by dense green trees and vegetation. A winding river or lake flows through the upper part of the image. In the foreground, a road with cars and a small, dark, domed structure are visible. The overall scene is bathed in a warm, golden light, suggesting a sunrise or sunset.

香港中文大学(深圳)医学院

CUHK Shenzhen Medical School

香港中文大学(深圳)医学院 CUHK Shenzhen Medical School

设计竞赛 2023年一等奖
业主 深圳市建筑工务署工程设计管理中心
中方合作设计 广东省建筑设计研究院
建筑面积 402000平方米

Competition 2023 1st Prize
Client Engineering Design Management Center,
Bureau of Public Works of Shenzhen Municipality
Chinese Partner Practice GDAD
GFA 402,000 m²



香港中文大学(深圳)医学院
CUHK Shenzhen Medical School



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Qiantang Qingxi San Road TOD

Zhejiang, China

钱塘区青西三路TOD南北双塔项目

中国 · 浙江 · 杭州



Office&commercial
办公 & 商业



功能业态

设计深化中



竣工日期

33.46万㎡



指标

杭州江海之城投资开发有限公司



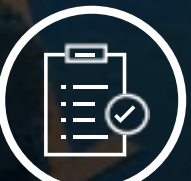
客户

亚洲



区域

城市设计+建筑设计+景观设计
Urban Design + Architectural + Landscape



服务内容

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钱塘区青西三路TOD南北双塔及附属地块概念性设计方案

浙江，杭州

钱塘区青西三路TOD南北双塔及附属地块片区位于钱塘区核心--江海之城版块，占地20.39公顷，建筑面积约45.71万平方米，致力于打造一个集总部办公、专项服务、商务配套、餐饮、休闲等多功能于一体的综合性商务片区。建成后，该片区将为民企总部提供一个国际化、高效率的办公和运营环境，助力其在国际市场上更好地发展和竞争，使其成为中国民企在国际舞台上的重要枢纽，帮助企业更好地走出去，让外资企业更好地走进来的“中企国际港”。

■ 总体规划：

方案围绕如何吸引国际化资源的产业集群与国际人才的驻留为核心议题，提出高效的产业交互空间与乐活的生活社群是吸引产业及人才的关键。

通过优化城市空间界面、引入多元主题业态，来创造魅力产城空间；聚焦出海回归循环路径，构建全周期企业服务生态，并将产业空间通过连廊联动，创造鼓励交流碰撞的新型产业空间；利用轨道交通优势，创建多维慢行系统，减少机动车使用；立体绿化+光伏屋面，城市空间顺应风廊，创造未来低碳社区样板；

■ 双子塔建筑设计：

由于限高条件限制，放弃传统1+1的双塔模式，采用求大不求高的1模式，将双塔底部与顶部相连，形成具有高识别度的地标建筑形态；同时，相互连接的双塔创造了立体环状的服务空间体系，不仅为出海回归企业提供高品质的办公空间，同时能享受到足不出户的企业政务信息会议服务与商务社交等多元企业服务场景。

The area of the North and South Twin Towers of Qingxi Third Road TOD and its affiliated plots in Qiantang District is located in the core of Qiantang District - the Jianghai City section. It covers an area of 20.39 hectares, with a building area of approximately 457,100 square meters. It is committed to creating a comprehensive business area integrating multiple functions such as headquarters offices, specialized services, business support facilities, catering, and leisure. After completion, this area will provide private enterprise headquarters with an internationalized and highly efficient office and operation environment, helping them develop and compete better in the international market, making it an important hub for Chinese private enterprises on the international stage, and an "International Port for Chinese Enterprises" that helps domestic enterprises expand globally and attracts foreign-funded enterprises to enter the Chinese market.

Master Plan:The plan focuses on the core issue of how to attract industrial clusters of international resources and the retention of international talents. It puts forward that efficient industrial interaction spaces and vibrant living communities are the keys to attracting industries and talents.

By optimizing the urban spatial interface and introducing diverse themed business formats, it creates attractive industry-city spaces. Focusing on the cycle path of going global and returning, it constructs a full-cycle enterprise service ecosystem and links industrial spaces through corridors to create a new type of industrial space that encourages exchanges and collisions. Taking advantage of the rail transit, it creates a multi-dimensional slow traffic system to reduce the use of motor vehicles. With three-dimensional greening and photovoltaic roofs, and urban spaces conforming to wind corridors, it creates a model of a future low-carbon community.Architectural Design of the Twin Towers:Due to height restrictions, the traditional model of two separate towers (1 + 1) has been abandoned. Instead, a model that pursues large scale rather than height (1) has been adopted. The bottoms and tops of the two towers are connected to form a landmark architectural form with high recognition. Meanwhile, the interconnected twin towers create a three-dimensional circular service space system, which not only provides high-quality office spaces for enterprises that go global and return, but also enables them to enjoy various enterprise services such as enterprise government information meetings and business socializing without having to leave the building.



突破传统双塔分离式布局，采用互连形式，采用独特“龙门吊”造型，打造多功能综合性商务片区



Haier Headquarter

Qingdao, China

海尔全球智能总部

中国·青岛



现代经典 业态多元 规模巨大

Retail, Office, Apartment
商业·办公·公寓



功能业态

2027



竣工日期

87.82万 m2



指标

海尔集团
Haier Group



客户

亚洲



区域

建筑设计:
Concept, SD, DD



服务内容

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海尔全球智能总部

青岛，山东

海尔物联网全球创新中心（三期），地处崂山、市北、李沧三区交汇处，用地面积：129.50公顷（规划研究），23公顷（建筑设计），容积率大于等于2.9，总建筑面积（包含地下）：87.82万㎡。

主要业态包含：总部及研发办公、实验室、食堂、展览、配套等。

设计团队围绕“无界生息·生生不息”的概念，充分融合已建成园区及城市肌理，打造了“包容历史、引领未来、关注场景体验”的全业态产业园区。通过十项设计策略及五大亮点空间塑造，项目为园区进化为立足工业4.0，探索5.0方向以及“万物智联+人本生长”的全球产业标杆提供了优秀示范。

Haier Internet of Things Global Innovation Center (Phase III) is located at the intersection of Laoshan, Shibei and Licang districts, with a land area of 129.50hectares (planning and research), 23 hectares (architectural design), a plot ratio greater than or equal to 2.9,and a total construction area (including underground): 878,200square meters.

Focusing on the concept of "without boundaries", the design team fully integrates the completed park and urban fabric to create a full-format industrial park that "embraces history, leads the future, and pays attention to scene experience". Through ten design strategies and five bright spots, the project provides an excellent demonstration for the park to evolve into a global industrial benchmark based on Industry 4.0,exploring the direction of 5.0 and "intelligent connection of all things + people-oriented growth".

“万物智联+人本生长”的全球产业园区标杆，近10万平米的智能实验室





研发实验楼

