

BOSTON WHARF CO.  
INDUSTRIAL  
REAL ESTATE



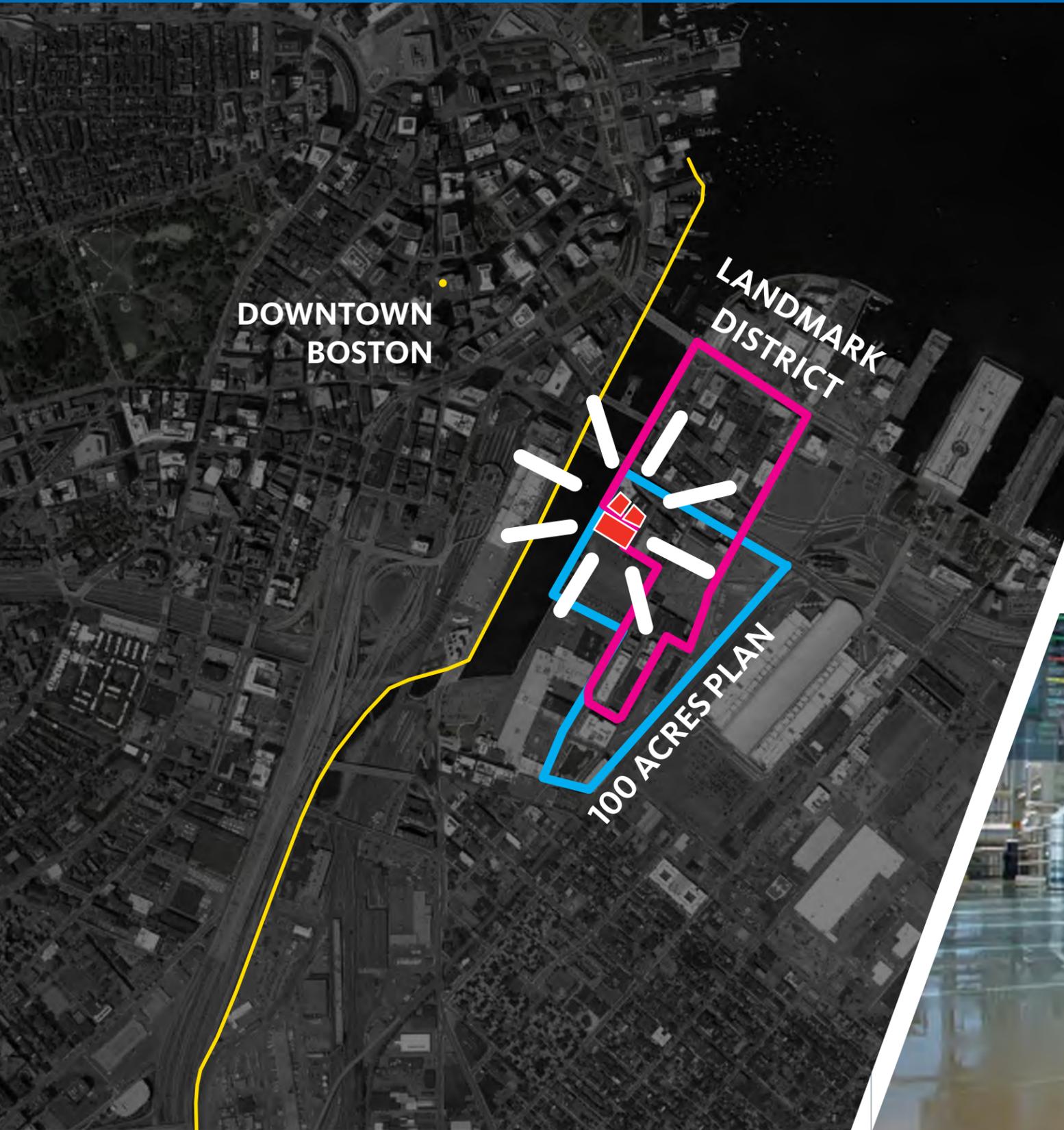
# GE HEADQUARTERS PROJECT

BCDC

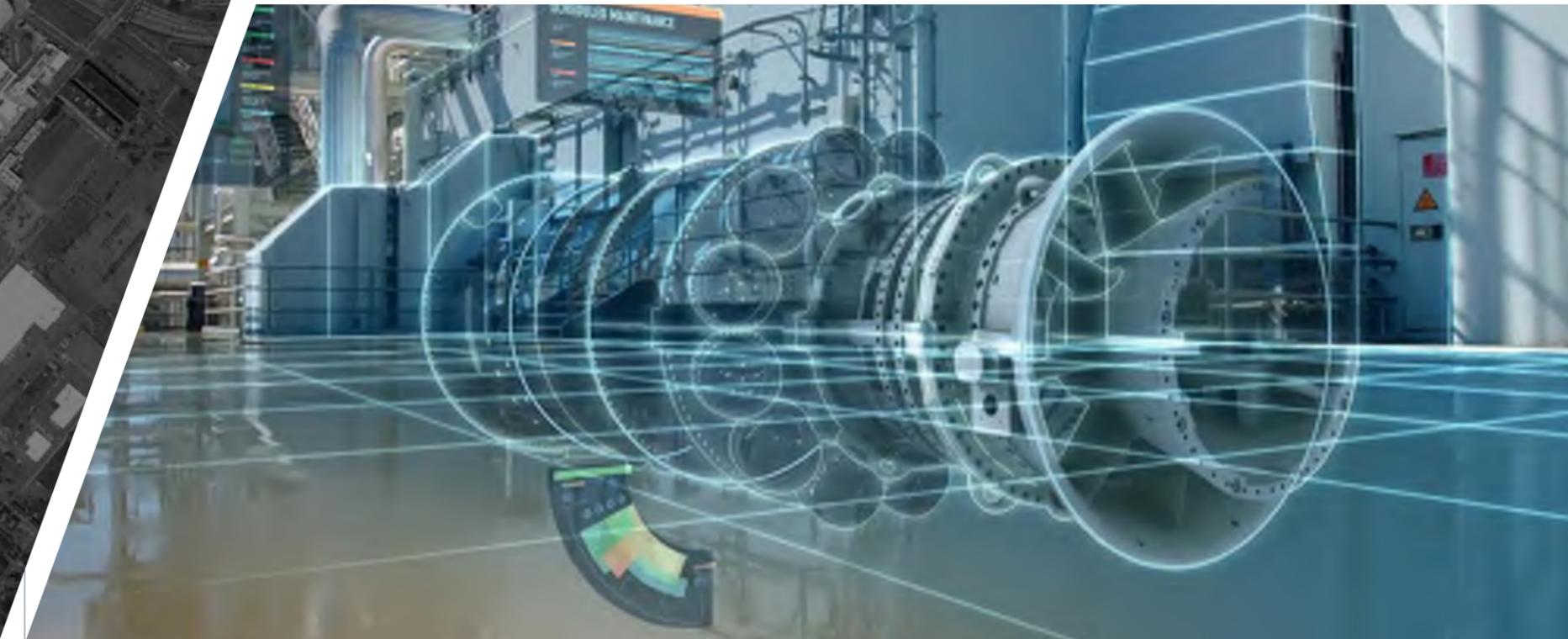
August 2, 2016

Gensler

# HERITAGE MEETS INNOVATION



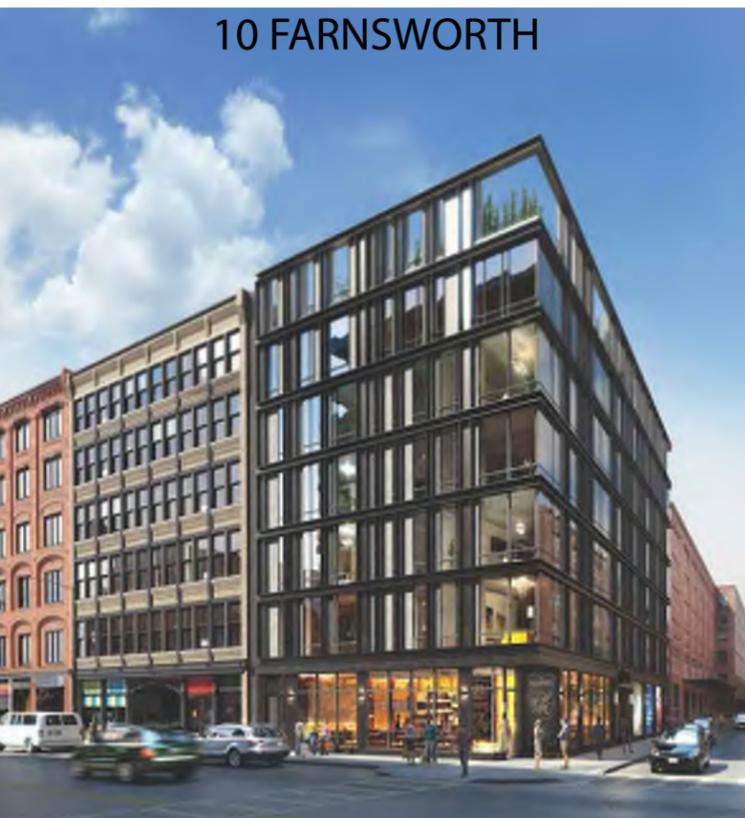
## DIGITAL + INDUSTRIAL



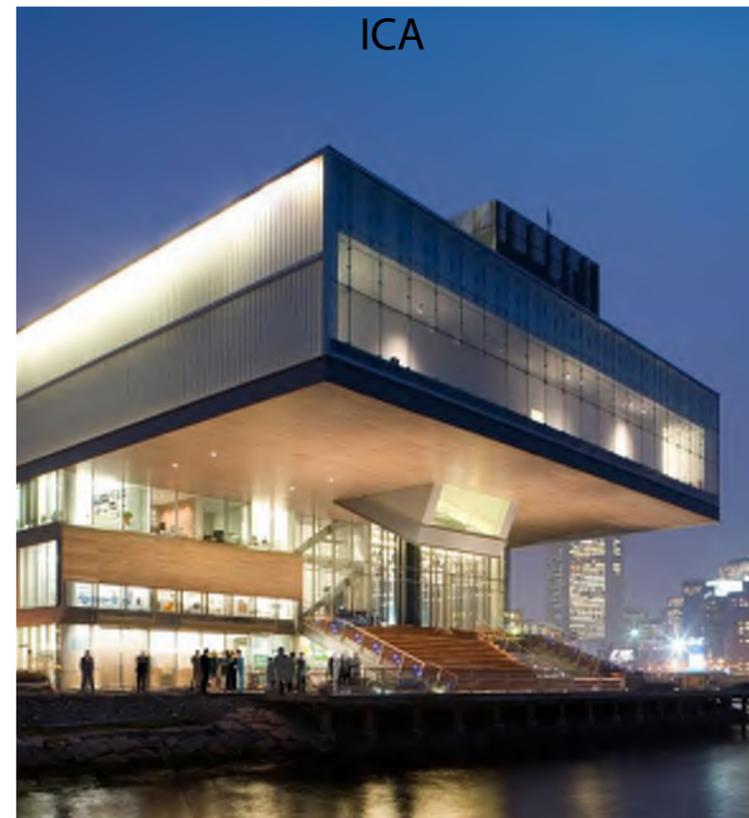


## MAKEUP OF THE NEIGHBORHOOD

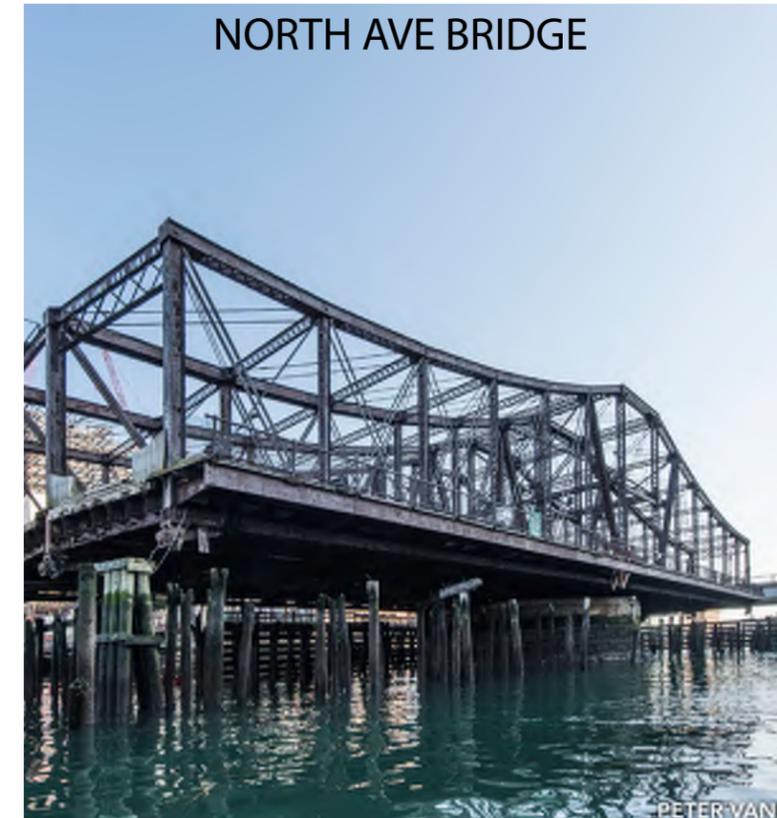
10 FARNSWORTH



ICA



NORTH AVE BRIDGE



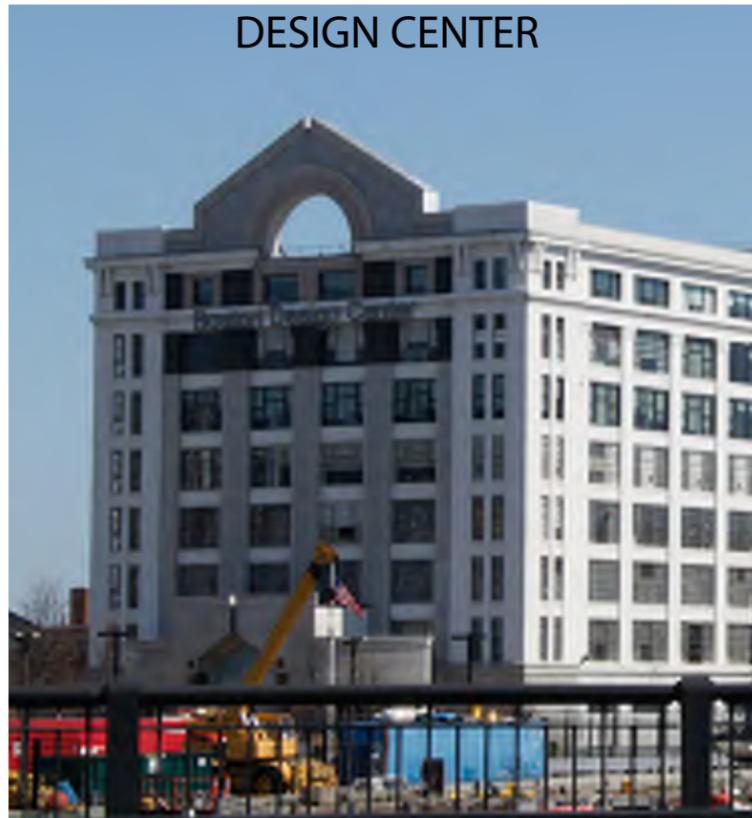


## MAKEUP OF THE NEIGHBORHOOD

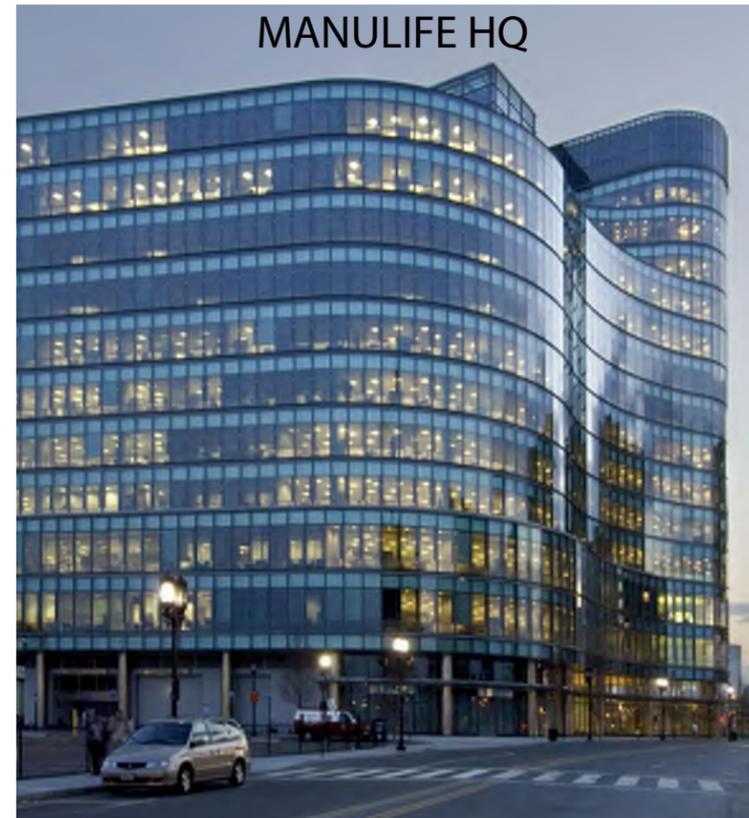
CONVENTION CENTER



DESIGN CENTER



MANULIFE HQ



CHILDREN'S MUSEUM



# INNOVATION - FOCUSED CAMPUS

A place of  
Heritage



A place of  
Innovation



# INNOVATION - FOCUSED CAMPUS

A place of  
Heritage



A place of  
Innovation

Old

New

Integrate  
with  
surrounding  
community



Create  
new  
communities

# INNOVATION - FOCUSED CAMPUS

A place of Heritage



A place of Innovation

Old

New

Integrate with surrounding community

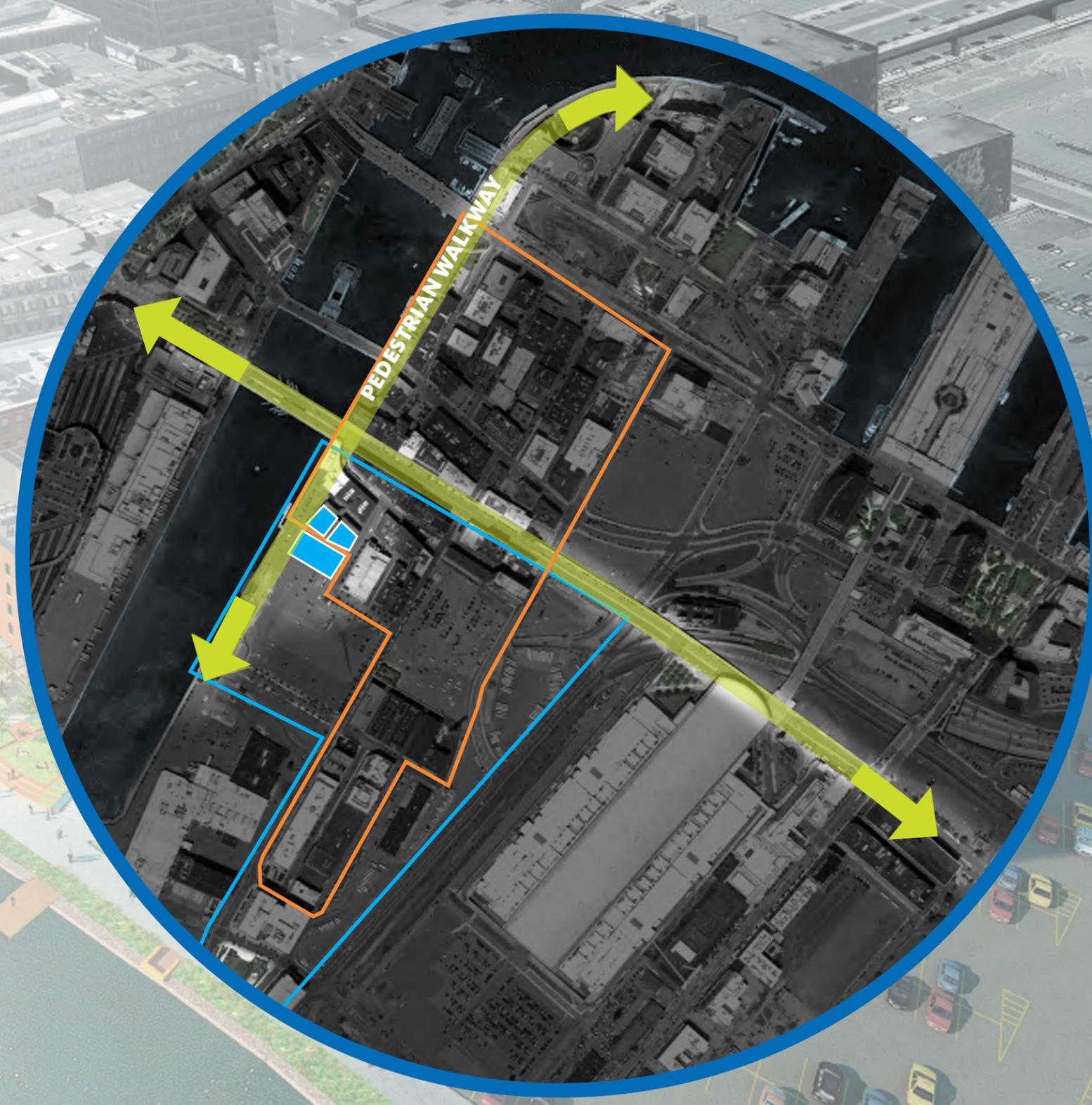


Create new communities

Beacon for the city



Rooted in the community



# GE CAMPUS SITE PLAN

Total  
Project Site Area  
**104,000 sf**

FAR (for new building)  
6.5 x 45,124  
*(measured per Boston City Gross)*  
**293,300 sf**

Exist Bldg Gross  
*(with intended alternations)*  
**100,800 gsf**  
*(95,400 gfa)*

Total  
Campus  
**388,700 gfa**  
438,700 gfa (including parking)



# BUILDING MASSING

## GE CAMPUS

Total  
Project Site Area  
**104,000** sf

FAR (for new building)  
6.5 x 45,124  
*(measured per Boston City Gross)*  
**293,300** sf

Exist Bldg Gross  
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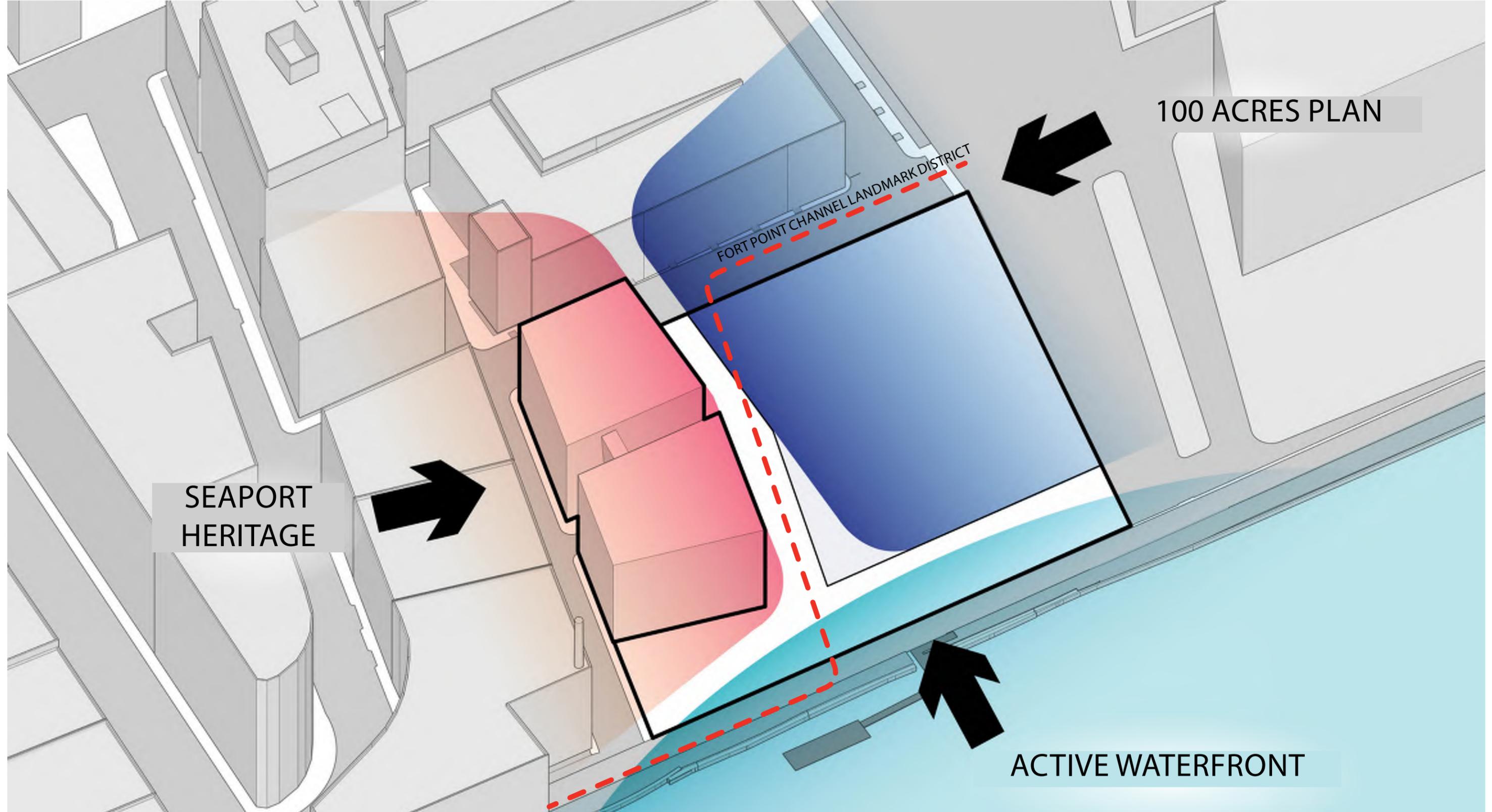
Total  
Campus  
**388,700** gfa  
438,700 gfa (including parking)

50' RIGHT OF WAY  
ZONING

185' FT MAX HEIGHT  
ZONING

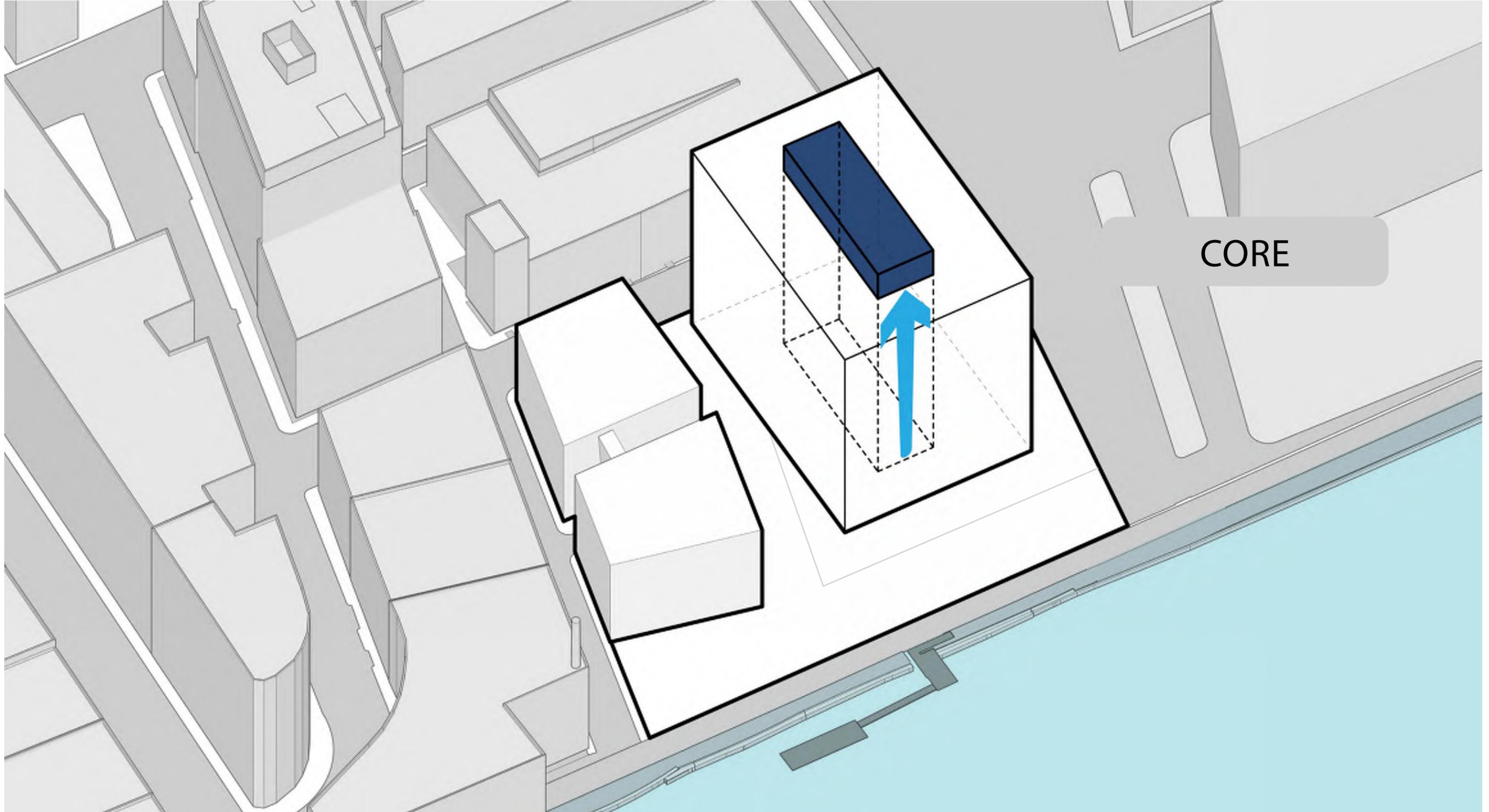
110' SET BACK  
CHAPTER 91

# BUILDING DIAGRAMS



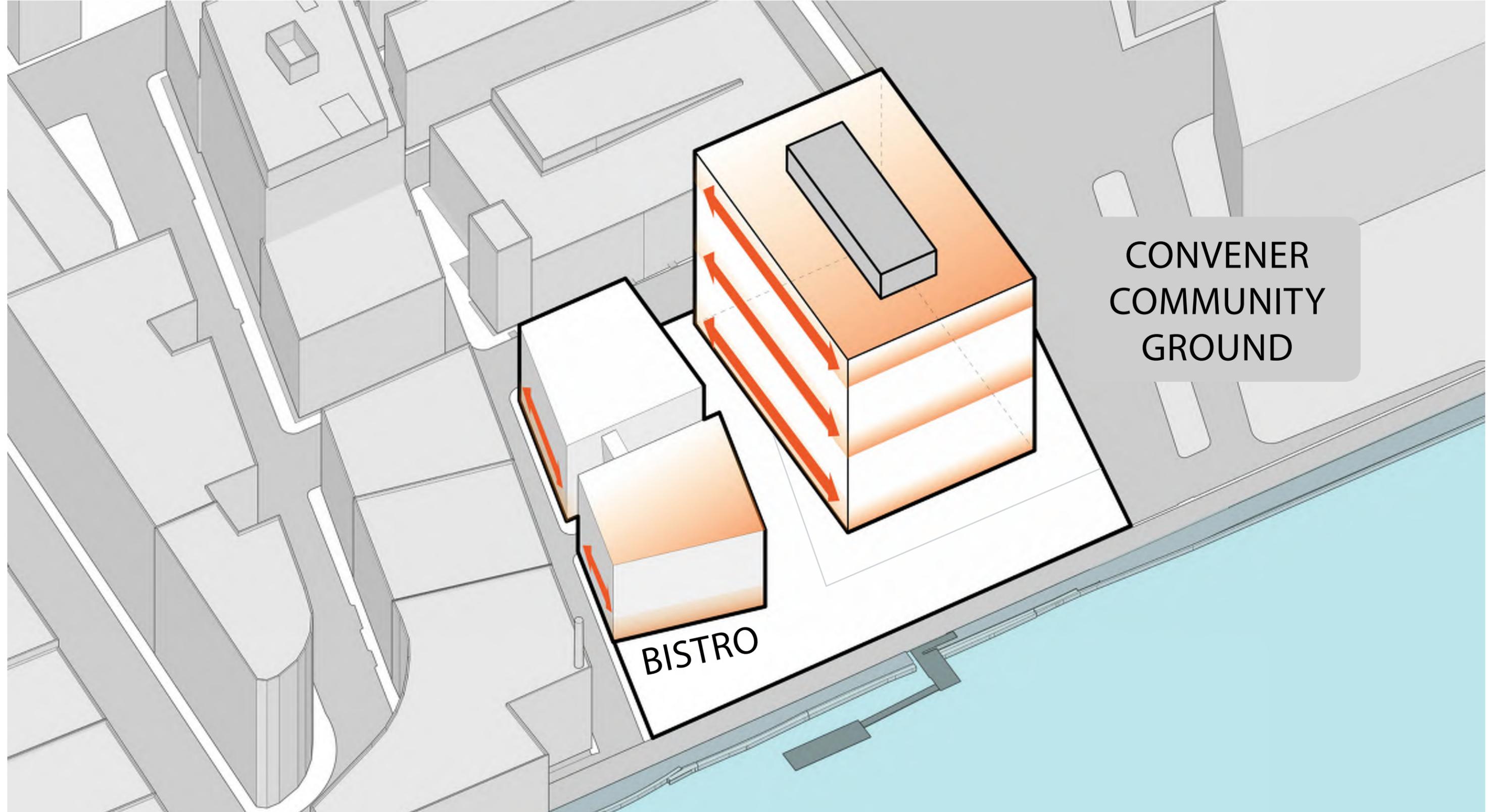
# BUILDING CORE

## NEW BUILDING CORE



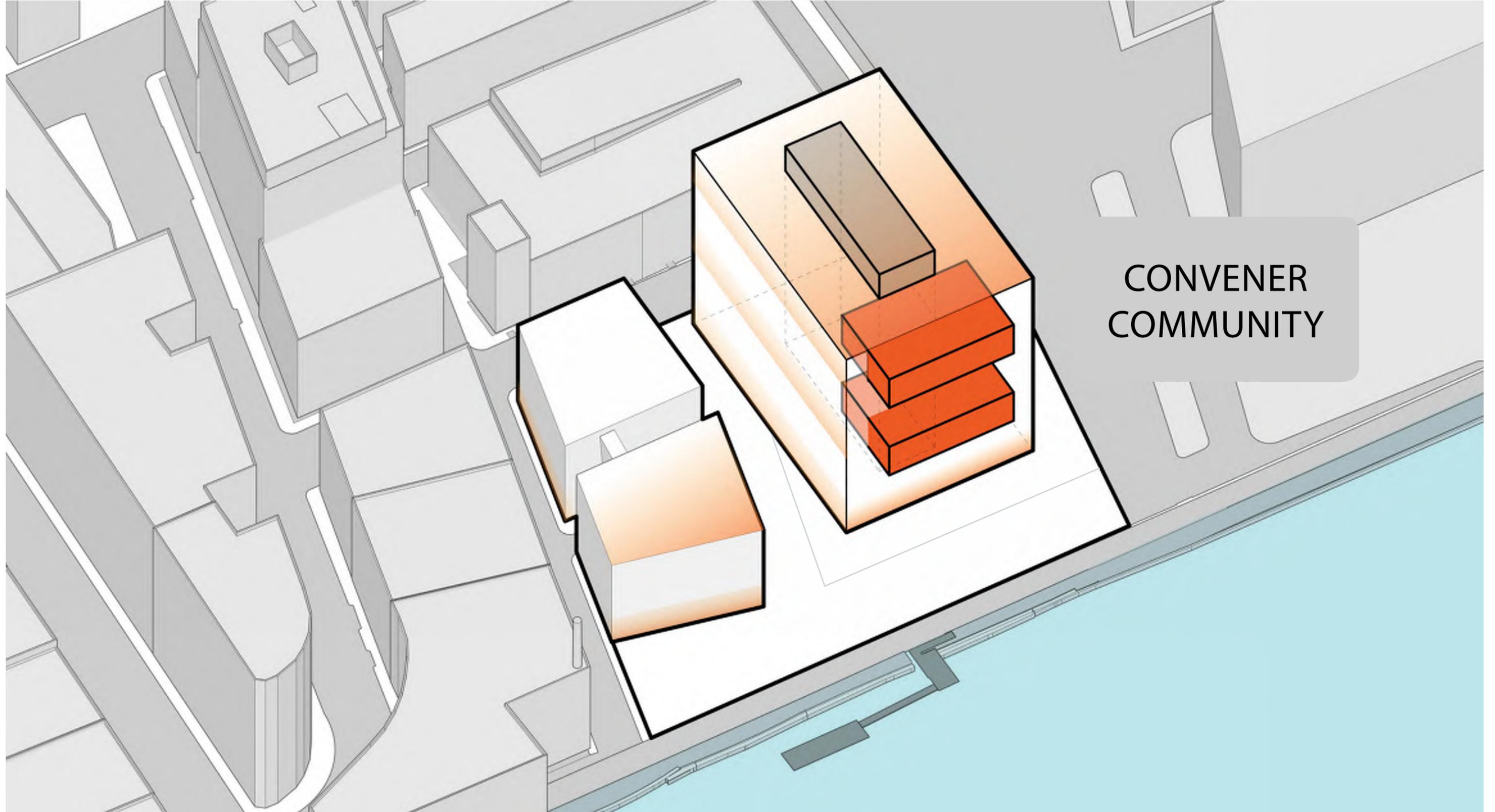
# BUILDING PUBLIC PROGRAMS

FOR THE COMPLETE CAMPUS AND BOSTON PUBLIC



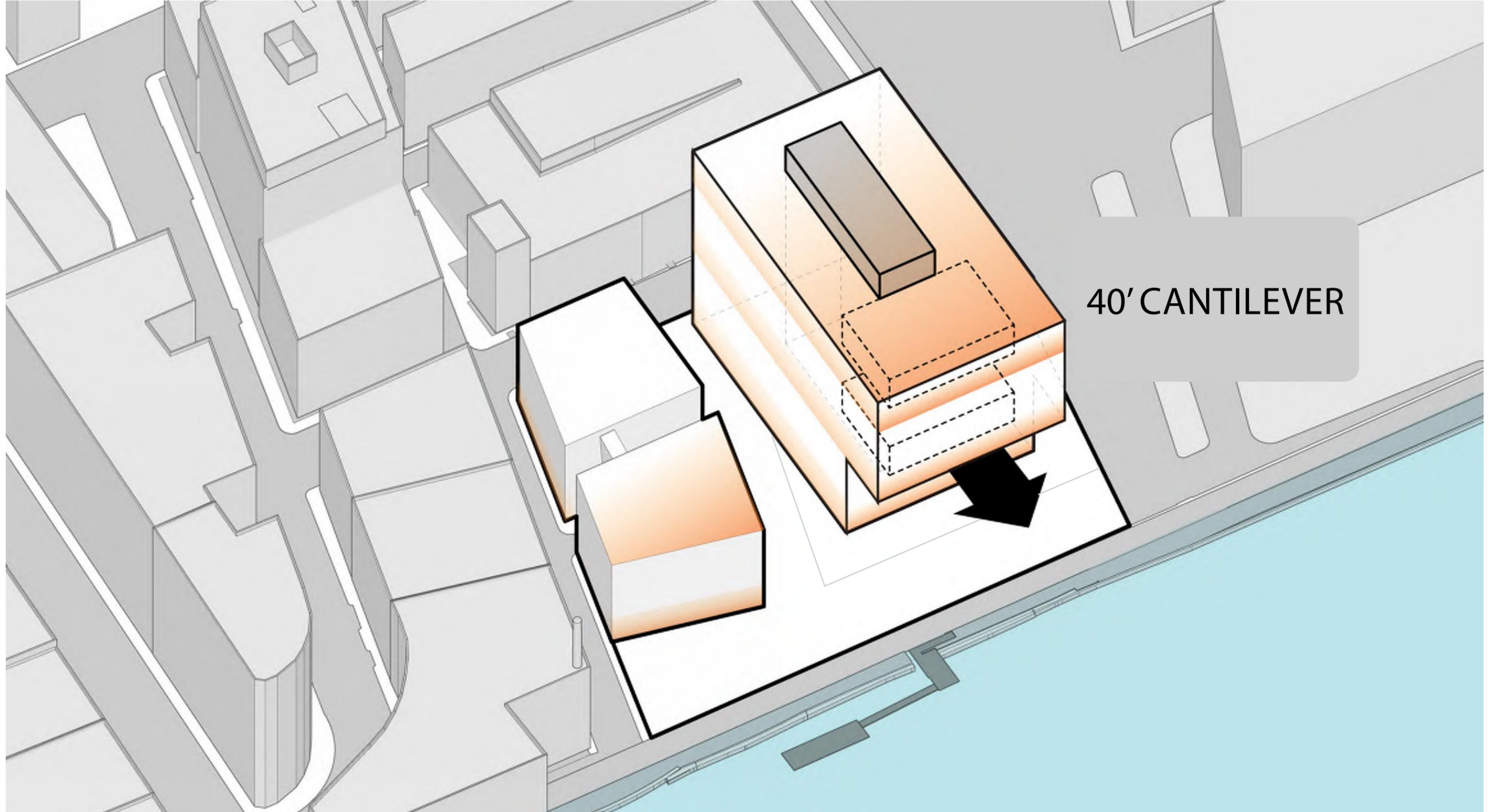
# BUILDING PUBLIC PROGRAMS REQUIREMENTS

## FITTING THE PUBLIC PROGRAMS



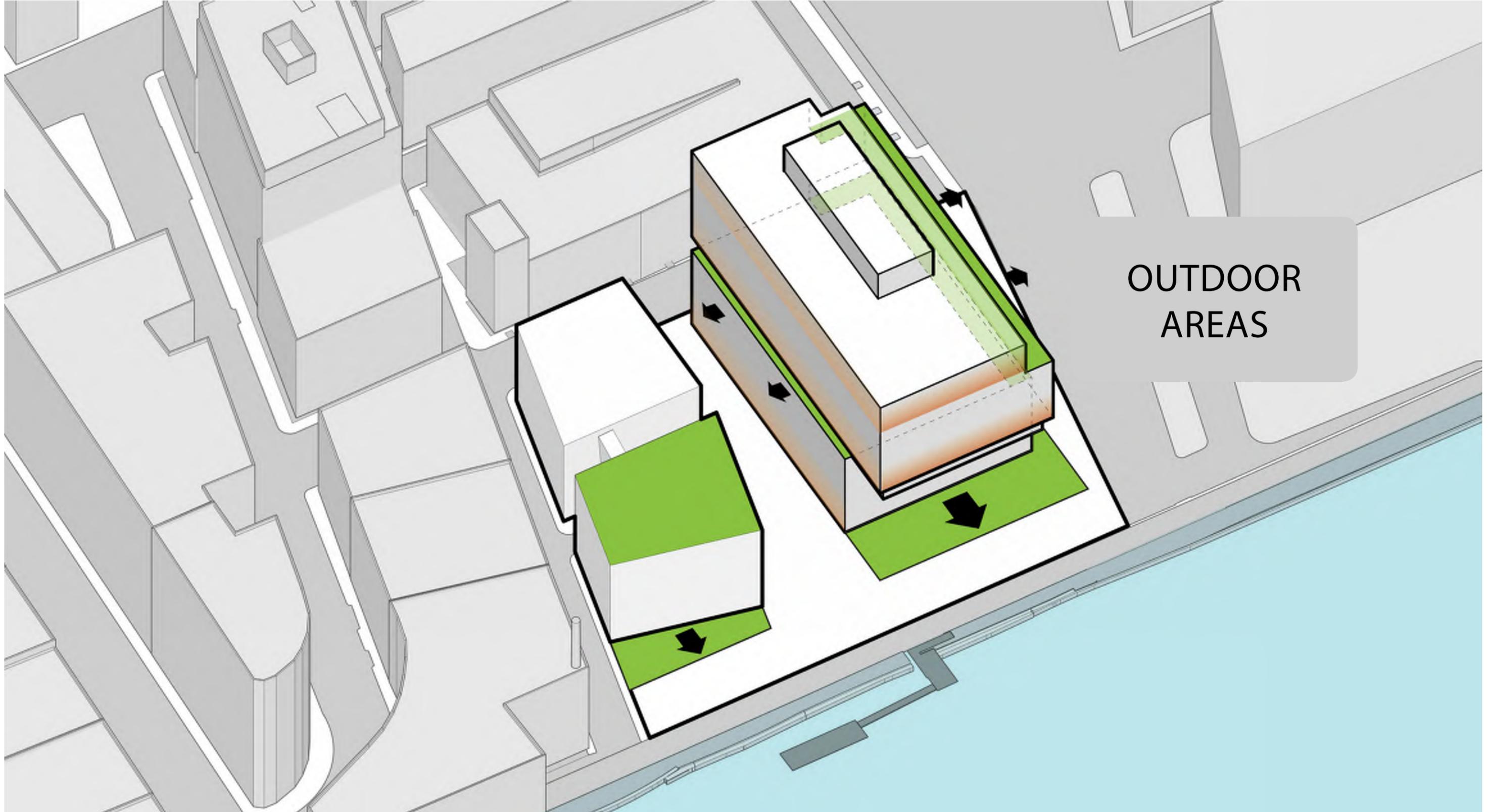
# BUILDING SHAPING THE BUILDING

BASED ON THE NEED OF PUBLIC PROGRAMS



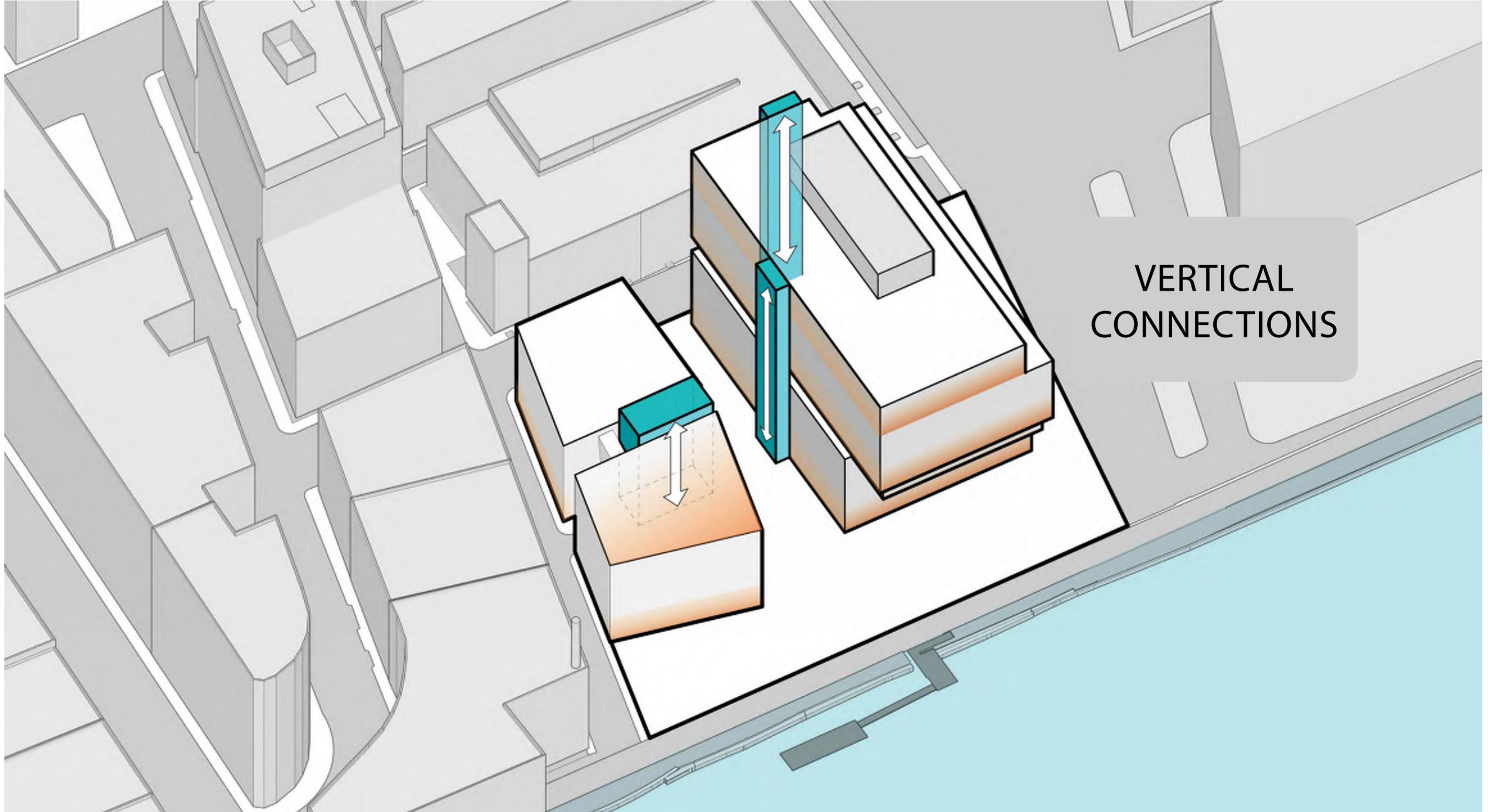
# BUILDING **GIVING OUTDOOR ACCESS TO ALL COMMUNITY PROGRAMS**

ALWAYS ONLY 2 FLOORS AWAY FROM AN OUTDOOR SPACE



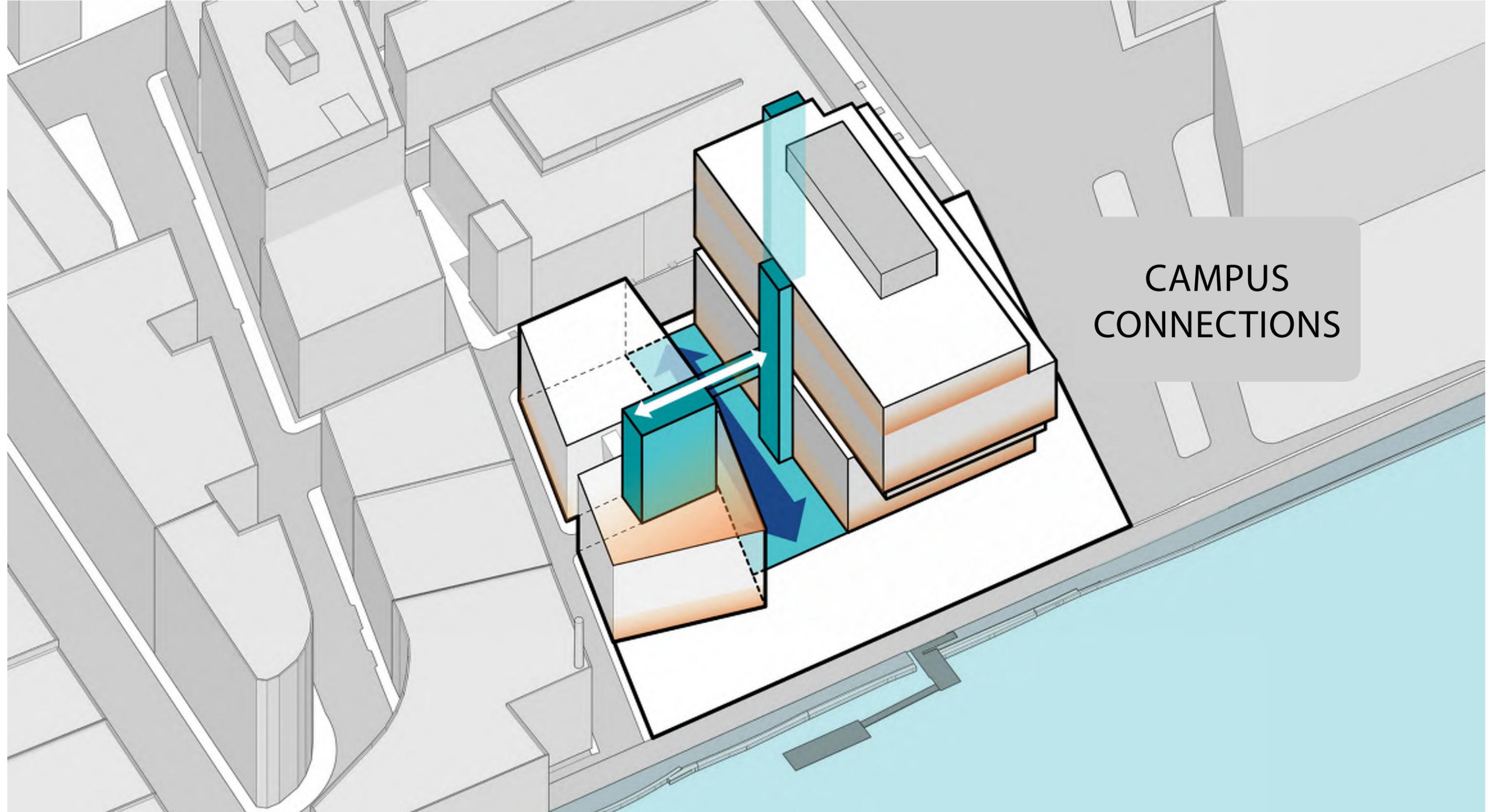
# BUILDING CONNECTING ALL PROGRAMS

## VERTICAL BUILDING CONNECTIONS



# BUILDING **CONNECTING THE CAMPUS WITH GE WAY AND THE BRIDGE**

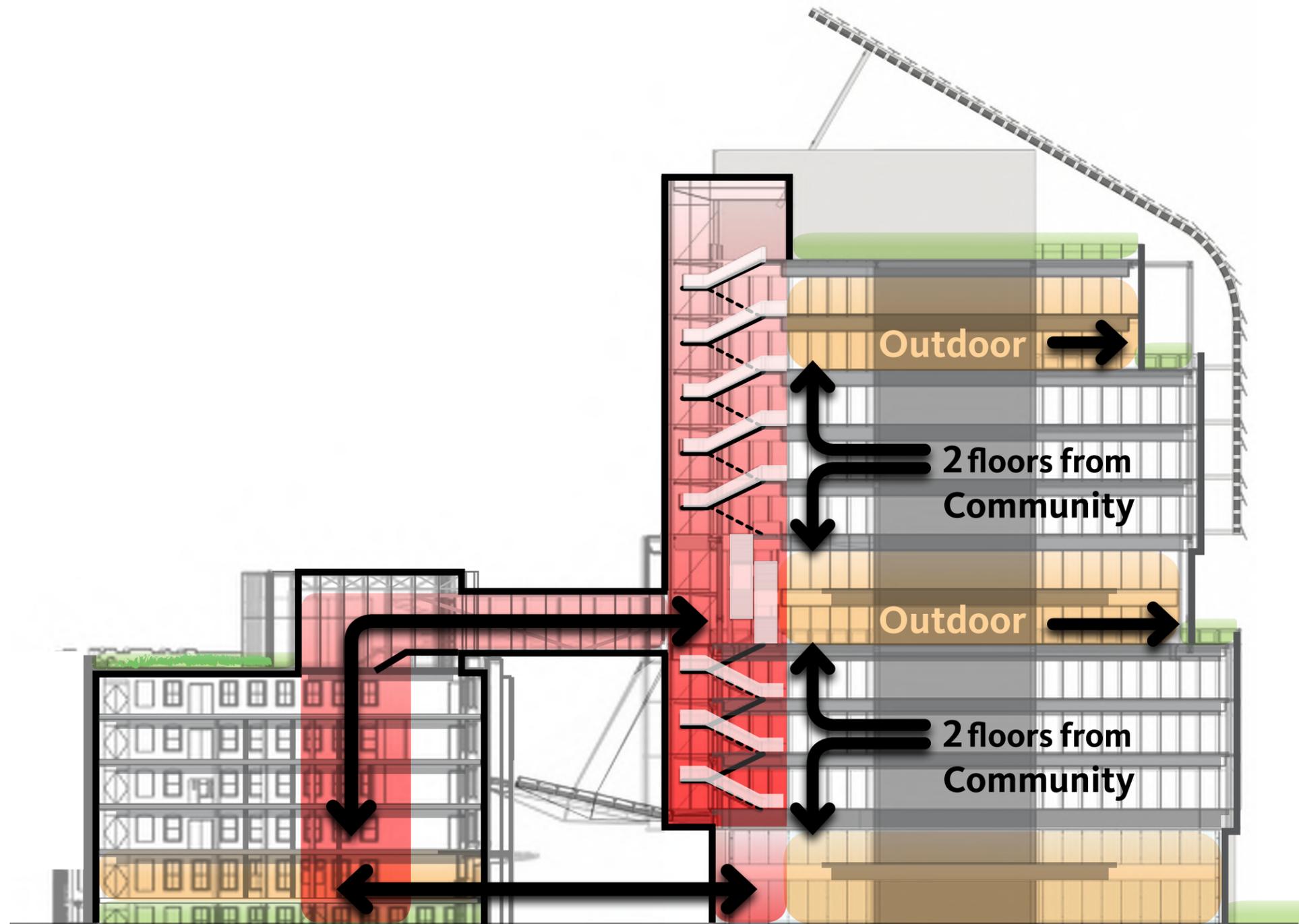
SECURE AND PROTECTED CONNECTION THROUGHOUT THE CAMPUS



CAMPUS  
CONNECTIONS

# VERTICAL VILLAGE

A COMMUNITY CONCEPT



Offers a **range of work settings** and **social spaces**

Provides a central **focal point** for both **informal** and **scheduled collaboration**

Channels circulation paths to **drive productive collisions**

Creates an **interconnected town square experience** to support community-building

# PRESENTING PERFORMANCE



**OUTDOOR SPACES**



**GREEN ROOF**



**RAINWATER COLLECTION**



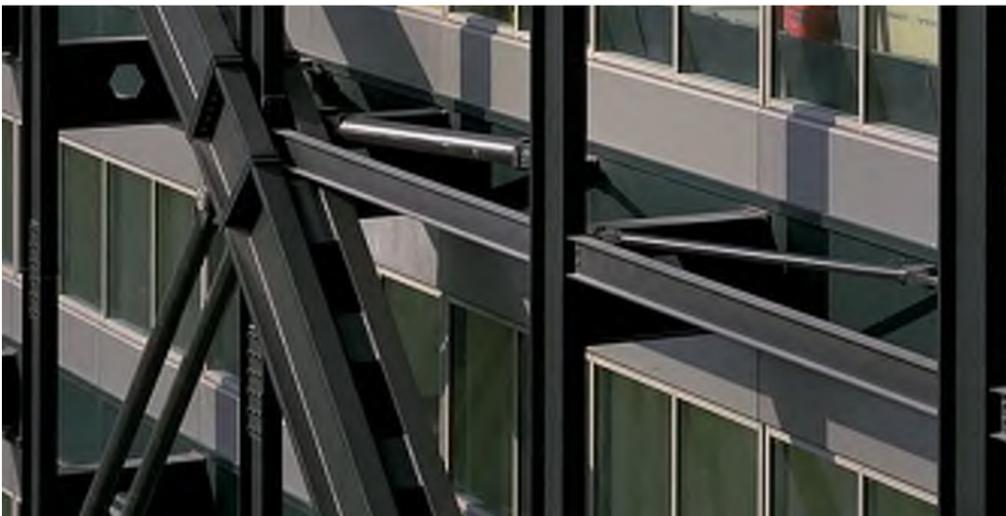
**DAY LIGHT**



**PV ARRAY**



**FRITTED GLASS**



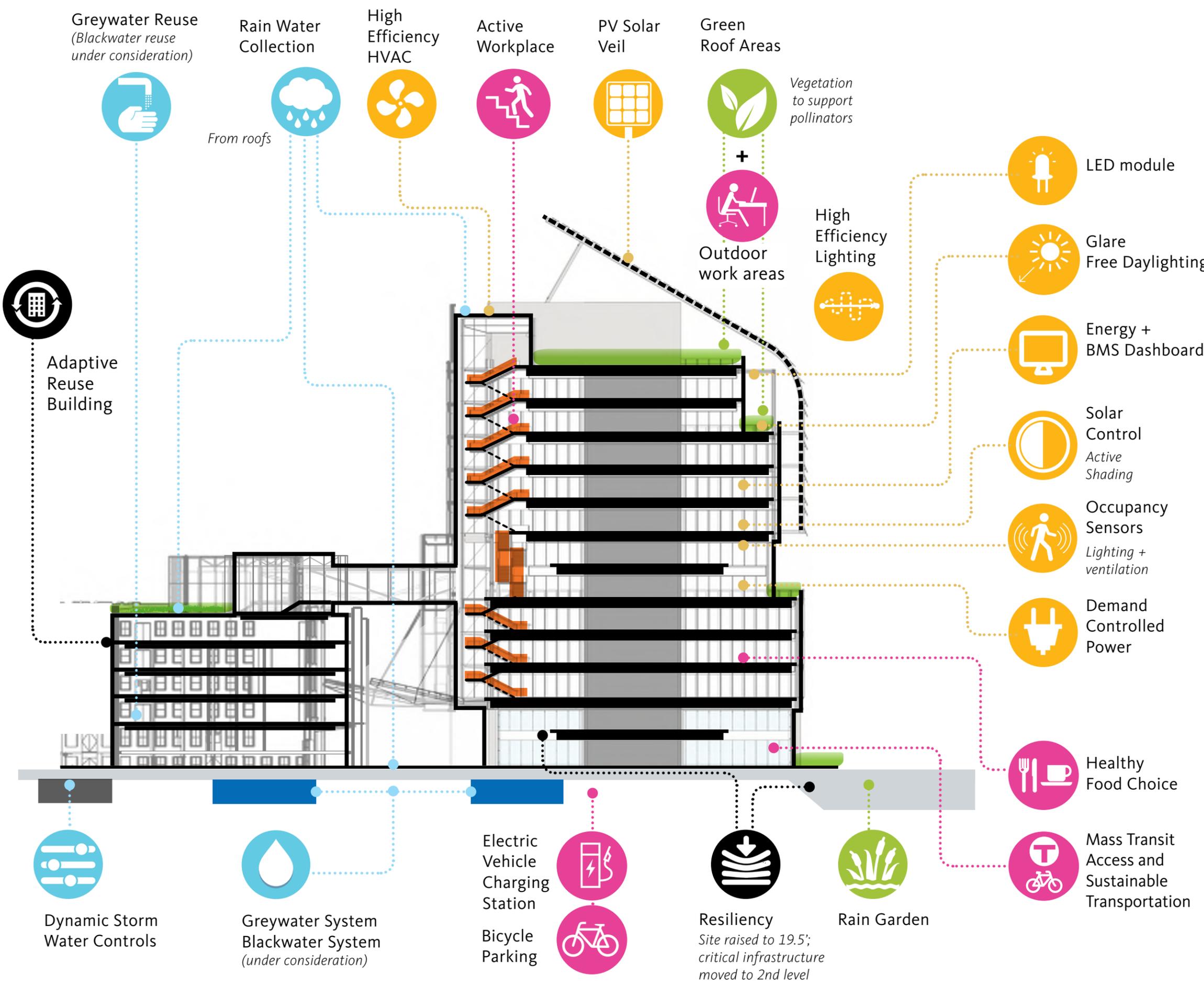
**EXPRESSED STRUCTURE**



**HIGH PERFORMANCE FACADE**



**SUN SHADES**



The new GE HQ will utilize both **active and passive strategies on a building and an urban design scale** that showcase the company's future-forward approach in solving the world's energy challenges. To build a responsive solution that will sustain generations to come, GE is working with the design and delivery team to **create a solution that embodies GE's aspiration for a top of class, sustainable workplace environment.**

**WATER**

- Rain water**  
Collection from green roof and landscaping  
Dynamic storm water controls
- Waste water**  
Greywater reuse for site irrigation + toilets

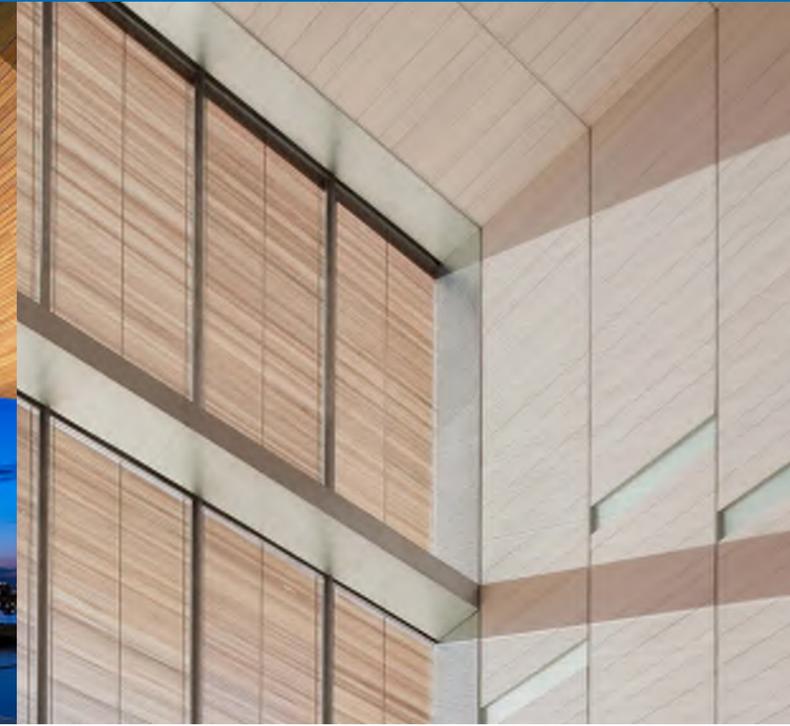
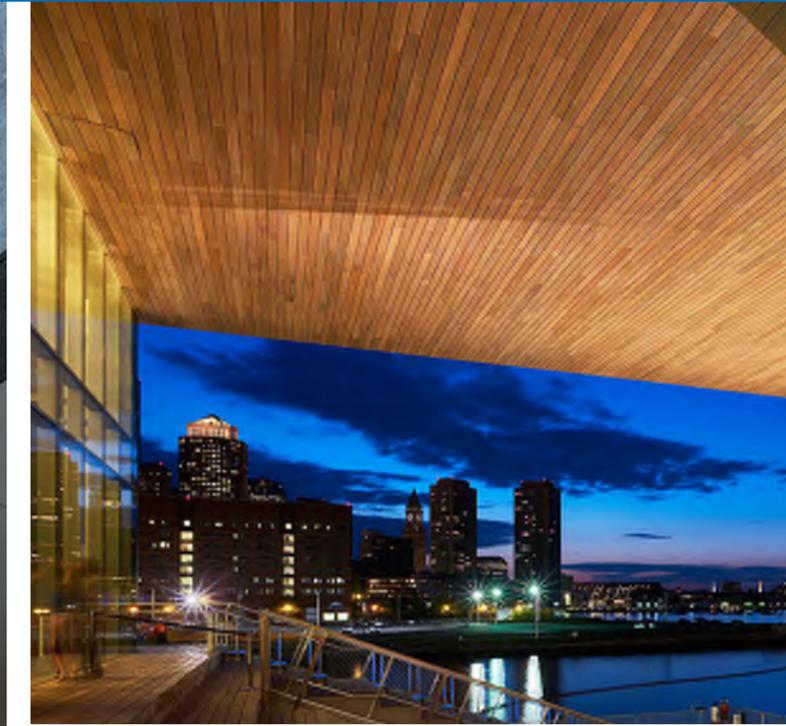
**ENERGY**

- MEP systems**  
PV solar array on new building roof  
Energy + BMS dashboard  
High performance envelope
- Workplace**  
Solar control  
Occupancy sensors

**GREEN AREAS**

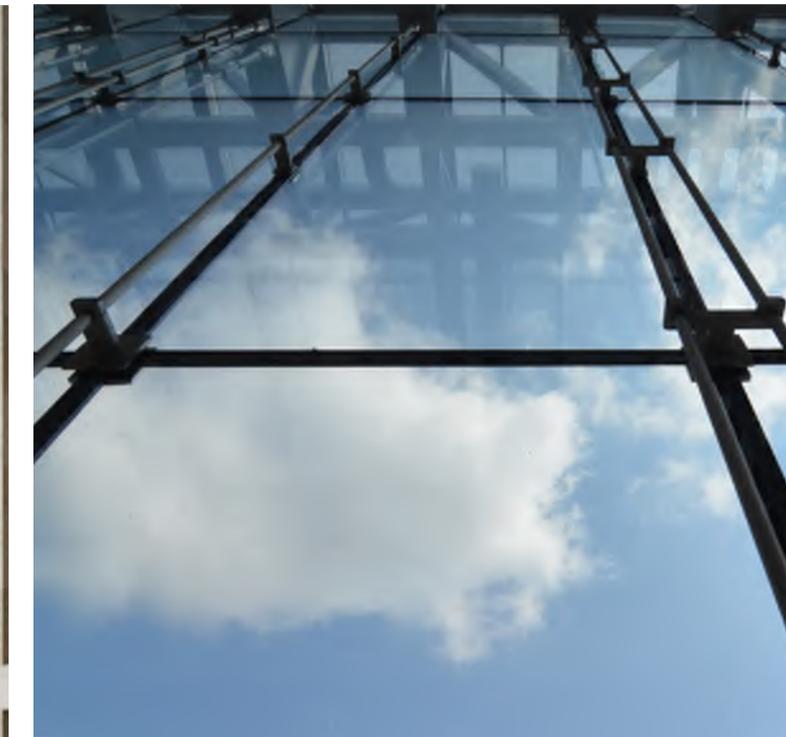
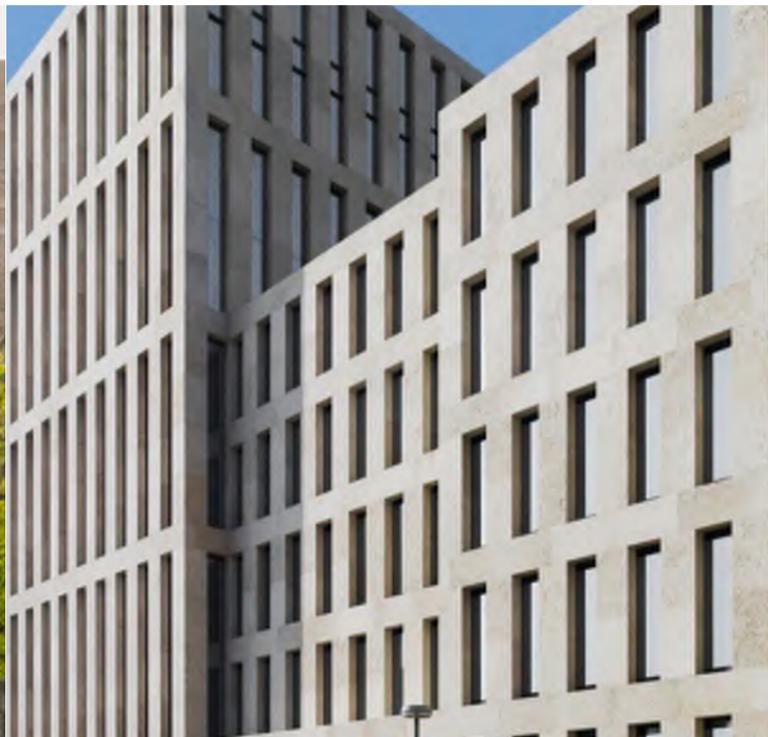
- Treatment**  
Native landscaping with bioswales
- Health and wellness**  
Green roof at conference center floor  
Roof terrace accessible from cafeteria
- Active design**  
Access to nature  
Connecting stairs  
Walking paths connecting to Harborwalk  
Stand up work stations

# BUILDING MATERIALITY



**METAL**

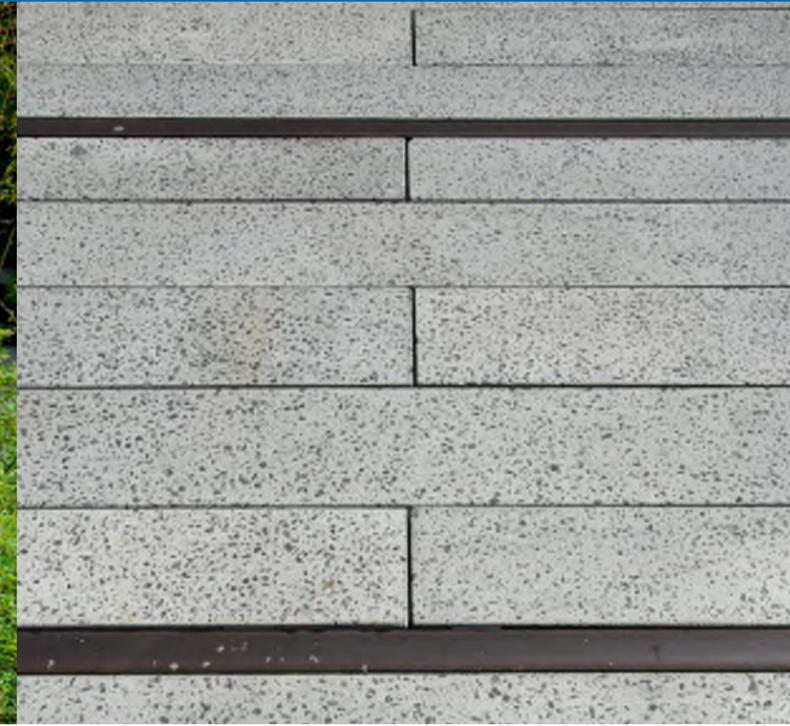
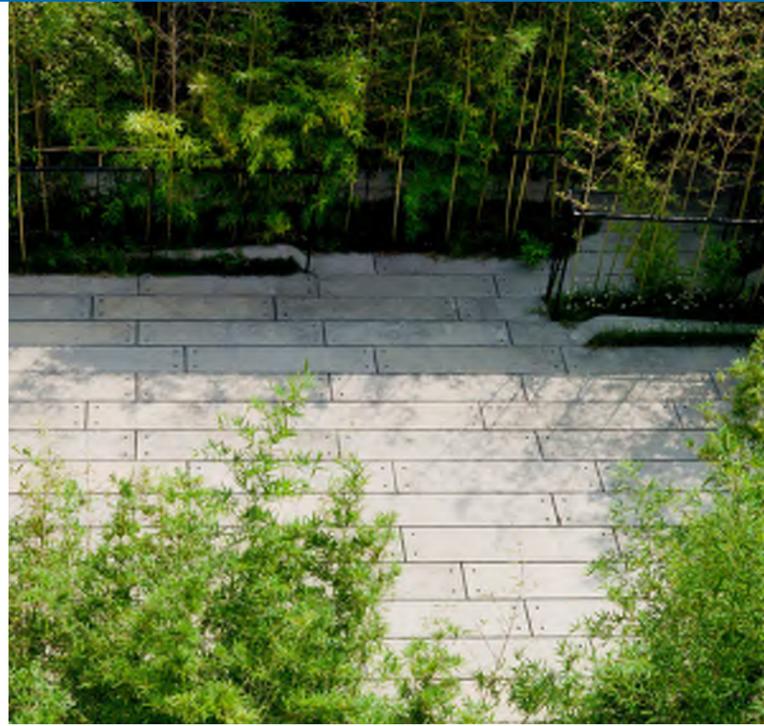
**TIMBER**



**MASONRY**

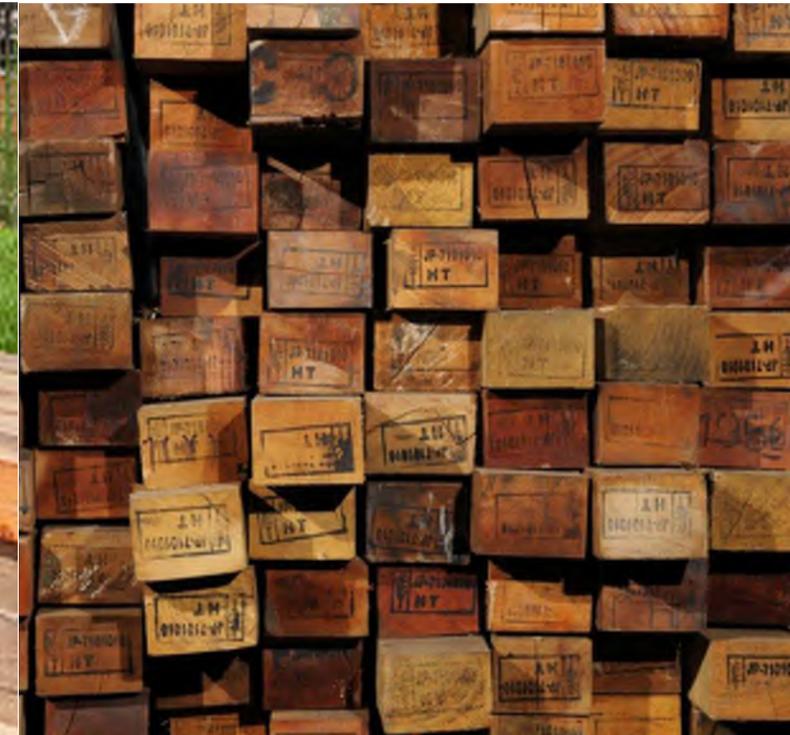
**GLASS**

# LANDSCAPE MATERIALITY



**CONCRETE AND STONE**

**PAVING**



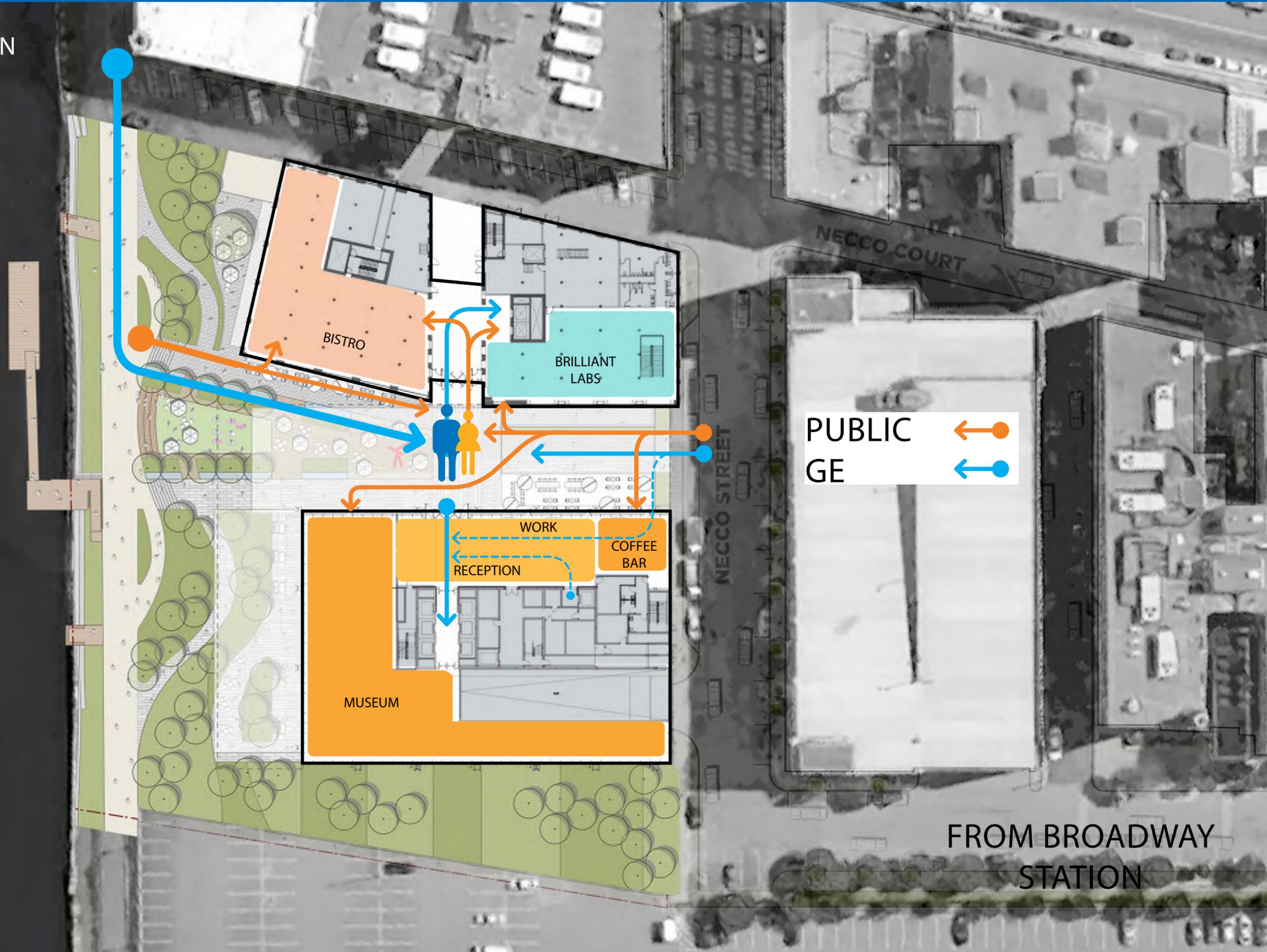
**PLANTING**

**WOOD AND STEEL**

# GROUND LEVEL EXPERIENCE



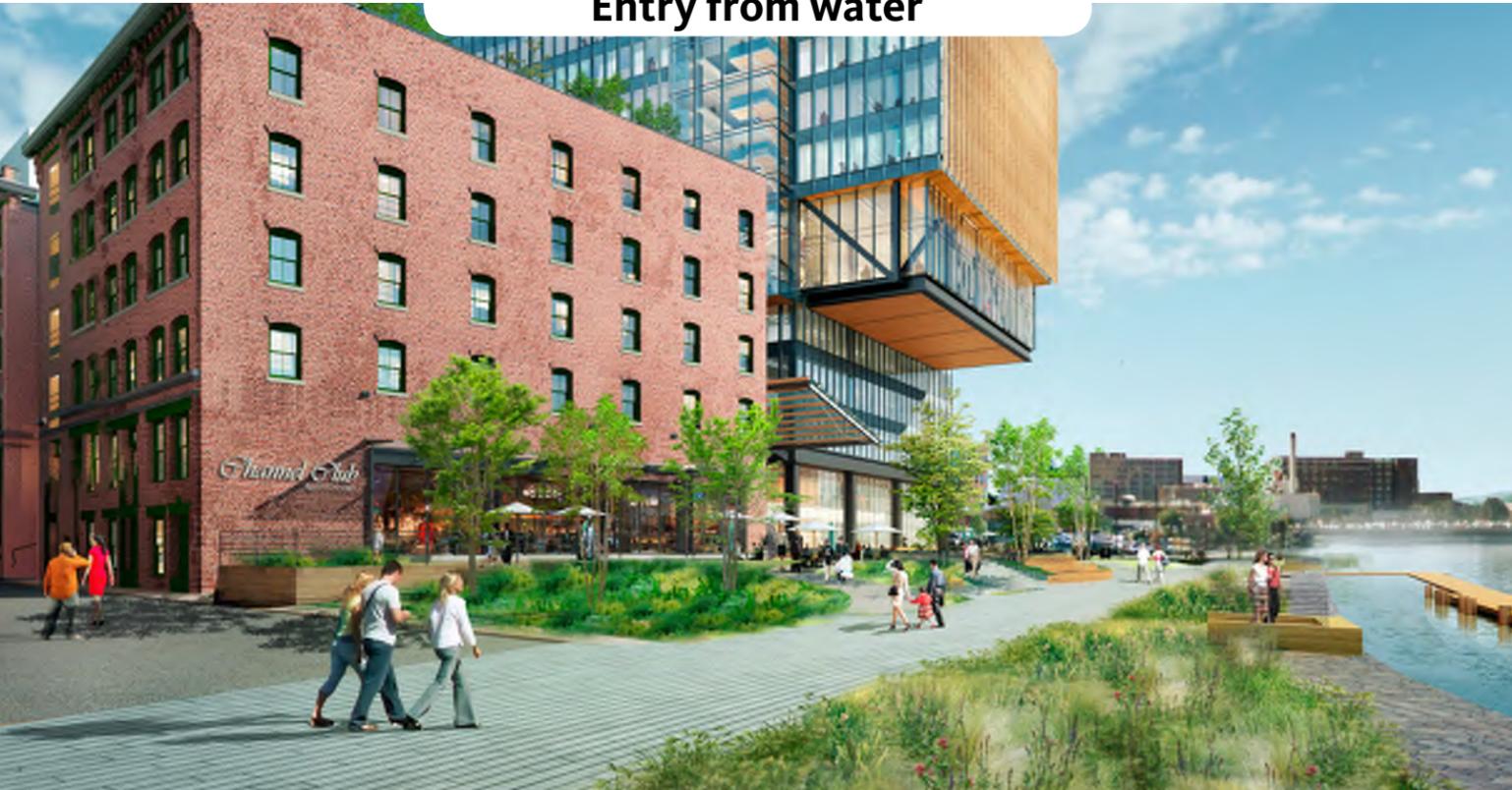
SOUTH STATION  
Summer St.



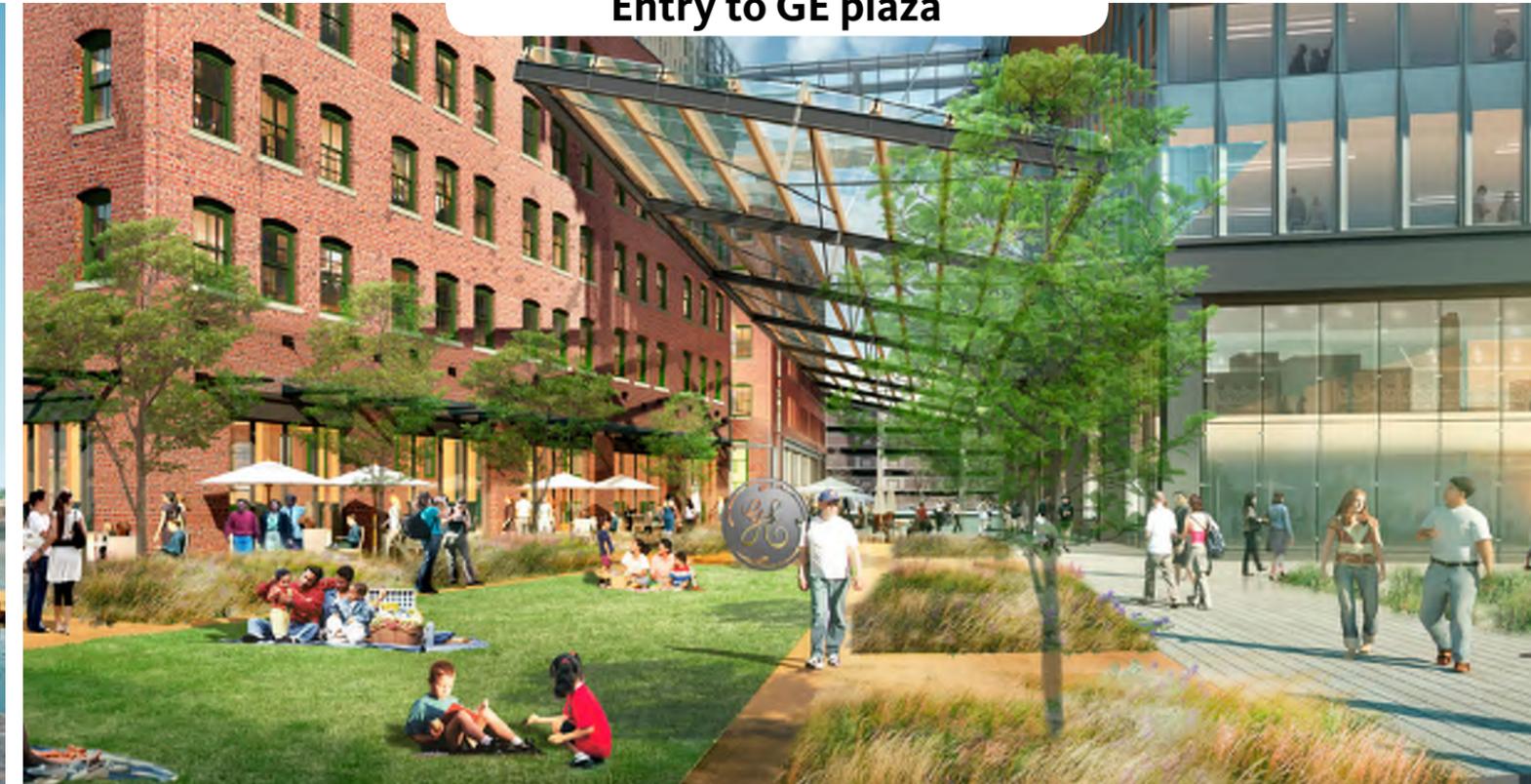
PUBLIC ←  
GE ←

FROM BROADWAY  
STATION

Entry from water



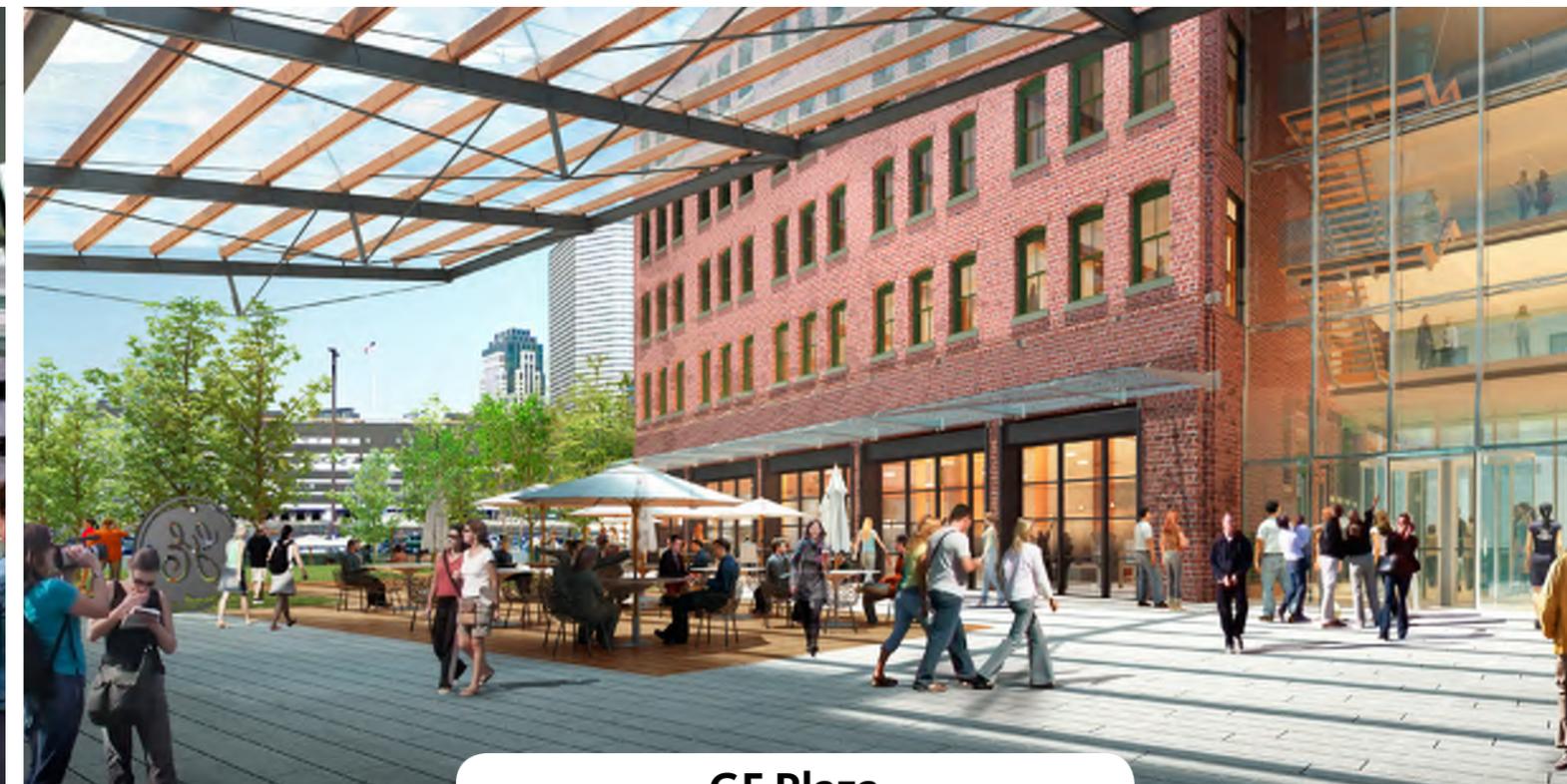
Entry to GE plaza



# GE COMMUNITY EXPERIENCE

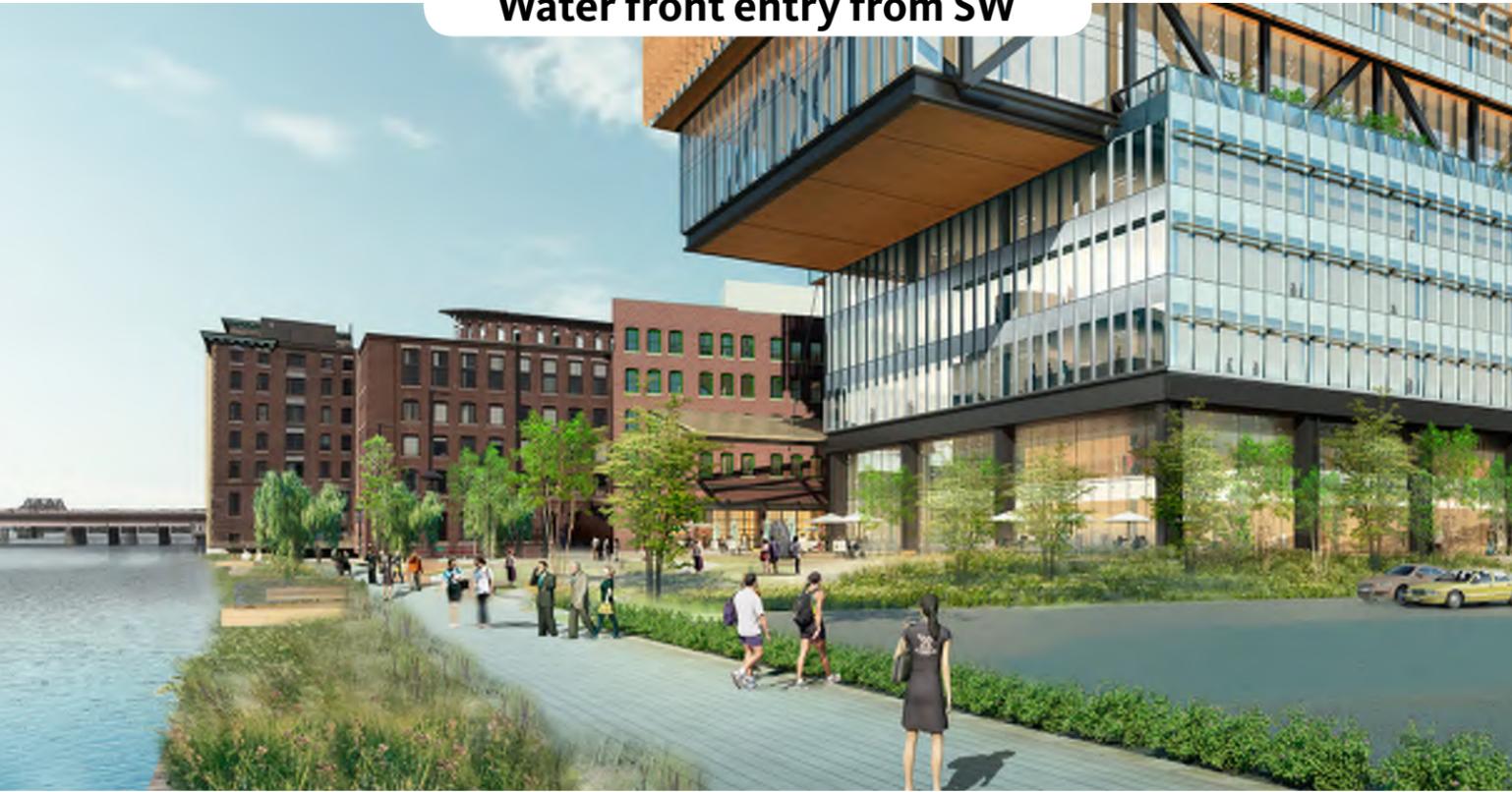


Entry to G2 from GE plaza

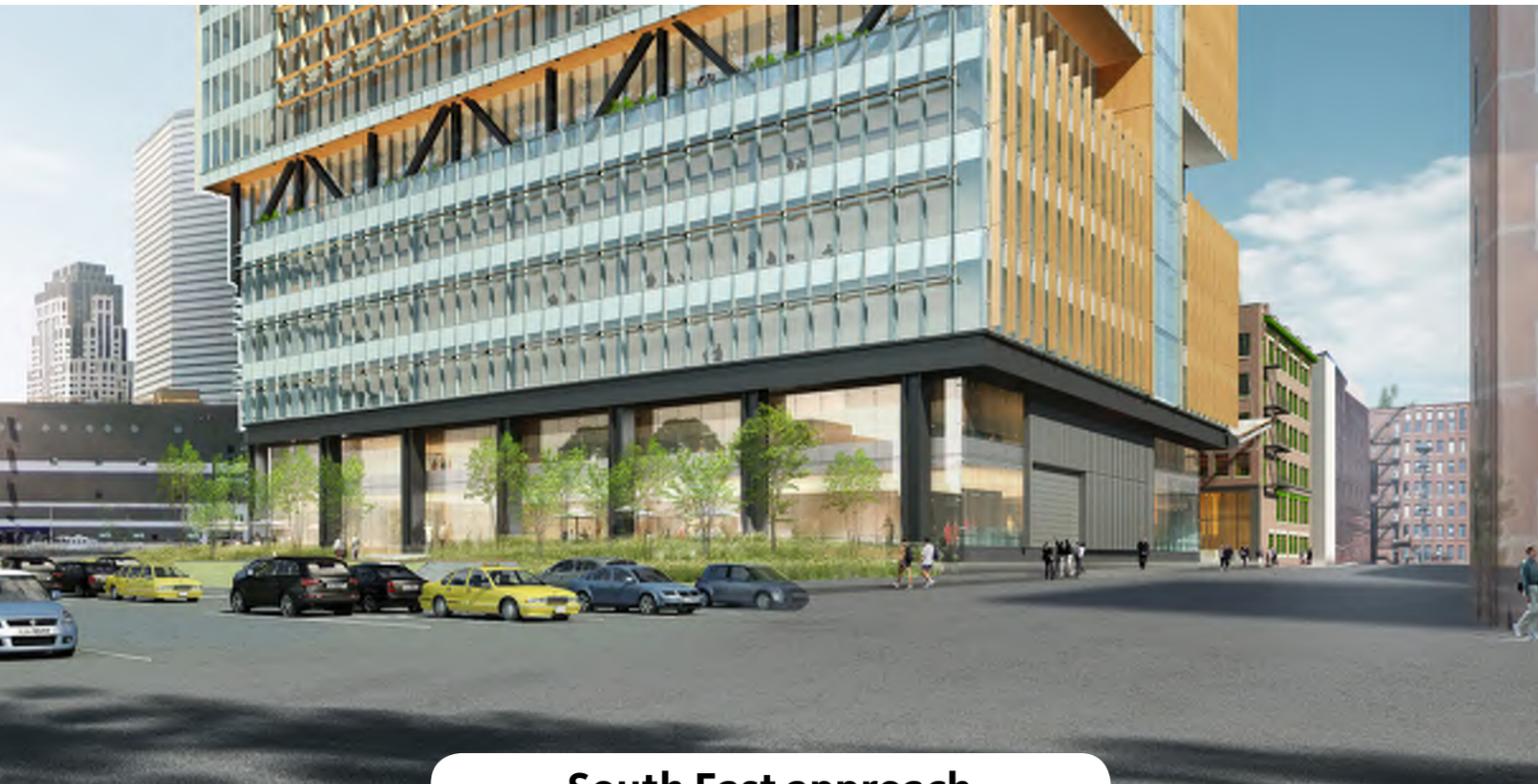


GE Plaza

Water front entry from SW



# GE COMMUNITY EXPERIENCE



South East approach



Necco st entry





Channel Club







