

MIDWAY ARTIST STUDIOS

Proposed Loading Dock Improvements

Presentation to the Fort Point Landmarks Commission

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Contact:

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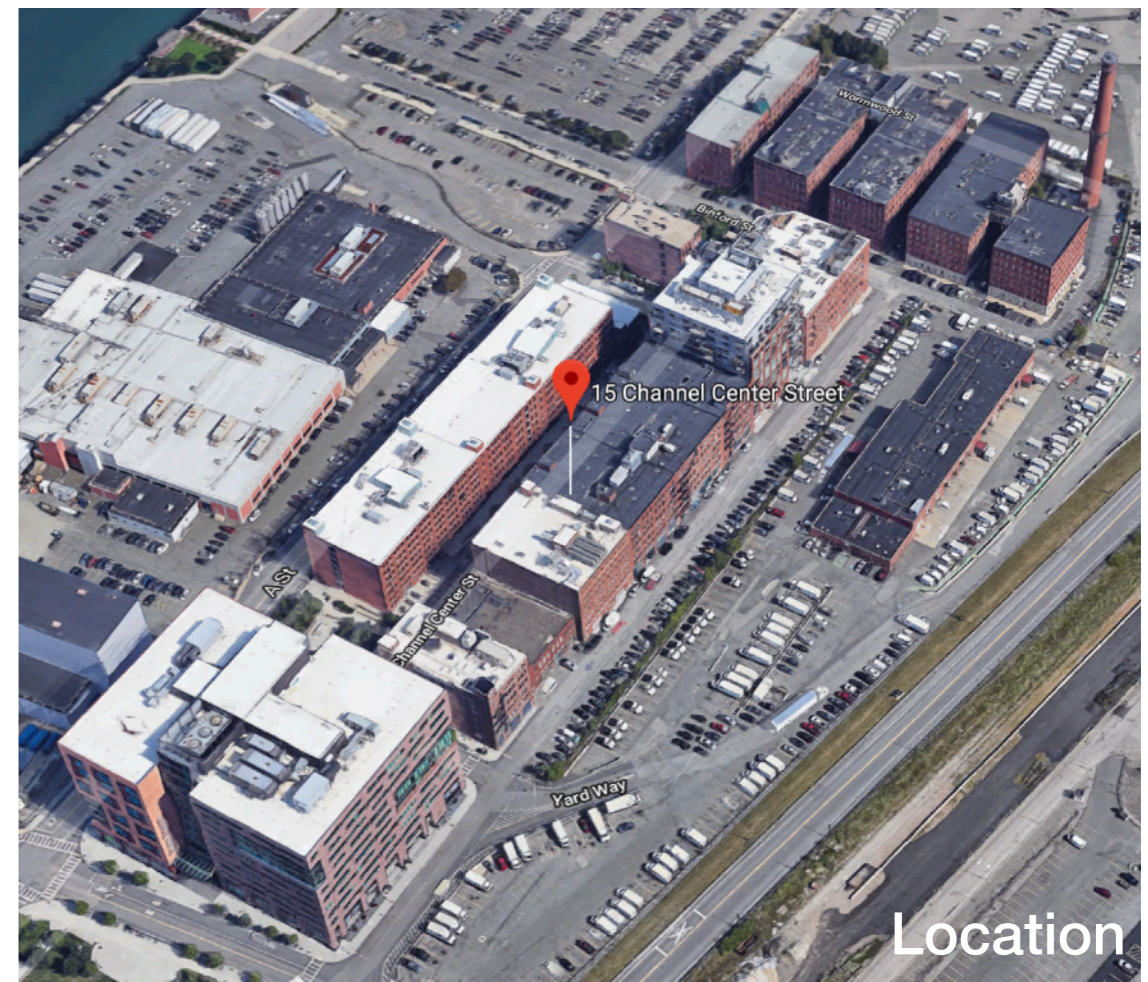
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Midway Artist Studios

Boston's largest affordable live-work building, Midway Artist Studios was established in 2005 as a place for artists to live and work affordably as the real estate boom began to sweep through Fort Point, displacing hundreds of working artists. Midway Artist Studios is unique as a not-for-profit rental property with resident-artist board members. The rental model allows emerging artists a place to stay and work in Boston, and encourages the free flow of ideas between disciplines and generations.

Midway consists of:

- 89 work-live studios on floors 2 to 6 (including 36 affordable income-restricted studios)
- Ground level commercial uses (gallery, management office, arts-related businesses, and a commercial gym)

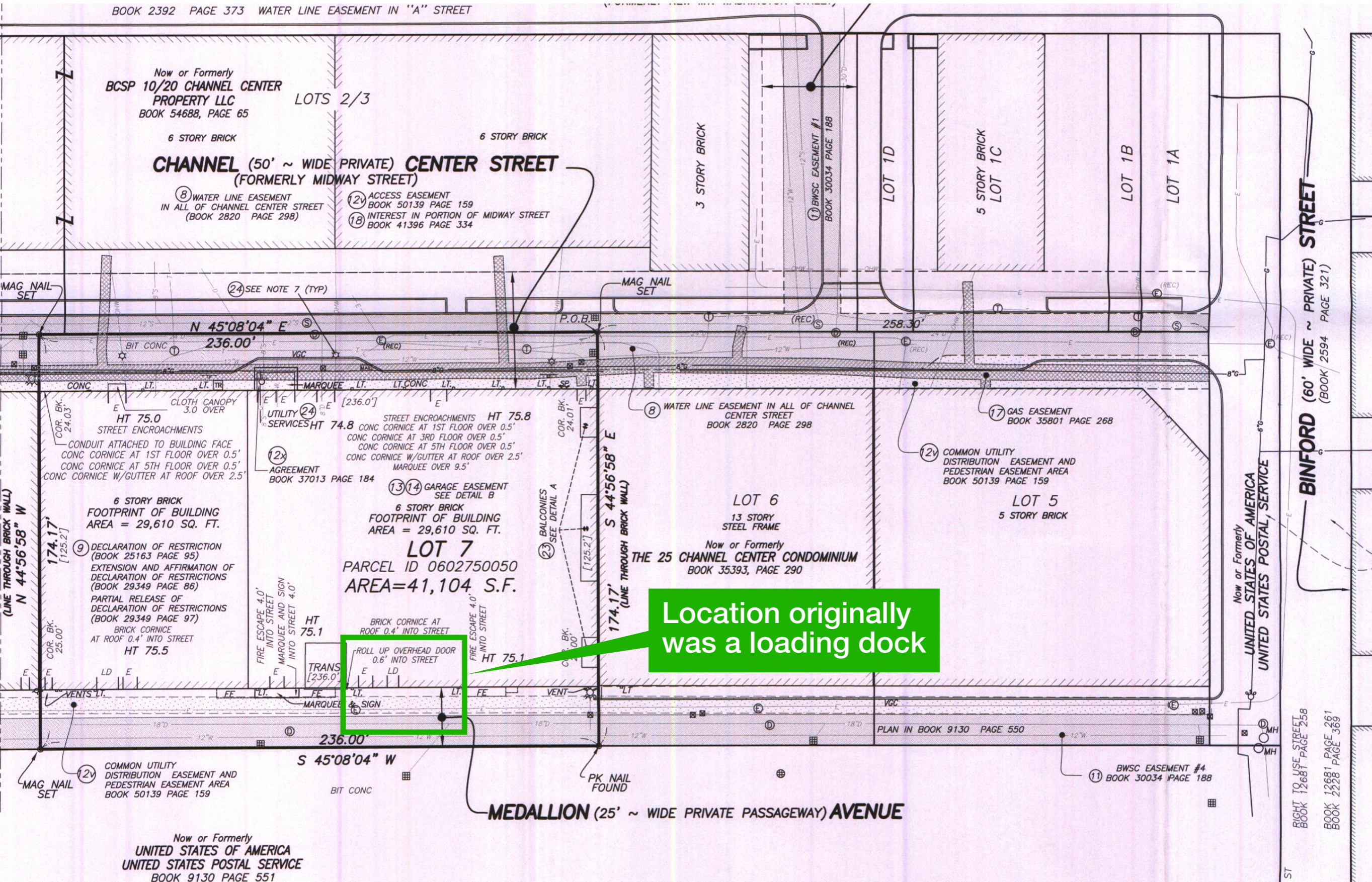


Improvements for new tenant

MASARY STUDIOS is moving into an ~1,800sf commercial space on the ground floor of Midway, with frontage facing Medallion Avenue at the rear of the property.

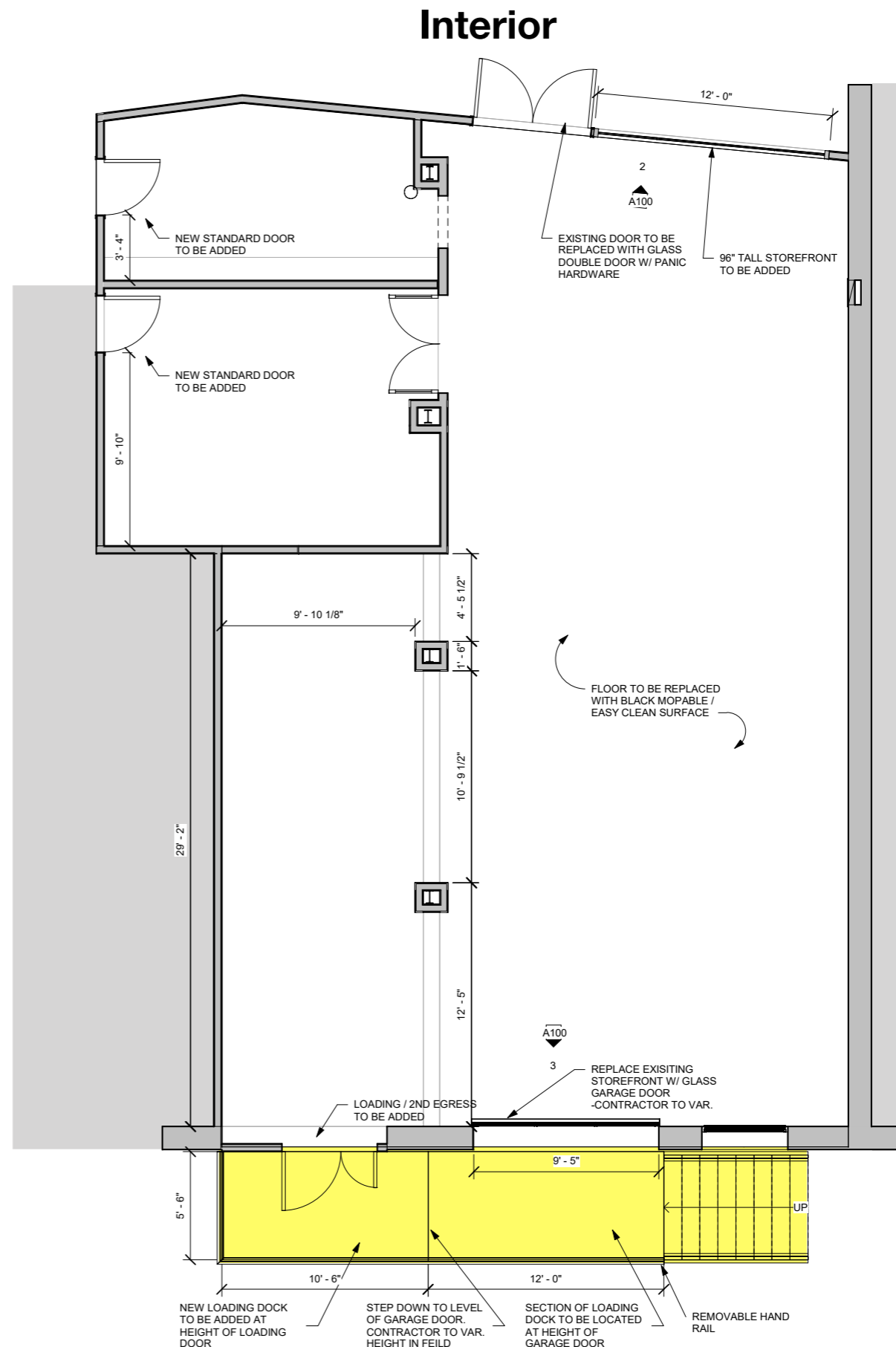
MASARY STUDIOS is a creates one-of-a-kind visual and sound experiences, built from the ground up, featuring original music, performance and video projection mapping. The three principals of MASARY have backgrounds that include degrees in fine art, classical and world music, new music composition, curation and direction, teaching at the university and conservatory levels. Successfully operating in Boston for six years.

Location of Work



Proposed Improvement

- Add loading dock platform for moving performance equipment in and out of space (shown in yellow).
- Platform to have removable guardrail for truck access, and stair down to grade.
- Platform and stair additionally provides a second means of egress from the space.



Medallion Avenue Frontage

Proposed Improvement

1. Operable Glazed Overhead Door

- Currently a multi-pane window fills the former loading dock opening.
- Proposed improvement would re-install an operable loading dock door in this original masonry opening.



Proposed Improvement

1. Operable Glazed Overhead Door

- Operable door would match current glazed operable door on the Channel Center side of the building.

Window to be replaced



15 Channel Center

Open:



Partially Closed:



Proposed Improvement

2. Loading Dock Platform

- New platform to be installed at existing door and new operable bay.
- Similar style as 30 Channel Center metalwork. Paint color to match.

30 Channel Center



Proposed Improvement

2. Loading Dock Platform

- Metal loading platform would be in keeping with the language of fire escapes and warehouse building features that contribute to district character.

Loading dock location

