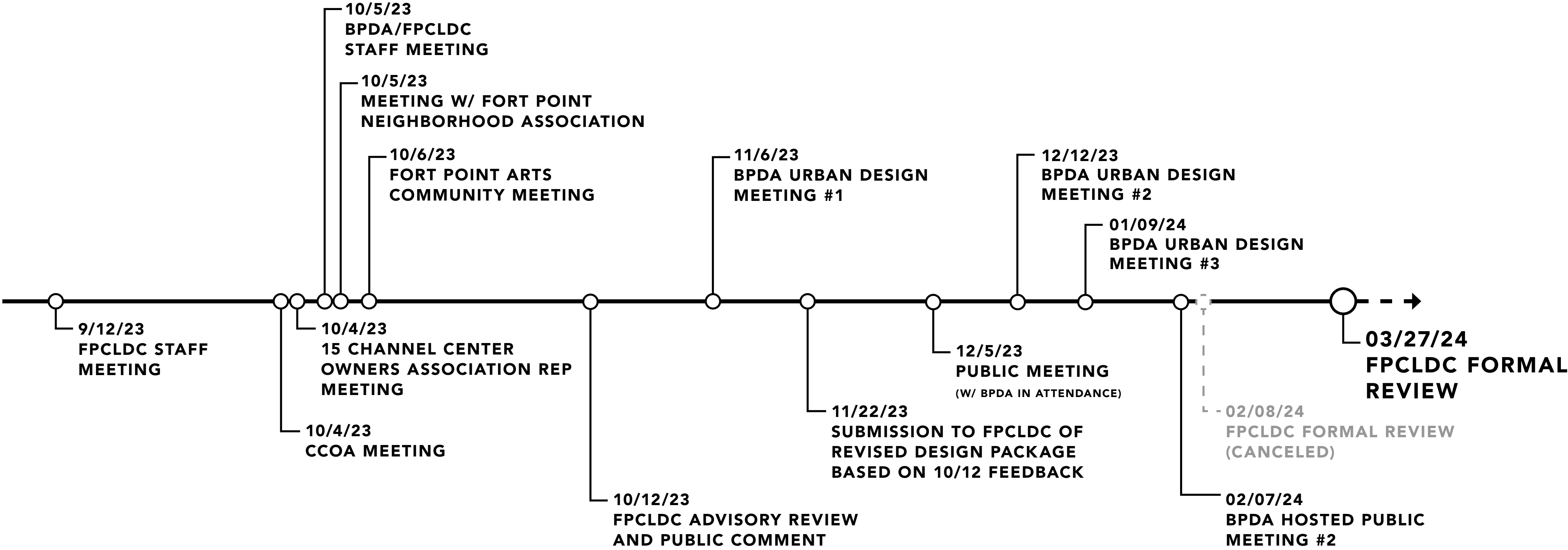


7 CHANNEL CENTER STREET

FPCCLDC PUBLIC HEARING

MARCH 27, 2023

Public Process Timeline



7 CHANNEL CENTER

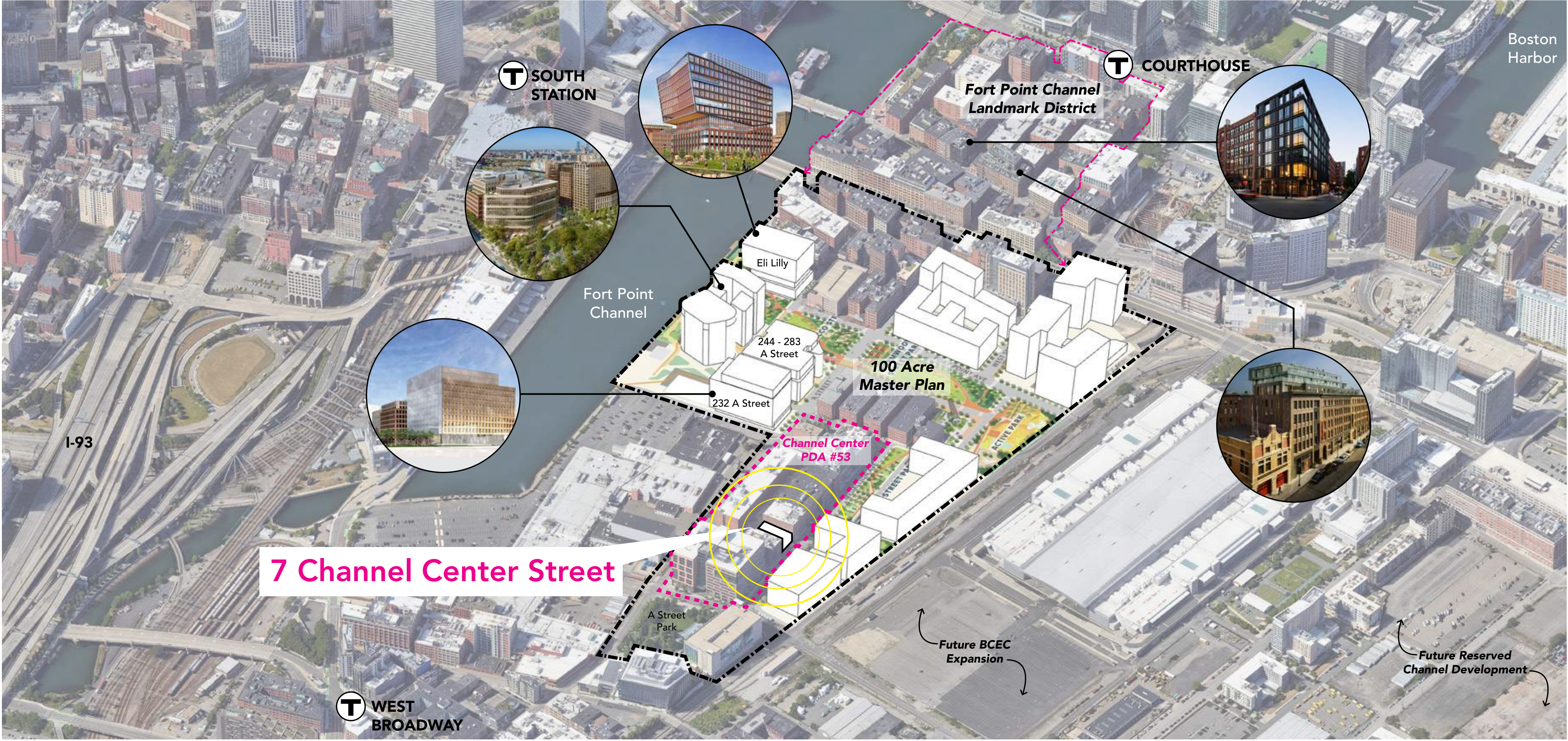
- The proposed project will redevelop the existing vacant property for office and research and development uses
- The project will introduce new construction that is contemporary in nature and compatible with the industrial warehouse character of the historic district
- Under FPCLD Standards and Criteria, the demolition of the existing building is permitted (FPCLD Standards and Criteria, 10.3.B.2)
- Under FPCLD Standards and Criteria a height of 125' for a new building is acceptable (FPCLD Standards and Criteria, 10.4.C.2)
- Proposed project presented at an Advisory Review hearing with FPCLDC in October 2023

WHAT WE HEARD

- Preserve existing 7 Channel Center medallion
- Integrate contextual granite base materiality into design
- Study window grouping of layered brick insets in a more vertical orientation on Channel Center Street facade
- Incorporate a more pronounced cornice line at the top of the building as well as a more expressed lintel condition above the ground floor
- Investigate bringing the Medallion Ave massing shift down to second floor
- Study a continuous cornice line at top of building
(heard at Feb 7th public meeting)

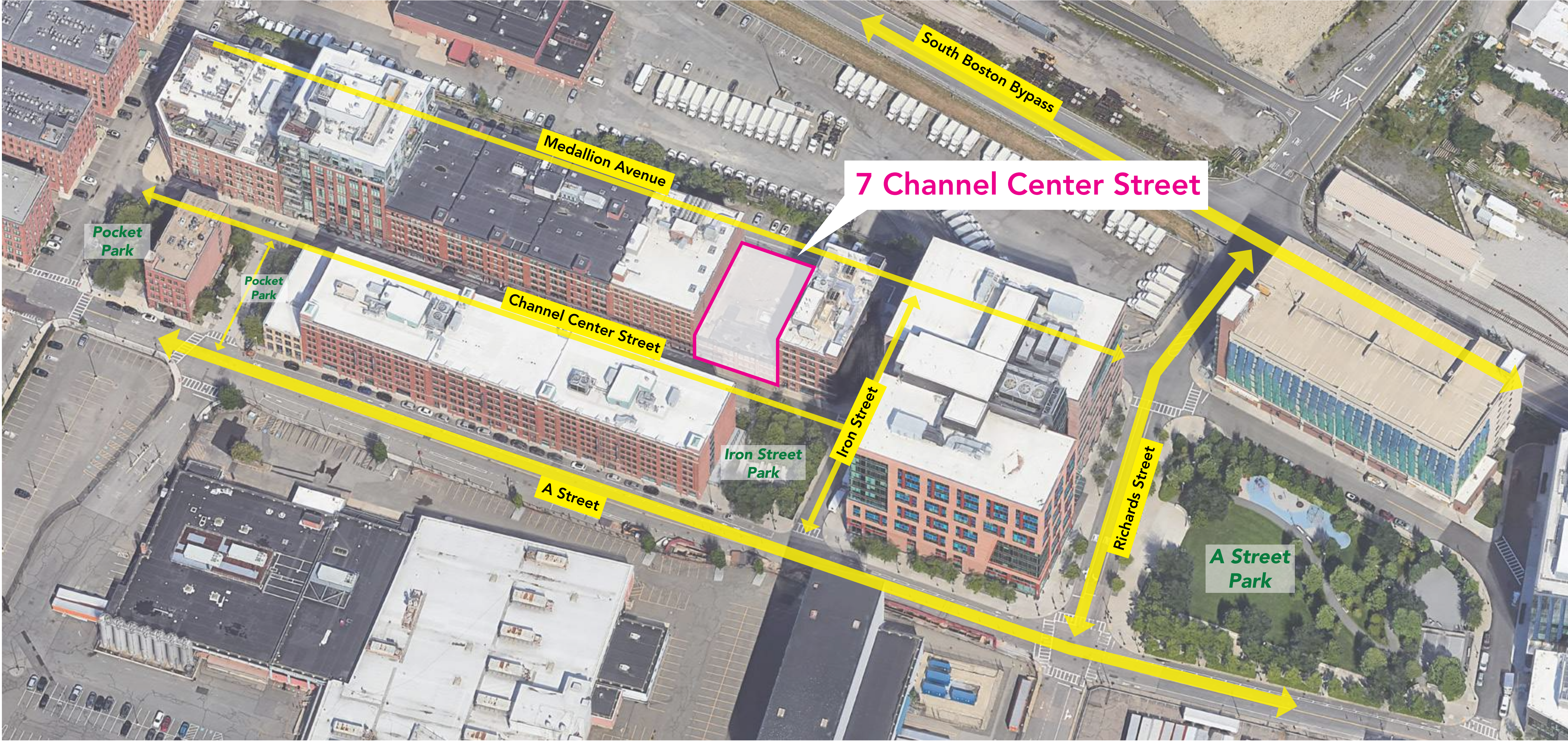
Urban Context

Recent and Future Development



Urban Context

The Neighborhood Today



The Existing Building

Current Conditions



Channel Center St. Facade



Medallion Ave. Facade

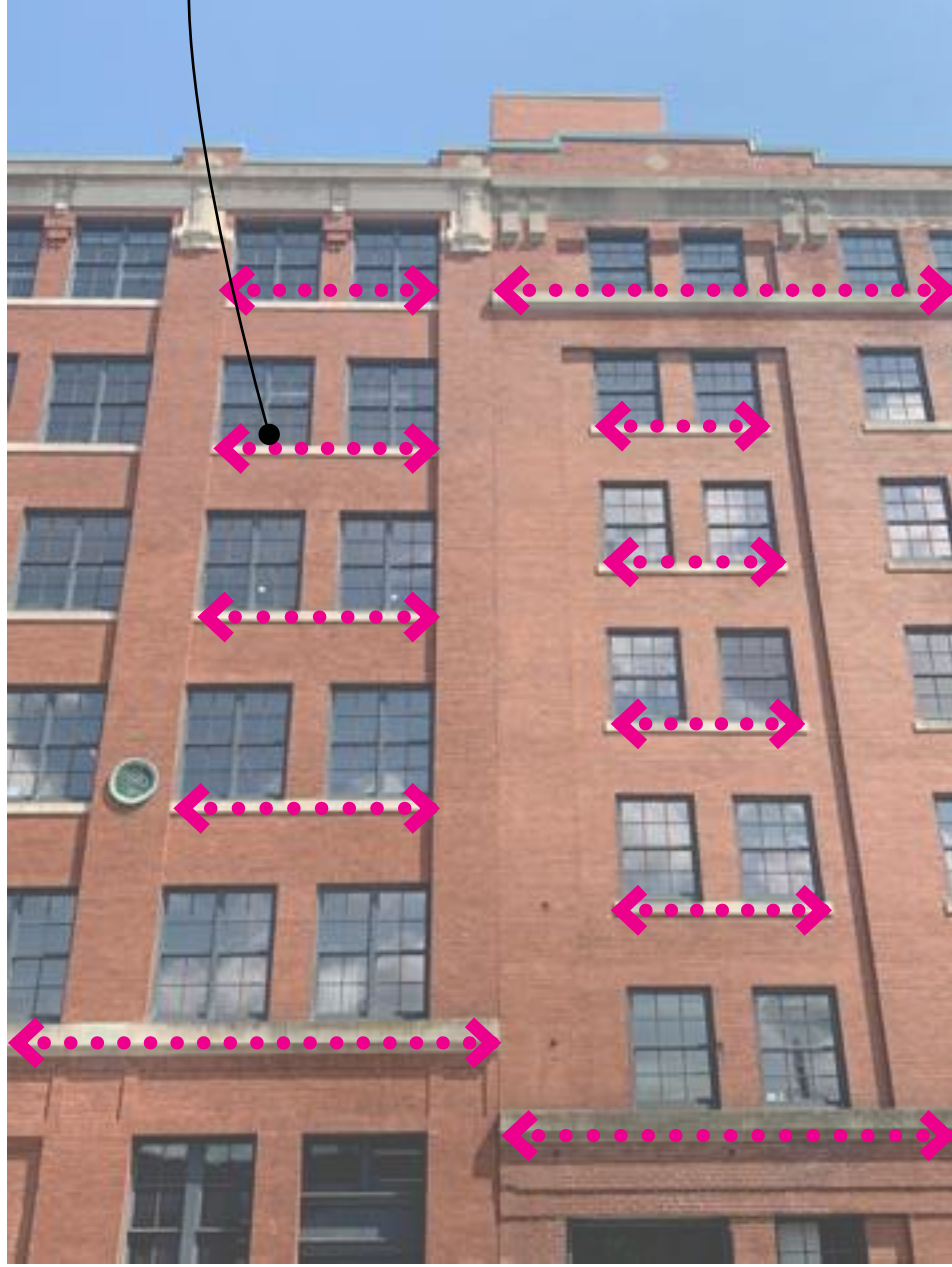
Context

Facade Analysis - Order, Scale, and Materiality

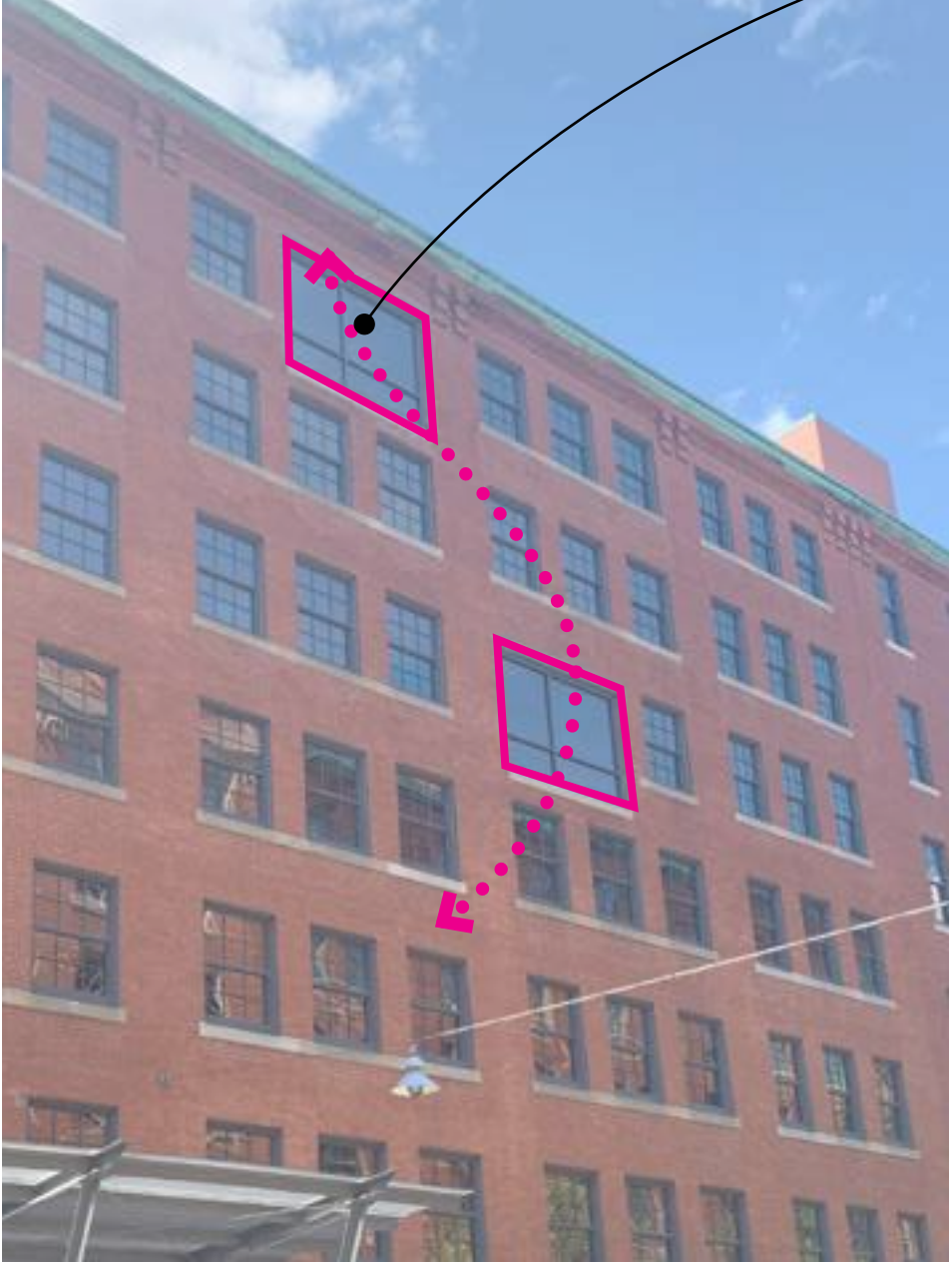
Variety of masonry window sill groupings and lengths, coupled with continuous cornice lines



15 Channel Center - Channel Center Facade



20 Channel Center Transition - A Street Facade



10 Channel Center - Channel Center Facade

Larger "punches" derived from historic manufacturing / warehouse area hoistways



20 Channel Center - Channel Center Facade



20 Channel Center - Channel Center Facade

Context

Balconies and Projections

Slot of balconies on both Channel Center and Medallion Street



25 Channel Center - Channel Center Facade

Fire escape facing Channel Center Street



229 A Street - Channel Center Facade

Historical fire escape being modified for roof access



241 A Street - Channel Center Facade

Modern balcony used as mechanical mezzanine level



273 + 281 Summer Street - Melcher Street Facade

Fire escape element is seen consistently throughout the neighborhood



5 Channel Center - Medallion Ave. Facade



15 Channel Center - Medallion Ave. Facade



15 Channel Center - Medallion Ave. Facade

Historical fire escapes removed and replaced with Juliette balconies

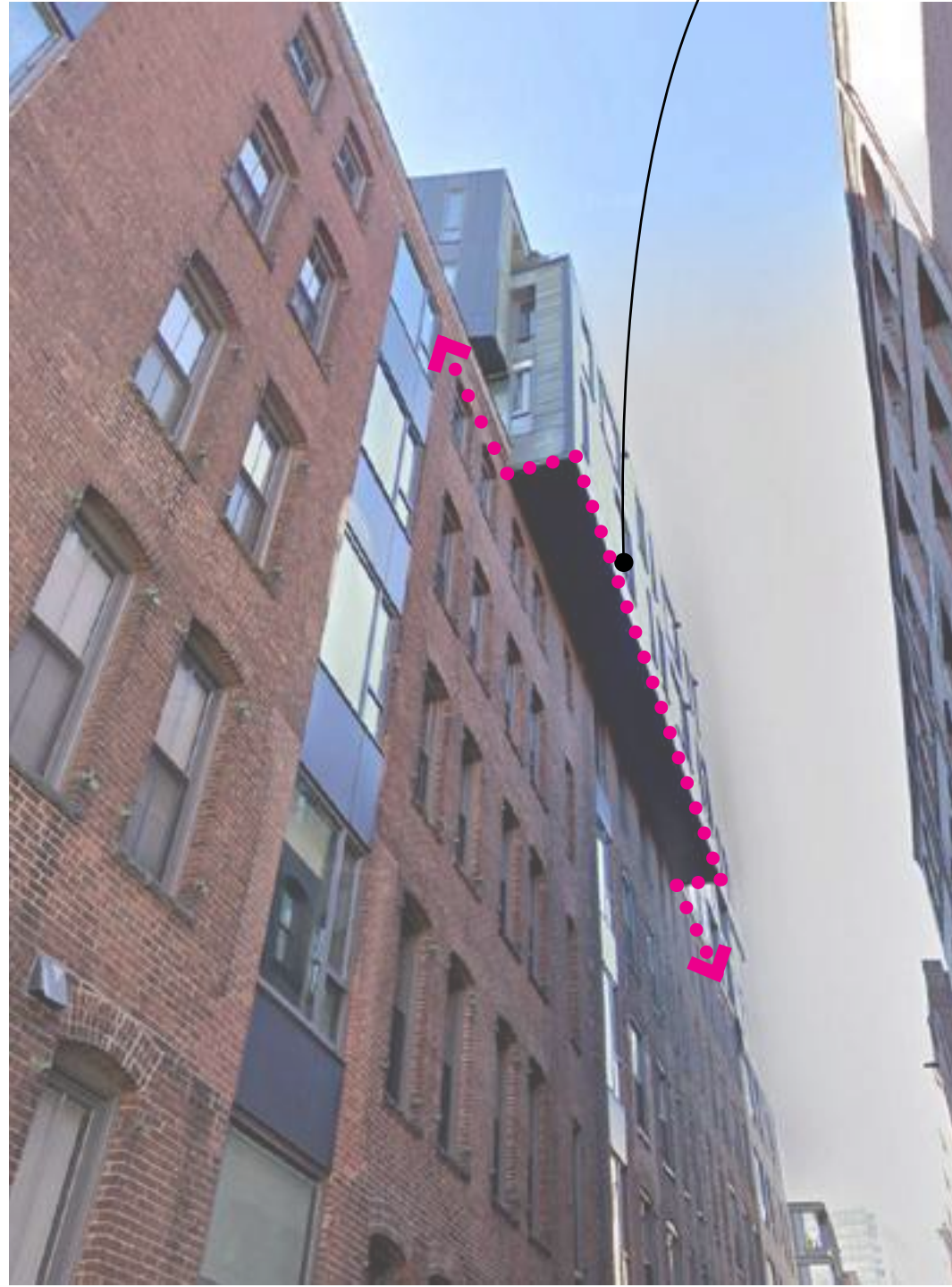


35 Channel Center - Medallion Ave. Facade

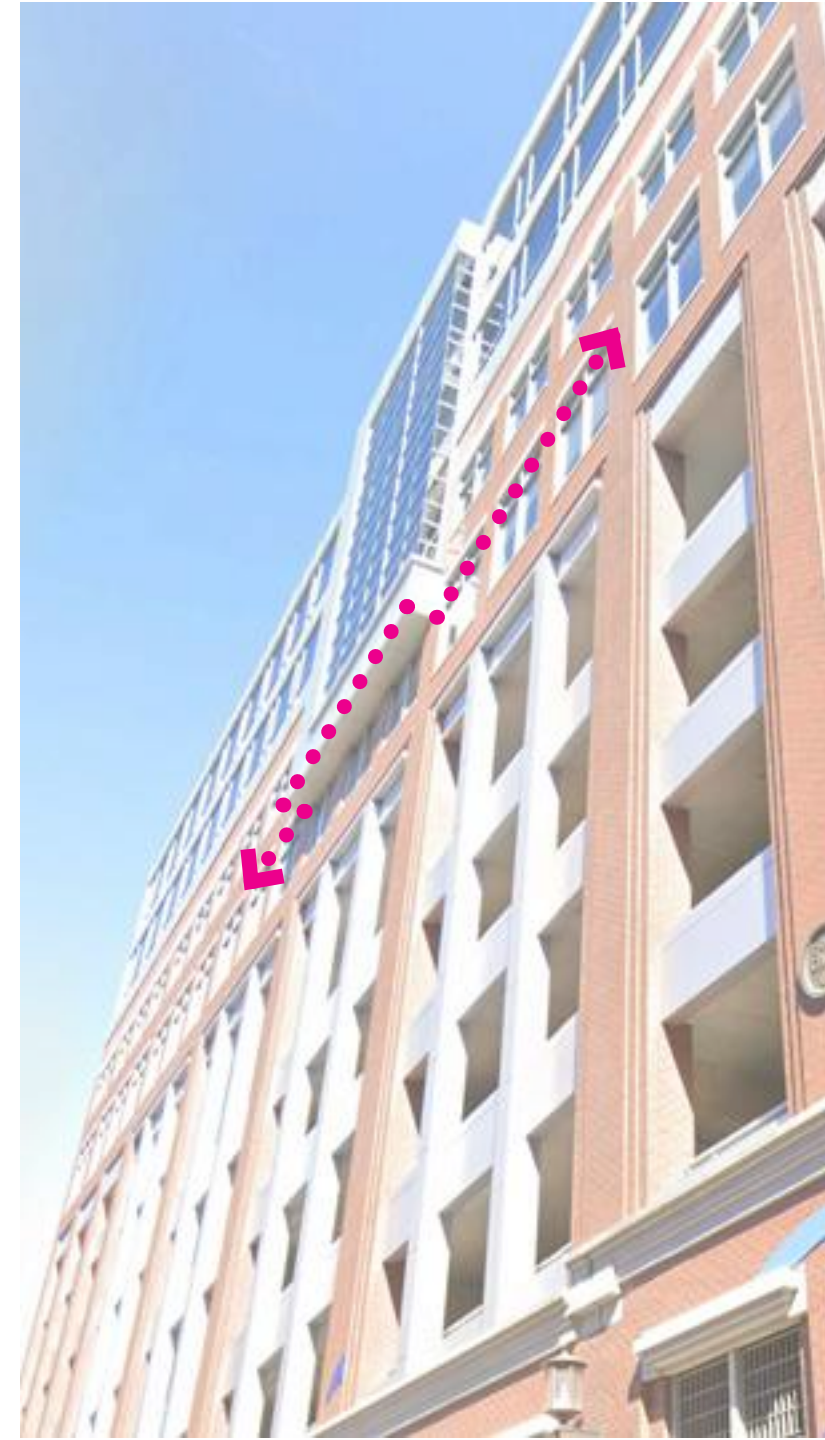
Context

Street Wall Undulation

Modern intervention at FP3
bumping out into alleyway



FP3 Alley Way



21 Stillings St



12 Farnsworth Street



27 Melcher Street

Variety in the streetwall
along Medallion Ave



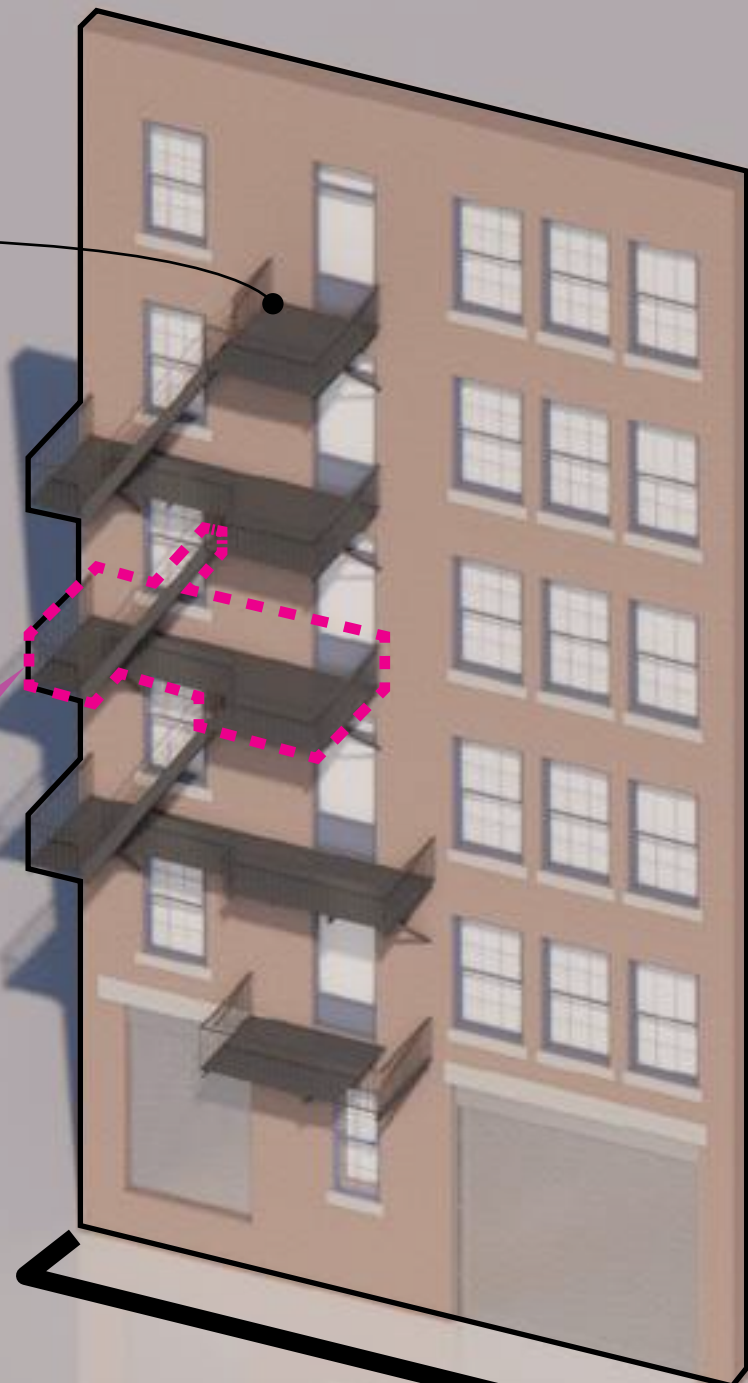
25 / 35 Channel Center (Medallion Ave Facades)

Design Concept

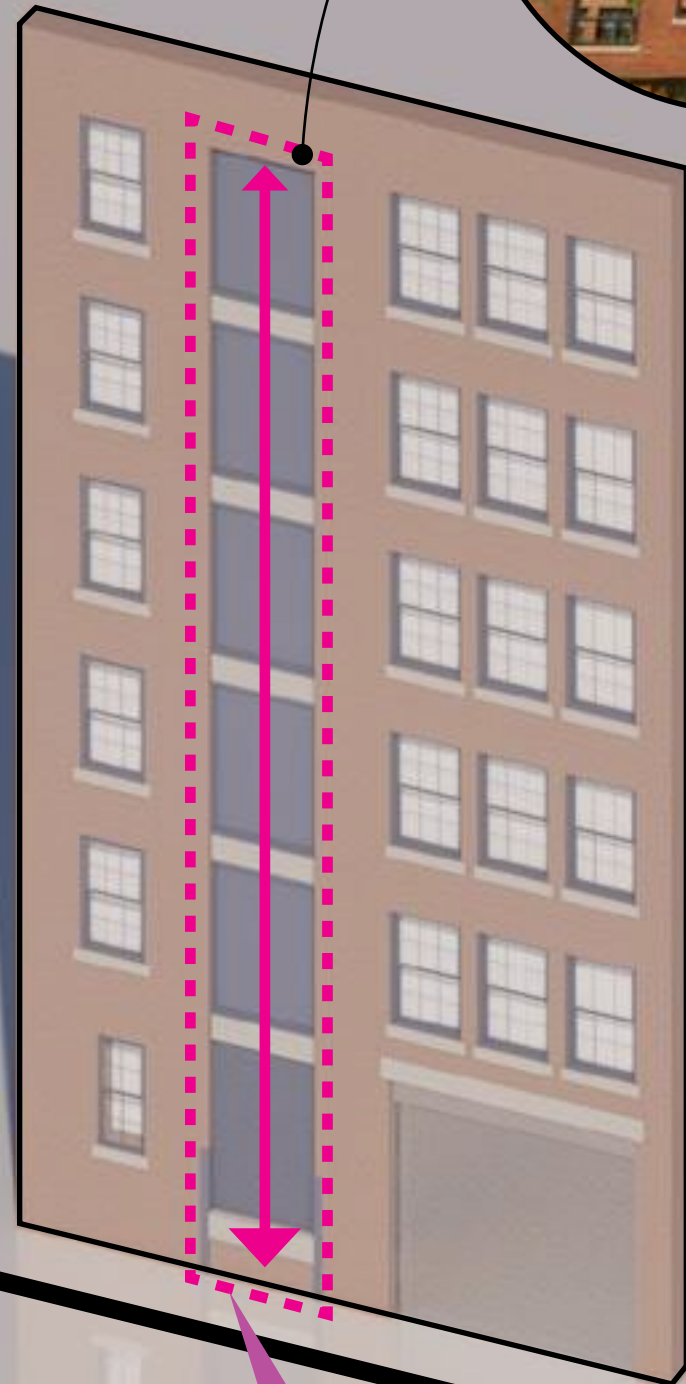
Channel Center St. Expression - Presented at Oct. Advisory



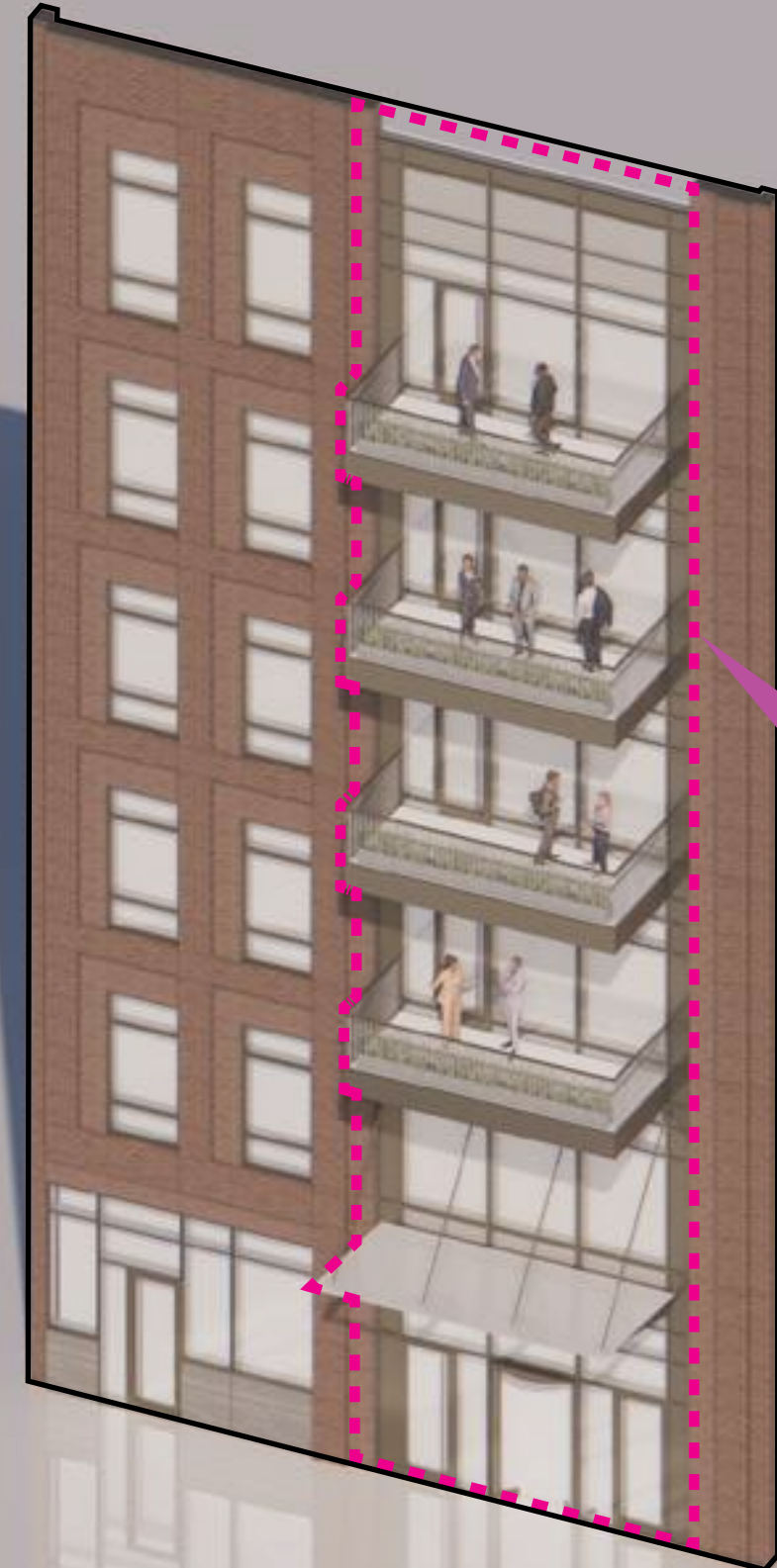
Fire escapes for providing route out of building



Historical Context



Moments of verticality throughout context



Modern Interpretation

Moment of verticality to address context and provide hierarchy

Integrated balconies for bringing people in and out

Design Concept

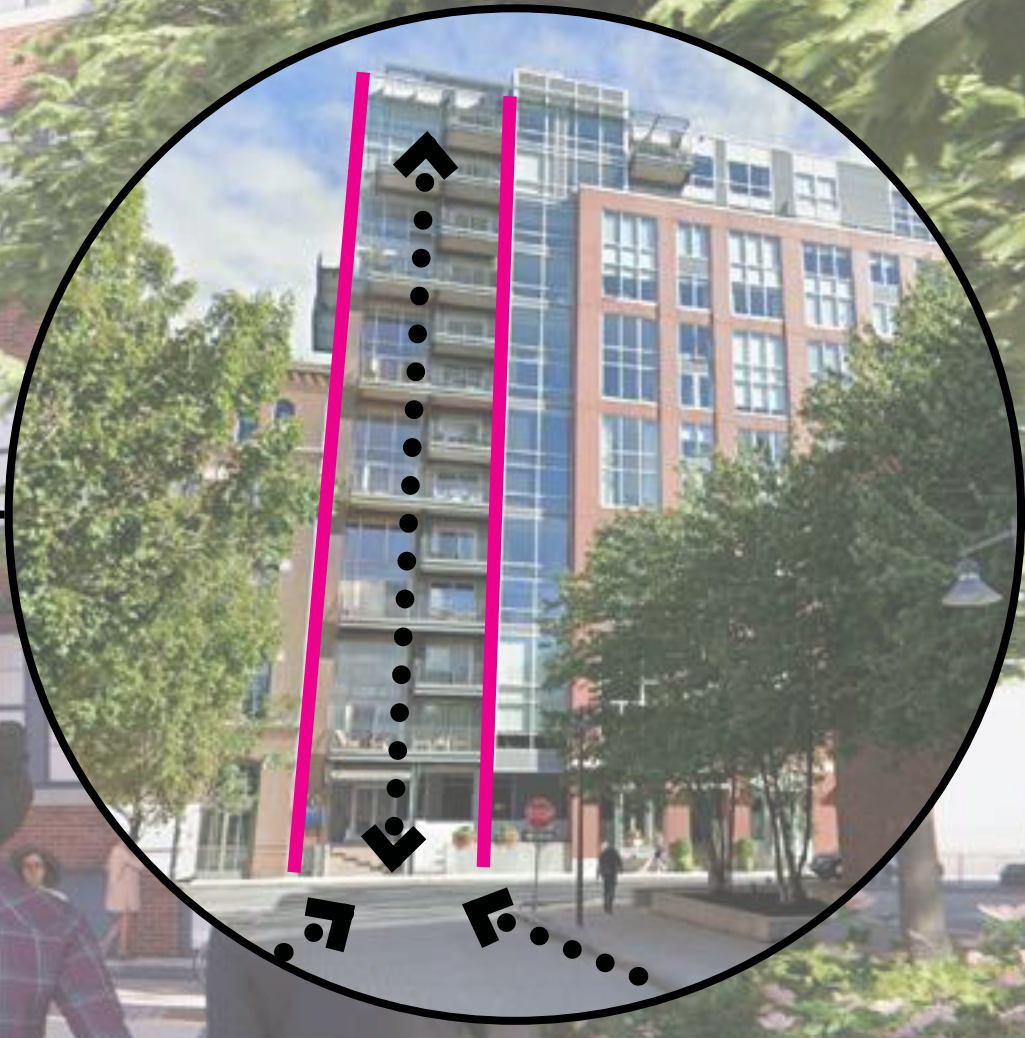
Channel Center St. Expression - Presented at Oct. Advisory



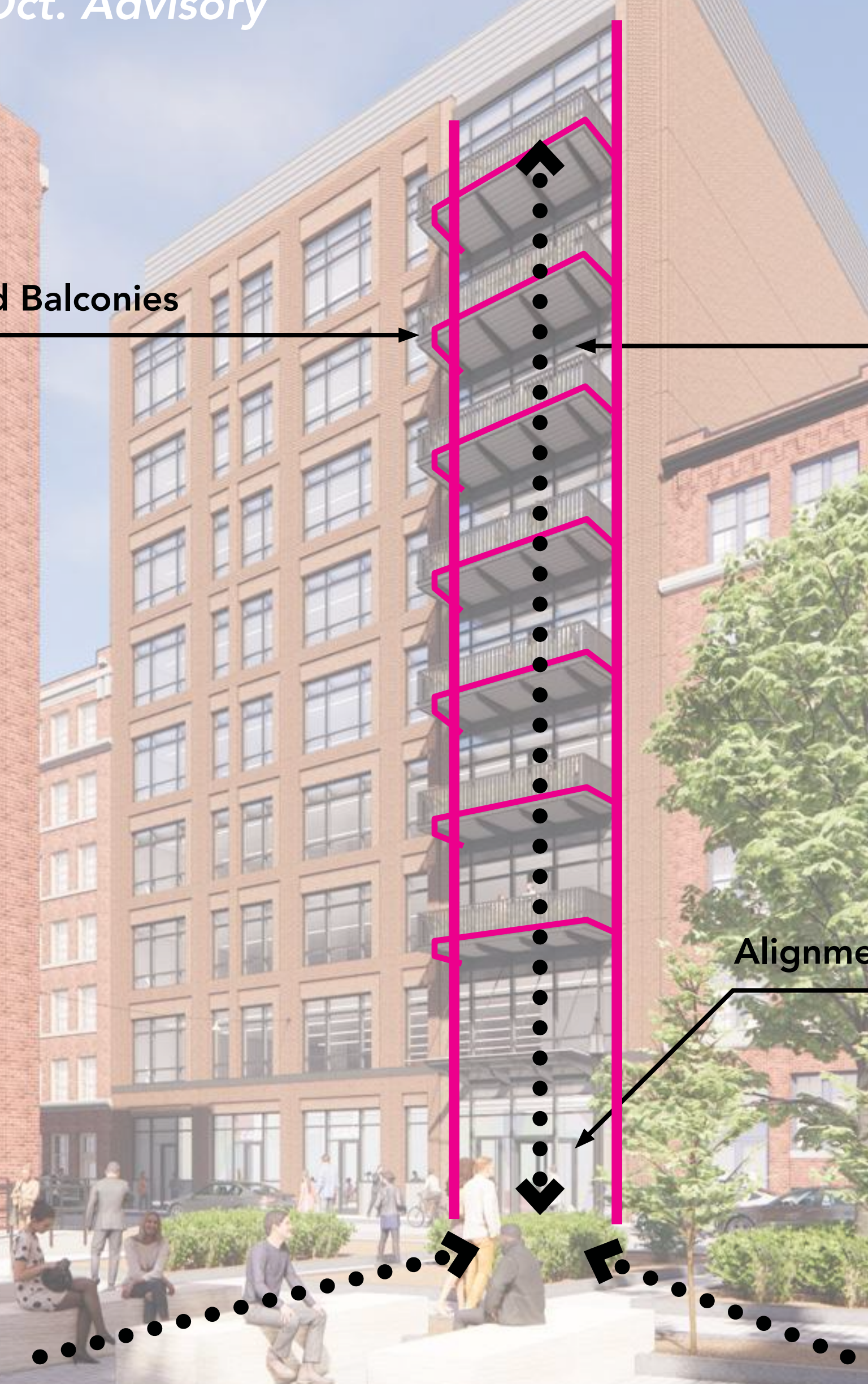
Fire Escape Inspired Balconies



Hoistway Slot



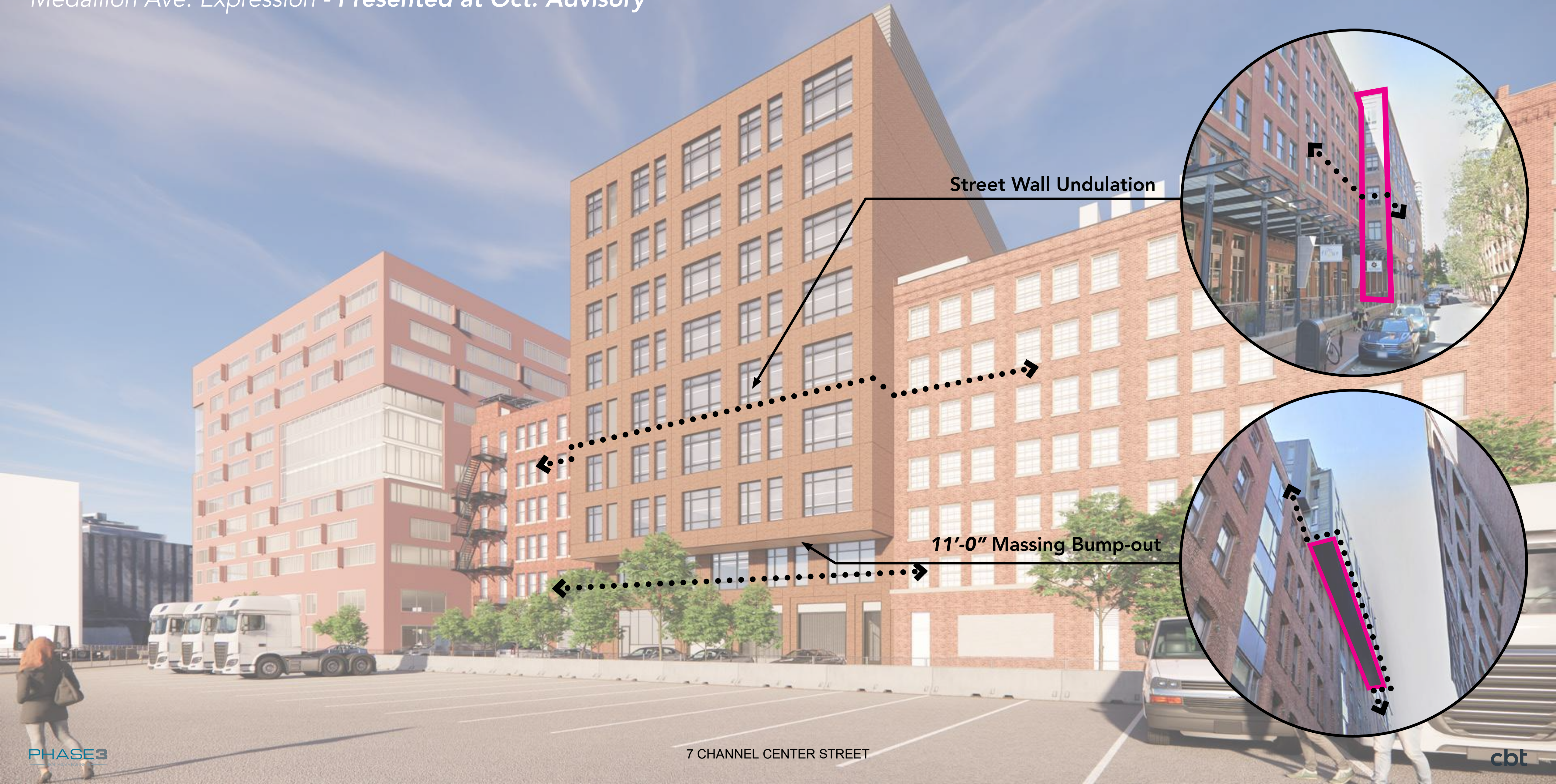
Alignment to Open Space



7 CHANNEL CENTER STREET

Design Concept

Medallion Ave. Expression - Presented at Oct. Advisory



Street Wall Undulation

11'-0" Massing Bump-out

7 CHANNEL CENTER STREET

Channel Center Facade

Previous Design w/ Comments

MECH. (140'-0")

ROOF (125'-0")

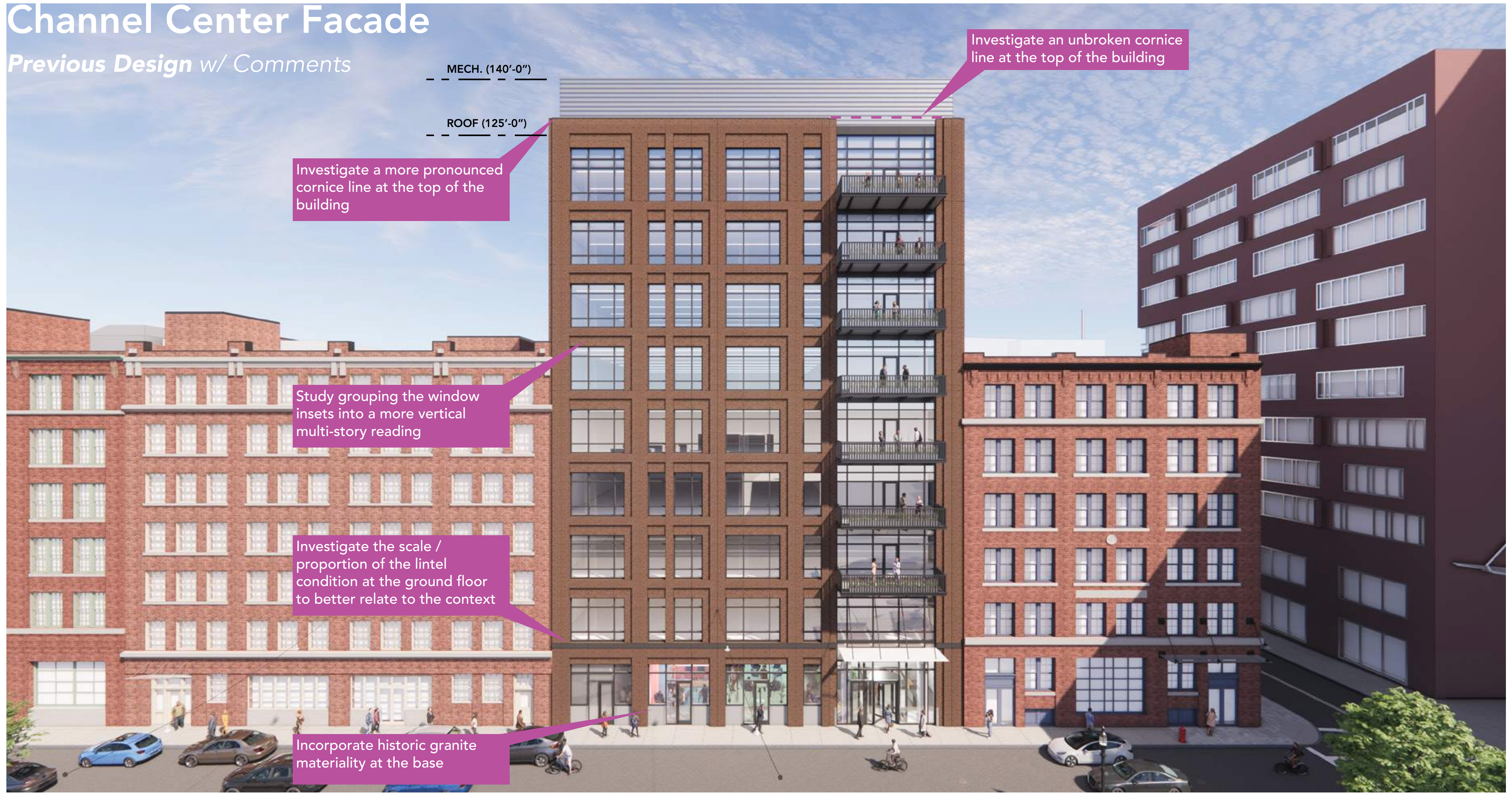
Investigate an unbroken cornice line at the top of the building

Investigate a more pronounced cornice line at the top of the building

Study grouping the window insets into a more vertical multi-story reading

Investigate the scale / proportion of the lintel condition at the ground floor to better relate to the context

Incorporate historic granite materiality at the base



Channel Center Facade

Current Design Preferred Option

MECH. (140'-0")

ROOF (125'-0")

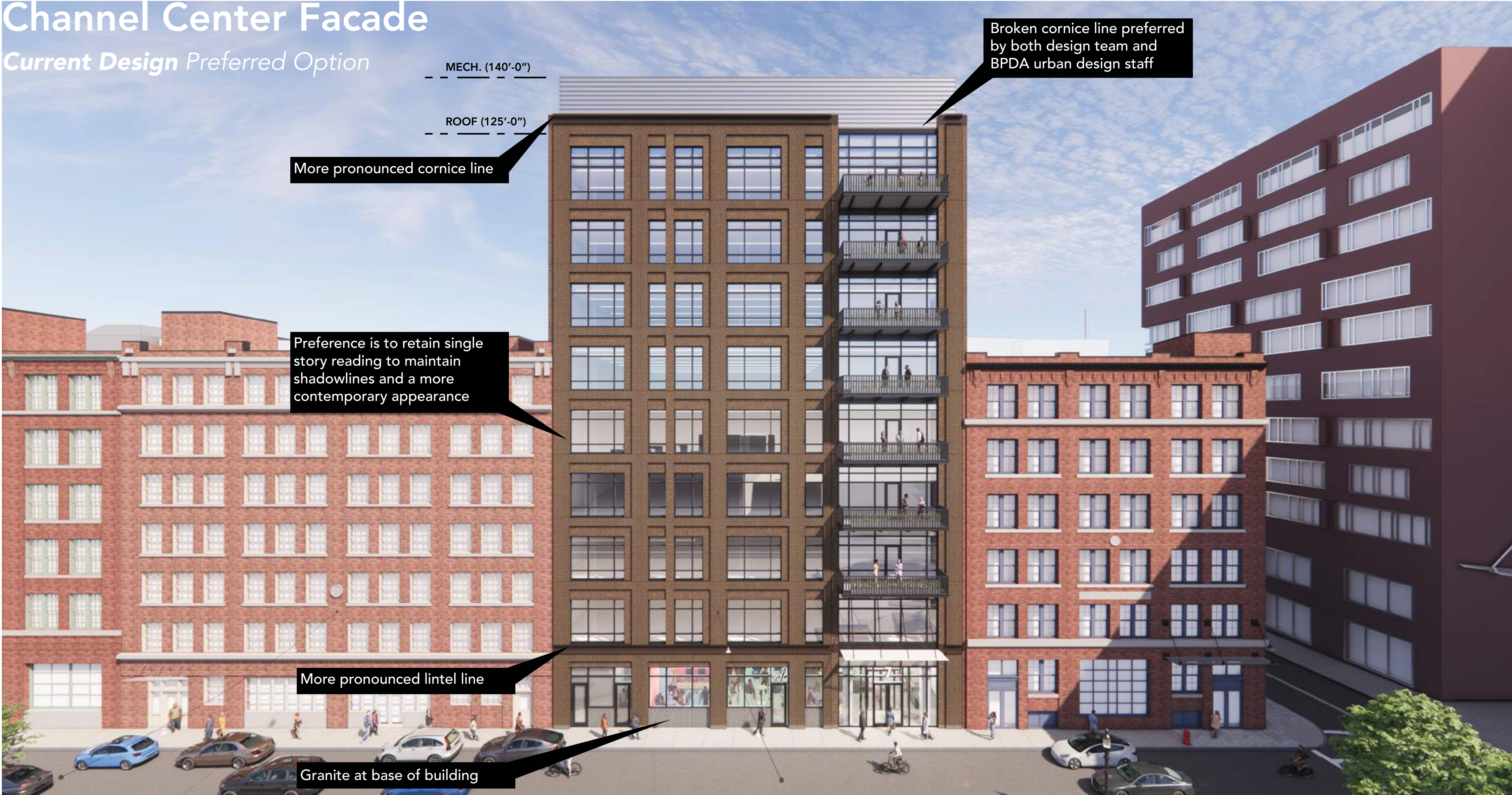
More pronounced cornice line

Preference is to retain single story reading to maintain shadowlines and a more contemporary appearance

More pronounced lintel line

Granite at base of building

Broken cornice line preferred by both design team and BPDA urban design staff



Channel Center Facade

Current Design Alternate Option

MECH. (140'-0")

ROOF (125'-0")

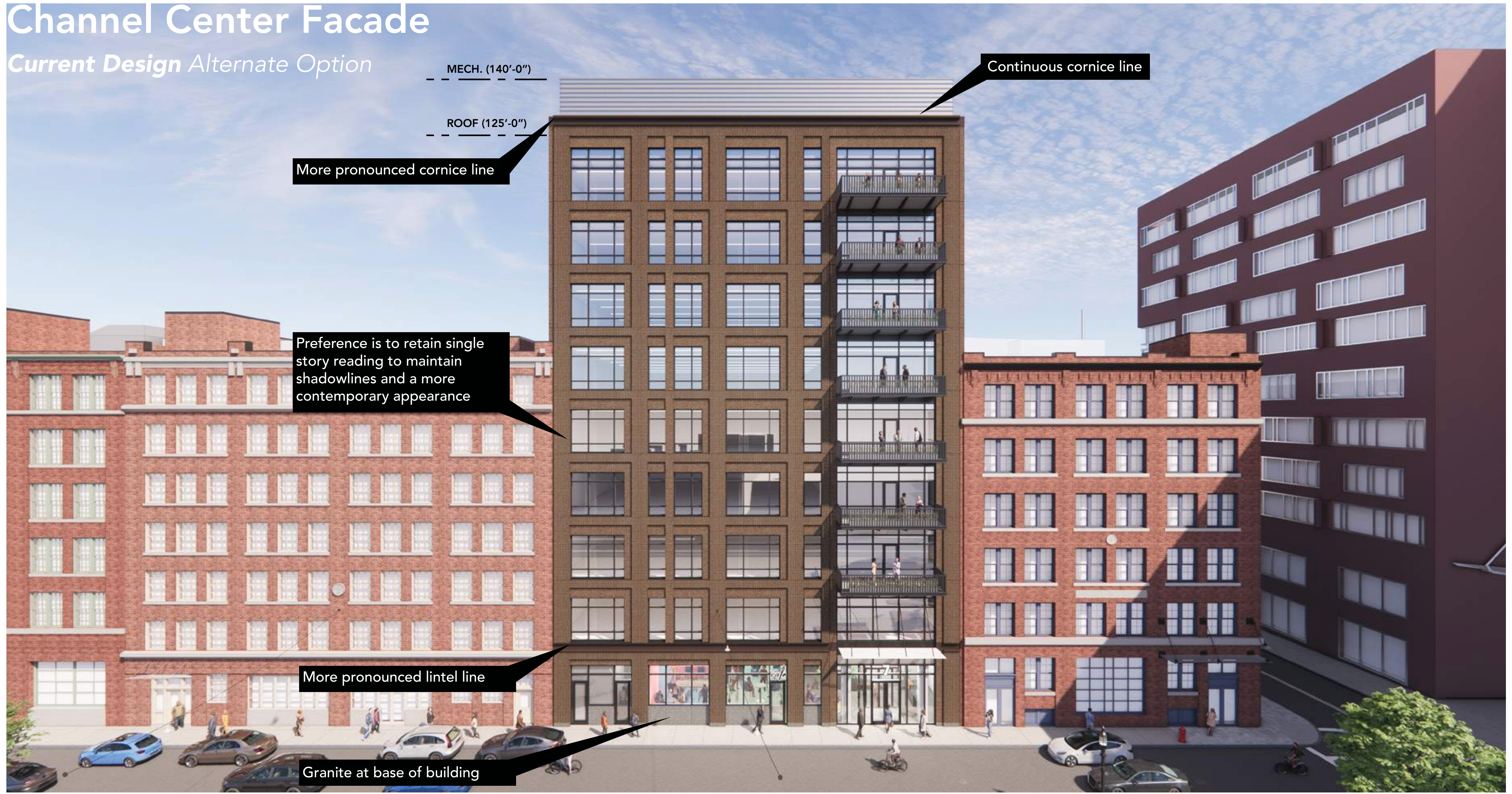
Continuous cornice line

More pronounced cornice line

Preference is to retain single story reading to maintain shadowlines and a more contemporary appearance

More pronounced lintel line

Granite at base of building



Channel Center Facade

Option A - Broken Cornice Line (Preferred by design team and BPDA urban design staff)

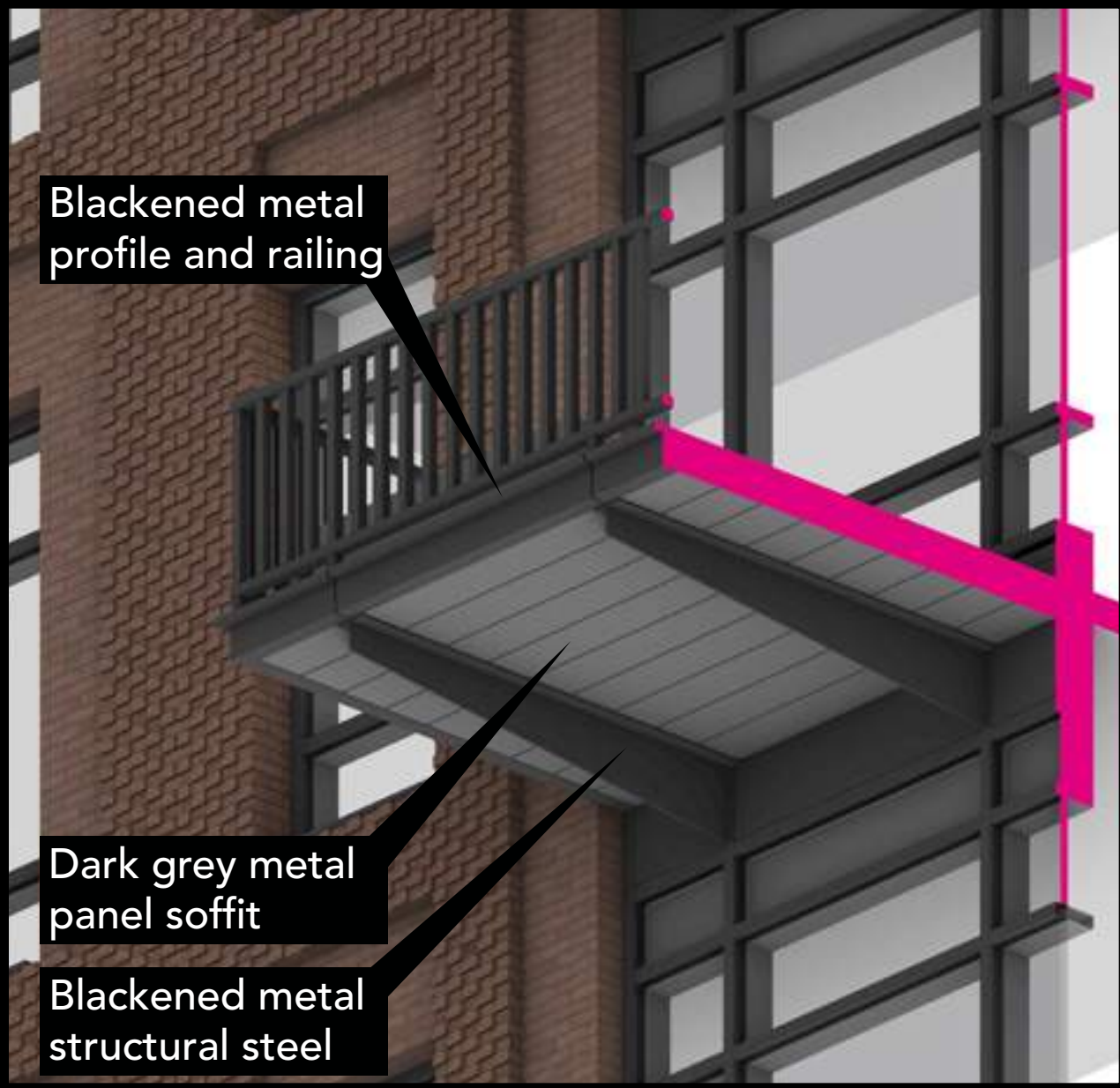


Option B - Continuous Cornice Line



Channel Center Facade

Current Design Preferred Option



recessed channel approx. dimensions:
7" deep by 1'-9" high

This inset image shows a close-up of a recessed channel detail. A pink line highlights the channel's profile, which is 7 inches deep and 1 foot 9 inches high. The channel is set into the brick facade above a window.

recessed channel approx. dimensions:
7" deep by 1'-9" high

This inset image shows another close-up of a recessed channel detail, similar to the one above. A pink line highlights the channel's profile, which is 7 inches deep and 1 foot 9 inches high. The channel is set into the brick facade above a window.

* Iron Street Park Trees Omitted for Clarity

Channel Center Facade

Current Design Based on Feedback



Medallion Facade

*Previous Design w/ Oct 2023
Advisory Review Comments*

MECH. (140'-0")

ROOF (125'-0")

BPDA urban design asked
11'-0" massing bump-out to
be reduced to **5'-6"**

Investigate bringing the
massing shift down to level 02
or to grade



Medallion Facade

Current Design Based on Feedback

MECH. (140'-0")

ROOF (125'-0")

Bump-out reduced from 11'-0" to 5'-6"

Fenestration modified slightly to respond to internal program refinement

Minor refinement to ground floor facade openings

Cannot lower without impacting sidewalk dimensions and truck height clearances



7 Channel Center Design

Materials and Systems

Brick / Panelized Brick



Metals



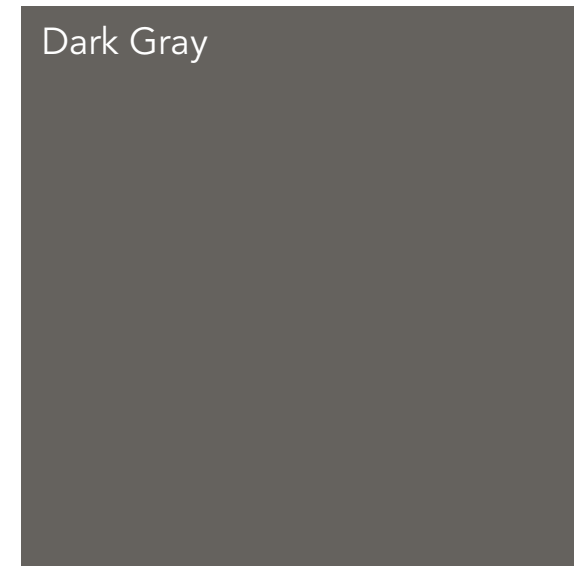
Balconies and Window Mullions



Cornice and Ground Floor Lintel



Mechanical Penthouse



Underside of Balconies

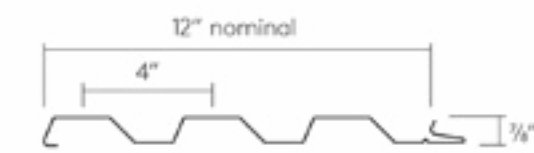
Stone



Medium / Light Gray Granite



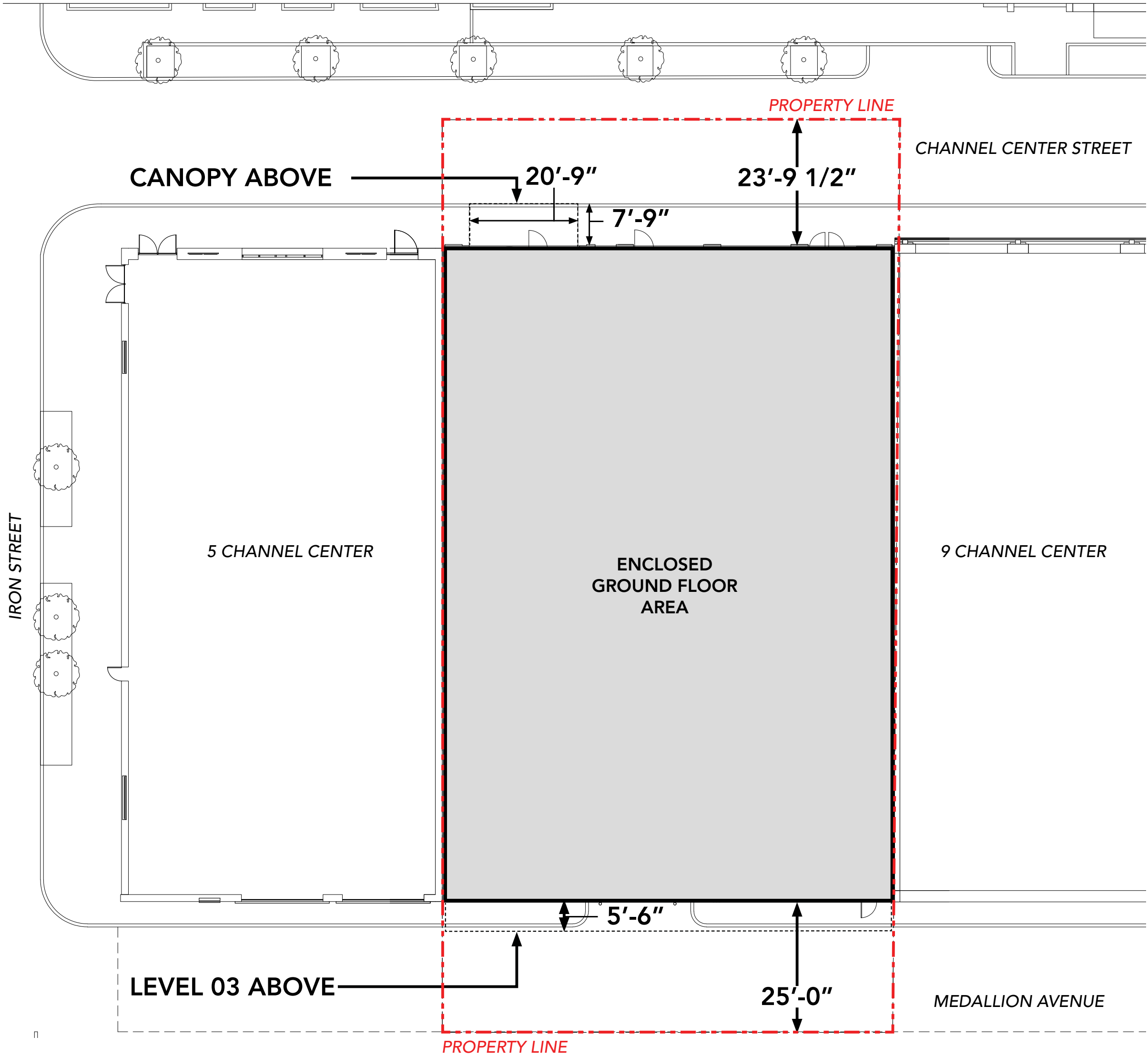
Mechanical Penthouse Screenwall



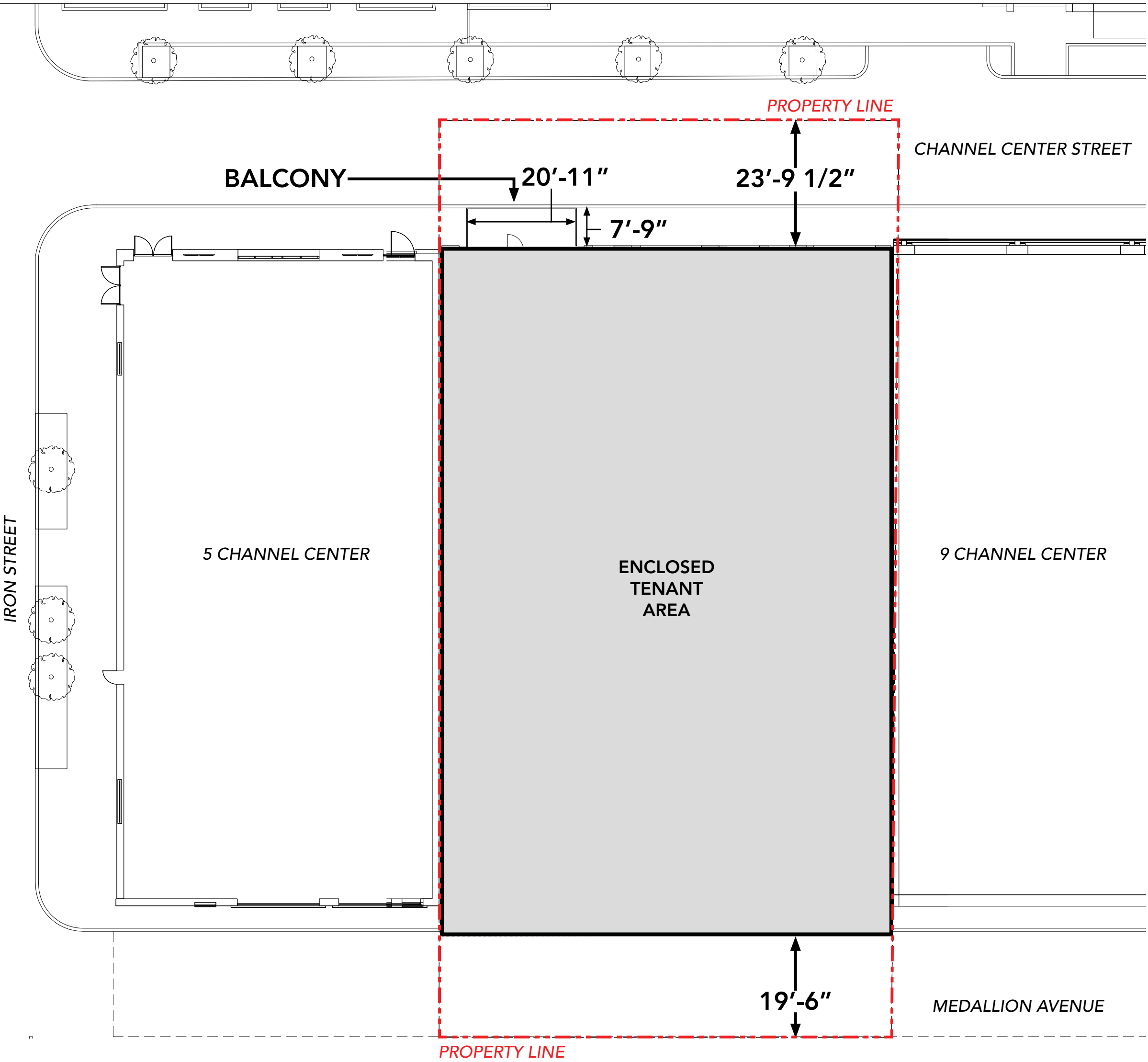
Screenwall Profile

Dimensioned Plans

Ground Floor

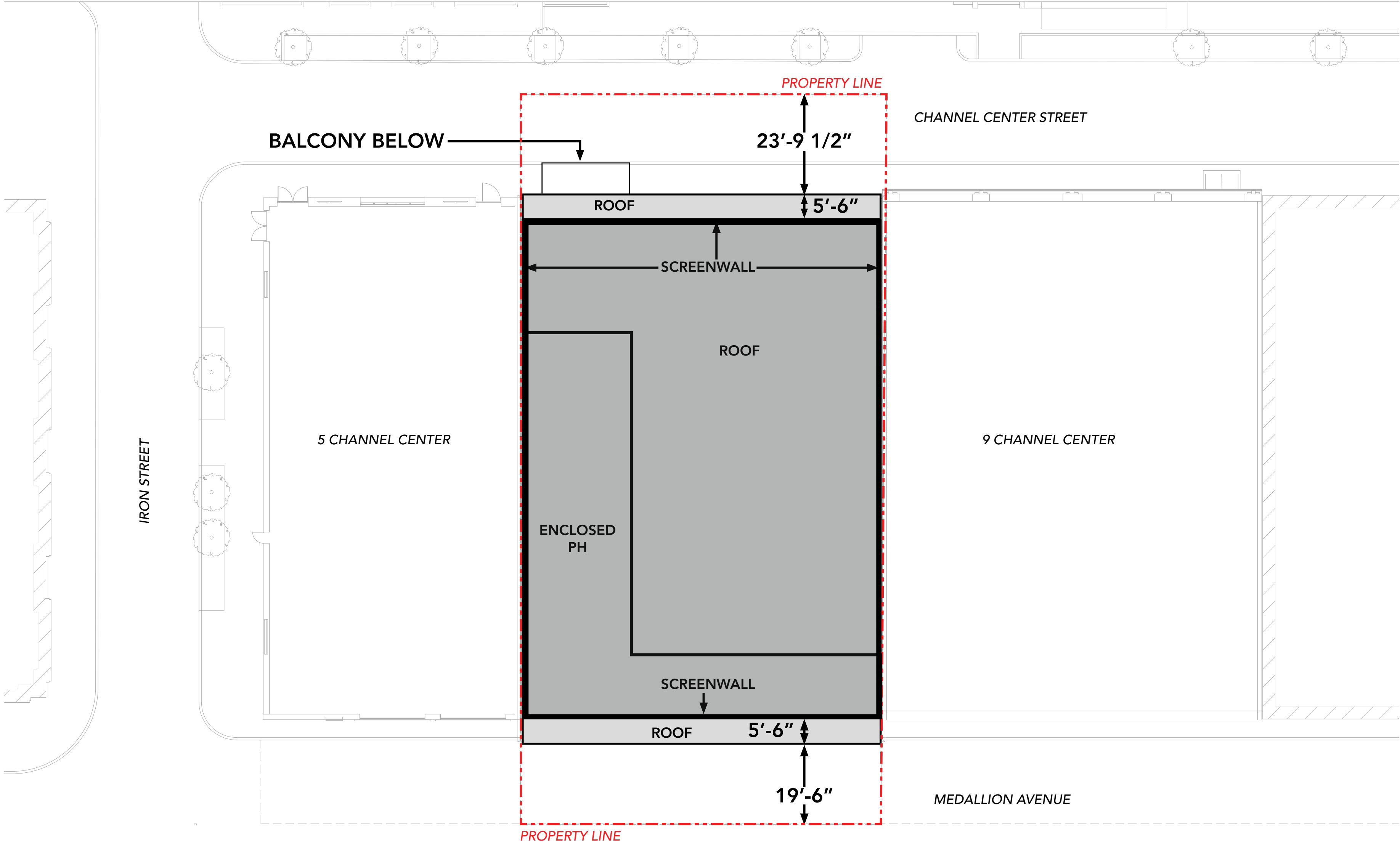


Typical Floor



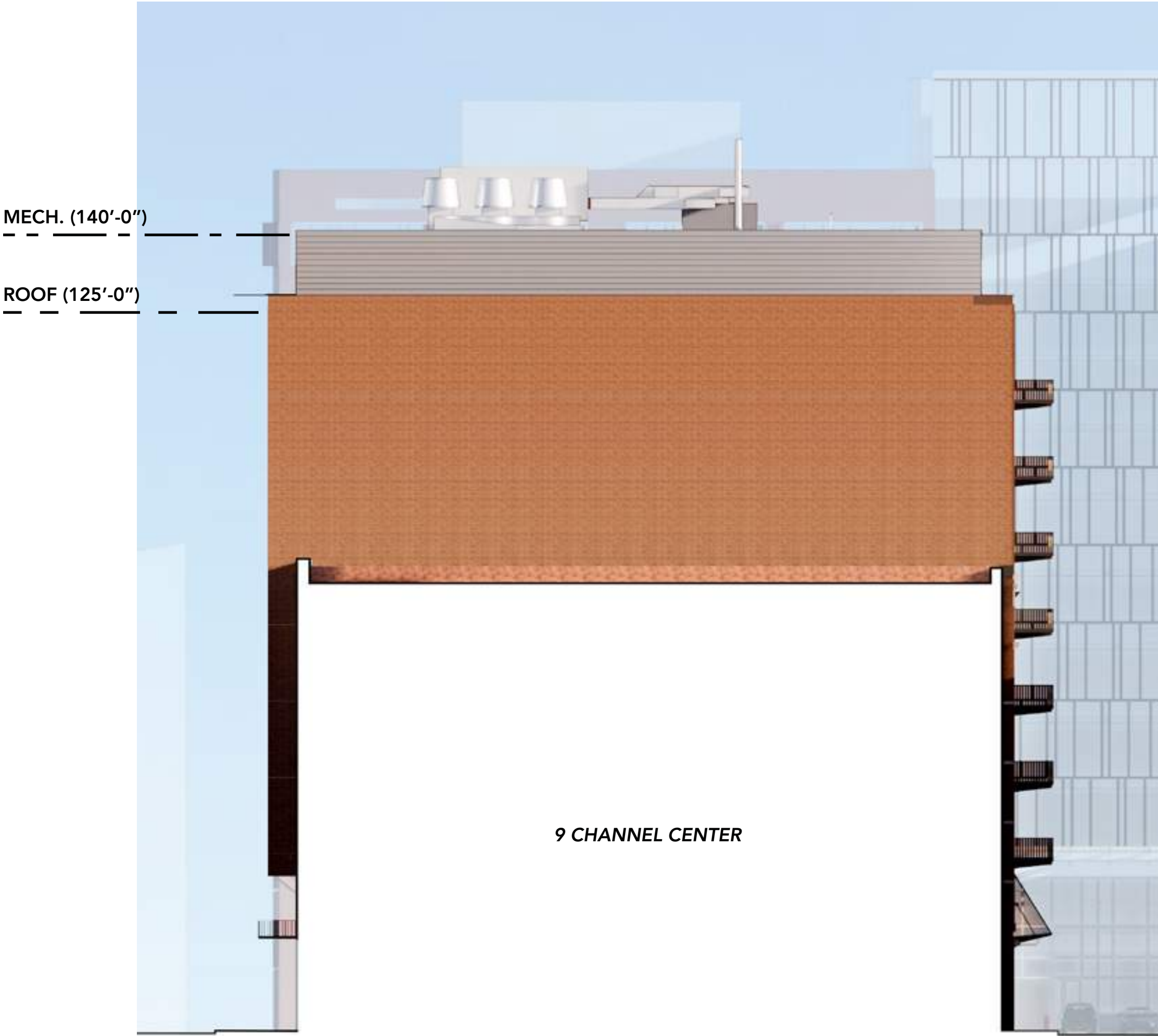
Dimensioned Plans

Mechanical Floor

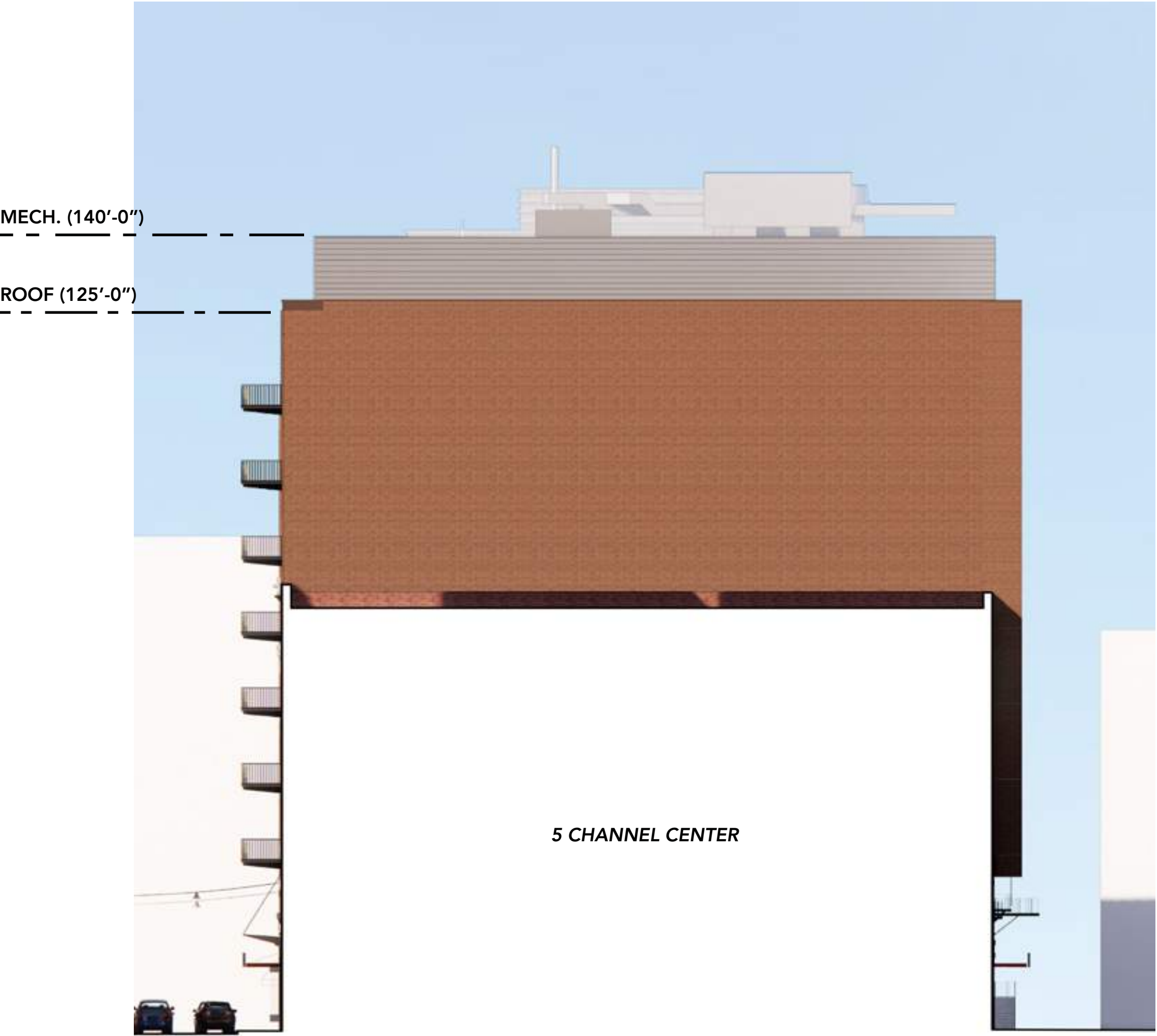


Building Elevations

Elevation Diagrams



North-East Elevation

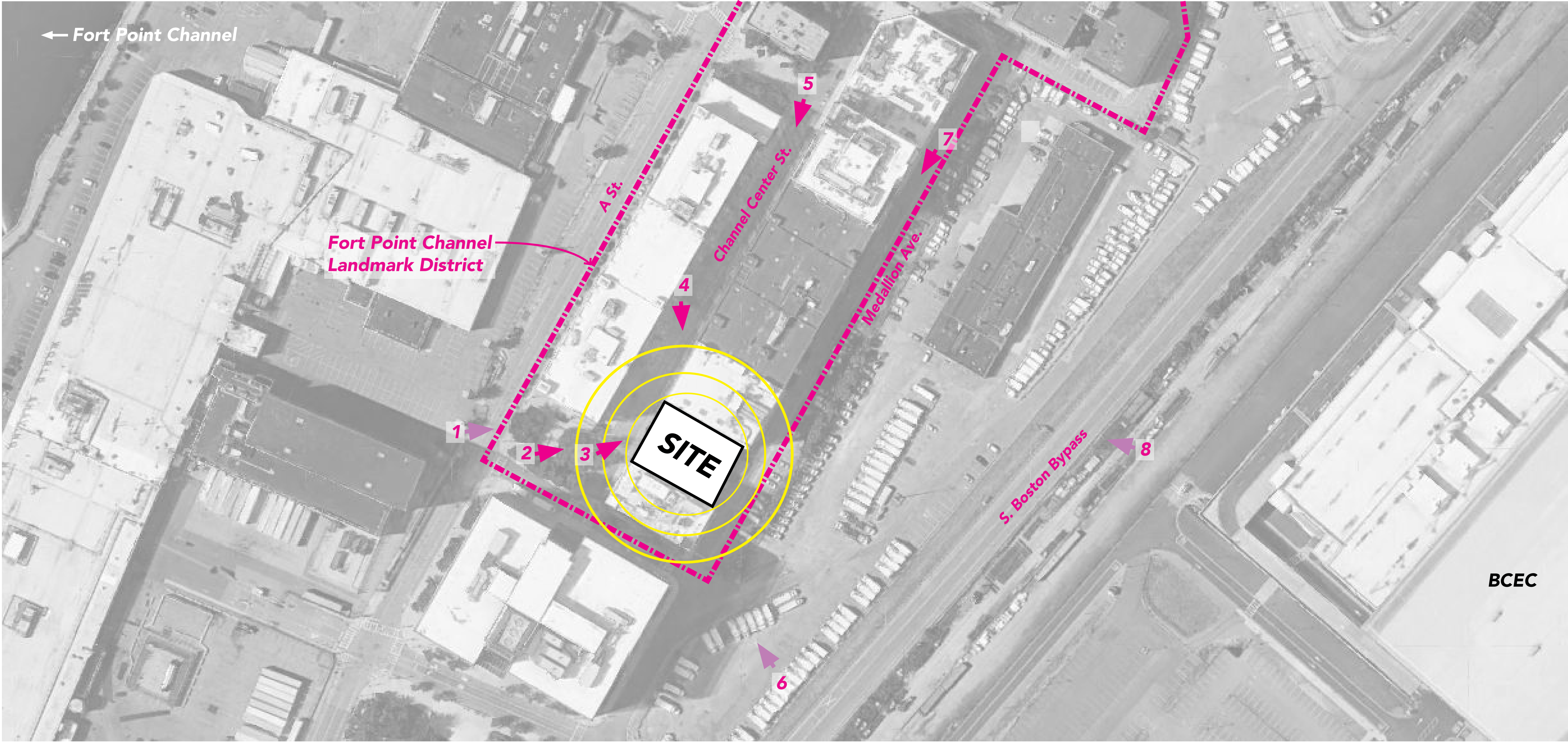


South-West Elevation

7 CHANNEL CENTER STREET

Key Perspective Views

- ▲ View from Inside Historic District
- ▲ View from Outside Historic District



Key Perspective Views

1. View From A Street



Key Perspective Views

2. View from Iron Street Park - Evening View

Art projected from roof of 5CC
Image by Mark J. Stock "CF11_1179"

* Iron Street Park Trees Omitted for Clarity

Key Perspective Views

3. View from Channel Center St.



Key Perspective Views

4. View from Channel Center St.



Key Perspective Views

5. View from Mt Washington Way



Key Perspective Views

6. View from Post Office Lot



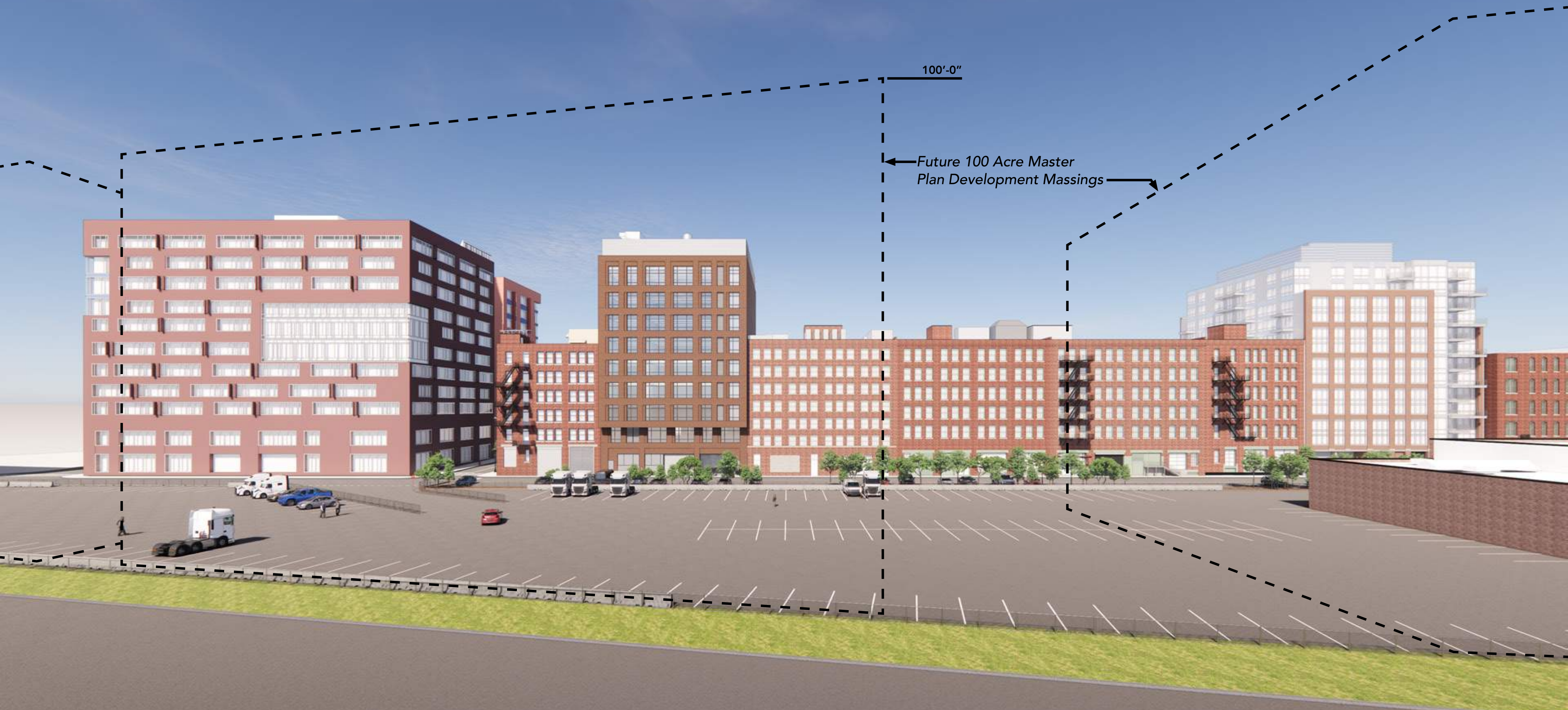
Key Perspective Views

7. View from Binford Street



Key Perspective Views

8. View from South Boston Bypass



THANK YOU

