

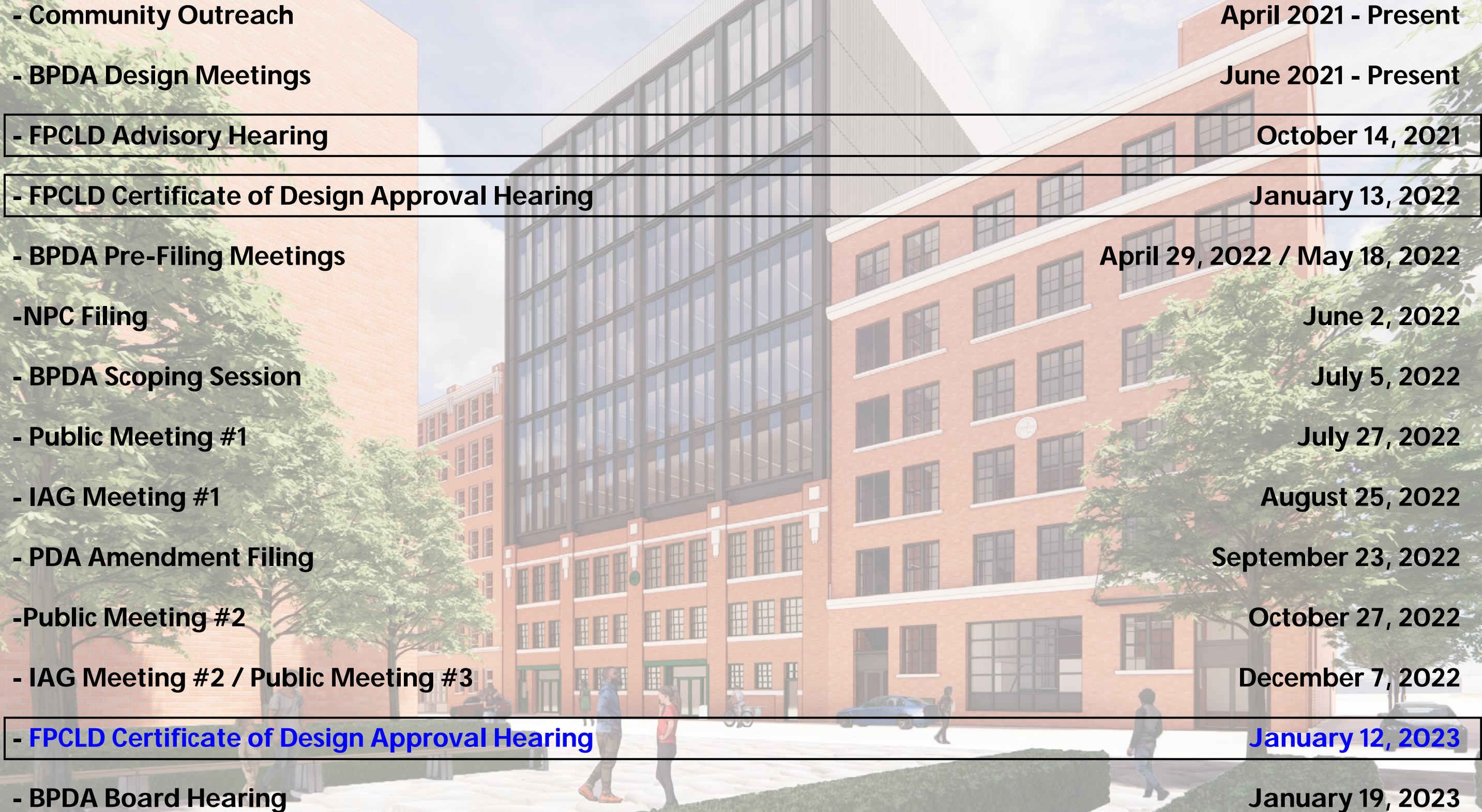
7 CHANNEL CENTER

Fort Point Channel Landmark District Commission Hearing
01/12/2023



7 CHANNEL CENTER

Summary of the Article 80 Public Meetings and Advisory Review Process:

- 
- Community Outreach April 2021 - Present
 - BPDA Design Meetings June 2021 - Present
 - FPCLD Advisory Hearing October 14, 2021
 - FPCLD Certificate of Design Approval Hearing January 13, 2022
 - BPDA Pre-Filing Meetings April 29, 2022 / May 18, 2022
 - NPC Filing June 2, 2022
 - BPDA Scoping Session July 5, 2022
 - Public Meeting #1 July 27, 2022
 - IAG Meeting #1 August 25, 2022
 - PDA Amendment Filing September 23, 2022
 - Public Meeting #2 October 27, 2022
 - IAG Meeting #2 / Public Meeting #3 December 7, 2022
 - FPCLD Certificate of Design Approval Hearing January 12, 2023
 - BPDA Board Hearing January 19, 2023

7 CHANNEL CENTER

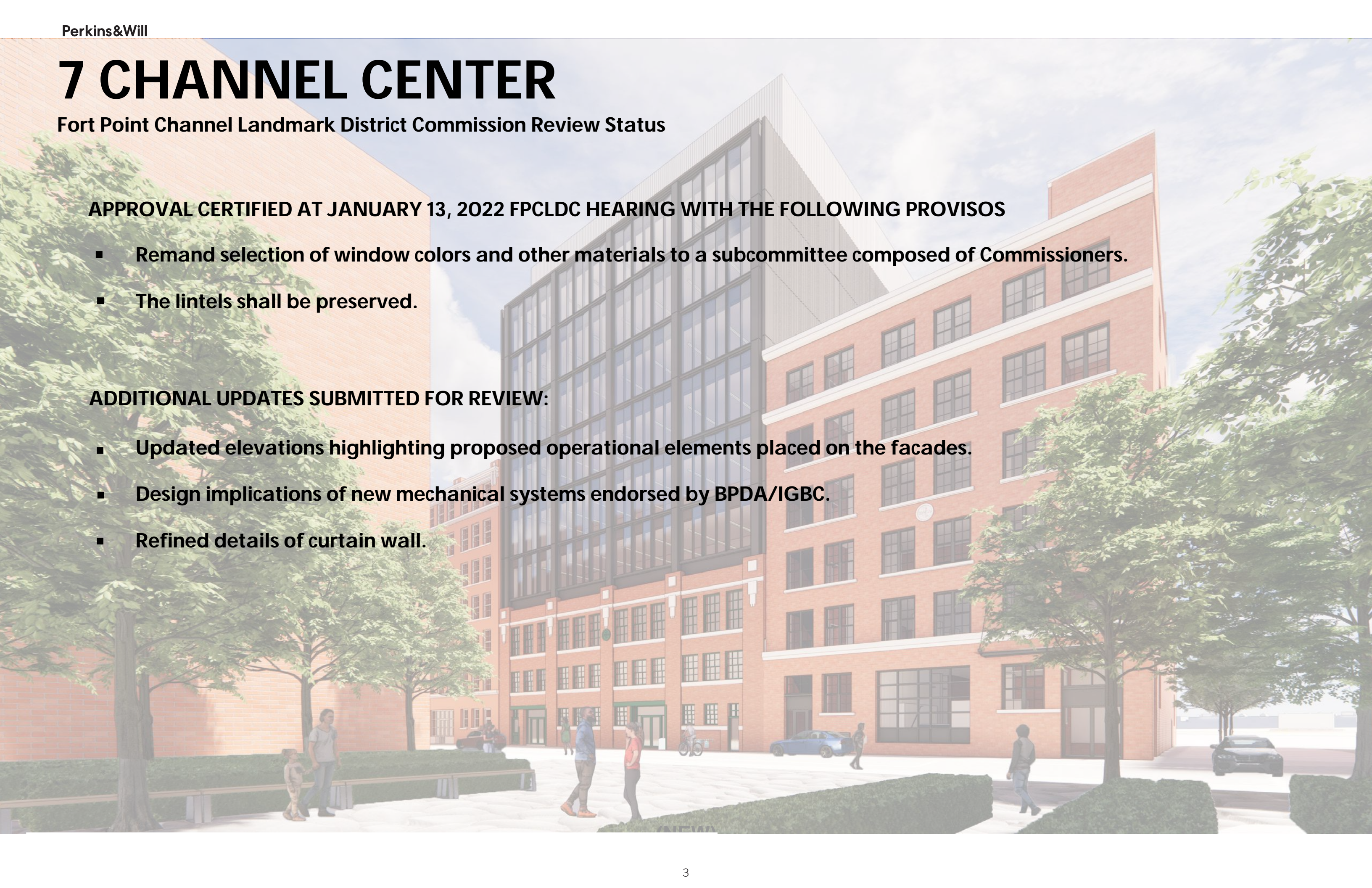
Fort Point Channel Landmark District Commission Review Status

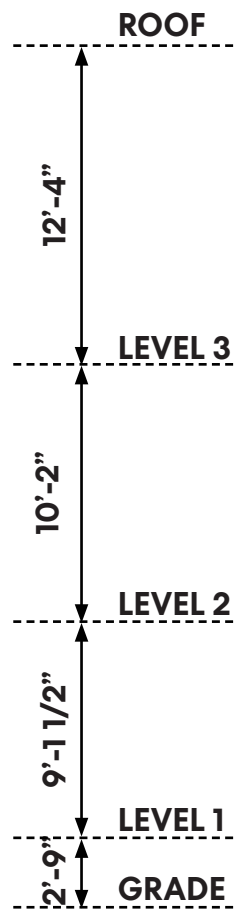
APPROVAL CERTIFIED AT JANUARY 13, 2022 FPCLDC HEARING WITH THE FOLLOWING PROVISOS

- Remand selection of window colors and other materials to a subcommittee composed of Commissioners.
- The lintels shall be preserved.

ADDITIONAL UPDATES SUBMITTED FOR REVIEW:

- Updated elevations highlighting proposed operational elements placed on the facades.
- Design implications of new mechanical systems endorsed by BPDA/IGBC.
- Refined details of curtain wall.





ORNAMENTAL STONE

DOUBLE HUNG
WINDOWS

BRICK PIER

DOUBLE HUNG
WINDOWS W/
DIVIDED
LITE & BRICK
MOULD

PAINTED METAL ROLLING
DOOR

STONE SILL

STEEL CORNER GUARDS

STONE LOADING APRON

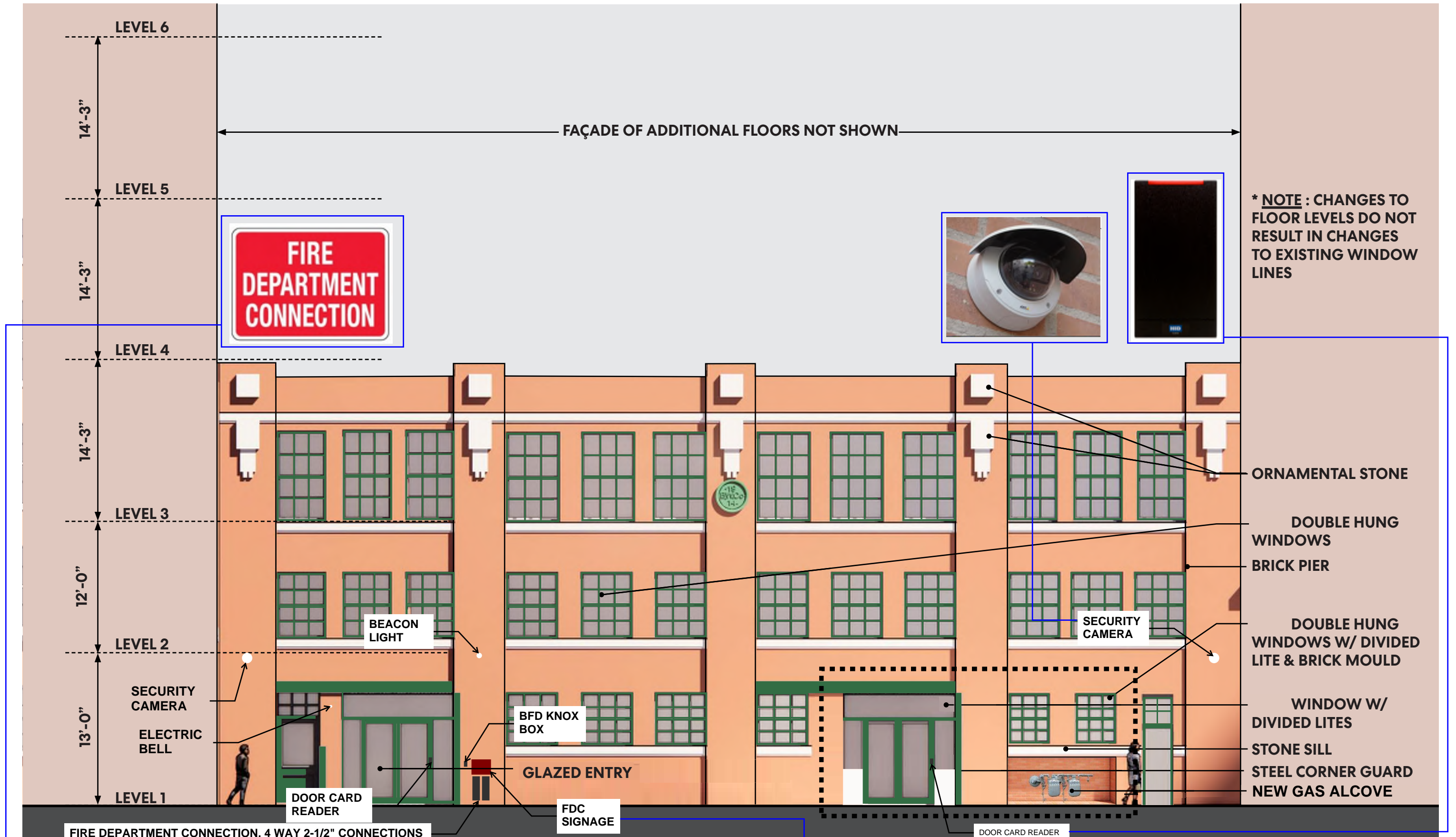
EXISTING FAÇADE - WEST (CHANNEL CENTER ST)



9 CHANNEL CENTER

7 CHANNEL CENTER

5 CHANNEL CENTER



* NOTE : CHANGES TO FLOOR LEVELS DO NOT RESULT IN CHANGES TO EXISTING WINDOW LINES

PROPOSED FAÇADE RENOVATION - WEST (CHANNEL CENTER ST)



EXISTING FAÇADE - EAST (MEDALLION AVE)

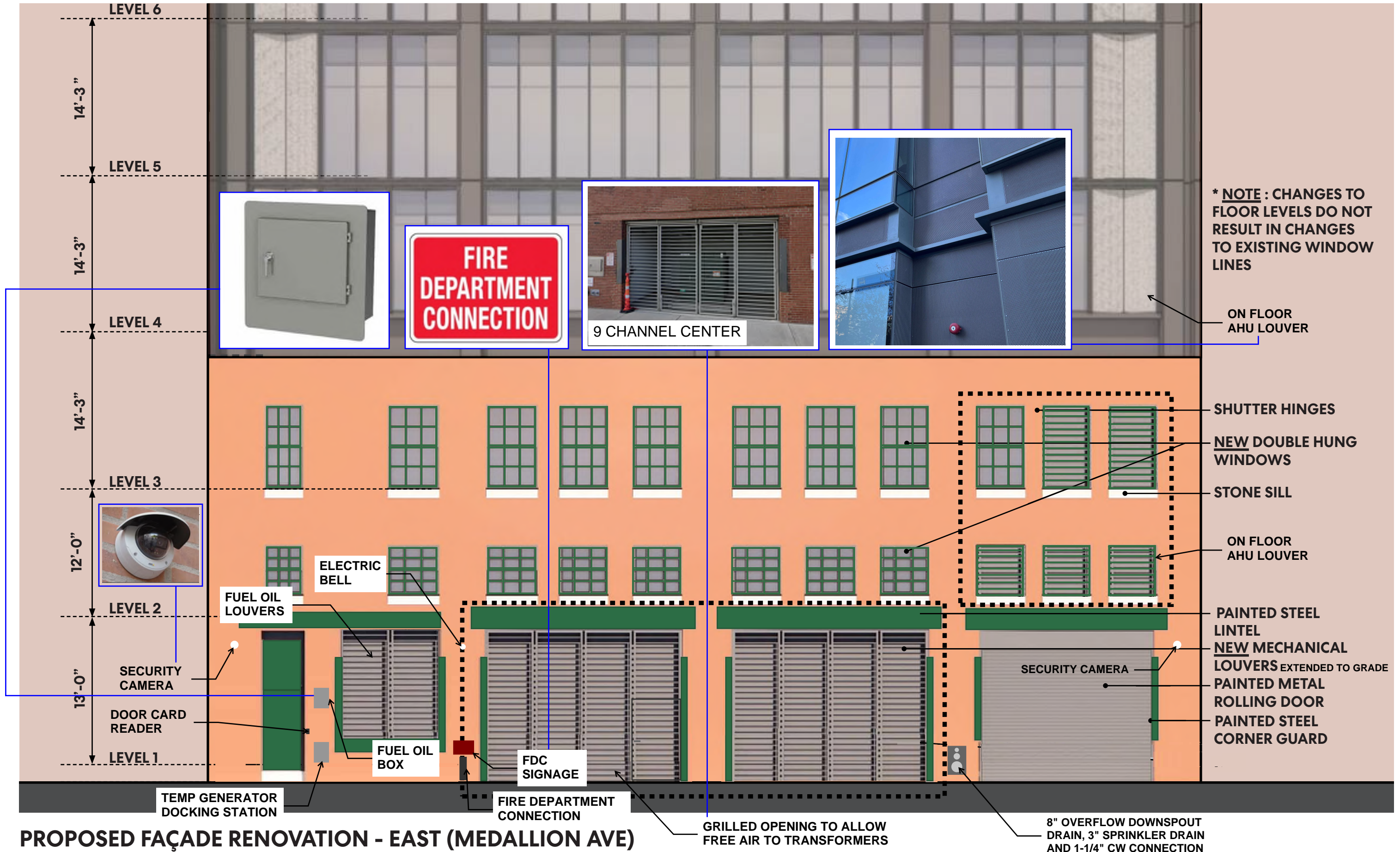


EXISTING FAÇADE - EAST (MEDALLION AVE) ALTERNATE ANGLE

5 CHANNEL CENTER

7 CHANNEL CENTER

9 CHANNEL CENTER



* NOTE : CHANGES TO FLOOR LEVELS DO NOT RESULT IN CHANGES TO EXISTING WINDOW LINES

ON FLOOR AHU LOUVER

SHUTTER HINGES

NEW DOUBLE HUNG WINDOWS

STONE SILL

ON FLOOR AHU LOUVER

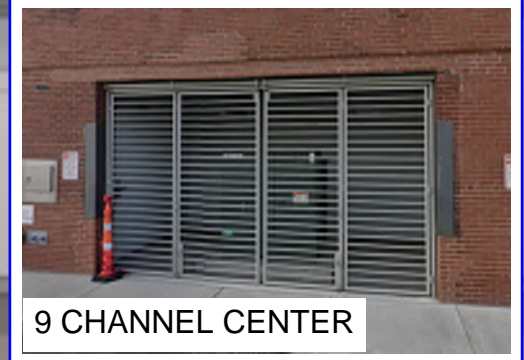
PAINTED STEEL LINTEL

NEW MECHANICAL LOUVERS EXTENDED TO GRADE

PAINTED METAL ROLLING DOOR

PAINTED STEEL CORNER GUARD

SECURITY CAMERA



PROPOSED FAÇADE RENOVATION - EAST (MEDALLION AVE)

TEMP GENERATOR DOCKING STATION

FIRE DEPARTMENT CONNECTION

GRILLED OPENING TO ALLOW FREE AIR TO TRANSFORMERS

8" OVERFLOW DOWNSPOUT DRAIN, 3" SPRINKLER DRAIN AND 1-1/4" CW CONNECTION

SECURITY CAMERA

DOOR CARD READER

FUEL OIL LOUVERS

ELECTRIC BELL

FUEL OIL BOX

FDC SIGNAGE

9 CHANNEL CENTER

LEVEL 6
14'-3"

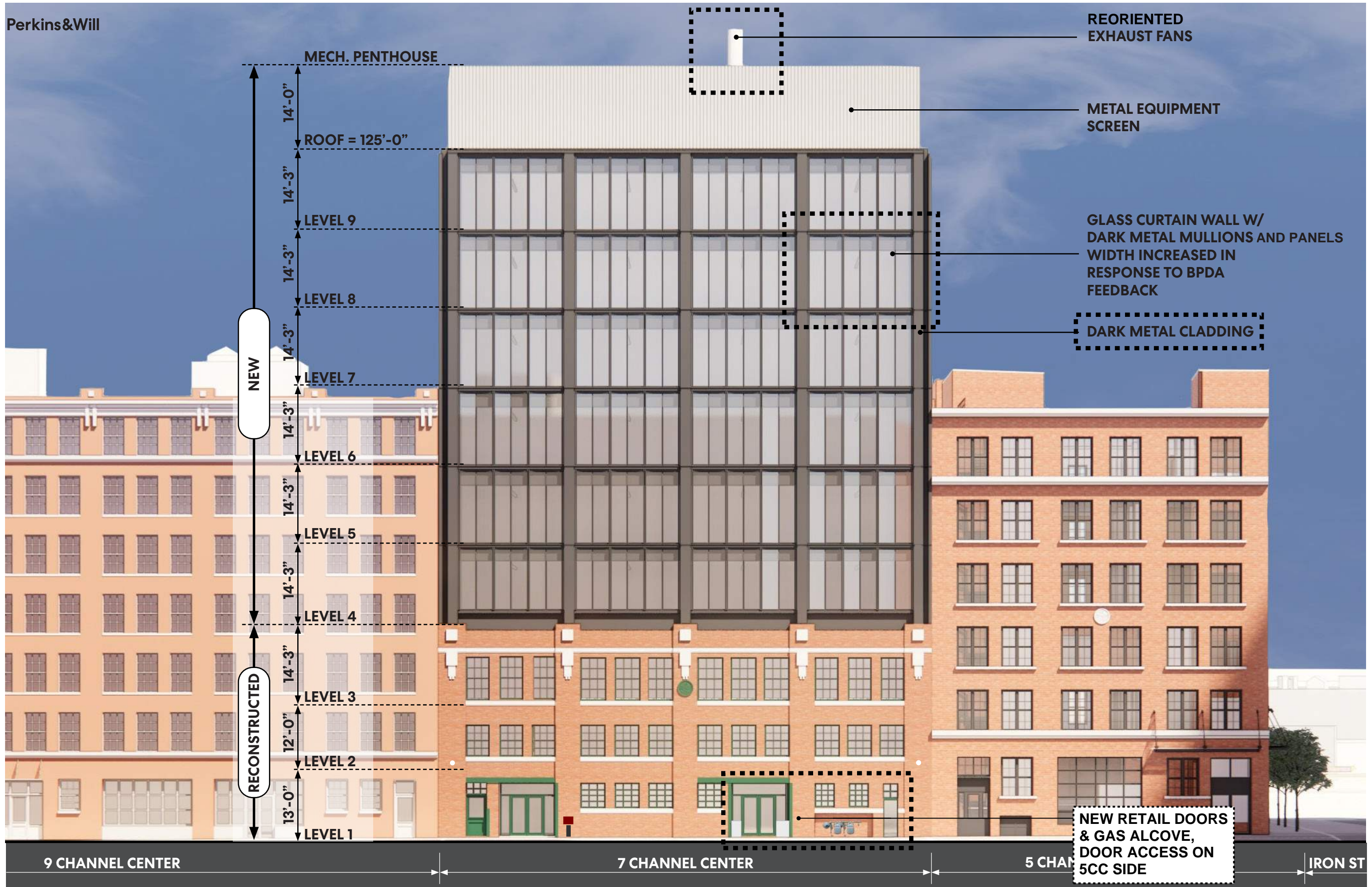
LEVEL 5
14'-3"

LEVEL 4
14'-3"

LEVEL 3
12'-0"

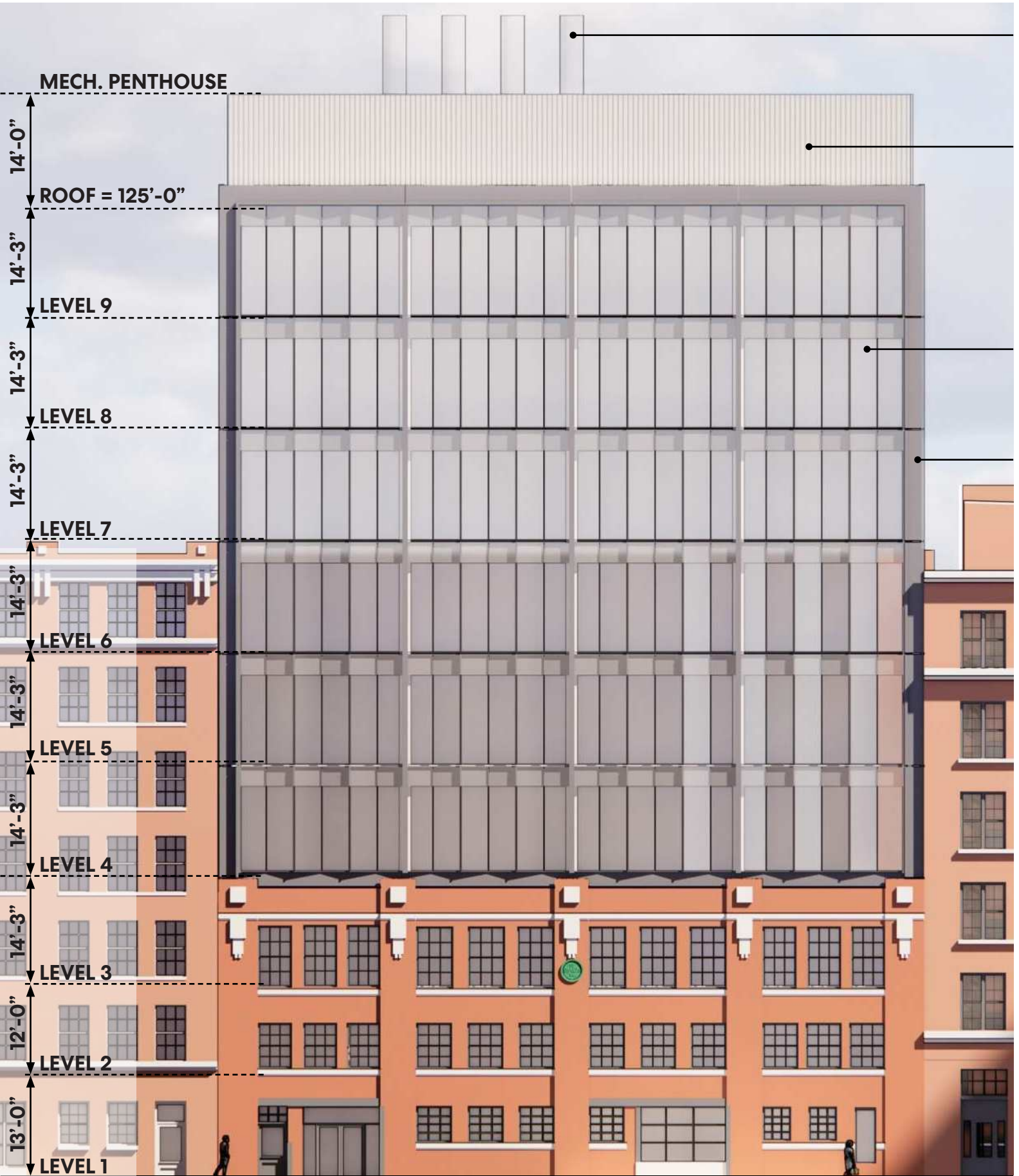
LEVEL 2
13'-0"

LEVEL 1

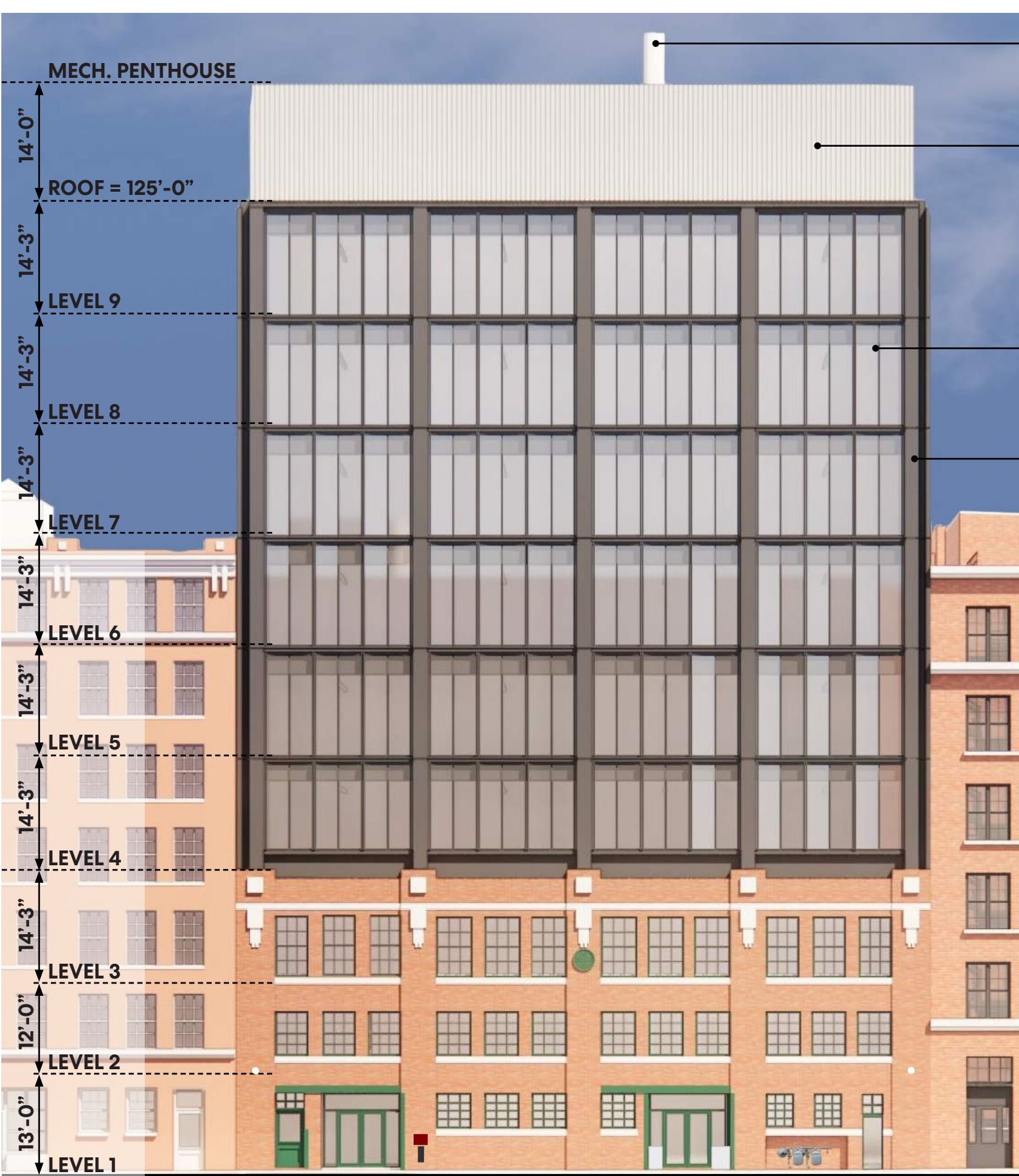


PROPOSED WEST (CHANNEL CENTER ST) ELEVATION





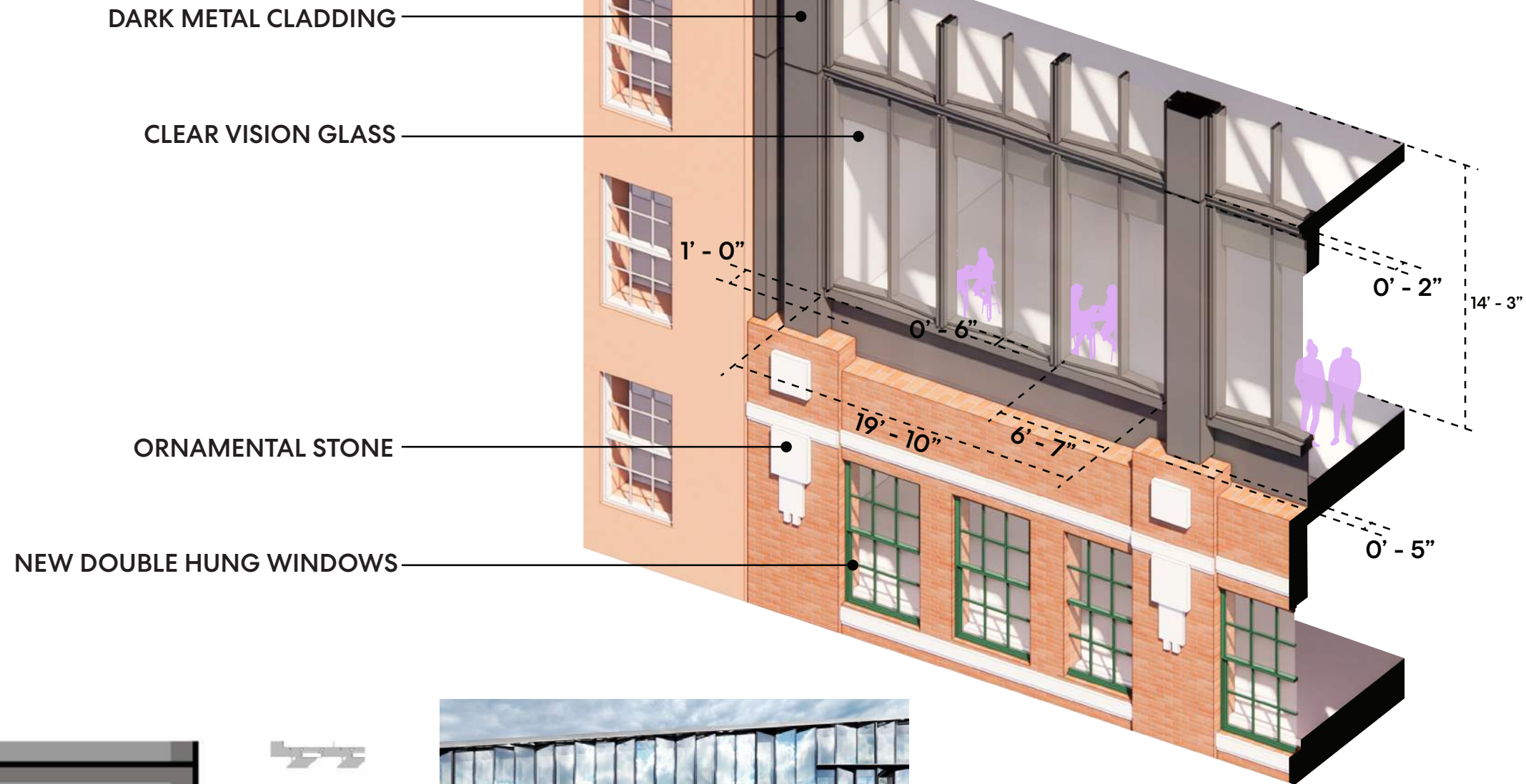
PREVIOUSLY APPROVED



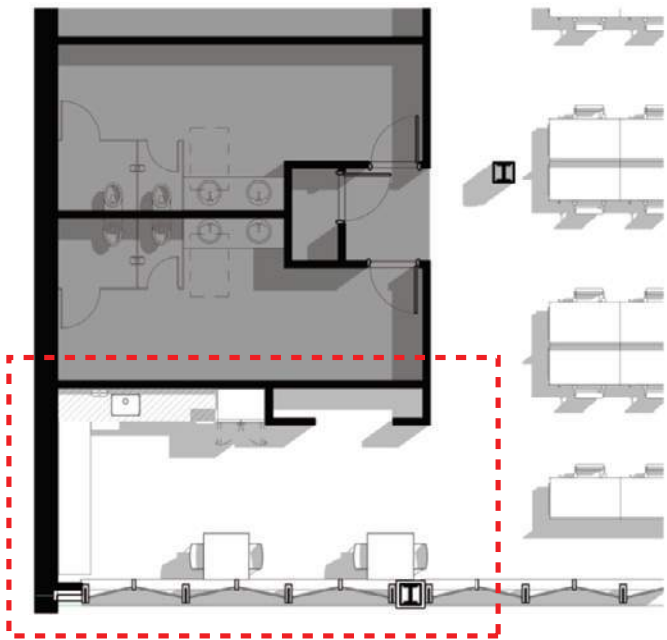
UPDATED

**PROPOSED WEST (CHANNEL CENTER ST.) ELEVATION - UPDATE
COMPARISON**

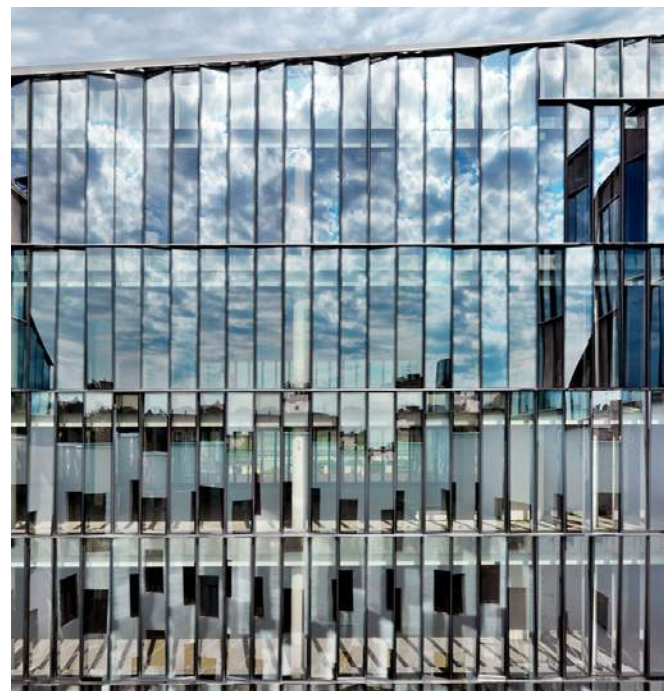
WEST FACADE DETAILS



detail area



PLAN VIEW



SAWTOOTH FACADE EXAMPLE



ELEVATION



West Facade Lower Floors Elevation

WESTBROOK PARTNERS

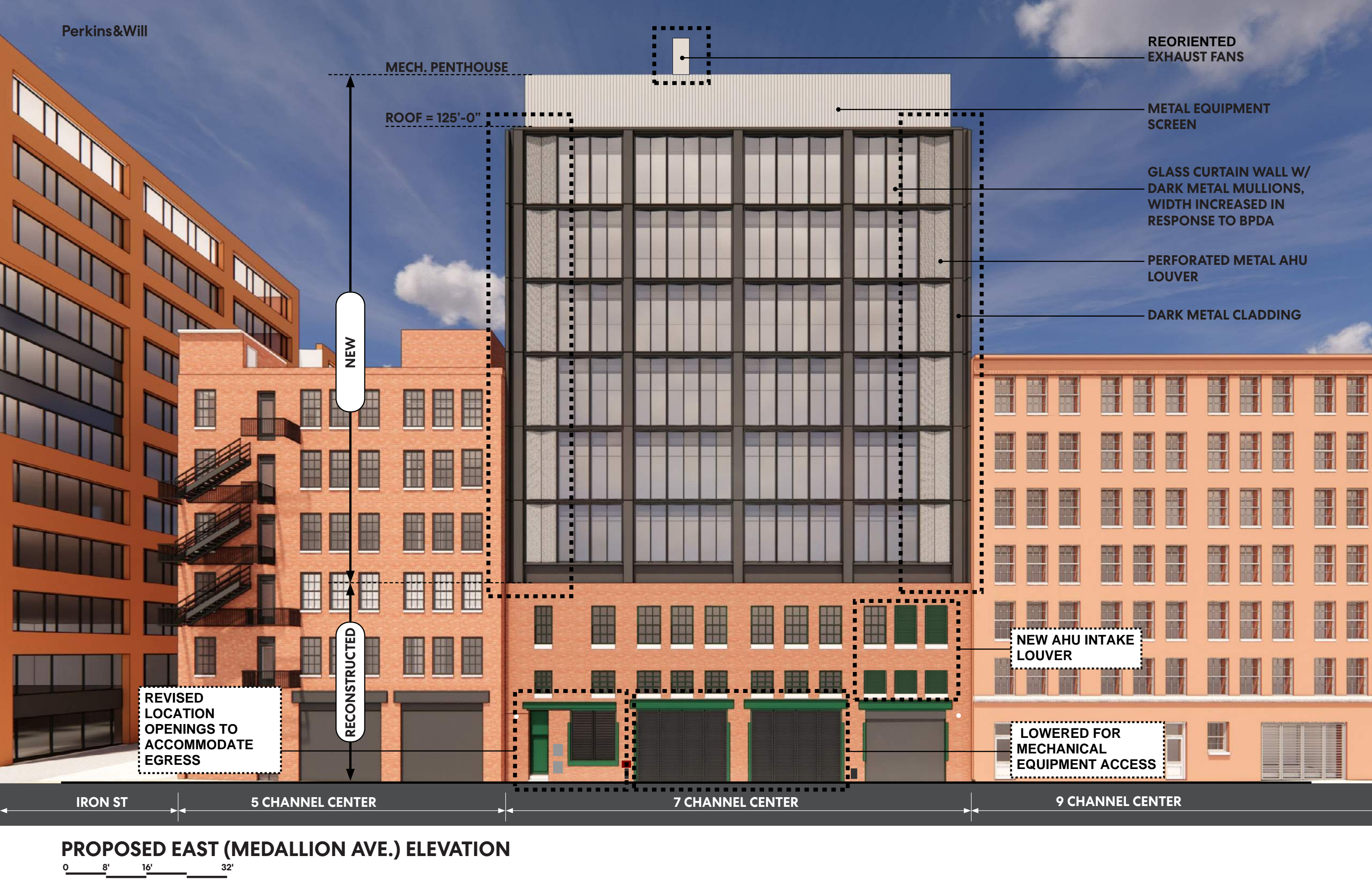


Retail Entrance

WESTBROOK PARTNERS

7 Channel Center, Boston

Perkins&Will



MECH. PENTHOUSE

ROOF = 125'-0"

NEW

RECONSTRUCTED

REVISED LOCATION OPENINGS TO ACCOMMODATE EGRESS

REORIENTED EXHAUST FANS

METAL EQUIPMENT SCREEN

GLASS CURTAIN WALL W/ DARK METAL MULLIONS, WIDTH INCREASED IN RESPONSE TO BPDA

PERFORATED METAL AHU LOUVER

DARK METAL CLADDING

NEW AHU INTAKE LOUVER

LOWERED FOR MECHANICAL EQUIPMENT ACCESS

IRON ST

5 CHANNEL CENTER

7 CHANNEL CENTER

9 CHANNEL CENTER

PROPOSED EAST (MEDALLION AVE.) ELEVATION

0 8' 16' 32'



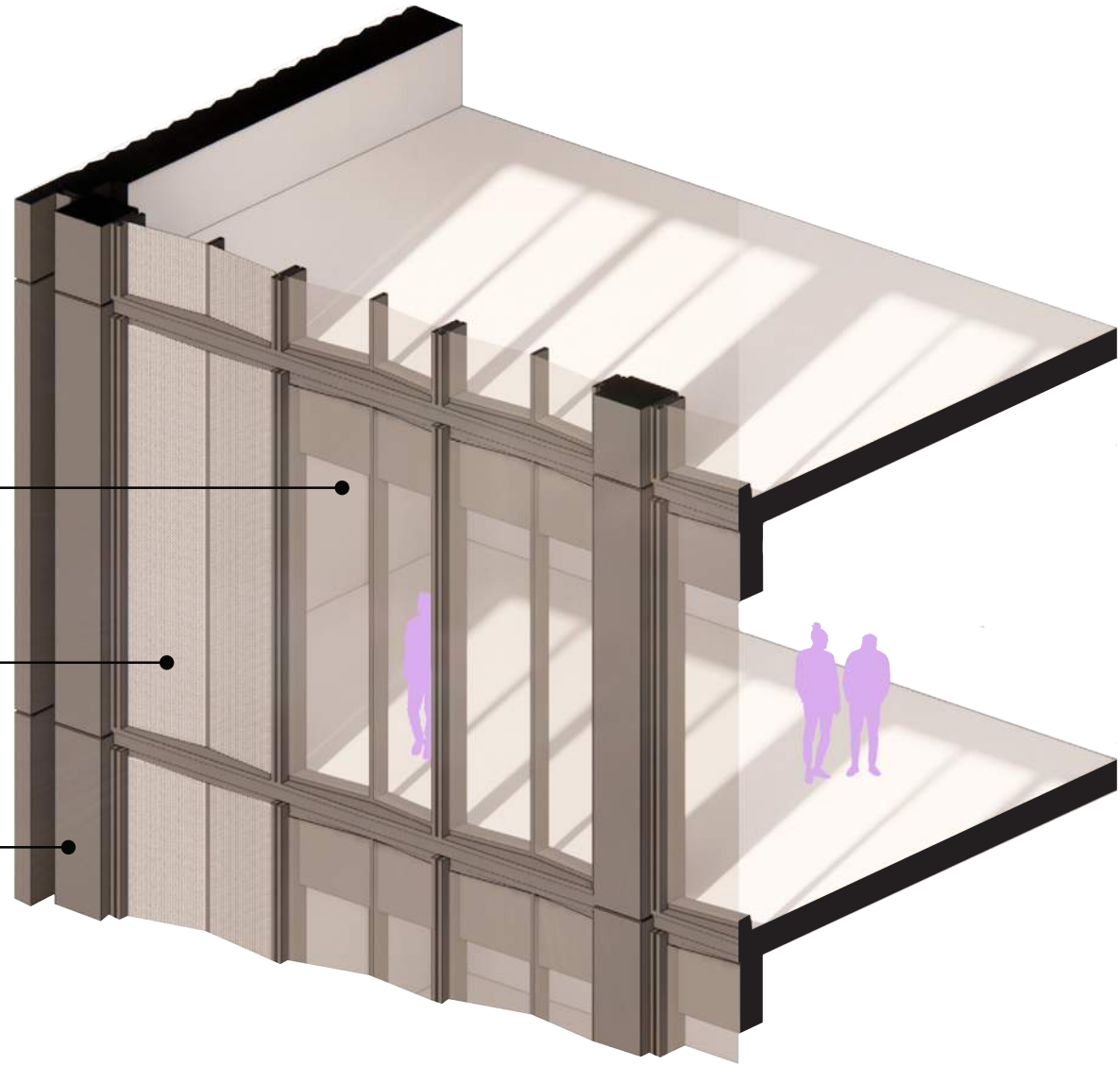
PREVIOUSLY APPROVED



UPDATED

**PROPOSED EAST (MEDALLION AVE.) ELEVATION - UPDATE
COMPARISON**

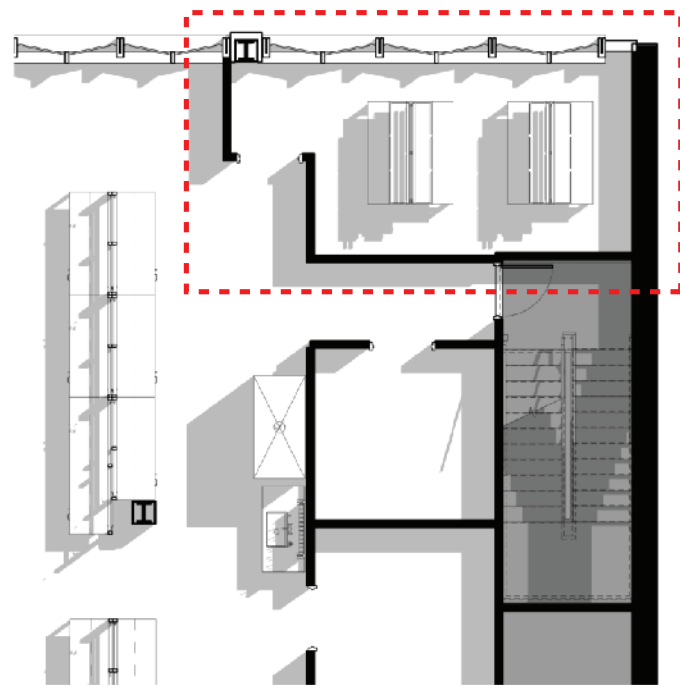
EAST FACADE DETAILS



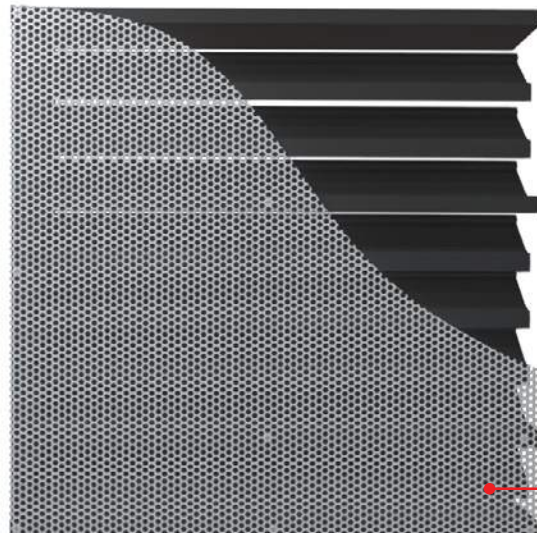
CLEAR VISION GLASS

PERFORATED METAL LOUVER

DARK METAL CLADDING



PLAN VIEW



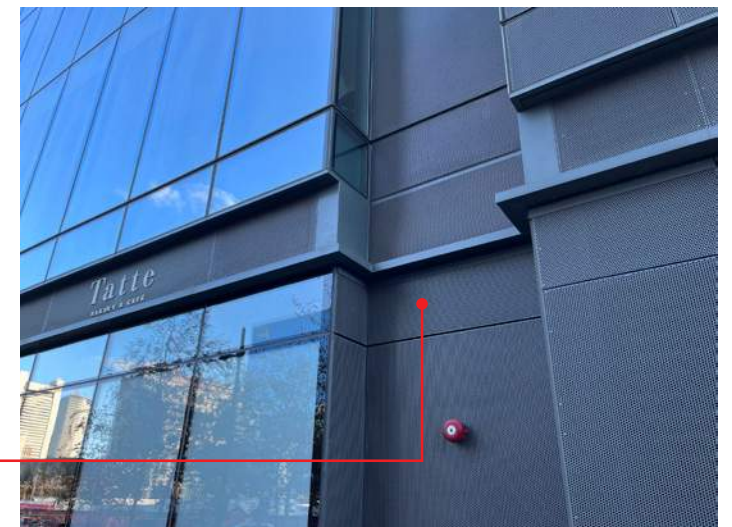
PERFORATED LOUVER

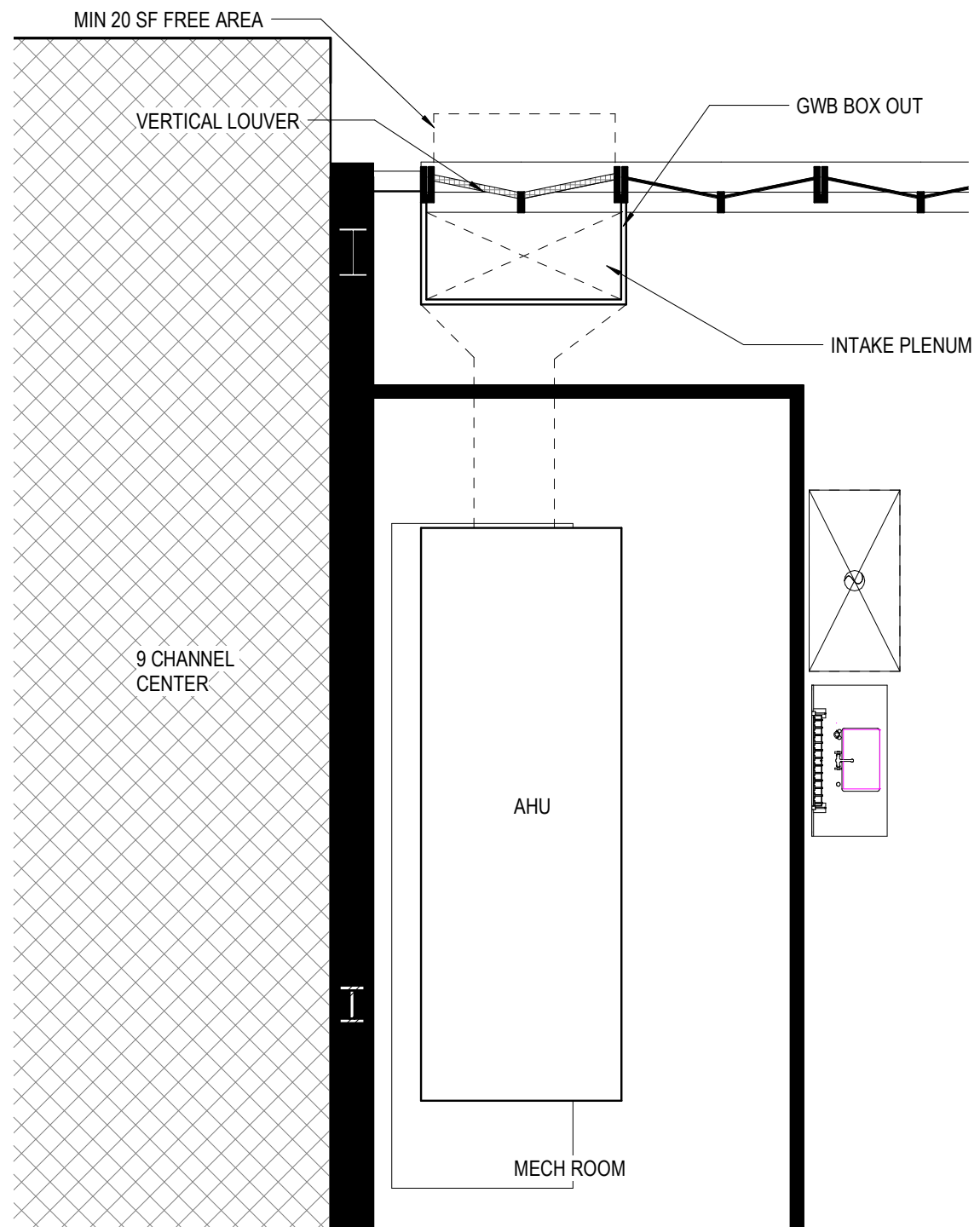


detail area

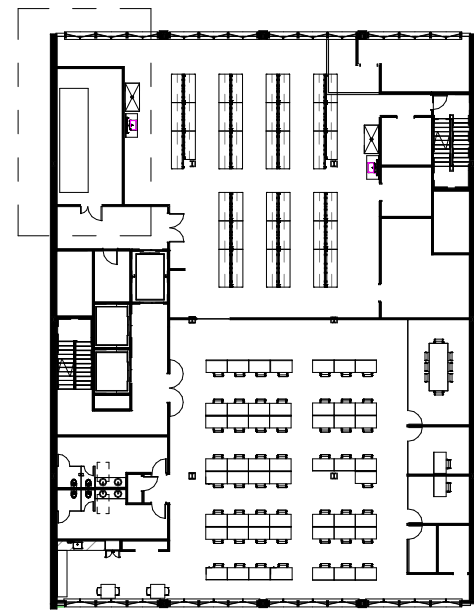


PERSPECTIVE VIEW

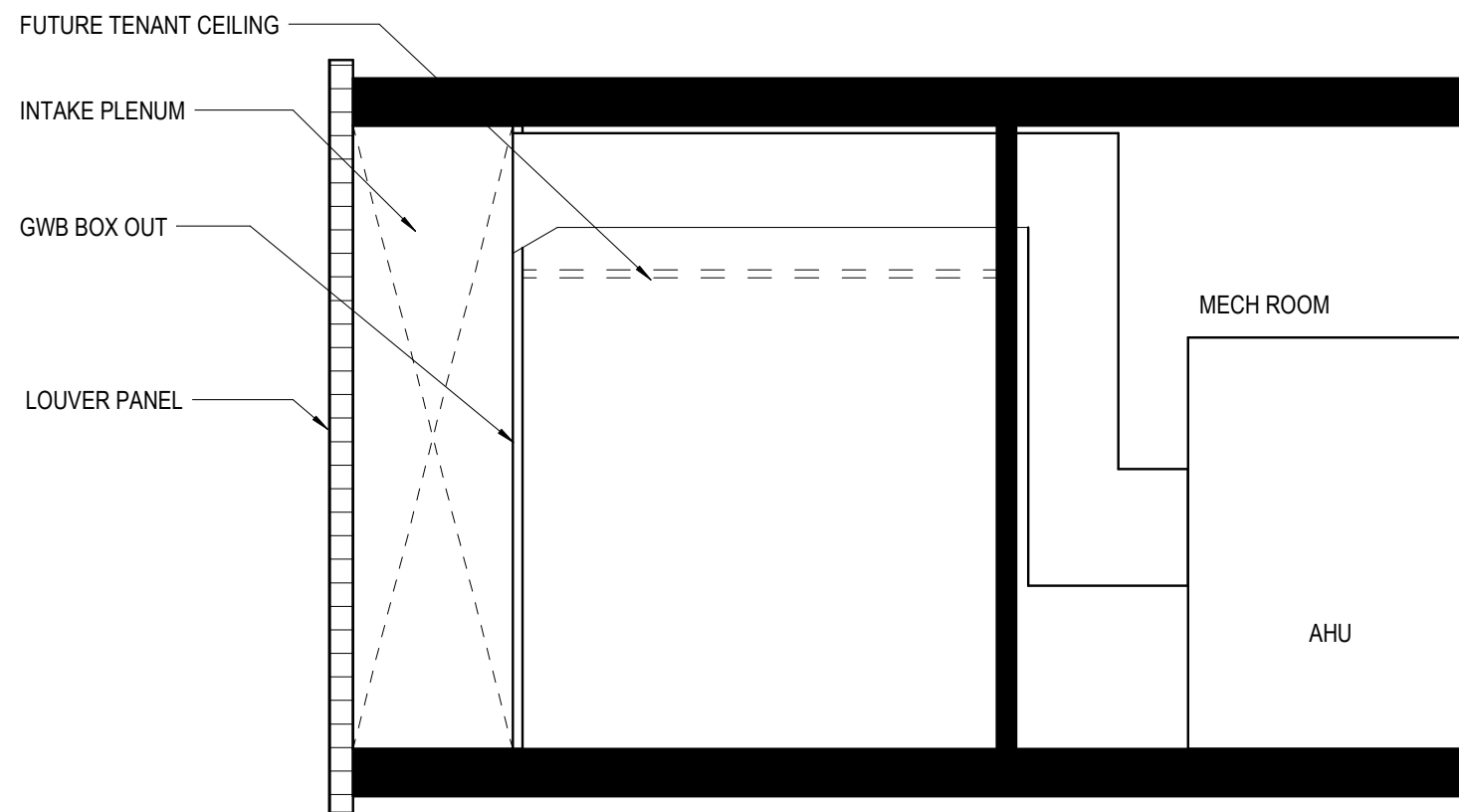




① TYP FLOOR PLAN AHU STUDY
3/16" = 1'-0"



ELEVATION



② AHU LOUVER SECTION STUDY
1/4" = 1'-0"

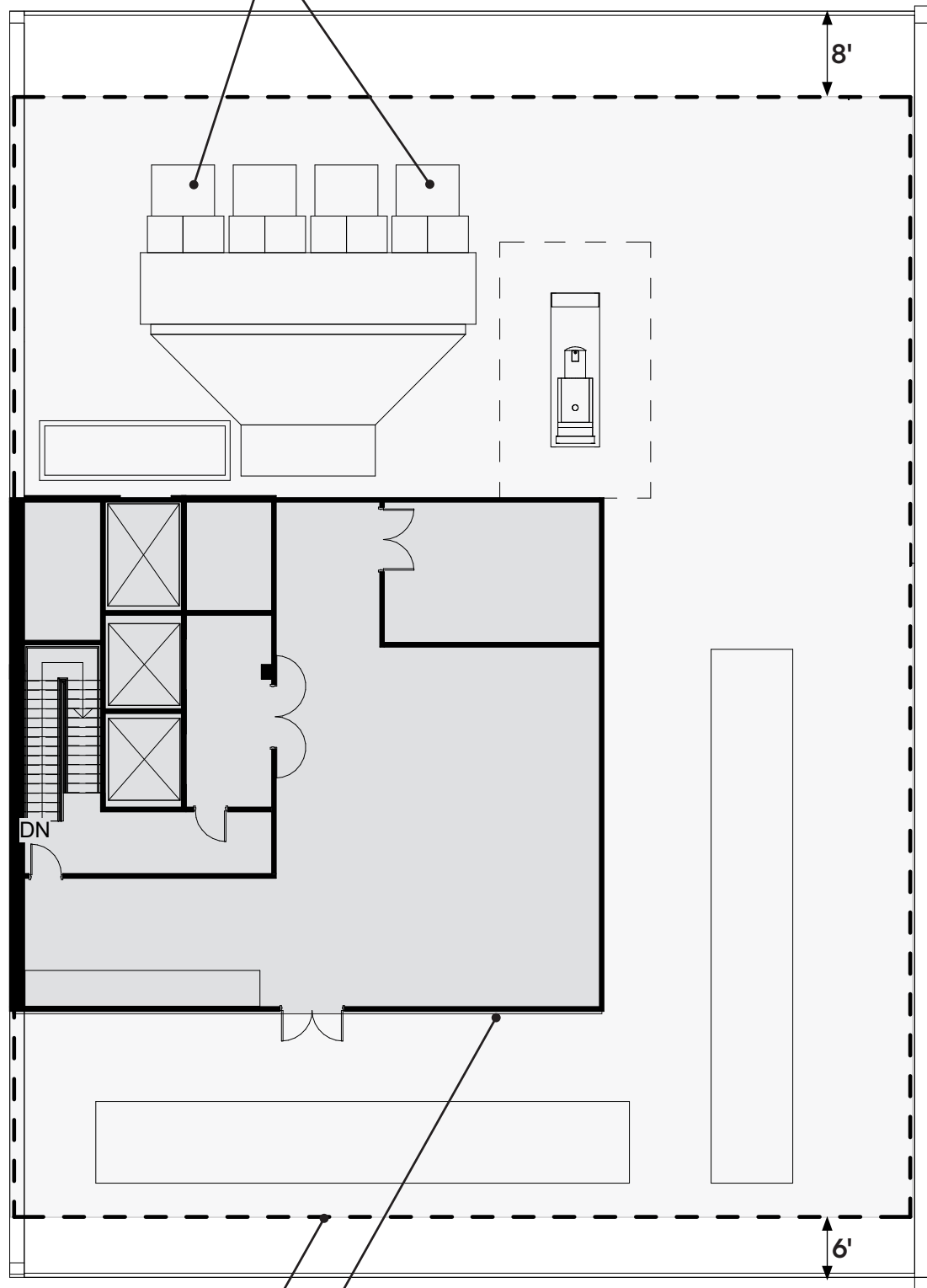


East Elevation Perspective

WESTBROOK PARTNERS

MEDALLION AVE

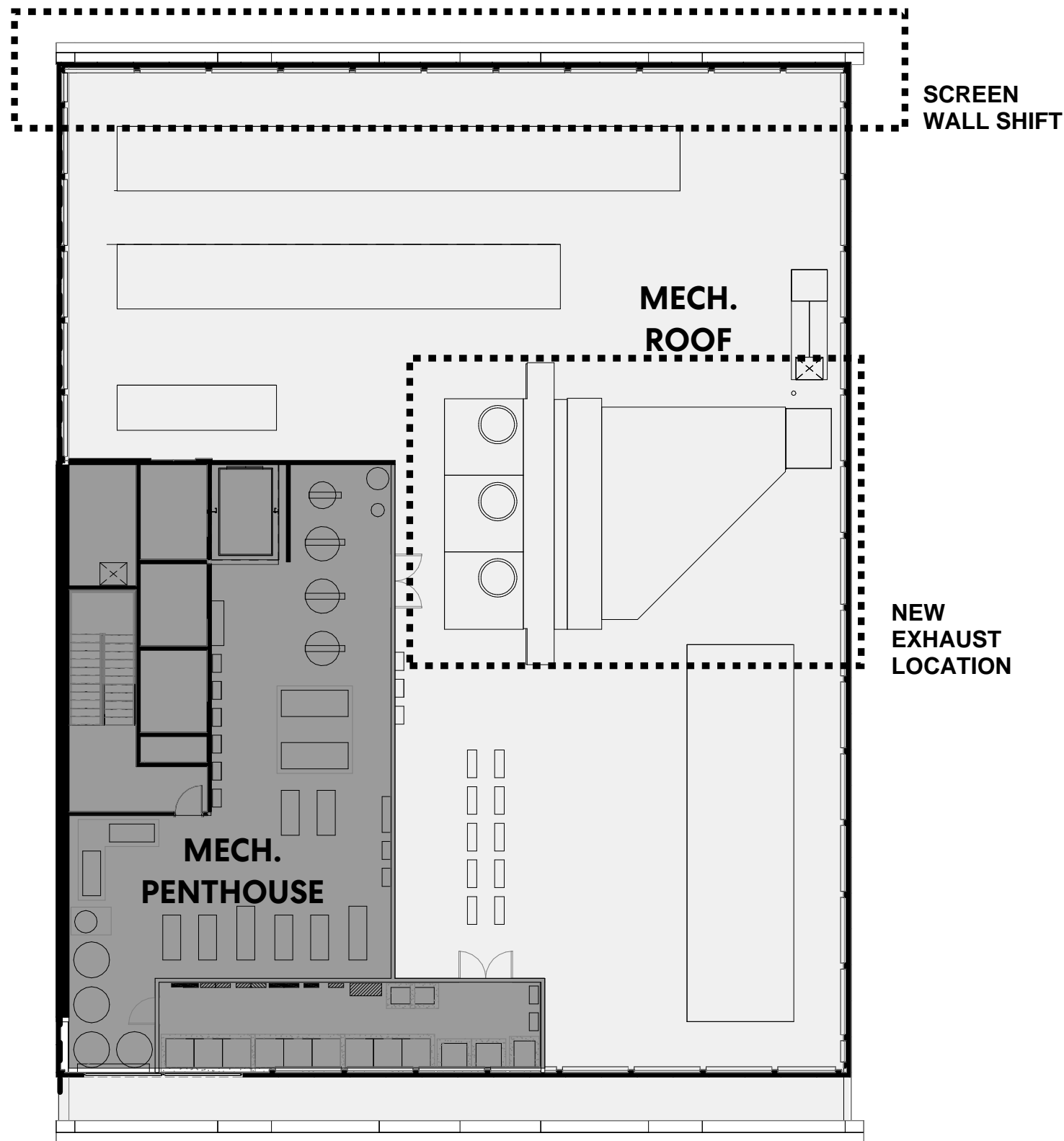
(4) EXHAUST FANS



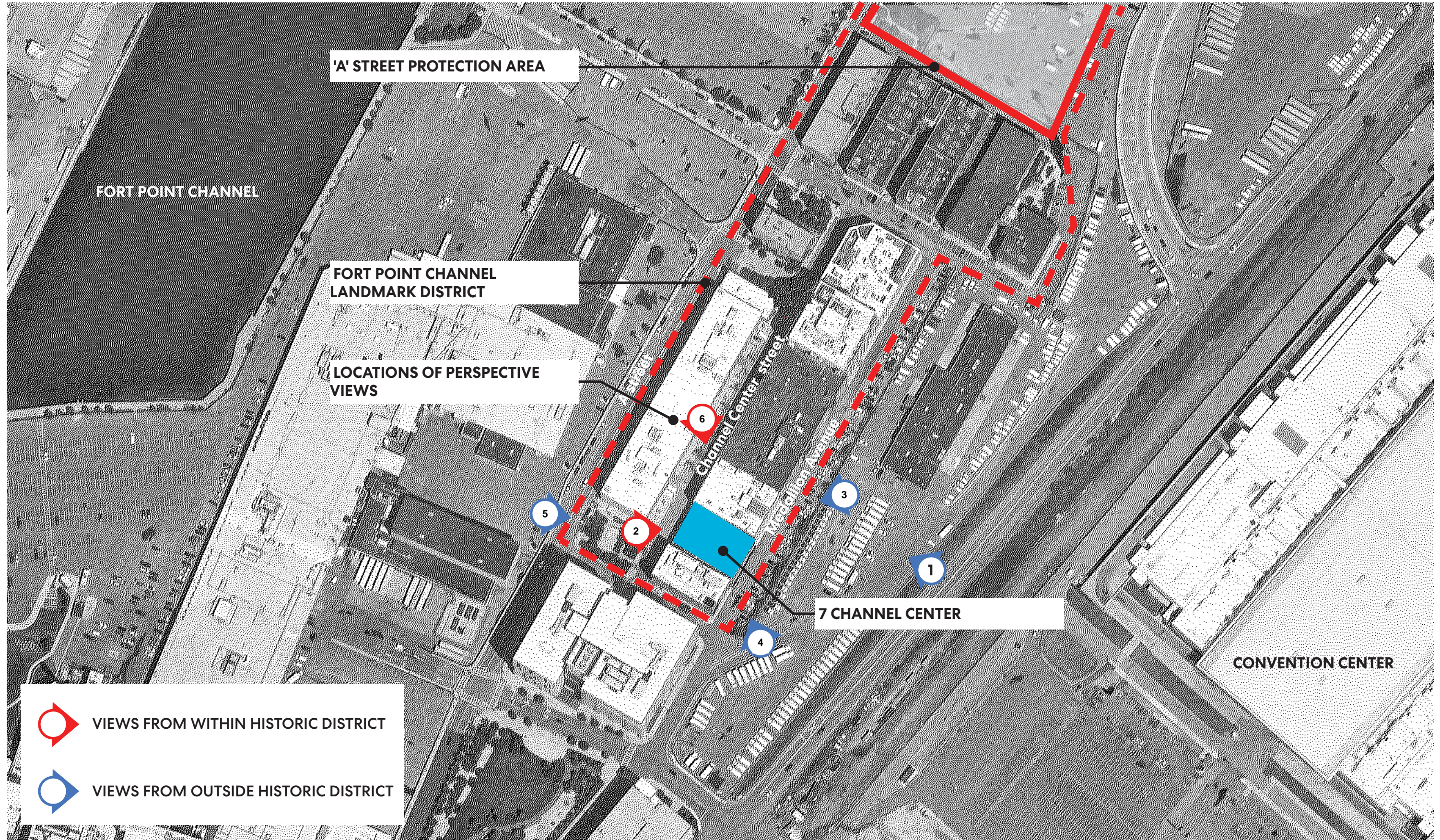
EQUIP. SCREEN
14' ABOVE ROOF

ENCLOSED PENTHOUSE
14' ABOVE ROOF

ROOF PLAN (PREVIOUSLY APPROVED)



ROOF PLAN (CURRENT)



KEY TO PERSPECTIVE VIEWS



1. View From South Boston Bypass Road Looking West (Viewed Outside Historic District)

**PREVIOUSLY
APPROVED**



2. View from Iron Street Park Looking Northeast (previously approved)

UPDATED



2. View from Iron Street Park Looking Northeast (updated)

**PREVIOUSLY
APPROVED**



3. View from Medallion Ave. Looking Southwest (Viewed Outside Historic District) (previously approved)

UPDATED



3. View from Medallion Ave. Looking Southwest (Viewed Outside Historic District) (updated)

**PREVIOUSLY
APPROVED**



4. View from Medallion Ave. Looking Northwest (Viewed Outside Historic District) (previously approved)

UPDATED



4. View from Medallion Ave. Looking Northwest (Viewed Outside Historic District) (updated)

**PREVIOUSLY
APPROVED**



5. View from A Street Looking East (Viewed Outside Historic District) (previously approved)

UPDATED



5. View from A Street Looking East (Viewed Outside Historic District) (updated)



**PREVIOUSLY
APPROVED**

6. View from 10-20 Channel Center Street Looking Southeast (previously approved)

UPDATED



6. View from 10-20 Channel Center Street Looking Southeast (updated)

THANK YOU

