

# 7 CHANNEL CENTER STREET

## FPCCLDC PUBLIC HEARING

OCTOBER 12, 2023

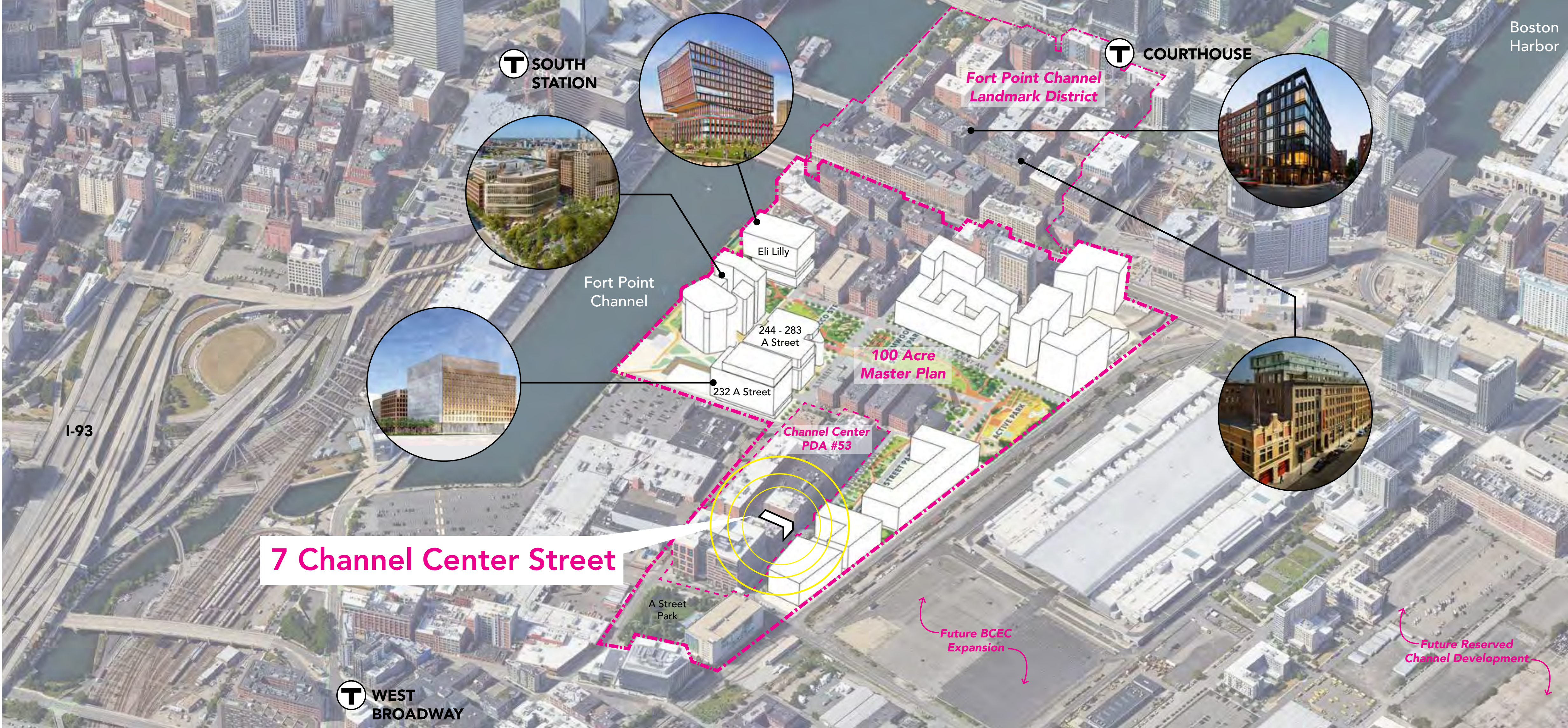
7 CHANNEL CENTER STREET

# 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)

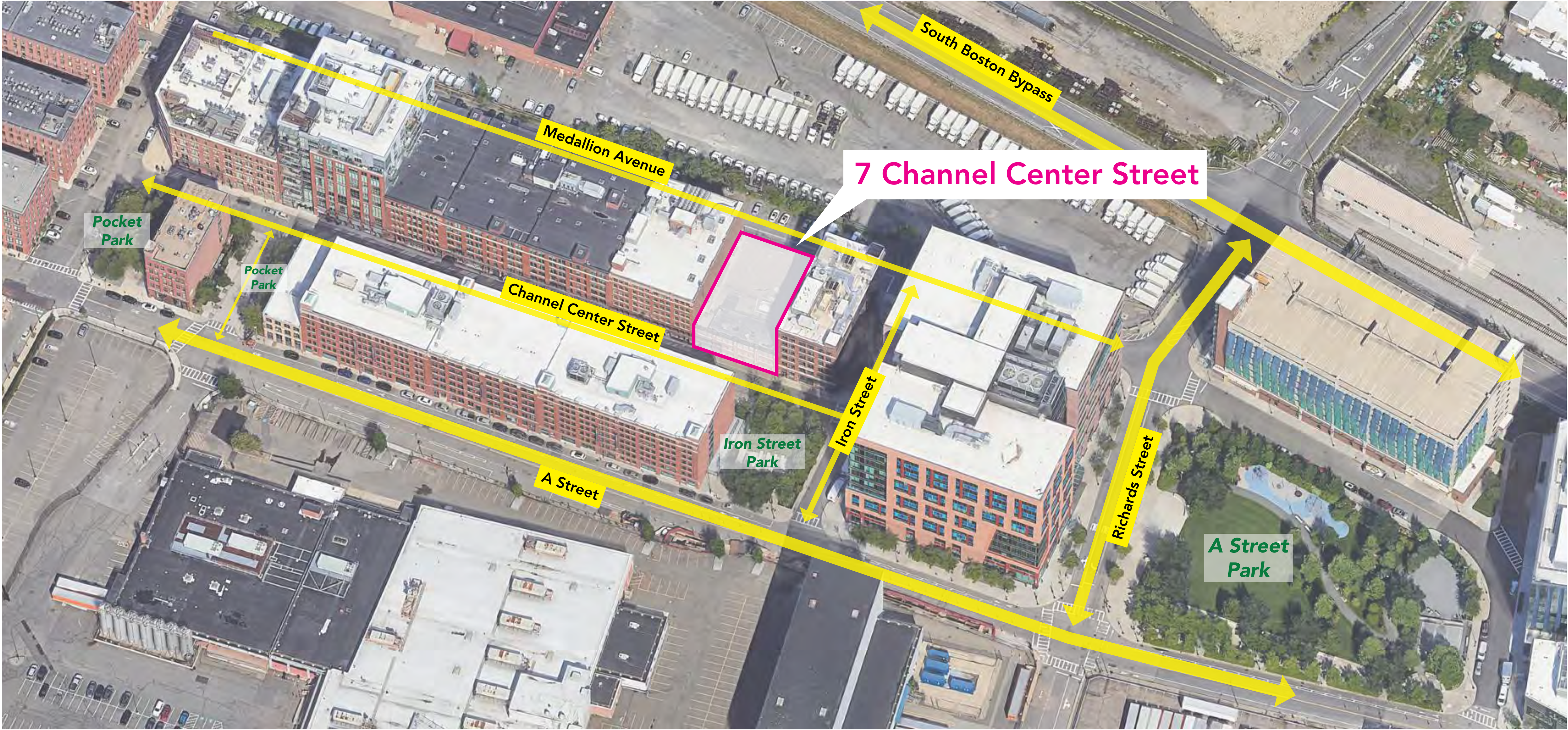
# Context

## Recent and Future Development



# Context

The Site Today



7 CHANNEL CENTER STREET

# The Existing Building

Existing Conditions



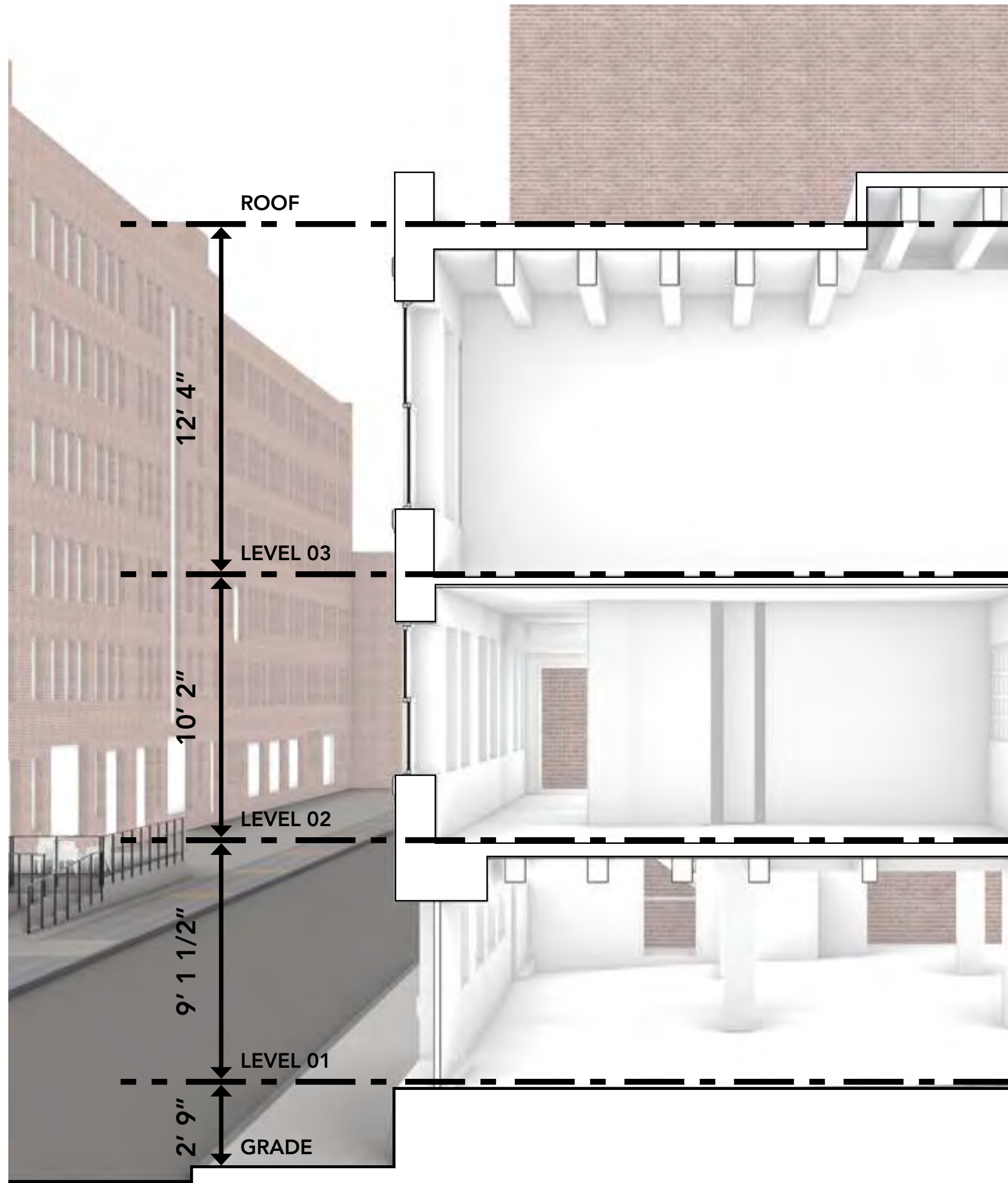
Channel Center St. Facade



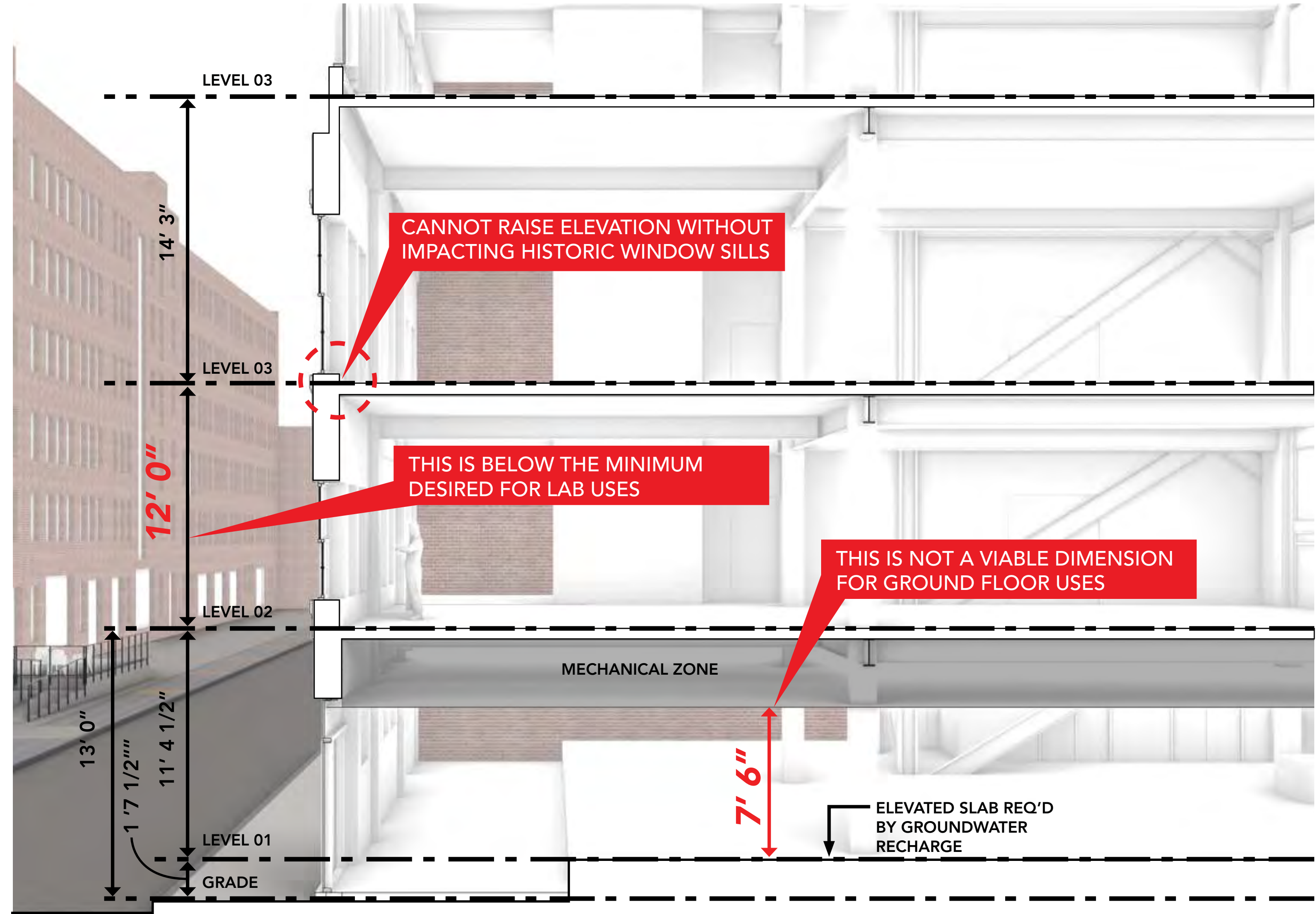
Medallion Ave. Facade

# The Existing Building

## Limitations of Existing Building Section



Existing Conditions Section



Previous Scheme Proposed Section

# Context

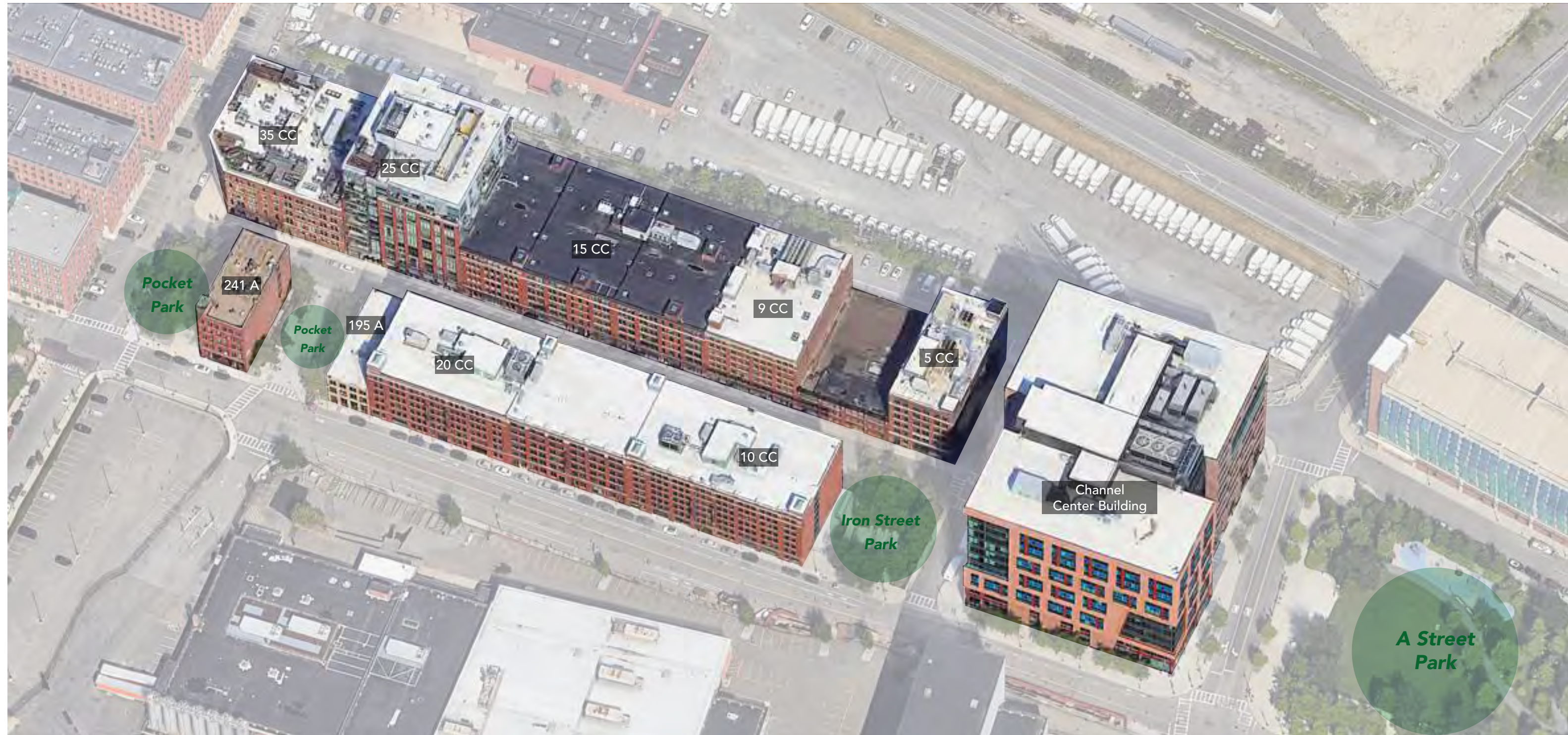
The Site from Channel Center Street



7 CHANNEL CENTER STREET

# Context

## Neighborhood Character



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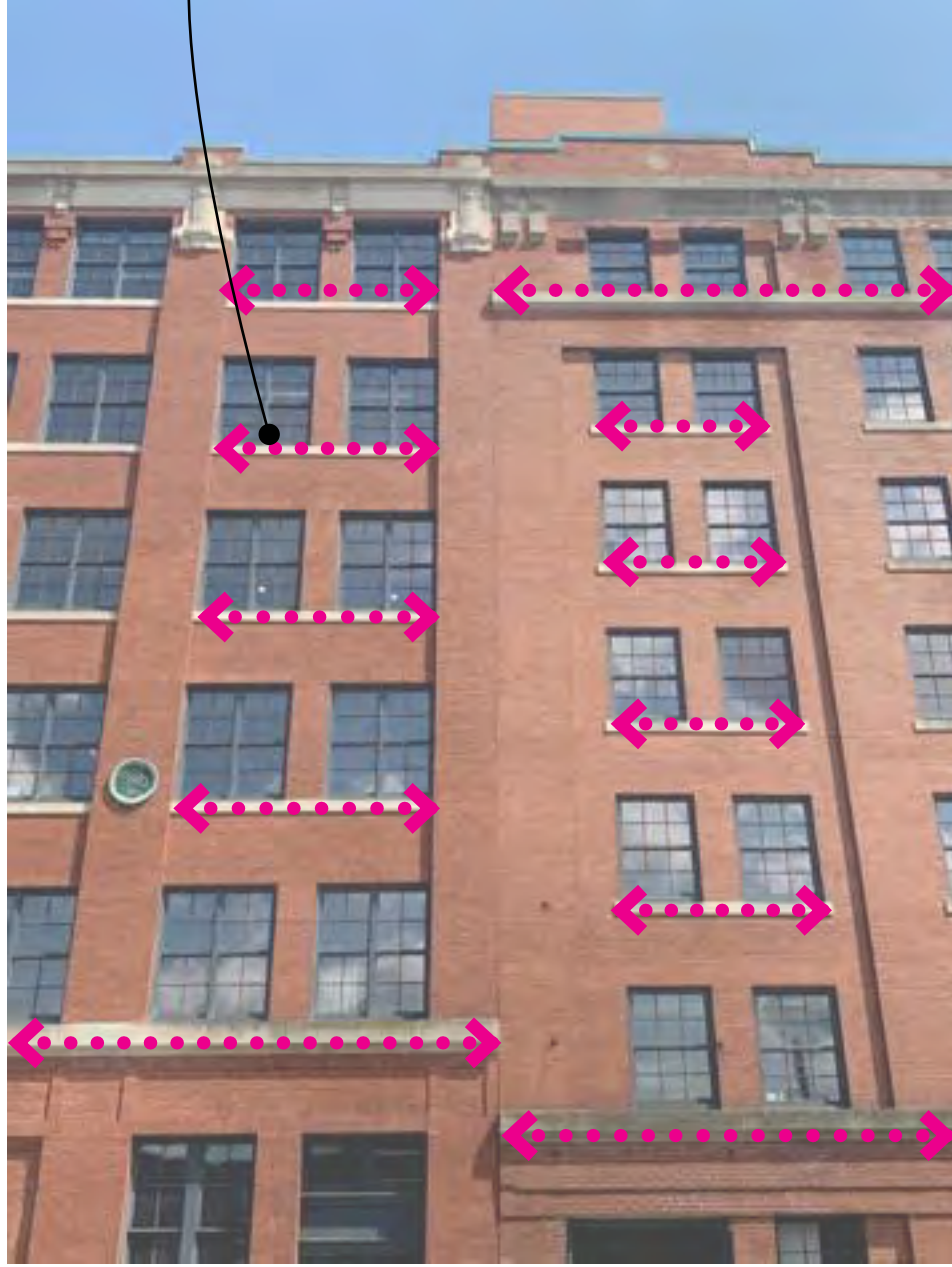
# Context

## Facade Analysis - Order, Scale, and Materiality

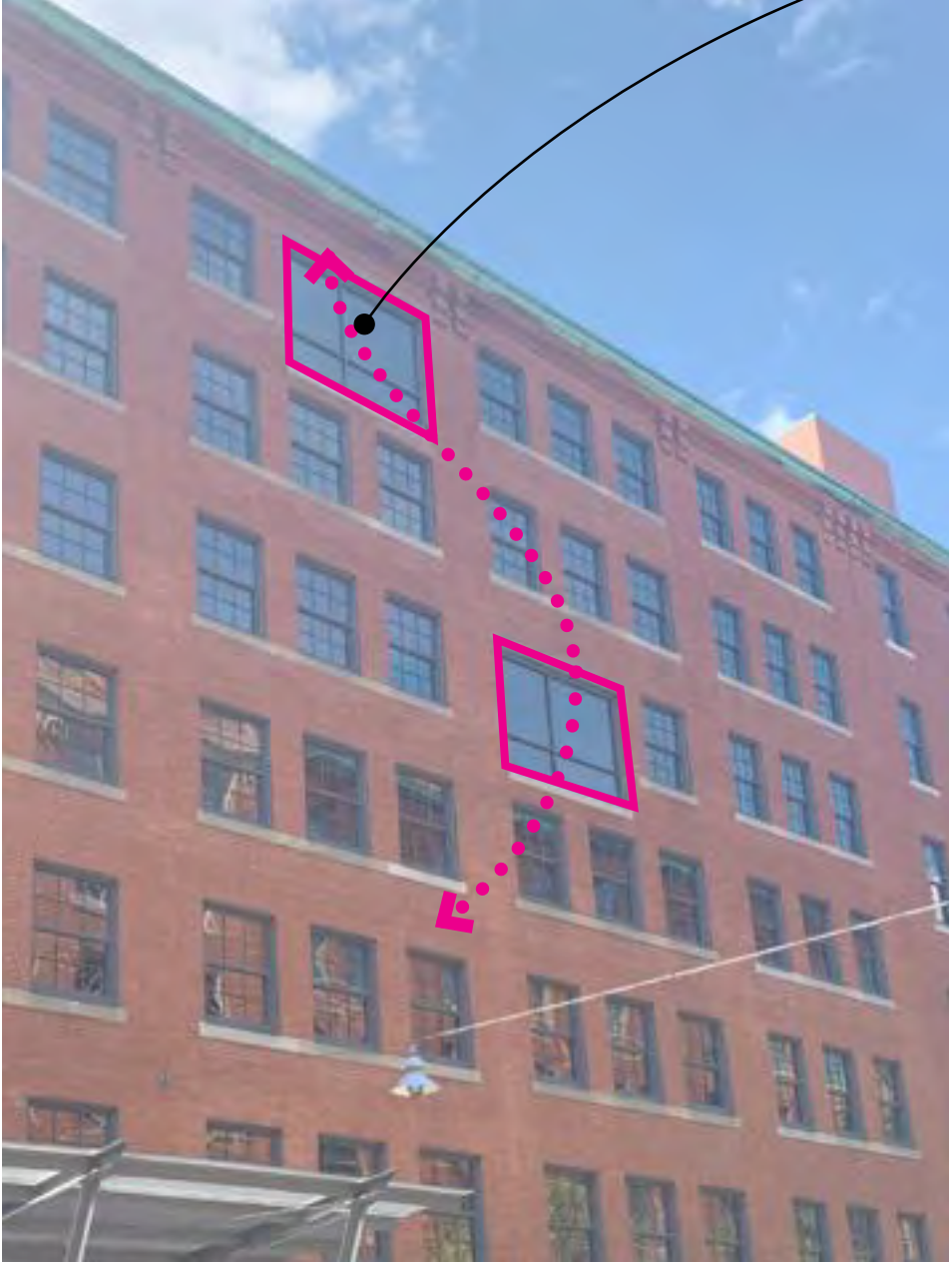
Variety of masonry window sill groupings and lengths, coupled with continuous cornice lines



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

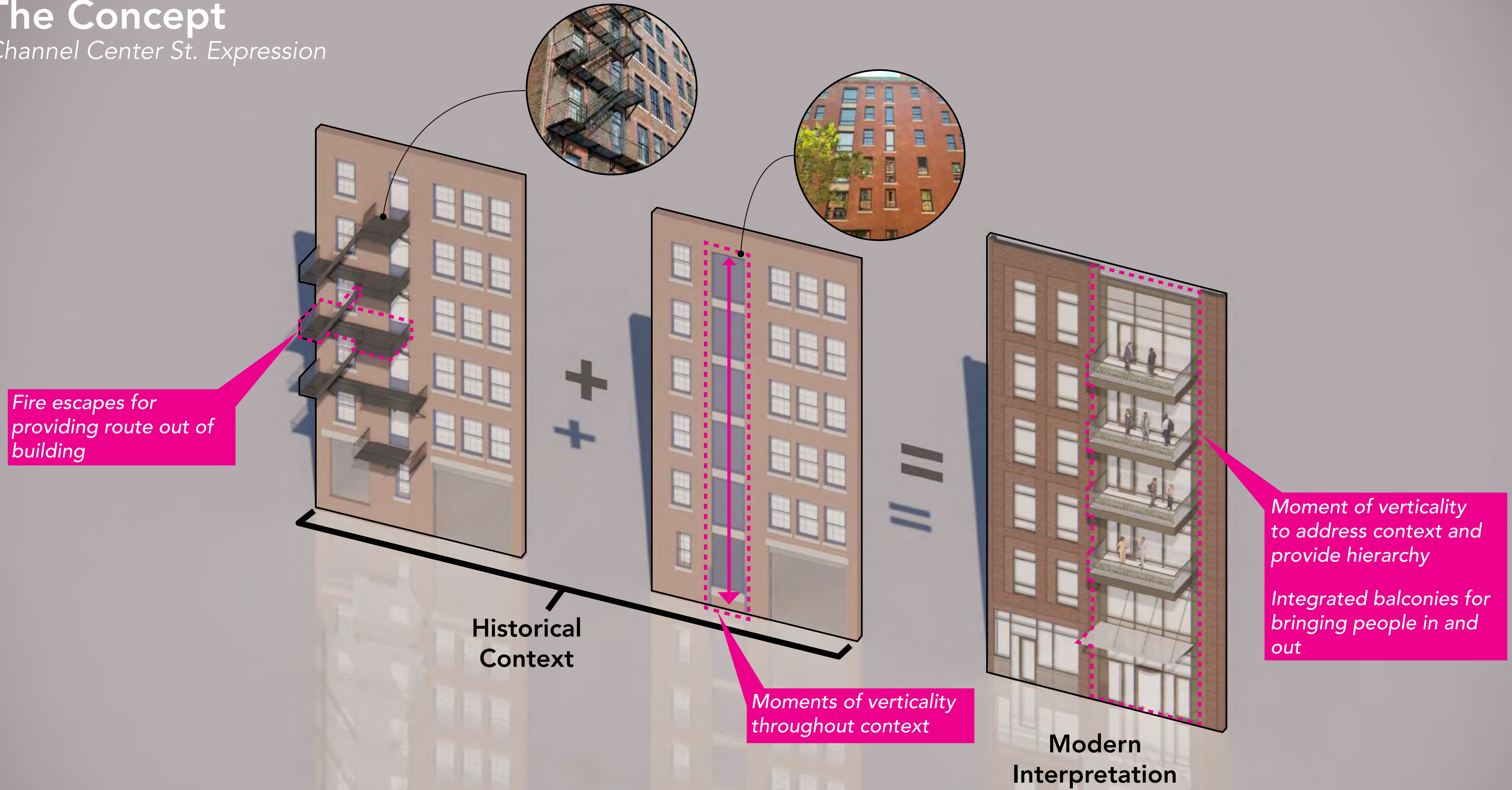


35 Channel Center - Medallion Ave. Facade

7 CHANNEL CENTER STREET

# The Concept

Channel Center St. Expression



# The Concept

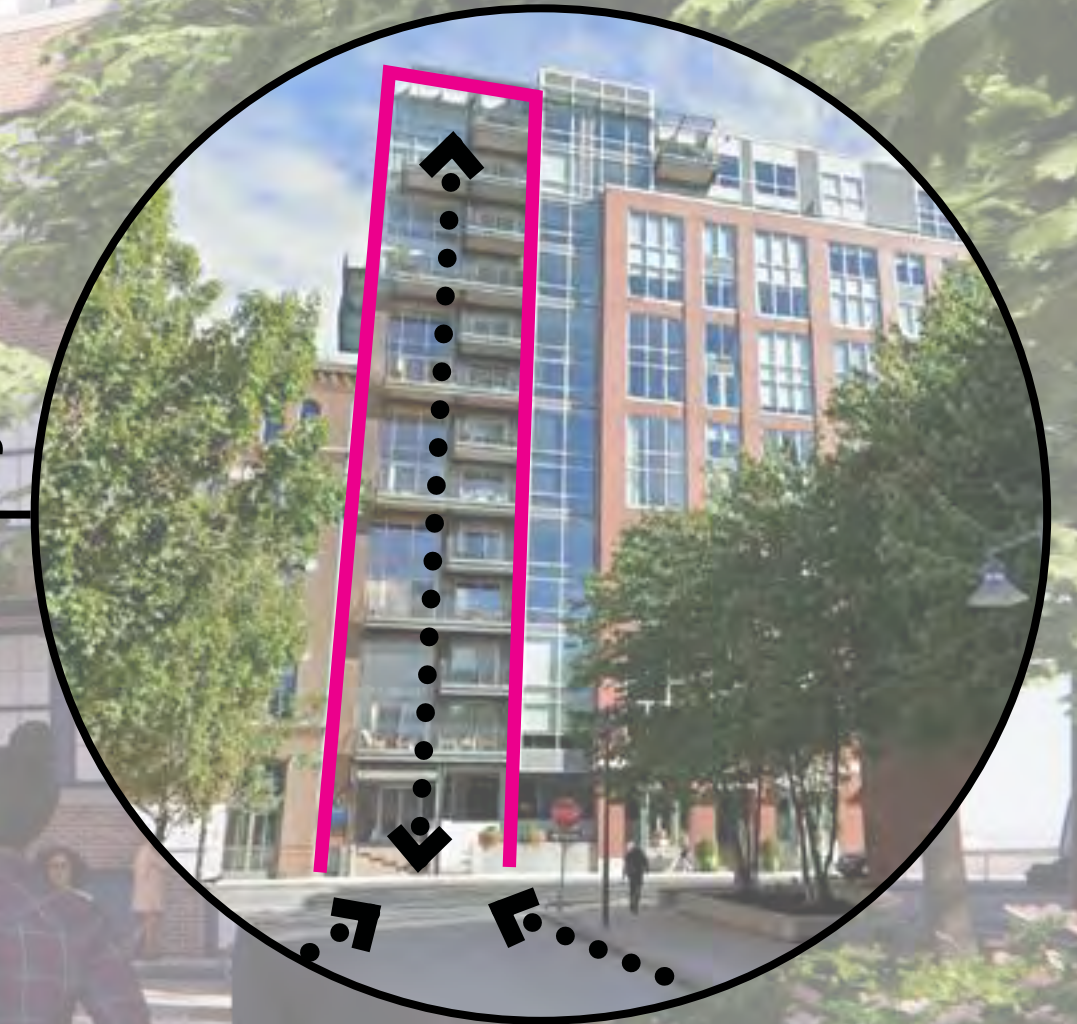
Channel Center St. Expression



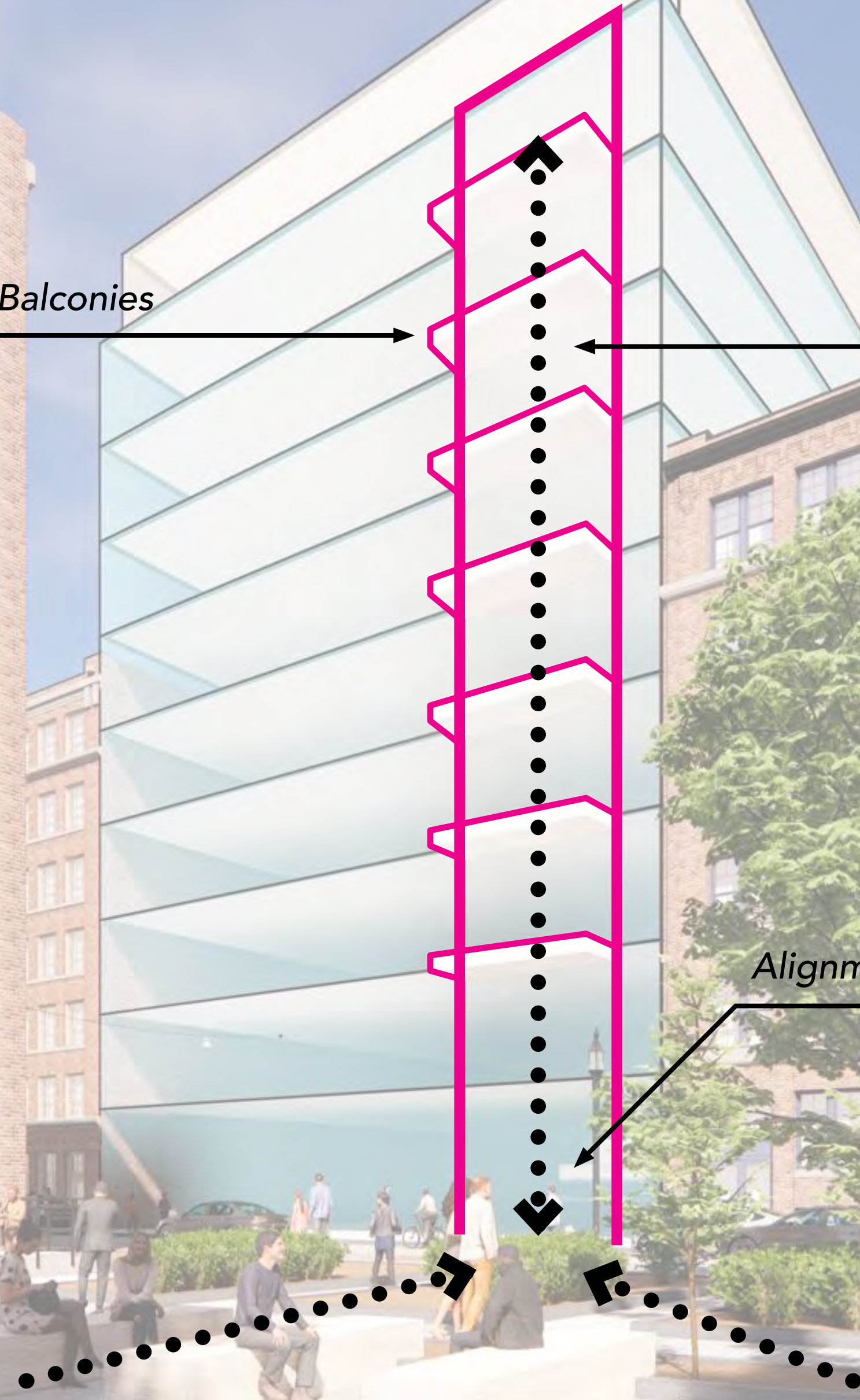
Fire Escape Inspired Balconies



Hoistway Slot



Alignment to Open Space



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# Proposed 7 Channel Center Design

*View from Iron Street Park*



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# View from Iron Street Park

Evening View

Art projected from  
roof of 5CC

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# Proposed 7 Channel Center Design

West (Channel Center St.) Elevation



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# Proposed Channel Center St. Groundplane



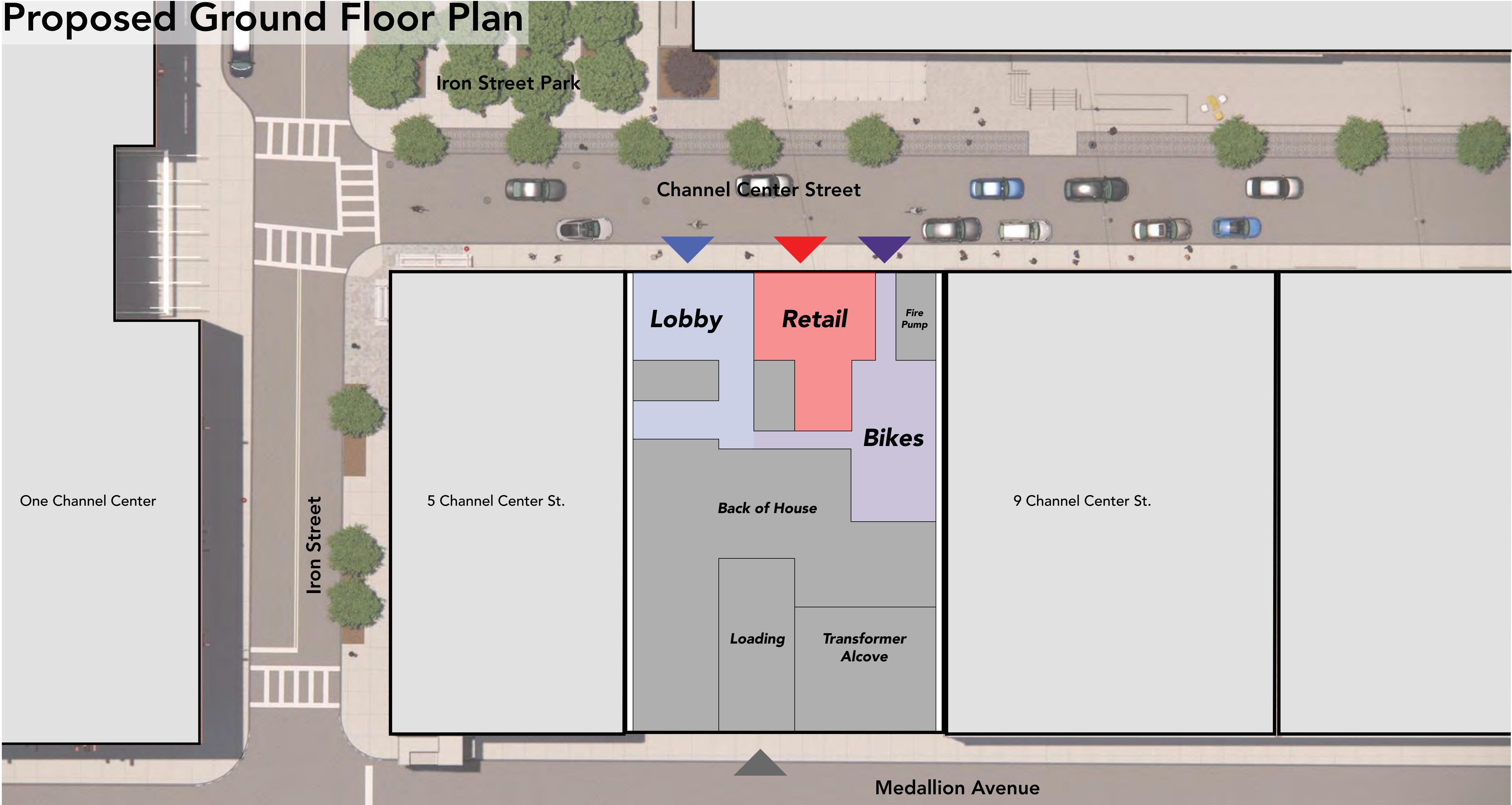
Knee wall at Article 25A -  
Design Flood Elevation

Retail Activation

Lobby



# Proposed Ground Floor Plan



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# View from A Street



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# View from Channel Center St.



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View from Channel Center St.



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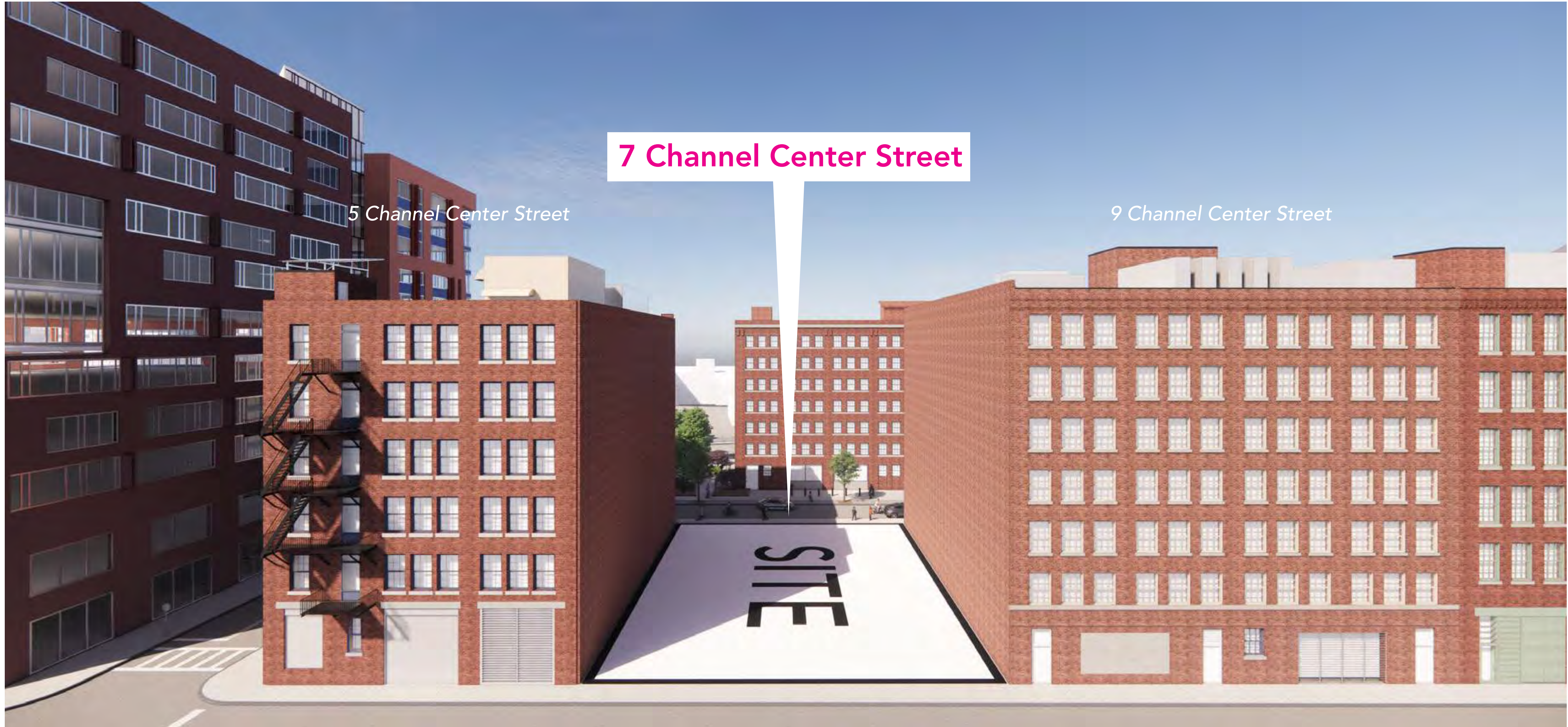
# View from Mt Washington Way



7 CHANNEL CENTER STREET

# Context

*The Site from Medallion Avenue*



**7 Channel Center Street**

5 Channel Center Street

9 Channel Center Street

**SITE**

7 CHANNEL CENTER STREET

# Context

Variety in Street Wall

Modern intervention at FP3  
bumping out into alleyway



FP3 Alley Way



21 Stillings St



27 Melcher Street

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# Context

Variety in Street Wall



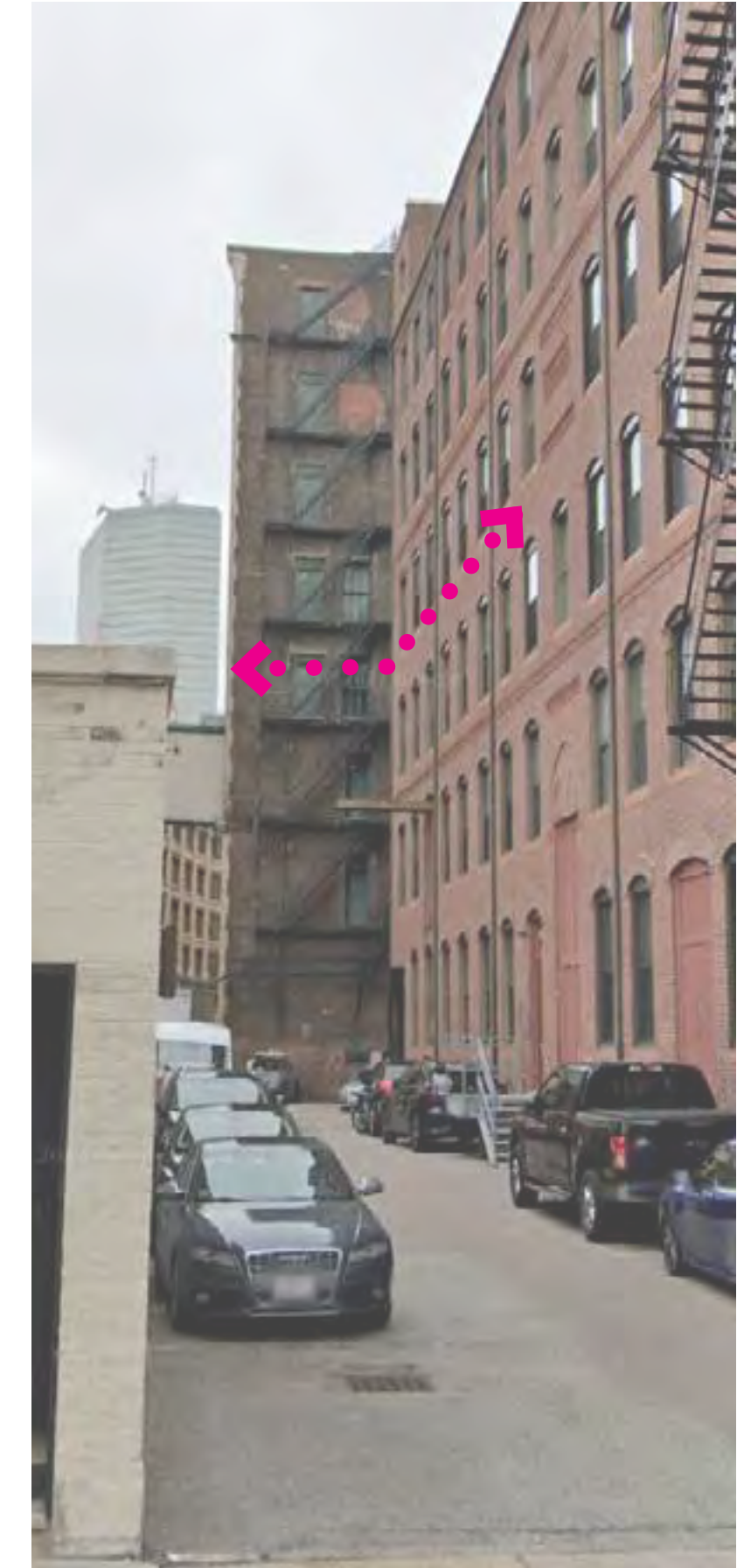
12 Farnsworth Street



48 Stillings Street



300 Necco Street



321 A Street

7 CHANNEL CENTER STREET



# The Concept

Medallion Ave. Expression



Step in the Street Wall

Massing Bump-out

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# View from Post Office Lot



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# View from Binford St.



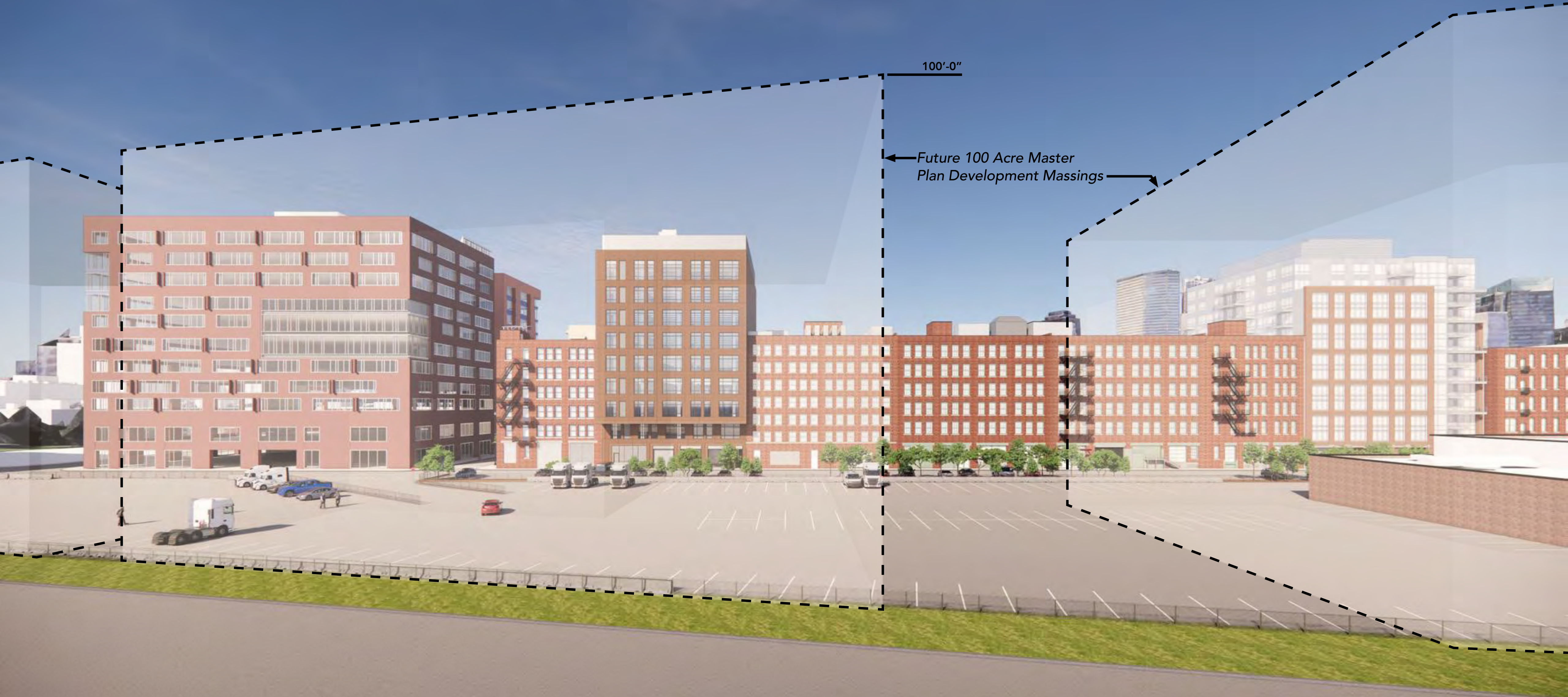
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# Proposed East (Medallion Ave.) Elevation



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# View from South Boston Bypass



100'-0"

← Future 100 Acre Master Plan Development Massings →

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THANK YOU

