

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

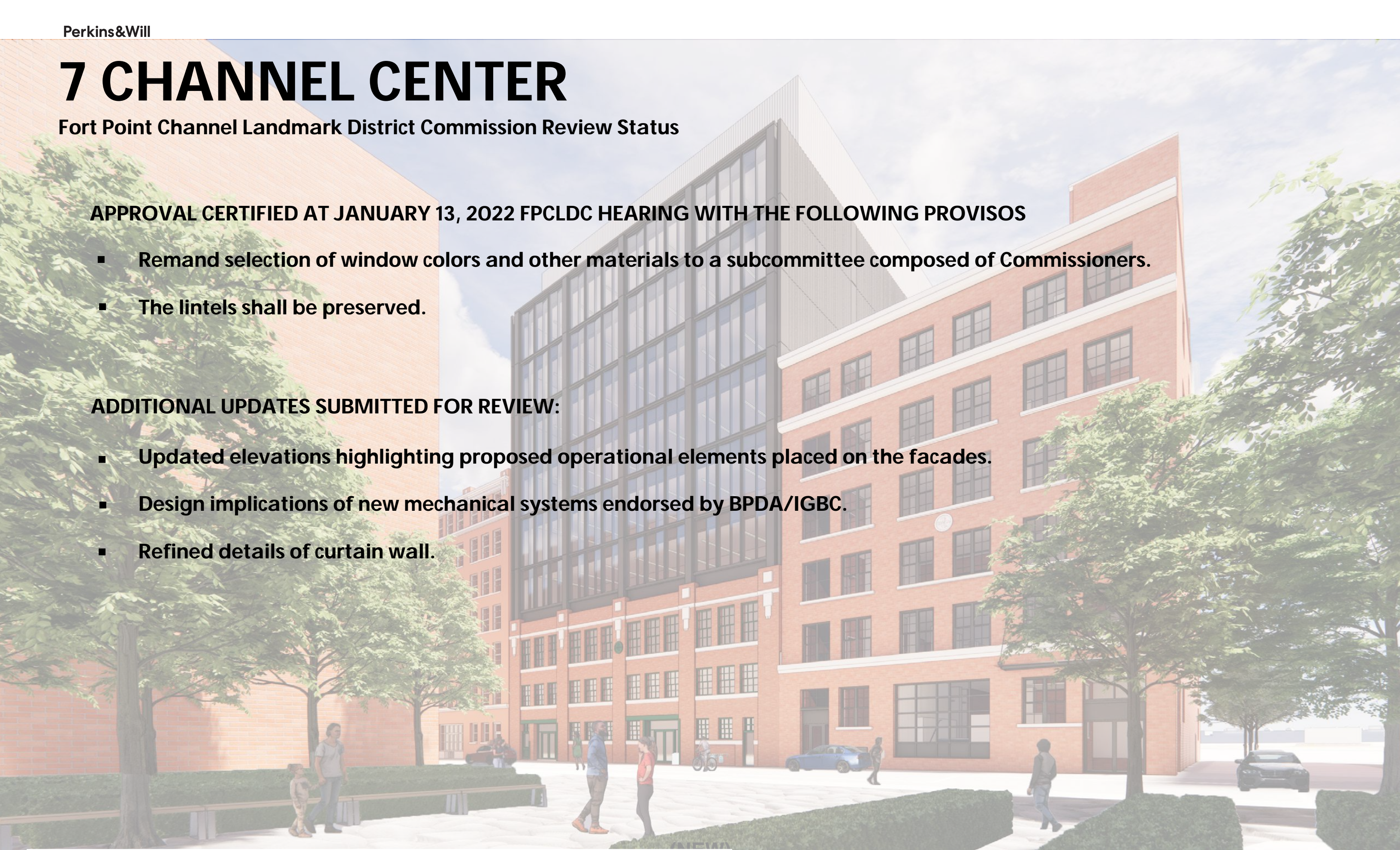
Fort Point Channel Landmark District Commission Review Status

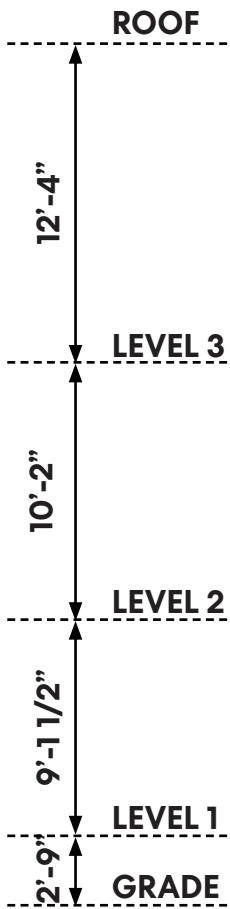
APPROVAL CERTIFIED AT JANUARY 13, 2022 FPCLDC HEARING WITH THE FOLLOWING PROVISOS

- 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

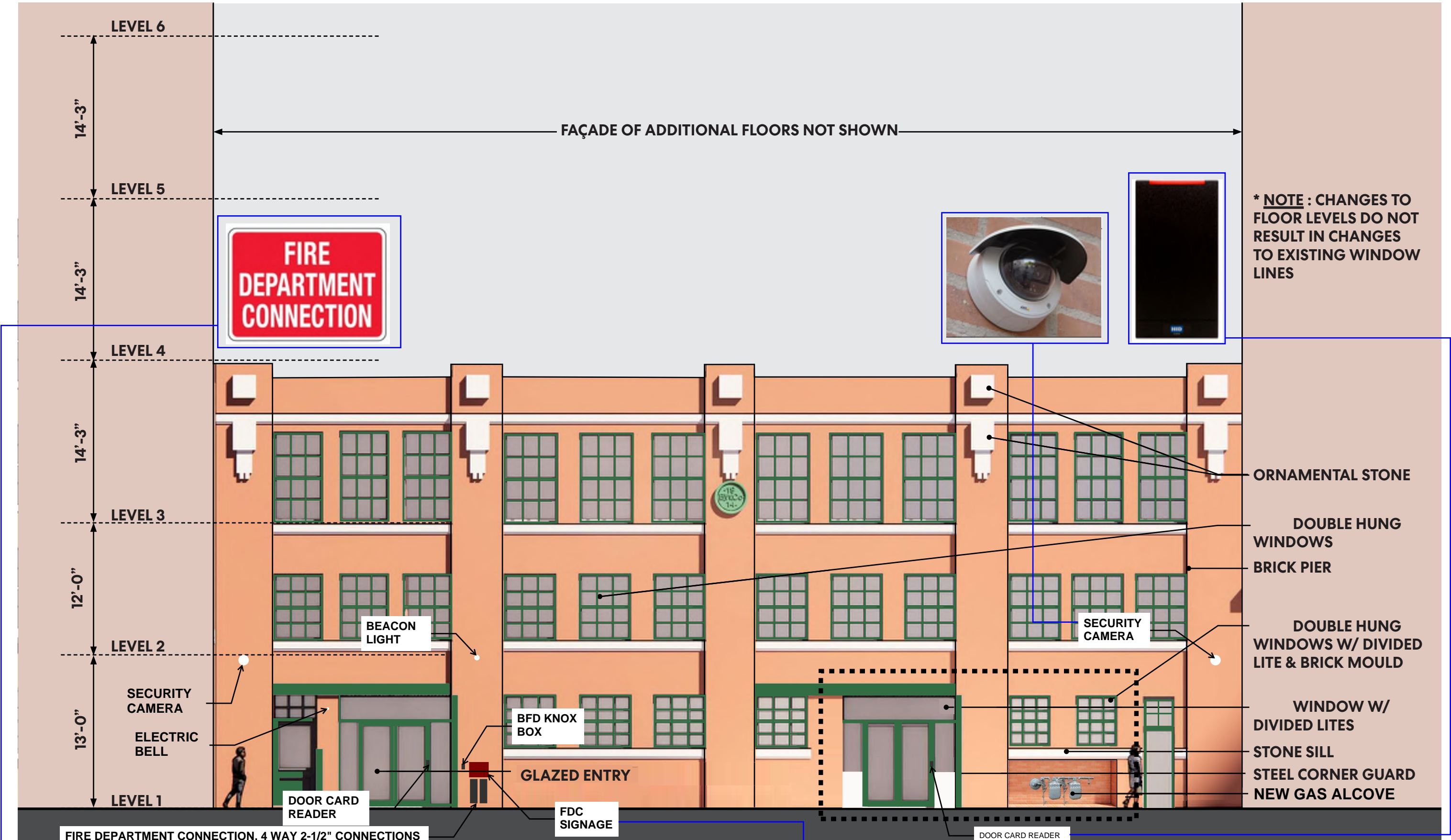
EXISTING FAÇADE - WEST (CHANNEL CENTER ST)



9 CHANNEL CENTER

7 CHANNEL CENTER

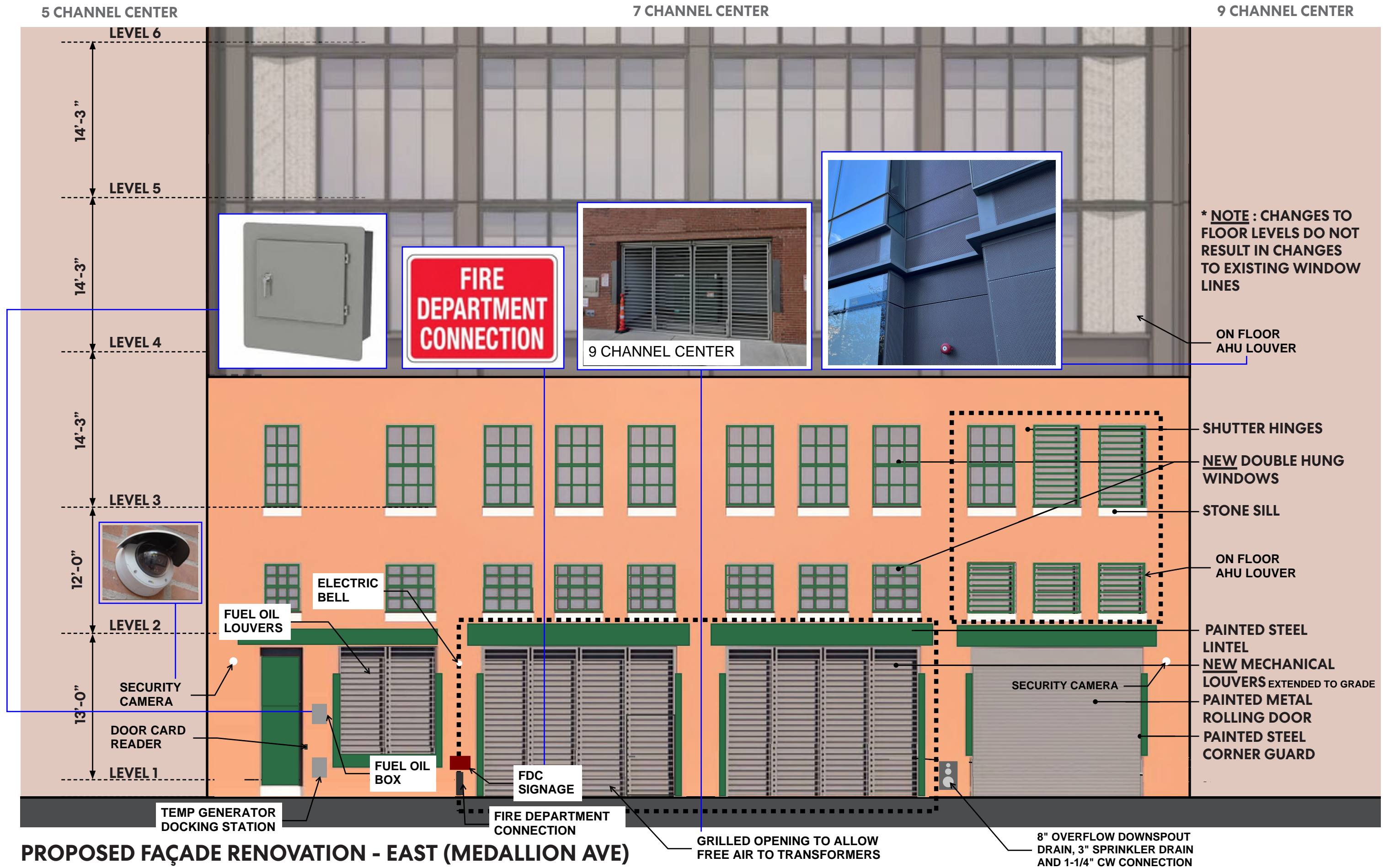
5 CHANNEL CENTER

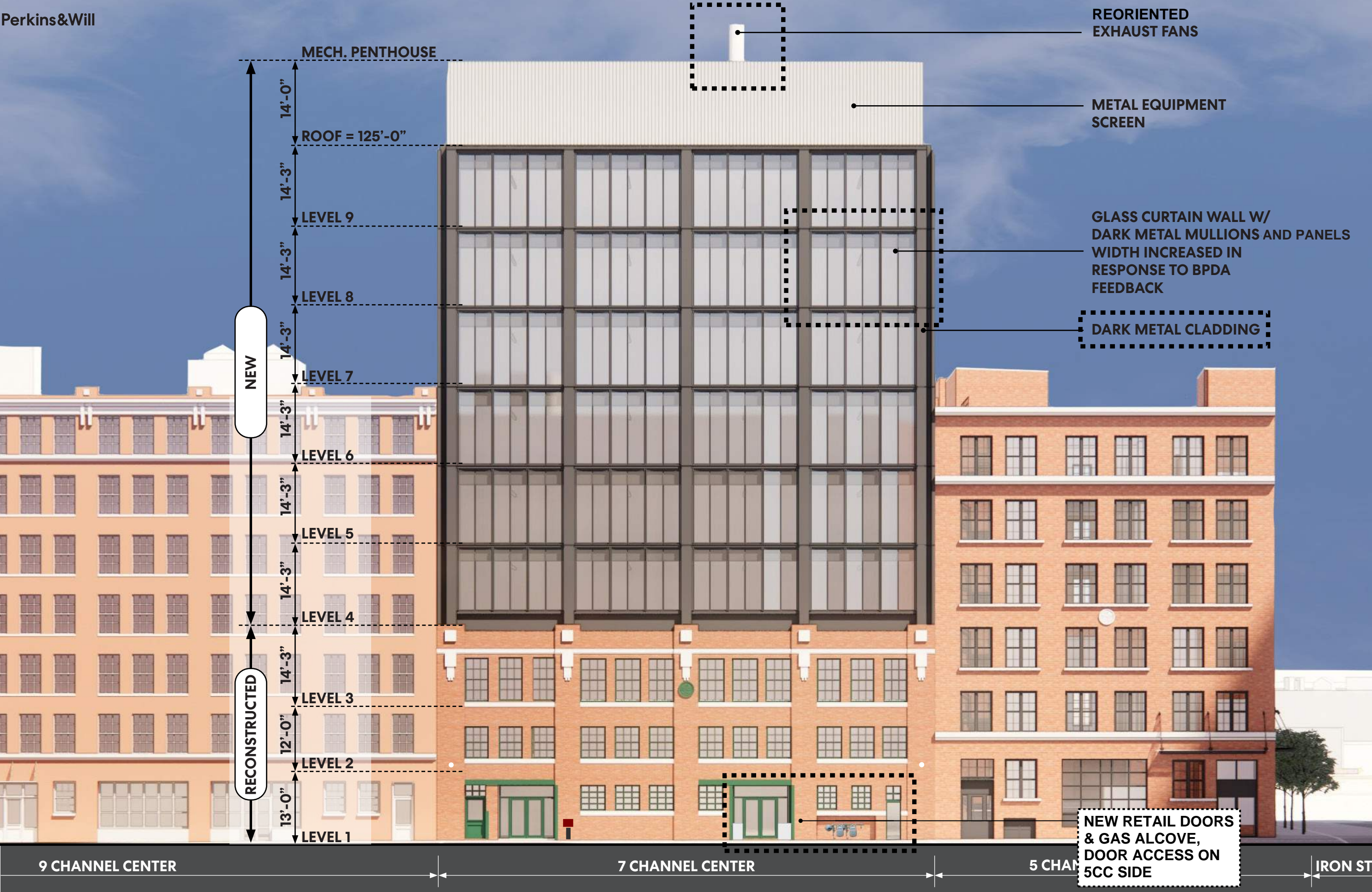


PROPOSED FAÇADE RENOVATION - WEST (CHANNEL CENTER ST)



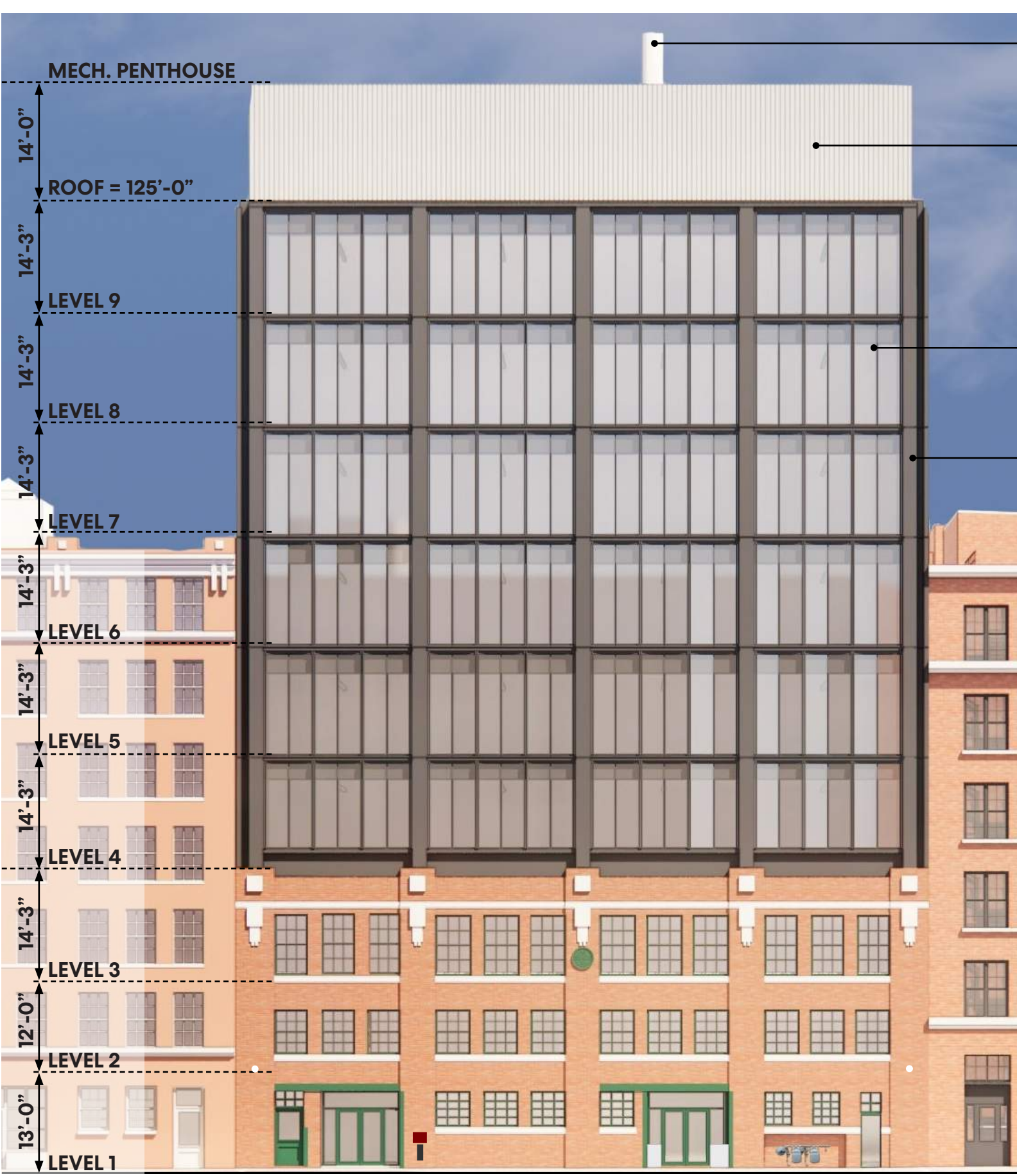
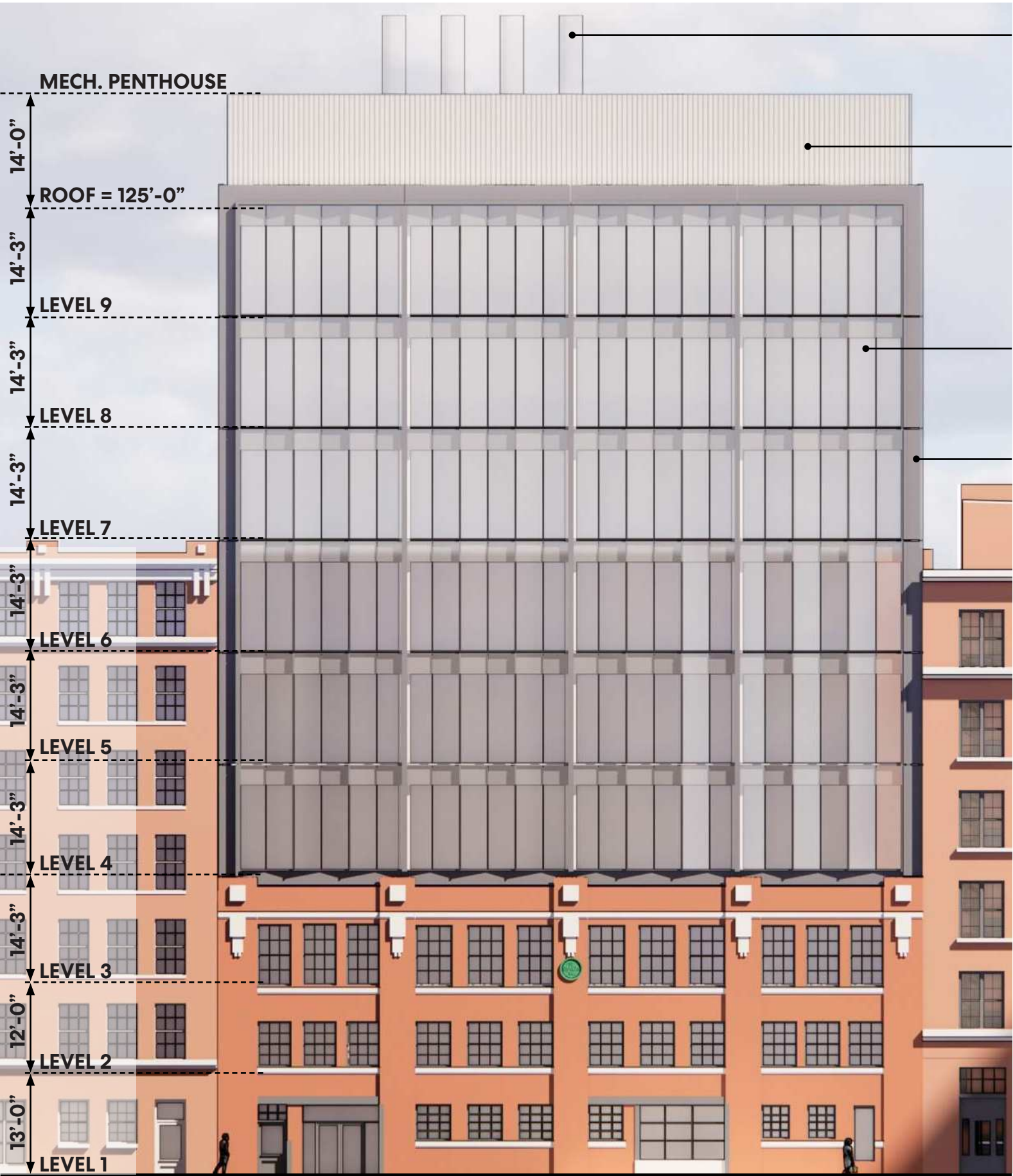
EXISTING FAÇADE - EAST (MEDALLION AVE)





PROPOSED WEST (CHANNEL CENTER ST) ELEVATION



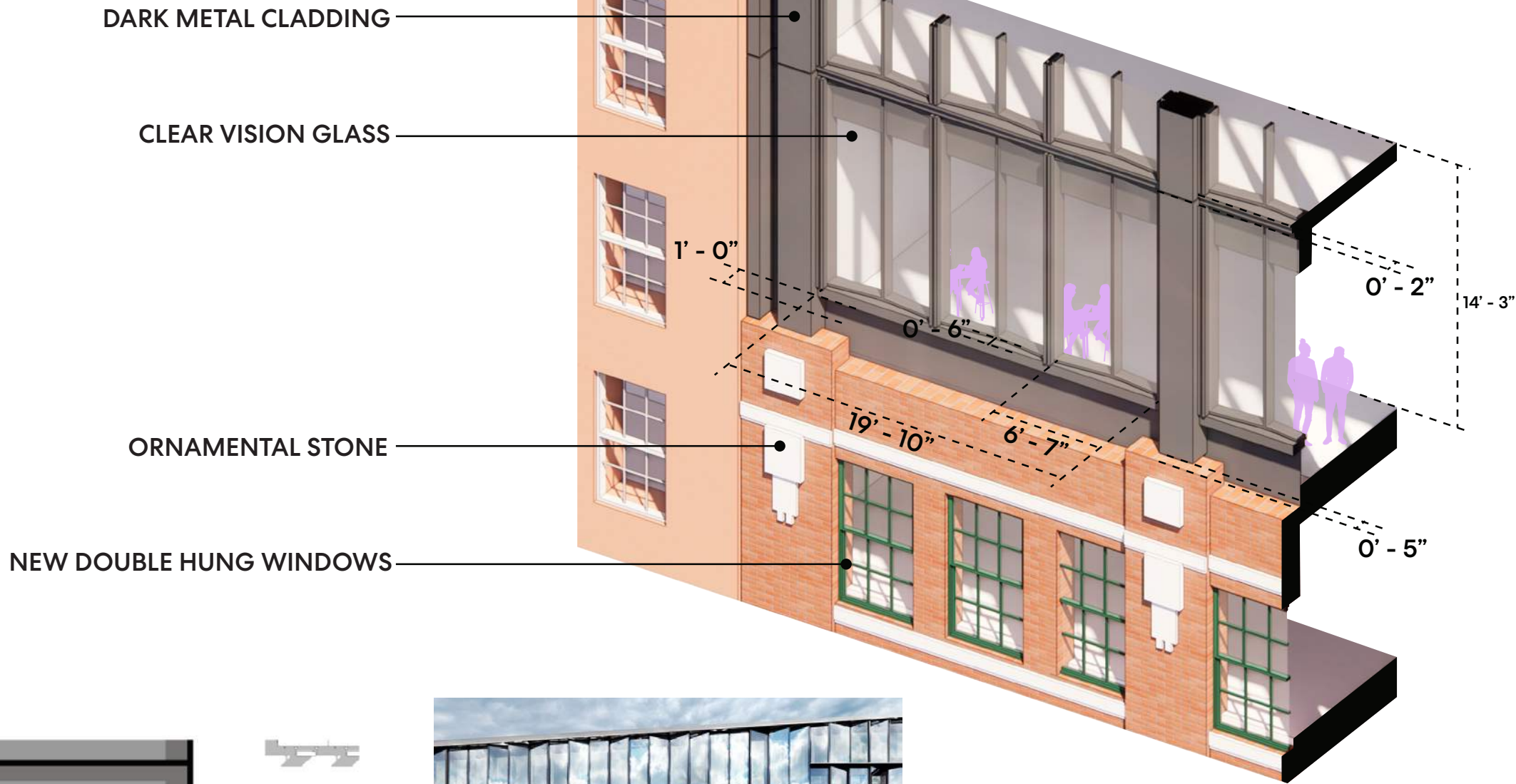


PREVIOUSLY APPROVED

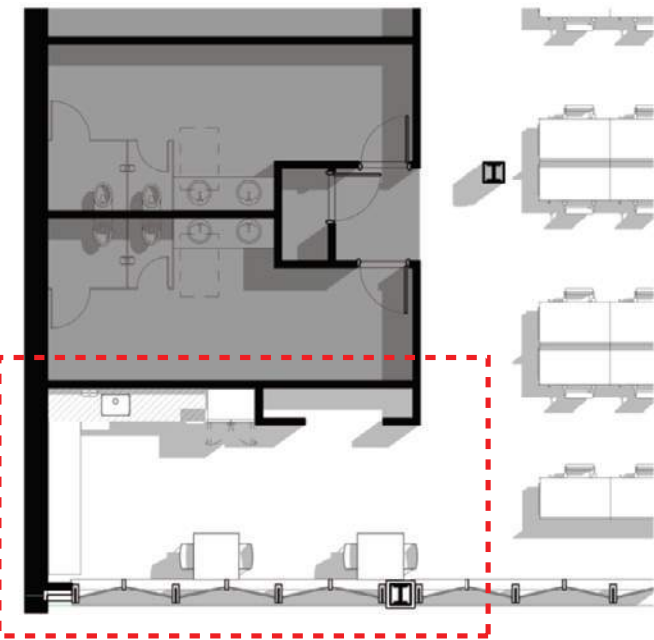
UPDATED

**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

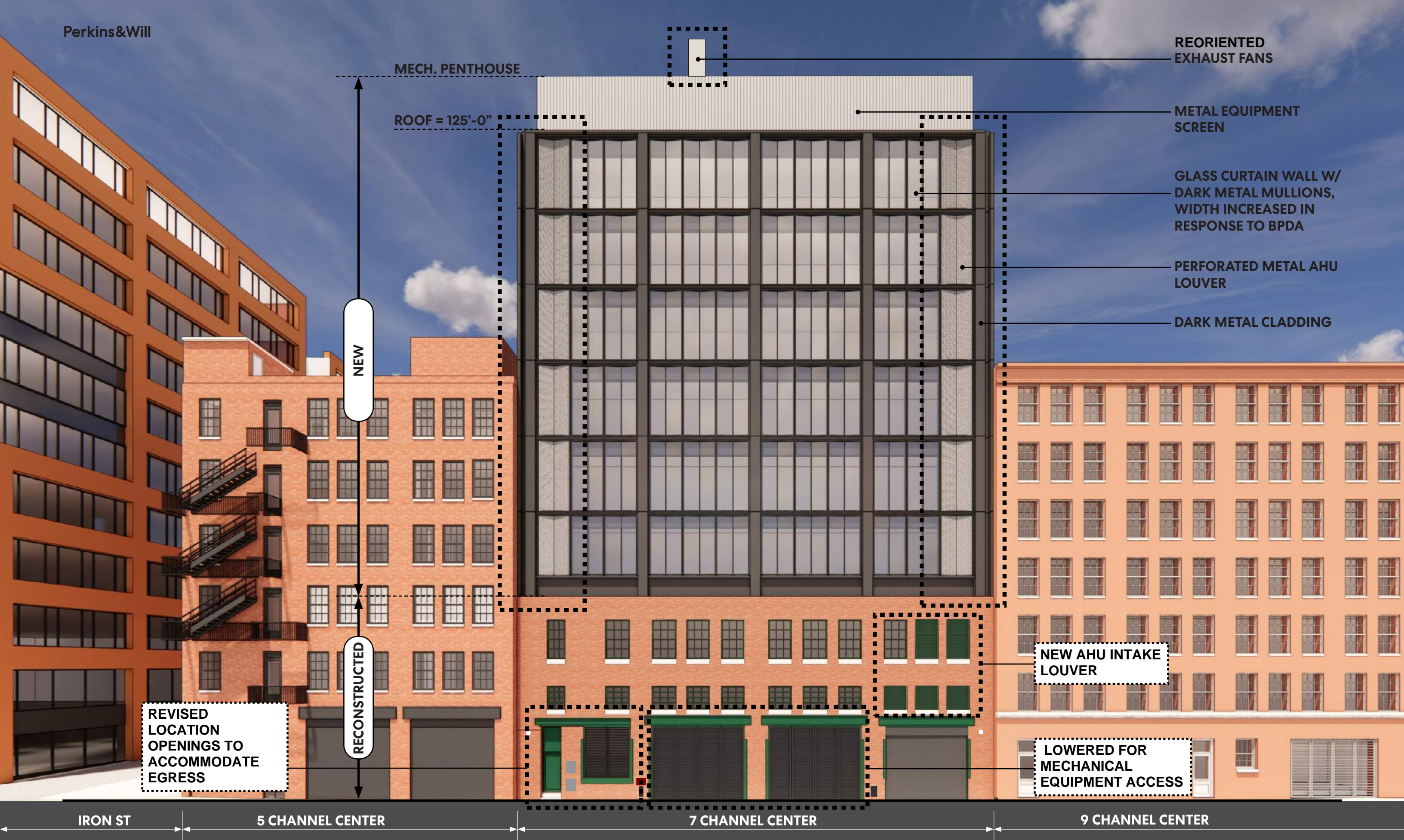


Retail Entrance

WESTBROOK PARTNERS

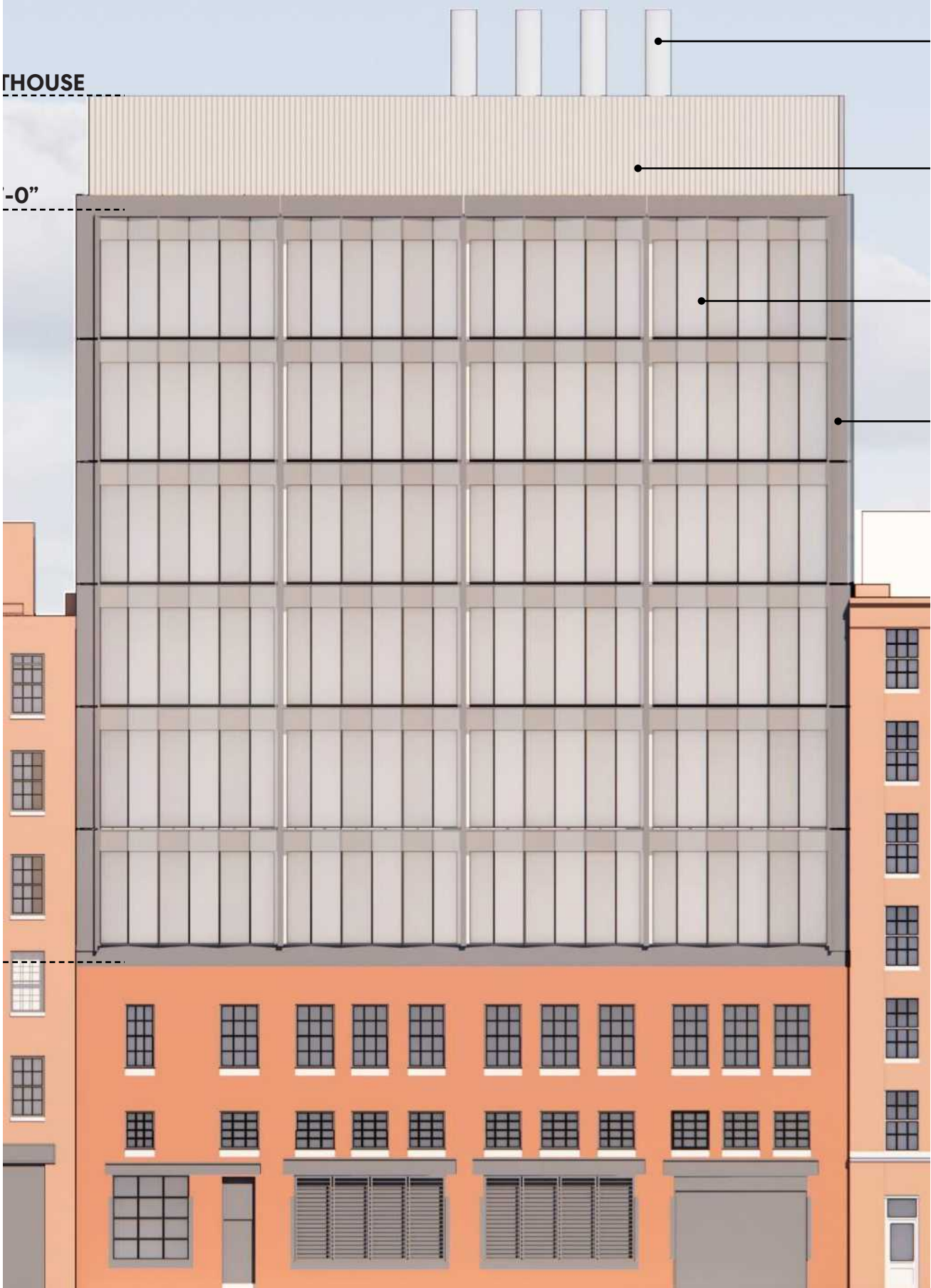
7 Channel Center, Boston

Perkins&Will



PROPOSED EAST (MEDALLION AVE.) ELEVATION





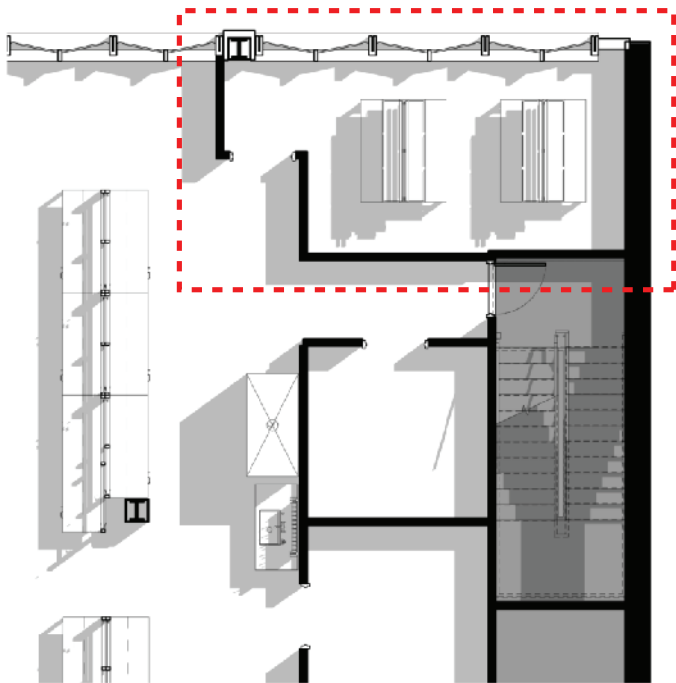
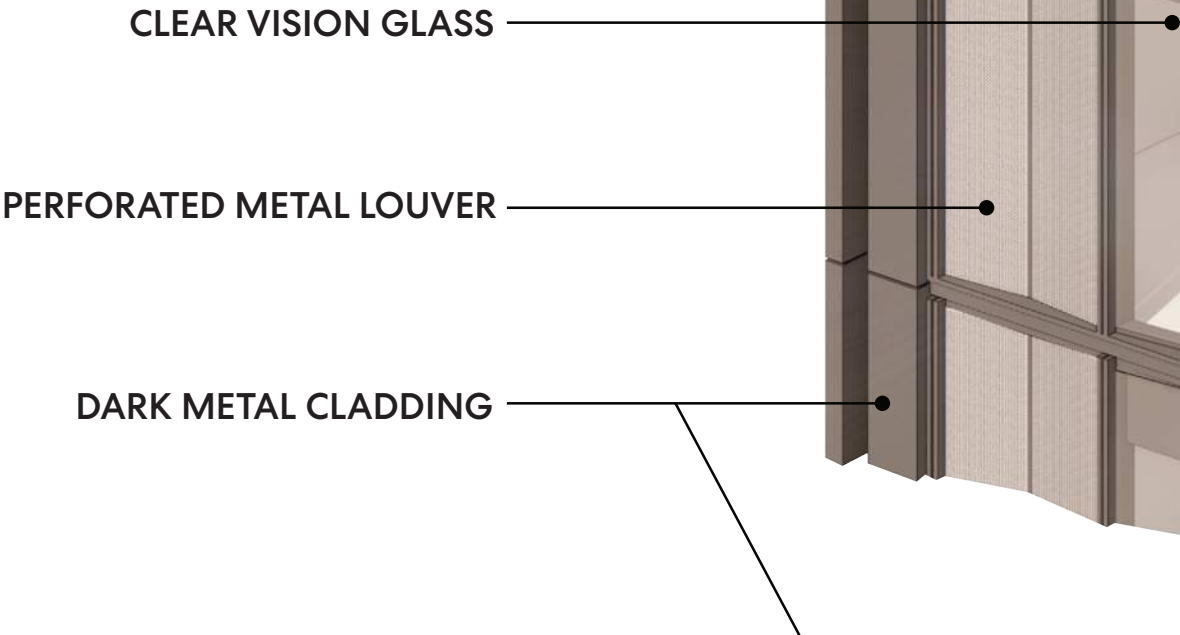
PREVIOUSLY APPROVED



UPDATED

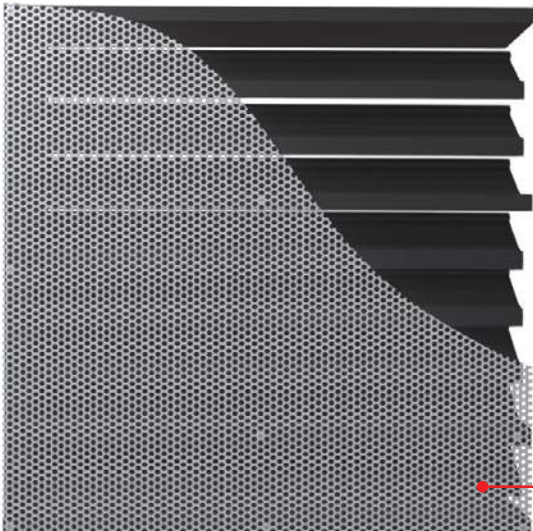
**PROPOSED EAST (MEDALLION AVE.) ELEVATION - UPDATE
COMPARISON**

EAST FACADE DETAILS



PLAN VIEW

WESTBROOK PARTNERS

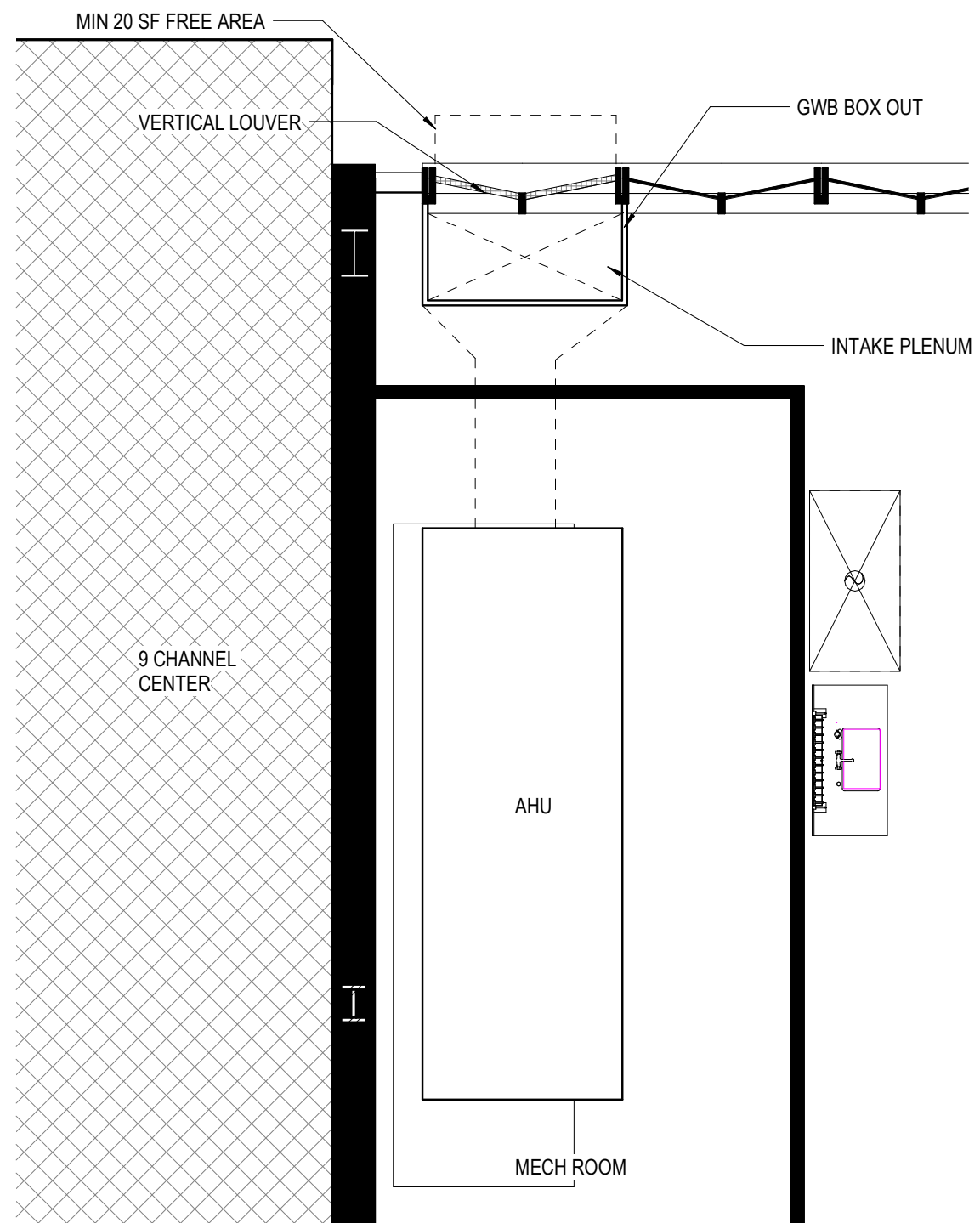


PERFORATED LOUVER

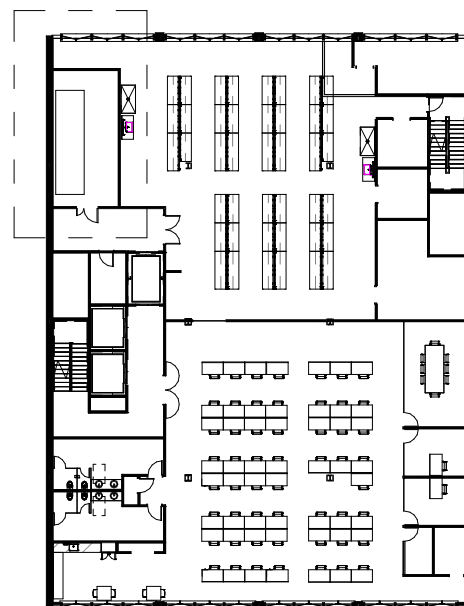


PERSPECTIVE VIEW

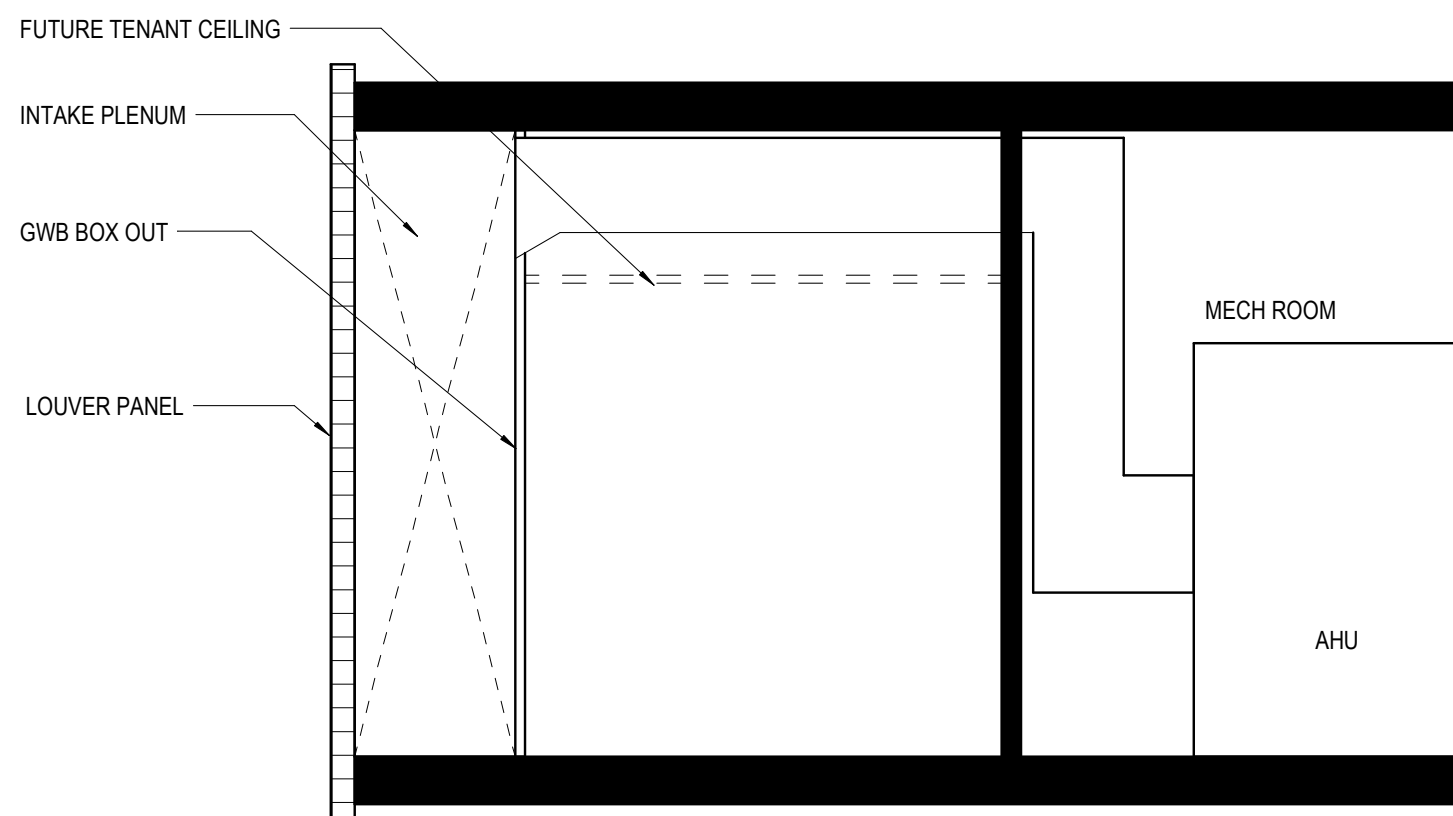




① TYP FLOOR PLAN AHU STUDY
3/16" = 1'-0"



ELEVATION

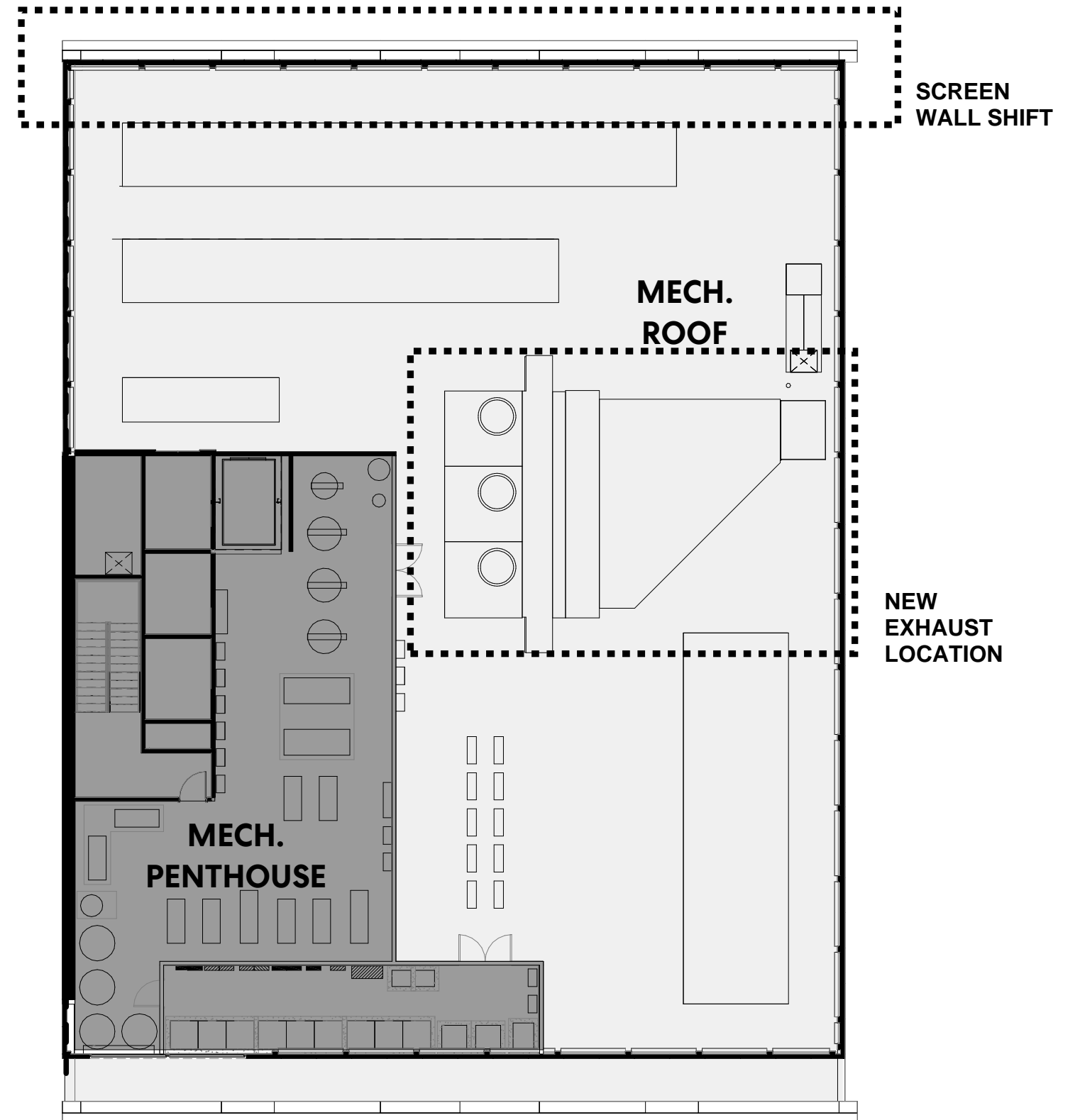
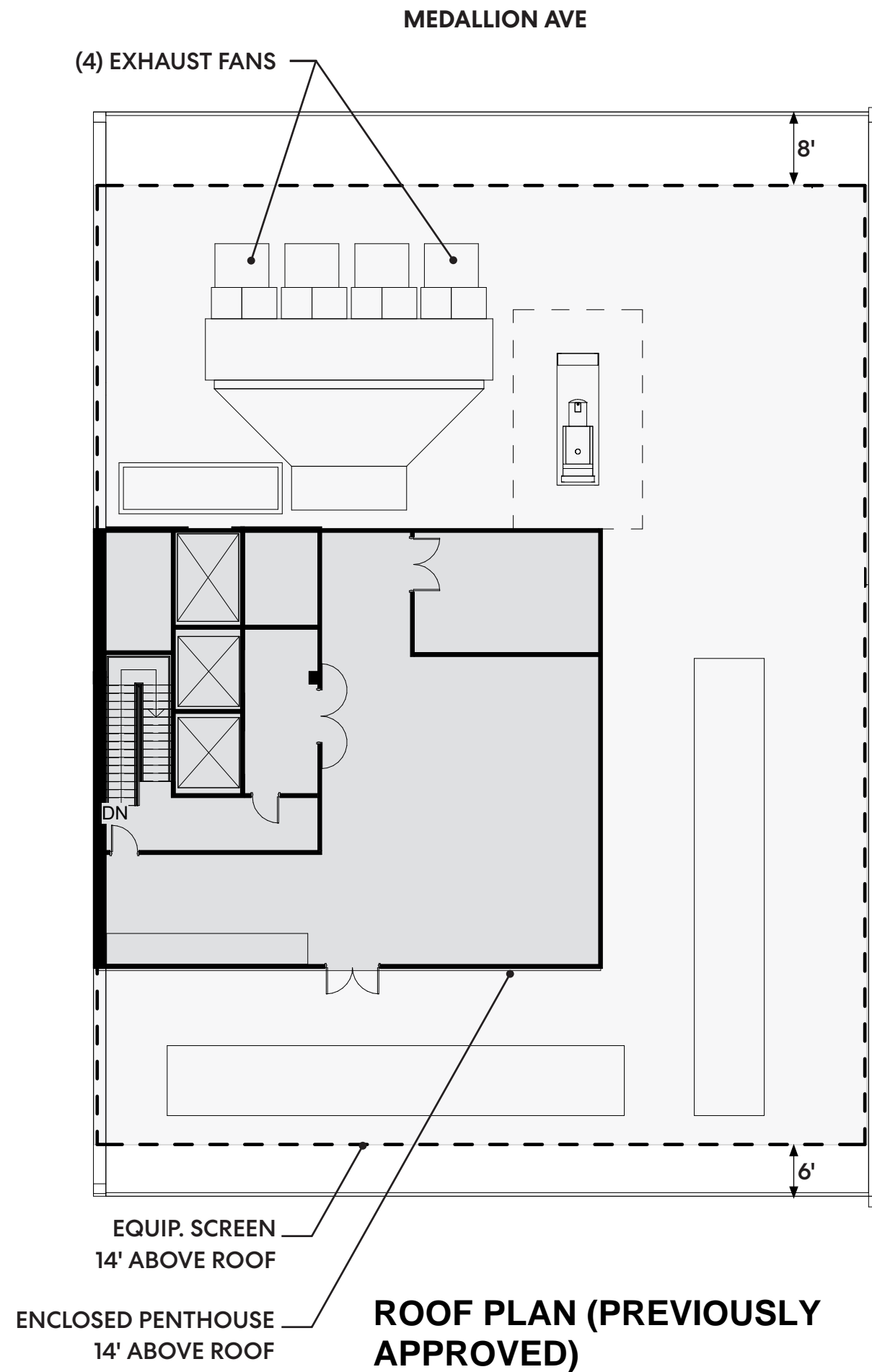


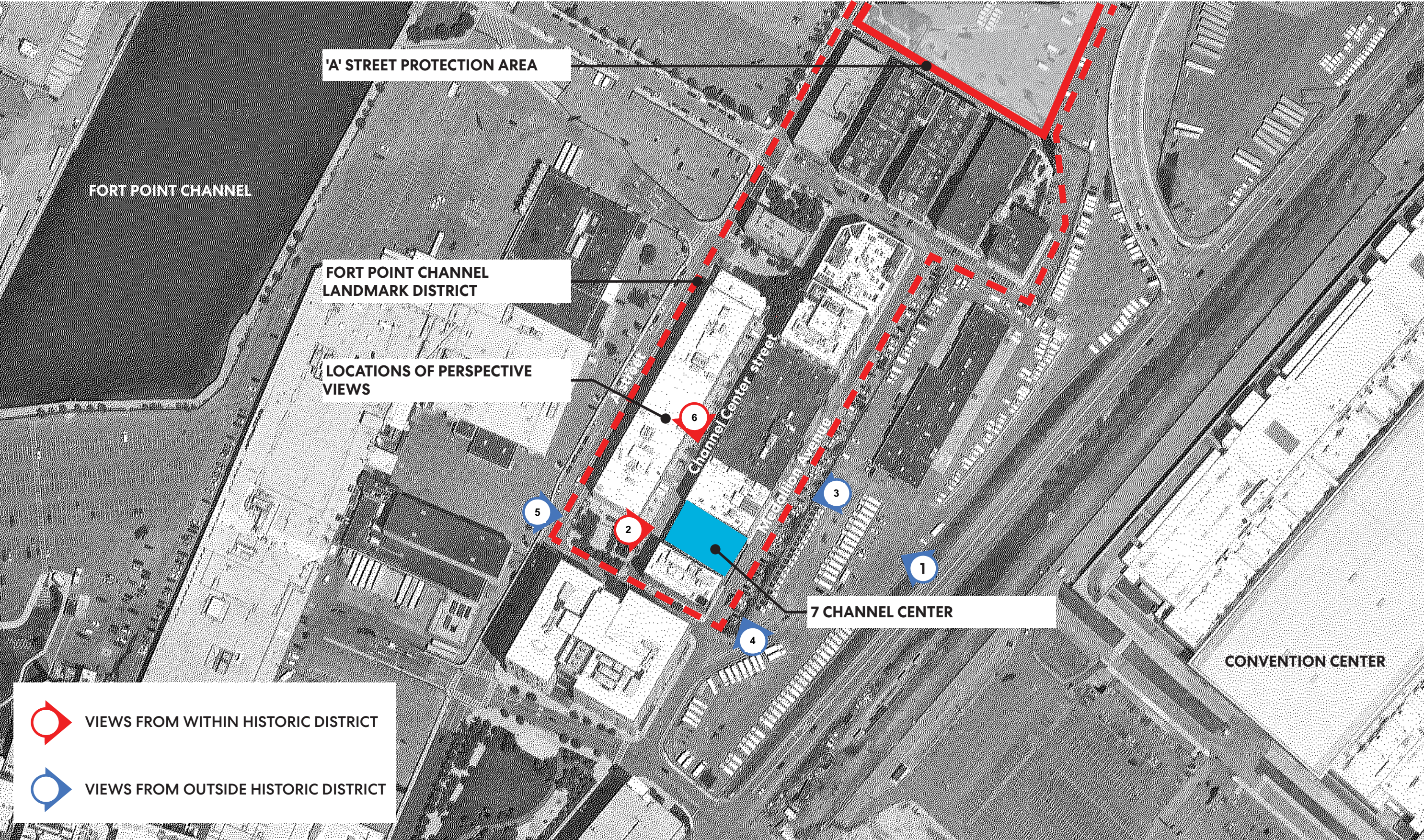
② AHU LOUVER SECTION STUDY
1/4" = 1'-0"



East Elevation Perspective

WESTBROOK PARTNERS





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)



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

