



CELEBRATING
55 YEARS

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Factory 63

April 17, 2014 - Spotlights

The project is the renovation and reuse of a 1908 historic industrial building in the Fort Point Channel Landmark District into a highly sustainable living environment. The complex consists of a mix of residential lofts, innovation units and lofts designed as live/work units for artists. "Innovation units" is a term for smaller apartments that are offered as one solution for cities needing more affordable housing. The attraction of Factory 63's innovation units is that they are very efficient - they maximize the use of the available space in a way that makes them comfortable and desirable. Where they sacrifice personal space, they make up for it in shared spaces available in other parts of the building. One way of looking at innovation units is that they are kind of a live-work space where the conference room space and co-working tables for meetings are communal. If a resident needs to host a client dinner, there is a space to do so in the common space on the main floor of the building. The lobby is also used for community events are art displays, most notable Design Museum Boston has had a presence at the building since it opened, featuring the park bench competition exhibit which lead to several prototypes being installed in various locations in the Fort Port Channel district. Project is LEED for Homes Gold certified.

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