

# 75 Canal Project: Transforming Manchester

Manchester, NH | Callahan Construction Managers



- Project Overview:** Transformed a neglected site in Manchester’s Gaslight District into a 250-unit, 332,400 SF market-rate residential community with ground-floor retail, revitalizing the downtown area south of Granite Street while honoring local history.
- Key Features:**
  - Incorporated historic elements from the demolished Verick building, including a repurposed plaster sign in the lobby and salvaged beams as entrance features.
  - Designed with textile mill-inspired interiors, blending modern and historic aesthetics with views of the Merrimack River.
  - Added extensive amenities: onsite parking, fitness center, co-working space, pet spa, bike racks, two courtyards with fire pit and bocce court, and a roof deck.
- Pre-Construction Excellence:**
  - Optimized site design with a 20" parking garage slope to minimize soil removal and preserve budget.
  - Concealed plumbing systems in garage support beams to address public concerns about visible mechanics.
  - Maintained daily communication with Manchester’s municipal departments to ensure transparency and minimize impacts on adjacent businesses and residents.

- Community Impact:** As a Qualified Opportunity Zone project, 75 Canal drives economic growth with jobs, retail, and vibrant community spaces, positioning the Gaslight District as a hub for new and existing residents.
- Teamwork:** Success achieved through collaboration with Market Square Architects, Jones Street Development Partners, and subcontractors: Oliver Mechanical, Gemini Electric, Wallace, Metro Walls, MacCormack HVAC, SJ Cantwell, Formup Foundations, HB Fleming, and Shepardville.

