

ROADMAP TO MILL REDEVELOPMENT WEBINAR SERIES

Webinar # 1

New England Mills: Then and Now

The webinar will begin shortly.



ROADMAP TO MILL REDEVELOPMENT WEBINAR SERIES



Webinar # 1

New England Mills: Then and Now

A look back at the importance of mills in New England's history, and a look forward to their new prominence.

September 24, 2020
10:00 am



ROADMAP TO MILL REDEVELOPMENT WEBINAR SERIES



Webinar # 1

New England Mills: Then and Now

Some housekeeping items:

- All participants will be muted during the webinar.
- Submit questions via Q & A to “All”
- This webinar is being recorded and will be posted on the NJIT TAB website: www.njit.edu/tab (under “Resources”)



ROADMAP TO MILL REDEVELOPMENT WEBINAR SERIES



Webinar # 1

New England Mills: Then and Now



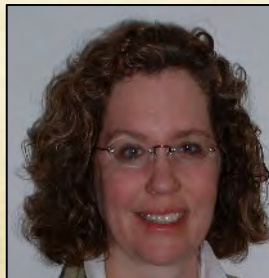
Colette Santasieri, PhD
Executive Director,
NJIT TAB Program



Dennis Deziel
Administrator
EPA Region 1



Rachel C. Robinson,
Director of
Preservation,
Providence
Preservation Society



Kathleen Dorgan, FAIA,
LEED-AP,
Principal
Dorgan Architecture &
Planning



New Jersey Institute of Technology Technical Assistance to Brownfields Communities Program (NJIT TAB)

With funding from EPA, NJIT TAB provides free technical assistance to state, regional, county, tribal and local government entities and nonprofits in EPA Regions 1 (New England), 3 (mid-Atlantic), and 4 (southeast) who want to transform brownfield sites into community assets.

For more information contact NJIT TAB at:

tab@njit.edu or 973-642-4165

Visit our website: www.njit.edu/tab



ROADMAP TO MILL REDEVELOPMENT WEBINAR SERIES



Dennis Deziel
Administrator
EPA Region 1



ROADMAP TO MILL REDEVELOPMENT WEBINAR SERIES



Webinar # 2: Challenges and Solutions to Redevelopment

October 6, 2020; 10:00 to 11:30 am

Preservation, adaptive reuse, contamination, and climate change all pose challenges to redeveloping mills. Hear from experts on how to overcome those challenges.

Webinar # 3: The Funding Stack

October 15, 2020; 10:00 to 11:30 am

Discover the many sources of funding available from EPA Brownfields grants, to state historic tax credits, to loans, and more!

Webinar # 4: Adapting to Changing Times

October 27, 2020; 10:00 to 11:00 am

In their original form, mills provided jobs to the community.
Now, repurposed mills are serving the communities in new and exciting ways

Registration required (www.njit.edu/tab; click on the News and Events)



ROADMAP TO MILL REDEVELOPMENT WEBINAR SERIES



Conspicuous Industrial Relics and Engines for Adaptive Re-use



Rachel C. Robinson
Director of Preservation,
Providence Preservation Society

New England Mills: Conspicuous Industrial Relics and Engines for Adaptive Re-use

Rachel Robinson, Director of Preservation

P R O V I D E N C E P R E S E R V A T I O N S O C I E T Y



Definitions for mill— pertaining to structure

1: a building provided with machinery for processing and especially for grinding grain into flour

2: a building or collection of buildings with machinery for manufacturing: a paper mill, steel mills

Not mentioned: proximity to water source and textiles, specifically.

THE RUN OF THE MILL



*A Pictorial Narrative of the Expansion,
Dominion, Decline and Enduring Impact
of the New England Textile Industry*

BY STEVE DUNWELL

- I. Birth of the American Mill* (1700-1820)
- II. Utopia, Inc. (1814-1845)
- III. Adolescence (1820-1860)
- IV. Mature Industry (1860-1920)
- V. Senescence (1900-1975)**

*New England Textile Mills

**Copyright 1978



Slater Mill, 1793
Pawtucket, RI

(Image by
@slater.mill)



View from on a hill of American Woolen Co. at Riverside Mills
and surrounding buildings. Olneyville, Providence, RI.
(Image courtesy of Providence Public Library)

o Parts Big Top Flea Market



Aleppo St

Julian St

Florence St

Hillard St



50 Aleppo Street

St



PPS Most Endangered Properties

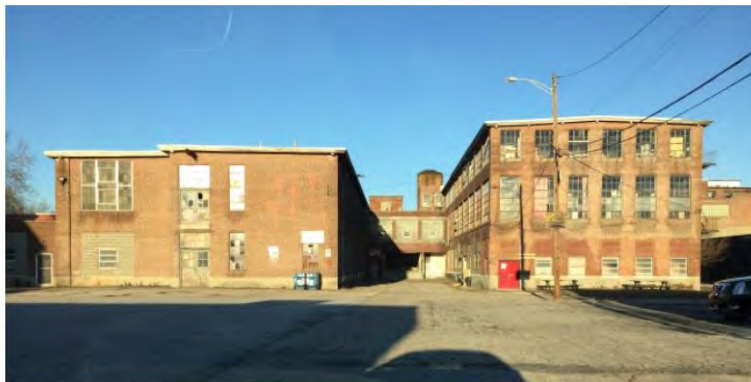


19th-Century Mill Buildings



Atlantic Delaine Co Mills

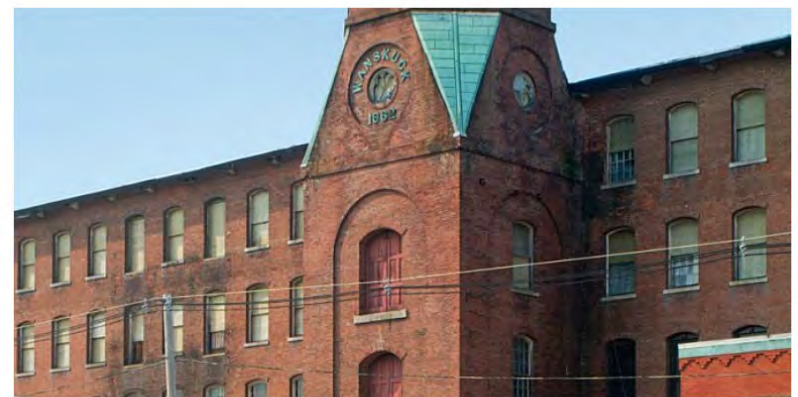
100 Manton Avenue, Providence, RI, USA



Earnscliffe Woolen Mill

{ Paragon Worsted Company Mill }

25 Manton Avenue, Providence, RI, USA



Wanskuck Mill Village

725 Branch Avenue, Providence, RI, USA







www.strangeattractor.org/convenience





Rachel Robinson
Providence Preservation Society
rrobinson@ppsri.org

The Mayo Mill Dover-Foxcroft, Maine



RiverMills Center Chicopee, Massachusetts



US Rubber Company Providence, Rhode Island



Belmont Mill Belmont, New Hampshire



Cargill Falls Mill Putnam, Connecticut



THE COTTON MILL

Over 60 Artists, Artisans & Small Businesses - 74 Cotton Mill Hill - Brattleboro VT



ROADMAP TO MILL REDEVELOPMENT WEBINAR SERIES



Community and Place-Driven Design
at the Woonsocket Millrace District



Kathleen Dorgan, FAIA, LEED-AP
Principal
Dorgan Architecture & Planning

A photograph of a chalk drawing on asphalt. The drawing is a house with a grid-like roof and a chimney. Several people's feet are visible around the drawing: a foot with a green sticker and a red shoe at the top, and a foot in a white sandal on the right. The text 'Community and Place-Driven Design: at the Woonsocket Millrace District' is overlaid on the image.

Community and Place-Driven Design: at the Woonsocket Millrace District

Kathy Dorgan

da
&p
:
works



dorgan architecture & planning



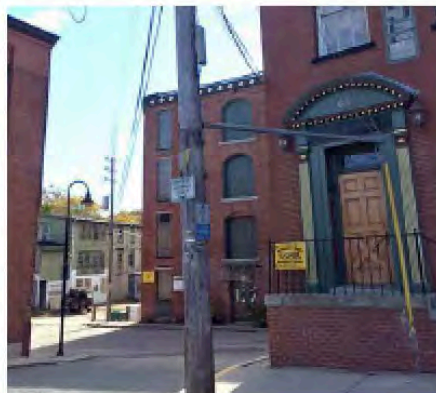
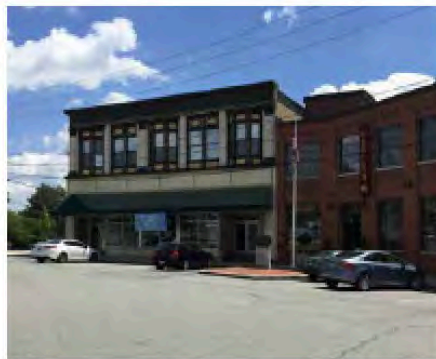
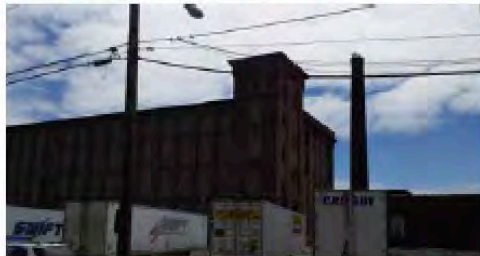
MILLRACE PLACEMAKING INTRODUCTION

NWBRV and its partners have established a project that starts with strong community development fundamentals:

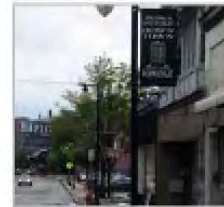
An attractive site with river, mills, museum and park:

- » Established community development corporation
- » Visual arts community participation
- » Assembled sites
- » Planned development projects
- » Operating kitchen incubator for food entrepreneurs
- » On-site arts & entertainment programming

Photos of the Millrace District, Woonsocket, RI:



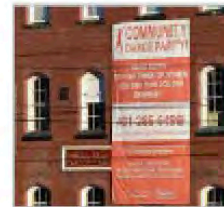
MILLRACE: PLACES OF OPPORTUNITIES



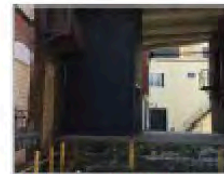
Downtown Woonsocket



Market Square Patio



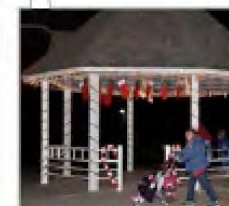
Street Facing Facade



Covered Loading Dock



Old Building & Parking Lot



Pavilion



Stage



CHOICE NEIGHBORHOODS

F3

Food-Fun-Family

WEDNESDAY

JULY 10

5.30-7.30 PM, RAINDATE JULY 11TH

**AT DUNN PARK
MASON STREET**

**FREE
FOOD
HAMBURGER
HOTDOG
CHIPS**

**MUSIC
&
DANCE**

JOIN

**NEIGHBORWORKS BLACKSTONE RIVER VALLEY,
WOONSOCKET HOUSING AUTHORITY
AND PARTNERS IN AN EVENING OF PLAYFUL ACTIVITIES.
HELP SHAPE THE FUTURE OF YOUR NEIGHBORHOOD
AND GET YOUR VOICES HEARD !**

CHILDREN UNDER 12YR NEED TO BE ACCOMPANIED BY ADULTS





Enjoy Your Park
Please Do Not:
Park dogs from dusk to dawn
without proper leash
No alcohol beverages
No smoking or use
of fireworks
No open flames
No food or drink
No littering
No off-leash dogs

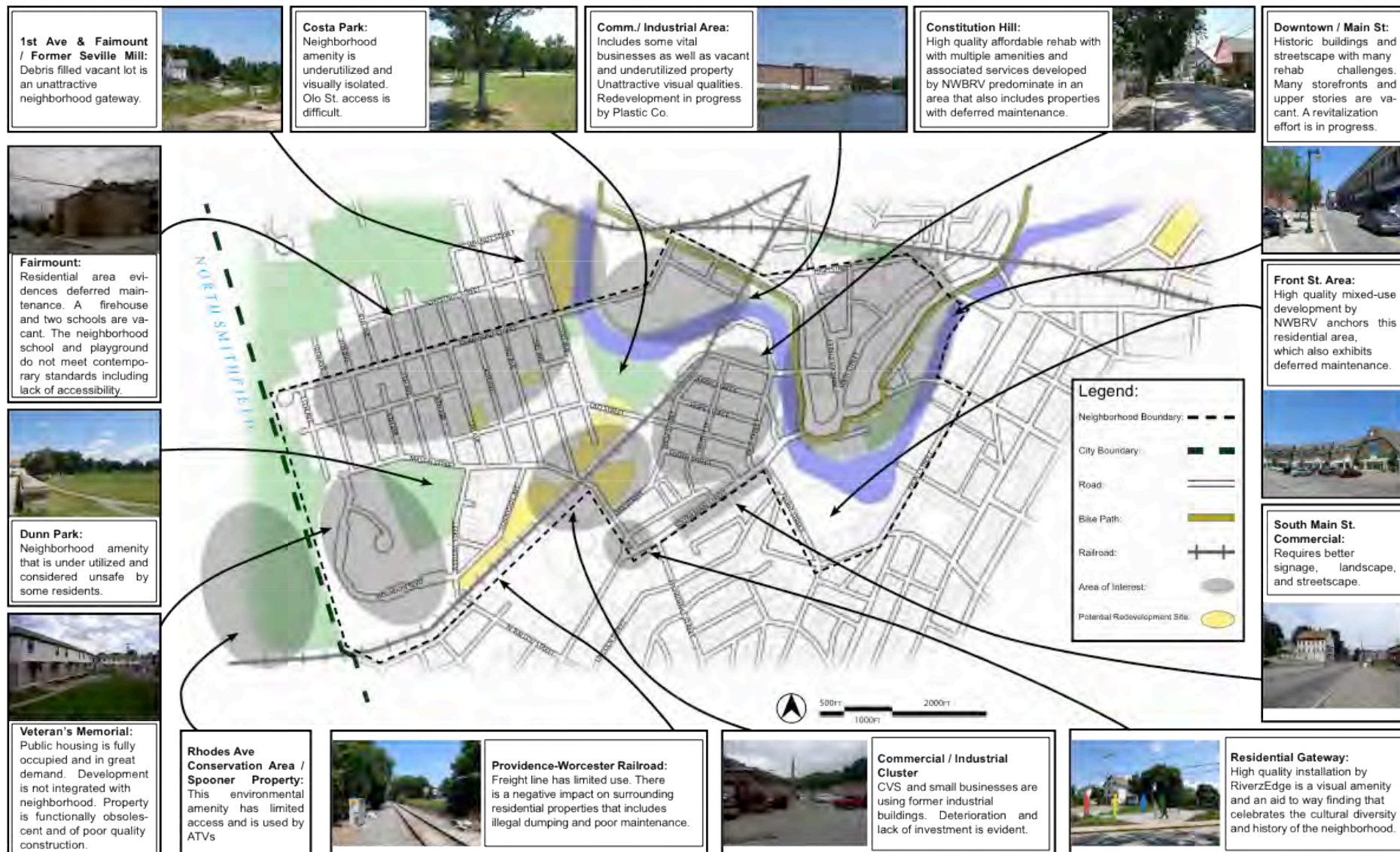
A COOPERATIVE RE...
BETWE...
THE CITY OF BOSTON PARKS A...
AND THE COMMONWEALTH...
URBAN SELF HE...

PARK C...
FROM I...
UNTIL I...

Career: 35 years of service at the
Massachusetts Department of Transitional Assistance

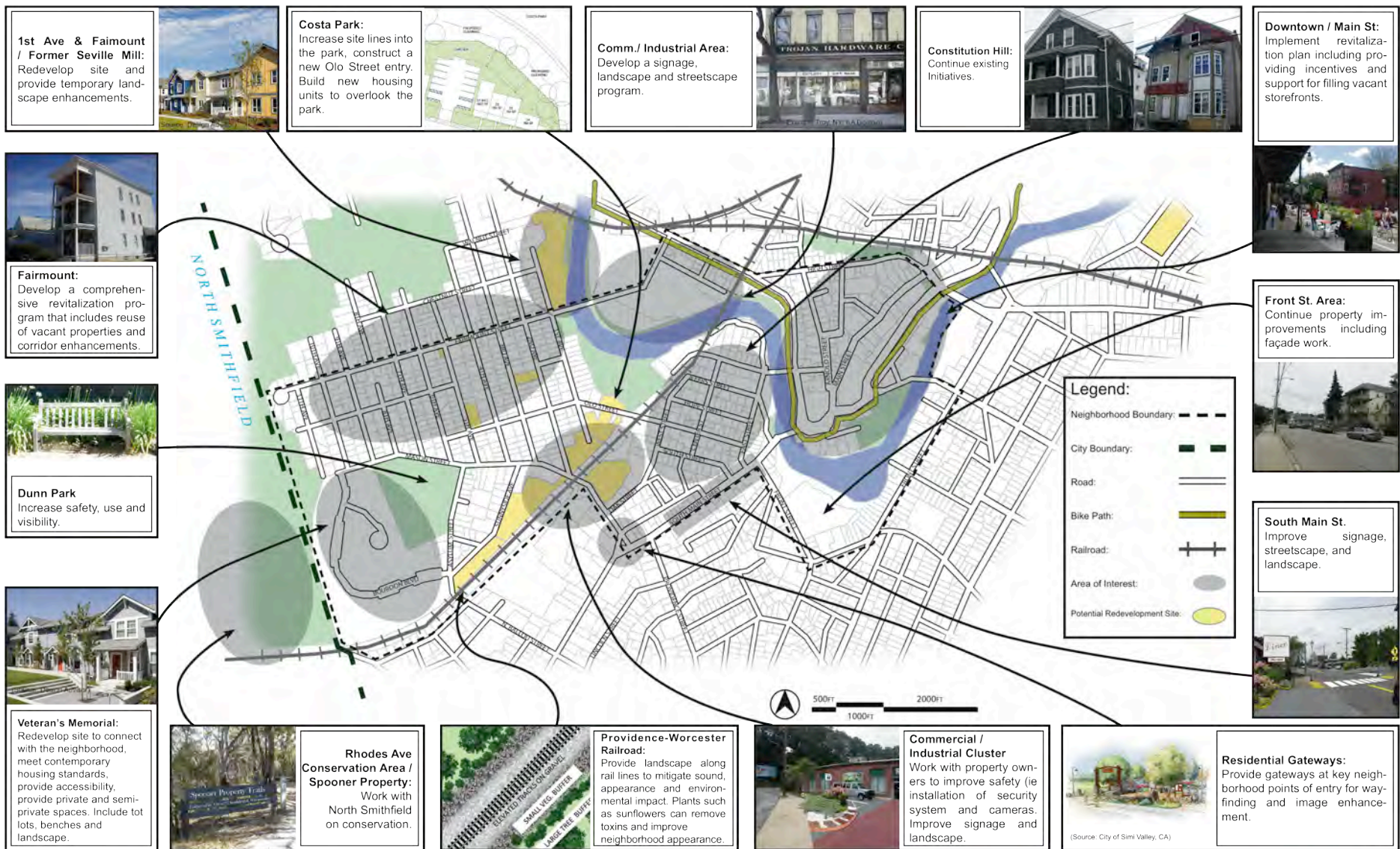
Member of the following Boards and Councils:
Boston Housing Authority, Monitoring Committee
Boston Housing Authority, Resident Advisory Board
Boston University Prevention Research Center,
Community Advisory Board
Committee for Boston Public Housing, Board President
Dudley Street Neighborhood Initiative
Dudley Vinton Advisory Task Force
Madison Park Development Corporation, Board of Directors
Orchard Gardens Pilot School, Board Chair
Orchard Gardens/Vine Street Community Center Council
Orchard Park Local Tenant Policy Council
Orchard Park Tenants Task Force

Awards Received:
Lifetime Achievement Award, NAACP
Essential Peace Award, Orchard Gardens Resident Associati...
Boston Neighborhood Fellowship Award, HUD
Hall of Fame, Boston Comm... Center
Legacy Award, Committee for P...



OUR NEIGHBORHOOD ANALYSIS: EXISTING CONDITIONS





OUR NEIGHBORHOOD ANALYSIS: RECOMMENDATIONS





MILLRACE

DISTRICT

PLACEMAKING CONCEPTS

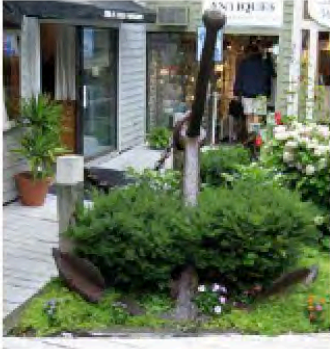
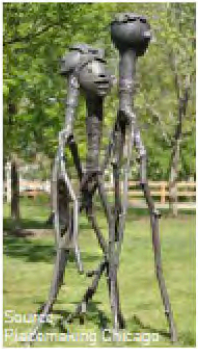
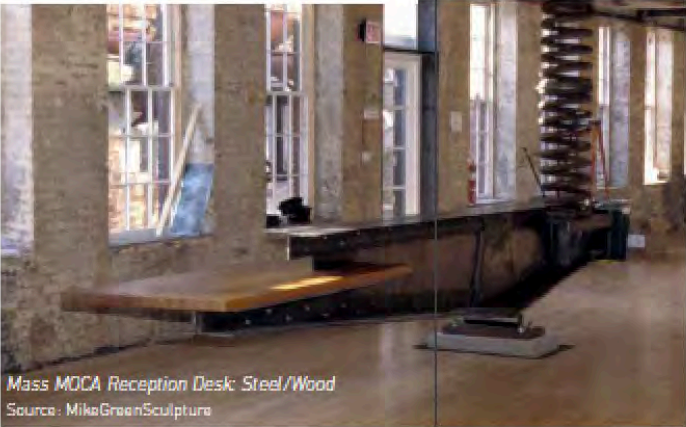


PLACEMAKING PRECEDENTS

REUSED PARTS & PIECES

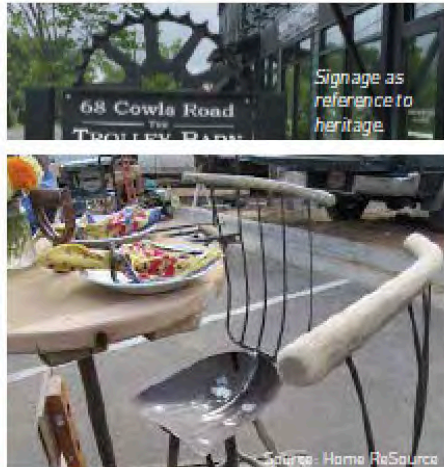


Colorful play structures are transformed and built with up-cycled, found materials: wooden pallets, fabrics, tires, etc.



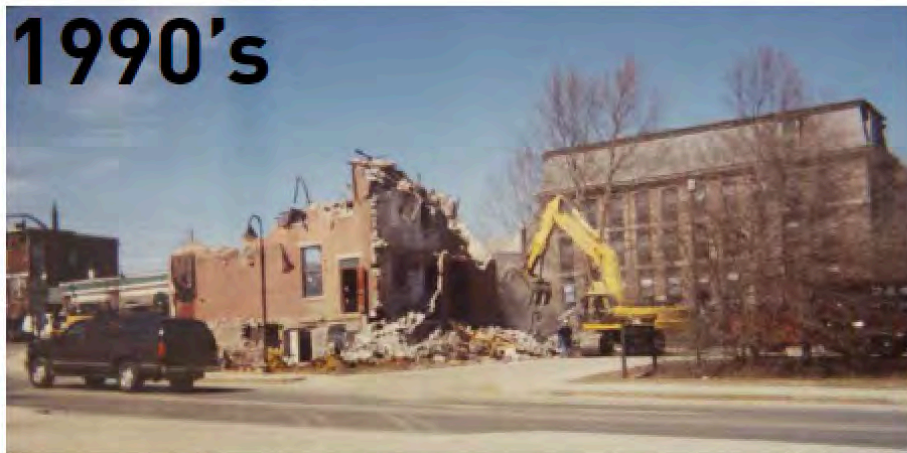
Left: Shipping anchor integrated into landscaping acts as art and adds historical, industry reference.

Below: Local artists transform old shipping container into a parklet that provides seating, shade, and greenery.



Reused materials as artwork

1990's



2005



1867



1930's



MILLRACE PROGRAMMING

NWBRV and partners sponsor a wide variety of events and services described in the following pages that complement municipal, Museum of Works & Culture, Woonsocket Historical Society programming and River Falls myriad offerings.

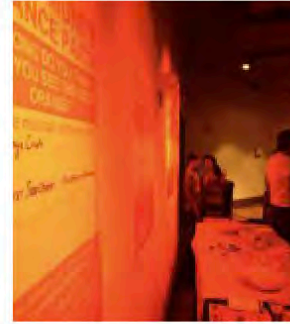
WEEKEND MARKETS



INCUBATOR KITCHEN



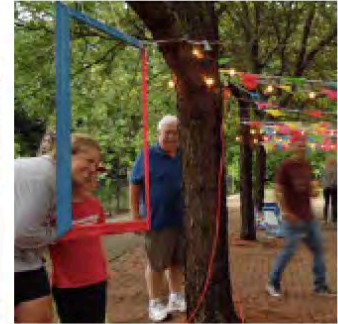
SPECIAL EVENTS



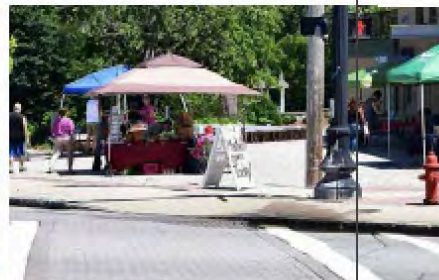
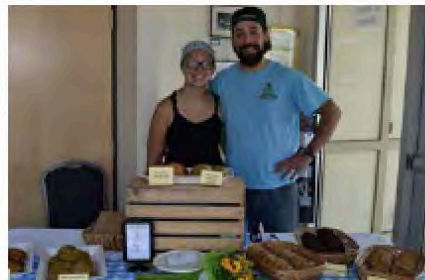
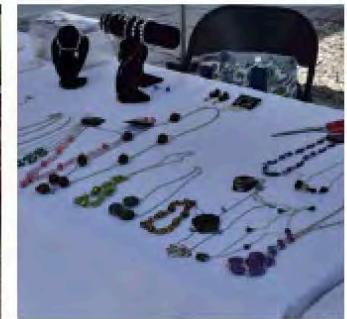
FOOD TRUCK NIGHTS



GALLERY



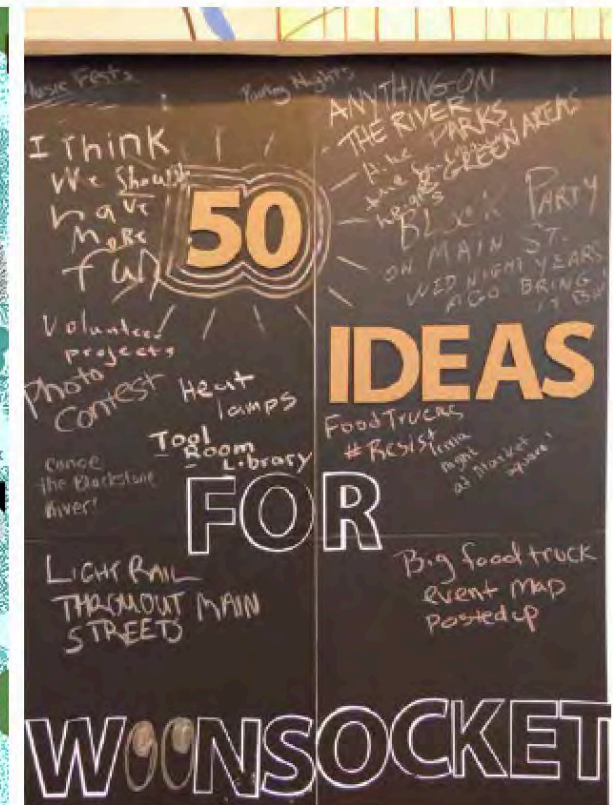
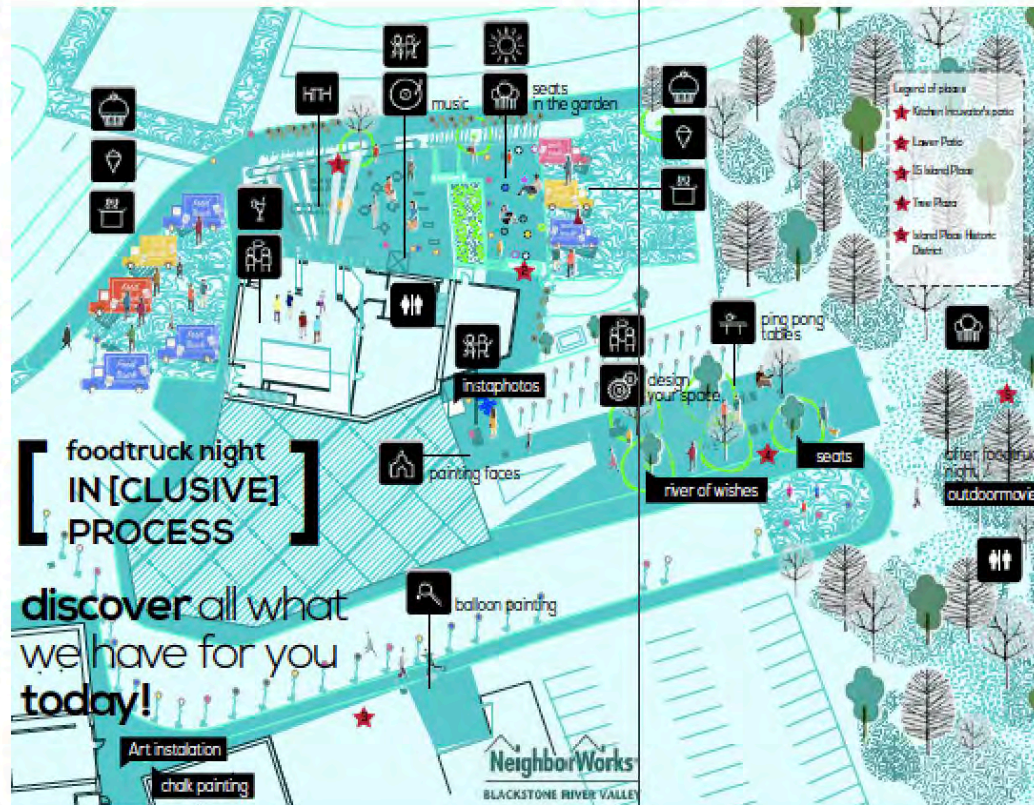
WEEKEND MARKETS



PLACEMAKING LAB

A placemaking event with different spaces for food, socializing, activities, brainstorming and enjoyment. Temporary installations were employed to explore space use and opportunities.

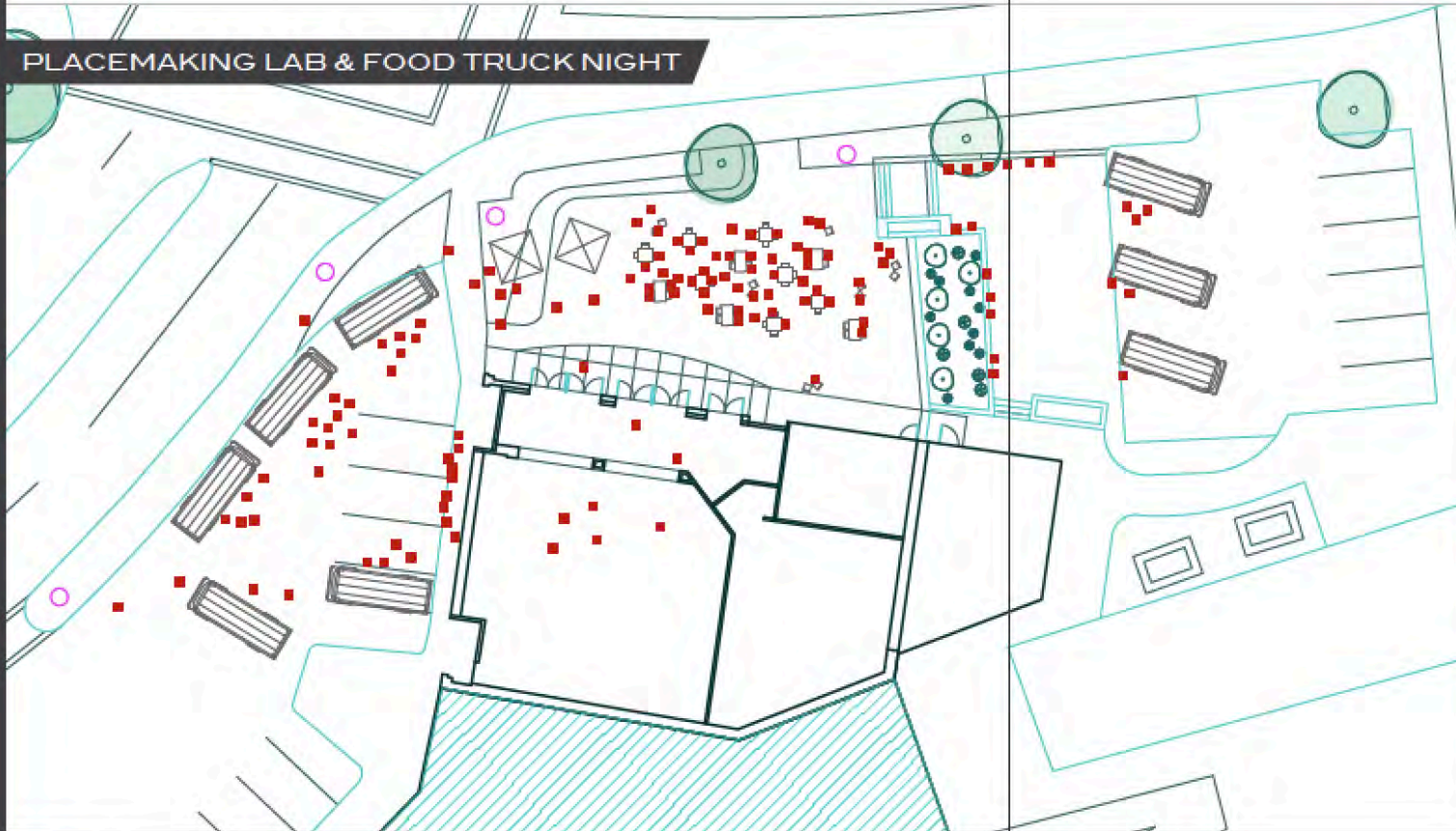
"Woonsocket needs more events like this. I'm a school teacher and after a long week, I want a place to chat with friends and enjoy a pleasant relaxing atmosphere. It's important to let loose a bit and bond with people in the community. We shouldn't have to travel to other towns to have this experience."



MOVEMENT - THE FLOW OF PEOPLE

These plans illustrate ways space was used at a point of time during three programming events:

PLACEMAKING LAB & FOOD TRUCK NIGHT



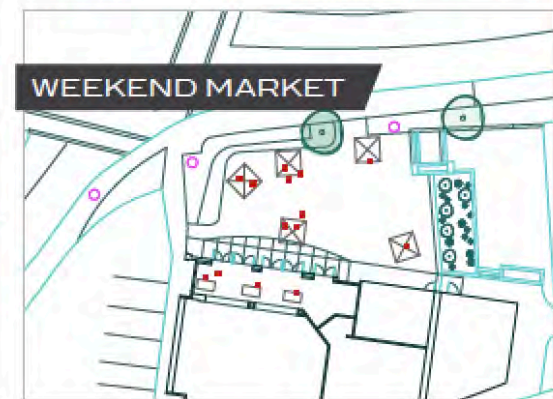
Placemaking Lab: Before eating, people started to look and walk around the area to discover spaces, activities, and to gain a better idea of what they could do this day.

vs. **Regular Event:** People simply eat and then leave

SPECIAL EVENT



WEEKEND MARKET



PLACEMAKING CONTENT

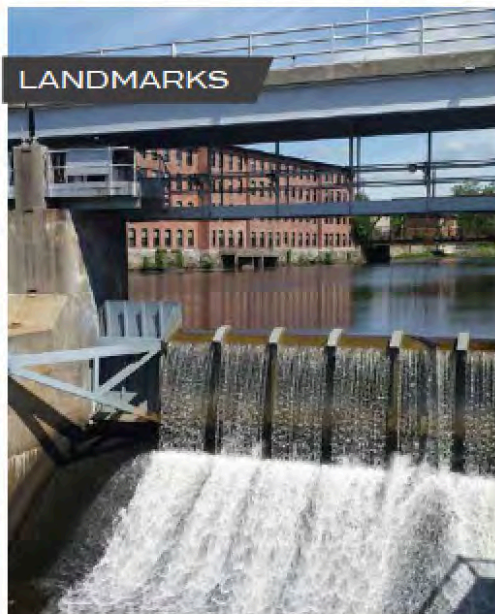
ARCHITECTURE



STORYTELLING



HERITAGE MARKERS

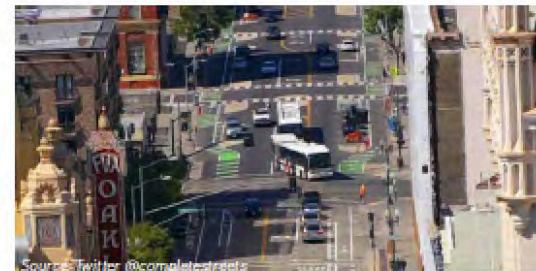


LANDMARKS

CONCEPT FRAMEWORK

CONCEPTS

- » Build connections to Woonsocket River
- » Active plaza @ the Millrace Kitchen
- » Public park programming
- » Shared pedestrian & vehicle paths along Island Park
- » New stage & venues for performances with seating
- » Event rental space
- » Parking spaces for new uses
- » Framework for active uses such as miniature golf, croquette, boating, zip-lining, and more.
- » Art Park
- » Housing
- » Making space for entrepreneurs
- » Walking paths
- » Bus stop enhancement
- » Celebratory lighting



Source: Twitter @completestreets



PROJECT PROPOSAL



PROJECT PROPOSAL

PROPOSAL

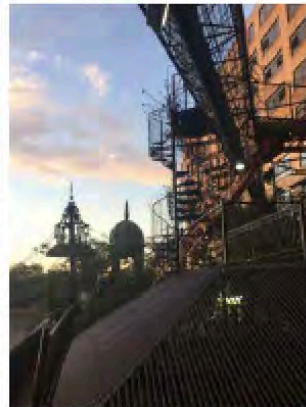


Existing site:



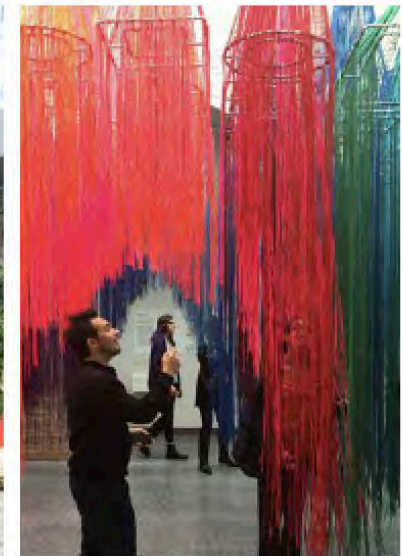
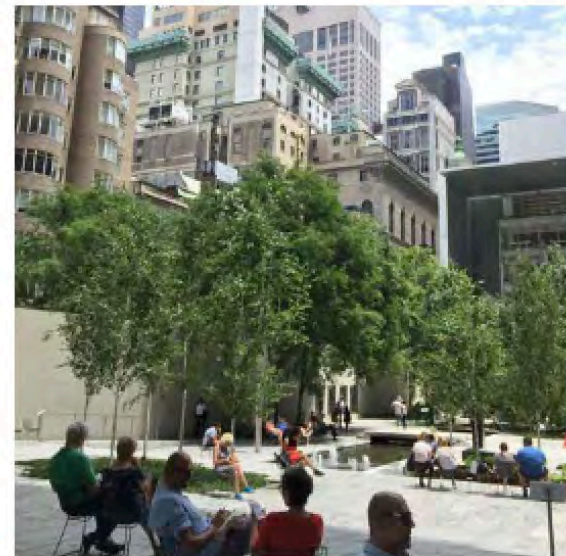
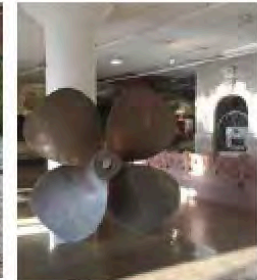
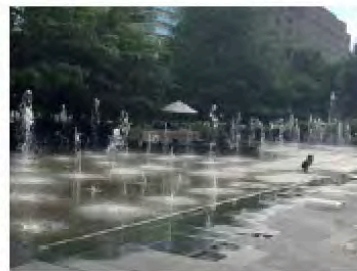
DESIGN GOALS

The following images are inspiration models and examples for the application of the Millrace District.

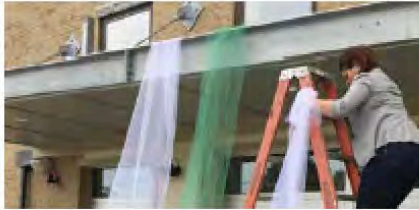


DESIGN PALETTE

- » Millrace colors
- » Historic reference & interpretation
- » Repurposed and recycled materials
- » Industrial materials: metal, brick, wood, stone & machinery
- » Art that activates spaces



NEXT STEPS - PRIORITIES



Source: Project for Public Spaces

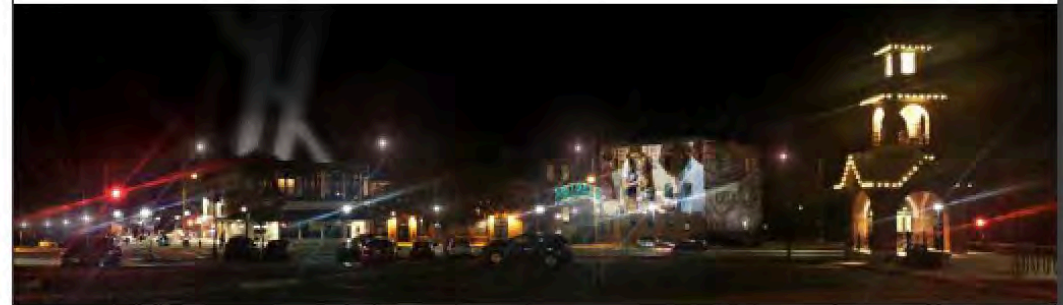
PATIO

- » Pave edge to effectively increase sidewalk path width - clearly delineate NWBRV property
- » Fence - with gates incorporated to allow various degrees of permeability for different functions
- » Plantings
- » Bread/Pizza Oven
- » Awning



KITCHEN BUILDING

- » Activate lower level
- » Strengthen pathway to park
- » Signage: upper and lower level
- » Increase transparency - lighting and window displays

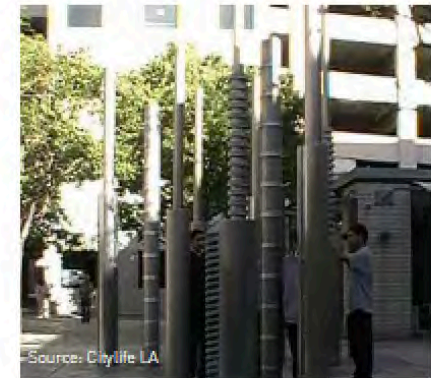


SPACE ACTIVATION

- » Establish infrastructure for projections to be used for atmosphere, event promotion, and lighting
- » Establish framework for interior illumination of vacant buildings to light art installations in window openings
- » Planting - Develop an active central site planting strip
- » Wayfinding - Develop framework for guiding flow of bikes, cars, pedestrians and zip-liners
- » Provide temporary furniture for expansion of active area as appropriate
- » Commission temporary murals

ART INSTALLATION

- » Commission historic/archeology study
- » Commission temporary pieces
- » Analyze Physical conditions and requirements
- » Prepare design concept and cost



Source: CityLife LA

















The background of the image is a dark asphalt surface covered with various colorful chalk drawings. These include a large house-like shape in blue and green at the top, a green tree-like shape to its right, a red-outlined house with blue windows at the bottom, and other faint, colorful scribbles. A small, dark, cloud-shaped object with a stick-like base is also visible on the left side of the text.

Kathy Dorgan
Dorgan Architecture & Planning
info@kdorgan.net



ROADMAP TO MILL REDEVELOPMENT WEBINAR SERIES





ROADMAP TO MILL REDEVELOPMENT WEBINAR SERIES



The New Jersey Institute of Technology's
Technical Assistance to Brownfields Program
(NJITTAB), in association with EPA Region 1 is proud to offer a
4-part webinar series focused on the redevelopment of
New England's iconic mills. This series will feature many,
repurposed New England mills, as experts delve into the
trials and triumphs of mill redevelopment. Join us!

Webinar # 2: Challenges and Solutions to Redevelopment

Preservation, adaptive reuse, contamination, and climate change
all pose challenges to redeveloping mills.

Hear from experts on how to overcome those challenges.

October 6, 2020; 10:00 to 11:30 am; Cost: Free



Laura V.
Trieschmann
State Historic
Preservation
Officer, Vermont



Ben Carlson, AIA,
LEED AP
Director of Urban
Design,
Associate Principal
Goody Clancy



Ileen Gladstone, PE,
LSP, LEED AP
Senior Vice
President
GEI Consultants



Leila Pike, P.E.,
Water Resources
Engineer
GEI Consultants

Registration Required: register here

<https://bit.ly/Mills-2>