

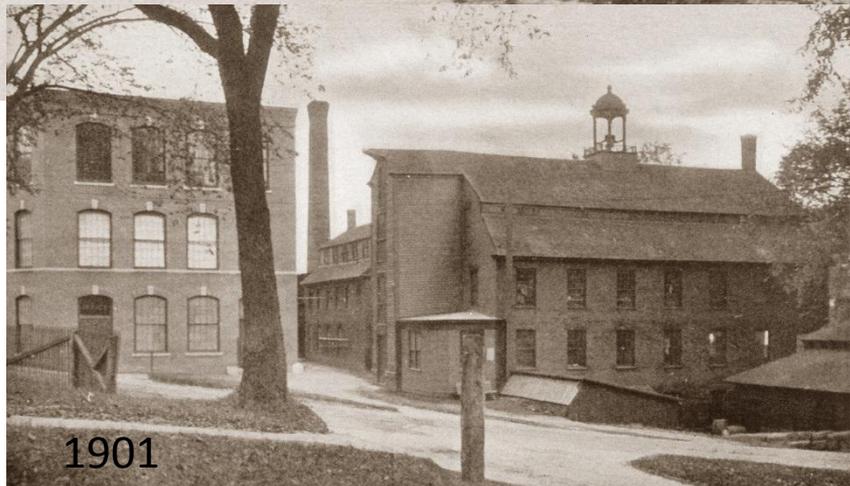
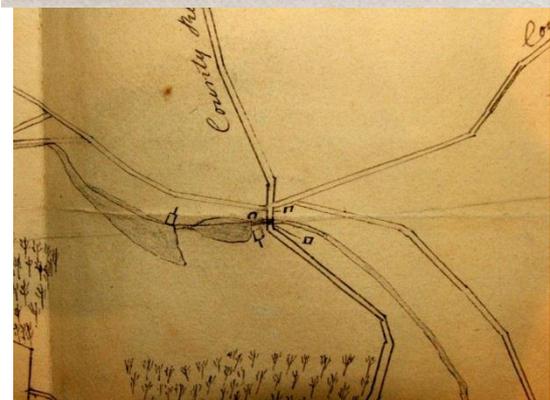


# Alternatives' Whitin Mill

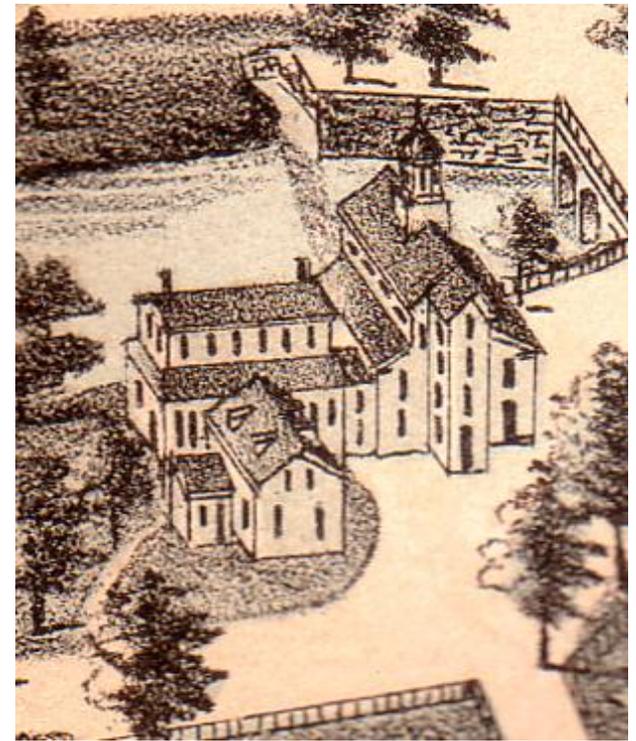
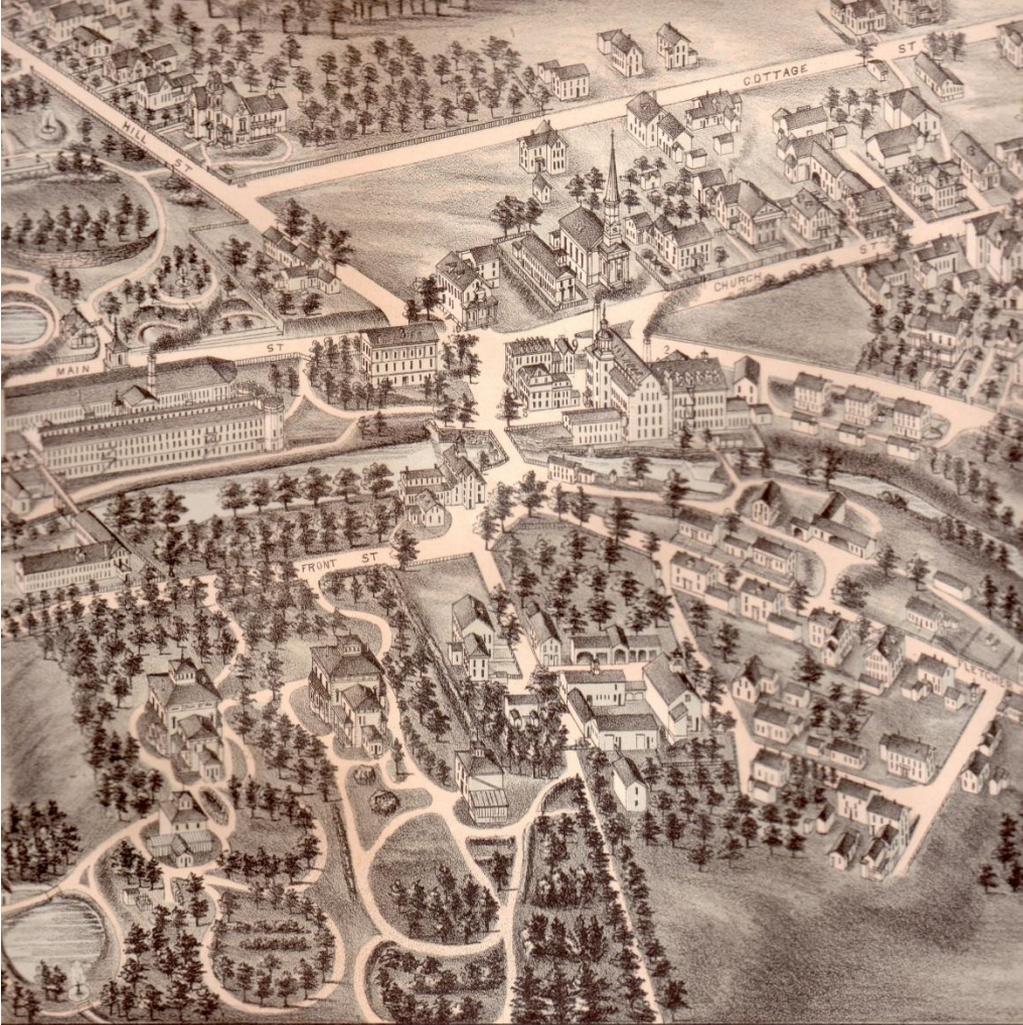




Circa 1847

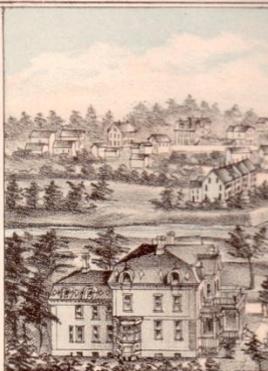


1901



**WHITINSVILLE**  
 MASS.  
 1870  
 PUBLISHED BY J.C. WOODBURY WORCESTER, MASS.  
 REFERENCES:

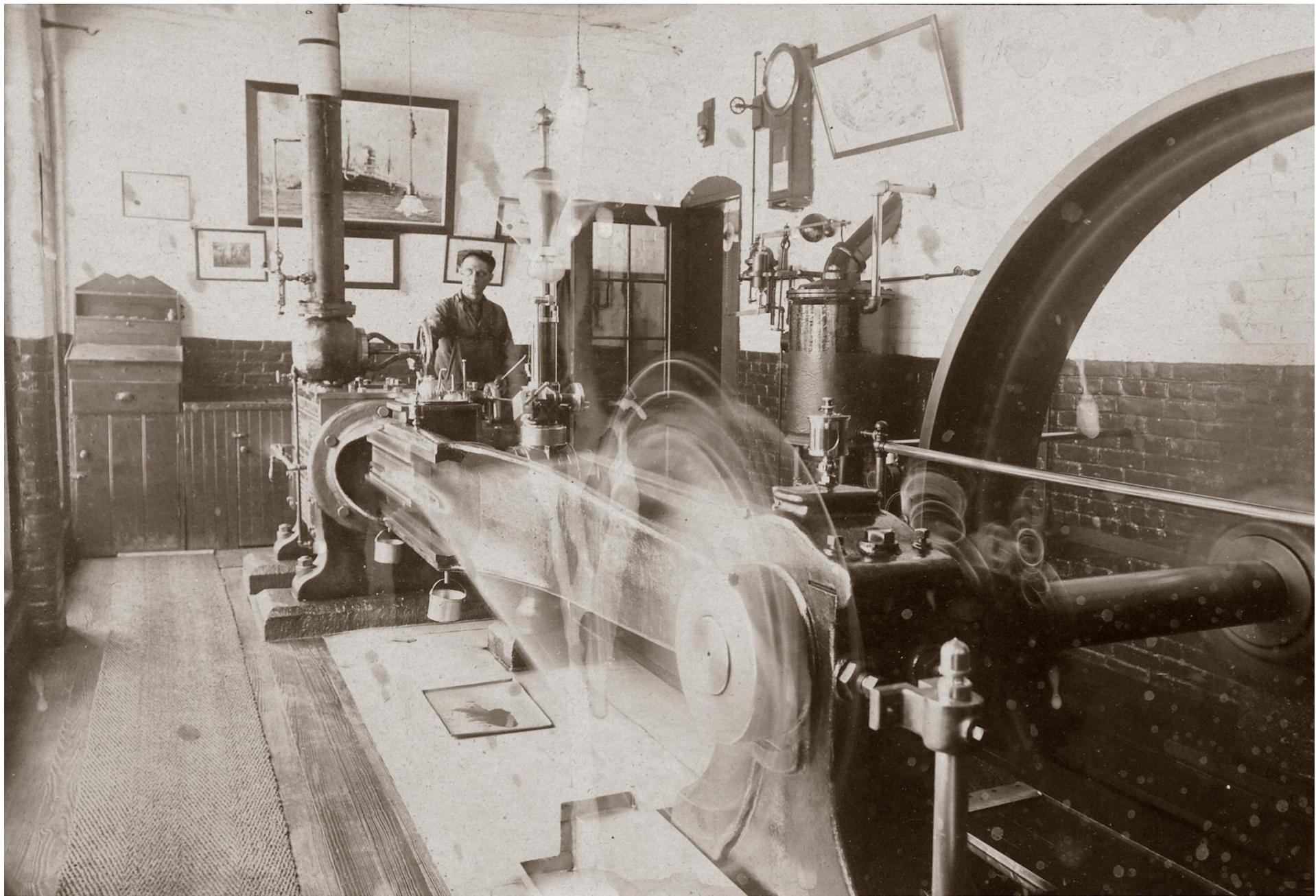
- |                                     |   |
|-------------------------------------|---|
| 1 <i>Whitin Machine Works.</i>      | 8 <i>Geo. L. Gibbs, Genl. Merchandise.</i>  |
| 2 <i>Whitinsville Cotton Works.</i> | 9 <i>Graham Bros. Harnesses.</i>            |
| 3 <i>Memorial Hall.</i>             | 10 <i>M. F. Ball, Boots &amp; Shoes.</i>    |
| 4 <i>Congregational Church.</i>     | 11 <i>Deacon &amp; Dudley, Genl. Merch.</i> |
| 5 <i>Methodist Church.</i>          | 12 <i>H. M. Dudley, Drugs.</i>              |
| 6 <i>Roman Catholic Church.</i>     | 13 <i>Geo. F. Searles, Hardware.</i>        |
| 7 <i>Whitinsville Hotel.</i>        |   |

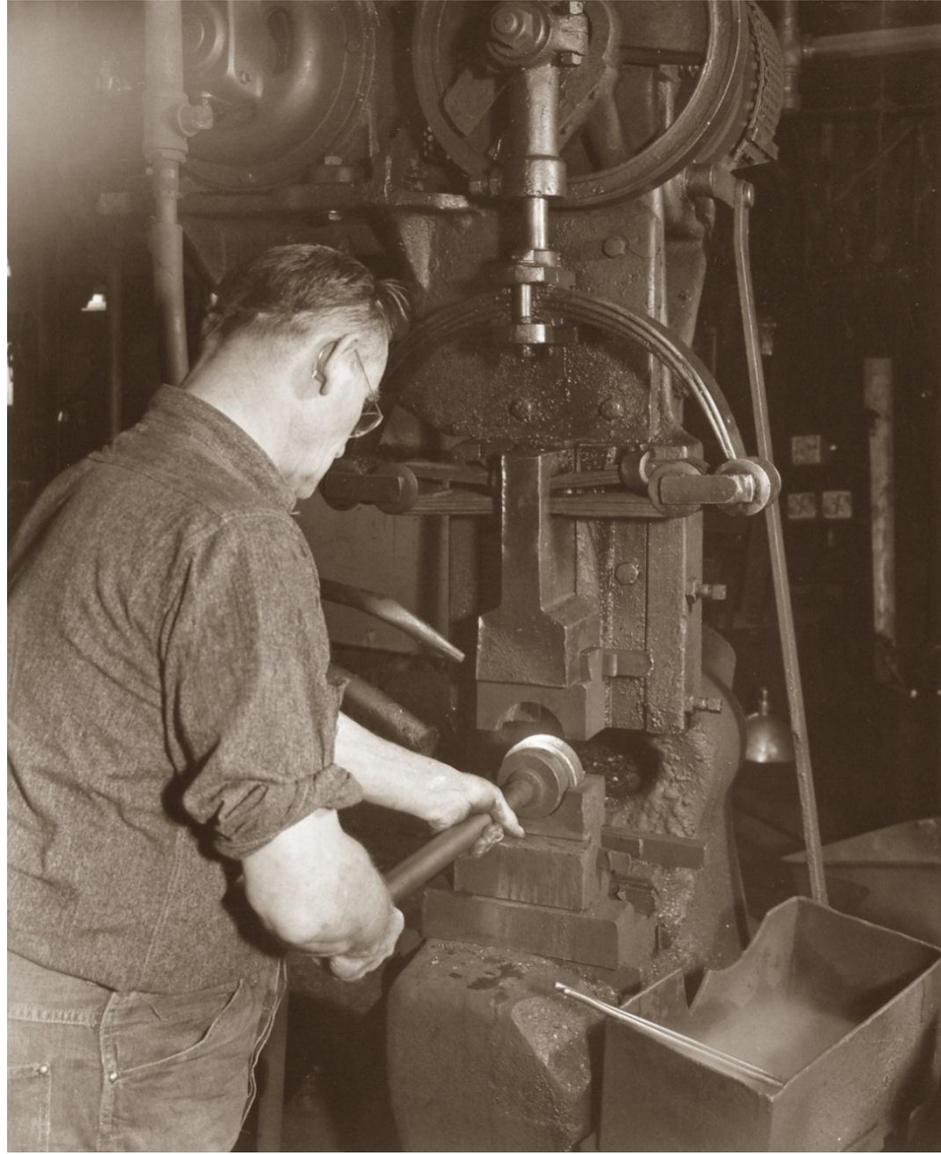


*The* **WHITINSVILLE**  
**SPINNING RING SPECIALISTS**  
**SPINNING RING Co.**  
 WHITINSVILLE MASS.











# ALTERNATIVES

---

## AGENCY MISSION

*Skills + Supports = Success*

## AGENCY VISION

*Real Jobs + Real Homes + Real Relationships = Satisfaction*

## RECOVERY/DISCOVERY VISION

*Human Resilience + Opportunities for Meaningful Roles = A  
New Life Purpose*



DIAPYSON  
PENETRATION  
MODES  
GUITAR SCALES



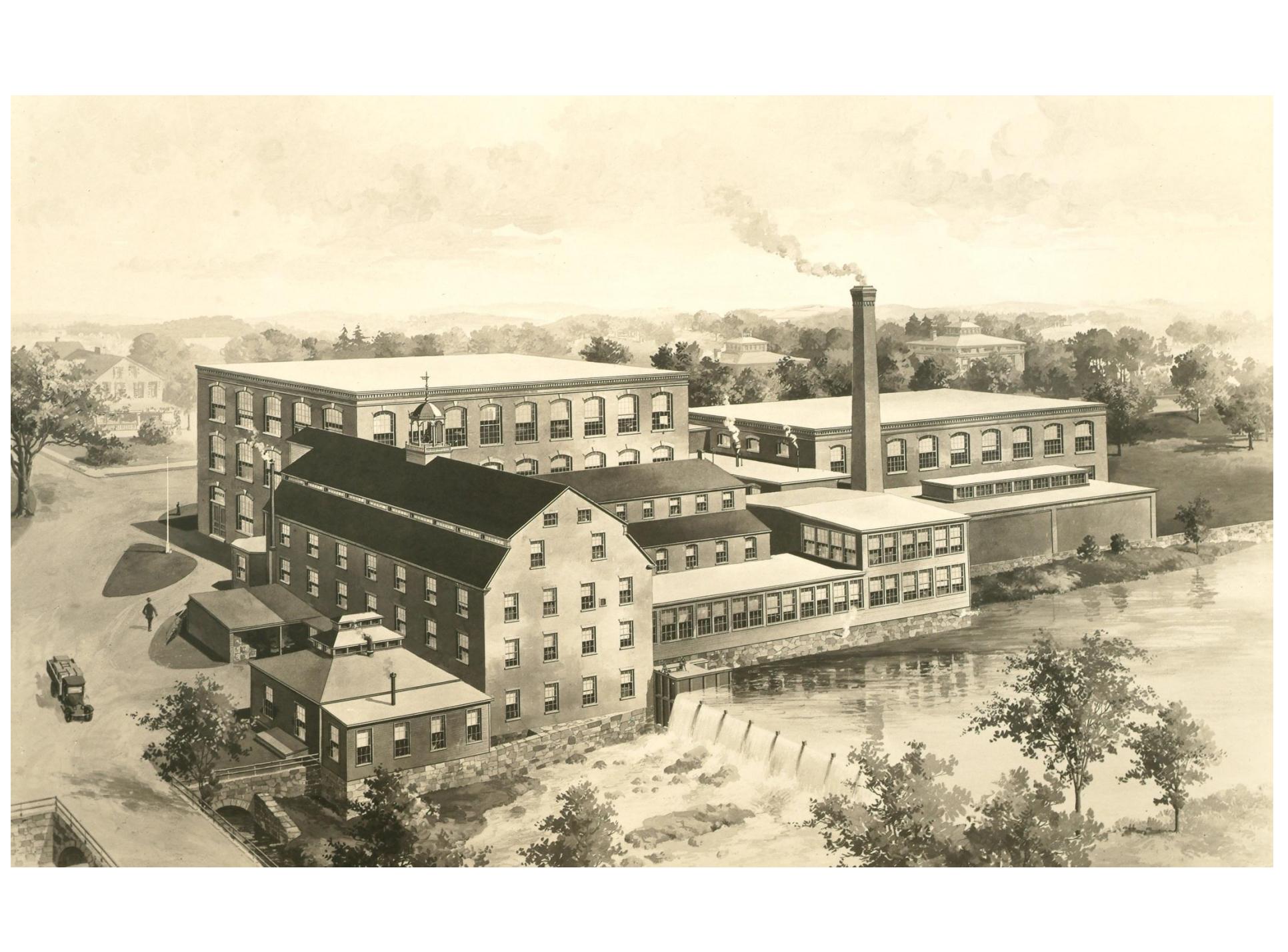


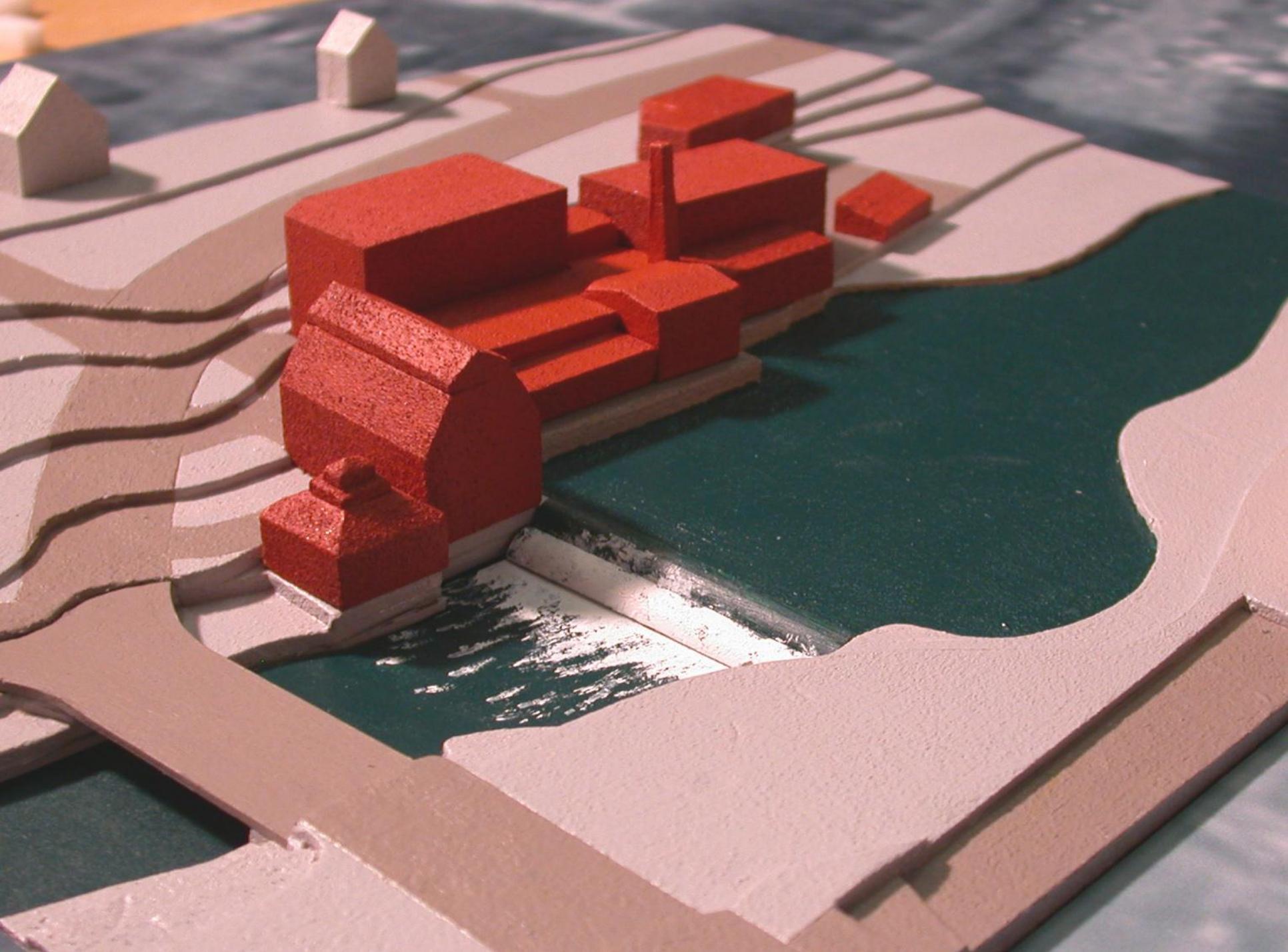


  
**ALTERNATIVES**  
UXBRIDGE CAREER CENTER  
COMMUNITY ART GALLERY

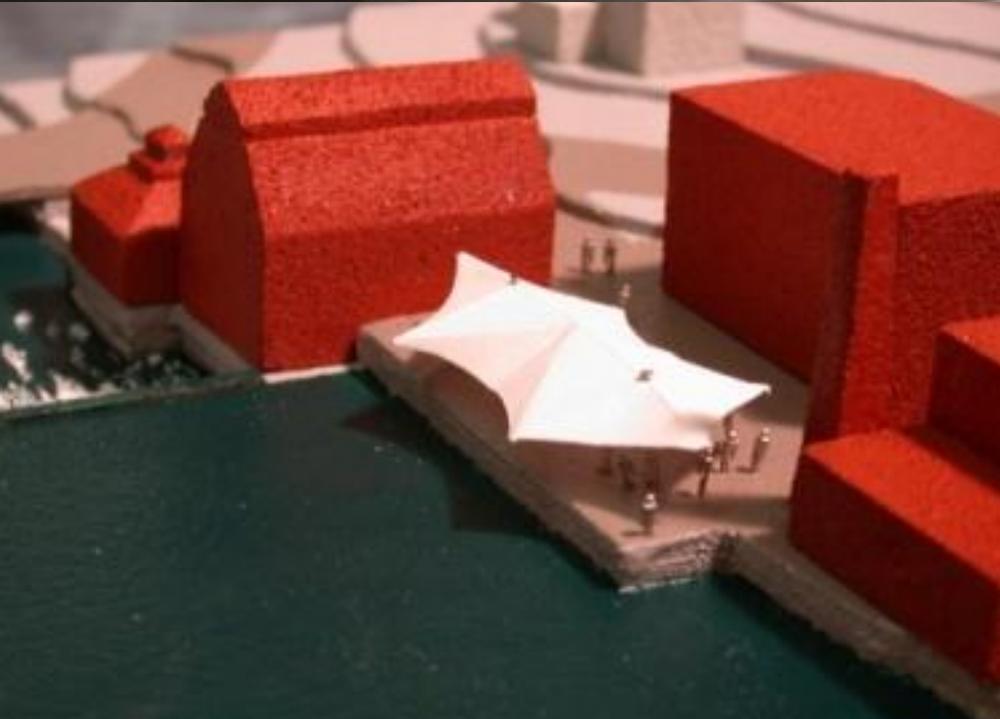
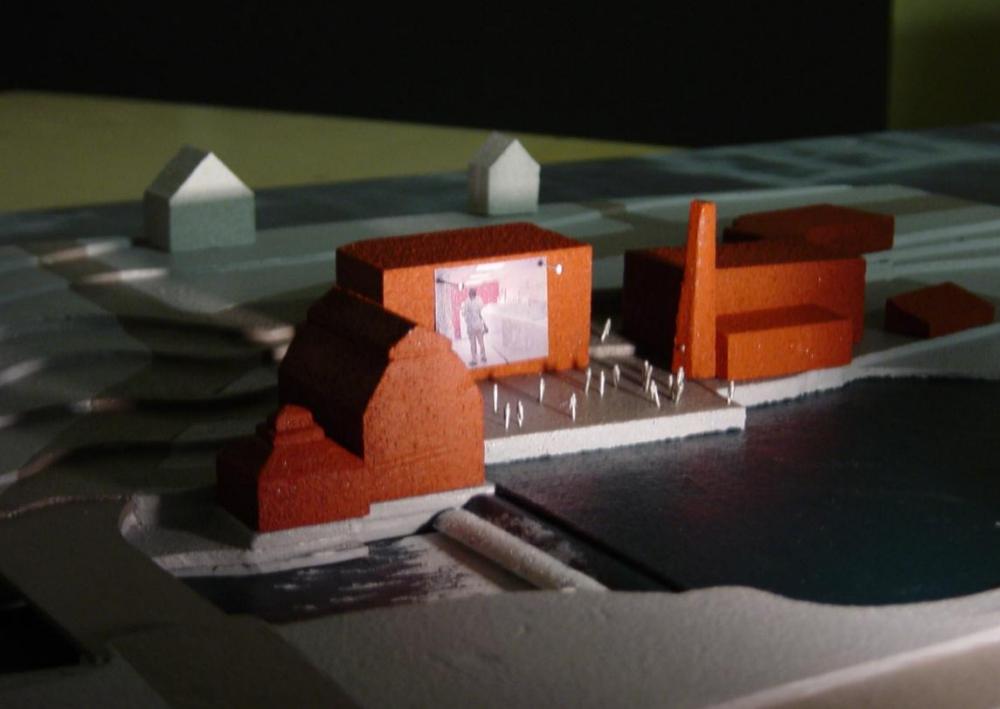


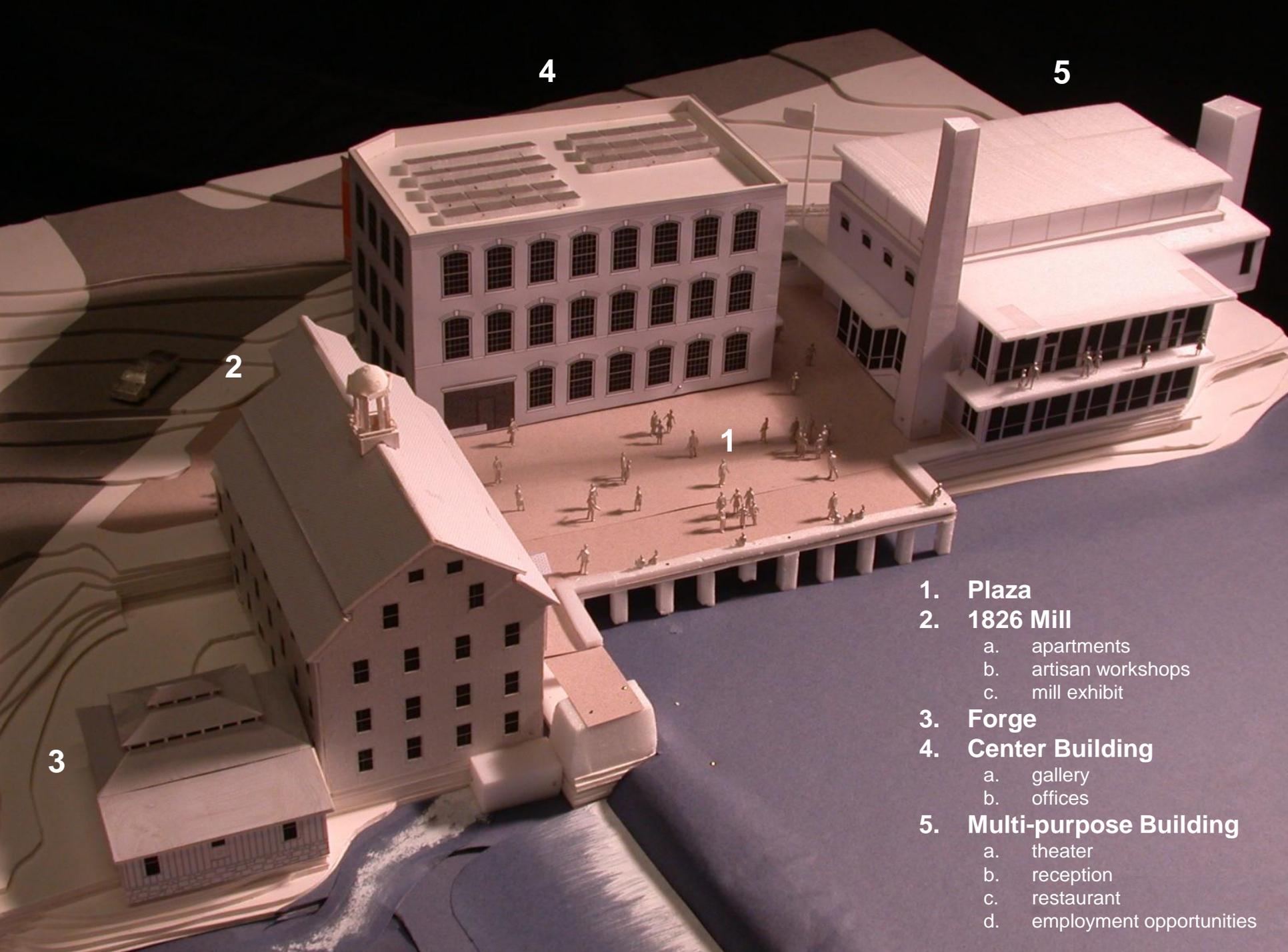












4

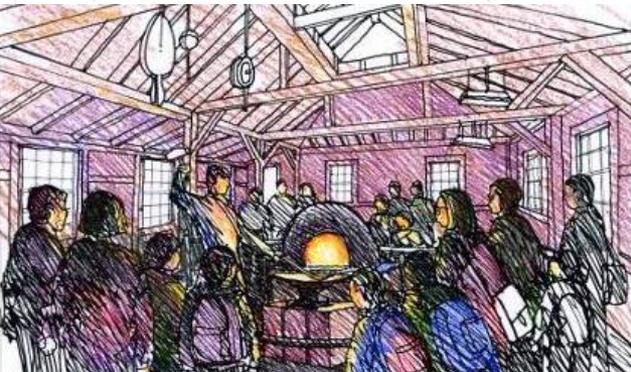
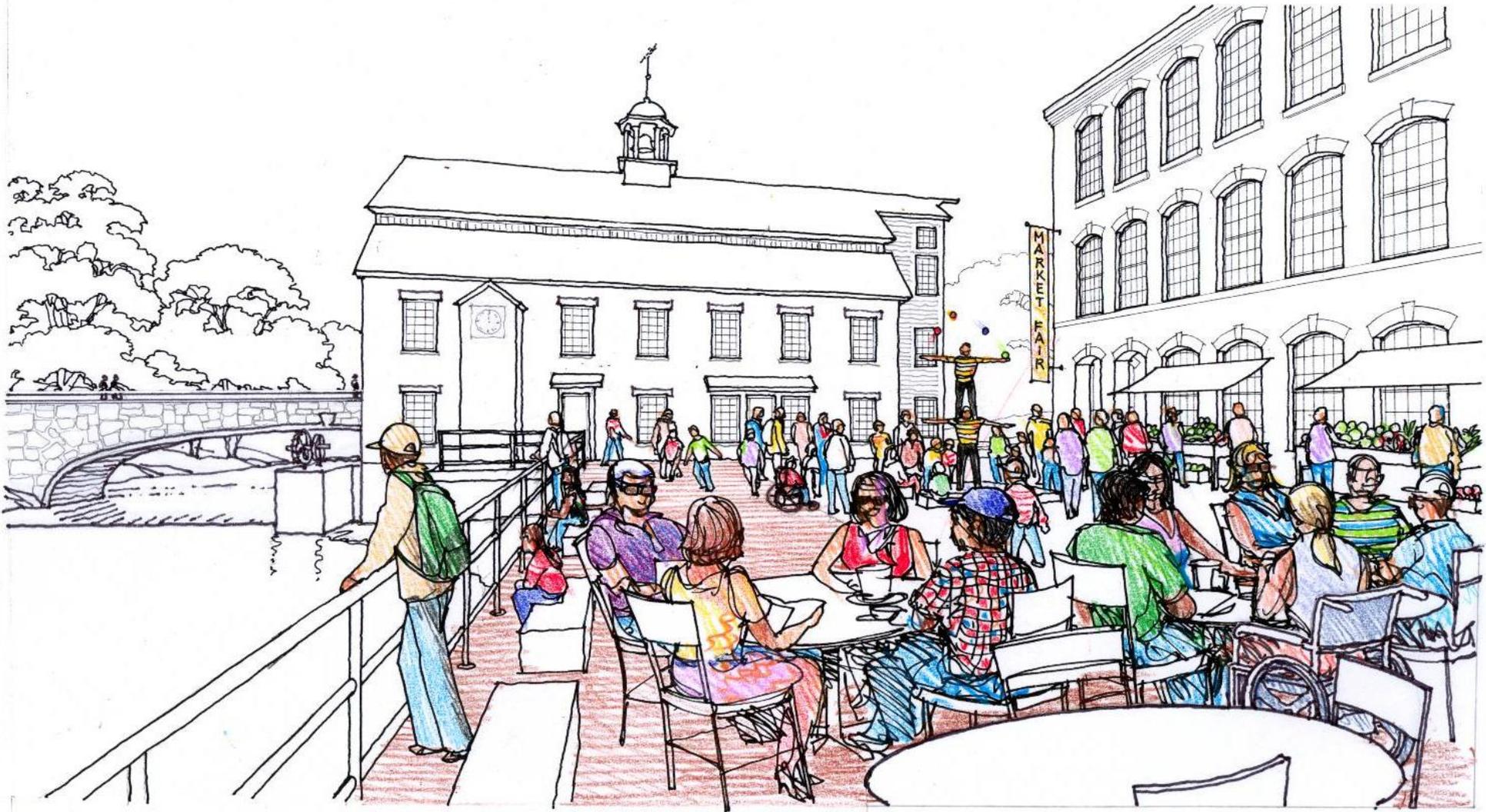
5

2

1

3

- 1. Plaza
- 2. 1826 Mill
  - a. apartments
  - b. artisan workshops
  - c. mill exhibit
- 3. Forge
- 4. Center Building
  - a. gallery
  - b. offices
- 5. Multi-purpose Building
  - a. theater
  - b. reception
  - c. restaurant
  - d. employment opportunities

















# Historic mill is cutting edge

### Adding solar and geothermal to river power, nonprofit turns Whitinsville complex to new uses

By Thomas C. Palmer Jr.  
GLOBE STAFF

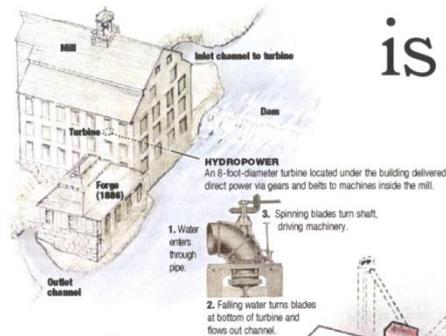
**T**he historic community of Whitinsville in the Blackstone Valley has been on the leading edge of American technology since 1727, when the Mumford River was harnessed for power before the Industrial Age.

The little town south of Worcester had a forge two years later, and in 1809, only 15 years after Samuel Slater developed the new nation's first water-powered cotton mill in Pawtucket, R.I., Whitinsville had one, too.

Now the historic mill complex that started the Whitin family's empire in milling and manufacturing is on the cutting edge again. Work is

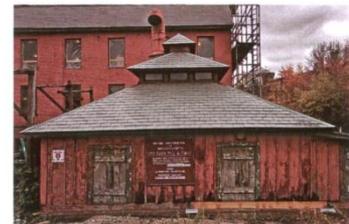
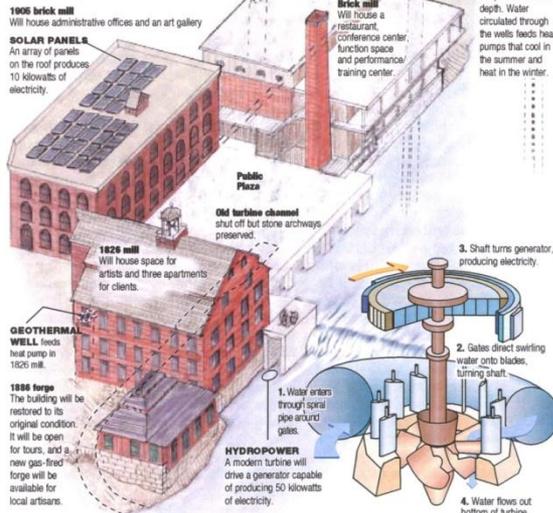
#### STATE OF THE ART 1826

At the dawn of the American Industrial Revolution, Paul Whitin built a mill on the site of an old forge on the Mumford River and powered it with a water turbine.



#### STATE OF THE ART 2007

The current owner, Alternatives Unlimited Inc., is retrofitting Whitin's mill and later buildings on the property to be energy self-sufficient and environmentally sensitive.

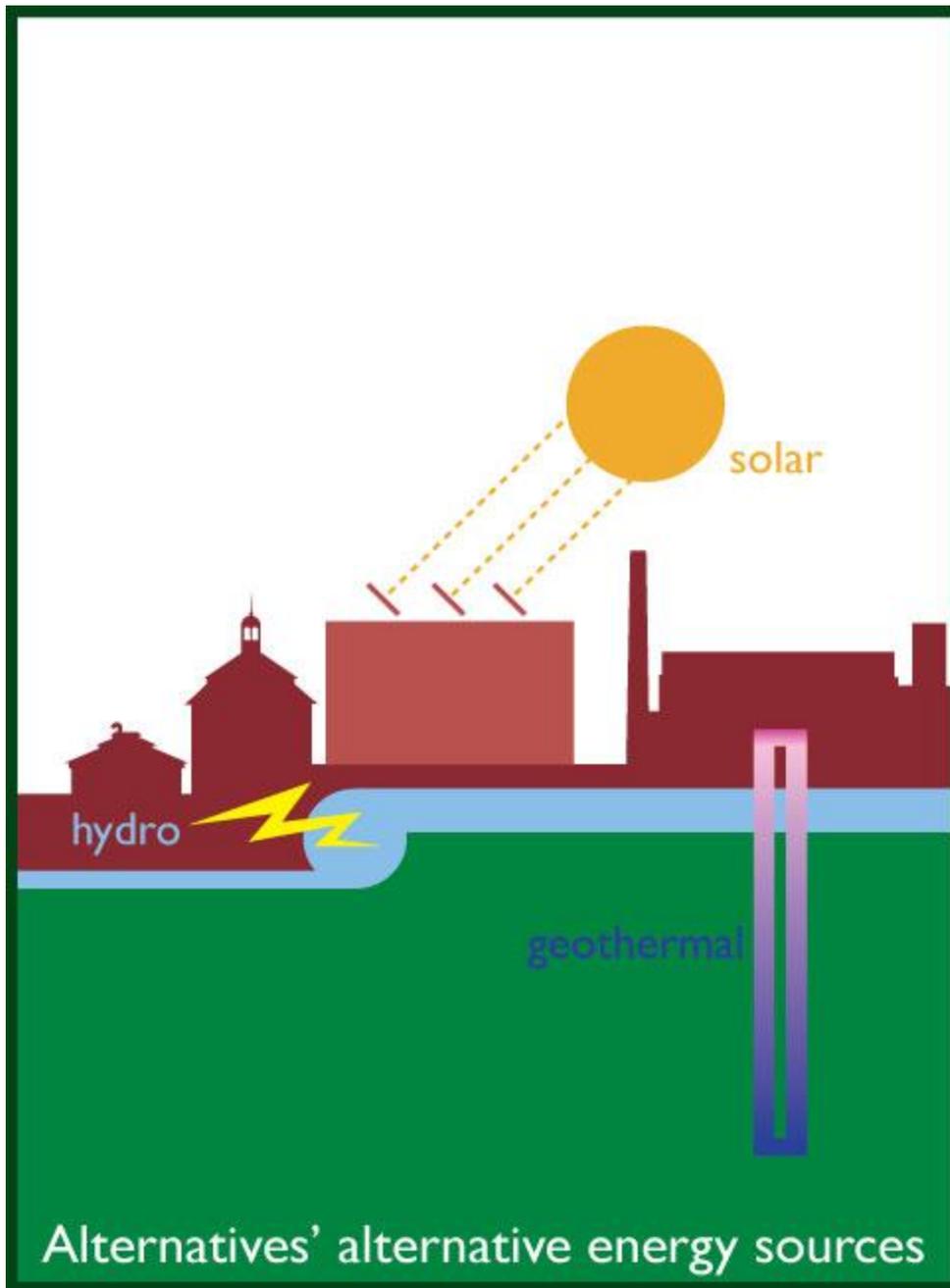


BARRY CHIN/GLOBE STAFF

The renovated Old Brick Mill and Forge in Whitinsville will house residences, program space, a restaurant, and a museum.

SOURCES: Alternatives Inc.; Austin Architects LLC; French River Land Co.; US Army Corps of Engineers; Whitinsville-Spring River Company Mill Complex, historic structure report, National Park Service

DAVID BUTLER/GLOBE STAFF



- Geothermal provides 100% of the heating and cooling medium
- Hydroelectric provides 83% of electrical needs
- Solar power provides 5% of electrical needs
- 88% of anticipated energy requirements provided onsite
- Anticipated annual savings / revenue based on current energy prices equals \$61,850 per year









# Hydro Permitting – 6 Years of Bureaucracy!

- Multiple Federal, State & Town Agencies (26)
- Numerous Applications, Plans, Studies, Letters, Inspections & Hearings Required
  - Federal Energy Regulatory Commission (FERC) Application
  - Energy Facilities Siting Board Application
  - Run of the River Plan
  - Water Quality Plan
  - Emergency Action Plan
  - Existing Conditions Plan
  - Discharge Monitoring Plan
  - Historic Properties Management Plan
  - Soil & Erosion Control Plan
  - Outgassing Plan
  - Habitat Study
  - Rare Species Study
  - Existing Conditions Study
  - Downstream Study
  - Fish Study
  - Coastal Management Study (received exemption)

# Alternative Energy – Financial Benefits

- Direct kWh Savings on Production
- Grants Available for Feasibility and Construction - MTC
- Renewable Energy Credits
- Other Benefits:
  - Net Metering if System Less Than 60 kW
  - Sale of Production to Tenants of Whitin Mill

## Alternatives – ROI Expenses

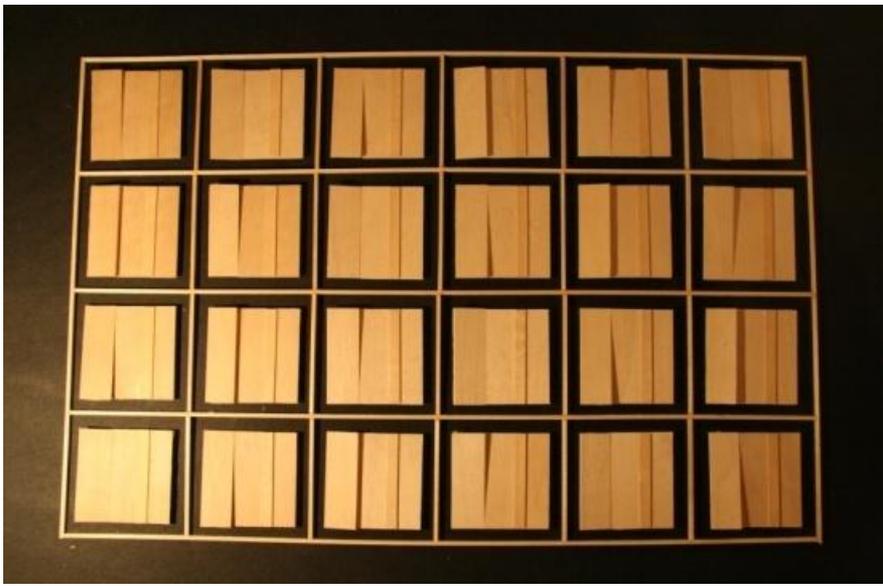
- Hydro Installation: \$690,000
- PV Installation: \$102,000
- Geothermal Installation \$243,000
  - Total Expense \$1,035,000
- Mass Technology Grants: \$355,000
- Net Cost \$680,000

## Savings

- Alternatives Production: 365,000 kWh/yr.
- Production Savings: \$58,400
  - (Based on price of .16 kWh)
- Sale of REC's – @ .03 = \$10,950/yr.
- Total Savings / Revenue: \$69,350
- Return on Investment 9.8 Years

## Alternatives - ROI Savings

- Alternatives Production: 365,000 kWh/yr.
- Production Savings: \$58,400  
(Based on price of .16 kWh)
- Sale of REC's – @ .03 = \$10,950/yr.
- Total Savings / Revenue: \$69,350
- Return on Investment 9.8 Years













*Celebrate with us  
Friday, August 5  
at 10:00 am  
on the plaza!*

Alternatives has been awarded the coveted LEED Gold certification for our GREEN restoration of the historic Whittin Mill. Please join us as we unveil the Gold Medallion and officially start up our WATER TURBINE.

Alternatives Whittin Mill  
50 Douglas Road  
Whittinsville, MA 01588

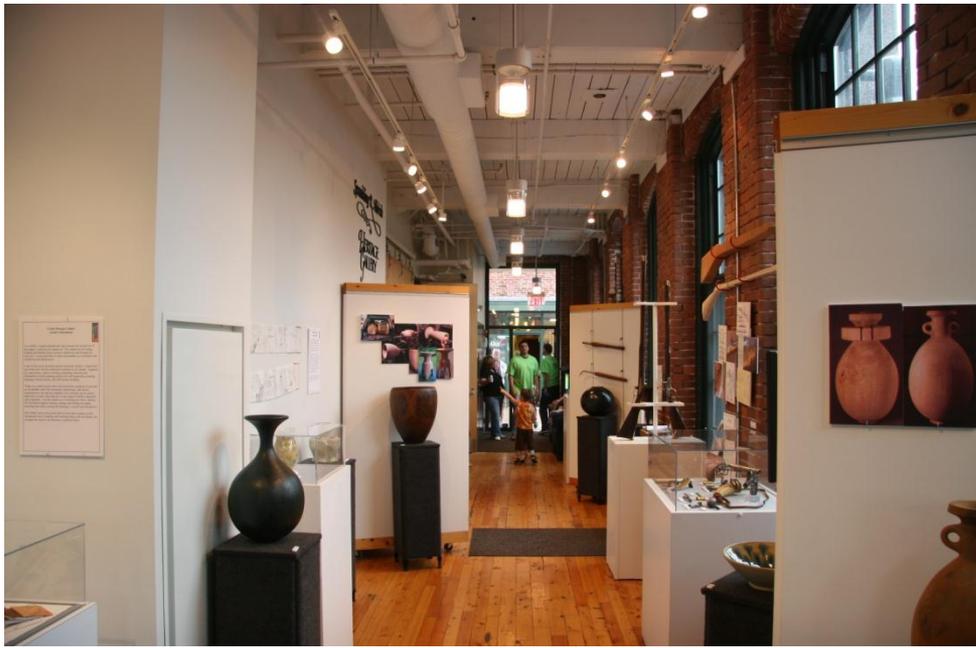


RSVP: [Cristi.Collari@Alternativesnet.org](mailto:Cristi.Collari@Alternativesnet.org) or 508.266.6520















# ALTERNATIVES

---

***Why would a human service organization  
renovate  
an out-of-work mill?***

- Commitment to community inclusion
- Our responsibility as a non-profit
- It is all about reciprocity!



# ALTERNATIVES

Community Life For People With Disabilities

Real Homes | Real Jobs | Real Relationships

AUSTIN ARCHITECTS





## Alternatives' Whitin Mill

1. Plaza
2. Forge
3. 1826 Brick Mill: apartments (upper levels) and artisan workshops, museum, and retail space (first floor and lower level)
4. Center Building: offices and gallery (lower level)
5. Performance Center: theater and reception space( upper level) and riverfront restaurant and resource center (lower level)
6. Office Building
7. Outdoor Workshop and Classroom: future phase

