



Providence Preservation Society

2006 ADAPTIVE REUSE / NEIGHBORHOOD REVITALIZATION / URBAN PLANNING AWARD

Westfield Lofts

Known to many as Rau Fastener, the Westfield Lofts is the first of a four-stage planned development involving the adaptive reuse of an abandoned vacant industrial complex. Previously blighted, Westfield Lofts now provides sixty-nine mixed-income loft style apartments in 81,000 square feet. The project required environmental Brownfield remediation; demolition of 20th-century additions; roof replacement; masonry restoration, new wood floors, and windows, and many other updates including new mechanical and electrical systems. For the convenience of the residents, a courtyard, community room, laundry rooms, sidewalks, and landscaping were added.

Westfield Lofts is located in a pivotal location between the Broadway-Armory and Bridgham-Arch-Wilson Streets Historic Districts. The project is anticipated to have an extremely positive effect on the surrounding neighborhood by providing mixed-income housing; reclaiming a long vacant, contaminated site; and catalyzing other redevelopment. Subsequent phases include the historic rehabilitation of the 20,000 square foot Perkins Building, twenty-four scattered-site existing and twenty new residential units, and a tree grove.

West Elmwood Housing Development Corporation enlisted the help of many dedicated companies and organizations including: **Durkee, Brown, Viveiros & Werenfels Architects, Envirosience Incorporated, Rhode Island Housing, the Providence Department of Planning and Development, In-Depth, Inc., Local Initiatives Support Corporation, Rhode Island Economic Development Corporation/ Small Business Loan Fund, NeighborWorks of America, U.S. EPA, PPS Revolving Fund, Bank of America, Sovereign Bank, Rhode Island Housing Resources Commission, Jerry Ehrlich, and Case Construction Company.**

Presented at the Society's Annual Meeting, January 18, 2007.

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