



## BACKGROUND

Webbing Company Mill in Pawtucket, RI was originally constructed as a manufacturing facility for fabric products for the Hope Webbing Company, founded in 1883 by Charles Sisson and Oscar Steere. The facility manufactured fabrics using many different types of fibers including cotton, jute, wool, and silk. Textile was the dominant industry in Pawtucket in the early 1900s, along with machine shops and iron works. The oldest portion of the main mill and the boiler house were built in 1889, and the mill grew by numerous additions through 1914. The preparing building was built in 1902 and enlarged in 1913. The company occupied all or part of the premises until 1994.

## PROJECT DETAILS

Hope Artiste is part of the final phase of a decade-long redevelopment of the five-story mill. Once rehabilitated, the mill will provide 149 loft-style apartments. The unit mix will include all 1BR units ranging in size from 500 SF to 1,431 SF and offering open space living with exposed brick, high ceilings and large windows. The prior phases of the redevelopment converted 250,000 square feet of the mill into a successful commercial/mixed-use destination that supports over 130 businesses including arts, entertainment, local food, retail shops, light industrial workshops, and professional office suites. It also includes a bakery, coffee shop, restaurant, music venue, theater, fitness and yoga studio, event space, and a wintertime farmer's market. Hope Artiste will be connected to the first phases of the mixed-use project via two enclosed sky bridges and an underground tunnel.



**Total Development Cost:**  
\$46.7 Million



**NTCIC Financing:**  
\$6.5 Federal HTC Equity



**Project Partner:**  
Urban Smarth Growth



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