

# The American Locomotive Works

Providence, Rhode Island

## Developer

Struever Bros. Eccles & Rouse

## Architect

Durkee Brown Viveiros &  
Werenfels, Architects

## Project Type

Mixed-Use Commercial,  
Retail, Hotel & Residential

## Project Size

2.3 million square feet

## Location

Providence, Rhode Island

## SBER Role

Developer

## Date of Completion

2008

## Contact

Bernd Brandle  
401.574.2100



## Description of Project

Struever Bros. Eccles & Rouse plans to start The American Locomotive Works project mid-2006. The expansive urban site is located on the banks of the Woonasquatucket River as it flows into downtown Providence. The site is located a half mile from the Providence Place Mall which acts as the western edge of the downtown area. The American Locomotive Works will serve as a catalyst for the further redevelopment of the west side of Providence while creating a link between SBER developments on Valley Street, including Rising Sun Mills and The Plant, to downtown Providence.



The historic site contains buildings erected as early as 1865, offers a valuable connection to Providence's industrial past, and provides a vivid illustration of the Woonasquatucket River's significance and heritage. Beginning in 1866, the Rhode Island Locomotive Works produced locomotives on the north shores of the river. Many of these buildings are listed on the National Register of Historic Places.

The expansive site will contain a mixed-use community that pays homage to the area's past, helps to revitalize the current neighborhood, and works to preserve public green space along the river. All of the uses will be easily accessible to Providence's downtown.

The 18.5 acre site will encompass a combination of rehabilitated mill buildings and new construction. Totalling 2.3 million square feet, the site plan is to have 350,000 square feet of office space, 93,000 square feet of retail and restaurant space, and 657 residential units with a mixture of for-sale condominiums, townhouses, and rental apartments. The site will also feature a 180-room hotel and more than 2,500 parking spaces.

SBER

**STRUEVER BROS. ECCLES & ROUSE**  
Transforming America's Cities