Background Research

- Cotton Mill began operation in 1857.
- Sprague (owner of mill) built houses for the families of his workers in 1861.
- They still stand today - over 20% of today’s housing stock.
- In 1999 the mill party burned down due to arson.
- Baltic is listed on the National Register of Historic Places.
- “Baltic Village remains a distinctive enclave with its uniform and densely grouped historic homes, compact street grid, first floor commercial spaces, and former mill sites along the Shetucket River and Beaver Brook.”
Precedent Study of Baltic Industrial Mill
Site Analysis

Connection to Baltic Village

Connection to River Park

Existing Stone Wall

Existing Foundation of Mill

Low Percentage Flood Zones

360 Views of The Shetucket River
Design Concept - Shetucket Square

Objective: The objective of this project is to design a food district that incorporates eco tourism, commercial businesses, enhanced waterfront areas, multi-use buildings, parks.

Program Elements:
- Park/ Greenways
  - Industrial Mill Mural
- Mixed-use Development
  - Commercial/ Retail
  - Apartments/ Studios
  - Parking
- Plaza
- Pedestrian Malls
- Shetucket Winery
  - Wine Tasting
  - Wine Tours
- Waterfront Restaurant
- Food CO-OP Flatiron Architecture
Inspiration- Espanola Way

Espanola Way is a historic spanish village located in Miami. Espanola way is known for its pedestrian zone and restaurant scene.
Inspiration- Blue Back Square

Blue Back Square located in Hartford is a plaza surrounded by commercial/retail stores on the street level and apartments above. The plaza is used for multiple community events and for leisure.
Schematic Design
Design Concept - Winery

Industrial Mill Architecture
Similar to the Guinness Brewery in Dublin

In-house Wine Production

Scenic Winery Views
Design Concept - Architecture

- Industrial Mill Mural
- Industrial Inspired Mixed-Use Development
- Waterfront Restaurant with View of the Shetucket River
- Industrial Arcade Architecture To Connect Commercial/Retail To Plaza
Section Elevation
Dimensions

Mixed- Use Development Buildings Dimensions: 25’x80’ and 3 floors each and a total of 7 buildings

- Total Area: 2,000 square feet per floor - 42,000 total square feet
  - Total Commercial/ Retail Business: 21 Units
  - Total Studio Apartments: 28 Units
  - Total One Bedroom Apartments: 21 Units
- Waterfront Restaurant Dimensions: 30’x80’
  - Total Area: 2,400 square feet
- Parking Lot Dimensions
  - Total Area: 340’x80’ - 27,200 square feet each parking lot
  - Parking Spaces: 50-75