Baltic Mill Restoration
Nick Kavadas, Raul Irizarry, Ethan Murphy, Nate Chicoine
Site Background

- Sprague was the owner of the site
- Built Duplex housing across the river for his employees to live in
- Cotton Mill in operation from 1857 to 1967
- 1999- Mill burned down by 3 teens
- Since then more than $1.2 million has gone towards the clean up of the site
- The site lies on the Shetucket River and is a reminder of what the town’s booming economy once was
Site Inspiration
Site Flood Plain

https://sccogct.mapgeo.io/properties/133-26-06-01?latlng=41.618011%2C-72.082339&panel=themes&themes=%5B%22topography%22%2C%22fema-flood-zones%22%5D&zoom=17
Site Topography

https://sccogct.mapgeo.io/properties/133-26-06-01?latlng=41.61801,-72.08073&themes=%22topography%22&zoom=17
Design Inspiration

SHELBURNE FALLS

HISTORICAL MILL SIGNAGE

MILL ON THE RIVER | MANCHESTER, CT

SHELBURNE FALLS

BALTIC MILL BRIDGE

LOFTS AT PONEMAH MILLS
Mixed Use Examples

BILLINGS FORGE COMMUNITY WORKS
HARTFORD, CT

Housing

Farmers Market/Community Garden Space

Regional Restaurant (provides training to community member as well)

Local Restaurant run by community members

Community Room

Walk under bridge

PARKVILLE NEIGHBORHOOD
HARTFORD, CT
Site Analysis

BALTIC MILLS SITE ANALYSIS
Schematic Vision
Vision Plan
Sections
Building Layouts

• Building 1-
  • 64,000 sq. feet
  • 4 floors
    • First floor opportunities for small local businesses
  • Housing on floors 2-4
    • (45) 752 sq. ft. (1) Bedroom Apartments
    • (28) 504 sq. ft. Studio Apartments

• Building 2 and 3-
  • 28,800 sq. feet (each)
  • 3 Floors
    • (30) 752 sq. ft. (1) Bedroom Apartments
    • (12) 504 sq. ft. Studio Apartments

• Restaurant-
  • 18,700 sq. feet

• Brewery-
  • 14,000 sq. feet

• Co-op-
  • 9,300 sq. feet