In 1856 William Sprague purchased 300 acres of land and a year later, opened what would become one of the largest cotton mills of its kind in America. In 1861 Sprague built 130 1 ½ story two-family homes for his workers and their families—a few years after the mill started to take off. The majority of these homes still stand today and make up over 20% of today’s housing stock. He also built a store, a grist mill and a footbridge across the Shetucket River to help connect the mill to the mill houses. Because of these incredibly historic homes and the old cotton mill, Baltic is listed in the National Register of Historic Places. According to the Plan of Conservation and Development, “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.”
DESIGN CONCEPT

Our plan creates an exciting space to draw in new visitors, while still accommodating the current residents of Baltic. Our vision is to create a quaint riverwalk which will connect multi-use buildings (small local shops and offices combined), a river buffer and tail-race rain garden for people to walk through and enjoy. On site will be a restaurant and brewery combination offering river views, a defined space for a farmers market, and an affordable apartment building. We are also emphasizing the importance of Baltic’s history by reconstructing a pedestrian bridge that once existed as well as modeling our buildings off the old mill-homes that are still standing today. The idea is to offer a town center that both draws in new life, while still keeping old charm.
PRECEDENT STUDIES

Mill homes of Baltic Village

Historic Baltic Mill, with bridge

Detail of bridge

American Elm (*Ulmus americana*) in town center
TAILRACE RAIN GARDEN
SITE ANALYSIS DRAWING
CONCEPTUAL DIAGRAM (final plan 1st)
VISION PLAN
NUMBERS

120 One Bedroom, 50 Two Bedroom = 170 Apartments

Basement Parking Spots ........................................... 75 Parking Spots

Restaurant / Brewery: 15,200 sqft .................................... 70 Parking Spots

Shops: 3,600 sqft

Spots.................................................................................. 74 ParallelParking

Farmers Market: 64,400 sqft .............................................. 75 Parking Spots