



Isometric View - Village Center

MASTER PLAN

Miramar has been an exceptional part of Duxbury and Kingston for 100 years. The proposal continues the legacy of retreat and looks forward to a new role in these communities: Miramar as a third neighborhood locus among the coastal environs of two towns. Small in scale, mixed-use in activity, and unique to its site (as are Hall's Corner and Snug Harbor in Duxbury or Kingson Landing to the south).

The character of Miramar differs from the older places through:

- a. iconic open space and wooded wetlands, retained for recreation,
- b. destination/retreat uses - conferencing and special events, dining and lodging,
- c. preservation of Retreat House and Community House for their architecture and history,
- d. a neighborhood center with intimate retail, workplace, and a mix of dwellings,
- e. modest residences that complement current homes and multifamily in the area,
- f. lodging to support destination activity of commercial spaces - priced to the towns' needs,
- g. conservation of rural, coastal, and food heritage - agriculture and aquaculture,
- h. support of adjoining conservation trails, Cretinons farmstand, and Bay Circuit Trail.

HAMLET PROGRAM

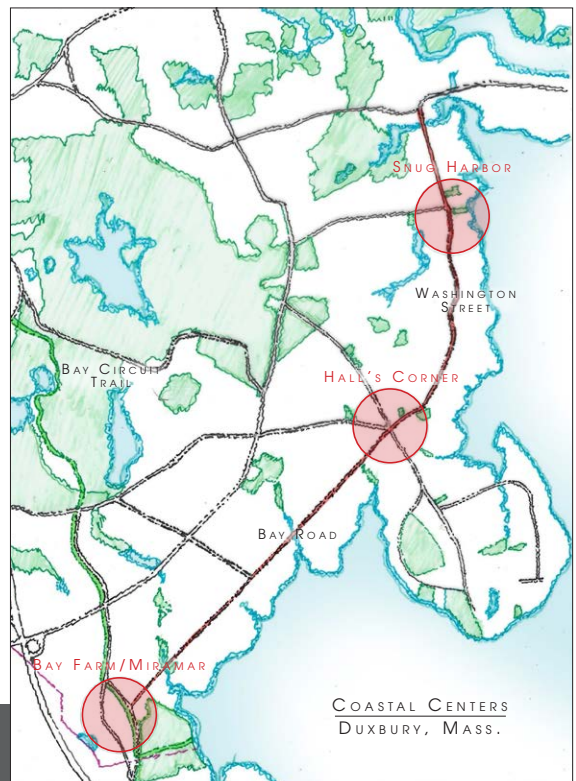
Cooke & Sons LLC

- Dwellings (276)
- Hotel Suites (35)
- Retail: 5,000 sf
- Restaurant: 4,000 sf
- Office/Business: 4,000 sf
- Retreat: 5,000 sf

MIXED USE HAMLET

Infill Setting

32 Acre Site



COASTAL CENTERS
DUXBURY, MASS.

Entrance Drive



Rendering

SETTING

Trees along local streets are protected; the hillside, ponds, and primary buildings continue to frame winter sledding; trails are connected to conservation land; produce from adjacent farm stand supply the restaurant.

A central setting is created with a village street to the Retreat House. Small shops line the street, with high pedestrian amenity and outdoor dining, adding to the restaurant and destination identity. Dwellings are situated above the ground floor, smaller units for pre-family and post-family buyers. At the center, row townhouses transition between central activity and home sites. Around the perimeter, single family homes will provide more housing choice, buffering edges proximate to neighbors.



Village Center Plan



Original Miramar Retreat