



Isometric View - Village Center

TRANSIT VILLAGE MASTER PLAN

100 acre gravel extraction site is a location for a modest scale Transit Oriented Development (T.O.D.) as it is situated between a suburban Boston commuter rail station and a small regional mall. A high density, high amenity pedestrian community shall develop on the 'front' 50 ac. of the parcel, a village center of small shops, dining, services, a variety of housing choices, and a medical center for the town of Kingston.

T.O.D. transit villages require high densities to sustain the metropolitan rail system, and the majority of the neighborhood's building types are 3 stories or greater with mixed use or stacked residence programs. As a complement to the village, the west ('rear') half of the parcel is kept as open land and is currently in agricultural and wind turbine uses, and shall connect the village - with parks and play fields - to extensive public woodlands to the west. Acting as a transportation hub for the town, and built with green design principles, Kingston Station will become model for local smart growth practices.



Northeast Elevation - North Hill

VILLAGE PROGRAM

No Fossil Fuel LLC

- Dwellings (673)
- Hotel Suites (80)
- Retail: 45,000 sf
- Restaurant: 15,000 sf
- Office/Business: 160,000 sf
- Medical: 85,000 sf
- Agricultural: 44,000 sf



Entrance Drive

MIXED USE NEIGHBORHOODS

Infill Setting - Train Station

100 Acre Site

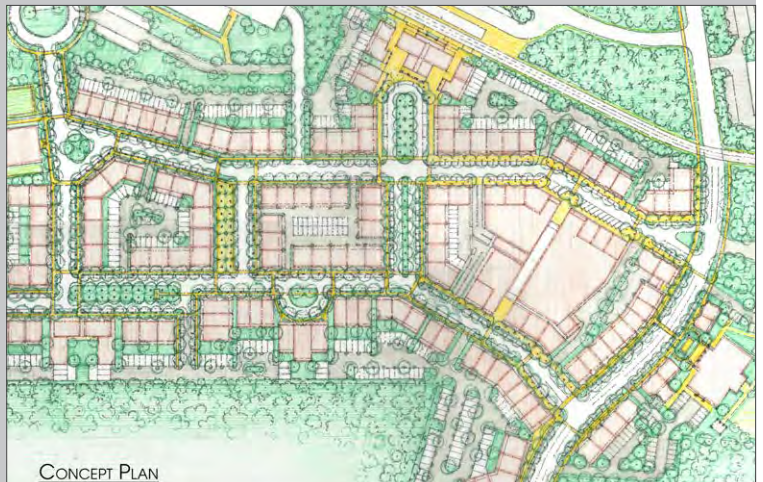


100 Acre Site

Full Property Plan

VILLAGE CENTER PROGRAM

- Townhouses (36)
- Stacked Flats (310)
- Accessory Units (20)
(not included in density count)
- Hotel Suites (80)
- Retail: 45,000 sf
- Restaurant: 15,000 sf
- Office/Business: 160,000 sf
- Medical: 85,000 sf
- Agricultural: 0 sf



Village Center Plan



Isometric View



Residential Hill - Plan

NORTH HILL RESIDENCE PROGRAM

- Townhouses (67)
- Stacked Flats (260)
- Accessory Units (45)
- Hotel Suites (0)
- Retail: 0 sf
- Restaurant: 0 sf
- Office/Business: 0 sf
- Medical: 0 sf
- Agricultural: 44,000 sf



Residential Hill - North View



Residential Hill - Northeast View



South Elevation



Isometric View - Phase 1

PHASE 1 - VILLAGE CENTER

100 acre gravel extraction site is a location for a modest scale Transit Oriented Development (T.O.D.) as it is situated between a suburban Boston commuter rail station and a small regional mall. A high density, high amenity pedestrian community shall develop on the 'front' 50 ac. of the parcel, a village center of small shops, dining, services, a variety of housing choices, and a medical center for the town of Kingston.

T.O.D. transit villages require high densities to sustain the metropolitan rail system, and the majority of the neighborhood's building types are 3 stories or greater with mixed use or stacked residence programs. As a complement to the village, the west ('rear') half of the parcel is kept as open land and is currently in agricultural and wind turbine uses, and shall connect the village - with parks and play fields - to extensive public woodlands to the west.



Street Elevation 1



Street Elevation 2



Phase 1 Village Center Plan

PHASE 1 PROGRAM

- 45,000 sf Ground Floor Commercial
- 406 Parking Spaces
- 112 Dwelling Units
- Veterinary Center

6.0 Acre Site