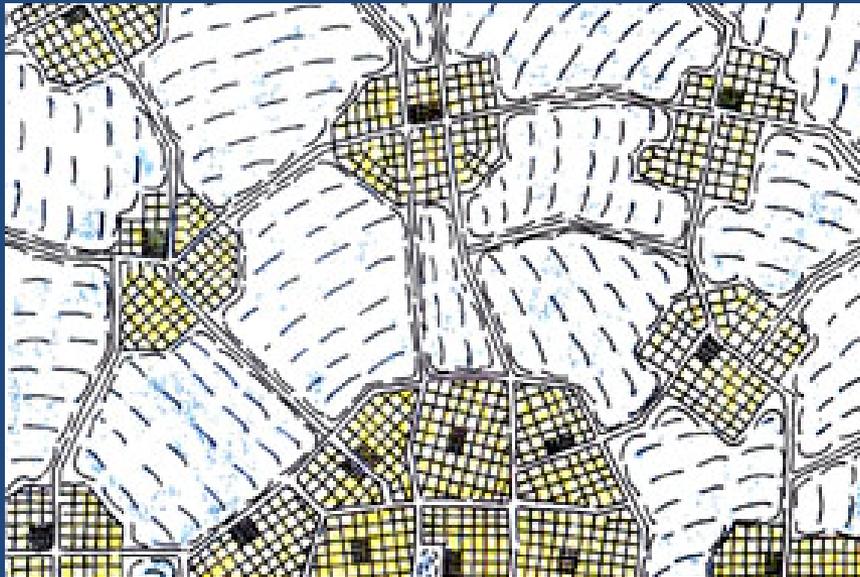
An aerial, artistic rendering of a town, likely La Plata, showing a river winding through the center, surrounded by dense residential and commercial buildings, trees, and streets. The scene is depicted in a painterly style with visible brushstrokes.

# Town Council Annexation Work Session for The HUB at La Plata

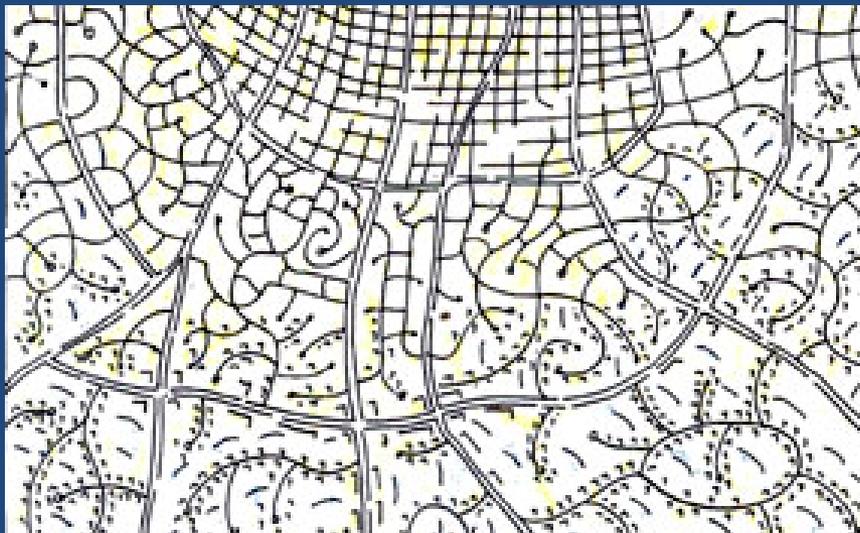
A Principle-Based  
Traditional  
Neighborhood Development

Credit: DPZ



## Pre-War:

Largely self-sufficient, individual settlements in the form of compact Towns and Villages, set in an otherwise rural, agrarian landscape



## Post-War:

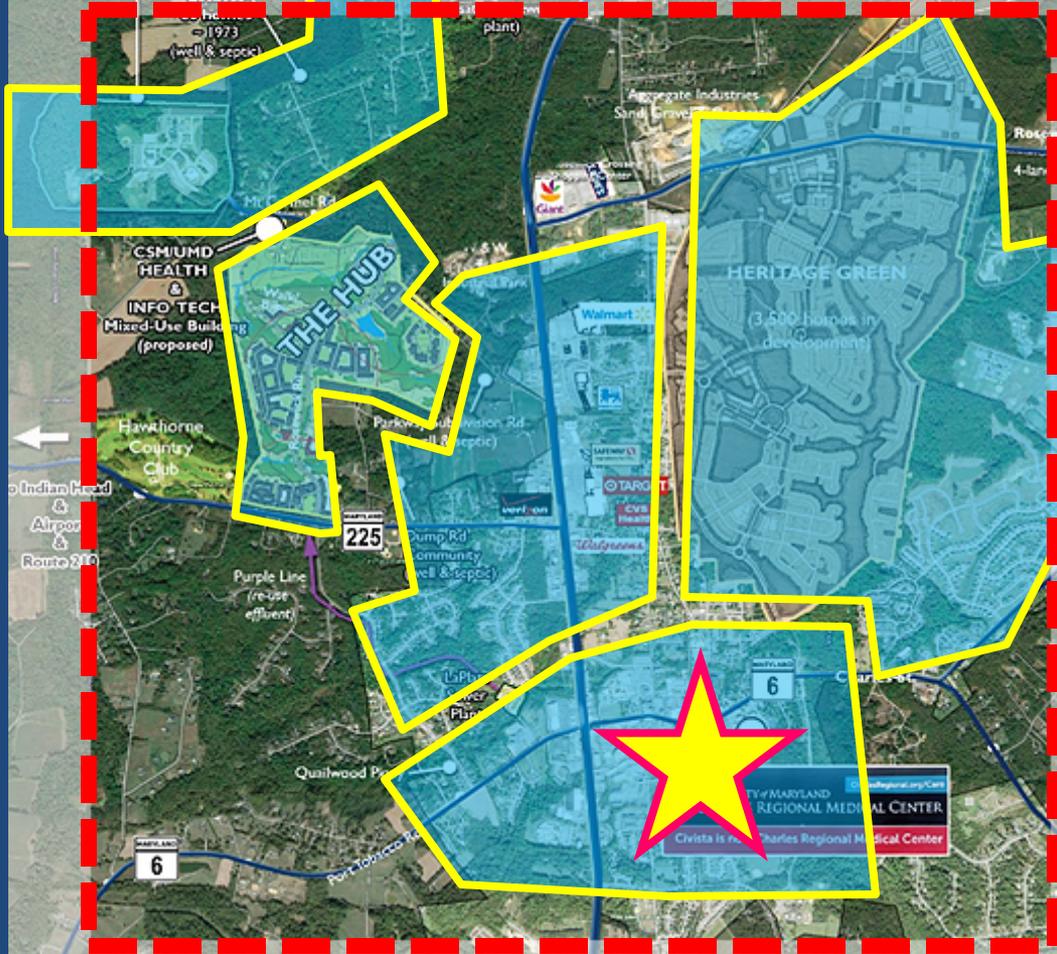
Ad-hoc, sprawling Single-use development of large-lot parcels in cul-de-sac subdivisions, situated on an otherwise rural, poorly connected road network

# Rural Development Patterns/Community Types

4 of the 16 buildings focus on Health & Technology



CSM college of southern maryland



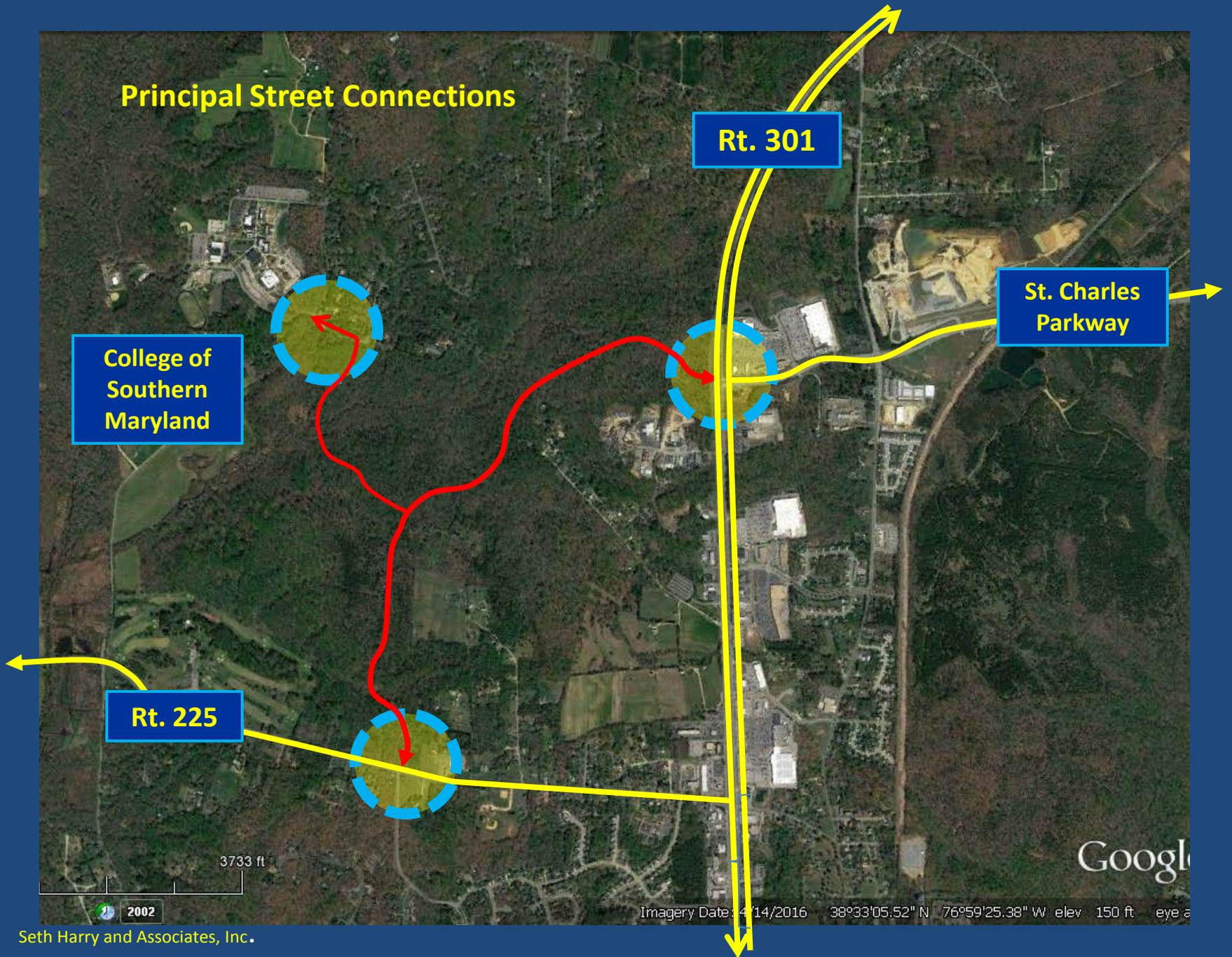
*This diagram shows that **The HUB** is ideally located to complete the build-out of Greater La Plata in a compact, coherent, And well-connected manner, based on the same Principles which originally informed the planning of La Plata itself, adding to the overall inventory of community assets and amenities, while respecting and maintaining the integrity of the natural systems found on site.*

# The HUB –

## Based on Traditional Community Planning Principles:

- Uses less land for development, preserving open space, natural systems, and wildlife habitat
- Allows for incremental, market-responsive build-out in the form of multi-generational neighborhoods
- Permits use of smaller-scale, best practices storm water management strategies
- Provides greater access and connectivity to neighborhood-scale amenities for all residents, including walking and biking paths and access to nature

# Principal Street Connections



Rt. 301

College of Southern Maryland

St. Charles Parkway

Rt. 225

3733 ft

2002

Imagery Date: 4/14/2016 38°33'05.52" N 76°59'25.38" W elev 150 ft eye a



# Contiguous Natural Systems

Rt. 301

Rosewick Rd

Community Park

Rt. 225

3733 ft

2002

Imagery Date: 4/14/2016 38°33'05.52" N 76°59'25.38" W elev 150 ft eye a



Define compact, buildable areas, based on a walkable neighborhood format, avoiding steep slopes/critical areas -

Rt. 301

Rosewick Rd

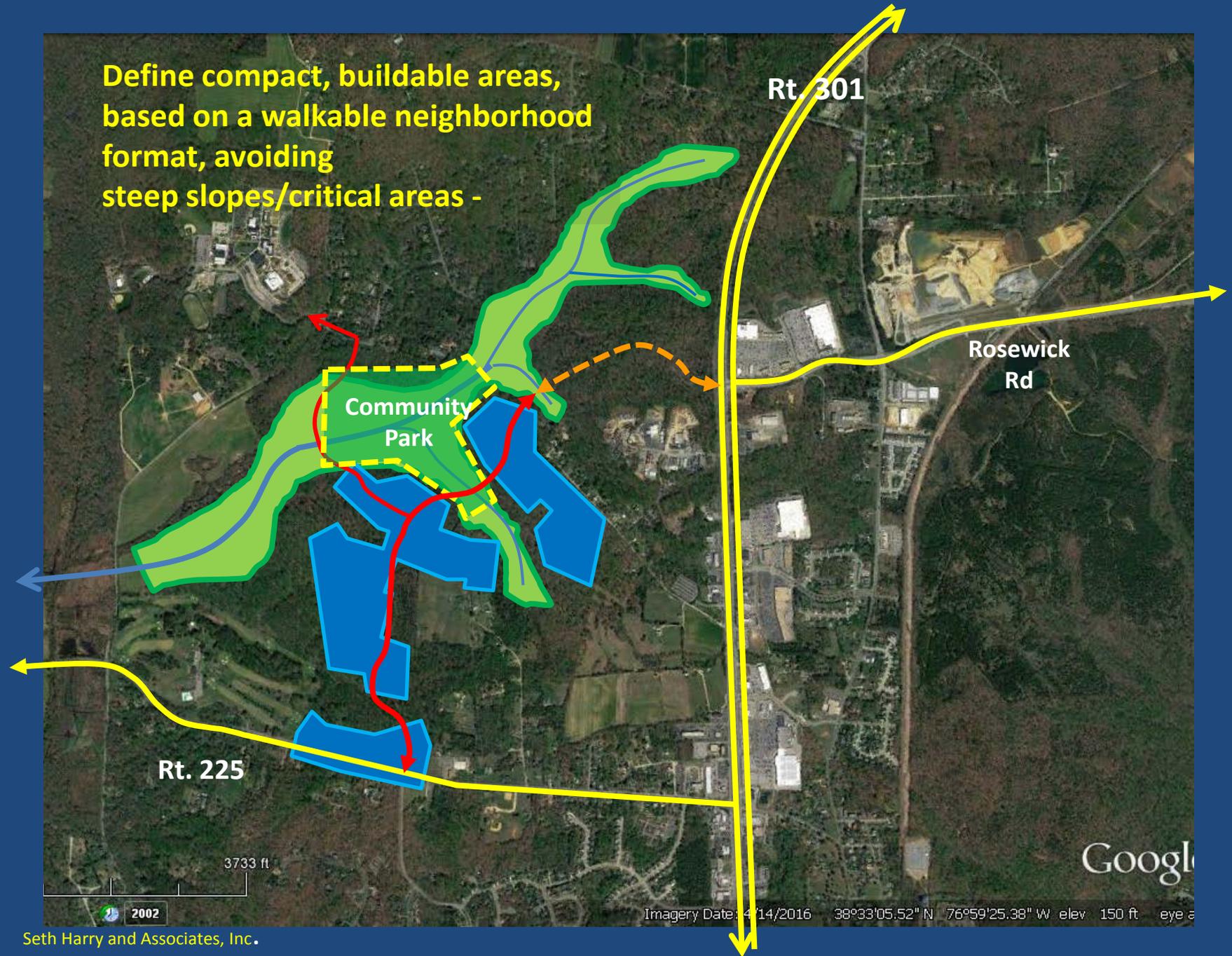
Community Park

Rt. 225

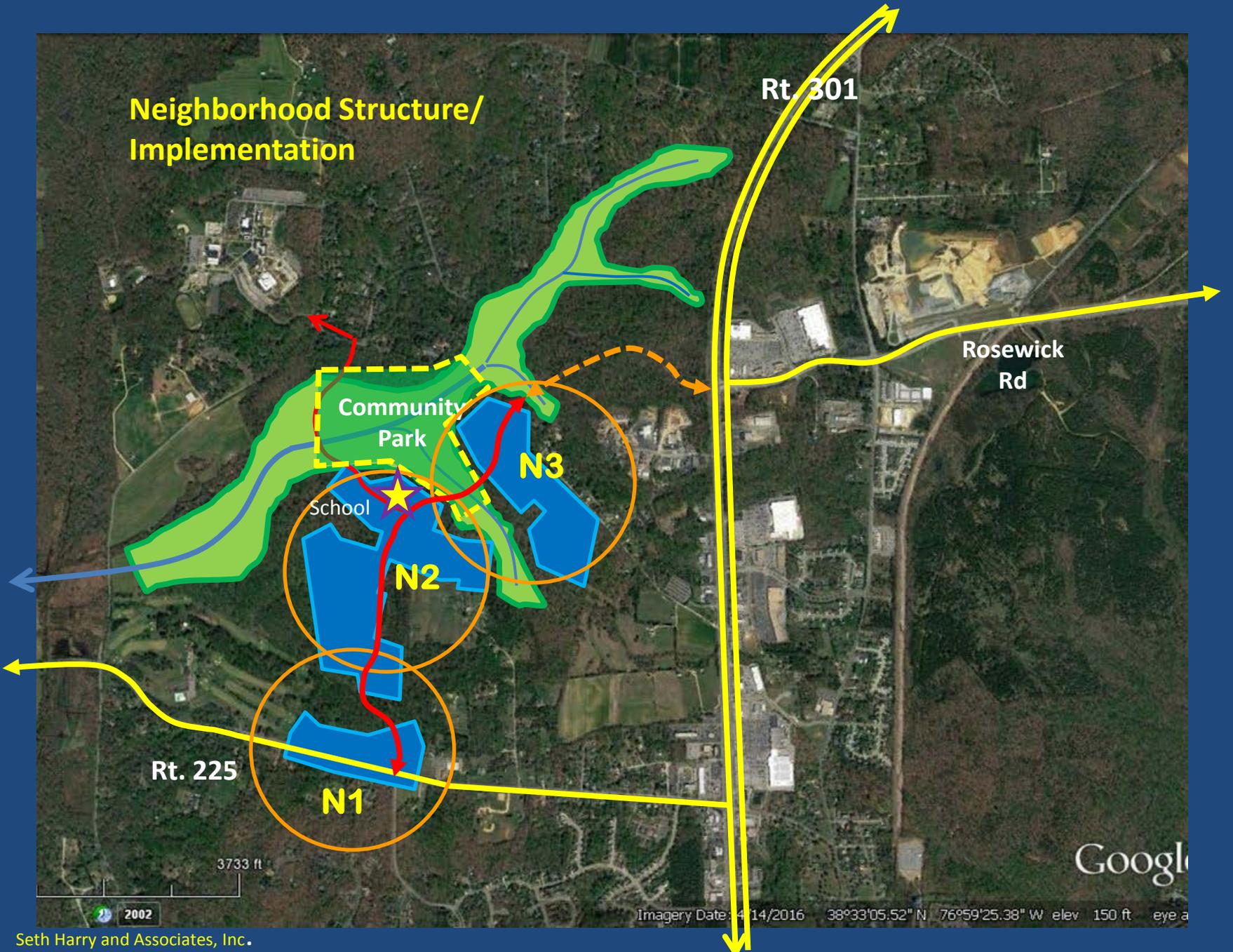
3733 ft

2002

Imagery Date: 4/14/2016 38°33'05.52" N 76°59'25.38" W elev 150 ft eye a



# Neighborhood Structure/ Implementation



# Traditional Community Planning Principles as Applied to The HUB:

- Compact
- Walkable
- Mixed-Use

# Water Quality

	Forest	Sprawl	Town
Runoff (inches)	0.04	0.33	0.23
Sediment (tons)	1.29	17.36	4.72
Nitrogen (lbs/acre)	0.02	0.13	0.04
Phosphorus (lbs/acre)	0.01	0.06	0.02
Chemical Oxygen Demand (lbs/a	0.5	2.86	1.68

Credit: Carolina Coastal Conservancy

Comparative analysis of compact, walkable, mixed-use development water quality Performance, relative to conventional suburban sprawl, and a base-line Natural conditions

Walkable communities allow mobility options for families to walk together and for those who are too young, too old, or otherwise unable, to drive themselves...

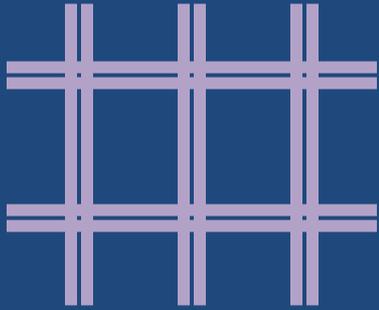


# Complete Streets:

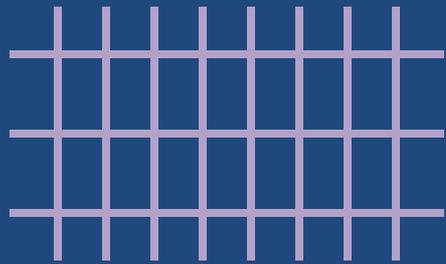
Complete streets uses a combination of a diffuse network, and context appropriate street design, to ensure mobility for walkers, bicyclists, motorists and transit users, regardless of age or physical capacity.



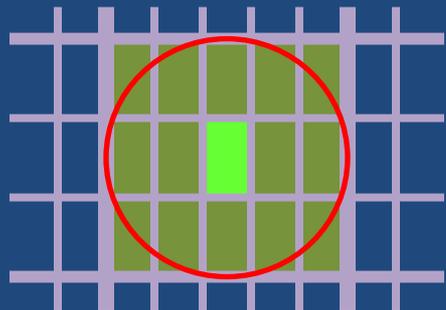
# Road Network types and associated land-uses



Coarse Network = Big Roads



Fine-grained Network = Small Roads

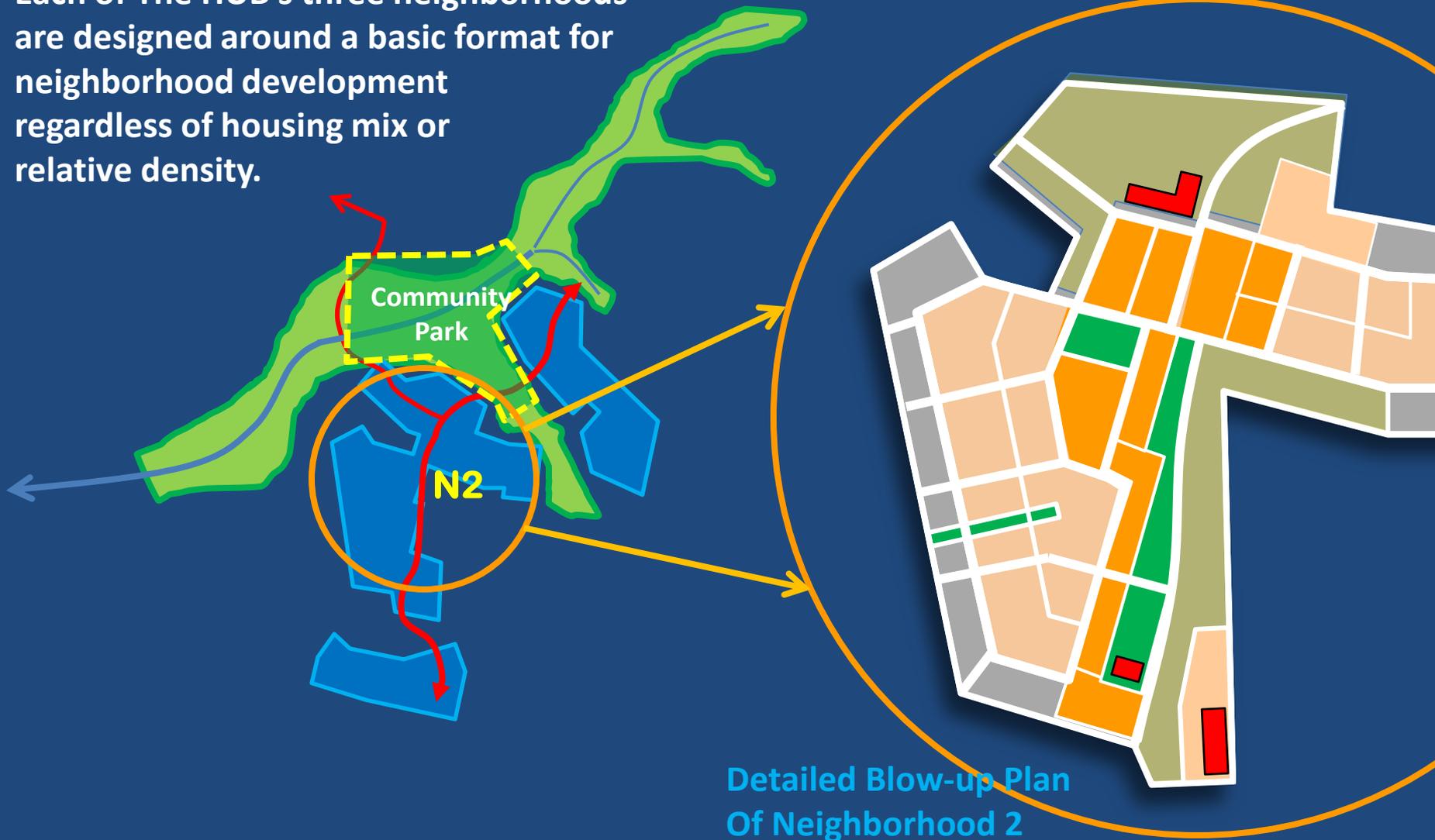


Mixed Network...



# Neighborhood Structure

Each of The HUB's three neighborhoods are designed around a basic format for neighborhood development regardless of housing mix or relative density.



Detailed Blow-up Plan  
Of Neighborhood 2



Neighborhood Center



Neighborhood General



Neighborhood Edge



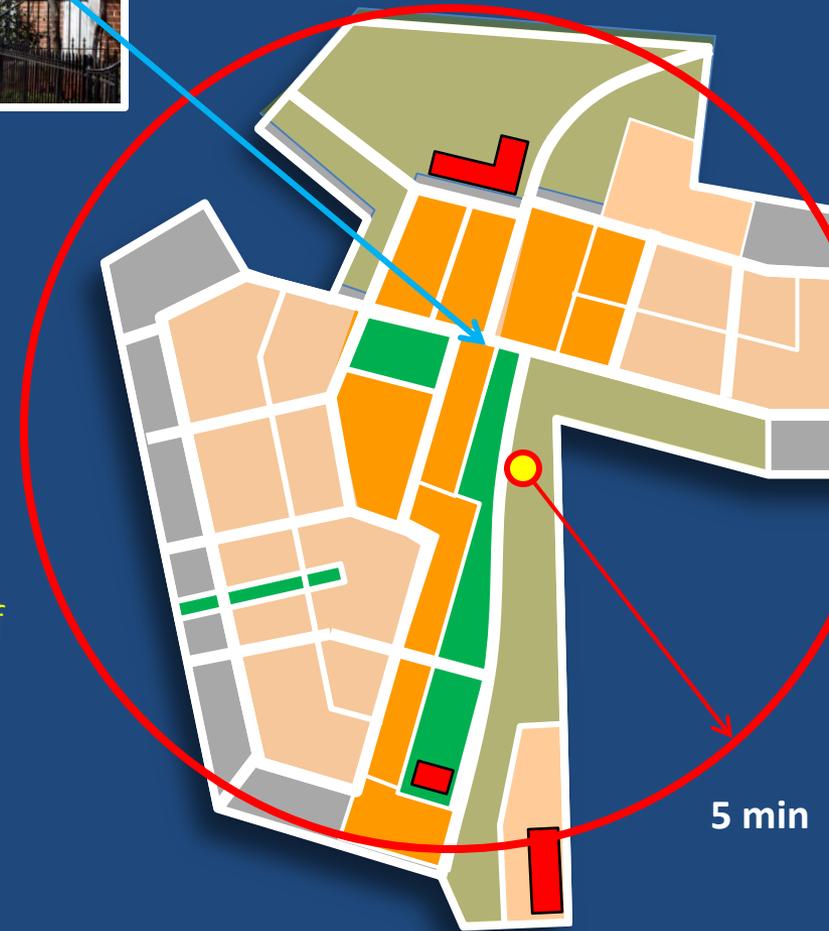
5 min



## Neighborhood Center

Neighborhood Center is at the core of the neighborhood and contains most of the neighborhood amenities. These include daily needs shops, services like day care, dry cleaners, hair salons, local banking, etc., as well as local parks and recreational amenities.

This area of the Neighborhood typically has the highest density housing types to take advantage of the value of having these amenities close by, reduce traffic in the rest of the neighborhood, and to make these goods and services as conveniently accessible to as many residents as possible, particularly to those who cannot, or chose not to drive.





## Neighborhood General



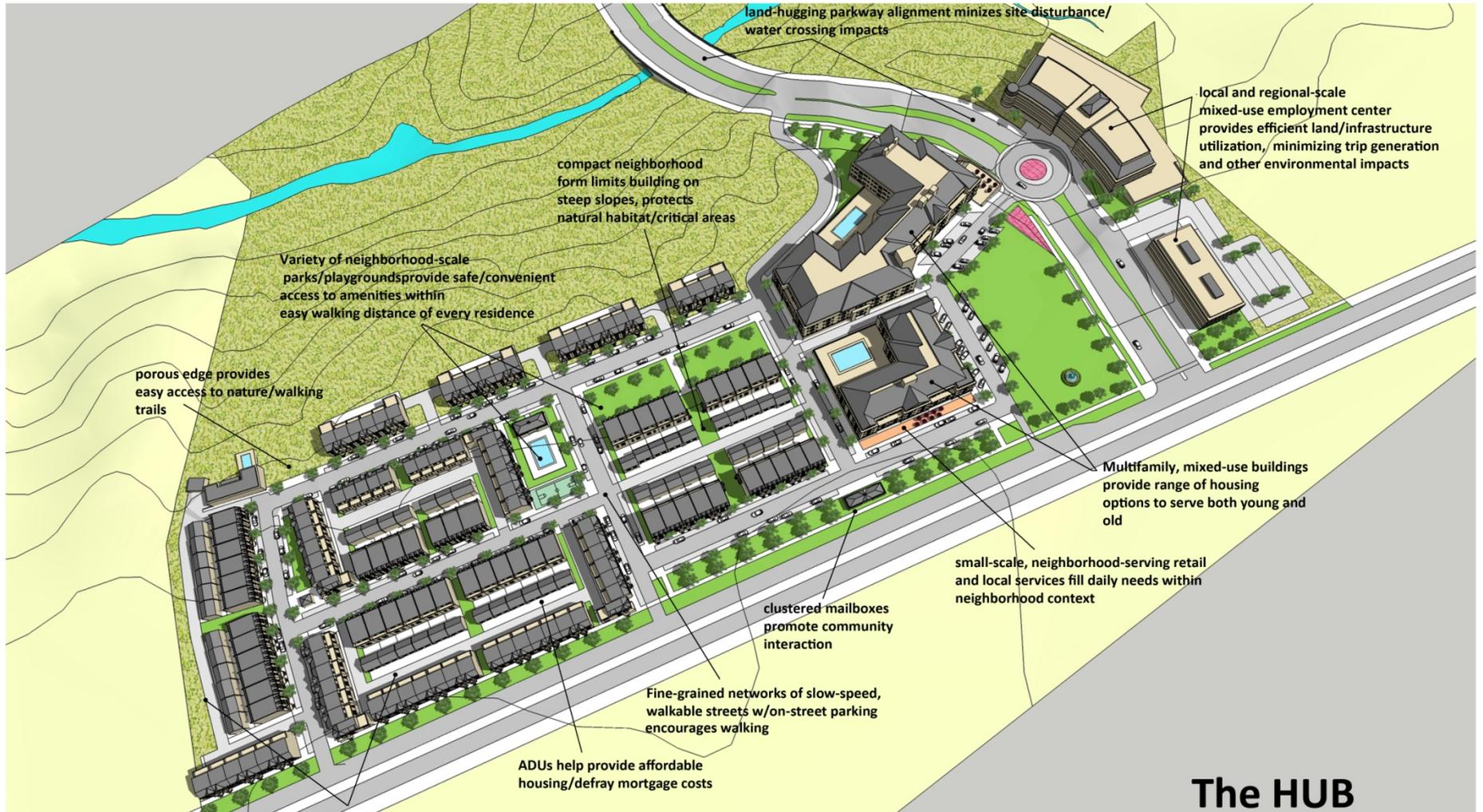
5 min

**Neighborhood General** makes up most of the area of the neighborhood, and offers the broadest array of housing types in terms of style, price, and life-style options, and tends to be most representative of the market, in general. It also contains local parks and recreational amenities, and is typically the area where a neighborhood school might be located.

Neighborhood Edge is the area of the neighborhood furthest from the center. It typically has the largest homes, on the largest lots, and often fronts on, or backs to nature. because of this, this part of the neighborhood has limited parks and amenities, as these are still easily accessed close by in the center and general areas of the neighborhood.



5 min



land-hugging parkway alignment minimizes site disturbance/  
water crossing impacts

local and regional-scale  
mixed-use employment center  
provides efficient land/infrastructure  
utilization, minimizing trip generation  
and other environmental impacts

compact neighborhood  
form limits building on  
steep slopes, protects  
natural habitat/critical areas

Variety of neighborhood-scale  
parks/playgrounds provide safe/convenient  
access to amenities within  
easy walking distance of every residence

porous edge provides  
easy access to nature/walking  
trails

Multifamily, mixed-use buildings  
provide range of housing  
options to serve both young and  
old

small-scale, neighborhood-serving retail  
and local services fill daily needs within  
neighborhood context

clustered mailboxes  
promote community  
interaction

Fine-grained networks of slow-speed,  
walkable streets w/on-street parking  
encourages walking

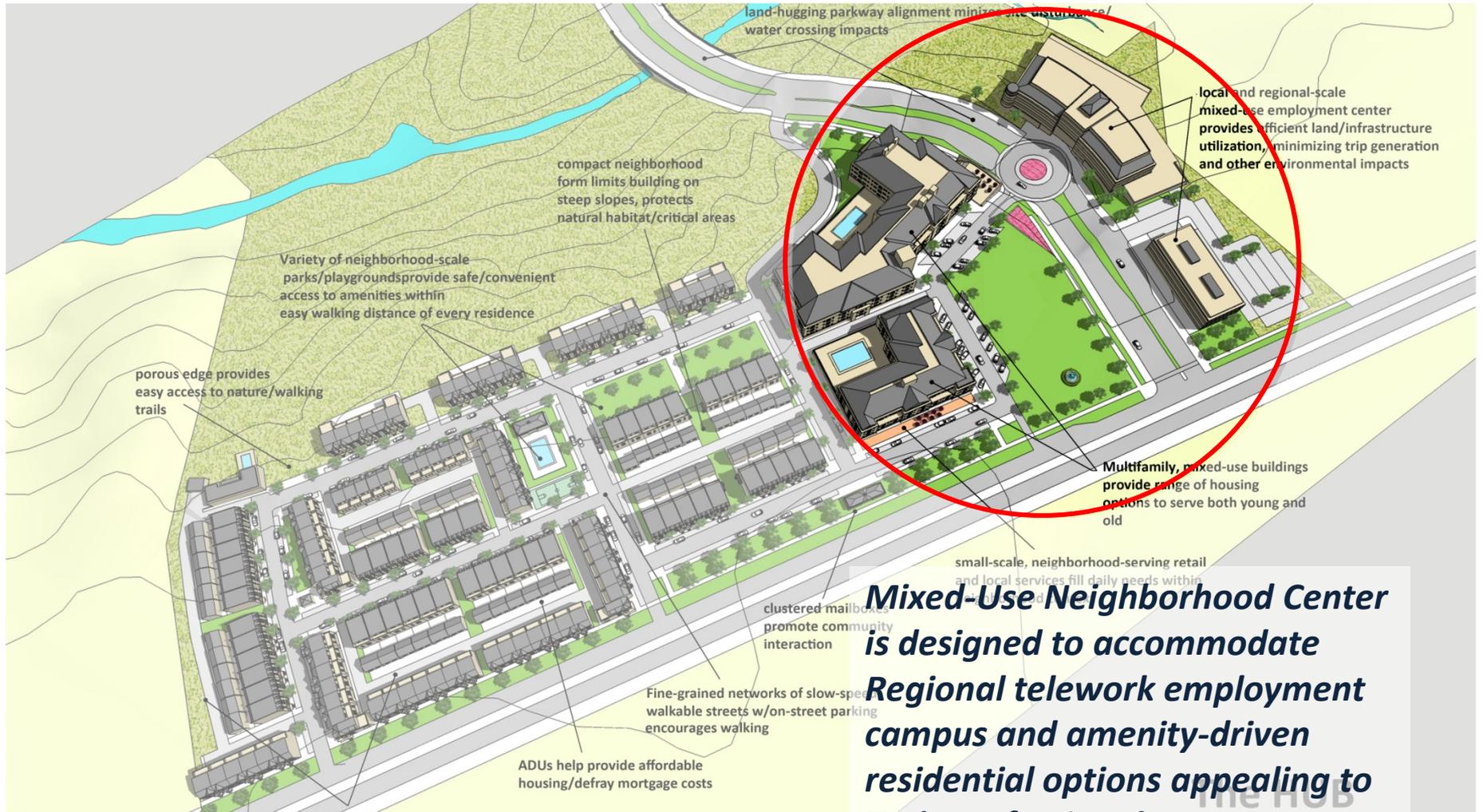
ADUs help provide affordable  
housing/defray mortgage costs

Rear loaded garages  
keep lots narrow, provide high-quality  
pedestrian/biking environment

# The HUB

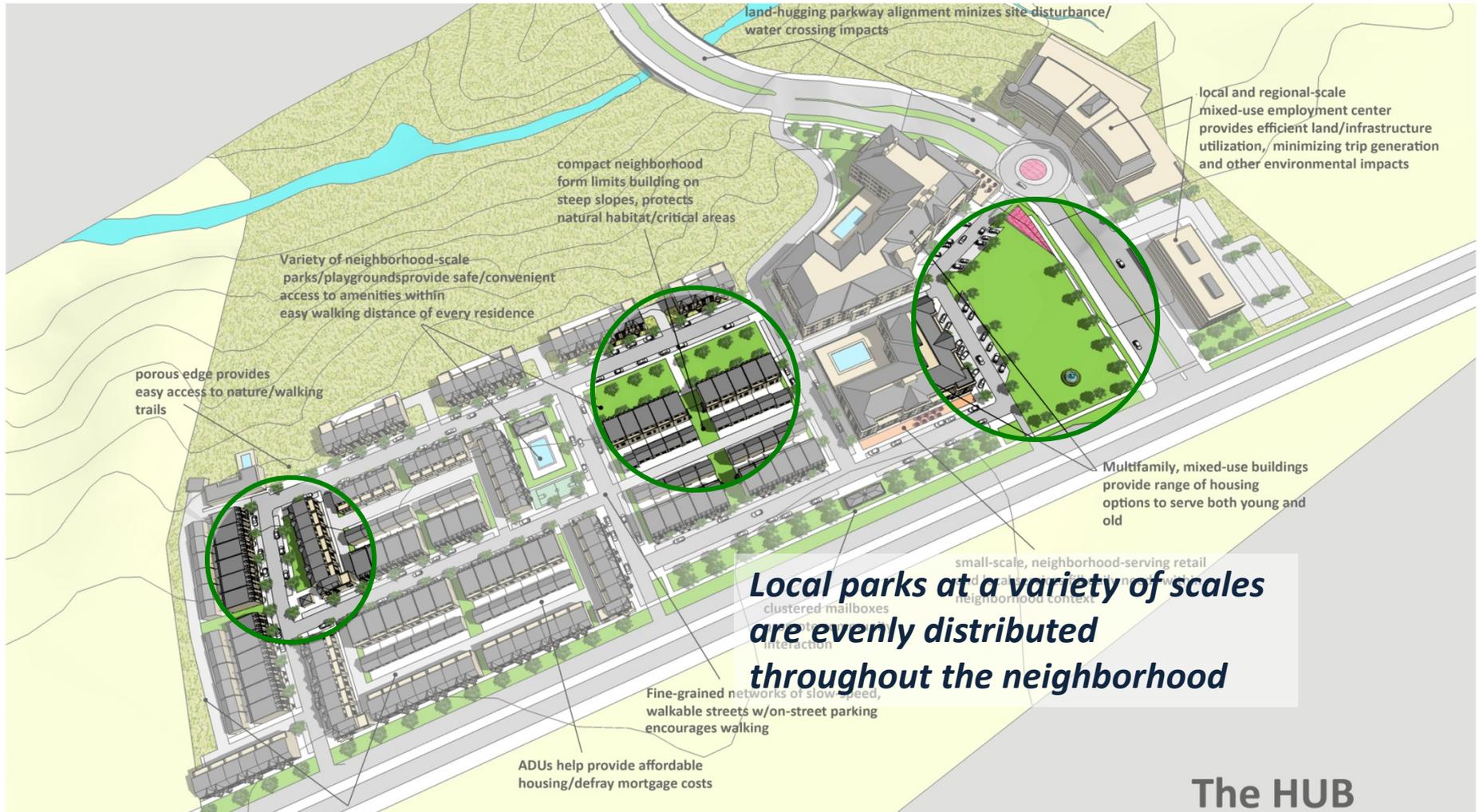
## Neighborhood One Applied Planning Principles

June 2020



**Mixed-Use Neighborhood Center is designed to accommodate Regional telework employment campus and amenity-driven residential options appealing to Tech-professionals**

**THE HUB**  
 Neighborhood One  
 Applied Planning Principles  
 June 2020



**Local parks at a variety of scales are evenly distributed throughout the neighborhood**

**The HUB**  
Neighborhood One  
Applied Planning Principles  
June 2020



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Multifamily, mixed-use buildings  
provide range of housing  
options to serve both young and  
old

small-scale, neighborhood-serving retail  
and local services fill daily needs within

**Community center provides  
meeting facilities for small events,  
and recreational amenities for  
neighborhood residents**

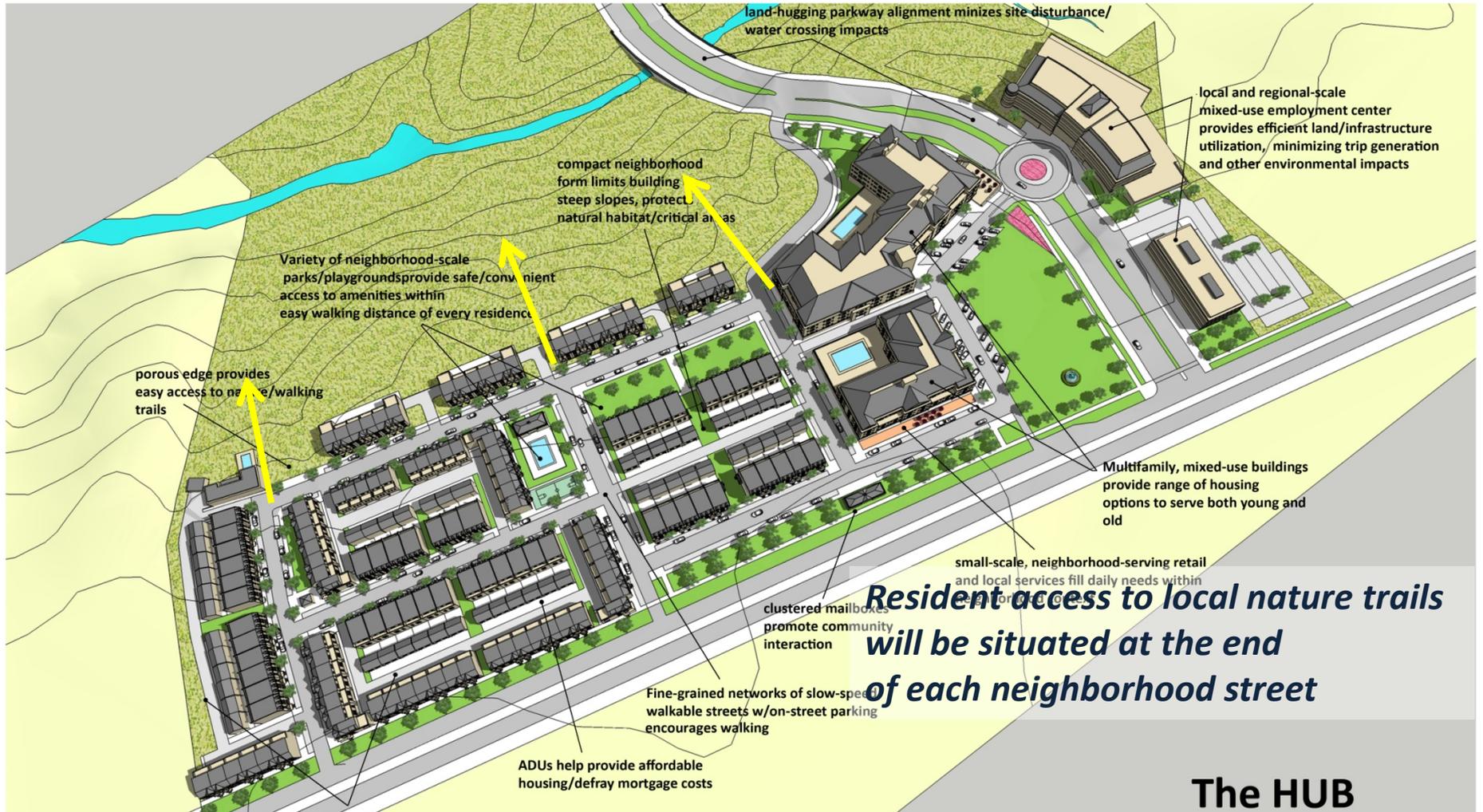
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small-scale, neighborhood-serving retail  
and local services fill daily needs within  
neighborhood

**Resident access to local nature trails  
will be situated at the end  
of each neighborhood street**

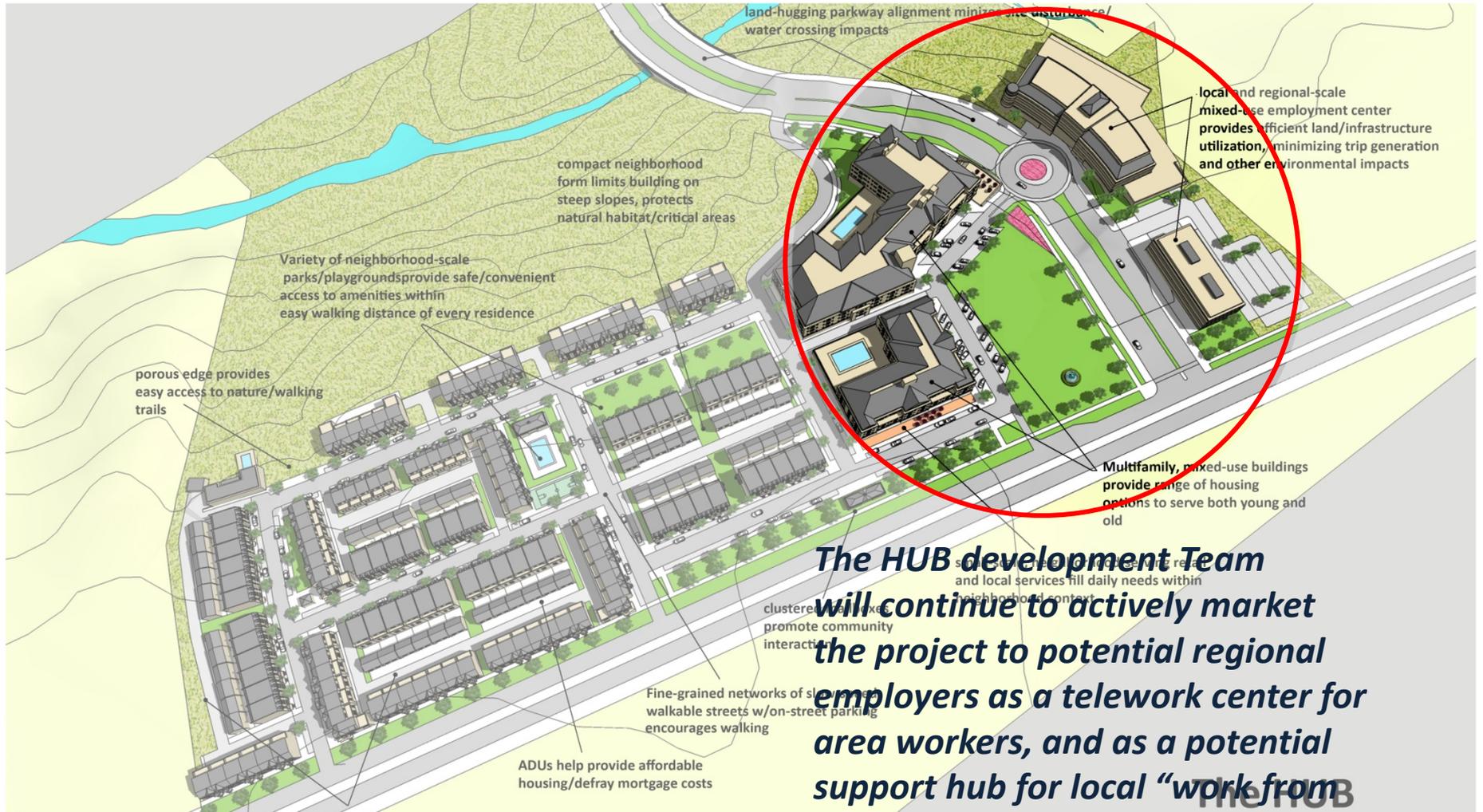
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**The HUB**  
Neighborhood One  
Applied Planning Principles  
June 2020



**The HUB development Team will continue to actively market the project to potential regional employers as a telework center for area workers, and as a potential support hub for local “work from home” residents**

**Neighborhood One Applied Planning Principles**  
June 2020

# Illustrative rendering of possible remote -work mixed-use campus...



Hawthorne Rosewick Assoc. LP

Seth Harry and Associates, Inc.  
Architects and Planners  
September 15, 2016



Seth Harry and Associates, Inc.

# What If Working from Home goes on ... forever?

Clive Thompson NY Times  
June 9, 2020

Studies show that up to 40% of the people who can work from home, may continue to do so, post-Covid 19

### Which of the following statements best describes you?



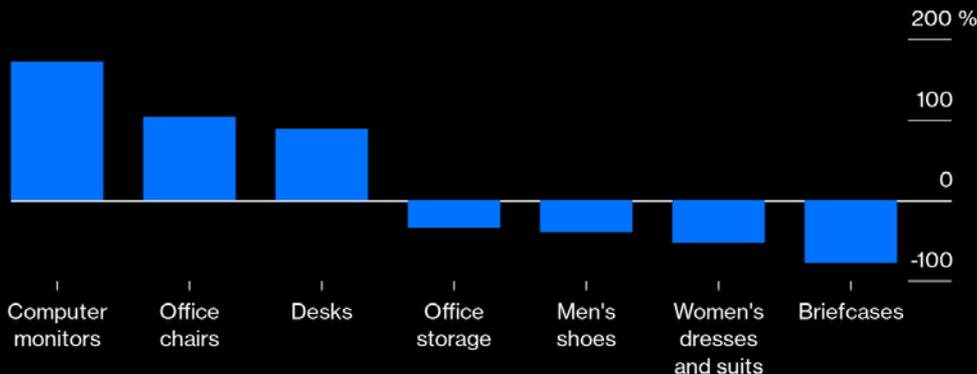
- 70% ● I am happy with the amount of time I work remotely.
- 19% ● I would like to work remotely more often.
- 11% ● I would like to work remotely less often.

State of Remote Report 2020  
[buffer.com/state-of-remote-2020](https://buffer.com/state-of-remote-2020)



### What We Need for Remote Work, and What We Don't

Post-coronavirus change in sales



Growth in e-commerce March 2020 versus March 2019, according to Stackline. **BloombergOpinion**



Mixed-use has always been a fundamental *“work where you live...”* principle of traditional communities....

# The MARKET revisited --

## Principle # 2

**Allows for incremental, market-responsive build-out in the form of multi-generational Neighborhoods...**



Village Center -- Guilford, CT



Above: Haddenfield, PA



Below: Southampton, NY

New England/M



A satellite view of the Village Center surrounded by productive farmland

Below: across a variety of



Above: Neighborhood Center, Hagerstown, MD

Below: across the Village Center of



Colonial-era R

New Traditional N

New England villages represent a more familiar community settlement pattern for the Mid-Atlantic region, and offer some advantages in that they are based on a less intensive style of incremental development -- relying more on individual buildings functioning independently of each other and at a variety of scales, from single-use, one story commercial buildings, to small mixed-use buildings with minimal internal

Colonial-era Rural Settlements (Waterford, VA, circa 1733-1880) Founded as a Quaker village in rural Virginia, just outside of Washington DC, Waterford is now a National Historic Landmark.

It is also, however, an intact example of a working rural community which still practices the trades and crafts supported by the grist mill, and the surrounding working farms.

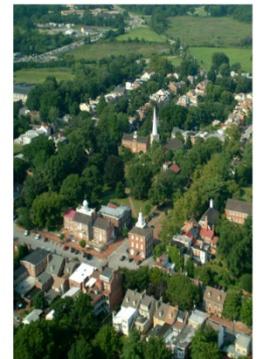
New Traditional more rural Anglo-American tradition, with New England townships, and culture. The village centers are often composed of modest, free-standing live-work type structures, with walk-up second floor residential units, each with their own dedicated entrance.

Remote Work/Agro-Urbanism represents an attempt to reconcile a number of conflicting programmatic criteria, without compromising either quality-of-place, or market potential valuation.

Relying on time-tested models of rural settlement patterns, combined with modern telecommunications, this approach

**Illustrative Neighborhood Master Plan Study -- V.2)** This illustrative Plan Alternative for the HUB's Neighborhood 2 area, shows a lower-density mixed-use neighborhood based on more traditional rural settlement patterns, consistent with those of southern Maryland's towns and villages.

This approach makes use of all the digital communications technology currently available, in concert the time-honored models of local and regional agricultural and rural-based economies. This approach should ensure optimal economic potential, combined with self-sufficiency and semi-autonomous sustainability. A tangible expression of the "think globally, act locally" mantra, that is also a joy to live in.



An example of a living tradition, more relevant than ever

The HUB's inherent flexibility allows it to consider the option of a lower density, fully supported, "work from home" model, while maintaining the option of a more conventional tele-work "campus" to maximize the potential economic value of meaningful day-time employee capture



The HUB  
Conceptual Neighborhood Plan Study, V.2  
Master Plan



The HUB  
Conceptual Neighborhood Plan Study, V.2



RJH







*Neighborhood 2 Illustrative  
Post-Covid19 Alternative  
Development Study...*



# College Extension Program/Food Production Innovation Center

Exploring Options for High-tech, innovative and sustainable, locally-based food production...

kitchen gardens mix edible landscapes with an internal ornamental landscape for relaxation and entertainment



bordered by the Kitchen Garden and Orchard, a common shipping and product cleaning area services the Training Loft and growing structures



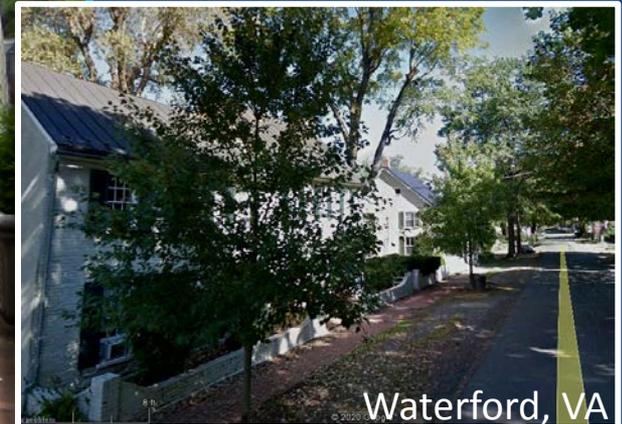
Example: University of Arkansas Ag-research and Extension Center for Food concept

# How we know this model works...

**Local Precedents:**  
*200 + years of continually adaptive relevance and viability, and increased popularity in the current situation...*



Chestertown, MD



Waterford, VA

We know this works.  
These Principles are 100%  
compatible with the Comp Plan,  
And consistent with the  
TDX Zoning Ordinance....

TDX =



# We know this works.

# It is 100% compatible with the Comp Plan.

# This is how we ensure it will happen as promised..

*Flexible, but robust design standards and form-based Codes will ensure consistent, High-Quality development regardless of Market conditions...*



Figure 6.5-1  
Examples of high-q

**6.6.3 Tenant Design Guidelines**  
A sub-component of regulatory codes, tenant design guidelines are often employed in concert with form-based codes and design guidelines to provide more precise direction with regard to retail building frontages in particular.



Fig. 6.6.3-1  
Examples of Tenant Design Guidelines produce for the Village of Rochester Hills, Michigan

NEIGHBORHOOD ZONE				
	TOWN CENTER	NEIGHBORHOOD CENTER	NEIGHBORHOOD GENERAL	NEIGHBORHOOD EDGE
multi-unit townhouse	[Image]	[Image]	[Image]	[Image]
townhouse	[Image]	[Image]	[Image]	[Image]
conting	[Image]	[Image]	[Image]	[Image]
two-unit townhouse	[Image]	[Image]	[Image]	[Image]
medium-density house	[Image]	[Image]	[Image]	[Image]
manicured hills	[Image]	[Image]	[Image]	[Image]

CROSSING, TN  
DOD CENTER

THE URBAN CODE

NC

**BUILDING PLACEMENT AND HEIGHT**

**Plan Diagram**

**Section Diagram**

**1. BUILDING PLACEMENT**  
Principle building shall be placed within the shaded area as shown in the above Plan Diagram.  
Lot Area: 3,000 sq. ft. avg.  
Lot Coverage: 80% max

**Principle Building Setbacks:**  
A: Front: 0' min-10' max  
B: Side: 0' min- 5' max  
C: Rear: 5' min

**Out Building Setbacks: (not shown above)**  
A: Front: N/A  
B: Side: N/A  
C: Rear: N/A

**2. HEIGHT**  
Building height shall be measured in number of stories. Inhabited attics or raised basements shall not be counted as a story.

Principle building: 3 stories max, 2 stories min  
Out building: N/A

**BUILDING FRONTAGE AND PROFILE**

**Plan Diagram**

**Section Diagram**

**1. ENCROACHMENTS ALLOWED**  
Stoops, balconies, bay windows, and open porches may encroach into the setback as shown in the shaded area in the above Plan Diagram.

Maximum encroachment height is 2 stories.

**2. FRONTAGE TYPES ALLOWED**  
A: Terrace  
B: Forecourt  
C: Stoop  
D: Shopfront & Awning  
E: Gallery  
F: Arcade

**PARKING AND VEHICULAR ACCESS**

**Plan Diagram**

**1. PARKING REQUIREMENTS**  
On-site parking is allowed only in the shaded area as shown.

A: Front setback: 30% of lot depth min  
B: Side setback: 10' min  
C: Side setback: 0' min  
D: Rear setback: 5' min

Vehicular access is permitted from an alley, side street, or foot-loaded driveway.

On-street parking where street key dictates (see pp.53-55)

We know this works.  
 It is 100% compatible with the Comp Plan.  
 It will be implemented as promised  
 It will be planned and built to  
 compliment and support  
 La Plata's downtown Businesses...

## Market Assessment and Positioning Strategy

City of Beaufort, South Carolina



FINAL REPORT

Seth Harry & Associates

Seth Harry and Associates, Inc.

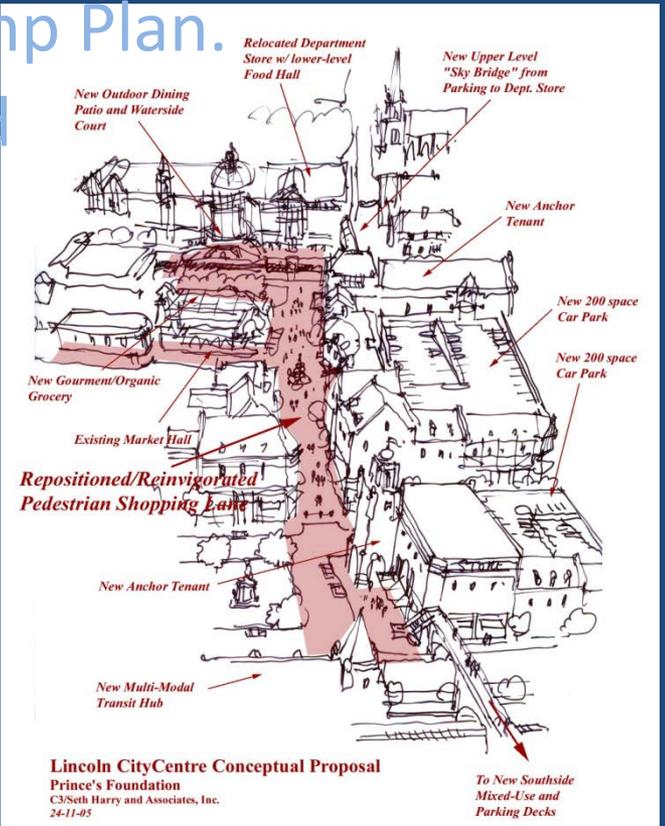


Figure 2.0-2 and 2.0-3  
 All the color-coded areas to the immediate consumer market is influenced and supported by the area's urban infrastructure and its associated road networks, which tend to represent market distance from the market.

- In the upper diagram, Beaufort is indicated by the star, while areas of major road corridors are indicated by thick lines, and the case of the continuous strip commercial along SC 27B, by a purple zig-zag line.
- In the lower diagram, downtown Beaufort is indicated by the star, while the major arterial network effectively separating downtown and surrounding urban centers.

Given the nature of the existing road network in relation to the location of the competing retail competitors, the greatest opportunity to enhance retail exposure is in the direction of LaPlata Street and adjacent east.



Figure 2.0-4  
 The major corridor passes Beaufort between the region's two primary urban centers, Beaufort, Charleston, South Carolina, South Carolina, to the north, which is a secondary corridor of major roads connecting communities for market distance and often along the route between the two.