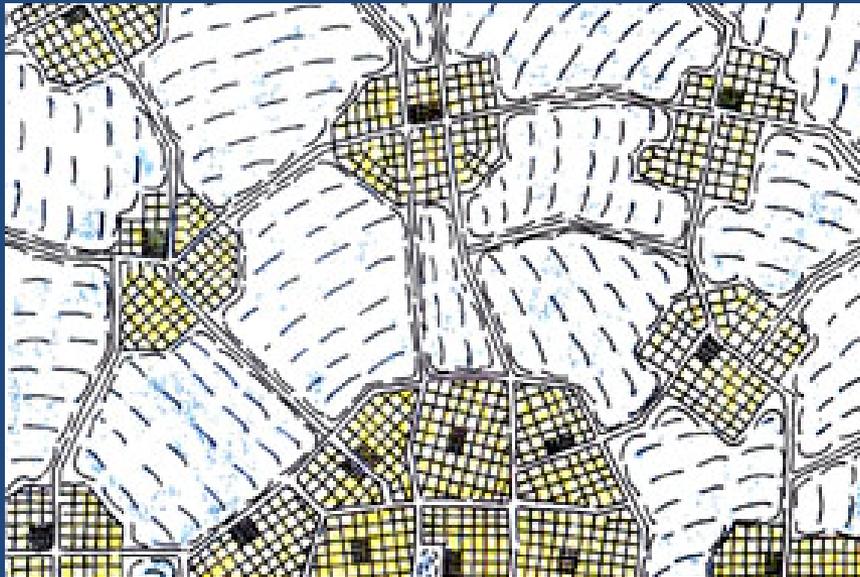
An aerial, artistic rendering of a town, likely La Plata, showing a river winding through the center, surrounded by dense residential and commercial buildings, trees, and streets. The scene is depicted in a painterly style with visible brushstrokes.

Town Council Annexation Work Session for The HUB at La Plata

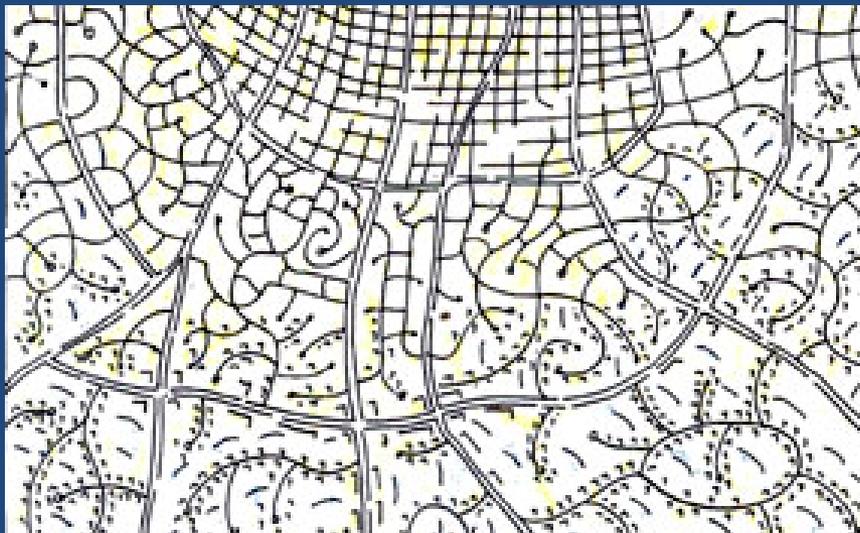
A Principle-Based
Traditional
Neighborhood Development

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

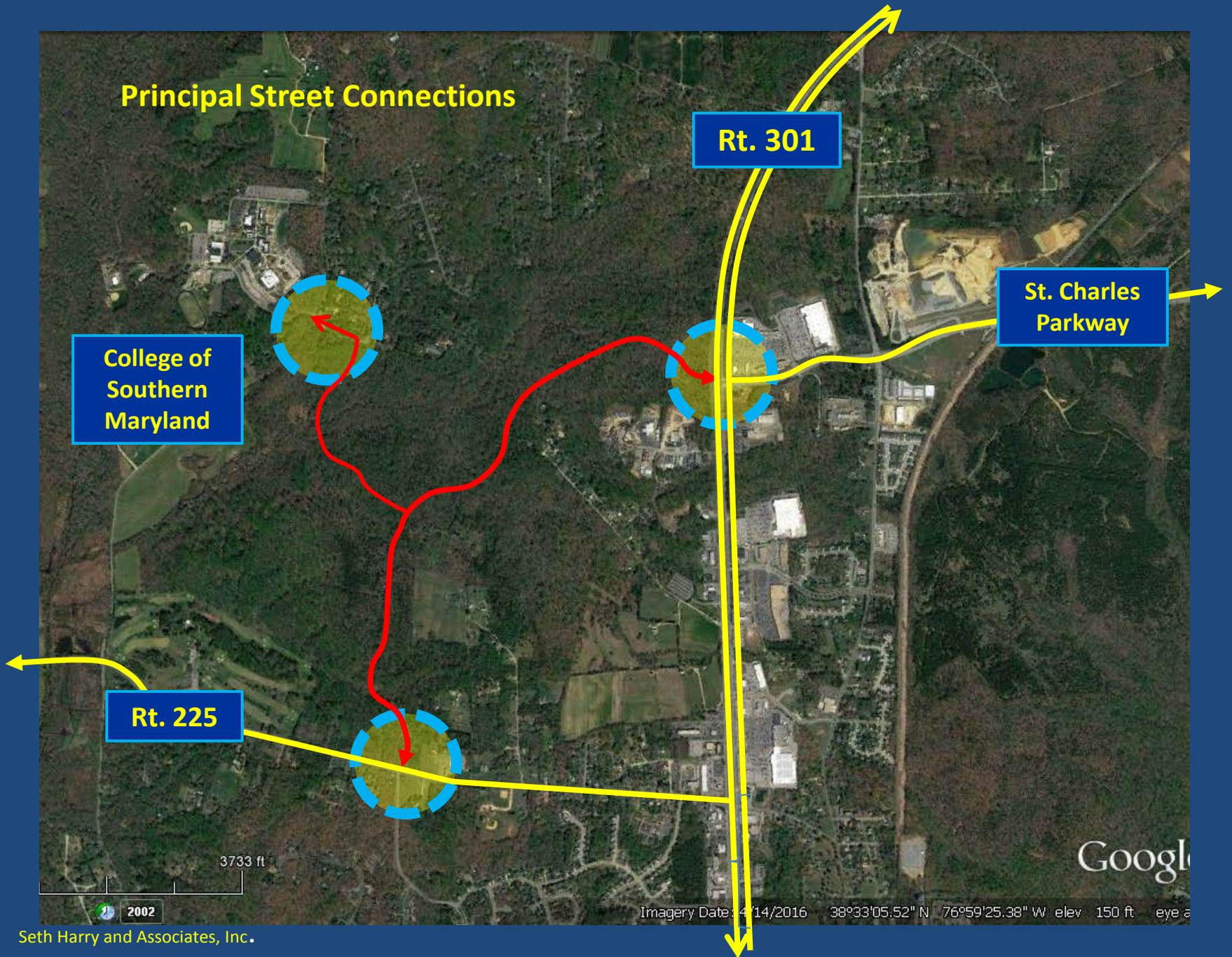
Rural Development Patterns/Community Types

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



Contiguous Natural Systems

**Potential
Community
Park**

Rt. 301

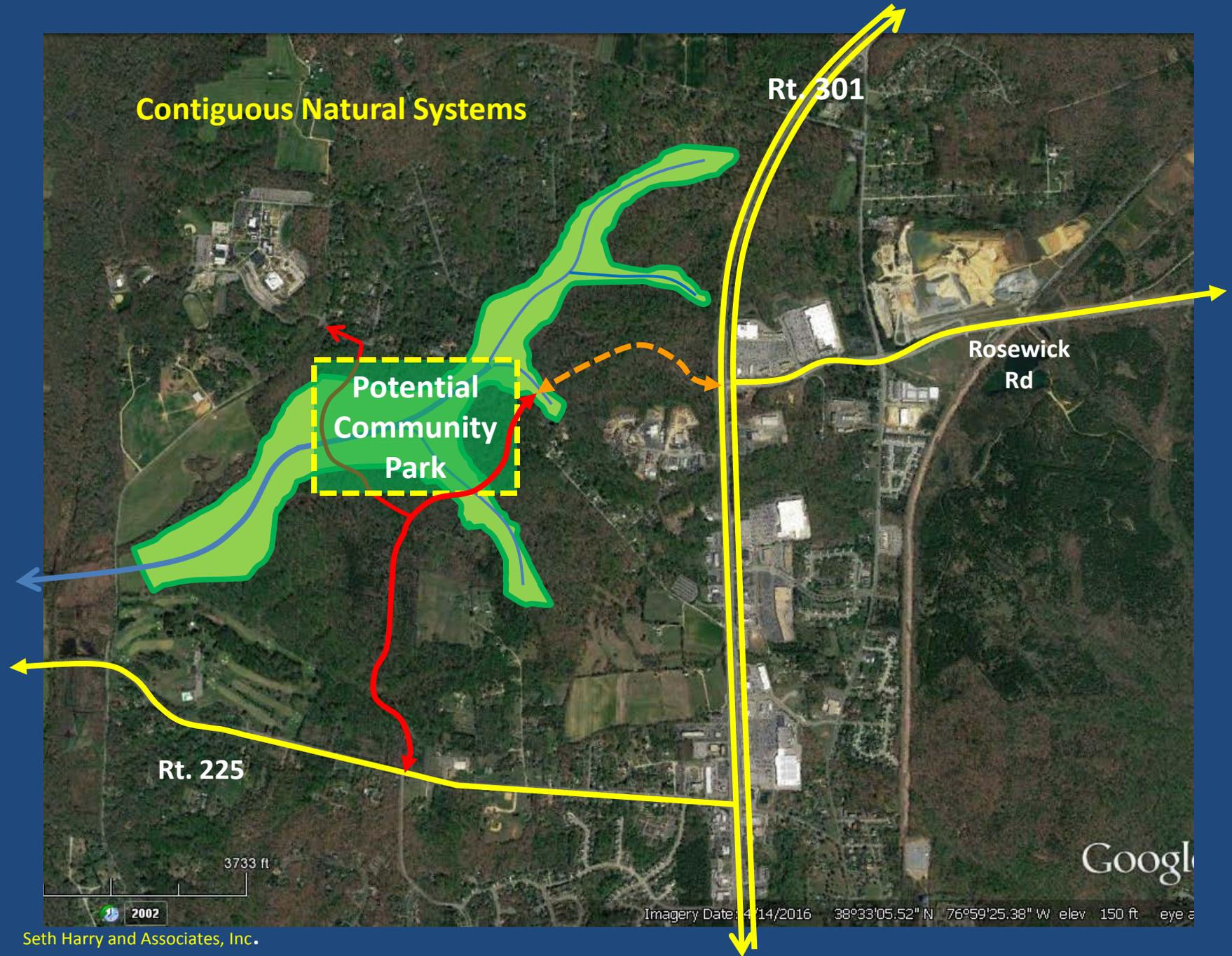
Rosewick
Rd

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

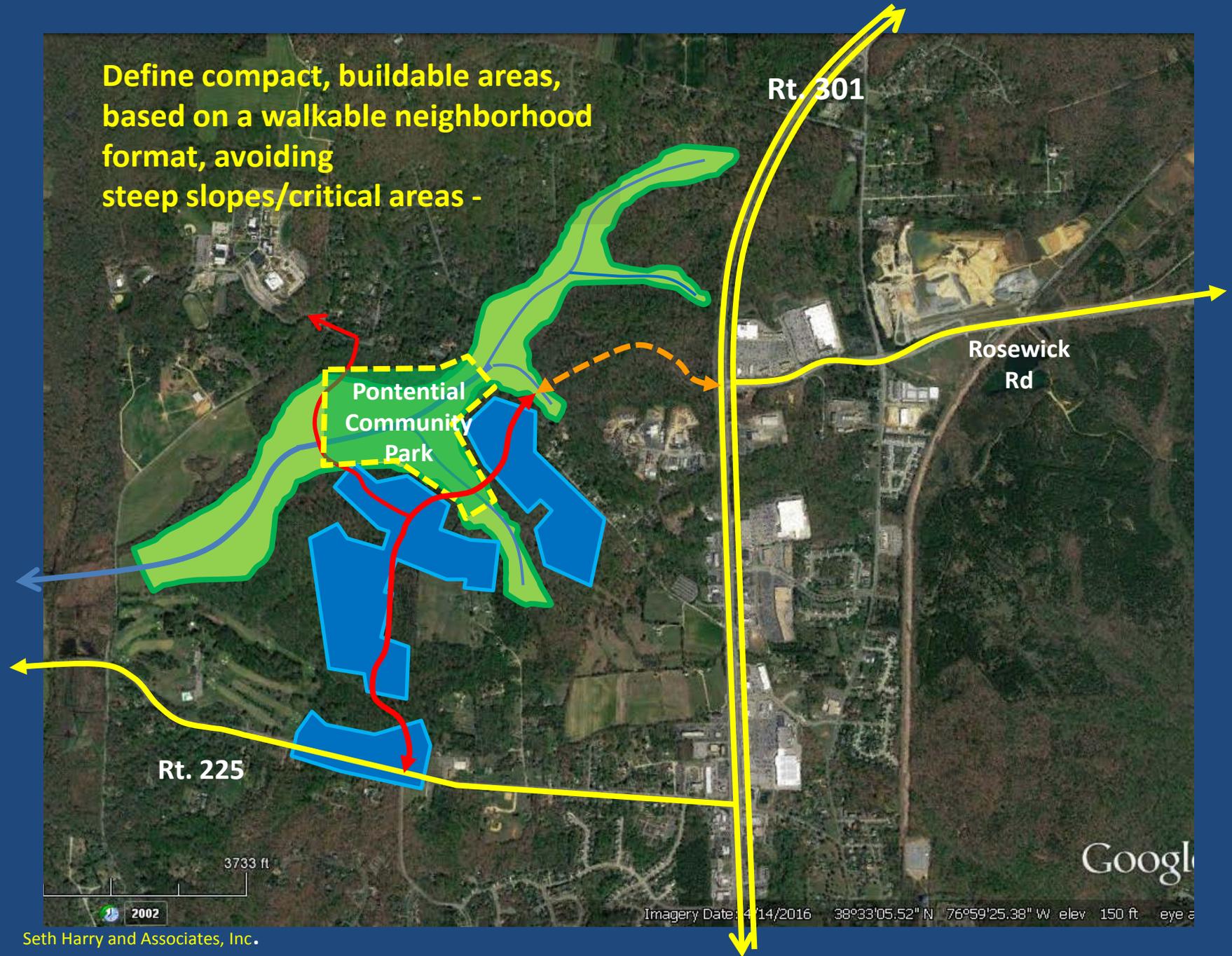
Pontential
Community
Park

Rt. 225

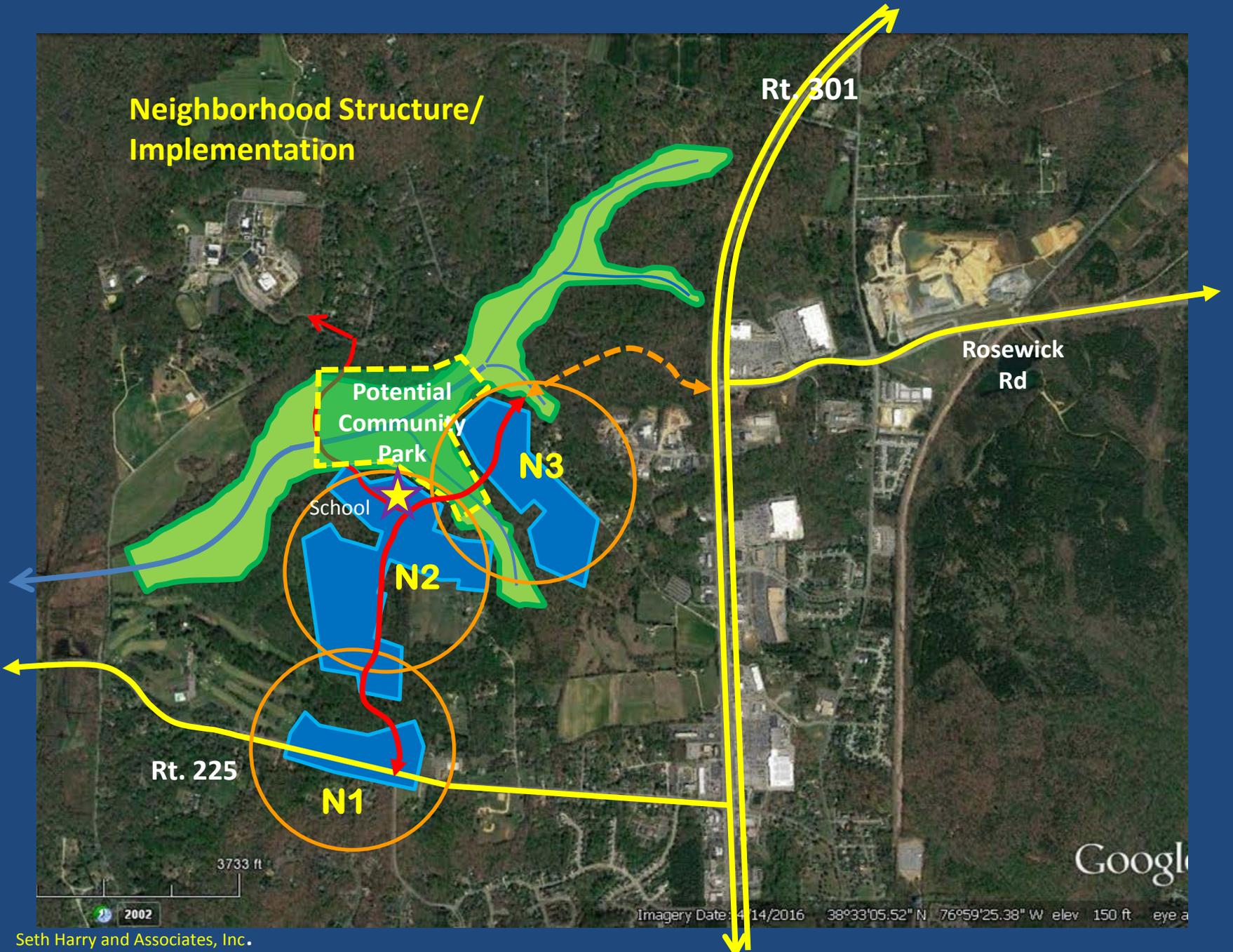
3733 ft

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...

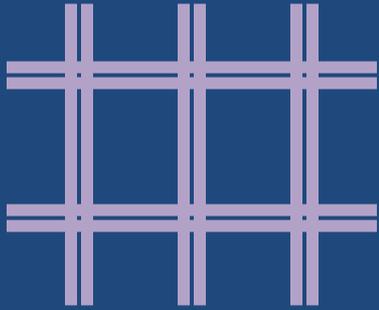


Complete Streets:

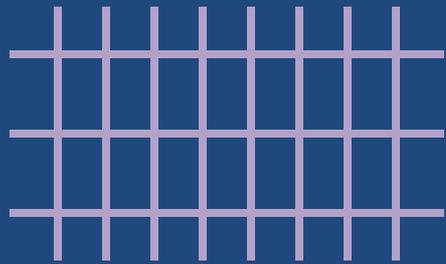
Complete streets uses a combination of a diffuse network, and context appropriate street design, to ensure mobility for walkers, bicyclists, motorists and transit users, regardless of age or physical capacity.



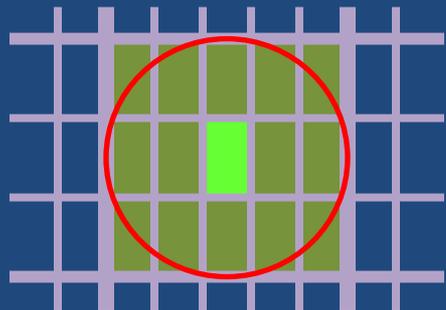
Road Network types and associated land-uses



Coarse Network = Big Roads



Fine-grained Network = Small Roads

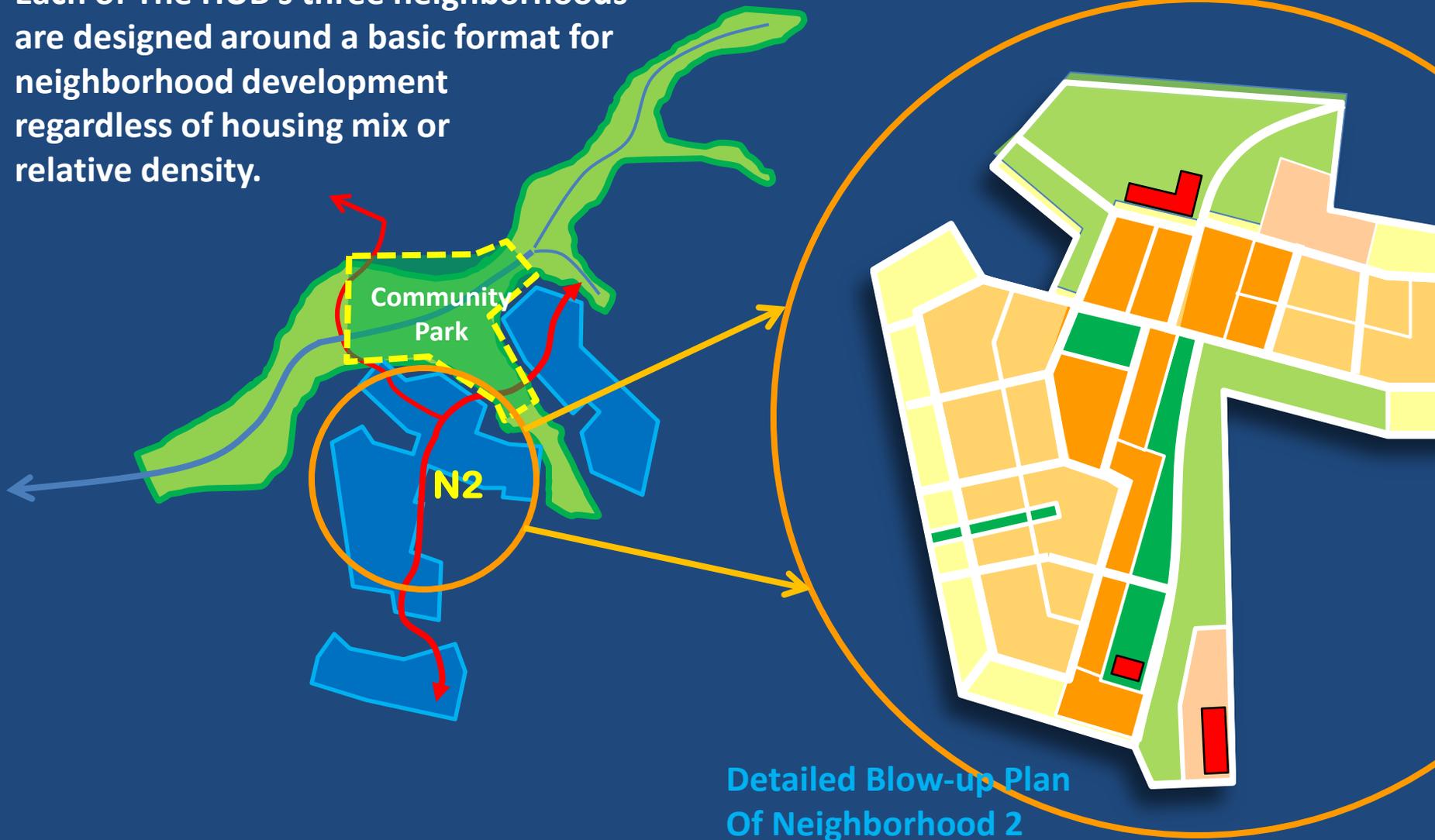


Mixed Network...



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.





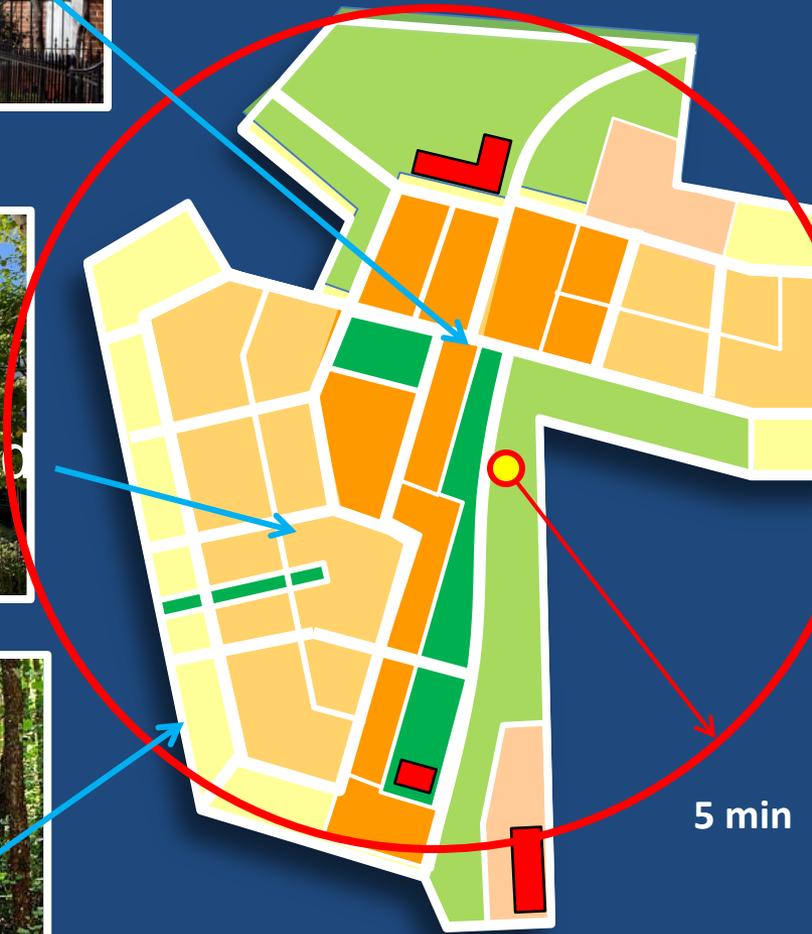
Neighborhood Center



Neighborhood General



Neighborhood Edge



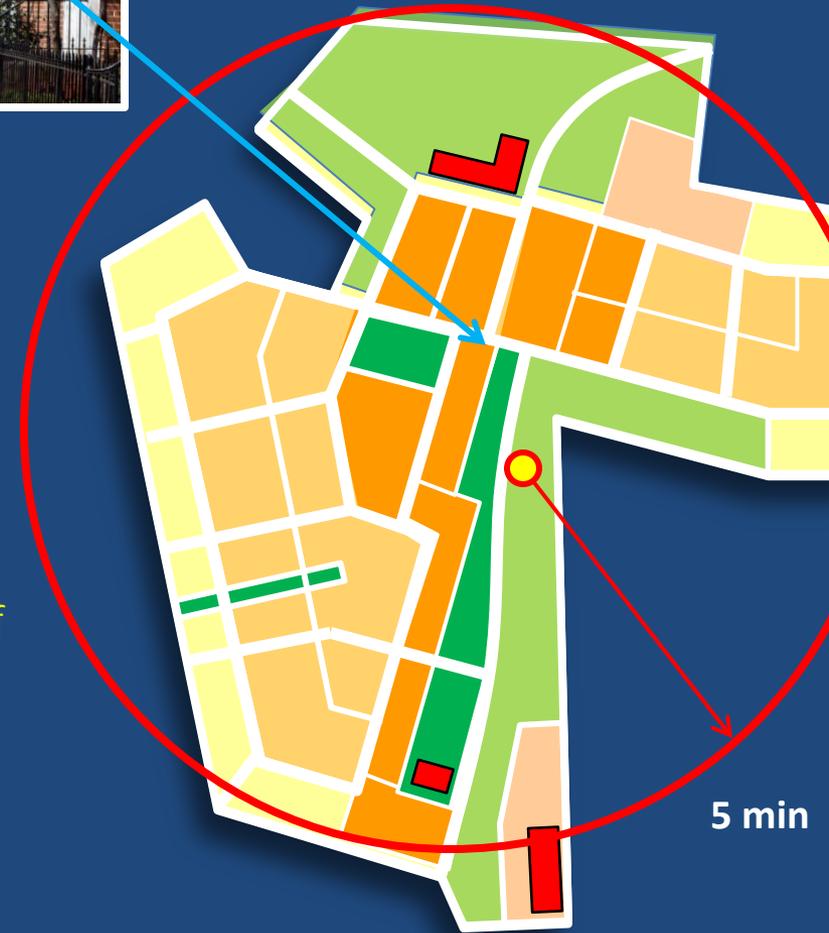
5 min



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



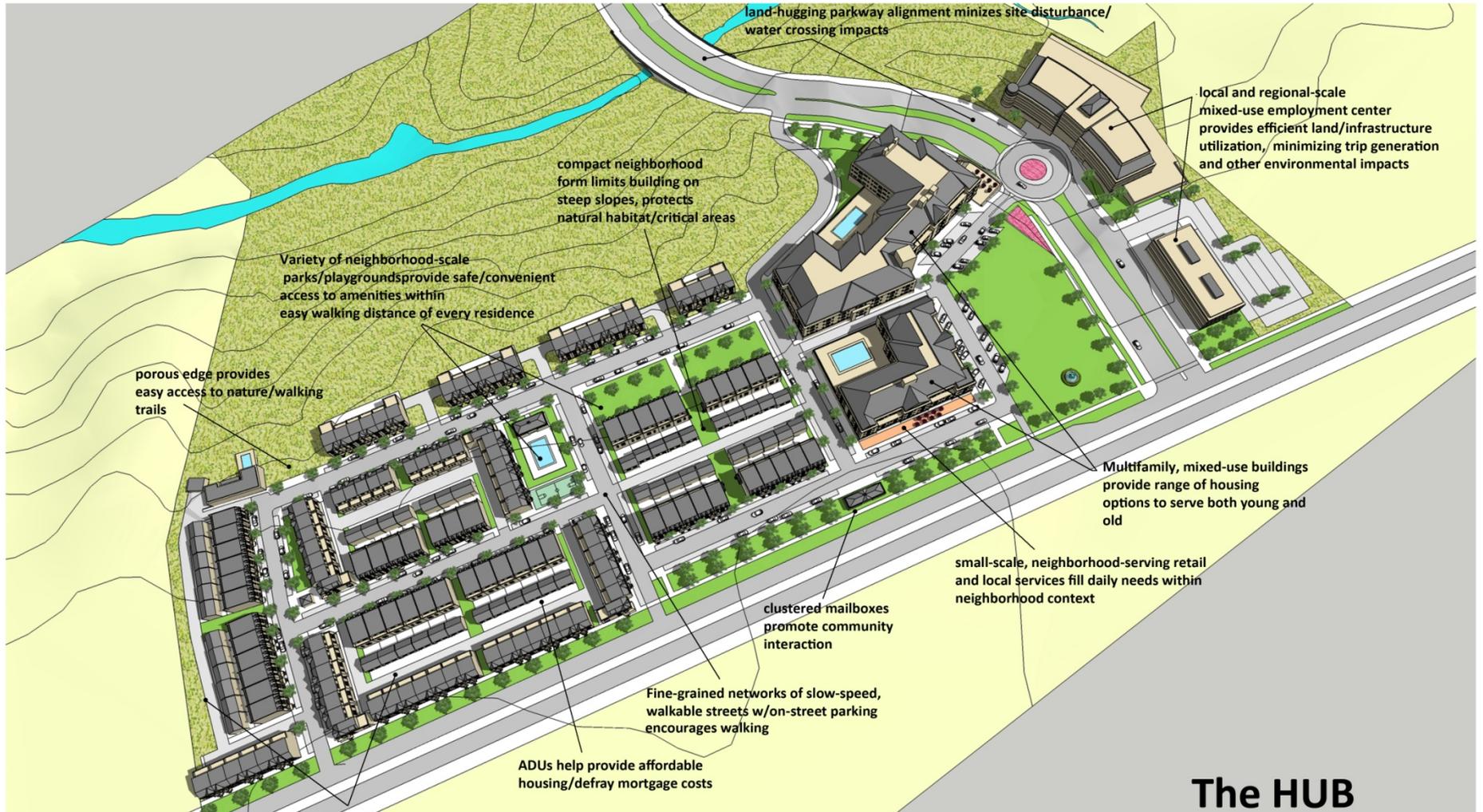
Neighborhood General makes up most of the area of the neighborhood, and offers the broadest array of housing types in terms of style, price, and life-style options, and tends to be most representative of the market, in general. It also contains local parks and recreational amenities, and is typically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



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





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

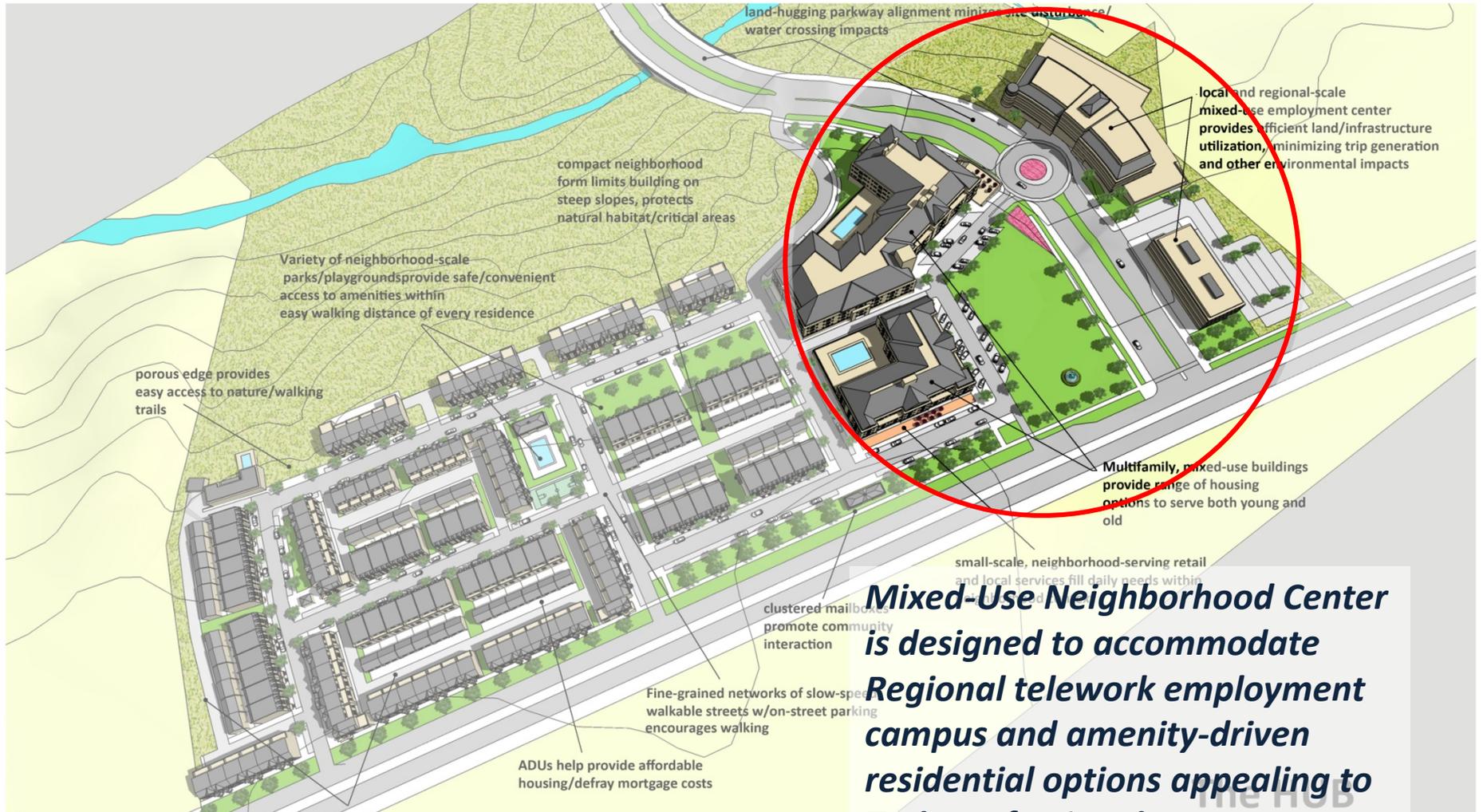
ADUs help provide affordable
housing/defray mortgage costs

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

The HUB

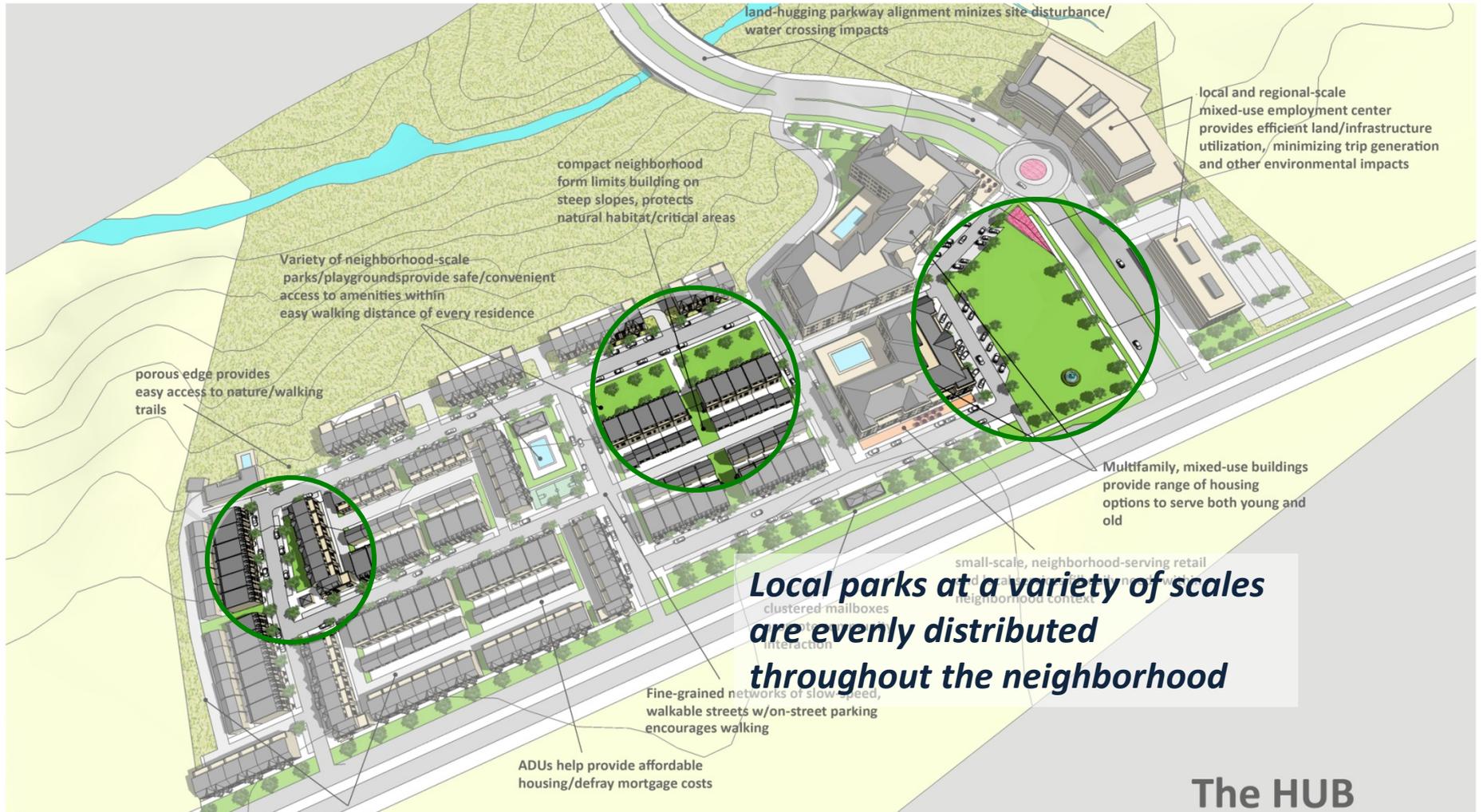
Neighborhood One Applied Planning Principles

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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local and regional-scale
mixed-use employment center
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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**

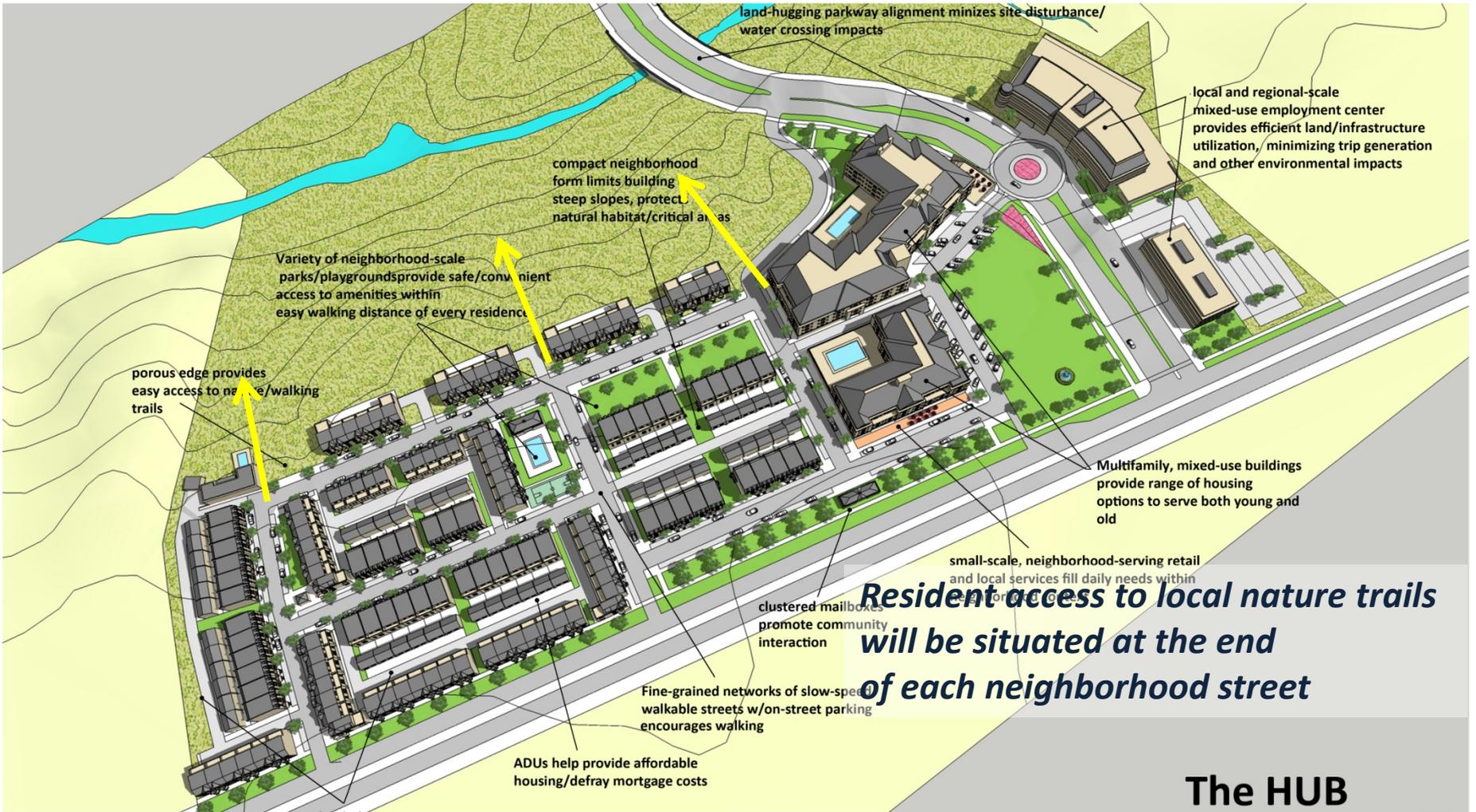
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Neighborhood One
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Multifamily, mixed-use buildings
provide range of housing
options to serve both young and
old

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

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

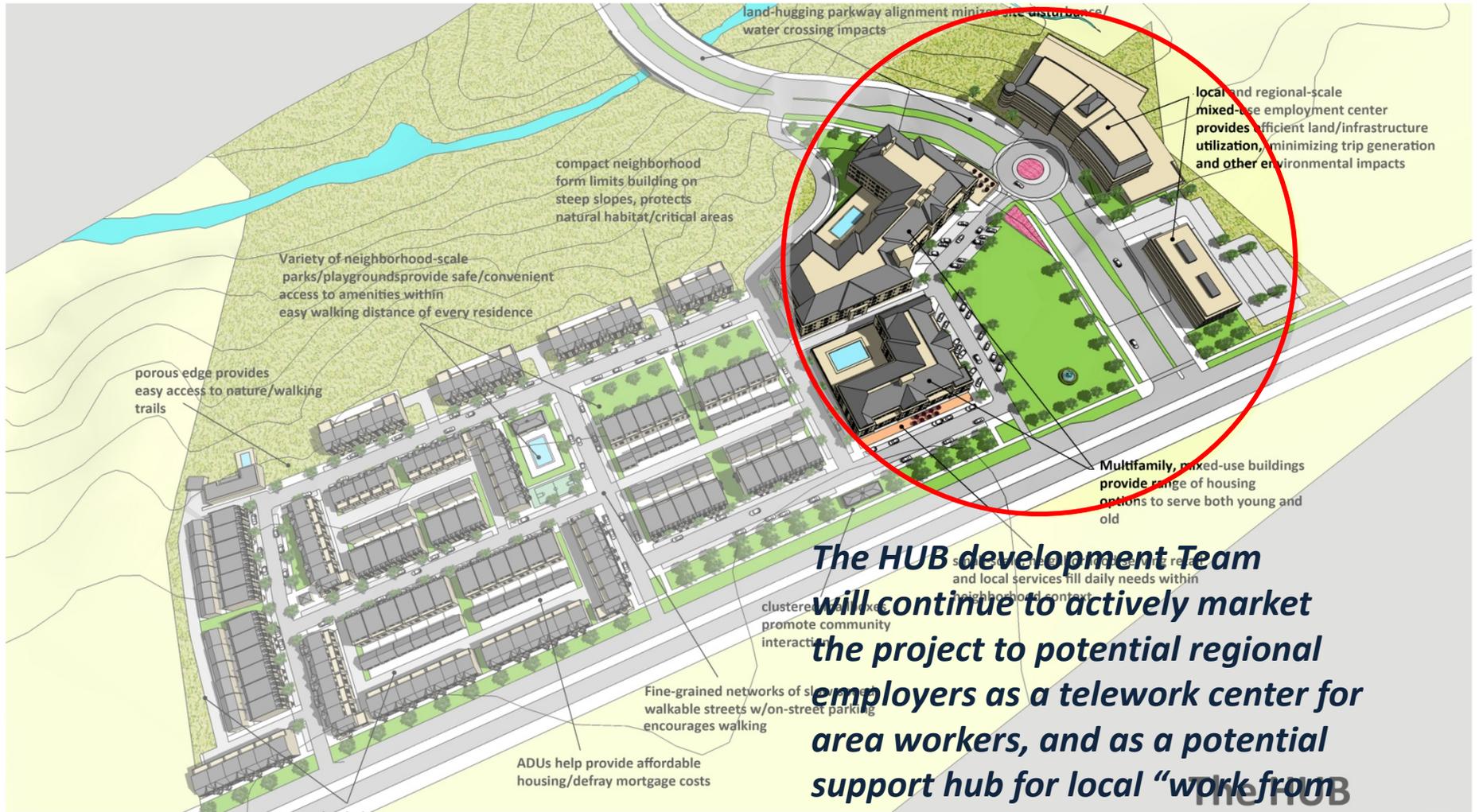
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Fine-grained networks of slow-speed
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Rear loaded garages
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The HUB
Neighborhood One
Applied Planning Principles
June 2020



land-hugging parkway alignment minimizes site disturbance and water crossing 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

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

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

clustered buildings 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 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?



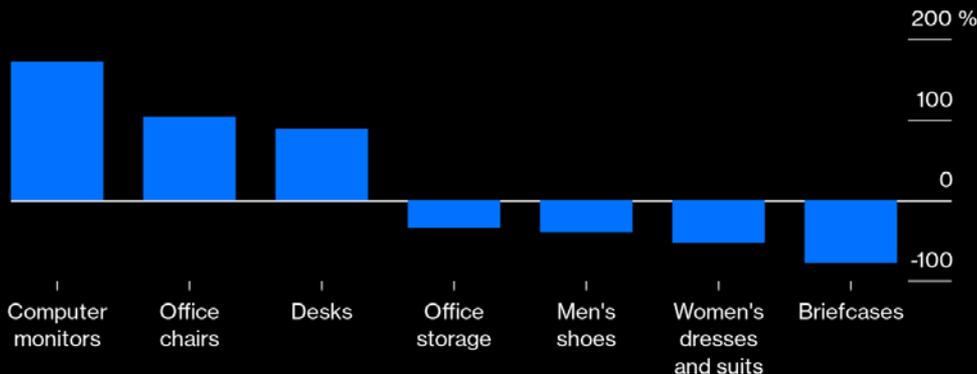
- 70% ● I am happy with the amount of time I work remotely.
- 19% ● I would like to work remotely more often.
- 11% ● I would like to work remotely less often.

State of Remote Report 2020
buffer.com/state-of-remote-2020



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: Southhampton, NY

New England/M



A satellite view of the Village Center surrounded by productive farmland.

Below: across a variety of



Above: Neighborhood Center, Haverhill, MA

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.

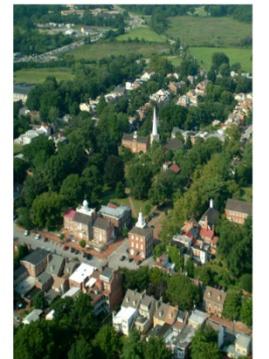
New Traditional more rural Anglo-American tradition, with New England townships, climate and culture. The village centers are often composed of modest, free-standing live-work type structures, with walk-up second floor residential units, each with their own dedicated entrance.

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

Seth Harry and Associates, Inc. 04.17.20

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
Master Plan



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



UACDC UNIVERSITY OF ARKANSAS COMMUNITY DESIGN CENTER UofA

UACDC UNIVERSITY OF ARKANSAS COMMUNITY DESIGN CENTER

UofA DIVISION OF AGRICULTURE RESEARCH & EXTENSION University of Arkansas System

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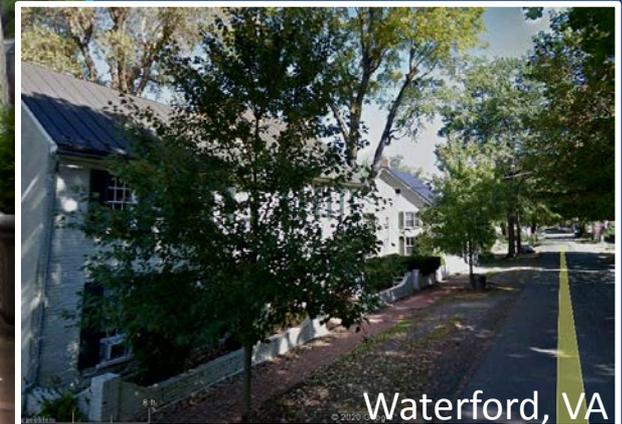
Example: University of Arkansas Ag-research and Extension Center for Food concept

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...

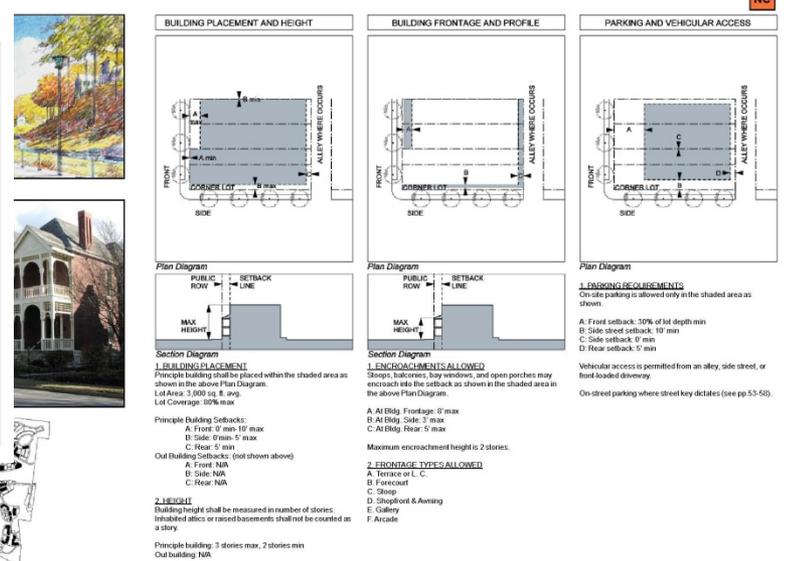


Figure 6.5-1
Examples of high-q

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

CROSSING, TN
DOD CENTER

THE URBAN CODE



NEIGHBORHOOD ZONE				
	TOWN CENTER	NEIGHBORHOOD CENTER	NEIGHBORHOOD GENERAL	NEIGHBORHOOD EDGE
townhouse				

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.

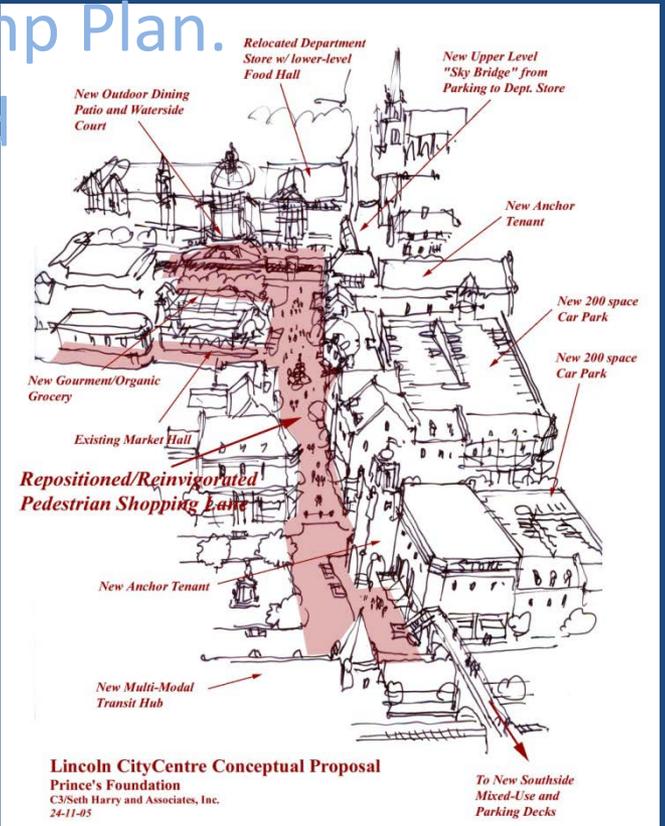


Figure 2.0-2 and 2.0-3
 All the color-coded access to the immediate consumer market is influenced and supported by the area's urban transportation and its associated networks, which tend to represent overall accessibility. The diagram illustrates:

- 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 supporting downtown and surrounding areas is shown.

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 LaB's lateral and parallel exit.



Figure 2.0-4
 The major corridors between the region's two primary urban centers, Beaufort, Charleston, and Columbia, South Carolina, are shown. The study's consideration of major roads comprises corridors for retail distance and also along the route between the two.

The HUB Master Site Development Plan

The HUB at La Plata Master Site Development Plan: Town of La Plata, Charles County, Maryland



 The **HUB** at
LA PLATA

Owner/Developer
TOWER
COMMUNITIES
2000 Tower Oaks Boulevard, 9th Floor, Rockville, MD 20852
Phone: 301.984.7000
Hawthorne-Rosewick Associates, LP
The Hellman Company

Master Site Development Plan: Narrative

The HUB at La Plata Master Site Development Plan: Town of La Plata, Charles County, Maryland

1. Property History and Details --

A description of the property's history in terms of parcels, size, location, and previous uses (TBD)

2. Summary Description --

The HUB at La Plata is planned as an interconnected network of walkable neighborhoods, based on the principles of compact, walkable, mixed-use development, consistent with the standards outlined in the Traditional Development Mixed-Use Zone (TDU) and the County's Comprehensive Plan and policy goals. Specific attributes and characteristics associated with this approach as presented in the proposed conceptual development plan include:

- **Compact Design:** Minimizes disturbed areas and impervious surfaces, helps protect steep slopes and critical areas, and helps preserve and protect existing natural systems, including wildlife corridors, and the surface hydrologies of the area, and supports the principle of walkability, and provides convenient access to natural and recreational amenities.
- **Interconnectedness:** The HUB is composed of three interconnected neighborhoods, served by a hierarchical network of human-scaled, pedestrian-friendly (low-speed/low-lane) streets with sidewalks, based on the concept of "complete streets." This planning format encourages a range of transportation options and provides an efficient means of distributing traffic within the community while minimizing reliance on existing arterial corridors.

A central parkway throughfare section, thoughtfully integrated into the existing landscape, provides primary access between all three neighborhoods and the nearby arterial corridors, with the potential to allow for a future connection directly to US 301 via Quailwood Parkway North extended (Charles County Comprehensive Plan, July 12, 2016, Chapter 8 - Transportation, page 9-23, Table 8-5 Road Improvements: Quailwood Parkway Extension, Project #C-20; time-frame: Long Term), as well as a secondary connection to the College of Southern Maryland.

- **Mixed-use:** Provides for a range of daily needs and employment opportunities within each neighborhood, as well as the community as a whole, in a flexible range of formats ranging from work-from-home (WFH) and mixed-use commercial buildings, to remote-work campuses and national employers, in an evolving, post-pandemic market environment, reducing daily trip generation on the nearby existing street networks.

The scale and composition of the retail mix and related services will be specifically tailored to complement and not compete with the existing downtown businesses, and designed to enhance La Plata's overall market positioning within the region, while the additional employment opportunities afforded by both conventional and work-from-home formats, provide a substantial daytime consumer base for the Town as a whole.

Mixed-use also creates a "park-once-and-walk" format for commercial areas, minimizing the need for duplicative parking areas, further reducing the amount of impervious surfaces and allowing more compact development.

- **Based on Traditional Regional Town Planning Precedents:** The overall layout and design of the community is based on the traditional planning principles of the rural towns and villages local to the area, and is based on a neighborhood structure as defined by the increment of a 1/4 mile, or 5-minute walk, supported and enabled by an all-scale street and block network. Each neighborhood is comprised of a center, general, and edge zone, with flexible platting to accommodate a range of different housing types and uses. This type of community planning is often referred to as Traditional Neighborhood Development.

In general, the Neighborhood Center Zone is where neighborhood-serving uses and amenities are to be located, just as daily needs shopping, child-care, libraries or post-offices, as well as neighborhood parks and playgrounds. This is where the higher-density housing types and mixed-use buildings are typically placed, allowing for the most convenient access to these civic and recreational amenities to the largest proportion of residents.

The Neighborhood General Zone contains the greatest range of housing types and price points, but are usually made up of single-family homes, both attached and detached, on modest sized lots. Tree-shaded sidewalks, and the compact scale of each neighborhood ensures that all of the residents in this area are within comfortable walking or bicycling distance of the Neighborhood Center Zone, or the natural amenities close by, at the Neighborhood Edge.

The Neighborhood Edge Zone, as the name implies, makes up the periphery of each neighborhood, and typically is where the larger detached homes are located, on proportionately larger lots. The homes either front on edge drives directly facing the surrounding landscape, or back to directly to it. Provision is always made to allow public access directly to the surrounding nature, usually through walking paths aligned with principle neighborhood streets to allow all of the residents in the neighborhood direct access to the community's natural amenities.

In some locations where neighborhoods directly abut each other, and are served by community-scale throughfares, this edge condition becomes instead a shared transition zone where larger uses are placed, such as major employment centers, schools, and other community-scale civic and institutional uses.

- **Housing Choice:** The inherent flexibility of this traditional planning approach based on a modular block format, allows for a wide range of housing types, sizes, configurations and price-points to be accommodated through simple incremental changes in platting. By simply combining or subdividing individual lots, everything from single-family detached, through multifamily and mixed-use buildings can be built on the same basic block format.

 The **HUB** at
LA PLATA

Owner/Developer
TOWER
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2000 Tower Oaks Boulevard, 9th Floor, Rockville, MD 20852
Phone: 301.984.7000
Planner/Architect
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39 South Market Street, Suite 105, Rockville, MD 20850
Phone: 410.485.4370 | www.sethharry.com

Hawthorne-Rosewick Associates, LP
The Hellman Company



Master Site Development Plan

The HUB at La Plata Master Site Development Plan - Town of La Plata, Charles County, Maryland



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 Phone: 410.485.2177 | www.sethharry.com

Hawthorne-Rosewick Associates, LP
 The Hellman Company
 11
 The Hellman Company, Inc.

Master Site Development Plan: Program Matrix

The HUB at La Plata Master Site Development Plan - Town of La Plata, Charles County, Maryland

Area Designation	Residential Types			Commercial/Non-Residential Types	
	# Units	Acreage	Net (-20%)	Total Square Footage by Use	
	min. ----- max.	296.721	237.377	minimum	maximum
Neighborhood 1					
Retail				12,000	
Office				52,000	141,260
Civic				20,000	40,600
Single Family	386 ----- 610				
Multi-Family	202 ----- 320				
Subtotal	588 ----- 930			84,000	181,860
Neighborhood 2					
Retail				104,000	
Office				120,000	332,600
Civic				46,400	46,400
Institutional				30,000	86,200
Single Family	470 ----- 600				
Multi-Family	236 ----- 300				
Subtotal	706 ----- 900			300,400	465,200
Neighborhood 3					
Retail				31,000	135,200
Office				104,000	
Civic					
Single Family	140 ----- 146		Overall Density		
Multi-Family	160 ----- 167		(#du/ac)		
Subtotal	300 ----- 313		Gross Net	135,200	135,200
Total	1,594 ----- 2,143	6.71du/ac	9.03du/ac	519,600	782,260

Notes:

1. Existing land use on the property is agricultural.
2. Overall unit and use program mix for each neighborhood and each phase, subject to change, within the parameters and intent outlined in the program matrix.
3. The Master Site Development Plan Diagram is intended to be illustrative with respect to overall size and location of each Neighborhood Unit. Detailed planning by phase may include certain refinements and revisions at the time of preliminary subdivision/final site, and will be subject to review and approval by the Town of La Plata, consistent with summary table/unit matrix parameters.
4. Civic and Institutional sites may be subject to change in both general location and configuration, in coordination with the Town of La Plata and potential end users.

General Notes:

1. This Plan is comprised of Parcels 1, 234, and 495, on Tax Map 33, Grids 1 and 7, off the west side of Route 301, Hawthorne Drive, and the north side of Route 225, west of Route 301, respectively, and Parcels 31, and 222, on Tax Map 32, Grid 18, on Route 225/Shangri la/8910 Hawthorne Road, and Parcel 2, north side of Route 225/Birch Road, respectively.
2. Topography is from the County's online data base and GIS information, and shown at 5' intervals.
3. Gross property area is 296,721 acres.
4. Illustrative planning and design are based on an assumed future zoning designation of TDX (Traditional Development, Mixed-use) District.
5. Flood Plain Information:
6. Natural Resource Information:
7. Trees:
8. Per TDX zoning, the density for the development shall not be less than 6.5 Dwelling Units per Acre (DUA) for the overall development, that minimum and maximum densities may vary by Neighborhood and Block.



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 The Hellman Company
 11
 The Hellman Company, Inc.

Master Site Development Plan: Open Space

The HUB at La Plata Master Site Development Plan - Town of La Plata, Charles County Maryland



- General Notes:**
- The HUB at La Plata is a master plan, which is a conceptual site plan. It is not a final site plan. It is a conceptual site plan. It is a conceptual site plan. It is a conceptual site plan.
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The HUB at LA PLATA

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 The Hellman Company

Master Site Development Plan: Illustrative Exhibit

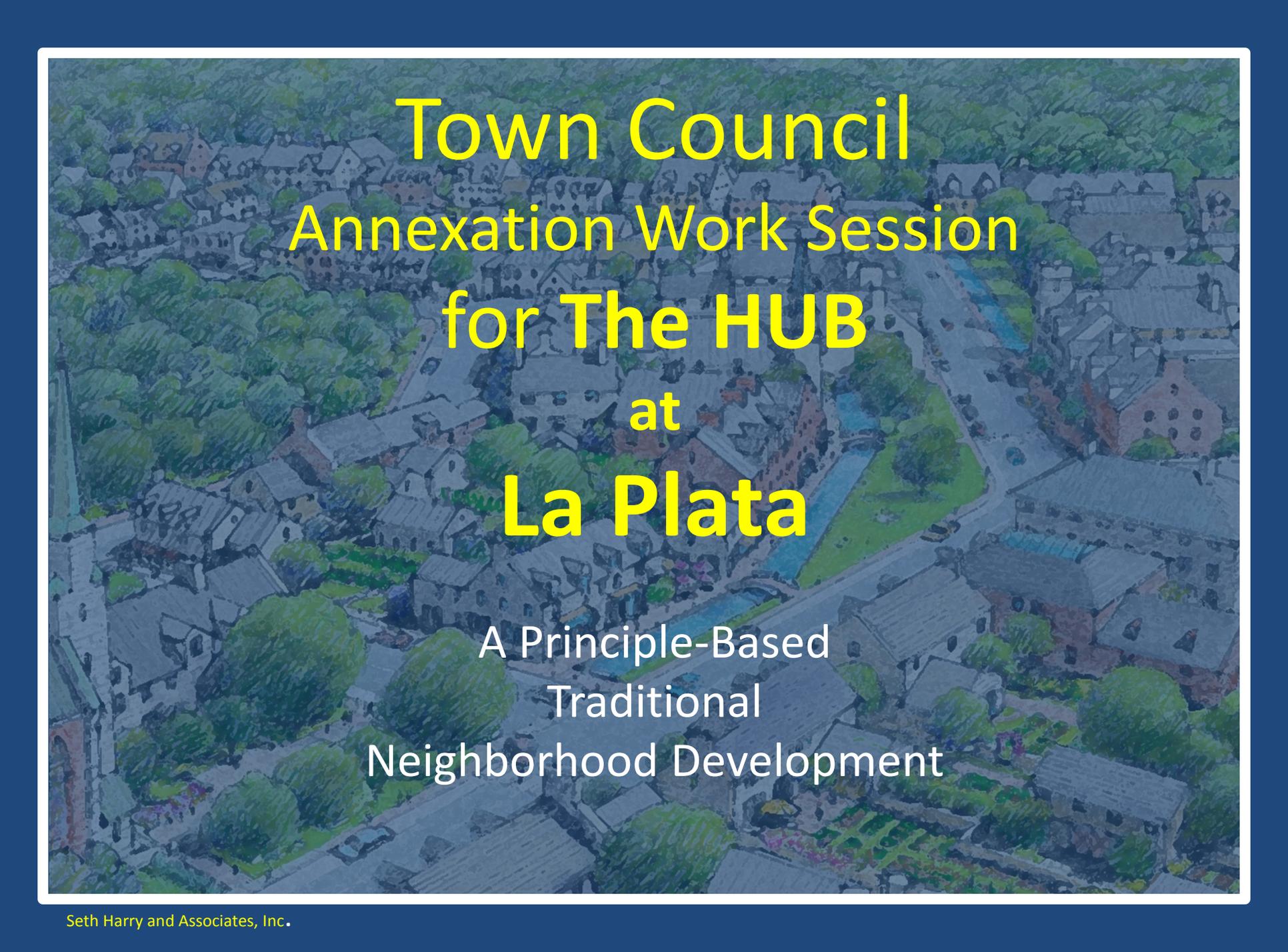
The HUB at La Plata Master Site Development Plan - Town of La Plata, Charles County Maryland



The HUB at LA PLATA

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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