



Thomas Point Associates

putting your economy on point

April 12, 2013

Jay Hellman, Ph.D.
The Hellman Company, inc.
1828 L Street, NW
Washington, DC 20036

RE: **THE HUB** at CSM / La Plata: transform a “bedroom community” to a “telecommunity”

Dear Jay,

Thank you for asking me to comment, as the **land-use economist on the La Plata Vision Planning Team**, on the development project that you have been planning in Charles County since 1986. I am responding because I believe that you are a person who can and will make a big contribution to the quality of life there. I have reviewed your 458-acre annexation Concept Plan proposing to **bring the College of Southern Maryland (CSM) and the Town of La Plata together in a pedestrian-and-bicycle-friendly fashion**, consistent with the intent of the Vision Plan.

It is an important and thoughtfully planned project. I believe that **it will benefit the Town, the College and all of Charles County**, greatly enhancing the quality of life of the area. It builds constructively on the important contributions you made to the Vision Planning process in 1998-2001. My one suggestion is that when you update this plan, as I am sure you will given the **dynamic reality of technology evolution**, that you integrate some residential development with retail commercial space, bringing in the best “new urbanist” thinking about neighborhood design, and that you increase densities in some locations while enabling more passive and active enjoyment of your many open spaces.

As to the GSA office component, I think this is an excellent idea and I hope that you are able to move GSA in this direction. Your development plan would reduce travel requirements and **affect local businesses in very positive ways**. A by-product of this innovation will support more flexible and productive working from home, too. Beyond traffic mitigation and energy savings, there will be direct office cost savings to GSA due to the reduced space required per worker.

Jay, thank you for your thoughtful planning. Your Virtual Adjacency and Telecommunity concepts represent an important trend. I admire you for your foresight. Your project, incorporating Vision Planning work already done, **presents a Smart Growth infill-development model that will benefit not just La Plata and Charles County, but all of Maryland and Virginia.**

Yours Truly

Thomas J. Flynn
President, Thomas Point Associates, Inc.

5 Decatur Avenue • Annapolis, Maryland 21403
Telephone (410) 267-7220 • Facsimile (410) 268-9371

WWW.THOMASPOINT.COM