



HARMAN FARM

· A NEW URBANIST NEIGHBORHOOD ·

Harman Farms - 3 Goals |

1. A WALKABLE, MIXED-USE DESTINATION

- Highlight the Town's new UDO
- A mixed of uses with a Village Center
- Walkable, with sidewalks and trails connected throughout
- Site Plan based on principles of New Urbanism

2. ORGANIC STREET LAYOUT

- Inspiration from "Organic" New Urbanist Street Layouts
- Layout works with existing sinkholes, woods, and topography
- Intentionally bend streets to key buildings and green spaces

3. AFFORDABLE, YET BEAUTIFUL

- Incorporate a mix of home sizes
- Use simple materials in well-designed ways
- Increase density to lower price points



Drone photo from December 2023 -- Stands of Woods



Drone photo from December 2023 -- Rolling hills



Ellettsville Fire Dept.

Lifeway Baptist Church

Village Center Phase

Future Phases

Raymond Run Entry
East Crescent Green Space

Phase One Extents
Additional Green Space

Additional Green Space

Village Green

South Crescent Green Space

Ridge Spring Lane Entry





Village Center Detail



Inspiration |



A sketch by Camillo Sitte - a famed planner noting that organic street and building placement can allow for strong views and character



Mixed-use building with simple materials



Single-story commercial buildings



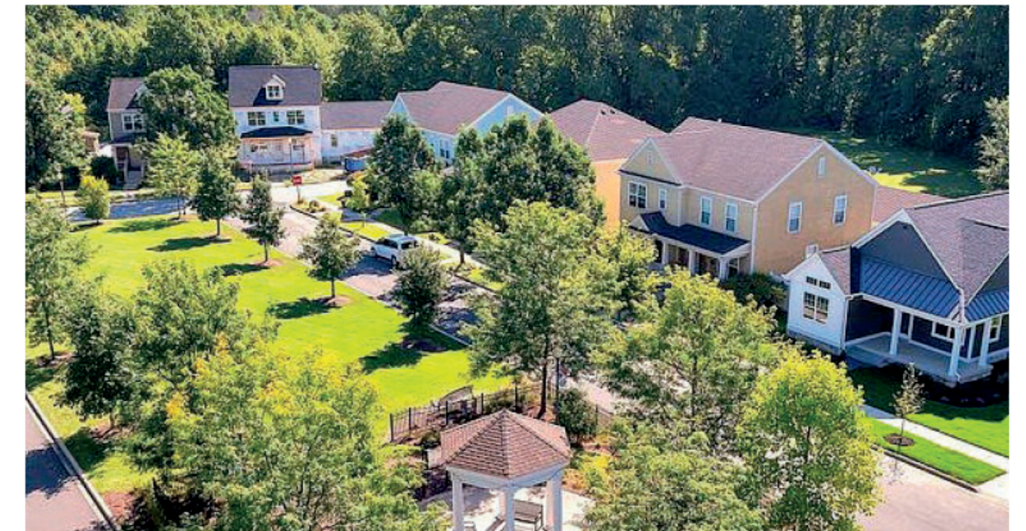
Outdoor dining space at Village Center of Powell, Ohio - activates street



Mariemont, Ohio - a planned community by John Nolen - streets bending at key buildings and green spaces



Street layout in Serenbe - organic forms that follow topography



Neighborhood green spaces at key locations and right-sized for human scale

Organic Planning Concepts

Serenbe, Georgia - Organic New Urbanism

Human Scale Plaza and Green Spaces



Fire Station

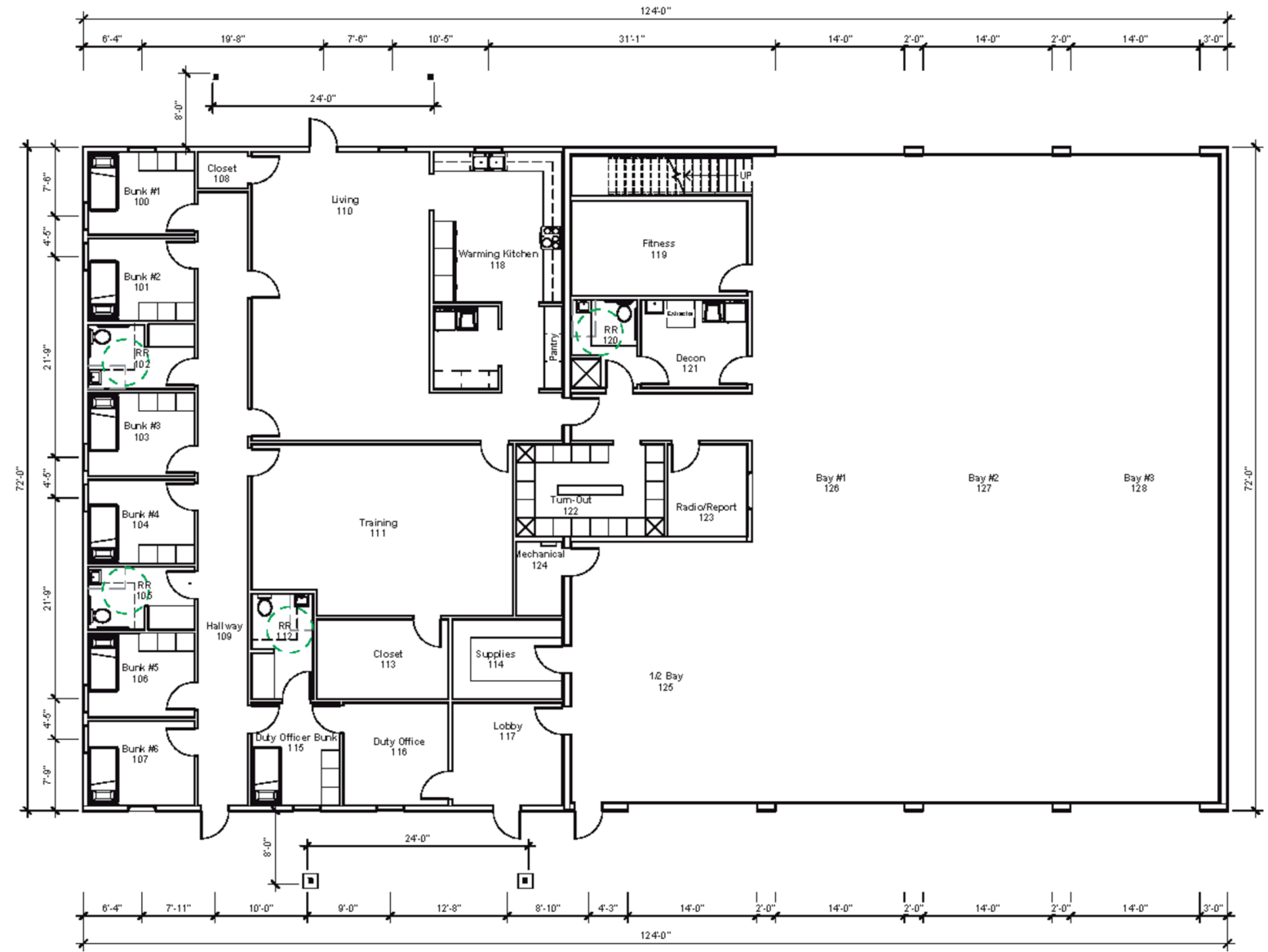
Example of typical fire station - sheet metal structure



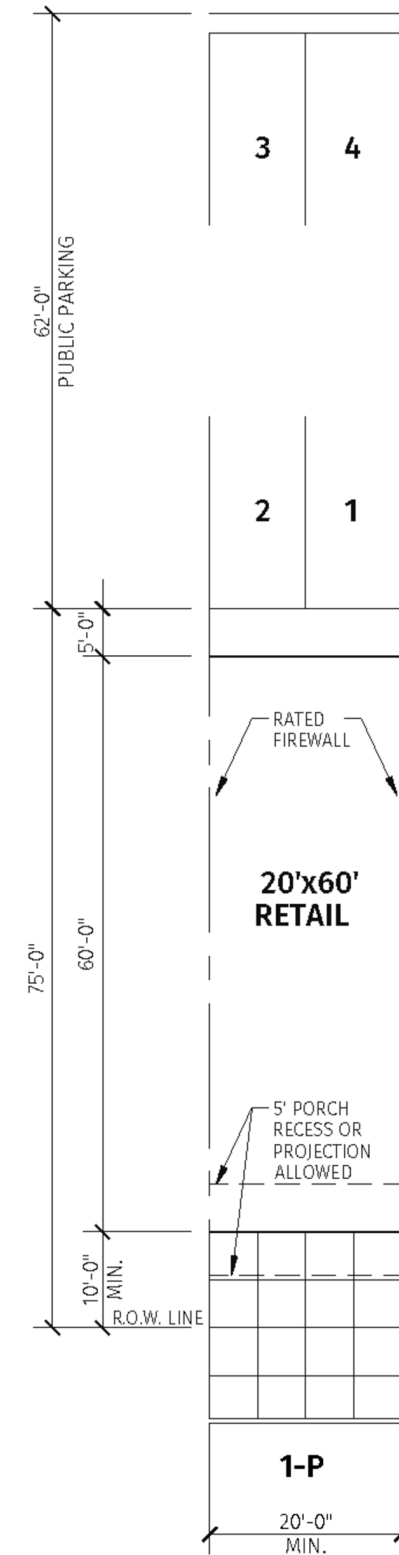
Example from Georgetown, Texas - similar scale, but enhanced



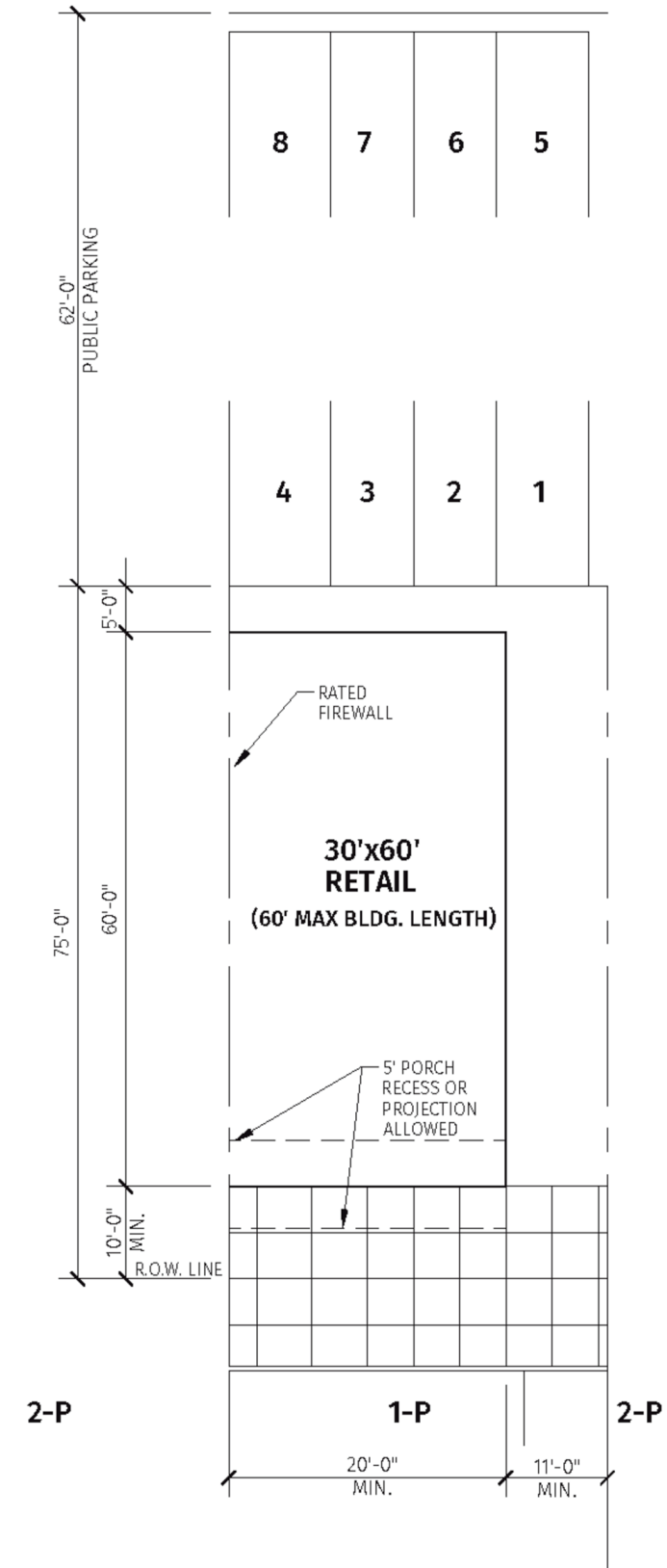
Existing barn - can similar forms and materials inform the fire station?



V1 - Main Street



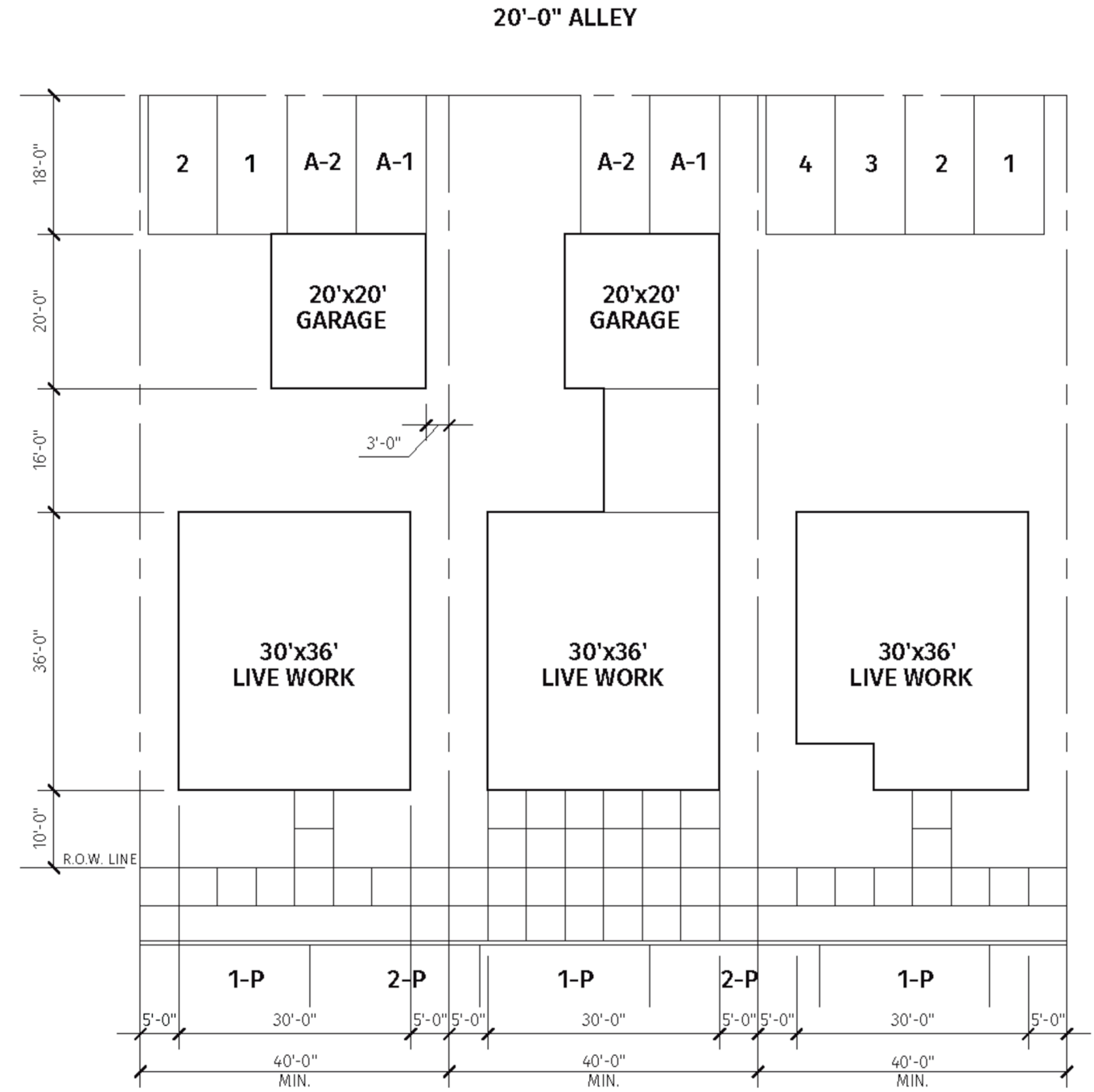
MID-BUILDING RETAIL



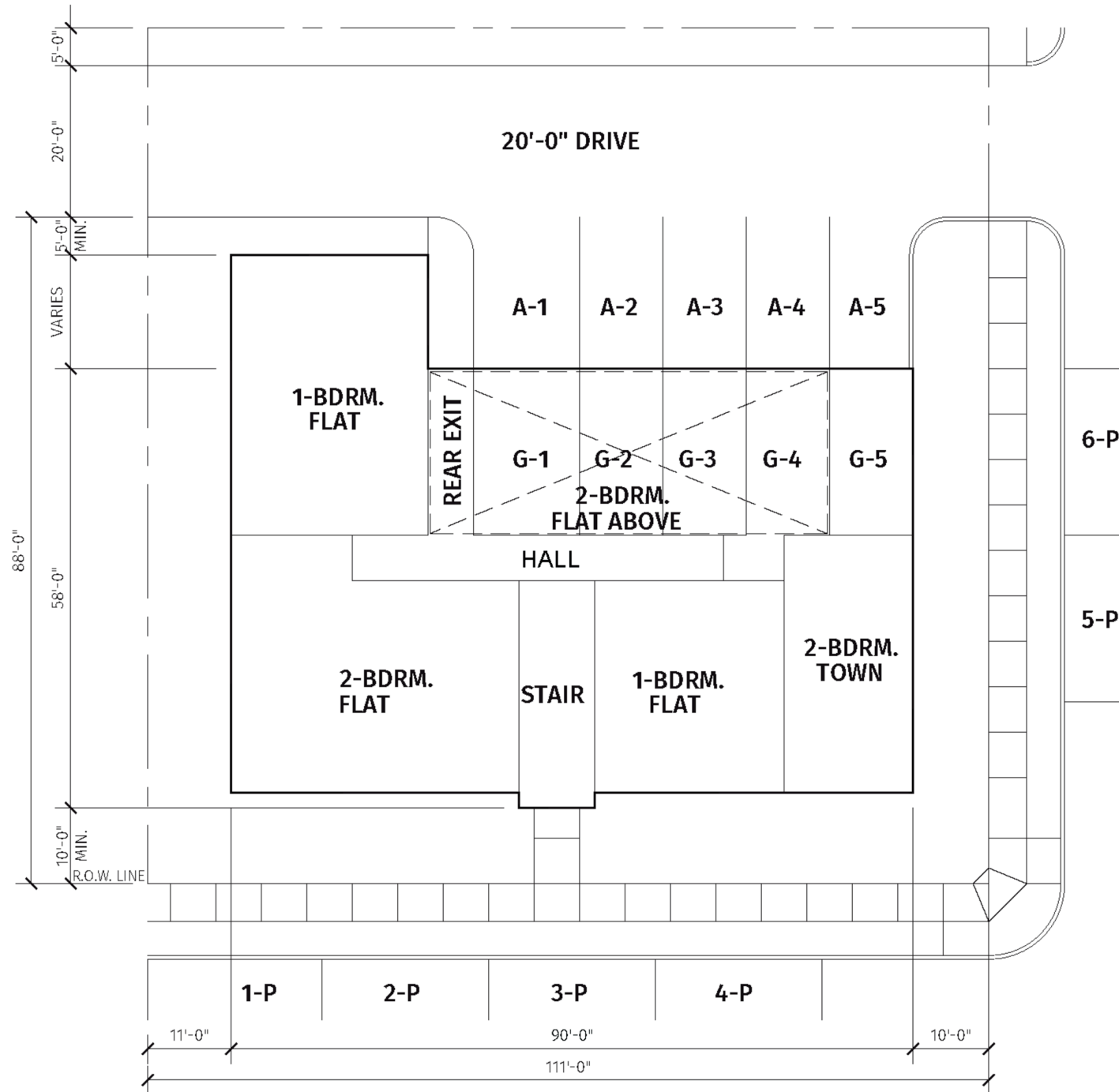
END-BUILDING RETAIL



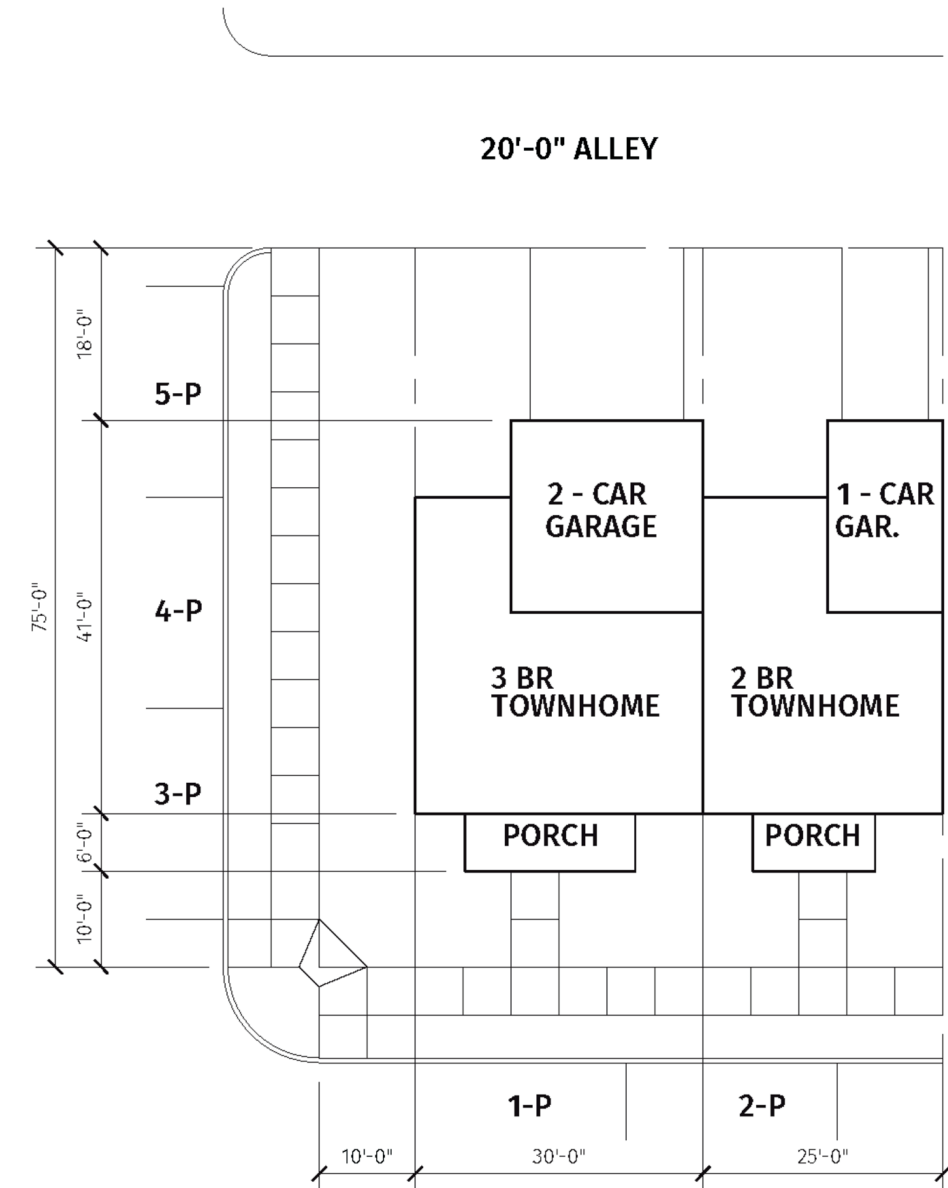
V2 - Live Work



MF1 - 2-Story and 3-Story Apartments

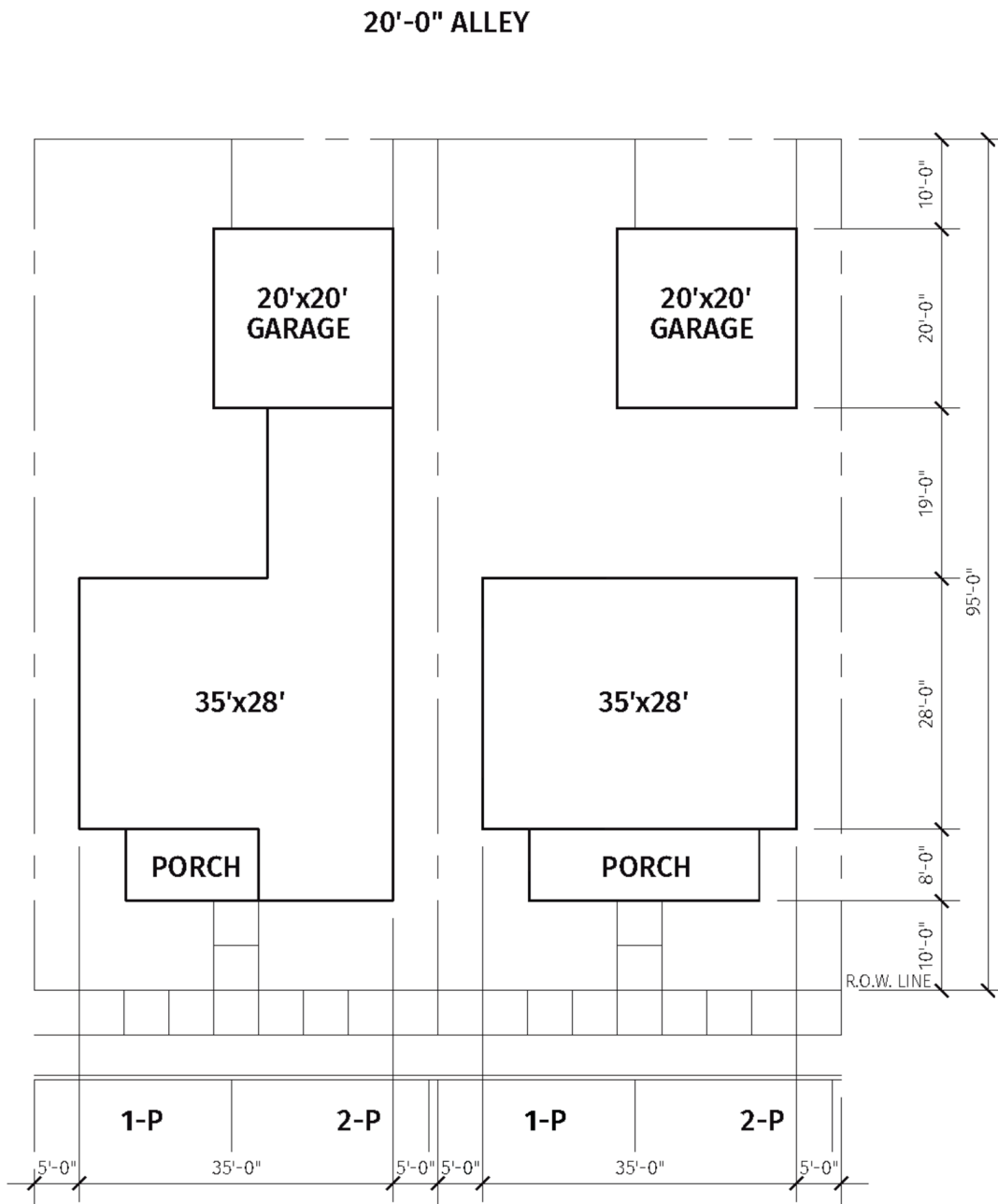


MF2 - Townhomes



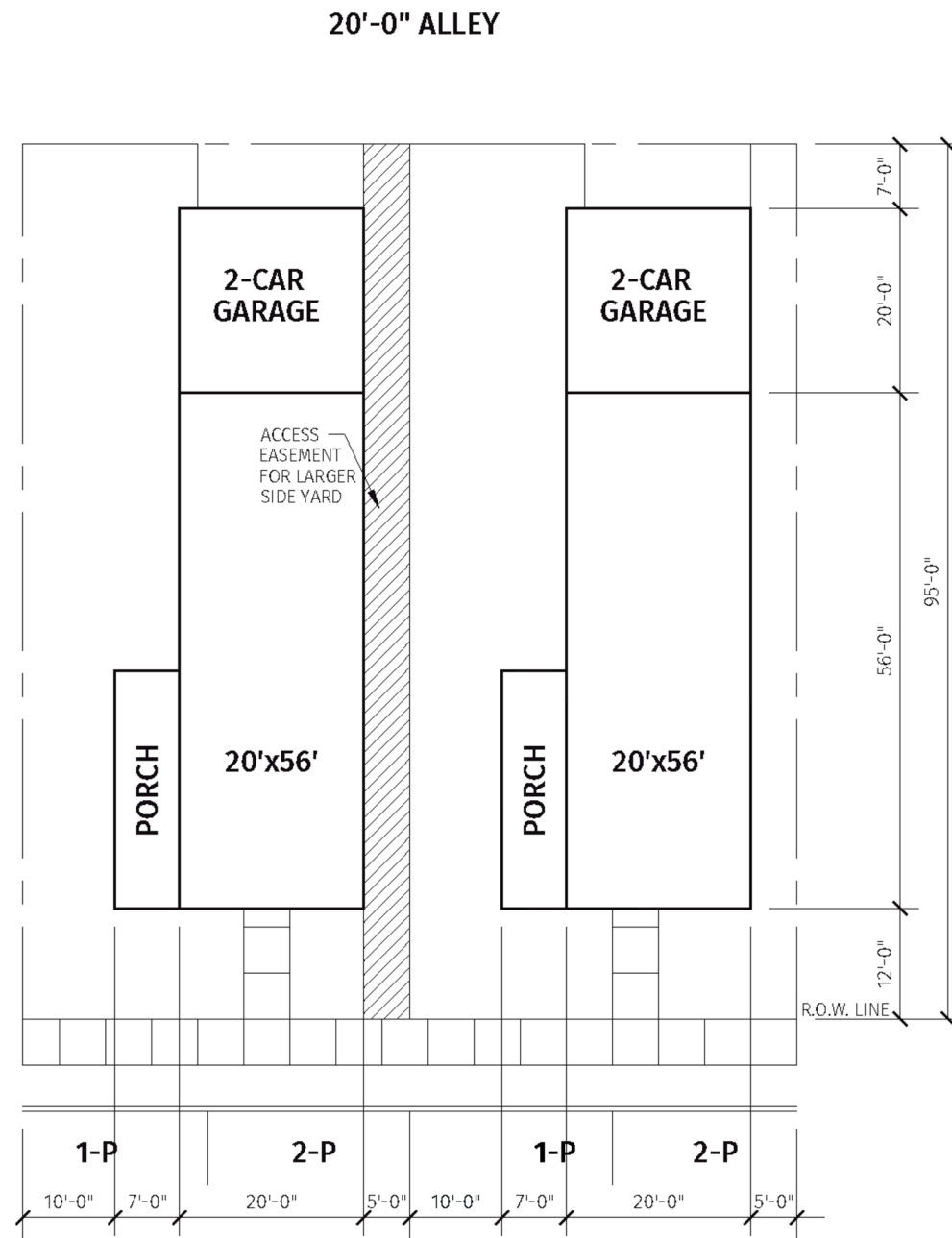
R1 - Single Family

Traditional rear-load



R1S - Side Yard

Charleston-style rear-load with side yard



R2 - Single Family

Front-load with recessed garage face

