



humane design

improving the human habitat

Issue #1, May 2005

IN CASE YOU HAVEN'T HEARD...

I started my own firm, Humane Design, on September 1, 2004. It is hard to believe I am already eight months into this experiment in self-employment!

After seven years as a marketer, designer, and partner at Architectural Alliance, I am now capitalizing on my best skills -- communicator, facilitator, visionary, and designer -- to "improve the human habitat."

Humane Design exists to promote and facilitate projects which improve the human habitat. Right now, this is accomplished through a broad offering of services: architectural programming, program management, schematic design, masterplanning, and advocacy.

My ongoing goal is to work with enlightened clients to create trendsetting examples of humane architecture and urbanism.

Hence, this newsletter: I am eager to share the stories of my current clients, as well as thoughts of what "trendsetting examples" might look like. At right, you will find highlights of my current collaborations, and thoughts from recent lectures and study tours.

Finally, I am also working to establish a Hoosier chapter of the Congress for New Urbanism. It is slow going, but please let me know if you are interested in learning more.

Thanks for your interest and support.

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WORK IN-PROGRESS...

- "Lantern Point Plaza & Residences" (pictured above) This Johnson Realty Group project will bring a true mixed use project to the heart of Fishers. Located between SuperTarget and the historic town center, Lantern Point offers retail suites and luxury condos on an unusual site. Variances and rezoning (*to* "town-center main street") were recently procured, giving the project a green light for development.

www.johnsonrealtygroup.net

- New Castle entrepreneur Jeff Smiley continues his labor of love, transforming a field on "the wrong end of town" into a vibrant mixed-use district. Humane Design is refining the residential area of the project, while Jeff is working on closing deals with apartment developers and a bowling alley. A Kerasotes Theater is already planned for development, and a YMCA (designed in part by Jeremy) has been open for three years.

CONTINUOUS EDUCATION...

- January - Attended "New Partners for Smart Growth" conference in Miami, including "Advanced Placemaking" workshop with Elizabeth Plater-Zyberk & Chuck Bohl.

Tip: It is politically incorrect to oppose "green" development. Therefore, if you are having trouble with approvals, do a green project! (from Andres Duany at New Partners conference)

Tip: Provide road signs at temporary dead-ends: "Future street connection to adjacent development," so that residents know what to expect in the next phase. (from attendee at New Partners conference)

- February - Attended lecture by author Joel Garreau (*Edge Cities*)
Revelation: More people commute INTO Hamilton County each day than commute out. Carmel, Fishers, Hamilton County - we already ARE the city of the 21st century.
To ponder: If people can commute or telecommute from anywhere to anywhere, why would they CHOOSE to live and work here?

CONTINUOUS EDUCATION... (CONTINUED)

- April - Attended lecture by developer and *City Comforts* author David Sucher.
In Short: David's "Three Rules" for walkable commercial areas
 - 1) Build to the sidewalk/property line
 - 2) Make the building front "permeable"
 - 3) Prohibit parking lots in front of the building (lots should be in back)*3a) Allow on-street parking. It's a simple choice -- do you want to get people through your city quickly (without shopping), or have a pedestrian environment?*
- April - Study tour of mixed-use & town center developments in greater Washington DC: Historic Leesburg, Fairfax Commons, Pentagon Row, Rockville Town Center, Washingtonian Center, Kentlands.
- Upcoming - 13th Congress for New Urbanism in Pasadena, "The Polycentric City." www.cnuXIII.org

BEST PRACTICES...ULTIMATE "LINER BUILDINGS"

Liner buildings are used on shallow lots, sometimes in front of existing buildings, or as buffers around parking lots. Here are three super examples from my recent travels.



Rockville, MD

I didn't measure it, but my guess is that this building is 36-42' deep at its narrowest, and about 1/3 of that is an exterior arcade.

Restaurants and a theater entrance line one side of a lot occupied by a government office building. (Actual theaters are in the basement?)



Kentlands, MD

Perfectly pleasant at the street front...but can you believe only eight feet deep at its shallowest? Of course, the angled wall of the building quickly recedes to a much more respectable depth...around 30 feet.



Leesburg, VA

The ultimate lean-to. I visited during a festival, but I suspect the original intent is for a farmer's market to occur in these shallow stalls. The arcade forms one side of a public courtyard, and mirrors a full-depth, enclosed building on the opposite side. Looks like about six feet deep, just big enough for a folding table.



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