

AURORA, COLORADO



Havana Street Corridor Plan

Havana Street in Aurora, Colorado, lies along the western edge of Denver. For many years, it has served as a major arterial and has been flanked with auto-oriented businesses, including car dealerships and franchise restaurants. As the city expanded to the east, the role of the Havana Corridor became less clear and, in response, the City embarked on a planning effort to craft a new vision for the area.



This plan reconfigures an outdated shopping center as a mixed use village.

Winter & Company led a team of professionals in working with City representatives and property owners to frame a vision for the corridor and sketch a redevelopment plan. The plan focuses on a series of activity centers that include a mix of uses and provide pedestrian-oriented places. Older shopping centers are reconfigured into “villages,” with retail buildings that combine a mix of uses. In some areas, a short “Main Street” character is created that runs perpendicular to Havana Street, providing neighborhood retail areas.

Streetscape improvements span the entire corridor, with special accent elements designed to provide distinct character to shorter segments of the street. A system of sidewalks and trails links properties and also connects to a major regional trail and to nearby city parks. A special wayfinding system is also a part of the plan.



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Happening on Havana! The "Gardens on Havana" are in place. The design concept for this development responded to the Village Main Street vision identified in the plan.

URBAN DESIGN & PLANNING

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Plan Results

A number of new projects have been approved in the Havana Business District.

- » The Gardens on Havana, a four-mile long redevelopment of the former Buckingham Square Mall, is the centerpiece of the district.
- » There are plans to convert an eight-story office building into an assisted-living facility with approximately 86 beds.
- » By the end of 2012 an L.A. developer will start work on a 227-unit apartment complex on nine acres. It's a close-in infill at a heavily-trafficked intersection with employment nearby, a park, a new shopping center next door and bus service.

SERVICES:

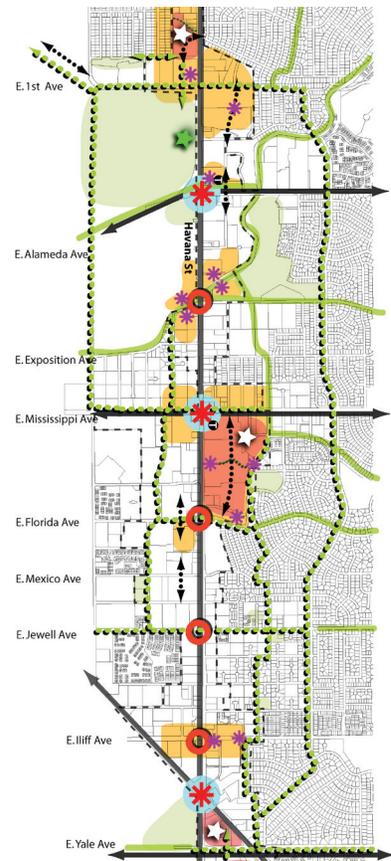
- » Analysis of Existing Conditions
- » Opportunity Sites
- » Streetscape Design
- » Public Outreach

CLIENT:

City of Aurora
John Fernandez
Acting Director,
Comprehensive Planning

DATE:

2005



The Framework Plan addresses activity and village centers, circulation improvements and streetscape enhancements.



Winter & Company

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