

Havana North Concept Plan

(To be inserted as Appendix D of the Hanvan District Design Concepts Plan)

Acknowledgements:

Council Member Larry Beer

Council Member Marsha Berzins

The Community:

This is in recognition of the many people that gave their time and effort to attend the workshops and share their ideas for the future of the Havana North area.

City Staff:

Robert Watkins

James Sayre

John Fernandez

Andrea Amonick

Melissa Rogers

Michael Smyth, Project Manager

Kim Kreimeyer

Mindy Parnes

Peter Kernkamp

Don Fecko

David Barrett

Loretta Daniel

Steering Committee:

Council Member Larry Beer

Council Member Marsha Berzins

Dwight Rider

Gayle Jetchick

John Ikalowych

Michael Naughton

Michael Sheldon

Kate Tauer

David Marco

Plan Preparation:

The Havana North Concept Plan was produced through a community visioning process as an addition to the Havana District Design Concept Plan (HDDCP). The intent is to update the land use and connectivity patterns for the Havana North subarea. The HDDCP contains both maps and text that apply to the Havana North Village Center and to the Fan Fare Activity Center. Havana North is the Village Center area shown on the HDDCP Framework Map between 6th Avenue and Bayaud Avenue, from Havana Street to Geneva Street. Fan Fare, located within the Havana North Village Center at 3rd Avenue and Havana Street, is one of two Activity Centers mentioned in the HDDCP. Fan Fare has not been redeveloped since the 2005 adoption of the HDDCP.

One example of change along Havana Street since 2005 is the redevelopment of the former Buckingham Square into the Gardens on Havana, a 516, 000 square foot retail center. This is the other activity center identified in the HDDCP Activity Site Map. Significant development in the Lowry, Stapleton, and Fitzsimons areas, along with interest in the Havana North Village Center area from the business and residential communities along Havana Street, prompted this community outreach process. The Havana Business Improvement District was instrumental in planning for future development in the Havana North area.

The Plan:

Vision Statement

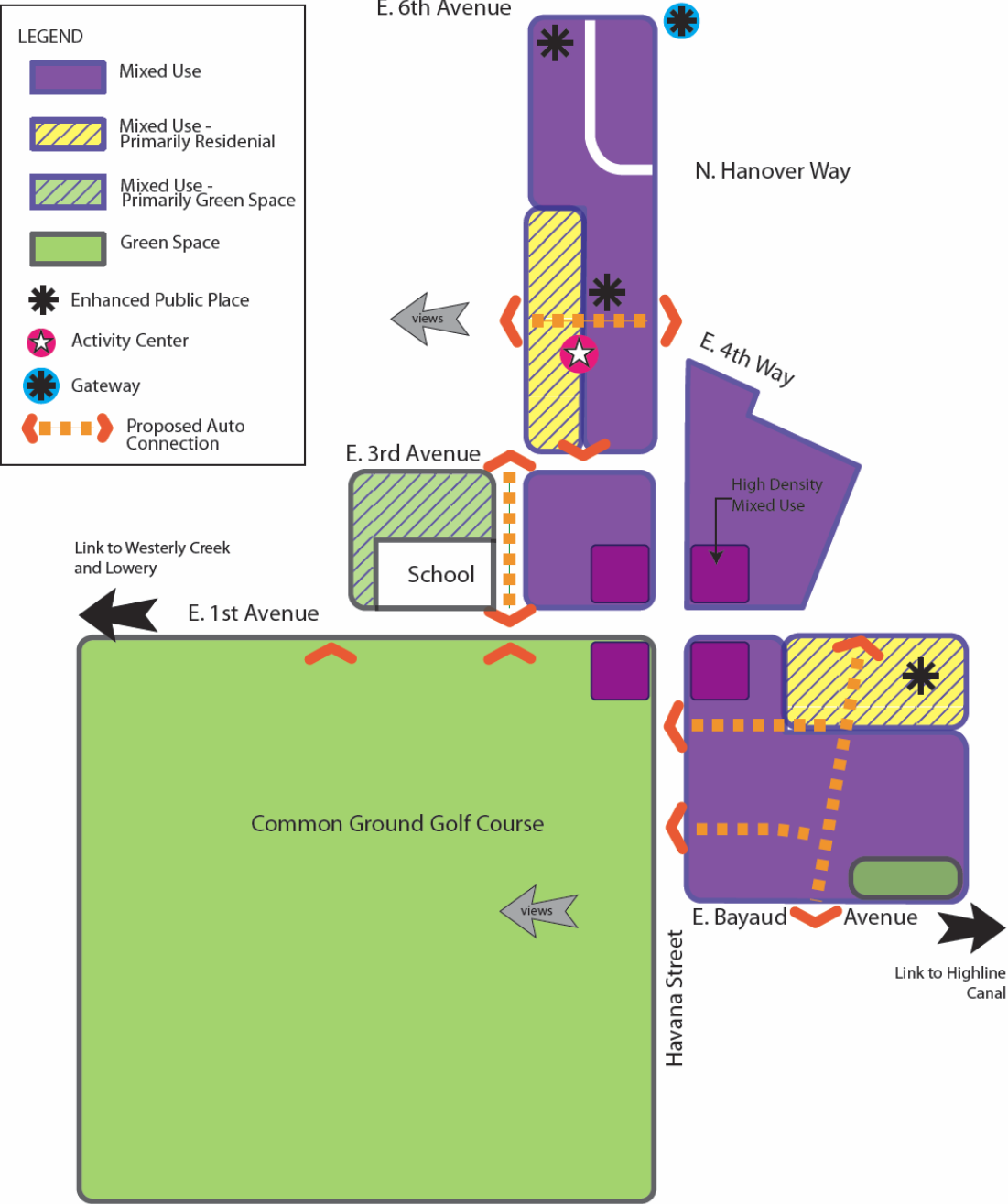
Three community visioning workshops, several steering committee meetings, and property owner meetings generated comments that were used to formulate this vision statement:

“Positively influence the future of the Havana North Village Center by encouraging redevelopment that creates a destination with high quality mixed uses and quality public spaces, that will function sustainably for future generations.”

Mapping

Havana North is shown in context on the following map. Note that Stapleton, Lowry and Fitzsimons are in proximity and are connected with a good road network.

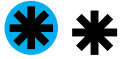
A graphic expression of the vision statement was developed as new additional information for the Fan Fare Activity Center shown on the HDDCP Activity Site Map:



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Land Use Elements



Gateways and Enhanced Public Spaces: As we examine the Havana North Concept Plan map, starting from the top of the map at 6th Avenue and working our way south, the first element is the Gateway at 6th Avenue and Havana Street. A Gateway is a set of landscape, streetscape and building features that define an intersection as the entry into a special area. The next symbol, an asterisk, indicates an enhanced public place. This can be a small plaza area, a pocket park or other amenity meant for public use.



Mixed Use: The purple areas indicate mixed use. This land use designation is intended to encourage a mix of commercial, office, retail, and residential uses. All of the Havana North Concept Plan area is mixed use, including the primarily residential and green space areas. Mixed Use is appropriate to this area because of the supporting road network, traffic volumes in the immediate area, the arterial intersections and proximity to Stapleton, Lowry, and Fitzsimons.



Mixed Use - Primarily Residential: This indicates the preferred location for development that is primarily residential, but still mixed use. Both of the locations indicated with this pattern are next to existing residential neighborhoods and are intended to buffer them from the more active commercially oriented mixed use areas.



Proposed Auto Connections: This indicates possible road, pedestrian and bicycle ways to improve connectivity within Havana North. A grid or block network improves access to development not fronting Havana Street, promotes circulation through development, and encourages redevelopment by making assembling land with utility access easier.



Activity Center: This indicates an area of higher density commercial and residential development with high activity levels. In this instance, the Activity Center symbol refers to the Fan Fare Activity Center shown on the Activity Site Map, and referred to in text on Page 23, of the Havana District Design Concept Plan. The ideas expressed in the Havana North Concept Plan (Appendix D) are supplemental to those expressed earlier in the Havana District Design Concept Plan.



Mixed Use – Primarily Green Space: This indicates the preferred location for green space. Residential development drives the need for green space. The amount of green space required by city code is directly related to the number and type of residential units built with redevelopment of the Havana North area. Green space is likely to take the form of neighborhood and small urban parks.



Higher Density Mixed Use: This is shown at each of the four corners of the 1st Avenue and Havana Street intersection. Arterial street corners with higher traffic volumes tend to attract commercial uses. With a mixed land use designation, these four corners can act as very flexible receiving areas for a variety of businesses types and higher density buildings.



Green Space: Both green areas at the bottom of the map are currently zoned as Open Zone District. Both are privately held. The smaller one on the east is currently a detention pond and the other is the Common Ground Golf Course. Neither is indicated here as a candidate for park space.

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The sum of these elements is intended to exceed the parts by working to:

“Positively influence the future of the Havana North Village Center by encouraging redevelopment that creates a destination with high-quality mixed uses and quality public spaces, that will function sustainably for future generations.”

Design Concepts

Part of the visioning process was examining the design concepts already established in the HDDCP and identifying new concepts to guide development of physical structure implementing the vision for the Havana North area. One of the goals is to provide maximum flexibility of land use while maintaining compatibility with existing development. Make a destination “a place that people recognize and want to return to” was a common comment in the process. The design concepts listed below are intended as additional guidance:

- Highly integrated mix of uses
- Required mix of residential, commercial uses, and public spaces
- Higher density with unlimited height
- 40 du/ac (4-5 stories) minimum for residential development
- Connectivity for all modes of travel
- Redevelop with a street grid/block pattern
- Accessible, quality community amenities
- Neighborhood park, public spaces, amenities
- Diverse, quality urban form
- Use of renewable energy sources and resource conservation

The vision statement, the Havana North Concept Plan Map, and the design concepts are to be used together in guiding future development in the area. Participants in the visioning process recognized that future development in Havana North is dependent on market forces and is driven by individual projects being brought forward by the property owner or developer.

Getting It Done

The city will use the vision, the mapping, and the design concepts established in the Havana District Design Concept Plan as a guide for applying Aurora Urban Renewal Funds to redevelopment in the Havana North area.

The City of Aurora is working on amending the Building and Zoning Code to include a sustainable infill zone that will promote mixed-use development. Making this zone district available for use in the Havana North area, among other places in the city, provides for the flexible mixed land use concept central to the Havana North Concept Plan.