

To: City of Aurora  
Planning & Development Services

From: Project Team

Date: May 14, 2024

Re: **Denver Deberesalam Medhanealem Ethiopian Orthodox Tewahedo Church (DDMEOTC)**  
**Preliminary Application Response (#1719032)**

Liz Fuselier:

On behalf of Deacon Teshome Shimeles and the DDMEOTC, we are submitting a Site Plan application for a proposed church in the City of Aurora.

The subject property is located at the northwest corner of East 6<sup>th</sup> Avenue and Ventura Street, also known as Arapahoe County Parcel 1975-04-4-01-010. The site is zoned I-1 (Business/Tech District) and is within the Airport Influence District surrounding Buckley Air Force Base. Place of Worship is a permitted land use within I-1 zoning. The subject property is within the Character Area Subarea B, which requires Major Site Plans to be approved in a public hearing before the Planning and Zoning Commission.

Proposed access to the development is planned from Ventura Street to the east, with two access points. No access is proposed off East 6<sup>th</sup> Avenue to the south as restricted by CDOT.

Through discussions with City Staff regarding frontage they are in support of the main sanctuary building fronting Ventura Street. This will allow for all utilities and fire requirements to be incorporated within the site design.

The Sanctuary, spanning 17,000 square feet across the ground floor and mezzanine level, is dedicated solely to worship. Its exterior will showcase a masonry finish with a prominent 30-foot metallic dome at the center of the rooftop. This is complemented by an exterior loggia adorned with columns and open arched walls. Inside, there are distinct areas including a lobby, narthex, sanctuary, and altar space lighted with natural daylight from the arched windows and from the top of the dome windows.

Meanwhile, the Main Hall, covering 12,000 square feet, is a single-story construction with a straightforward metal frame. Its exterior will feature a mix of brick, stucco, and stone finishes. This space serves church members post-worship, accommodating various needs such as gatherings, Sunday classes, offices, restrooms, a kitchen, and supporting facilities. The two buildings are connected at the basement level via a corridor and stairs.

### **Adjustment Requests:**

- No adjustment requests are being made currently.

### **Major Site Plan Criteria for Approval per Section 146-5.4.3.B.2.c.i.:**

General. The Major Site Plan shall be approved only if:

- a) The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.



***This application shall comply with all applicable standards found in the UDO and other adopted City regulations, to the degree practicable.***

- b) The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

***This development will comply with and tie into the City's existing infrastructure and public improvements will be provided as required per City regulations.***

- c) Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

***This site plan is designed per City regulations and has taken into consideration natural features that are currently on site.***

- d) The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

***This development will improve and expand multi-modal connections by connecting sidewalks with adjacent sites.***

- e) The application is compatible with surrounding uses in terms of size, scale and building façade materials.

***This development is compatible with surrounding development in terms of size, scale and building façade materials and will fit well within the I-1 zone district.***

- f) The application mitigates any adverse impacts on the surrounding area to the degree practicable.

***This development will have minimal adverse impacts on the surrounding area and will enhance the overall frontage along E 6<sup>th</sup> Avenue and Ventura Street.***

Please do not hesitate to contact me with any questions or concerns. We look forward to working with your team on another successful project in Aurora.

Sincerely,  
**Galloway & Company, Inc.**



Todd Hager  
Development Services Manager  
[ToddHager@gallowayus.com](mailto:ToddHager@gallowayus.com)



Civil Engineer / Entitlements Consultant:  
Galloway & Company, Inc.  
Contact: Todd Hager & Neal Anderson, PE  
5500 Greenwood Plaza, Suite 200  
Greenwood Village, CO 80111  
303.770.8884  
[ToddHager@GallowayUS.com](mailto:ToddHager@GallowayUS.com)  
[NealAnderson@GallowayUS.com](mailto:NealAnderson@GallowayUS.com)

