



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

September 19, 2024

Melaku Ameneshoa
Debreselam Medhanealem (Savior Of The World) Church
11 N Jamestown Way
Aurora, CO 80018

Re: Initial Submission Review: Debreselam Medhanealem (Savior Of The World) Church - Site Plan
Application Number: DA-2386-00
Case Numbers: 2024-6033-00

Dear Ms. Ameneshoa:

Thank you for your initial submission, which we started to process on August 29, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 11, 2024.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

The Planning Commission hearing is tentatively scheduled for November 26, 2024. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7133 or akarabashian@gmail.com.

Sincerely,

Ani Karabashian
Planner I
City of Aurora Planning Department

cc: Todd Hager, Galloway, 5500 Greenwood Plaza Ste 200, Greenwood Village, CO 80111
Jazmine Marte, ODA
Filed: K:\\$DA\2300-2399



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Parking (see Item 4A)
- Landscape Plan Edits (see Items 7B-7X)
- Detention Pond Landscaping (see Item 7B)
- Provide additional information to show conformance to Roadway Manual (see Item 9N)
- Traffic Memo (see Item 10A)
- Add Water Meters for Each Building (see Item 12G)
- Water Meter Easement (see Item 12M)
- Letter for Neighboring Trees (see Item 13A)
- Label Bearings and Distances to Match the Subdivision Plat (see Item 15D)

PLANNING DEPARTMENT COMMENTS (Comments in Dark Cyan)

1. Community Questions, Comments, and Concerns

1A. No Comments

2. Completeness and Clarity of the Application

- 2A. Operations Plan: Please include more details in regard to the need for meal delivery or on-site meal preparation, the need and/or use of commercial kitchen facilities, how commercial food delivery will be accomplished and any additional information as appropriate.
- 2B. Avigation Easement: Per the Pre-Application notes, please provide the avigation easement in the second submittal.

3. Access and Connectivity

Sheet 2

- 3A. Please provide the dimension for the parking stall widths. The required parking space width for standard, head in parking spaces is 9 feet per code section 146-4.6.5.D.6. [Click here](#) to view all the off street parking layout dimensional standards in the City's code.
- 3B. Staff recommends continuing a pedestrian connection from the proposed sidewalk on the southern portion of Building A to the public right of way on Ventura. The location is indicated on the site plan.

4. Parking Comments

- 4A. Per the Pre-Application Notes and information provided at that time, the applicant was required to provide 156 parking spaces, including 6 ADA spaces. For this project, the applicant proposed 106 parking spaces and 6 ADA spaces. Please provide the following information in the operations plan and letter of introduction for staff to be able to calculate the required amount of parking:
- Amount of Seating provided in primary place of assembly
 - Amount of dedicated Classrooms in Community Center
 - Square footage of office space in Church Building and Community Center
- 4B. If the applicant requests a parking reduction, a letter outlining the reduction request and the reason behind the reduction should be submitted in the resubmittal for second review. [Click here](#) to review the parking reduction standards from code section 146-4.6.4. If the parking reduction measures are not able to be applied for parking compliance then a major adjustment may be required.
- 4C. Please provide a detailed drawing for the proposed bike racks.

5. Architectural and Urban Design Comments

- 5A. In regard to proposed building materials for the exterior building façade, please verify that the “stucco finish wall” will be with three coat stucco since synthetic stucco (EIFS) is not a permitted building material based on



- the City's code standards.
- 5B. East Elevation of Building B: Please clarify if this second set of doors is an error or not. Only one set of doors are shown on the east elevation on the site plan.
 - 5C. Staff Recommendation: Since the east elevation of Building B faces the southern vehicle entrance, consider revising the design of the façade as a primary façade since that will be one of the first features visitors will be seeing as they enter the property.
 - 5D. Please provide clarification if there will be any building mounted or ground mechanical equipment proposed in addition to the existing mechanical equipment on the property. Building mounted and ground mechanical equipment have screening requirements per the City's code standards, and Staff wants to ensure that those details are included if necessary.
 - 5E. Please provide a detail sheet with details drawings for the proposed trash enclosure.

6. Lighting Comments

- 6A. Please provide a note on sheet 7 detailing the hours of operation for the area lights in the parking lot. Area lights in the parking lot are required by code to be extinguished within one hour after the end of the place of worship closing and remain extinguished until one hour before place of worship opening. As a reminder, maximum of 25 percent of the total luminaires used for parking lot illumination may remain in operation during this period to provide security.
- 6B. Please verify if there are plans for building mounted lighting and if so, reference the lighting on the elevations.

7. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

Sheet 1

- 7A. Add the Landscape Architects contact information.

Sheet L1.0

- 7B. Per Section 146-4.7.3.M. Detention Ponds require landscaping. Please show the required landscaping around the pond and label the 100 WSEL.
- 7C. See redline on site plan: A tree is required here per the parking lot requirements. The detention pond landscaping can overlap with parking lot requirements to satisfy both.
- 7D. Per Sec. 146-4.7.5.E.2.b. label and dimension the 25' non- street frontage buffer on the west side of the project.
- 7E. Adjust viewport on the left side of the sheet.
- 7F. Per Sec. 146-4.7.5.E.2.b. label and dimension the 25' non- street frontage buffer. If a reduction in the buffer width to 12' is chosen, provide the reduction feature chosen as specified in Table 4.7-2.
- 7G. Plant material shall be provided at a ratio one tree and five shrubs per 40 linear feet. 30% of the tree species shall be evergreen.
- 7H. These sidewalks do not appear to be meeting up correctly.
- 7I. Note that the PBEP grow to 4'-6' height which is higher than the maximum 26" height in the sight distance triangle.
- 7J. These shrubs are not called out.
- 7K. See redline on site plan: provide street trees per the UDO requirements.
- 7L. Label and dimension the street frontage buffer on the east side of the property.
- 7M. Note that the PBEP grow to 4'-6' height which is higher than the maximum 26" height in the sight distance triangle.
- 7N. A distinctive landscape feature shall be shown around the existing sign. This should consist of specimen quality plant material that will provide visual interest during all seasons. If this is not the sign for the church, then this landscape feature may be shown around the church's signage.
- 7O. Is this area of turf going to be an activated space? Per the non-functional turf ordinance prohibits the installation of non-functional turf. Per a discussion with Tim York at 303-326-8819 he has agreed that this space would be considered an activated space.
- 7P. Since the street trees and curbside landscaping cannot be placed between the walk and the street due to utilities, then update the landscape table and add a note to reflect this.
- 7Q. Per Sec. 146-4.7.5 D. label and dimension the street frontage buffer on the south side of the property.



- 7R. Six shrubs are required in this island.
- 7S. The site is over parked in accordance with ordinance requirements. Please expand the landscape island to remove a space to accommodate the required parking lot island landscaping including the tree.
- 7T. For the Hydrozone Table: provide a column that delineates the percentage of the overall site for each water conserving area.
- 7U. See redlines on site plan: A tree is required at the terminus of each row of parking.
- 7V. Label the buildings.
- 7W. See redline on site plan: Above the plant schedule- Remove line.
- 7X. Note that any ornamental grasses in the curbside landscape area shall be 5 gallon.

Sheet L2.0

7Y. In the Landscape Requirements Table:

- Provide an asterisk and add a note to the bottom of the table that street trees are being met with the street buffer trees.
- Include column for buffer provided and relabel Formula as buffer required.
- Trees being provided to meet the street buffer requirement cannot be counted toward the required street trees unless there is an attached sidewalk condition or if the curbside landscape area is encumbered. The buffer trees being provided along E. 6th Avenue can count as your street trees as there are numerous utilities preventing the installation of the required street trees. Street trees should be provided along Ventura Street within the curbside landscape.
- See redline on site plan: Remove. Shrub substitutes are not required. Tree requirement being met.
- See redline on site plan: The buffer trees and shrubs should be included on this plan.
- The very northern portion of the development is a detention pond. Where is the future expansion expected to be? The landscaping provided for the detention pond may overlap with the requirements for the non-street buffer but should be documented and included both on the plan and in the table. Label on the Plans where the future phase will be proposed.
- 25' buffer required but move the 15' to the provided column.
- Note in table: 18 islands
- Include in the Landscape Requirements the Building Perimeter Landscaping.
- Include the Detention Pond Requirements in the table.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 8A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
 - Street lines
 - Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:
<https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Sara Siggue / 303-960-1349 / ssiggue@auroragov.org / Comments in green)

Sheet 2

- 9A. Label the roadway classifications.
- 9B. Label curbside landscaping and its dimension.
- 9C. Label the lot corner radius.
- 9D. Ensure the proposed sidewalk hatch matches the legend. (TYP)
- 9E. Label/ dimension the sidewalk easement on Ventura Street outside of the right of way.
- 9F. This is labeled as an existing light on the legend. Please ensure that there is existing lighting at this location.
- 9G. Include improvements on the northern half of 6th Ave, such as pavement, curb and gutter, and street lights, as noted in the pre-app.
- 9H. Label the public access/fire lane easement outside of the right of way.
- 9I. Show detectable warnings at all ADA ramps. (TYP)
- 9J. Provide typical sections for proposed public and private streets.
- 9K. ***If a deferral of improvement on 6th Ave desired by this project then a deferral request letter needs to be submitted via email.*** Send request to ssiggue@auroragov.org and CC to jbingham@auroragov.org.

Sheet 3

- 9L. Label the roadway classifications.
- 9M. Show the ultimate condition of 6th Ave.

Sheet 7

- 9N. Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
 - Roadway Classification (typical section name)
 - Adjacent Land Use Category (i.e., TOD), as applicable
 - Number of lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculations

This information (if it is not already shown) can be added to the street sections provided if desired.

Sheet 9, 10, 11, 12 & 13

- 9O. Please remove the Copyright notes. The City must be able to make copies of the approved plans and reports at any time without written authorization from the plan's or report's authorization from the plan's or report's author.

10. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

- 10A. Traffic Memo Comment: The trips generated exceed 75 vehicles per a peak hour. Will need an analysis for Sunday only. See comments on the traffic memo for further information about the analysis.

Site Plan - Sheet 2

- 10B. The southern access should meet the 150' spacing from 6th Avenue. It seems like the additional 3 feet is possible.
- 10C. Sight triangles should be set back at least 14.5 feet from flowline of intersection.
- 10D. Add sight triangle for 6th Ave.
- 10E. Add stop signs are exit points.
- 10F. Crosswalk should not be within a curve and will need to shift east slightly.
- 10G. Trees will need a 50' buffer from stop signs.



10H. A 50' throat depth will be needed before the first parking space.

11. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

Sheet 1

11A. Add the note below and include the words "65-80 LDN" between the words Exceeding and Under.

11B. Will this project be phased? If so, please include the appropriate notes related to your phasing plan.

11C. For each structure on the site, provide a complete data block with the information in the notes provided. Use the 2021 IBC instead of the 2015.

11D. Replace note 4 with the one provided.

11E. Replace note 19 with the one provided.

11F. Will all of the structures share the same street address?

11G. The total square footage of all structures may require another hydrant on site. Please refer to Appendices B and C of the 2021 IFC.

Sheet 2

11H. Please identify and show accessible space and van accessible space signage.

11I. Show and label the 26' fire lane easements through site. Fire lane easement should follow the face of curb as it travels through the site.

11J. Change label to Flush Mounted FDC with approved Knox Caps. Relocate to the position indicated.

11K. Will there be a fence around property? If so, please show and label.

11L. The accessible route only needs to connect the structures with the accessible spaces and the public way. I have highlighted the best accessible route in blue.

11M. The accessible route only needs to connect the structures with the accessible spaces and the public way. I have highlighted the best accessible route in blue.

11N. Change label to Flush Mounted FDC with approved Knox Caps. Relocate to the position indicated.

11O. Show and label the fire riser room and Knox box on each structure.

11P. Cross-hatch this space to prevent vehicle from blocking fire department access to FDC and riser room.

Sheet 3

11Q. Show and label accessible route on grading sheets. See notes on sheet 2 regarding accessible route.

11R. See notes on sheet 2 regarding fire lane easement.

Sheet 4

11S. Rename fire service line using example provided.

11T. Show the entire water line.

11U. Show and label fire riser room on utility sheet.

11V. Show location of FDC.

11W. Move fire service line to align with new FDC location.

11X. Will this structure be provided any utility services? If so, please show.

11Y. Where is the domestic water line for this structure?

Sheet 5

11Z. See notes on sheet 2 regarding FDC, fire riser room, Knox box. Show all on landscape sheet.

Sheet 7

11AA. Show all accessible routes on photometric sheet. See note on sheet 2 regarding accessible routes.

11BB. Show and label fire lane easement. See notes on sheet 2 regarding fire lane easements.

11CC. Show and label the path of exit discharge for all structures.



Sheet 9

11DD. For each building, where applicable, show the following features: FDC, fire riser room door, Knox box. See notes on sheet 2.

Sheet 10

11EE. For each building, where applicable, show the following features: FDC, fire riser room door, Knox box. See notes on sheet 2.

Sheet 12

11FF. For each building, where applicable, show the following features: FDC, fire riser room door, Knox box. See notes on sheet 2.

Sheet 13

11GG. For each building, where applicable, show the following features: FDC, fire riser room door, Knox box. See notes on sheet 2.

12. Aurora Water (Ashley Duncan / 720 859-4319 / aduncan@auroragov.org / Comments in red)

12A. ADVISORY: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved

Sheet 2

12B. Add all the utility lines to Sheet 2.

12C. Make sure the storm note is the same as the one on the utility page.

Sheet 4

12D. See redline on plan: Is this storm public or private? If it's private, it doesn't need to be in an easement.

12E. See redline on plan: Revise 'Extended Detention Basin' label to detention pond.

12F. See redline on plan: Please show/continue the water line that this hydrant is connected to.

12G. Each building needs a water meter. Please add to plan.

12H. Building A needs a sanitary sewer service.

12I. See redline on plan: Label fire lines as private.

12J. A clean out will be required every 100 linear feet within the service line.

12K. You don't need to have the pipe lengths on the site plan, you can keep it, but it isn't required.

12L. Building B: Are there going to be any bathrooms? If so, the service line needs to tie in downstream of grease interceptor.

12M. See redline on plan: The water meter needs to be an easement, the size of the meter will determine how large the easement needs to be. It also needs to be in a landscaped area.

12N. See redline on plan: An easement is needed around the fire hydrant.

12O. See redline on plan: Using DIP will be dependent on the soil resistivity. Please remove the type of pipe on the site plan.

Sheet L1.0

12P. See redline on plan: Please ensure trees are not within 8' of the public fire hydrant.

12Q. See redline on plan: Shrubs need to be 3' away from the meter and trees need to be 5' away from the meter.

13. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

13A. The adjacent property located just west of the project has several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damaged incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received. Please contact Aurora Forestry if you would like a sample letter.



14. PROS (Abigail Scheuermann/ ahscheue@auroragov.org / Comments in mauve)

14A. No Comment

15. Land Development Services (Roger Nelson / 720 -587-2657 / ronelson@auroragov.org / Comments in magenta)

15A. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org

Sheet 1

15B. City of Aurora Site Plan Notes – Note 7 Revise “Used” to “Use”.

15C. Property Description – This will require a re-subdivision plat. *(Please reach out to Land Development Services reviewer, Roger Nelson, regarding this comment)*

Sheet 2

15D. Label the exterior bearings and distances to match the subdivision plat.

16. Arapahoe County (Terri Maulik/ 720-874-6650/ referrals@arapahoe.gov)

16A. Thank you for the opportunity to review and comment on this project. The Arapahoe county planning division has no comments; however, other departments and/or divisions may submit comments.

17. Xcel Energy PSCo (Donna George / 303-571-3306 / ReferralsXcelDistribution@xcelenergy.com)

17A. Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for Debreselam Medhanealem (Saver of the World) Church. Please be aware PSCo owns and operates existing natural gas distribution facilities along the east property line and overhead and underground electric distribution facilities along the south property line, including a switch cabinet in the southwest corner of the subject property. Please note this is not a transformer.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements will need to be acquired by separate document for new facilities (i.e. transformer to serve the buildings) – be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

18. Buckley Space Force Base (Robert “Porter” Ingram / 303-668-2510/ robert.ingrum@spaceforce.mil)

18A. Buckley Space Force Base has had the opportunity to review the development application for the Saver of the World Church-Site Plan, DA-2386-00. The installation has no issues with the project and finds it in compliance with AFH 32-7084. Please request the developer follow the attached procedures for crane use during construction (60 day notice prior to use). Thank you for the opportunity to review this project.



BRYAN D. WEIMER, PWLF
Director

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoeco.gov

Engineering Services Division Referral Comments

September 3, 2024

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Case Manager



RE: DEBRESELAM MEDHANEALEM (SAVER OF THE WORLD) CHURCH - SITE PLAN
RSN: DA-2386-00 (1802168)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted. This project does not appear to be in nor borders unincorporated Arapahoe County.

If you have any questions, please feel free to contact me directly at 720-874-6541 or our offices at 720-874-6500.

Respectfully,

Ceila Rethamel, PE, PMP
Arapahoe County Public Works & Development
Engineering Services Division

cc Arapahoe County Case No. O24-171

Warning this process can take up to 60 days, no exception

CRANES/BOOM EQUIPMENT Off Airfield

Lawrence Aragon (L.A.), Airfield Manager: 720-847-9731, lawrence.aragon.1@us.af.mil

Pete Mendoza, Asst. Airfield Manager: 720-847-6352, peter.mendoza.2@us.af.mil

Mandatory steps:

- Inform Airfield Management of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure Representative for evaluation. This part of the process will general take approx. 5 business days.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.

CRANES/BOOM EQUIPMENT On Airfield

Mandatory steps:

- A temporary construction waiver (TCW) will need to be initiated IAW UFC 3-260-01 Appendix B Section 1 para. B1-2.1.4 prior to construction to ensure full routing and approval from the Buckley Garrison Commander before the start; may take 60 days (Mike Mont-Eton will assist with the process).
- Inform the Airfield Manager of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure representative for evaluation.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document and must be submitted with TCW Package for approval. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.
- If need to drive on the airfield, contact Pete Mendoza at x6352, peter.mendoza.2@us.af.mil

Example of Map in Relation to Runway with Required Data

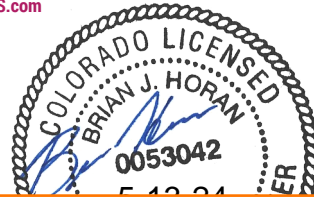


55ft max height crane/boom

East side Hangar 801

1 June – 31 July 2019

Mon-Fri 7am-5pm



To: Dean Kaiser
City of Aurora

From: Brian Horan, PE, PT
Galloway

Date: May 13, 2024

Re: **Debreselam Medha**
Traffic Letter

INTRODUCTION

This memorandum provides the results of the traffic impact study. Per the City of Aurora a trip generation study is required. The intent of this memorandum is to provide the results of the study. Application meeting held June 22, 2023.

BACKGROUND

The proposed site is located in the north of the intersection of 6th Avenue and Ventura Street. The Applicant is seeking to develop the site. The site would take access from Ventura Street via two access locations to allow for site circulation throughout the site. A conceptual site plan is provided as Attachment A.

EXISTING CONDITIONS

The proposed site development is an approximately 4.5 acre site in the City of Aurora. The site is currently undeveloped, bounded by Ventura Street to the east, 6th Avenue to the south and property boundaries to the north and west.

TRIP GENERATION

As shown in Attachment A, the project seeks to develop the subject site with a 300 seat Church use. A trip generation analysis of the proposed use is provided in Table 1.

Trip generation estimates were calculated utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 11th Edition rates. As shown on Table 1, the proposed use would generate, at build out and full occupancy:

- 21 AM weekday peak hour (13 in/8 out),
- 30 PM weekday peak hour (14 in/16 out),
- 262 Average Daily Trips.
- 153 Sunday peak hour (75 in/78 out),
- 663 Sunday Daily Trips.

SITE CIRCULATION

Site access for the development is proposed via two full movement access locations along Ventura Street. As shown in Attachment A, the site access would circulate the entire site and provide access to

The peak hour on Sunday exceeds the 75 vehicles during the peak. This will require a traffic study.

A Traffic Impact Study will be required for this site which will include addressing the following specific items:

- 1) Existing, buildout and 2050 average daily traffic counts. Analysis will be for Sunday only.
- 2) Trip Generation from the site.
- 3) Include detailed analysis, including vehicle queuing evaluation, of:
 - a. All site access points
 - b. Intersection of 6th Ave at Ventura St
 - b. Intersection of 6th Ave at Telluride St
- 6) Roadway ADT & classification

the parking fields surrounding the buildings. The southern access is absent of parking near to Ventura Street ensuring that parking operations do not cause any backups onto Ventura Street as well as 6th Avenue.

NETWORK IMPACTS

It is assumed that the majority of traffic to the site would have origin/destination to the west where the majority of population centers are currently located. It can be assumed that during Sunday peak hours approximately 50 vehicles or more would make the eastbound left onto Ventura Street and then circulate to one of the access points. Similarly, vehicles exiting the site would make the southbound right onto 6th Avenue.

Operations for these intersections with the proposed use would be dependent on prevailing traffic. No traffic counts were taken at this time.

CONCLUSION

As detailed above, the proposed site use would generate approximately 153 Sunday peak hour trips. It is requested at this time the City provide a scope of additional study that may be needed to support the proposed development. If you have any questions or need further information, please contact Brian Horan at BrianHoran@gallowayus.com or 303-770-8884.

Table 1
Debreselam Medhanealem
Site Trip Generation

Land Use	Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Trips	Sunday Peak Hour			Sunday Daily Trips
				In	Out	Total	In	Out	Total		In	Out	Total	
<i>Proposed</i> ⁽¹⁾ Church	560	300	Seats	13	8	21	14	16	30	262	75	78	153	663

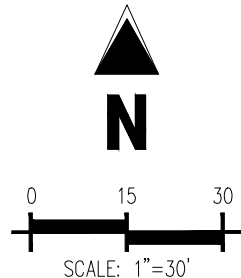
Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition

Debreselam Medhanealem
Aurora, CO

Attachment A

Site Plan



PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L49	S89°26'29"W	16.00
L50	N0°33'31"W	3.00
L51	N89°26'29"E	31.00
L52	S0°33'31"E	16.00
L53	N89°26'29"E	63.00
L54	N0°33'31"W	6.00
L55	N89°26'29"E	7.04
L56	N89°26'29"E	4.69
L57	S0°33'31"E	16.00
L58	N89°26'29"E	103.00
L59	N0°33'31"W	16.00
L60	N89°26'29"E	20.41

SITE LEGEND	
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	SECTION LINE
	EXISTING ADJACENT LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
	ROAD CENTERLINE
	PROPOSED SAWCUT LINE
	PROPOSED SWALE FLOWLINE
	EXISTING TO REMAIN
	PROPOSED NEW
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SIDEWALK
	LIMITS OF ARCHITECTURAL SCOPE
	PROPOSED SIGHT TRIANGLE
	ADA PATH OF TRAVEL
	PARKING COUNT
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED PIPE BOLLARD
	PROPOSED ADA PARKING SYMBOL
	PROPOSED WHEEL STOP
	PROPOSED DETECTABLE WARNING TRUNCATED DOMES
	EXISTING ELECTRICAL PULL BOX
	EXISTING PAD MOUNTED TRANSFORMER
	EXISTING LIGHT POLE
	PROPOSED SITE LIGHTING
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING TREE

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C21	90°00'00"	7.85	5.00	N45°33'31"W	7.07
C22	90°00'00"	7.85	5.00	S44°26'29"E	7.07
C23	90°00'00"	20.42	13.00	N45°33'31"W	18.38
C24	90°00'00"	7.85	5.00	N44°26'29"E	7.07
C25	90°00'00"	4.71	3.00	N45°33'31"W	4.24
C26	90°00'00"	4.71	3.00	N44°26'29"E	4.24
C27	90°00'00"	4.71	3.00	N45°33'31"W	4.24
C28	90°00'00"	4.71	3.00	N44°26'29"E	4.24
C29	90°00'00"	4.71	3.00	N45°33'31"W	4.24
C30	90°00'00"	20.42	13.00	N44°26'29"E	18.38
C31	90°00'00"	4.71	3.00	S45°33'31"E	4.24
C32	90°00'00"	4.71	3.00	N44°26'29"E	4.24
C33	49°50'11"	8.70	10.00	S65°50'28"E	8.43
C34	99°40'21"	121.77	70.00	N89°26'29"E	106.89
C35	49°50'11"	8.70	10.00	N64°31'24"E	8.43
C36	90°00'00"	4.71	3.00	S45°33'31"E	4.24
C37	90°00'00"	4.71	3.00	N44°26'29"E	4.24
C38	89°58'14"	31.41	20.00	S45°35'54"E	28.28

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER THROUGH POT-HOLE OR OTHERWISE, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY EITHER THROUGH POT-HOLE OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811

Know what's below.
Call before you dig.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

September 13, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Ani Karabashian

**Re: Debreselam Medhanealem (Saver of the World) Church
Case # DA-2386-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Debreselam Medhanealem (Saver of the World) Church**. Please be aware PSCo owns and operates existing natural gas distribution facilities along the east property line and overhead and underground electric distribution facilities along the south property line, including a switch cabinet in the southwest corner of the subject property. *Please note this is not a transformer.*

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer to serve the buildings) – be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com