



OPERATIONS PLAN

Mission Statement: The Tigray Community of Colorado aims to improve the lives of Tigrayan Americans in Colorado through the preservation of our indigenous identity, and by fostering cultural understanding and relationships with the broader community.

This operations plan outlines the key activities and schedules for our community center.

PROPOSED FACILITY FLOOR AREAS BY FLOOR LEVEL:

Ground Floor Area: 7,859 G.S.F.
Second Floor Floor Area: 8,138 G.S.F.
Subtotal Gross Floor Area: 15,997 G.S.F.

Roof Deck Floor Area: 2,492 G.S.F.
Basement Floor Area: 3,934 G.S.F.
Total Proposed Floor Area: 22,500 G.S.F.

1. Four Retail Storefronts (Business Incubation Spaces):

- **Size:** Approximately 750 square feet each.
- **Operating Hours:** Normal business hours (Monday to Friday, 9:00 AM - 6:00 PM).
- **Purpose:** Four storefronts facing Mississippi Ave. will serve as business incubation spaces for privately-owned community enterprises. The Community will provide business, tax and marketing training at below-market rents to business owners to help them get established and thrive, eventually moving into market-rent locations throughout the city. These businesses will be open to the public and will operate normal business hours. The Tigray Café will be an anchor tenant as coffee originates in East Africa and is a significant part of our culture. This will be a teaching space for young people to learn basic business skills. Other tenants could be tailors, hair braiders, traditional clothing shop, a gift shop featuring local artisans, etc.
- **Other Uses:** Special workshops and mentoring sessions to support entrepreneurs.

2. Museum, 2 Classrooms, Kitchen:

- **Size:** Approximately 500 square feet each.
- **Operating Hours:** Mostly weekends (Saturday and Sunday, 10:00 AM - 4:00 PM) and limited weekdays (2:00 PM - 8:00 PM).
- **Concept:** The southern portion of the building will include several classrooms, meeting space, offices, and a small kitchen. This section of the building is to serve cultural and language classes to our community members. The average class will host 20-30 students and will primarily be used on weekend mornings and afternoons. In the museum, we curate exhibits, schedule guided tours, and hold story sessions open the public. The cultural and language classes will continue as we do them today. The Commissary Kitchen will be used to teach traditional cooking classes and potentially a leasable space for our many caterers in the community (and the general cooking community in Aurora).
- **Marketing:** Promote educational programs and special exhibits through social media and local partnerships.



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3. Event Center:

- **Size:** Approximately 8138 square feet.
- **Operating Hours:** Available Friday to Sunday night (7:00 PM - 1:30 AM)
- **Concept:** The entire second floor of the property will be a cultural and event space. This venue will primarily be used for community plays, live performances, and cultural shows. The space will also be available to the public to rent for weddings, birthdays, or other community events. The cultural venue space will activate primarily in the evenings after 7 p.m. Some events are expected to last until after midnight, which is why we need a conditional use permit.
- **Design/Parking:** The design of the main assembly space is located on the second-floor level of the building nearest to Mississippi Ave. It is designed to be self-contained inside the building; the interior foyer and elevator are accessible from the controlled at the Main Entry Doors at the south side of the building; the design details will mitigate possible negative acoustical noise and visual impacts to the surrounding neighborhood. Acoustical wall treatments and laminated glass windows to be engineered during Architectural Design Development Phase documents to block, contain, and attenuate (absorb) the anticipated sound energy from inside the event center. (Please see attached Exhibit A with additional details about noise mitigation) Although we meet the city minimum parking requirements, the Association will contract with Denver Hamere Noh Kidane Mihret Tigrayan Church (10801 East Mississippi Avenue, Aurora) for overflow parking, and we will provide shuttle services. This will be a requirement for all uses of the cultural event space. The site will be an attractive feature compatible with the surrounding area.
- **Security:** Security personnel will be provided for all events held in the event center. The building will also be fully automated with security cameras.
- **Responsibilities:** Event coordination, bookings, setup, security, and clean-up.
- **Marketing:** Advertise event spaces for weddings, meetings, and cultural celebrations.

4. Staffing:

- **Estimated Staffing Needs:**
 - Retail Storefronts: 4 employees (2 per storefront)
 - Museum and Classrooms: 2 employees (1 per shift)
 - Event Center: 8 employees (including security)

5. Parking:

- **Estimated Parking Spaces Needed:**
 - Retail Storefronts (4 spaces per storefront): 16 spaces
 - Museum and Classrooms: 5-20 spaces
 - Event Center (500 people): 125-150 spaces
- **Parking Arrangement:**
 - The Tigray Community of Colorado will enter a parking agreement with Denver Hamere Noh Kidane Mihret Tigrayan Church for overflow parking during evening events when the church parking lot sits empty.
 - Shuttle service will be provided to transport guests between the overflow parking area and our community center.
 - Additionally, the community center's location on a bus route and the provision of extra bicycle spaces will help reduce parking needs and promote eco-friendly transportation options.



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EXHIBIT A

Summary Paragraph for Facility Operations for Events:

TCC Building and Site Planning are Designed to reduce Acoustical Noise Impacts to neighboring Properties and will comply with the requirements of the Aurora Municipal Code Section 4.4.8. on permitted noise levels to be limited as follows:

“not exceed 55 decibels (dBA) from 7:00 a.m. until 9:00 p.m. of the same day, and may not exceed 45 dBA from 9:00 p.m. until 7:00 a.m. of the next day. (Ord. No. 2019-49 § 1, 08-19-2019)”

Site Planning: The main entry to events is at ground level, and is located over 103ft. north of the south property line abutting residential properties to the south of the proposed community center site. Landscape buffers and plant screening at all 4 property edges.

The Building Design: The event space is acoustically self-contained on the second floor of the Tigray Community Center with the stage located on the North end of the building closest to Mississippi Ave. The event space entrance foyer, stairway, and atrium lobby, are designed to buffer the sound from the assembly space.

-Typical exterior walls will be approximately 12 inches in width, and acoustically treated to achieve a Sound Transmission Class (STC) of 50 dB at the critical lower frequencies.

-Floors and Roof construction will also be at least STC of 50 dB.

-Windows will be constructed with laminated acoustical glass units, an additional air space, and finally exterior Glass Curtain Wall with a minimum performance STC of 38 dB sound transmission reduction at all window openings in the assembly space.

-Acoustical sound-absorbing curtains will be used when music is performed at full volume, anticipated to be 103 dB at 20 feet from the stage inside of the assembly space.

-Traffic on E. Mississippi Ave can generate a lot of noise, typically 90 dB at 10 feet during the rush hour.

Acoustical treatments to the building walls, roof, floors and windows will be designed to screen out traffic noise to achieve a Background noise criteria level of 25dB which is the industry acoustic concert hall high fidelity standard. The location and size of the proposed community center is expected to help block the traffic noise emanating from E. Mississippi to the residential properties to the south of the development land parcel.

-Use of the roof deck will be limited to 7 am- 9 pm. The building roof is designed with a 4 ft tall parapet-wall above the finished deck level that will surround and screen the entire roof deck.

Niccolo Casewit, Architect



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Preliminary Acoustical Analysis attached.

Aurora CO Municipal Code:

4.4.8. NOISE.

Notwithstanding the provisions of Section [146-4.11.2](#) or Chapter 94-107 (Unnecessary Noise; Disturbing the Peace), the noise level measured at the property line of each Protected Lot must not exceed 55 decibels (dBA) from 7:00 a.m. until 9:00 p.m. of the same day, and may not exceed 45 dBA from 9:00 p.m. until 7:00 a.m. of the next day. (Ord. No. 2019-49 § 1, 08-19-2019)

Site Planning and Landscaping to mitigate Noise Levels from Event Space:

- Landscape Buffering and Screening at all 4 perimeter boundaries
- Main Entry to Event at the ground level is located over 100ft. North of the South property line .
- The Event Space is self-contained on the Second floor with the stage located closest to Mississippi Ave.
- The Event Space Atrium and Lobby are designed to buffer sound from the Event Space itself.

Roof Deck Events will be limited to 7:00 am to 9 PM

-Building Setbacks as Designed:

- North = 53 ft.
- East = 10 ft. (5 ft. at egress stair)
- South = 103 ft
- West = 60 ft. (55 ft. at egress stair)

Typical Exterior Wall Assembly (R=20.5 minimum):

- 2" Stone Veneer Wind Screen on Hat Channels
- Alternate: ¾" Fiber-Reinforced Cement
- 1" Air Space (vented)
- ¼" WRB Drainage Layer
- 1-1/2" EPS or ZIP SYSTEM
- 5/8" Fire Retardant Rated Plywood Sheathing
- 6"x -18 Gauge Gal. Metal Studs
- 2" Polyurethane (SPF) Closed-cell Spray Foam Insulation
- 3-1/2" Fiberglass Batt Insulation
- 5/8" Type X Gypsum Board attached Resilient Channels



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1-1/2" Armstrong Perforated Sound Absorbing Gypsum Panels, with Foam Layer.

**Typical Exterior Walls and Roof Acoustical
Sound Transmission Class (STC) = 50dB**

Typical Acoustical Treatment of Exterior Windows at Event Space:

- 2" Thick sound-absorbing Fabric Curtains (Optional Use)**
- 1" (Fixed) Laminated Glass with acoustical interlayer
& flexible gaskets**
- 4" Air Space (sealed)**
- 1" (Fixed) Double-pane Curtain Wall**

**Amplified Music Acoustical Noise Reduction (NR) at Event Space Windows
at East and West Sides of Building:**

Sound Pressure Level INTERIOR SOURCE @20 ft = 103 dB
Sound pressure Level INTERIOR of WINDOW @40ft = 91 dB
**Acoustical Curtain NR Noise Reduction Optional = (- 20 dB) Laminated
Glass, Air, & IGU Glass Wall Barrier = (- 38 dB)**
Sound Pressure Level Exiting the Building w/ Curtain 33 dB PASSES
Sound Pressure Level Exiting the Building no Curtain 53 dB PASSES

**Traffic Noise Reduction (NR) at Mississippi Ave Windows North Side of
Building:**

Sound Pressure Level (TRAFFIC) @10 ft = 90 dB
Sound Pressure Level at EXTERIOR WINDOW @60ft = 77 dB
Background Noise Criteria for Concerts 25 dB
Noise Reduction Required inside Event Space (- 52 dB)