SOUTH EAST AURORA
Community & Event Center

Virtual Neighborhood Meeting – June 04 2020
Introduction – Design Team

Introduction – Arapahoe County

Introduction – SEA Board
  - SEA Vision
  - Building Hours and Usage

Project Overview
  - Site Parameters
  - Building Location Overview
  - Building Design

Questions Received
Design Team

- Mayraj Peer
- Kevin Karis
- Ravin Nanpatee
SEA Community Center: Virtual Neighborhood Meeting

• Kelsea Dombrovski, Arapahoe County Planning Division
Location

Church of Jesus Christ of Latter Day Saints

Lord of the Hills Lutheran Church

Project Area
Process

- Process
  - 1981: Zoning established religious uses
  - Now: site planning while mitigating impacts
  - Plat to redraw the property lines – BOCC public hearing
  - Site plan documents to establish design and layout – two steps:
    - Specific Development Plan – Planning Commission public hearing
    - Administrative Site Plan – Staff review only

- Status of Applications?
  - First staff review of both applications complete
  - Upcoming:
    - Additional review
    - Public hearings
    - Administrative Site Plan
Design Regulations

• Approved Zoning:
  – 35 ft. max. average building height

  – Setbacks:
    • Front: 18 ft.
    • Rear: 20 ft.
    • Side: 0 ft.

  – Single Family Zoning w/ Church as allowed use
Design Regulations

• Land Development Code dictates:
  – Lighting:
    • Shielded, downcast, and cutoff
    • Very low light level readings at property lines
    • Lights off by 10pm or w/in 1 hour of closure
  – Protection of nearby properties from impacts from new developments
Design Regulations

• Staff have requested:
  – Increased screening along property boundaries
  – Initial, continued neighborhood outreach
Next Steps

• Additional review of plat and site plan (Specific Development Plan)
• Public hearings
  – Board of County Commissioners for Plat
  – Planning Commission for Specific Development Plan
  – Adjacent property owners req. to receive mailed notices
  – Signs required to be posted on the property
  – We will also post on our web site
• Administrative Site Plan
  – Review by County staff, external referrals
  – Approval by Planning Division Manager
Information

- Major Planning Cases page
  - [https://www.arapahoegov.com/planningcases](https://www.arapahoegov.com/planningcases)
  - Arapahoegov.com and search, ‘Major Planning Cases’

- Applicant Project Manager: Mayraj Peer

- Arapahoe County Planning: Kelsea Dombrovski

- Mailed notices and posted signs
Southeast Aurora Community Center

Altaf Siddiqui, Ph.D.
President SEAIC

Email: asiddiqui39@hotmail.com
Phone: 303-501-9876
“The most beloved people to God are those who are most beneficial to others. And the most beloved deed to God is to make those around us happy.”

-Prophet Muhammad
Who are we?

• Vision: To be a leading Muslim organization that enriches society at the individual, family, and community level.

• What does this mean?

  – Individual -> Inspire people to be their best selves in all aspects of their lives

  – Family -> Bring people together and strengthen familial bonds

  – Community -> Leave an impact on our surroundings, our neighbors, and make a positive difference in the lives of others
How will we get there?

• Mission:
  
  – Establish an active community center guided by our vision.
  
  – Support a wide range of relevant activities beyond religious services.
  
  – Create a welcoming environment for everyone.
What are we building?

• Community Event Center to serve Muslims in SE Aurora

• Versatile space that will include:
  – Gymnasium
  – Lecture Hall/Classrooms
  – Kitchen
  – Library/Study Spaces
  – Worship space
Why are we building?

• 23% of American-born Muslims abandon their Muslim identities (PEW Research Institute)

• Needs of our community are not being met by current organizations
  – Other organizations too far
  – Different values/priorities
What makes us different?

• Commitment to our values:
  – Diversity
  – Represent Muslims accurately in American context
  – Moderation
  – Inclusivity
  – Professionalism
  – Outreach to others
What makes us different?

• Provide a wide range of activities beyond religious services:
  – Outreach/Interfaith
  – Community Service
  – Professional Development (SAT Preps, College Nights, Networking)
  – Health/Wellbeing of our communities (FREE Health/Legal Clinics, Cooking Classes)
  – Honoring our Neighbors

• We are an organization BY American Muslims FOR American Community
“He is not a believer whose stomach is filled while the neighbor to his side goes hungry.”

-Prophet Muhammad
Design Drivers - Site

DEVELOPMENT STANDARDS COMPARISON CHART

<table>
<thead>
<tr>
<th>Requirement</th>
<th>PEP-Z99-010</th>
<th>SDP-20-002</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. MIN. LOT AREA</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2. MIN. LOT WIDTH</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>3. MIN SETBACKS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FRONT</td>
<td>25 FT</td>
<td>25 FT</td>
</tr>
<tr>
<td>REAR</td>
<td>18 FT</td>
<td>30 FT</td>
</tr>
<tr>
<td>SIDE</td>
<td>0 FT</td>
<td>20 FT</td>
</tr>
<tr>
<td>4. MAX BUILDING HEIGHT</td>
<td>33 FT</td>
<td>35 FT</td>
</tr>
<tr>
<td>(AVG FOR ALL 4 SIDES REFER TO BLDG HT CALC SHEET)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. MIN DIST. BETWEEN STRUCTURES</td>
<td>20 FT</td>
<td>N/A</td>
</tr>
<tr>
<td>6. MIN OFF STREET PARKING</td>
<td>1/250 GLA</td>
<td>1 SPACE/100SF</td>
</tr>
<tr>
<td>7. MIN OPEN SPACE</td>
<td>20%</td>
<td>20%</td>
</tr>
<tr>
<td>8. MAX BLDG. COVERAGE</td>
<td>0.7 FAIR</td>
<td>0.7 FAIR</td>
</tr>
<tr>
<td>9. MAX GROSS FLOOR AREA</td>
<td>78,500SF</td>
<td>21,300 SF</td>
</tr>
<tr>
<td>10. PRINCIPAL USE</td>
<td>CHURCH/WORSHIP</td>
<td>WORSHIP/ASSEMBLY</td>
</tr>
<tr>
<td>11. LAND AREA</td>
<td>9.06 ACRES</td>
<td>4.572 ACRES</td>
</tr>
</tbody>
</table>

LAND COVERAGE SUMMARY CHART

<table>
<thead>
<tr>
<th>Category</th>
<th>Square Footage/Acres</th>
<th>% Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Coverage</td>
<td>14,600 SF / 0.35 ACRES</td>
<td>4.46%</td>
</tr>
<tr>
<td>Total Building Square Footage</td>
<td>21,300 SF / 0.51 ACRES</td>
<td>0.10%</td>
</tr>
<tr>
<td>Parking Coverage</td>
<td>76,780SF / 1.62 ACRES</td>
<td>35.7%</td>
</tr>
<tr>
<td>Landscape Coverage</td>
<td>42,590SF / 0.85 ACRES</td>
<td>22.2%</td>
</tr>
<tr>
<td>Undisturbed Site</td>
<td>67,012SF / 1.34 ACRES</td>
<td>33.6%</td>
</tr>
<tr>
<td>Total Land Area</td>
<td>199,145 SF / 4.572 ACRES</td>
<td>100%</td>
</tr>
<tr>
<td>Total Parking Spaces</td>
<td>131,015 SF / 29.08 REQUIRED</td>
<td></td>
</tr>
<tr>
<td>Parking Ratio</td>
<td>1 SPACE / 700 SF ASSEMBLY AREA</td>
<td></td>
</tr>
</tbody>
</table>
Building Height
View from East
View from West
Questions

- Property Tax
- Building Usage Hours
- Traffic Study
- Building Height
- Building Construction Duration
- Zoning
- Building Setbacks
- Site Lighting
- Clerestory Lighting
Questions?