



BLUE EAGLE

***LETTER OF
INTRODUCTION***

TAB 1



5675 DTC Boulevard, Suite 200
Greenwood Village, CO 80111
303.770.7201
www.thkassoc.com

September 18, 2024

Rachid Rabbaa

City of Aurora, Planning Division
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: Blue Eagle Technology Park Master Plan – Letter of Introduction_R1

Dear Mr. Rabbaa:

Blue Eagle Land Company, LLC is applying for a Master Plan approval for a +/-416-acre Technology Park, known as Blue Eagle Technology Park. The site is located on the northeast side of the City of Aurora. The southern portion of the site is just north of I-70, but is separated by an Union Pacific rail line. E. 26th Avenue, which is planned to become a four-lane minor arterial, is adjacent to the northern edge of the property and will serve as the primary access to the Blue Eagle development.

The site is also within close proximity to Denver International Airport and the Colorado Air and Space Port. With excellent access to ground and air travel infrastructure, the synergy of this development will provide flexible employment, economic development, and transportation solutions to the City of Aurora.

The current zoning district is Airport District (AD), and is in Subarea C. The Comprehensive Plan Placetype is Industrial Hub, which is compatible with the proposed land uses. There is no intention to rezone any portion of the property as the predominant land uses are all permitted within the existing zoning district.

The ownership and design team are comprised of the following members:

Owner's Representative & Master Developer:
Blue Eagle Land Company, LLC
c/o Chris Fellows
Resolute Strategies, Inc.
9155 E. Nichols Avenue, Suite 360
Centennial, CO., 80112

Planner/Landscape Architect: THK Associates, Inc.
5675 DTC Boulevard, Suite 200
Greenwood Village, CO 80111
303-770-7201
Attn: Julie Gamec

Engineer/Surveyor: Martin and Martin, LLC
12499 West Colfax Ave. Lakewood, Colorado 80215
303.431.6100
Attn: David Le

Traffic Consultant
LSC Transportation Consultants, Inc.
1889 York St. Denver, CO 80234
Attn: Chris McGranahan



Per City of Aurora Code, Section 146-5.4.3.B.2.C the project is justified as proposed in the following ways:

- (a) The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, or an adjustment has been requested, 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.
- (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.
- (c) The application preserves and protects 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.
- (d) The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.
- (e) The application is compatible with surrounding uses in terms of size, scale and building façade materials.
- (f) The application mitigates any adverse impacts on the surrounding area to the degree practicable.

The Blue Eagle Technology Park will meet the land dedication requirements set forth by the City of Aurora. At this time, no neighborhood park or school site is proposed or anticipated.

The design team has successfully completed, or are working on, many projects within the City of Aurora, including:

- Aurora One
- Kings Point South
- Sorrel Ranch
- The Vistas at Beacon Point
- Gateway Park (select projects)
- Majestic Commerce Center
- Industrial Outdoor Ventures, 18151 E. 6th Ave.
- Aurora City Place
- U-Stor Peoria Mini Warehouse
- Aurora Medical Office Building
- Watermark at Southlands
- Glasstek, Inc.

The owner and the design team look forward to working with the City of Aurora on this exciting project. Please do not hesitate to contact me should you have any questions.

Regards,



Julie Gamec, Principal
THK Associates, Inc.

