



***BLUE EAGLE***

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***LETTER OF  
INTRODUCTION***

**TAB 1**



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January 16, 2024

Rachid Rabbaa

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

RE: Blue Eagle Industrial Park Master Plan – Letter of Introduction

Dear Mr. Rabbaa:

Blue Eagle Land Company, LLC is applying for a Master Plan approval for a +/-416-acre Industrial Park, known as Blue Eagle. 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.  
2953 South Peoria Street, Suite 101 Aurora, CO 80014  
303-770-7201  
Attn: Eric Sakotas

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 146-5.4.1.E.3 – Criteria of Approval the project is justified as proposed in the following ways:

1. The proposed project is consistent with the Comprehensive Plan. The property is located within the Industrial Hub Comprehensive Plan Placetype and is zoned Airport District (AD). The Blue Eagle Industrial Park will contribute to the economic and fiscal success of the city. The land uses associated with this development shall include mostly industrial with commercial adjacent to E. 26th Avenue at the north end of the site.
2. The project will allow future development of the property to comply with all applicable standards in the Unified Development Ordinance (UDO). For the Master Plan approval, the proposed land uses are compatible with the permitted uses in the current zoning district, which is Airport District (AD). The Planning Areas were designed in a way to allow for the required setbacks and buffers without hindering the developable site area so that future site plan submittal for each Planning Area will have adequate space for building footprints and parking areas.
3. The proposed project will result in a coordinated street network. The project site currently has a minimal network of roads due to its undeveloped condition. The design team has referred to the Northeast Area Transportation Study (NEATS) in order to plan a network of roads that will tie into the surrounding sites that may develop in the future.
4. The proposed development will expand on multi-modal connections planned in the area and promote the creation of a regional commercial and industrial node. The proposed development is ADA accessible and will provide ADA accessibility along sidewalks and trails. The proposed development incorporates all street standards for public streets within the development.

The Blue Eagle Industrial 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,



Eric Sakotas, Senior Planner  
THK Associates, Inc.