



Planning Division  
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Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

December 3, 2024

Chris Fellows  
Blue Eagle Land Company LLC  
288 Clayton Street Suite 300  
Denver, CO 80206

**Re: Third Submission Review – Blue Eagle Logistics Park - Master Plan**  
Application Number: **DA-2375-00**  
Case Numbers: **2024-7001-00**

Dear Chris Fellows:

Thank you for your third submission, which we started to process on November 14, 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.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

A handwritten signature in cursive script, appearing to read "Rachid Rabbaa".

Rachid Rabbaa, Planner III  
City of Aurora Planning Department

cc: Julie Gamec- THK Associates 2956 S Peoria St Ste 101 Aurora, Colorado, 80014  
Rachid Rabbaa, Case Manager  
Jacob Cox, ODA  
Filed: K:\SDA\2375-00rev3



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- See the comments from Planning. (Item 3)
- See the comments and redlines from Engineering regarding the PIP. (Item 4)
- See the comments and redlines from Traffic Engineering for the Traffic Impact Study and PIP. (Item 5)
- See the comments and redlines from Life Safety. (Item 6)
- Please see comments in the Master Utility Report (Item 7)
- See all the comments from PROS (Item 9)

### **PLANNING DEPARTMENT COMMENTS**

#### **1.Completeness and Clarity of the Application**

1A. The avigation easement shall be in a form approved by the City and shall be recorded in the office of Clerk and Recorder for the county where the property is located “before permit or plat approval is granted.”

#### **2.Zoning and Land Use Comments**

##### **TAB# 3: Context Map**

2A. No comments.

##### **TAB# 4: Site Analysis Narrative, Existing Conditions and Natural Features Map**

2B. No comments.

##### **TAB #7: Public Art Plan**

2C. Please contact the reviewer directly for comments – Roberta Bloom [rbloom@auroragov.org](mailto:rbloom@auroragov.org) , 303-739-6747

##### **TAB #8 MP Land Use Map, Matrix, and Standard Notes**

2D. No comments.

##### **TAB #9 MP Open Space, Circulation, and Neighborhood Plan**

2E. No comments.

##### **TAB #10 Urban Design Standards**

2F. No comments.

##### **TAB #12 Architectural Standards**

2G. No comments.

##### **TAB #13**

2H. No comments.

### **3. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

#### **TAB 11**

3A. Page 12 - Add "screening". Don't want this to imply that evergreen trees are appropriate for the parking lot island trees.



## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **4. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

#### **TAB 13**

- 4A. Identify that this planning area will not have two distinct points of access and will not be able to develop until connections to Monaghan and/or Hudson Mile Rd. are available.
- 4B. Add: Additional public improvements shall be provided in order to provide two points of access to this planning area.
- 4C. These connections to the east and west will be required to provide the second point of access for Fire & Life Safety for these planning areas to develop.
- 4D. UPRR has identified that the existing at-grade crossing is not appropriate for fire access and as such will not be able to be used as the second point of access to these planning areas.

### **5. Traffic Engineering** (Dean Kaiser / 303-739-1718 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

#### **PIP**

- 5A. Clean up overlap.
- 5B. Intersection Control needs to be called out.

#### **Traffic Impact Study**

- 5C. 2024-11-26 (DJK) reviewed, comments include:-
- 5D. Fig 4a, no traffic identified and analyzed on Watkins & Monaghan existing interchanges as originally requested. Provide visual of what Aerotropolis interchange would pull from those existing interchanges- Fig 6a, no action needed, just DJK annotations- Fig 6b,c,d,e,f, provide improved visual (lines) for site traffic distribution routes.
- 5E. See the Site Distribution incorporated to these interchanges, but no analyses of background to see if some of the Blue Eagle site could be accommodated before interchange upgrades? Response comment provided but nothing illustrated. Provide identification what the new Aerotropolis interchange would pull from these locations.
- 5F. Powhatan, no interchange, up to 26<sup>th</sup> Avenue.
- 5G. Monaghan, interchange just to Colfax, then to Hudson to cross UPRR, or southern Frontage Rd back to Powhatan.
- 5H. Watkins, to Colfax, then to Hudson to cross UPRR up to 26<sup>th</sup> Avenue.
- 5I. Provide distribution lines from outlying areas to potential PA access points for better delineation of Fig 6a distribution values to these turning movement values.

### **6. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

#### **Master Utility Report**

It appears that the site will have 1 water main connection until the future water main connection in Hayesmount Road is completed. Please confirm with Aurora Water that a single water main connection can support multiple fire hydrants and fire service lines.

#### 6A. **Tab 8 / Map**

- Update to 20 years, per agreement with Mike Dean and Chris Fellows.

#### 6B. **Tab 13 / PIP**

- Add these requirements: 23' wide access road to support 85,000 lbs, be maintained for 20 years, and meet the grading requirements for fire lane per the Aurora Roadway Design & Construction Specifications.

### **7. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

#### **Master Utility Report**

- 7A. Advisory: Having hard costs in the report should be avoided.
- 7B. Advisory: Pipe material will be finalized with civil plans based on resistivity.
- 7C. This has been confirmed and is acceptable in the interim.
- 7D. For design point "B" I am getting a average flow of .294 MGD, a peak flow of 1.146I am seeing similar issues down the chain on design points.



**8. PROS** (Erick del Angel / 303-739-7131 / [edelang@auroragov.org](mailto:edelang@auroragov.org) / Comments in mauve)

8A. No comments.