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[AuroraGov.org](http://AuroraGov.org)

October 09, 2024

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

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

Dear Mr. Fellows:

Thank you for your second submission, which we started to process on September 20, 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,

Rachid Rabbaa, Planner II  
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:\\$DA\2375-00rev2



## *Second Submission Review*

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

- See the comments from Planning. (Item 3 & 4)
- See the comments and redlines from Engineering regarding the PIP. (Item 5)
- See the comments and redlines from Traffic Engineering for the Traffic Impact Study and PIP. (Item 6)
- See the comments and redlines from Life Safety. Please update the fire station acreage and the location of the fire station (Item 7)
- Please contact the reviewer directly for any comments. No comments were provided during the time of this review. (Item 8)
- See all the comments from PROS (Item 9)
- Easement processes or License have not been started (Item 10).

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. No comments were received from outside registered neighborhood organizations.

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

2A. Letter of Authorization – Please include a letterhead from the owner FISCHAHS LLC.

2B. The avigation easement needs to be executed and finalized during the MP stage.

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

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

3A. No comments

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

3B. No comments

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

3C. Comments are forthcoming when received from Public Art

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

3D. Repeat Comment: In FORM D and under column C it should read Light Industrial, not just Industrial.

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

3E. No comments

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

3F. No comments

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

3G. No comments

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

3H. No comments

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

**TAB 11**

- 4A. While the language provided in the Master Plan does state that developments will comply with the street and non-street buffer requirements found within the UDO regardless of the mapping on this sheet, in accordance with Tab 12 or the PIP, there do appear to be some streets missing from this graphic that would require street frontage buffers. See the snippet provided above from the PIP.
- 4B. Under Parking Lot Landscape there is a statement provided regarding open space and tract landscaping that does not apply.
- 4C. 85% of the selected species (trees and/or shrubs) used in common open space / tract landscapes shall be coniferous.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****5. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**TAB 13**

- 5A. The full width of the street is required for this planning area.
- 5B. Please ensure the exhibit matches the narrative.
- 5C. Thank you for providing a raised median. Please remove the splash curb.
- 5D. Remove the bike lane from the arterial and combine it with the sidewalk.
- 5E. A connection to 26th and the construction of 26th is required for this planning area.
- 5F. It is not clear how two points of access are provided if there is not a road connecting to an at-grade crossing. It's also not clear if UPRR would be amenable to an at-grade crossing in the interim for this location.
- 5G. Without access being determined as part of this master plan, what will prevent this area from being undevelopable?

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

- 6A. Tab 13, PIP comments are basically repeat from the previous review, need access control and interior intersection control identified per each PA.
- 6B. Not ready for Tech Referral.

**Traffic Impact Study**

2024-09-30 (DJK) reviewed, TIS comments include:

- 6C. Hudson Rd and other interchanges associated with access to site clarity are needed (per 6/14/24 discussion).
- 6D. Provide clearer site distribution values and access locations from I-70 (Fig 6a).
- 6E. Recommendation tables, several intersections with only 'Others' recommended but high site volumes.
- 6F. See TIS for additional comments.

**7. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)**7A. Tab 8 / Sheet 2 of 4 / Map**

- See note to update fire station acreage and the location of the fire station.
- See comment for the 2nd point of access and fire station.

**7B. Tab 8 / Sheet 3 of 4 Matrix**

- See note to update fire station acreage.
- See comment for the 2nd point of access and fire station..

**7C. Tab 13 / Sheet 1 of 7/ Overall Map**

- See note to update fire station acreage and the location of the fire station.
- See comment for the 2nd point of access and fire station.



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

**Master Utility Report**

8A. Please contact the reviewer directly for any comments. No comments were provided during the time of this review.

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

**TAB 4**

9A. Rewrite as "...open space will be maintained until access is provided and industrial development can occur"

9B. Insert the following sentence: "If intended to double as a maintenance trail, the width shall be 10' minimum."

**TAB 8**

9C. Remove "OS" and replace with "IND."

9D. Add: "Open space will include 6' wide crusher fines trail, shade structure/public art, benches, picnic tables, and trash receptacles. If intended to double as a maintenance trail, the width shall be 10' minimum."

9E. Industrial (PA-2, PA-3, PA-6); Industrial/Municipal (PA-4).

9F. Rewrite as "Total Open Space Land."

**TAB 9**

9G. Remove "OS" and replace it with "IND."

9H. Rewrite as: "Open space will include 6' wide crusher fines trail, shade structure/public art, benches, picnic tables, and trash receptacles. If intended to double as a maintenance trail, the width shall be 10' minimum."

**10. Easements** (Grace Gray /303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in magenta)

10A. EASEMENT PROCESSES OR LICENSE HAS NOT BEEN STARTED.

**11.Colorado Department of Transportation** (Steve Loeffler / 303-757-9891 / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us))

11A. Please see attached letter.

## Traffic & Safety

Region 1  
2829 W Howard Place, 2<sup>nd</sup> Floor  
Denver, Colorado 80204



**COLORADO**  
Department of Transportation  
Region 1

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**Project Name:** Blue Eagle Logistics Park

**Print Date:** 10/8/2024

**Highway:** 036

**Mile Marker:** 77.651

**A comment response letter is REQUIRED along with the next submittal.**

**Review POC:** Loeffler, Steven

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### Environmental Comments:

No Planning concerns

No WQ concerns

If there will be a permit in the future:For ANY ground disturbance/work within CDOT ROW---

Required:

Arch/History/Paleo:

Since this is a permit, a file search for Arch, Paleo and History is required. If the file search identifies anything, a more extensive report will be required. If nothing is identified, then the file search should be sufficient. For the file search contact:

Cultural/History File Search: <https://www.historycolorado.org/file-access> Email: [hc\\_filesearch@state.co.us](mailto:hc_filesearch@state.co.us)

Paleo File Search: Colorado University Museum of Natural History - <https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure>) Email: [jacob.vanveldhuizen@colorado.edu](mailto:jacob.vanveldhuizen@colorado.edu) and from the Denver Museum of Nature and Science – Email: [kristen.mackenzie@dmns.org](mailto:kristen.mackenzie@dmns.org) <https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>

If there is NO ground disturbance within CDOT ROW, the applicant shall submit an email/memo to the R1 Environmental Permit Review Specialist stating this.

The ECIS will be used to support HazMat requirements.

Non-historic 4f does not apply.

If any non-historic 6f properties will be impacted or disturbed applicant shall coordinate with Veronica McCall [veronica.mccall@state.co.us](mailto:veronica.mccall@state.co.us)

Info for Applicant/Contractor:

The Permittee shall complete a stormwater management plan (SWMP) which must be prepared with good engineering, hydrologic, and pollution control practices and include at a minimum the following components:

qualified stormwater manager; spill prevention and response plan; materials handling; potential sources of pollution; implementation of control measures; site description; and site map.

In addition, the Permittee shall comply with all local/state/federal regulations and obtain all necessary permits. Permittee shall comply with CDOT's MS4 Permit. When working within a local MS4 jurisdictional boundary, the permittee shall obtain concurrence from the local MS4 that the local MS4 will provide construction stormwater oversight. The local MS4 concurrence documentation shall be retained with the SWMP.

#### **Permits Comments:**

10.3.24

- Will the existing farm access to the west be closed? According to the Traffic Study - "The existing at-grade rail road crossing just west of the Hayesmount Road alignment provides

access to an existing home that will be removed - the existing access is not planned to be used as either a public or emergency access for the site."

- Please keep in mind that if any work is taking place in CDOT ROW a permit is required.

- With the work being adjacent to the State Highway and within CDOT Right-of-Way we request to review a Drainage Report.

- Any signing must be on premise and cannot be either partly or wholly in CDOT ROW. Signing must be compliant with CDOT rules governing outdoor advertising per 2 CCR 601-3.-- Aaron Eyl 10.3.24

#### **Right Of Way Comments:**

Jim Daley Comment 10/01/2024: There are no survey related documents to review beyond the unstamped ALTA survey. This does not show any ROW dedications or proposed designs/parcels. I will review as necessary as the process progresses and new submittals are made.

#### **Traffic Comments:**

CB on 10/3/2024:

Regarding the Blue Eagle Technology Park Traffic Impact Analysis prepared by LSC Transportation Consultants, dated August 30, 2024, please accept the following comments:

(1) Since Hudson Road is identified as a major roadway in the development site vicinity and given the Figure 7 E 26th Avenue and Hudson Road (intersection #8) site-generated traffic that is originating south of the intersection, with a majority of this traffic presumably utilizing the US 36 (Colfax Avenue) and Hudson Road intersection, was the US 36 (Colfax Avenue) and Hudson Road intersection considered as part of the intersection analyses?

(2) Similarly, given the Hudson Road via US 36 (Colfax Avenue) access to multiple I-70 interchanges, there appears to be merit for including the US 36 (Colfax Avenue) and Hudson Road intersection as part of the site development intersection analyses.

**Other Comments:**

10-4-2024 Agree with Chris Bland's comments above regarding needing to know the impact of this development to Colfax and Interstate 70.

--Steve Loeffler, 10-4-2024