

# TESLA

## SUPERCHARGER NETWORK



### Justification Letter Tesla Supercharger Station Castle Rock, CO

**Project Contact**

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## Statement of Proposal

Tesla, Inc. (Tesla) is requesting a Pre-Application Review for the installation of an electric vehicle charging station on land zoned as MILESTONE OFFICE CAMPUS AMENDED (1998) for Planned Development. The use is in conformance with all required standards and criteria of the local code. This project will not have an adverse impact on the surrounding area as detailed in the below.



At A Glance: Castle Rock, CO Supercharger Installation	
<b>Location</b>	4612 Milestone Lane, Castle Rock, CO 80104
<b>Land Owner</b>	Valorado LLC
<b>Utility Service Territory</b>	Core Electric
<b># of Dedicated Charging Stalls</b>	16
<b># of Enabled Charging Stalls</b>	0

## Existing Conditions

### *Location and Access*

Located in the existing parking lot of the shopping center, this project involves the installation of a new charging station that will serve the Tesla community traveling along Interstate 25. The site is located within the MILESTONE OFFICE CAMPUS AMENDED (1998) for Planned Development. The project address is 4612 Milestone Lane, Castle Rock, CO 80104. The primary access point to the site is the entrance drive off Founders Parkway.

### *Property Owner*

Valorado LLC

### *Zoning*

All parcels associated with the Project are zoned as MILESTONE OFFICE CAMPUS AMENDED (1998) for Planned Development. This use is consistent with the zone's permitted uses.

Tesla will comply with all local, state, and federal requirements in the permitting required for this project.

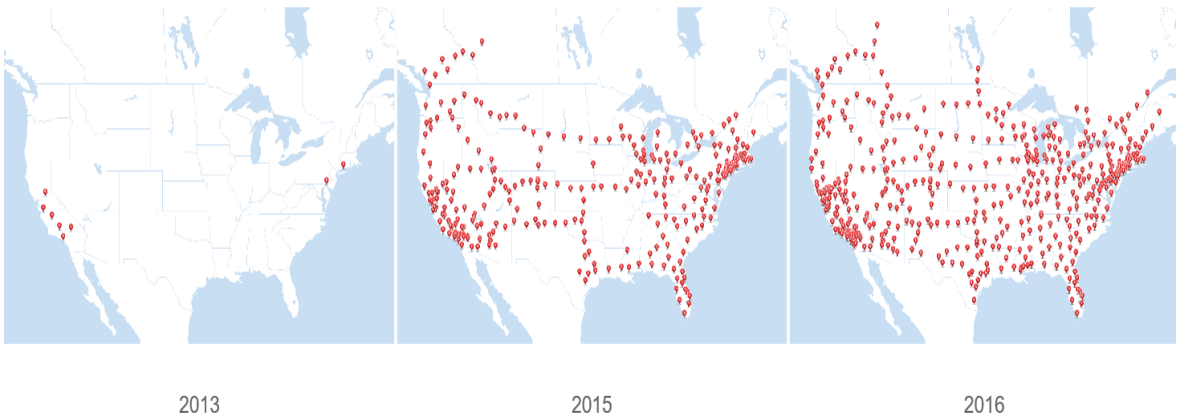
*Current Use of Land and Adjacent Areas*

The location includes an existing shopping center that offers amenities that will be utilized by Tesla owners. This area offers an excellent location for Tesla’s supercharging infrastructure with nearby amenities and access to major highways. This project will result in a premium charging experience for customers as well as help Castle Rock pave the way for the development of electric vehicle charging infrastructure in this area of Colorado.

**Supercharger Basics**

The Supercharger network is our answer to long distance electric vehicle travel. Superchargers enable travel to popular destinations and charge Model S, Model 3, Model Y and Model X in minutes, giving owners the confidence to travel near or far. Tesla Superchargers are 480-volt fast-charging stations built to allow quick charging (45-90 minutes) for Tesla vehicles. This type of charging infrastructure allows for longer trips for Tesla owners. As electric vehicles become more popular amongst drivers, there has been an increased demand for charging infrastructure.

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## **Project Overview**

This is an ideal location for Supercharger given its location near Interstate 25 and proximity to the amenities offered by the shopping center. Given the location, this will benefit long-distance and local travel to and from this region. This site will run 24 hours a day/7 day a week.

When exploring potential Supercharger locations, Tesla searches for locations that offer amenities matching the needs of our owners and their expected dwell-time. The goal is to provide a safe and enjoyable environment with utility infrastructure sufficient to accommodate the required loads of the station.

### ***Location***

Within the parking lot, Tesla has specifically chosen stalls that are to be considered less-prime parking stalls as they are further from the facilities that serve this area. This ensures that the existing clientele base does not experience any adverse impacts from the installation while also reducing the likelihood of non-electric vehicles parking in the Tesla Supercharger stalls. Tesla has worked with the land owner to find a location that is best for the shopping center and will still accommodate a premium charging experience for electric vehicle owners.

### ***Interconnection***

The Project is located in Core Electric's service territory. The electricity required for this project will be supplied from a project specific transformer as shown in the site design.

To accommodate 16 Charging Posts, Tesla will install 4 V3 Supercharger Cabinets. Electrical details for the charging units can be found in the electrical plans. The installation will also include a switchgear assembly, and a utility transformer.

### ***Justification***

The Tesla Supercharger installation will continue to add to the stable and desirable environment on site and maintain consistency with the objectives of the Town of Castle Rock. The intended use of this site is for Tesla electric vehicles to charge while traveling through this area of the city while also providing Tesla users with an ample number of amenities to enjoy while charging.

This project is being coordinated with Core Electric and will include the installation of a new utility transformer on site. The only public utility needed to support this project is electricity provided through Core Electric.

This proposal is located within the interior of the parking lot on site and will have no adverse impacts on surrounding properties. The surrounding properties designations are included below:

1. N of subject site: MILESTONE OFFICE CAMPUS AMENDED (1998) for Planned Development
2. S of subject site: Zoning Designation: MILESTONE OFFICE CAMPUS AMENDED (1998) for Planned Development
3. E of subject site: Zoning Designation: METZLER RANCH THIRD MAJOR AMENDMENT
4. W of subject site: Zoning Designation: Interstate 25