

TESLA

SUPERCHARGER NETWORK



Tesla Supercharger Station

3100 28TH STREET

BOULDER, CO 80301

Project Contact

Drew Sartell

Tesla Installation Program Manager

dsartell@tesla.com

(303) 882-4833

Permit Coordinator

Sarah Honeycutt

Planning Specialist

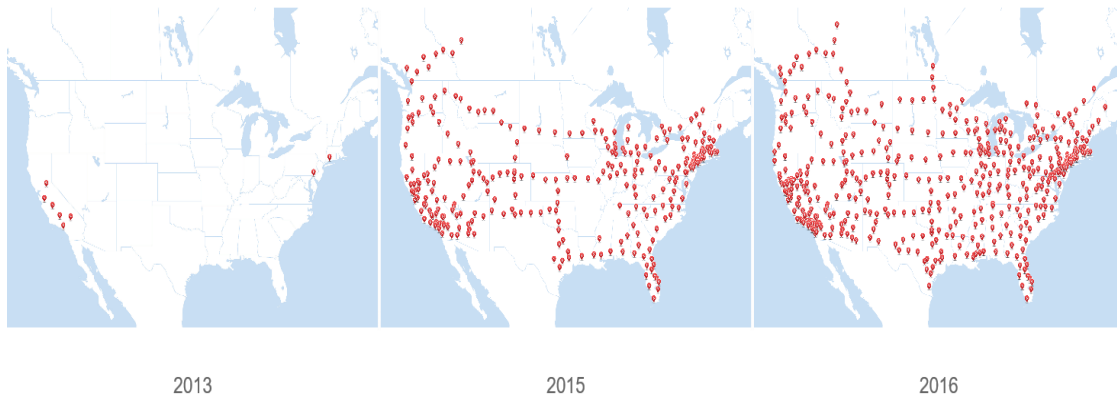
shoneycutt@gpdgroup.com

(330) 572-3508

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.

SUPERCHARGER NETWORK | NORTH AMERICA



Statement of Proposal

Tesla, Inc. (Tesla) is proposing the installation of an electric vehicle (EV) charging within the Puddle Car Care Center Planned Unit Development (PUD), P-85-3. The use is in conformance with all required standards and criteria of the local code and will not have an adverse impact on the surrounding area.



This application is being made per the request of Niki Goldstein, Project Specialist, to ensure the proposed project does not reduce the amount of parking spaces below the minimum requirement. Currently, there are 48 parking spaces on site. Per code, the minimum required amount of spaces is equal to 1 space for every 300 sq.ft of floor area (1:300). Per the included site plan, the existing buildings have a combined area of 11717.10 sq. ft. Please refer to the table below for a breakdown of the current and proposed parking stall count.

| | |
|----------------------------------|--------------------|
| Building Floor Area (Sq. Ft.) | 11717.10 |
| Parking Requirement (Zone BC-1) | 1:300 |
| Required Spaces | 39.057 = 40 |
| Amount of Spaces on Site | 48 |
| Proposed Parking Space Reduction | -3 |
| Net Stall Count | 45 |

Code Section 9-2-16(J)

The standards set forth by code section 9-2-16(j) will continue to be upheld during this project. The floor area will not be effected as a result of the Supercharger installation, nor have we found there to be more than ten (10) modifications to be associated with the subject property.

Modifications to the site plan, building plans, landscaping and parking plans previously approved through a formbased code review application may be approved by the city manager without requiring an amendment to the approved form-based code review if such changes are minor. All minor modifications shall be noted, signed, and dated on the approved form-based code review plans. For proposed minor modification of form-based code review projects that are partially or totally developed, the applicant shall provide notice to any owners of property within the development that might be affected, as determined by the manager. The following standards apply to minor modifications:

1. *On a street facing façade, the following shall be met:*
 - i. *Window sizes, types, and dimensions are not shifted by more than 10 feet in either direction per floor, transparency requirements are not reduced by more than 10 percent of the approved percentage and required minimum transparency per floor is maintained, and the general pattern of the windows is not substantially altered from the form-based code review approval;*
 - ii. *The approved total percentage of major materials is not reduced; and*
 - iii. *Building bay configurations may be shifted or transposed, if otherwise consistent with these criteria;*
2. *No modification or cumulative modifications from the form-based code review approval results in an expansion or shifting of floor area by more than ten percent of the floor area of the project;*
3. *The sum of all cumulative modifications to the site plan, building plans, landscaping and parking plans approved under this subsection (j) does not exceed ten modifications per building and may be considered under one or more minor modification applications so long as ten modifications per building is not exceeded. For the purposes of this subsection, one modification shall mean one aspect of the design that is changing in respect to an Appendix M standard and not every individual change. For example, one particular dimensional change applied to ten windows shall count as one modification, not ten modifications; and*

- 4. All modifications are consistent with the requirements of Appendix M, "Form-Based Code," and do not include any exception requests.*

From: City of Boulder <boulder@user.govoutreach.com>
Sent: Thursday, September 1, 2022 4:23 PM
To: Ian Snow
Subject: Message About Request # 103844 [3033666362653661]

Follow Up Flag: Follow up
Flag Status: Flagged

---If replying by email, enter your reply above this line--- Dear Ian,

Ian,

Regarding your questions related to Technical Considerations, the answers are the same here as there were for your other inquiry where you asked the exact same questions. Code requirements regarding screening of electrical equipment can be found in the Parking Lot Landscaping Standards of Section 9-9-1 of the Boulder Revised Code. Stormwater management depends on how much additional impervious area is being added to the site and will be reviewed by our engineering review staff.

It looks like you are proposing to place equipment within an existing hydrant/water main easement (see attached image). Please be sure to place any proposed equipment and any proposed underground utilities outside of the existing easements on the property.

The property at 3100 28th is located within the Puddle Car Care Center Planned Unit Development (PUD), P-85-3. The proposal appears to reduce the number of parking spaces in the existing shopping center PUD. A minor modification approval must be obtained prior to permit review. If the proposal reduces the parking spaces below the minimum requirement in section 9-9-6 B.R.C. a parking reduction will be required. Upon approval of this administrative application, you may apply for an electrical permit through the Customer Self-Service Portal

(https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Fenergovcss.bouldercolorado.gov%2FEnerGov_Prod%2FSelfService%2F&data=05%7C01%7Cisnow%40tesla.com%7C4768b225ae6e4bca6be608da8c6881a5%7C9026c5f486d04b9fbd39b7d4d0fb4674%7C0%7C0%7C637976677724164016%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=GVuQH%2Bkwf9foH4%2BtzW2jhuvU%2BfYuFQ2%2F%2FRo8k3lkkDA%3D&reserved=0). See instructions for submitting for your minor modification and parking reduction (if required) in the Online Development Review Application Guide (<https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbouldercolorado.gov%2Fmedia%2F1447%2Fdownload%3Finline&data=05%7C01%7Cisnow%40tesla.com%7C4768b225ae6e4bca6be608da8c6881a5%7C9026c5f486d04b9fbd39b7d4d0fb4674%7C0%7C0%7C637976677724164016%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=04QkkRO6rAka80svOC8hN%2B9nxBStmW%2F6G13OPSWBNSI%3D&reserved=0>).

For future inquiries where you are trying to determine whether or not a property requires a process prior to permitting, please use the Inquire Boulder topic "Property Use and Design (Regulations)."

Niki Goldstein - Project Specialist

Attachments sent: Easement.JPG

There are attachments for you to view.

Easement.JPG -

<https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Fuser.govoutreach.com%2Fboulder%2Fattachment.php%3Frequest%3D6447940%26access%3D3033666362653661%26aid%3D2999471&data=05%7C01%7Cisnow%40tesla.com%7C4768b225ae6e4bca6be608da8c6881a5%7C9026c5f486d04b9fbd39b7d4d0fb4674%7C0%7C0%7C637976677724164016%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=FlmBswPPH0woMTdiefmbig2DanK%2FVifZTOef4s2pFU%3D&reserved=0>

This is in reference to the Problem you submitted

on: 08/19/2022 4:28 PM

Description: Hello, My name is Ian, I manage Tesla's electric vehicle fast-charging network in Colorado.

We're working with Gloss Auto Wash at 3100 28th St, Boulder to bring Tesla Superchargers to their location and I'm trying to gather info on the permitting process for us within Boulder. I recently received comments from Kirk Moors, Jessica Stevens, Scott Kuhna, and Alex Pichacz on a separate location. They provided some general answers about permitting but I was hoping to learn if there would be special considerations for this new location:

Procedural Considerations: - What permits will be needed (site plan review? building permit? electrical permit?) for a Level 3 fast-charging station, and what is the general process and timeline to obtain them?

Technical Considerations:

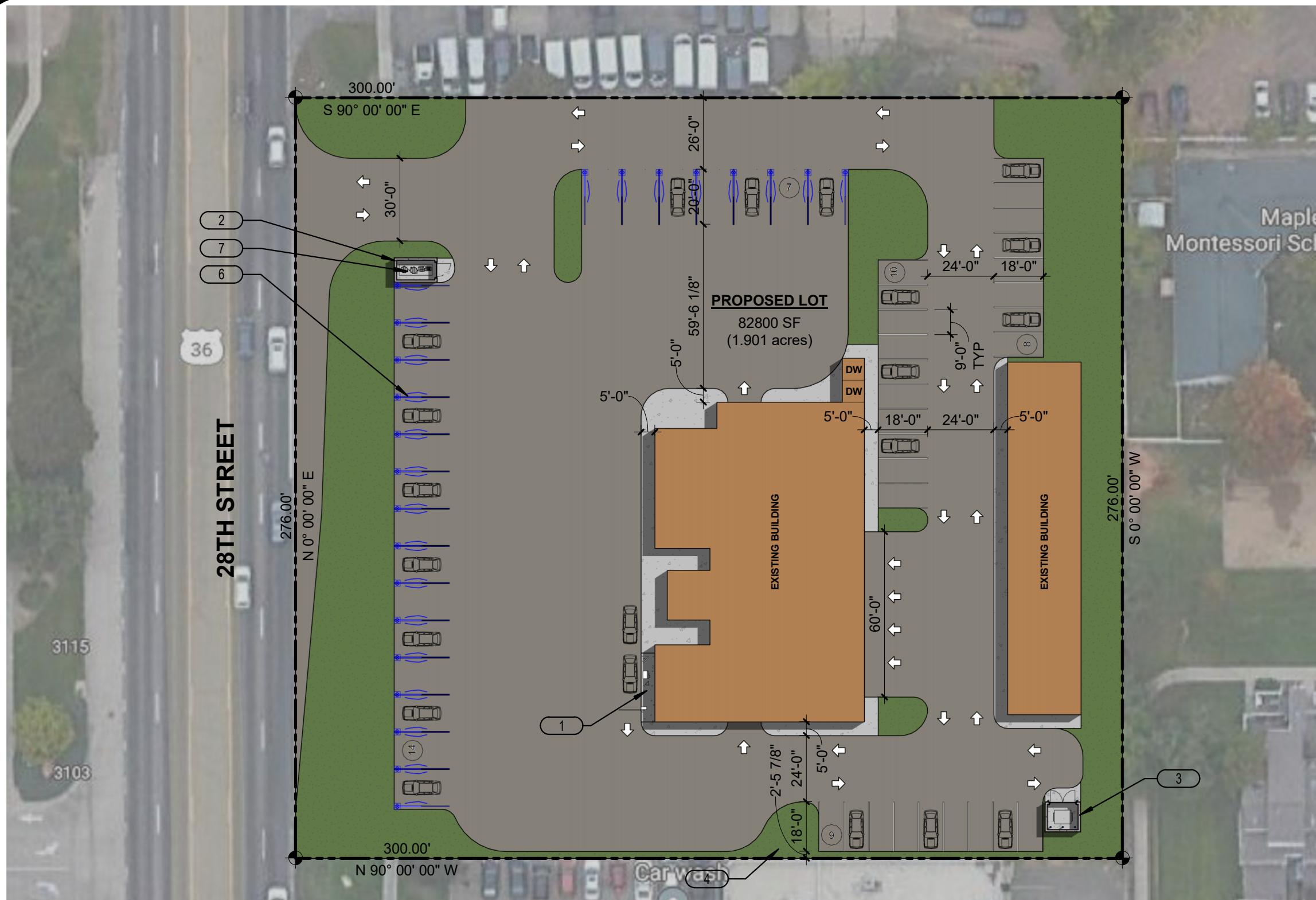
- Aesthetic considerations or screening of electrical equipment.
- Stormwater management (is it relevant at this location?).

Thank you! Ian Snow 720-795-2658

You may reply to this email to send a response or you can view this request online at:

<<https://nam11.safelinks.protection.outlook.com/?url=http%3A%2F%2Fuser.govoutreach.com%2Fboulder%2Fcase.php%3Fid%3D6447940%26access%3D3033666362653661&data=05%7C01%7Cisnow%40tesla.com%7C4768b225ae6e4bca6be608da8c6881a5%7C9026c5f486d04b9fbd39b7d4d0fb4674%7C0%7C0%7C637976677724164016%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=iCGUJvosJj2YWa6tZtK%2FfcbpQUYhel2ua2%2FHyaWMTc%3D&reserved=0>>

Thank you for your time.



| PARKING | |
|------------------|-----|
| TYPE | QTY |
| REGULAR | 27 |
| VACUUM STANCHION | 21 |
| TOTAL | 48 |

| SITE LEGEND | |
|-------------|-------------------|
| NO. | ITEM |
| 1 | PAY-STATION LANES |
| 2 | VACUUM ENCLOSURE |
| 3 | TRASH ENCLOSURE |
| 4 | LANDSCAPE |
| 5 | SIDEWALK |
| 6 | VACUUM STANCHION |
| 7 | VACUUM PRODUCER |

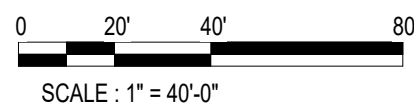
| SITE DATA | | |
|-------------------|-------------|------|
| PROPERTY | 82800.00 SF | 100% |
| EXISTING BUILDING | 11717.10 SF | 14% |
| LANDSCAPE | 17106.91 SF | 21% |
| PAVING | 50468.22 SF | 61% |
| SIDEWALK | 3507.77 SF | 4% |

GLOSS AUTO WASH & DETAIL

CONCEPTUAL SITE PLAN_04

3100 28TH ST
BOULDER, CO

PROJECT NO.: CSP21.HVR.018
 DATE: 09/02/2021
 DRAWN BY: MMK
 CHECKED BY: JTK



DISCLAIMER

THIS CONCEPTUAL SITE PLAN IS BASED ON PRELIMINARY INFORMATION PROVIDED BY THE CLIENT. IT IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED. A THOROUGH SEARCH OF ZONING REQUIREMENTS INCLUDING, BUT NOT LIMITED TO SETBACKS, BUFFERS AND OTHER CITY PLANNING REQUIREMENTS IS NOT REFLECTED ON THIS DRAWING. AS SUCH, THE CLIENT IS STRONGLY ENCOURAGED TO CONTACT THE GOVERNING JURISDICTION TO REVIEW ADDITIONAL DEVELOPMENT REQUIREMENTS.