TESLA

SUPERCHARGER NETWORK

Justification Letter
Tesla Supercharger Station
Albuquerque, NM

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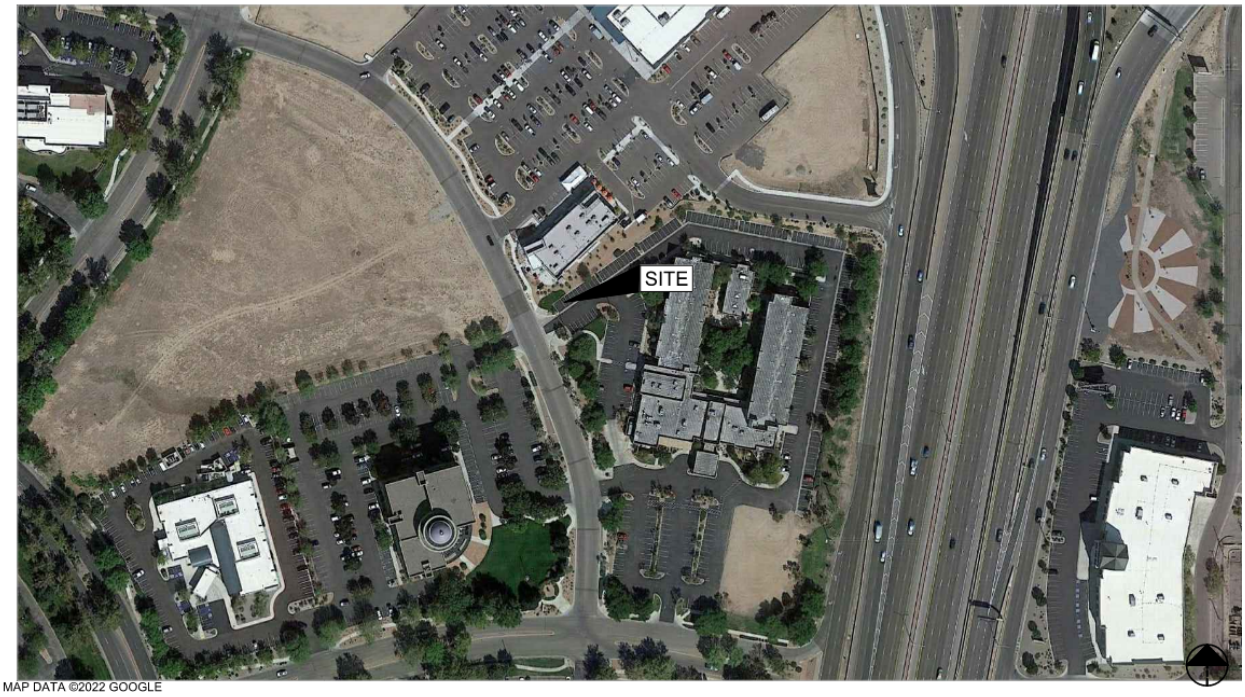
Statement of Proposal

Tesla, Inc. (Tesla) is requesting a minor administrative site plan amendment for the proposed installation of an electric vehicle charging station on land zoned as Mixed-Use High Intensity (MX-H). 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 narrative.



At A Glance: Albuquerque, NM Supercharger Installation	
Location	5161 Lang Avenue NE, Albuquerque, NM 87109
Land Owner	Titan Journal Center Investors LLC & Titan Journal Center Land LLC
Utility Service Territory	PNM
# of Dedicated Charging Stalls	8 Present
# of Enabled Charging Stalls	0

Existing Conditions

Location and Access

Located in the northwestern parking lot of the Titan Journal Center development along Lang Avenue NE, this project involves the installation of a new electric vehicle charging station that will serve the Tesla community travelling through Albuquerque or along the I-25 corridor. The site is located within the NR-BP zone. The project address is 5161 Lang Avenue NE (Lat. 35.171828, Long. -106.586589). The listed UPC number for the property is 101706352644910705. This site is accessed via the existing entrance along Lang Avenue NE to the West.

Property Owner

The site is owned by Titan Journal Center Investors LLC & Titan Journal Center Land LLC.

Zoning

All parcels associated with the Project are zoned as NR-BP, Non-Residential Business Park , by the City of Albuquerque. This use is consistent with the zone's permitted uses as outlined in the Albuquerque Integrated Development Ordinance.

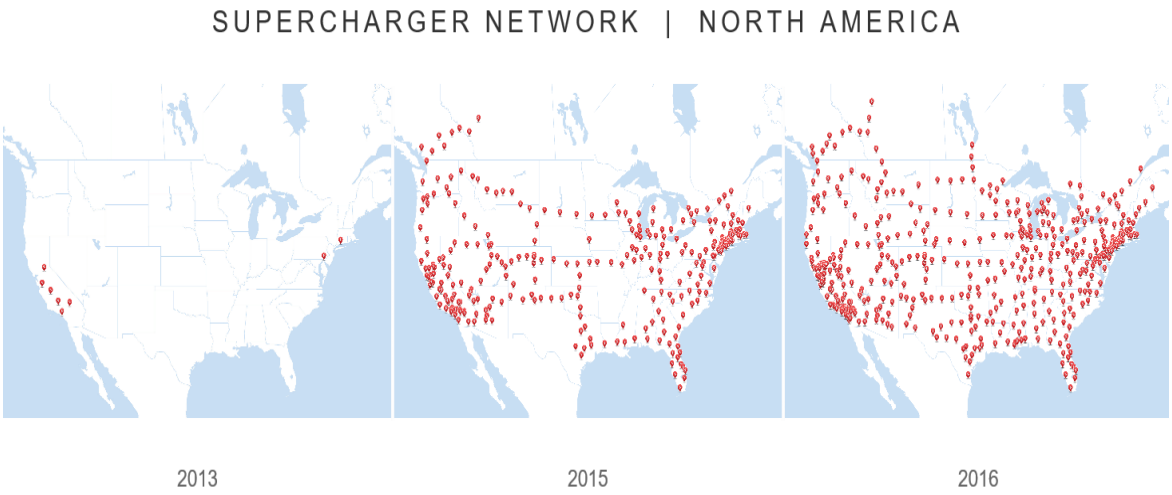
Tesla will comply with all local, state, and federal requirements in the permitting required for this project.

Current Use of Land and Adjacent Areas

The location is an existing parking lot for the adjacent Titan Journal Center Investors LLC & Titan Journal Center Land LLC parcel. The surrounding area is home to the many businesses that will be utilized by Tesla owners while charging. This area offers an excellent location for Tesla's supercharging infrastructure due to its proximity to the I-25 corridor and its northern location within the City of Albuquerque. This project will result in a premium charging experience for customers as well as bolster the growing electric vehicle charging infrastructure of the Albuquerque area.

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.

Project Overview

This is an ideal location for Supercharger due to its location near the Coronado Freeway and central Albuquerque. This site will run 24 hours a day, 7 days 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 while providing sufficient utility infrastructure to accommodate the load requirements of the station.

Location

Within the shopping center, Tesla has specifically chosen stalls located in a section of the parking lot that contains what are to be considered less-prime parking stalls as they are located futher from the facilities that serve this area. This ensures that the exisiting clientel base does not experience any adverse impacts from the installation and disincentivizes non-electric vehicles from parking in the Tesla Superchager stalls. Tesla has worked with the land owner to find the best installation location for the shopping center while still providing a premium charging experince for electric vehicle owners.

Interconnection

The Project is located in PNM's service territory. The electricity required for this project will be supplied from a a newly installed tranformer located on site as shown in the site design.

To accommodate 8 Chargering Posts and Tesla will install 2 PSU Supercharger Cabinets. Electrical details for the charging units can be found in the electrical portion of the project plans. The installation will also include 1 utility transformer, utility meter and (2) 600A service entrance disconnect enclosures.

Justification

The Tesla Supercharger installation will add to the overall stable and desirable environment on site and the proposed installation maintains consistency with the stated objectives of the Albuquerque Integrated Development Ordinance. The intended use of this site is for Tesla electric vehicles to charge quickly while traveling, while also providing Tesla users with an ample number of amenities to enjoy while charging.

This project is being coordinated with PNM and will include the installation of a new utility transformer on site. The only public utilities needed to support this project are electrical through PNM.

This installation is located within the existing parking lot and will not have adverse impacts on surrounding properties. The surrounding properties to the North, East and South are all defined as Non-Residential Business Park (NR-BP) and the parcel to the west is defined as Mixed-Use Moderate Intensity (MX-M).

Justification as Minor Amendment to Site Plan

The proposed Tesla installation meets all the criteria that defines a minor administrative amendment per the requirements listed in IDO Section 14-16-6-4(Z)(1)(a). This section applies as the site plan to be amended was approved prior to the implementation of the updated IDO. The amendment is necessary due to unforeseen user requirements that, at the time of the original site plan approval, could not have anticipated the need for electric vehicle charging within on-site parking. Furthermore, the addition of EV charging on site will not impact the requirements in place at the time of initial site plan approval. The proposed installation is very small in scope with the addition of only 150 square feet of impervious surface in the form of foundations for the charging posts and equipment which is well under the thresholds established by the IDO. The location of the charging station is adjacent to other mixed-use properties and as such will not affect property defined as residential by the IDO nor will it affect any residential dwelling units on site. The installation of the equipment will have no impact on the existing parking layout on site, will not result in the reduction of major landscaping, nor will it impact or adjust building design standards for the area. Finally, the project will have minimal impact on traffic as the site is already used for parking for the shopping center. There will be no creation of, or changes made to, the existing traffic circulation pattern or parking lot. All the charging stations will be located so as to maintain the existing layout on-site. The overall impact of the project to the existing site is minimal and will seek to offer an exciting amenity for Tesla drivers in and around the Albuquerque area.