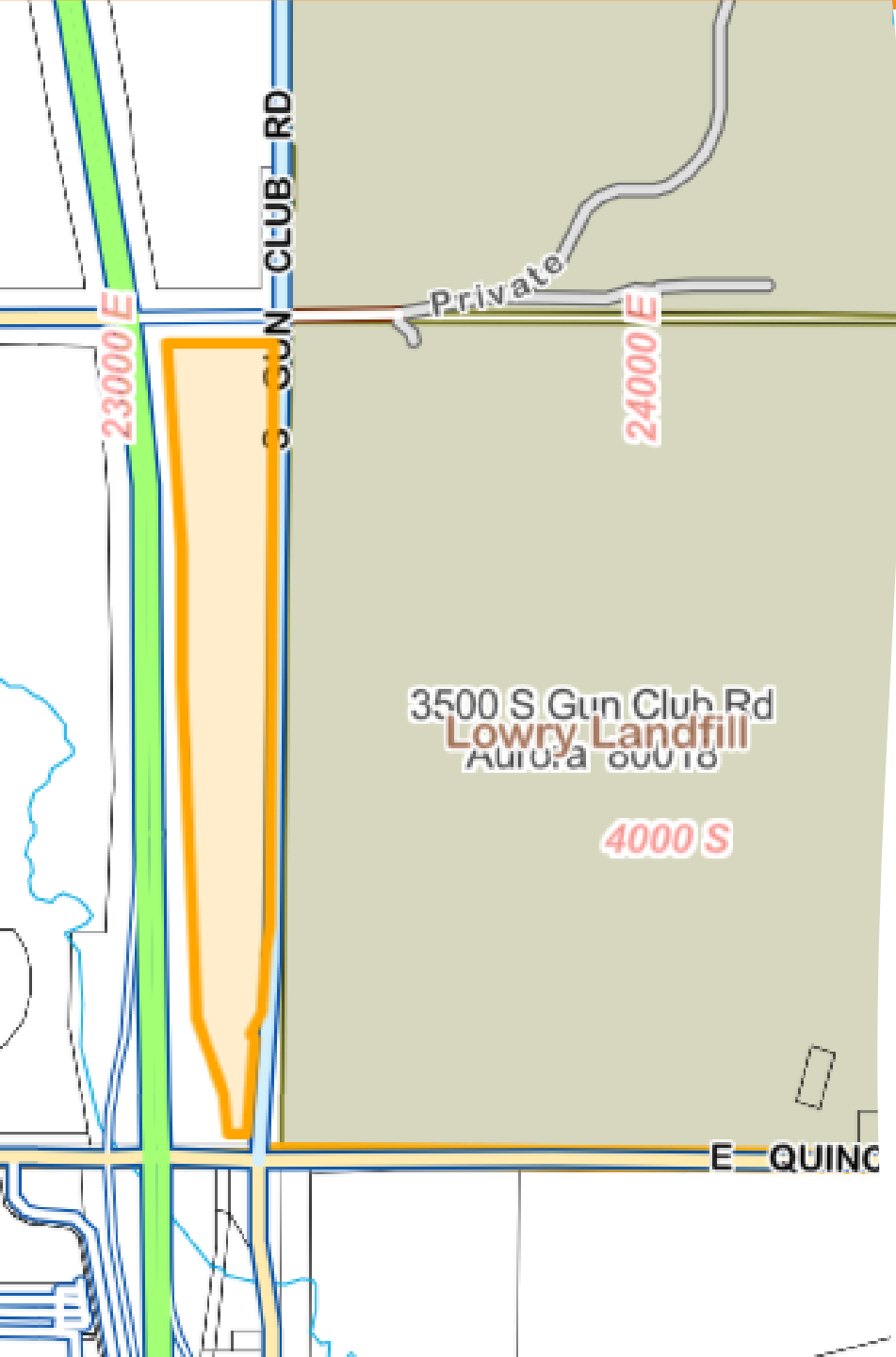




**SUNSHARE**  
**BOCC HEARING: CZ24-001**  
**LOWRY REZONE**





## OVERVIEW

- Parcel owned by Lowry Environmental Protection Cleanup Trust Fund
  - Serves as buffer parcel to the Lowry Landfill
- 1 of 5 properties owned by the trust
  - All serve as buffer properties
- Buffer parcels have historically been used for dry farming or grazing
- The change in zoning of Parcel 2073-01-1-00-009 would match the A1 designation of other buffer parcels



## PURPOSE OF REZONING

## SECTION 36

## DENVER ARAPAHOE DISPOSAL SITE

CITY & COUNTY OF  
DENVER PROPERTY

MPDEN AVE

## SECTION 1

**LOWRY  
LANDFILL  
SUPERFUND  
SITE**

## SECTION 6

## SECTION 7

E QUINCY AVE

ARAPAHOE COUNTY  
FAIRGROUNDS

**TOLLGATE CROSSING  
SUBDIVISION**

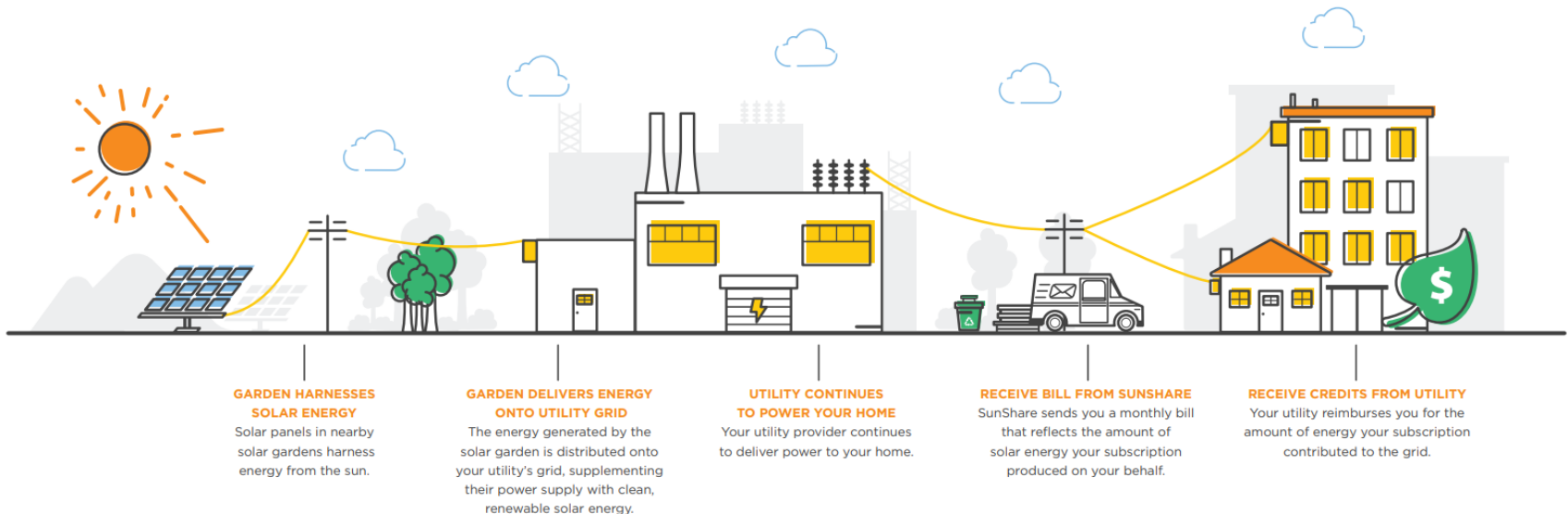
# Change MU-A1

- Spot rezone to match Parcel 2073-01-1-00-009 to other buffer parcels
- Arapahoe county code limits solar development to AE, A-1, I-1 and I-2
- Successful rezoning would encourage development
- Restrictions on land make this an ideal parcel

# ABOUT SUNSHARE & COMMUNITY SOLAR

- SunShare was founded in Colorado in 2011
  - Oldest operating community solar developer in the country
- Community solar is a way for people to “choose solar” without having to install it on their roof
- Customers subscribe to the garden (\$0) and pay SunShare for producing their energy
- Because you now pay SunShare to produce your energy, Xcel provides a credit on your Xcel bill to reimburse you

## HOW SUNSHARE COMMUNITY SOLAR WORKS





# WHY THIS LOCATION?

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- Suitable for development under Lowry Master plan
  - Adheres to Arapahoe County Master Plan
- Restrictions on other types of development
- Community benefits
  - Grid resilience
  - Subscription opportunities







# CONCLUSION

- Change zoning designation from MU-A1
- Adherence to master plans
- Successful rezoning would allow for land use permit submission
  - 5MW small solar facility
- Fortify grid and offer subscription opportunities to Arapahoe County residents



THANK YOU





# WILL THE ARRAY PRODUCE GLARE?

- Current solar modules reflect about the same amount of light as a standard window, soil, or roof shingles
- The solar photovoltaic (PV) modules we use have non-reflective glass and are designed to absorb rather than reflect the light





A photograph of a solar array in a field of wildflowers. The solar panel is tilted and mounted on a metal frame. The field is filled with white daisies and red poppies. In the background, other solar panels are visible. A bird is flying in the blue sky with white clouds.

# WILL THE SOLAR ARRAY IMPACT WILDLIFE?

- We install 8' game fences per CPW recommendation and NEC requirement – these keep animals safely outside of the array (and keep sheep in!)
- We conduct several levels of wildlife surveys prior to construction



## How Loud is a Solar Array?

- A solar array emits approximately 58 decibels of noise. A library is, on average, 50 decibels.
- At 150 feet, no noise can be heard over ambient area noise

## Will the Solar Project Produce Electro-Magnetic Fields?

- Solar facilities generate electro-magnetic fields similar to household appliances
- These pose no health risk to neighboring residents

**Will there be lighting disturbances?**

There will be no lighting onsite, so there will be no additional light pollution at night

**What happens when the project is deconstructed?**

All solar equipment will be removed and recycled.

**Will the array add more traffic to the area?**

Once operational, the array will contribute two pick-up trucks on a quarterly basis for maintenance



## MORE QUESTIONS?

- Beau Scott , Project Developer  
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