



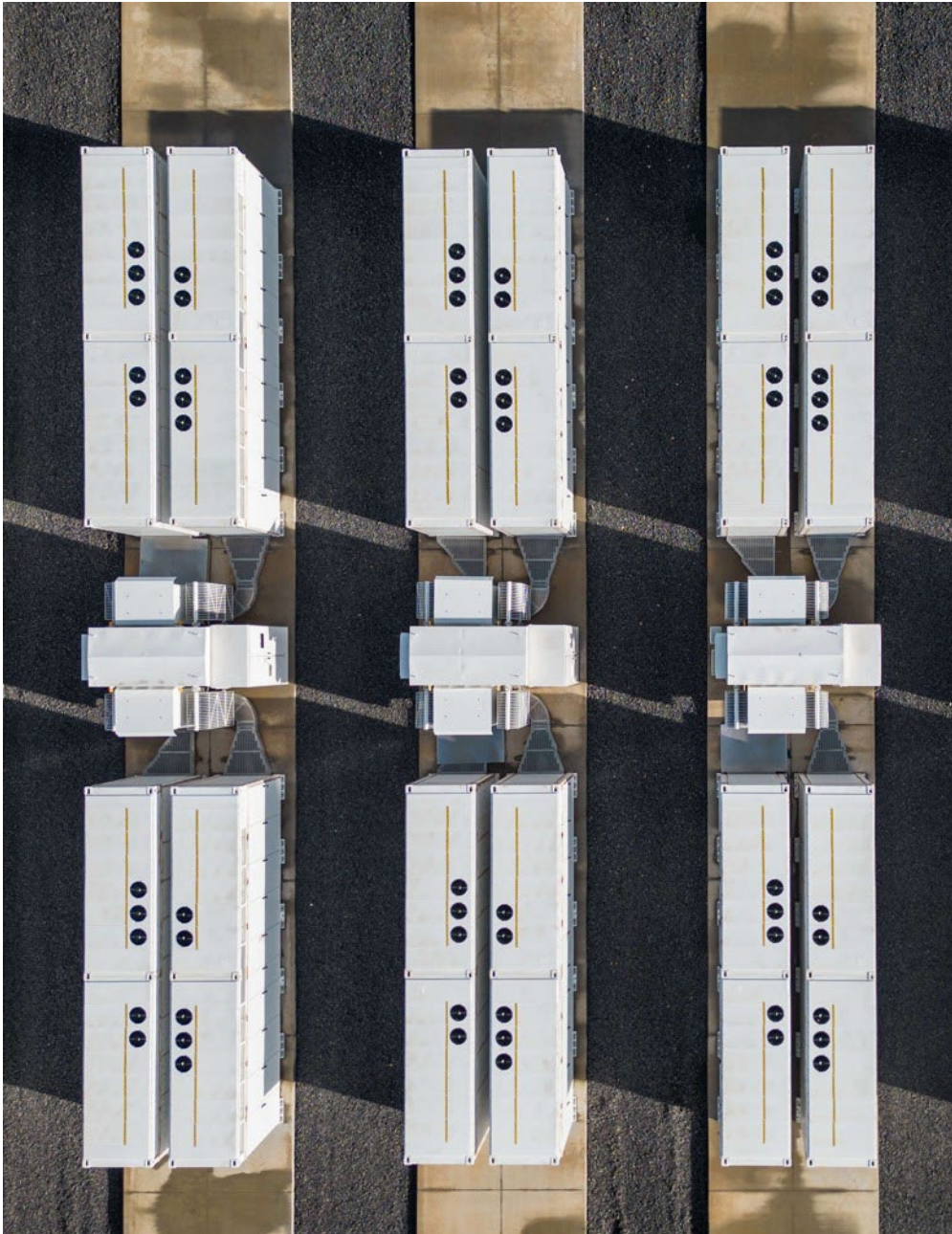
**FRONT
RANGE
ENERGY
STORAGE**

PLUS  [®]
POWER

FRONT RANGE ENERGY STORAGE UAS23-001

Arapahoe County Planning Commission
December 17th, 2024

FOR INTENDED RECIPIENT ONLY





PLUS POWER - COMPANY OVERVIEW

Our storage projects enable the next generation of clean energy resources

American-owned and HQ'd in The Woodlands, TX

Formed in early 2018 by industry veterans from NextEra, Tesla, and others

Leader in large scale **standalone, transmission-connected energy storage** projects

1,650 MW / 4,150 MWh operating or in construction

10,000+ MW pipeline in 28 states and Canadian provinces

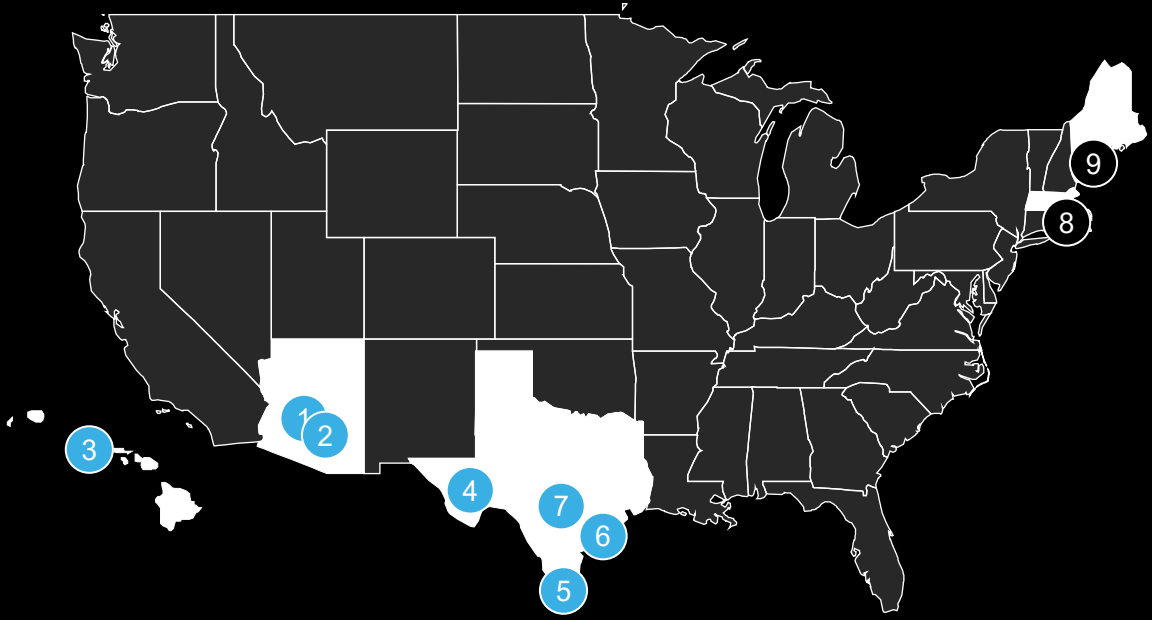
Proprietary data-driven development tools and digital platform to identify unique locational value with durability and to control fleets

Deep safety ethos and focus on responsible development & deployment

LARGEST OPERATING & UNDER CONSTRUCTION BESS PORTFOLIO

1.7 GW / 4.2 GWh being delivered on-time and on-budget across markets and off-takers

● Operating Assets (7) ● Commissioning (0) ○ Construction (2)



1 **Sierra Estrella**
250 MW / 1,000 MWh
20-YR TOLL (SRP)
Q2 2024 COD (WECC)

4 **Rodeo Ranch**
300 MW / 600 MWh
HEDGE & MERCHANT
Q4 2023 COD (ERCOT)

7 **Ebony**
200 MW / 400 MWh
MERCHANT
Q2 2024 COD (ERCOT)

2 **Superstition**
90 MW / 360 MWh
20-YR TOLL (SRP)
Q2 2024 COD (WECC)

5 **Anemoi**
200 MW / 400 MWh
MERCHANT
Q2 2024 COD (ERCOT)

8 **Cranberry Point**
150 MW / 300 MWh
CSO, CPEC & MERCHANT
Q2 2025 COD (ISONE)

3 **KES**
185 MW / 565 MWh
20-YR TOLL (HECO)
Q4 2023 COD (HI)

6 **Gambit**
100 MW / 175 MWh
MERCHANT
Q2 2021 COD (ERCOT)

9 **Cross Town**
175 MW / 350 MWh
CSO & MERCHANT
Q3 2025 COD (ISONE)



FRONT RANGE ENERGY STORAGE - BATTERY ENCLOSURE



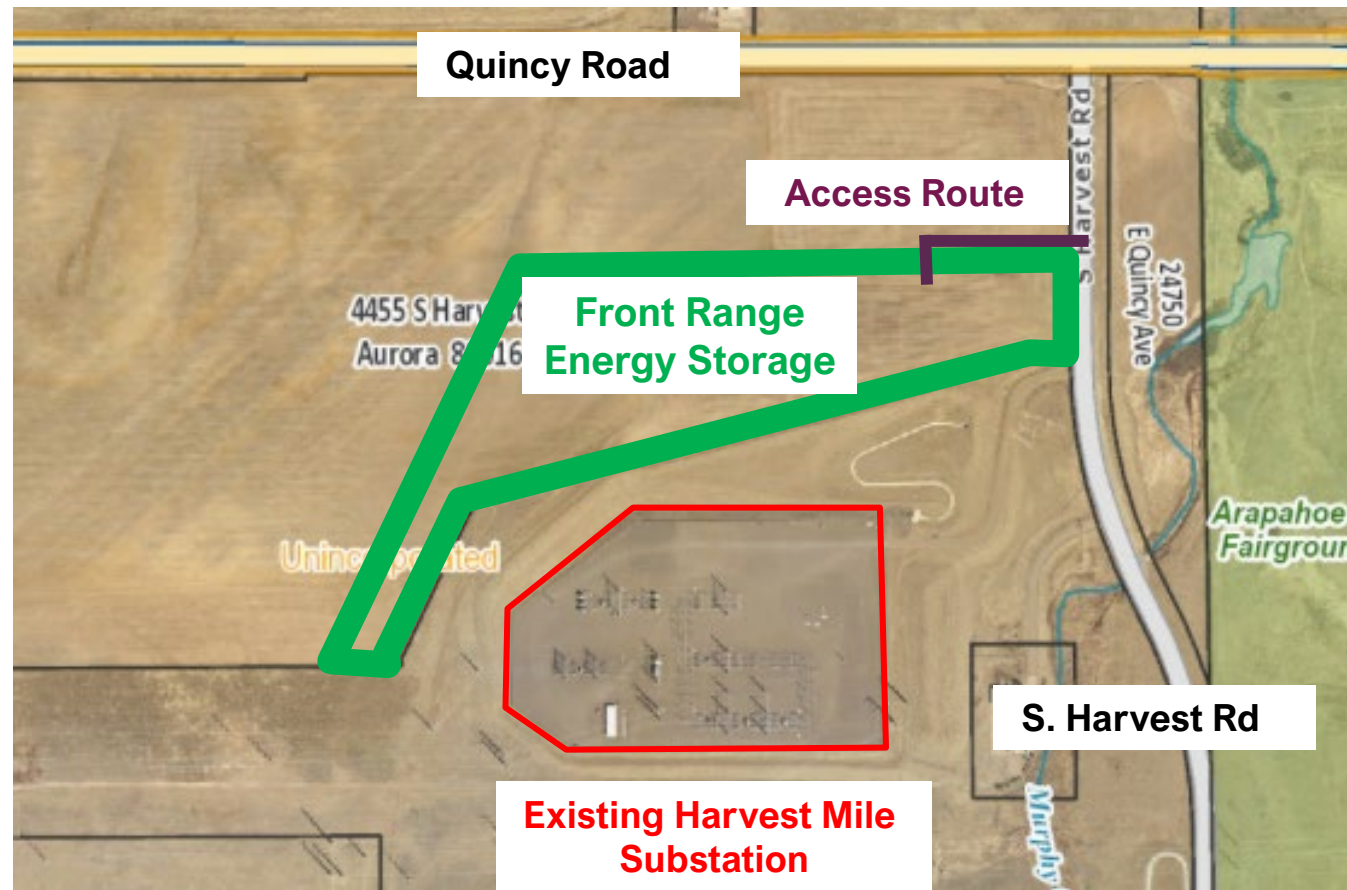
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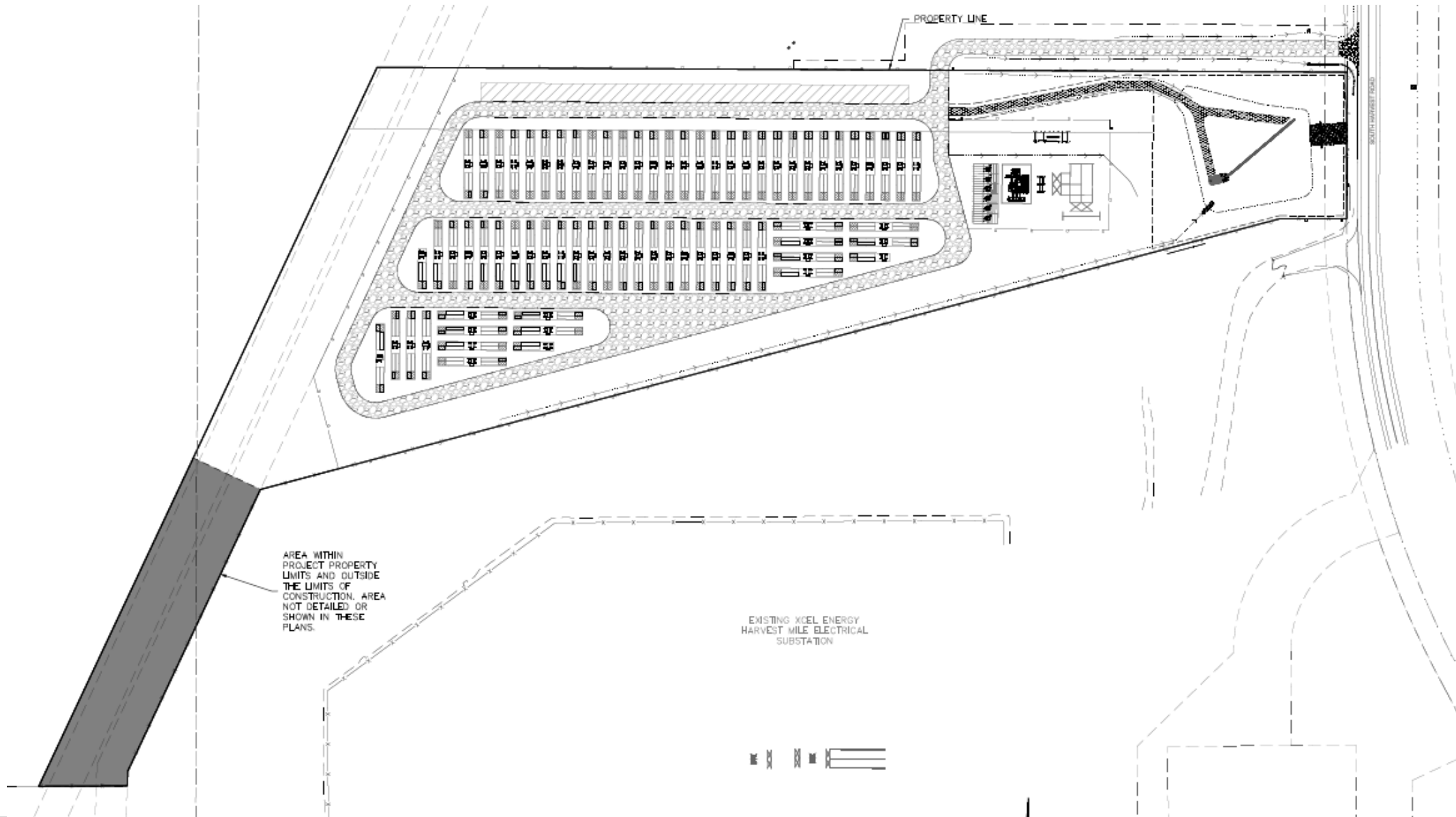
PROJECT LOCATION AND BENEFITS

- Located to serve Arapahoe County and provide electric reliability, adjacent to Xcel substation
- Included in Lowry Master Plan, supports growth
- Tax revenue to the County with little impact on resources, no water use or emissions
- 250MW / 1000MWh anticipated capacity equivalent to power ~150,000 homes, which is >50% of the households in the County*





PROJECT SITE PLAN AND LAYOUT





PROJECT HISTORY AND SCHEDULE



FRONT RANGE ENERGY STORAGE

- **2022 - Today:** Coordination with County Staff
- **2025:** Approval of USR by Board of County Commissioners
- **2025 - 2028:** Interconnection process with Xcel
 - **2025 – 2028:** Coordination on RFP and final project design
- **2028 – 2030:** Construction Window (Expected 12-month actual Construction)
 - **2030:** Commissioning and Commercial Operation



FRONT RANGE ENERGY STORAGE – PROJECT TEAM



Rowan Mitton – Permitting Manager
Plus Power



Steve LaDelfa
Project Development Manager
Plus Power



Todd Messenger – Land Use Counsel
Fairfield & Woods



Christy Eichorn – Senior Permitting Manager
Plus Power



Chris Sveum – Project Engineer
Atwell



APPROVAL CRITERIA

- County classifies the use as a “major electrical facility of a private utility” for the purposes of the Arapahoe County Land Development Code (“ACLDC”) and a “major facility of a public utility” for the purposes of 1041 standards.
- Use by Special Review
 - Standards set out in ACLDC § 5-3.4.B
- 1041 Components
 - Standards set out in 1041 Regs. §§ V.A. and V.C.
 - Submittal requirements set out in 1041 Regs. §§ III.C. and III.E.



USR APPROVAL CRITERIA

- Net-positive impact on infrastructure:
 - Provides essential energy storage capacity to the power grid
 - No water or sewer demand
 - No student generation
 - Meets drainage requirements
 - Safe, secure facility
 - Very limited traffic generation

Consequently, the proposal satisfies ACLDC §§ 5-3.4.B.1.a. and c.



USR APPROVAL CRITERIA

- Physically and functionally compatible:
 - Energy infrastructure at an optimal location, between a transmission-scale substation, a major landfill, and the fairgrounds
 - Proximity to substation facilitates interconnection with power grid, putting functionally related uses next to each other
 - Grid-connected storage will support reliable renewable power in the County, is essential for the implementation of the State's renewable power mandates, and will support clean air and economic development
 - Project will fund additional landscaping at County Fairgrounds
 - Site is designed for proper circulation of vehicles that may access it

Consequently, the proposal satisfies ACLDC §§ 5-3.4.B.1.b., d., f., h., and i.



USR APPROVAL CRITERIA

- Safe and environmentally responsible:
 - Facilitates the transition from fossil fuel generation to renewables by improving grid reliability and resilience
 - Ideal use of restricted land within proximity of Lowry Landfill and Lowry Space Force Base
 - Site is not particularly sensitive, and has no floodplains, vegetation, significant wildlife, habitat, or hazards
 - Battery containers are continuously monitored, IBC compliant, and designed for safety and fire-resistance
 - Applicant is closely coordinating with Sable-Altura Fire District to ensure that all necessary training is available

Consequently, the proposal satisfies ACLDC §§ 5-3.4.B.1.e. and g.



1041 APPROVAL CRITERIA

- USR with 1041 Components is early stage in approval process; Applicant will obtain all other required approvals and interconnection agreements *(1041.V.A.1.)*
- Stormwater controls are engineered to County specifications *(1041.V.A.2.)*
- Applicant has extensive experience developing and operating BESS projects throughout the United States, has raised approximately \$2 billion in capital markets for BESS projects since October 2023 *(1041.V.A.3. and 4.)*



1041 APPROVAL CRITERIA

- There are no significant natural hazards (no geological hazards, no floodplains), and applicant is in close coordination with SAFD.
(1041.V.A.5.)
- The project implements applicable plans
 - Comprehensive Plan
 - Lowry Landfill Plan*(1041.V.A.6.; V.C.3.)*
- Project *provides* services but requires little in the way of services, does not impose a financial burden on County residents, and is a tool for economic stability and development. *(1041.V.A.7., 8., and 9.)*



1041 APPROVAL CRITERIA

- The project helps implement resource conservation, energy efficiency, and clean air objectives, and thereby indirectly enhances recreation and outdoor experiences. *(1041.V.A.10. and 11.)*
- The project is environmentally responsible, and does not impact surface water, groundwater, plants, animals, wetlands, floodplains, streambeds, recharge areas, or riparian areas; and does not significantly change soils or geology. *(1041.V.A.12.)*
- The project is quiet and safe and will not cause a nuisance.

(1041.V.A.13. and 15.)



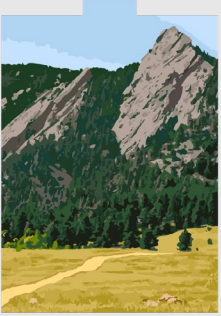
1041 APPROVAL CRITERIA

- The project does not impact historic, pre-historic, or cultural resources. *(1041.V.A.14. and 19.)*
- The project provides significant benefits to the community without imposing any material costs. *(1041.V.A.16.)*
- The project is the best available alternative based on need, existing technology, cost, impact, and County regulations. *(1041.V.A.17.)*
- The Project has a small footprint that will not unduly degrade quality or quantity of agricultural activities. *(1041.V.A.18.)*
- The project fits into the land use pattern in the immediate area. *(1041.V.A.20.; V.C.2)*

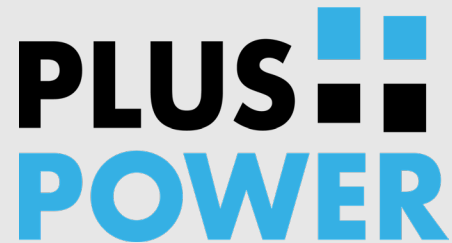


1041 APPROVAL CRITERIA

- Project enhances power grid. *(1041.V.C.1.)*
- Project minimizes construction of new infrastructure. *(1041.V.C.4.)*
- All applicable 1041 regulations are met, and all fees are paid.
(1041.V.A.21.)



FRONT RANGE ENERGY STORAGE



Front Range Energy Storage

- Supports grid resiliency and reliability
- Provides economic benefits to the County and Community
- Compatible with Lowry Trust Master Plan and existing infrastructure
- Minimal impact and usage of County resources

Thank you!

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