TO: Urban Design Committee

FROM: Ed Zimmer

RE: Agenda of February 3, 2015

DATE: January 30, 2015

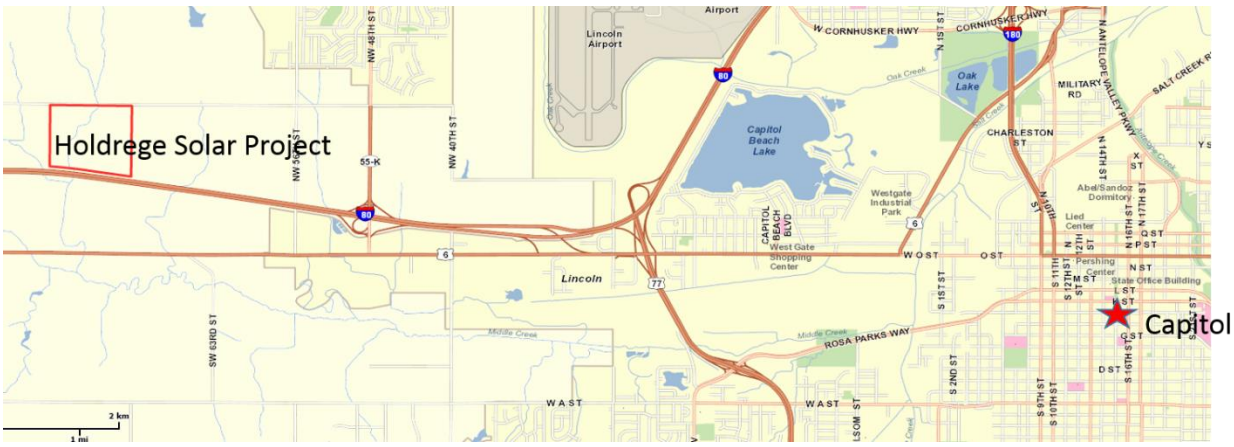
Item #4: **Holdrege Solar Center, 7501 West Holdrege**

Attached are materials from HelioSage, developer of a proposed photovoltaic project for LES. Urban Design Committee is asked to comment on the application for a Special Permit for this project due to its location adjacent Interstate 80 west of Lincoln, in an area identified as a priority entryway in the 2040 Comprehensive Plan.

As the developer's letter indicates, LES is promoting this renewable energy source under its Solar Share program and desires a visible site for this demonstration project. The site is on the north side of the Interstate approximately 1.25 miles west of the NW48th Street interchange. The type of panels planned to be installed would not impact Capitol view corridor due to their minimal height, and the position of the installation is well north of the sight-lines for Interstate travelers towards the Capitol tower, which is approximately 6 miles away.

Attached materials include a photosimulation of the array from Interstate 80, and images of a similar installation in another locale.

Much like LES's two wind turbines north of the Interstate and east of the N. 56th St. interchange, this proposal appears well-positioned and well-designed by our LES both to implement and to display a new generating technology.



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HELIOSAGE

Wednesday, January 28, 2015

Lincoln, Nebraska Planning Department
Attn: Ed Zimmer & Urban Design Advisory Board
555 S 10th St, Suite 213
Lincoln, NE 68508

RE: Holdrege Solar Center | Special Use Permit Application

Dear Mr. Zimmer & the Urban Design Advisory Board,

HelioSage Energy has applied for a Special Use Permit with the City of Lincoln to allow solar energy conversion systems to be sited on Agricultural-zoned properties. Lincoln Electric System (LES) selected our project, the Holdrege Solar Center, during a competitive solicitation process designed to meet procurement criteria established by the utility.

As you may already be aware, Lincoln Electric System has launched a green energy program with the announcement of two solar energy projects, as well as a wind energy project. LES's commitment to renewable energy allows the City to enjoy the many benefits of non-polluting, cost effective energy from a renewable resource. As a component of this effort, LES has launched a community solar program called the SunShares program, whereby homeowners, renters and businesses have the option to "go solar" through the purchase of solar energy energy on a subscription basis. This arrangement is uniquely beneficial in that it allows *all* customers interested in purchasing power from a solar facility to do so – not just those customers who are fortunate enough have roof or ground space that is appropriately configured for solar panels.

As noted, SunShares is an opt-in, subscription based program. Because of the community funded and community oriented nature of the project, LES has expressed a strong interest in ensuring the project is highly visible. This siting criteria informed HelioSage's decision to secure site control for a location visible from Highway 80. The conceptual rendering of the facility previously developed by HelioSage therefore shows the solar facility as viewed from the highway. For additional context, HelioSage has also enclosed photos of similar HelioSage projects that are currently operational.

It is worth noting that HelioSage will complete its facility design work according to the setback requirements of the Nebraska Department of Roads on the southern boundary of the project, and in accordance with the Planning Department's setbacks for other property limits. We hope that this information will prove useful in advancing the review of this application, and we look forward to working with LES and the Planning Department on this exciting project.

Best regards,

Analyst & Project Developer
HelioSage Energy
117 4th St SE, Suite B | Charlottesville, VA 22902
zstarsia@heliosage.com | www.heliosage.com

Exhibit to Special Use Permit Application

January 19, 2015

Figure 1: Holdrege Solar Center, LLC - Conceptual Site Layout (as viewed from I-80)

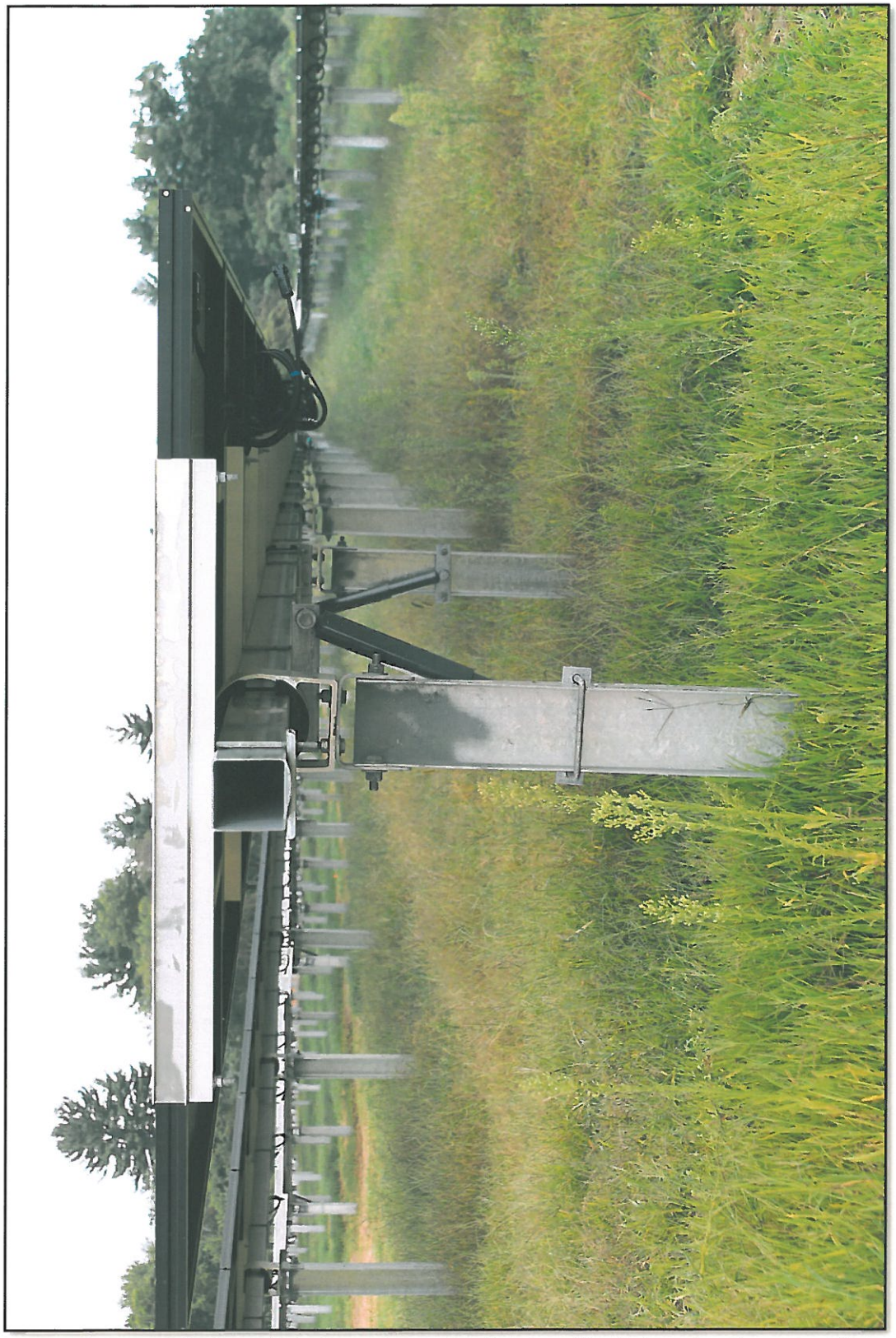


Figure 1: Somers Solar Center (CT) - close up image of single-axis tracking design and racking system. This technology will track the sun on an East-West axis throughout the day.

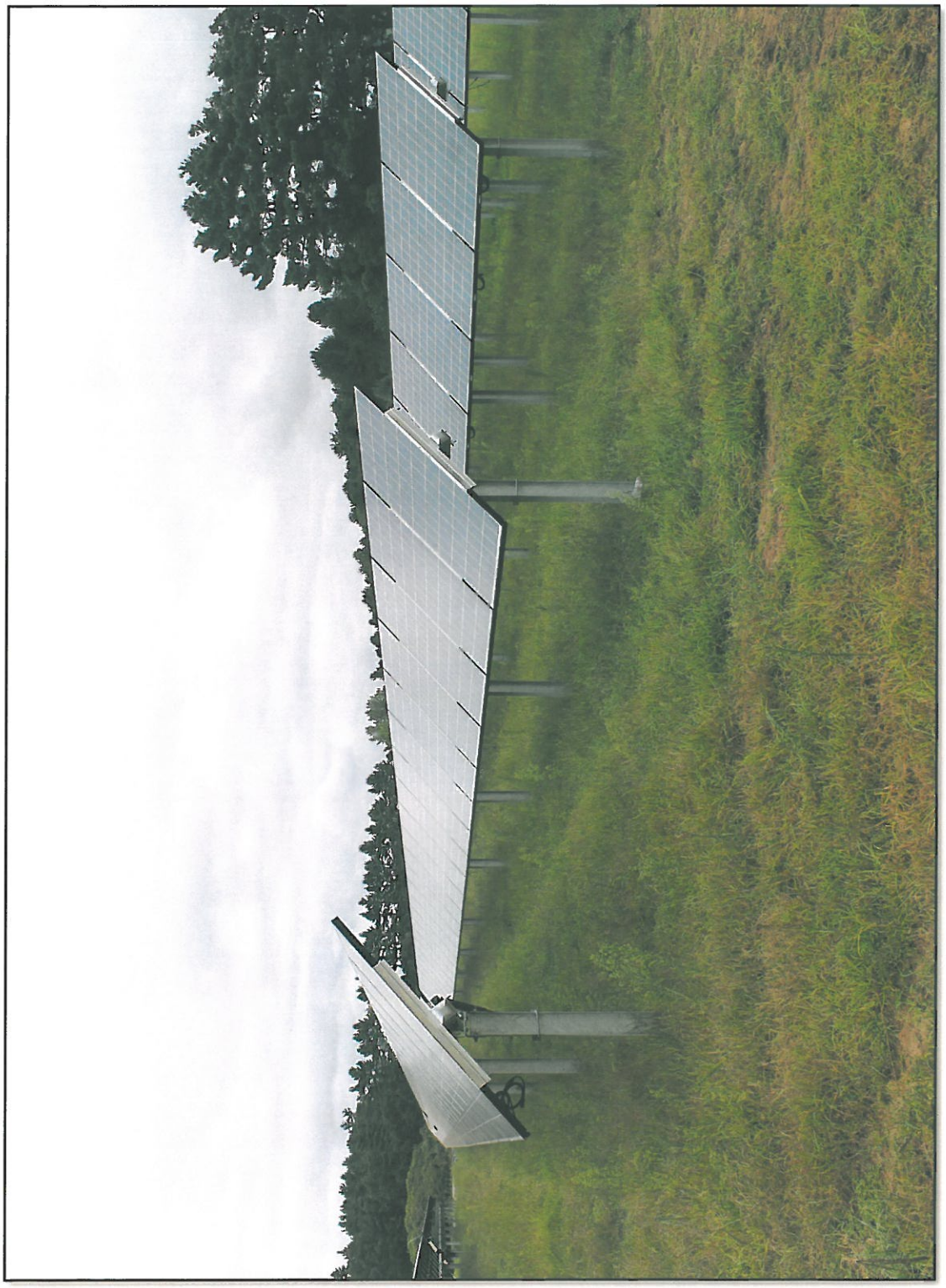
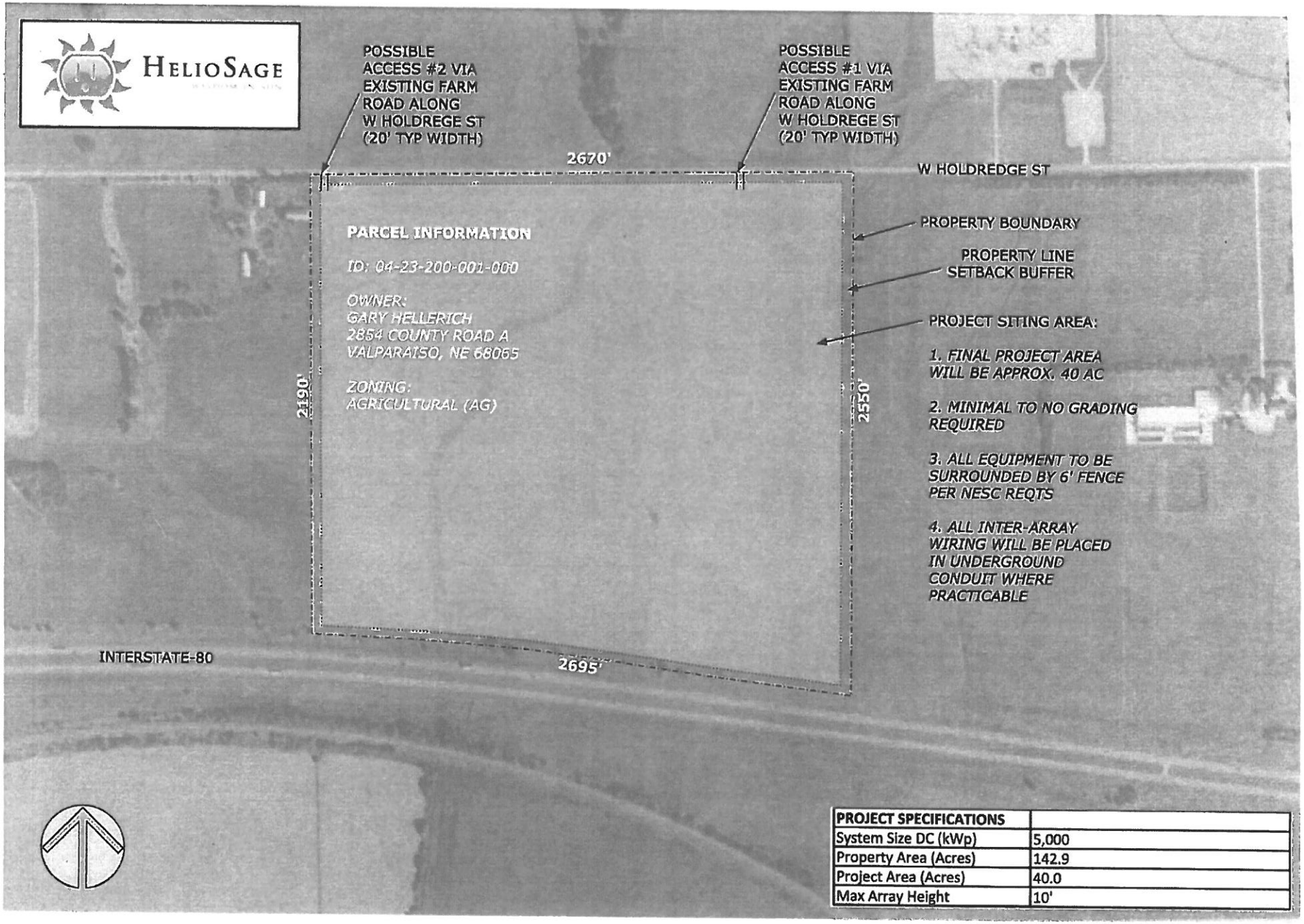


Figure 2: Somers Solar Center (CT) - Solar modules and their racking system. The design of this facility will be very similar to the Holdrege Solar Center in Lincoln, Nebraska.



PROJECT SPECIFICATIONS	
System Size DC (kWp)	5,000
Property Area (Acres)	142.9
Project Area (Acres)	40.0
Max Array Height	10'

DWG NO.	DRAWING TITLE	PROJECT	DEVELOPER	NOTES
A1.03 01/15/2015	CONCEPTUAL SITE PLAN DRAWN BY: B. COMBS	HOLDREGE SOLAR CENTER W HOLDREDGE ST, LINCOLN, NE 68528	HELIOSAGE ENERGY 117 4TH STREET CHARLOTTESVILLE, VA 22902	1. Equipment is representative only and may change based on availability and market conditions. 2. This drawing is a preliminary design - not for construction. 3. All dimensions specified here are for reference only; do not scale this drawing.

CONFIDENTIAL. THIS DRAWING AND ANY DATA, DESCRIPTION AND OTHER INFORMATION CONTAINED HEREIN ARE CONSIDERED AS PROPRIETARY AND THE EXLUSIVE PROPERTY OF HELIOSAGE, LLC. AND SHALL NOT BE PUBLISHED, REPRODUCED; COPIED, DISCLOSED OR USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF A DULY AUTHORIZED RPEPRESENTATIVE OF HELIOSAGE LLC. ALL RIGHTS RESERVED.

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193

Aeronautical Study No.
2014-ACE-5047-OE

Issued Date: 12/18/2014

Ben Combs
Holdrege Solar Center, LLC
117 4th Street SE
Suite B
Charlottesville, VA 22903

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Solar Panel Holdrege Solar Center
Location:	Lincoln, NE
Latitude:	40-49-28.93N NAD 83
Longitude:	96-49-13.61W
Heights:	1235 feet site elevation (SE)
	15 feet above ground level (AGL)
	1250 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 06/18/2016 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

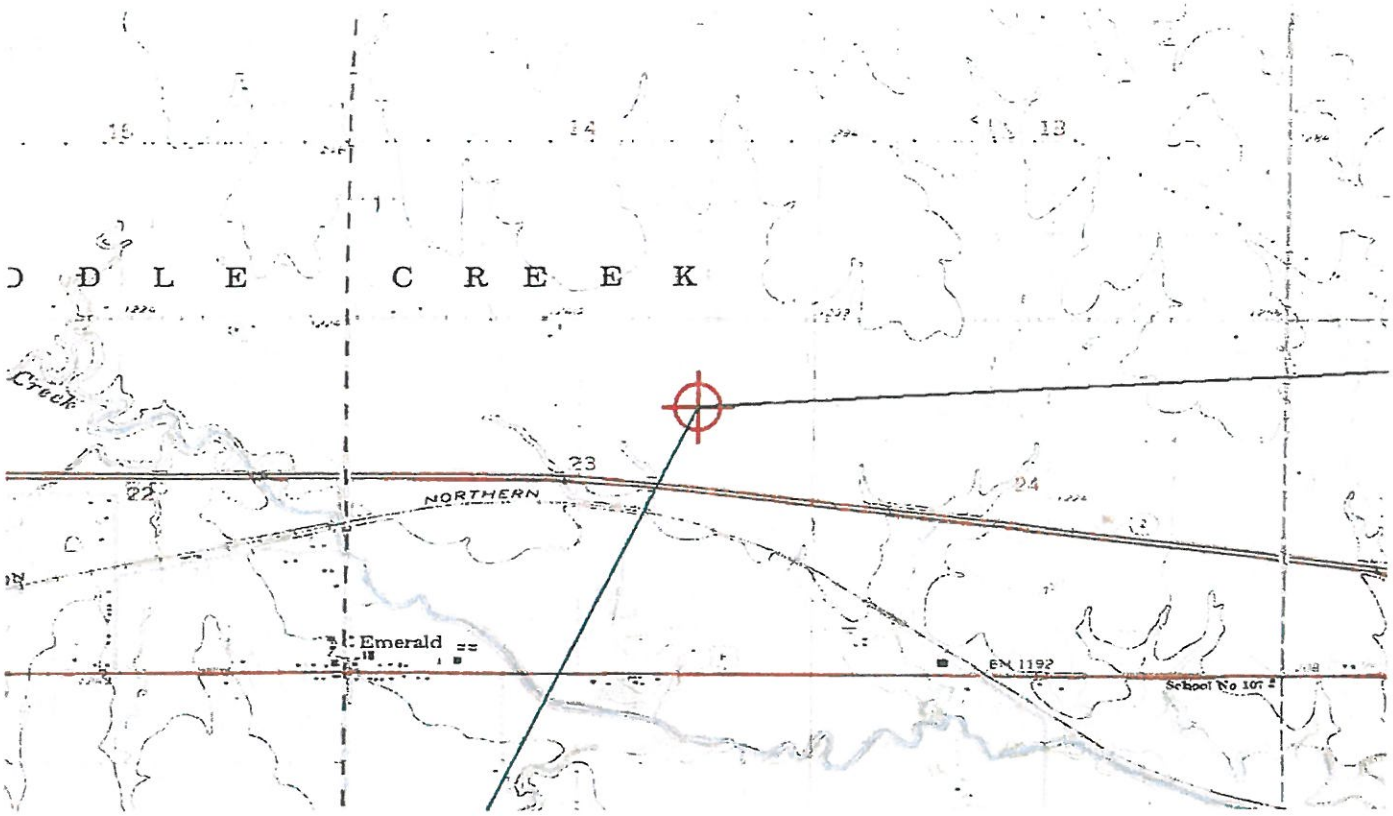
This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6558. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ACE-5047-OE.

Signature Control No: 236840308-238082194 (DNE)
LaDonna James
Technician

Attachment(s)
Map(s)

Verified Map for ASN 2014-ACE-5047-OE