

La Jolla Crossroads – San Diego



This upscale apartment rental community is in the University Towne Centre (UTC) Area of La Jolla, Calif.. Located at this site are **La Jolla Crossroads**, an 11-year-old community, and a new community called La Jolla Crossroads 360. Both are managed by the same property management company, Garden Communities California. The combined communities consist of 12 five-story buildings and several commercial businesses that include a dry cleaner, deli, hair salon, florist and market for the residents. They also offer secure assigned parking, a free shuttle to the local mall and University of California, San Diego campus, 24-hour security/courtesy patrols, a gym and park-like grounds featuring five pools, assorted barbeque areas and a variety of modern art installations.

CHARGING SNAPSHOT

No. of living units: **1500 at LaJolla Crossroads, 309 at LaJolla Crossroads 360**

No. of parking spaces: **1500+ at LaJolla Crossroads, 360+ at LaJolla Crossroads 360**

No. of residents currently driving PEVs: **24**

Number of charging stations and types: **Level 2 – 24**

CHARGING STORY



Charging setting

The property manager worked with EVgo to install the pre-wiring infrastructure – known as a “make-ready” -- at the La Jolla Crossings property. After the make-ready infrastructure was installed, ChargePoint was brought in to provide the charging units and network services for the site. During construction for La Jolla Crossroads 360, property management installed the charging infrastructure and contracted again with ChargePoint for the charging units network services. The California Energy Commission (CEC) provided funding for the charging units via their Multi-Charge grant program.



Decision-making process

Property management wanted a provider that would be able to coordinate services for vehicle charging at both of their adjacent properties, and access control and direct billing for the cost of electricity to be handled by this provider. The goal was to add an amenity to the property without the additional burden to site management.



Charging implementation and management

Upon move-in, tenants are provided with a new resident packet that includes information on vehicle charging. Residents interested in accessing the chargers are directed to ChargePoint to set up an account. This same account can be used at other ChargePoint public access charging stations. Residents use their card to activate charging sessions in their assigned parking spot and to track their individual electricity use.



Charging costs

At the older property, the make-ready installation costs were covered by the EVgo make-ready program for multi-family dwellings. The property management company paid for the installations at the second property during the new construction period.

Users pay 16 cents per kWh to charge their cars and residents are billed monthly through their ChargePoint account. Fees per kWh for the charging were established by the property management company to cover service and electricity costs, and does not include any profit.



Multi-unit Dwelling charging challenges

The property management company wanted a simple third party solution for electric vehicle charging that included maintenance and billing so that they could provide this amenity to their tenants with no additional administrative burden for the site management.

Contact information

<http://www.gardencommunitiesca.com/Apartment-Rentals/CA/San-Diego/La-Jolla-Crossroads.aspx>

“Crossroads was interested in providing vehicle charging as an additional amenity for our luxury communities. By combining the opportunities of the EVgo’s “make ready”, CEC grant funding and the coordination and full services of ChargePoint, we were able to provide this opportunity at optimum cost and with no additional management burden for our site personnel.”