

Madera Apartments



Madera Apartments

is a 203-unit complex located in downtown Silicon Valley's Mountain View. Buildings in the complex vary from two to four stories, and residents of the high-end apartments enjoy a variety of resort-like amenities, including a rooftop lounge, barbecue grills and fire pits, and ball courts.

CHARGING SNAPSHOT

- No. of residential units: **203**
- No. of parking spaces: **300** (including 6 tandem spaces)
- No. of residents currently driving PEVs: approximately **5**
- Number of charging stations and types:
Level 1 – 300 (wired to each unit's individual parking space)
Level 2 – 3 (one dual and one single)

CHARGING STORY



Charging setting

During the planning phase, the City of Mountain View and the developer, Prometheus Real Estate Group, agreed that Madera Apartments would provide one public AC Level 2 (L2 – 220 volt) charger. This charger is located outside of the gated resident-only subterranean garage. Prometheus decided to install AC Level 1 (L1 – 110 volt) charging outlets in every unit-assigned parking space as part of the city's request that it evaluate options for EV readiness.



Decision-making process

The choice to install Level 1 charging, while ambitious, was also economically strategic. Prometheus recognized that retrofitting would be much more expensive than installing PEV charging during the initial construction. Also, to simplify billing and management for charging, the developer also decided to connect a Level 1 charger in each assigned parking space with the corresponding apartment unit.



Charging implementation and management

After leasing the apartments, Prometheus quickly learned that most of its PEV driving tenants owned electric vehicles with higher battery capacity and felt unsatisfied with Level 1 charging. Prometheus responded by installing a Level 2 dual charger behind the gate in the subterranean garage. To be consistent with the existing on-site Level 2 charger, Prometheus installed a ChargePoint charger.



Charging costs

The cost for installing Level 1 charging was negligible since it was handled upfront during the construction process. Early planning made it easy to install the Level 1 outlets and connect them to the unit-specific meter. No trenching was required and electrical panels were designed to meet the planned Level 1 charging needs.

The public Level 2 charger cost \$7,500 for the unit and installation costs were fairly low since it occurred during initial construction. With trenching and the installation of an additional electrical conduit the Level 2 charger cost approximately \$12,500 for both the unit and installation.

The cost for PEV charging at individual Level 1-equipped parking spaces is billed directly to the resident using the commercial electricity rate since residents are not eligible for EV-specific rates without a sub-meter. Use of Level 2 charging is billed via ChargePoint. Prometheus sets the charging rate at approximately \$0.50/kWh to attempt to cover Chargepoint's annual subscription rate and also to recover electricity cost, as ChargePoint receives 5 percent for their service. So far, Level 2 users have expressed some concern with the charging rates.



Multi-unit Dwelling charging challenges

Prometheus continues to be faced by the challenge of accommodating 5 large battery EVs seeking to charge daily via only three Level 2 chargers (one single and one dual). These drivers want to treat Level 2-equipped parking spots like their assigned parking space, but this means that their vehicles are often occupying the charging space when another driver needs it. The ongoing competition between EV drivers results in added pressure on Prometheus to provide more Level 2 chargers, leading them to think about forward-looking plans for the future.

Contact information

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“Our pro-active efforts with regard to providing EV charging at our Madera Apartments property have provided an important tenant amenity. Keeping up with evolving EV charging needs at the property has been somewhat challenging, but we hope to continue to provide this to help foster clean transportation options among our tenants.”

Mary Nitschke, Prometheus