

Shelter Creek Condominiums



Shelter Creek Condominiums are located on 46 acres in the Bay Area city of San Bruno. The complex was built in 1973 and converted from apartments to condominiums in 1983. The development includes 1,296 condominium units in several two-story buildings. Amenities include swimming pools, saunas, a Jacuzzi, tennis courts, billiards room, clubhouse, fitness center, and walking trails through gardens and courtyards. Each condominium comes with at least one deeded, covered parking space. There are six two-story garages and a total of 1,750 parking spaces, including 150 guest spaces.

CHARGING SNAPSHOT

No. of units: **1,296**

No. of parking spaces: **1,750**

No. of residents currently driving PEVs: **10 including guests**

Number of charging stations and types: **Level 2 - 4 dual port stations**

CHARGING STORY



Charging setting

After residents expressed interest in plug-in electric vehicles (PEVs), Shelter Creek management began investigating options for providing on-site charging. They learned that because Shelter Creek was built in the 1970s, the existing electrical infrastructure could only support approximately two chargers per garage. Given this infrastructure limitation and the desire to provide PEV charging, Shelter Creek chose to look into installing public chargers at guest parking spaces.



Decision-making process

In 2012 a key step in the project's development occurred when Shelter Creek Property Manager Ronnie Rosen presented a proposal to the Shelter Creek Condominium Owners Association Board to install public charging stations using grant money. The funding available to pay for the chargers and the networking software came from a ChargePoint America Vehicle Charging Infrastructure grant, funded by the Department of Energy. A grant from the California Energy Commission covered installation costs. Additional funding came from the Association of Bay Area Governments EV Corridor Project. The seven-member board (all volunteers and Shelter Creek condominium owners) supported Mr. Rosen's recommendation and approved the installations.



Charging implementation and management

Dedicated PEV parking occupies 10 guest spaces with two van-accessible spaces that comply with the Americans with Disabilities Act (ADA). Charging is on a first-come,

first-served basis. Shelter Creek requests that PEV drivers move their vehicles when charging is complete.



Charging costs

The total cost to install the chargers was approximately \$20,000 (not including the cost of the chargers themselves). Trenching was required for a 19-foot section underneath a parking space for one of the chargers, but all other chargers were served by overhead conduit. At least 100 feet of conduit was required to connect the chargers to the existing electrical panels in each garage. Grants covered most of the installation costs.

Drivers pay for the electricity used to charge their PEVs via individual accounts with ChargePoint. The HOA and property managers charge \$1.25 per kWh. This fee includes both electricity and licensing costs administered by ChargePoint on an annual basis. The cost per user to charge is currently high since there are only 10 regular charging station users. The association and property managers hope to reduce the cost as usage grows.



Multi-unit Dwelling charging challenges

Shelter Creek overcame two key challenges during its PEV charger installation. The first was compliance with the City of San Bruno's ADA requirements. Initially the city wanted Shelter Creek to make all four charging stations van accessible; however, after working with the city, it was determined that only two of the chargers had to be ADA van accessible. Second the contractor installing the chargers, REJ Electric, had to understand the design of the parking garage to avoid compromising the post-tension cable concrete structures. Despite these challenges, Ronnie Rosen indicated that the installation overall was not difficult.

Contact information

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“There were no electric vehicles on the property at the time that we took advantage of grants for electric vehicle station installations at multifamily dwelling communities. Using the catchphrase ‘if you build it they will come’ was prophetic, and our EV population is growing each year.”

Ronnie Rosen, General Manager,
Shelter Creek Condominium Owners' Association