

# Diamond Terrace



**Diamond Terrace** is a high-rise condominium community located in the heart of the East Village section of San Diego, adjacent to the Petco Ballpark. The building contains 113 living units of various sizes within a 15-story building and has assigned secure resident parking on the three lower levels of the building.

## CHARGING STORY



### Charging setting

Residents were looking for a viable and cost-effective approach to maximize the amount of vehicle charging they could install in their building. After careful review, the residents decided to install infrastructure through NRG EVgo's California settlement program. Under this program, EVgo installed the base (make-ready) electrical infrastructure to enable vehicle charging in the building. This consisted of a 400 amp 3-phase 208V supply in a 42-circuit panel on the middle parking floor. Wiring was then distributed to central hubs on each of the parking levels to which users could connect individual charging units in their assigned parking space. Once the make-readies were complete, the residents decided to use EverCharge for the charging stations as well as the payment and power management system. EverCharge offers "Smart Power" which is a managed charging approach that allows the power levels to the individual units to be monitored and controlled from 0 to 30 amps depending on the available power demands and identified charging needs of each vehicle.

## CHARGING SNAPSHOT

No. of living units: **113**

No. of parking spaces: **116**

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

Number of charging stations and types:  
**Level 2 – 1** (with the capacity to add 60 more on the 4 "make-ready" hubs placed within the parking levels)



### Decision-making process

A resident took the initiative to request that property management investigate the opportunity for vehicle charging in this existing residential community. As part of that investigation, the property management reviewed the existing multi-unit dwelling case studies and guidelines from the California Plug-In Electric Vehicle Collaborative ([www.PEVCollaborative.org/MuD](http://www.PEVCollaborative.org/MuD)), looked at solicitations to companies that were active in the vehicle charging arena, specifically with multi-unit dwellings, and had an independent consultant do a walk-through of the property. After this research was done, the resident did a detailed presentation to the homeowners association (HOA) with the different charging options. In addition, the resident developed a matrix that laid out the different concepts, relative charging costs to users, and relative strengths of each company investigated. Using these tools and the information provided by the resident, the HOA chose to use EVgo and EverCharge for the installation and management of their chargers.



### Charging implementation and management

"Make-ready" installation of the base infrastructure (400 amp service, 208V circuits) was financed and installed under EVgo's California settlement provisions for multi-unit dwellings. Residents wishing to obtain charging in their parking space simply call EverCharge and pay to connect a charger from their parking space to the installed centralized infrastructure hubs on each parking level.



### Charging costs

The individual charging unit and installation to a resident's parking space is paid for by that resident (~\$100/\$1600 respectively) and EverCharge manages the monthly billing for each user. Billing is based on a \$15 monthly base charge plus the kWh usage price, determined in agreement with that community.



### Multi-unit Dwelling charging challenges

For this property and the system's users, it was important to implement an efficient shared-cost program that allows for future charging expansion and accounts for the limited electrical capacity of the site. The Evercharge Smart Power model enables the support of 60+ EVSE up to 30 Amps on the available electrical supply that would normally only allow for approximately 15, 40 Amp circuits for Level 2 EVSE using managed power charging.

## Contact information

<http://diamondterracesd.com/>

“This project required a survey and comparison of all the available options available in our region for charging and then working with the best choice partners to devise a project that allows for future expansion that maximizes infrastructure resources while minimizing costs to the users.”

*A resident of Diamond Terrace*