

## Live Green Apartments, 657 Grand Avenue

**Type:** Market-rate rental apartment building

**Size:** 11 units

**Location:** 657 Grand Avenue, St Paul, MN 55105

**Year built:** 1909

**Parking:** 6 parking spots behind the building

**Website:** <http://livegreenapts.com/>

**Description:** Live Green Apartments is a family owned and operated apartment management company that works to protect the environment by using eco-management strategies in their apartment buildings. 657 Grand Avenue is just across the street from their 622 Grand building.

Each of LGA's properties is less than half a mile from the nearest car sharing hubs, and the Grand Avenue buildings have a Nice Ride bike sharing station right outside.



### **Parking:**

With 11 apartments and only 6 parking spots behind the building, 657 Grand has limited parking available for residents. These parking spaces are assigned and there is often a waiting list to get a spot.

### **PEV Charging plans and infrastructure:**

657 Grand has an ideal setup for car charging installations, considering that it is very old building. Electric service, meters and subpanels for all apartments are located in the basement room at the back of the building, just by the parking area. Conduit runs would be very short, just through the wall and a short distance on the outside wall to the right parking spot.

120 volt outlets can be covered with a lockable box that prevents unauthorized usage and charging cord theft.

240V EVSEs can be installed inside a lockable box that can also contain the charging cord. This prevents unauthorized usage, vandalism and charging unit/cord theft.



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## Metering and billing:

657 Grand also provides an ideal setup from a metering and billing standpoint. Each unit is separately metered and has its own breaker box. All the breaker boxes are located in the same room near the parking areas, and they all have plenty of room for expansion. It would be easy to connect the PEV charging system directly to the residents own breaker box, so that all their PEV charging would be metered by their own electrical meter. This would negate any need for separate billing.

When Level 2 EVSEs or Level 1 outlets are installed, each of those systems will be connected to a switch box, which will be installed on top of the unit breaker box bank. The switch boxes are then connected to the unit breaker boxes. This setup allows easy changes. If a PEV owner moves out, for example, the connection can be turned off or shifted to a different unit.

## Purchase and ownership of EVSEs:

LGA will purchase the Level 2 EVSEs and Level 1 outlets.

## Installation cost sharing:

LGA will install the Level 2 EVSEs and Level 1 outlets.

**Signage and parking enforcement:** Parking spots equipped with charging systems will be assigned to residents and parking enforcement will operate the same way as with any other assigned parking space in the facility.

**Insurance needs:** There will be no extra insurance requirements for PEV owners.

**Future expansion capability:** Future expansion is limited by the number of available parking spots. It may be possible to rearrange the lot setup to provide additional parking spaces, if necessary.

**Public charging availability nearby:** : There is no public charging infrastructure nearby. The closest charging station is about a mile and a half northeast at the Saint Paul College parking ramp.

