

## Cedars of Edina Apartments



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

**Size:** 600 units

**Location:** 7340 Gallagher Drive, Edina, MN 55435

**Year built:** 1974

**Parking:** 560 parking spaces in 4 underground parking garages and 624 in outside lots

**Website:** [www.cedarsedina.com](http://www.cedarsedina.com)

**Description:** Cedars of Edina Apartments is located on 22 wooded acres in the heart of Edina's shopping district, across the street from Centennial Lakes, Byerly's, Whole Foods and close to the Galleria and Southdale shopping centers. In 2012 management re-forested the property and added rain gardens to reduce the watering needs, run off and environmental footprint. They also recently installed more LED lighting. A couple of residents have recently purchased PEVs and need charging infrastructure to power their cars. These residents have just used extension cords to run power from existing 120 Volt outlets to their parking spots, so there is a clear need for better solutions.



**PEV charging plans and infrastructure:** Four heated underground parking garages have three or four breaker panels each with some breaker slots available for quick installations. These panels are located in the parking garage area so they are easily accessible. In the near future, Cedars of Edina will install some Level 2 EVSEs in each garage close to the existing breaker panels.

## MultiHousingCharging.com Case Report

**Metering and billing:** Cedars of Edina management discusses with the PEV owners and they choose the billing options on case-by-case basis. They will use the Multi Housing Charging worksheets ([www.MultiHousingCharging.com/Tools.html](http://www.MultiHousingCharging.com/Tools.html)) to calculate the charging needs and estimated energy consumption. If there is no need for metering they will just agree on a flat monthly fee billing that is based on estimated mileage of the user. If metering is needed they will have submeters installed into charging station supply line and do the flat billing with annual submetering based adjustment. Presently for example, one family owning a pure electric vehicle and a plug-in hybrid is using one station to charge both of their vehicles and pay a flat fee of 40 dollars per month (October 2014) for electricity.



**Parking:** Residents have dedicated parking spaces and there is no extra cost for EVSE equipped spaces.



**Purchase and ownership of EVSEs:** Cedars of Edina will purchase and own the EVSEs.

**Installation cost sharing:** Cedars of Edina will pay all EVSE installation costs.

**Signage and parking enforcement:** Since underground parking is only available for residents and everyone has assigned parking spaces, there has not been a need for extra signage or parking enforcement.

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

**Future expansion capability:** When more charging infrastructure is needed it is relatively easy to install bigger panels right by the existing ones to provide more capacity. Since the panels are in the garage areas, the conduit runs are easy as well.

**Public charging availability nearby:** There isn't much public charging infrastructure nearby even though there are many shopping centers, so Cedars of Edina will consider installing a public charging station in one of their parking lots. They will also consider combining that with a small solar canopy to offset the usage.

