

Lofts at Farmers Market



Type: Market-rate rental apartment building

Size: 58 units

Location: 260 East 5th Street, St Paul, MN 55101

Year built: 2011

Parking: 56 parking spaces in two-level heated parking garage

Website: www.loftsatfarmersmarket.com

Description: Lofts at Farmers Market is located in the Historic Lowertown Neighborhood across from the St. Paul Farmer's Market and a block from Union Depot transit station. It was developed by the Housing and Redevelopment Authority of the City of Saint Paul as part

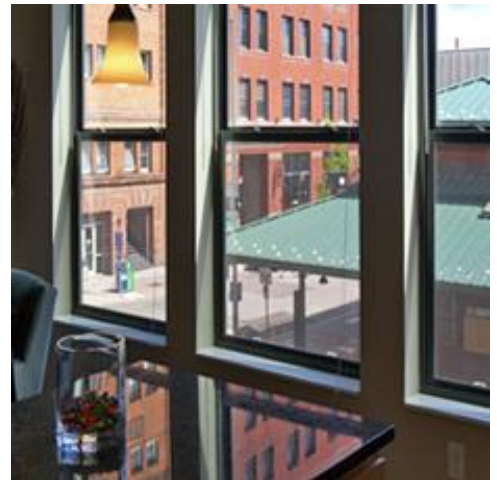
of the Rebuild Saint Paul initiative and it received the 2012 Heritage Preservation Award for "Best New Construction in a Historic District."

Parking:

Lofts at Farmers Market has 56 parking spaces in their two-level heated parking garage. Residents can have an assigned parking spot for a \$100 monthly fee.

PEV Charging plans and infrastructure:

Building management will consider installing a combination of Level 1 and Level 2 charging stations in the parking garage. The upper level already has three 120V outlets that could be used for PEV charging. Those would be easy to relocate by changing the conduit runs if they would be needed in other parking spots. The lower level parking garage has an adjacent electrical room, which has breaker boxes with available slots. The wall between the electrical room and the parking area even has some existing conduit openings so it is easy to run new conduit to the parking area. Management will consider installing a couple of Level 2 stations in the lower level parking garage. The first charging stations will be installed close to the electrical room.



MultiHousingCharging.com Case Report

Metering and billing:

Building management is planning to charge a flat monthly fee that is based on estimated mileage of the user. If there is a need for metering, they will have submeters installed into the charging station supply line and do the flat billing with an annual submetering-based adjustment (You can find the Multi Housing Charging worksheets and the Metering and Systems table by visiting www.MultiHousingCharging.com/Tools.html)



Purchase and ownership of EVSEs:

Lofts at Farmers Market will purchase the Level 2 EVSEs and Level 1 outlets.



Installation cost sharing:

Lofts at Farmers Market 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 as any other assigned parking space in the facility.

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

Future expansion capability: During this first installation, Lofts at Farmers Market will install some stations and run conduit to more parking spots to provide future expansion reserve. The parking setup provides plenty of capacity for future expansions.

Public charging availability nearby: There are several public Level 2 charging stations nearby. As of March 2014, there are eight public Level 2 stations within a few blocks.

