

# The Towers at Costa Verde



**The Towers at Costa Verde** is a high-rise luxury residential rental community in San Diego's University Town Center (UTC) region. It was built in 2000, has 16 stories and 590 units. Amenities include onsite maintenance and concierge services, a club room with gourmet kitchen, a business center, tennis and basketball courts, and a resort pool and spa. Each unit comes with an assigned parking space in a secure, five-story underground parking garage. Optional valet parking is available. The Towers at Costa Verde is located within walking distance of La Jolla businesses and the upscale UTC shopping district. The property is owned by Garden Communities of California.

## CHARGING SNAPSHOT

- No. of units: **590**
- No. of parking spaces: **1080**
- No. of residents currently driving PEVs: **varies with rental client base**
- Number of charging stations and types: **Level 2 - 10 installed and 10 pre-wired for additional stations.**

## CHARGING STORY



The Towers at Costa Verde management began investigating charging station options in early 2013. They were interested in providing plug-in electric vehicle (PEV) charging as an amenity for residents owning or interested in owning PEVs, and selected the Towers as a place to experiment with PEV charging before implementing it at other Garden Communities properties



During their investigation, management of the Towers became aware of NRG's eVgo's "Ready for Electric Vehicle" (REV) Program that provides turn-key electric vehicle charging stations with no upfront cost for equipment and a generous installation subsidy for multi-unit dwelling properties.

Property managers worked with NRG eVgo to determine how and where to install the chargers and agreed to place 10 individual AC Level 2 charging stations in the parking area adjacent to the meter room. The parking spaces designated for charging had previously been used for valet parking. To accommodate future expansion, designs for the charging stations included 10 additional charging connections. The units were installed at 208 volts and 40 amps and provide charging at 3.3 kilowatts, but may be upgraded to 6.6 kilowatts in the future.



A single private digital "smart" meter tracks electricity use for all 10 charging units, and the utility bills the property management company using standard commercial electricity rates. Each month, NRG eVgo provides the individual resident subscribers with usage information and bills them directly. NRG subsequently reimburses the property management company for PEV electricity use.



Project costs were paid for by NRG eVgo. The total cost was approximately \$21,000 (~\$2,100 per charger). Property managers estimate that any costs absorbed by the Garden Communities company are negligible.



A key – but not unique – challenge faced by the Towers at Costa Verde was the fact that residents' assigned underground parking spaces were located far from their unit-specific electrical meters. This makes it difficult to combine PEV electricity use with other individual unit-specific electricity consumption. Additionally, even if individual units could be tied to assigned parking spaces, this did not seem appropriate for a rental community where future occupants of specific units and parking spaces may not have use for PEV chargers. For this reason, NRG eVgo's subscription-based program and chargers in unassigned parking spaces made the most sense for the Towers at Costa Verde.

## Contact information

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“A previous EV charger installation taught me to make sure that on the Tower's installation I focused on putting in an EV charging amenity that did not have additional hidden costs once installed.”

**Jason Manipon**, Towers at Costa Verde