Charging Smart Cohort Session 1

Amy Hodges
Principal Air Quality Planner

Carolyn Burns
Air Quality Planner

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Agenda

Welcome & Introductions

Quick Program Recap

Related News

Cohort Structure and Timeline

Framework Overview

Bronze Designation Requirements

Regulation Category Walk-Through

Group Discussion

Homework Assignment, Next Session

Who You'll Hear From

Amy Hodges
Principal Air Quality Planner
Dallas-Fort Worth Clean Cities

Carolyn Burns
Air Quality Planner
Dallas-Fort Worth Clean Cities

Ed Gilliland
Senior Director
Interstate Renewable Energy Council

Peer Introductions

- What community do you represent and what is your role?

- How have you seen EV charging development occurring in your community?

- Why did you join this cohort and what do you hope to achieve?

About Charging Smart

- **Technical assistance** and **national designation** program
- Helps local governments streamline planning, permitting, and inspections for EVSE
- Makes the deployment of EV charging infrastructure **faster, easier, and more affordable** for residents and businesses **to drive electric**

A **Charging Smart designation** recognizes communities that have taken key steps **to address local barriers to EV charging infrastructure**.
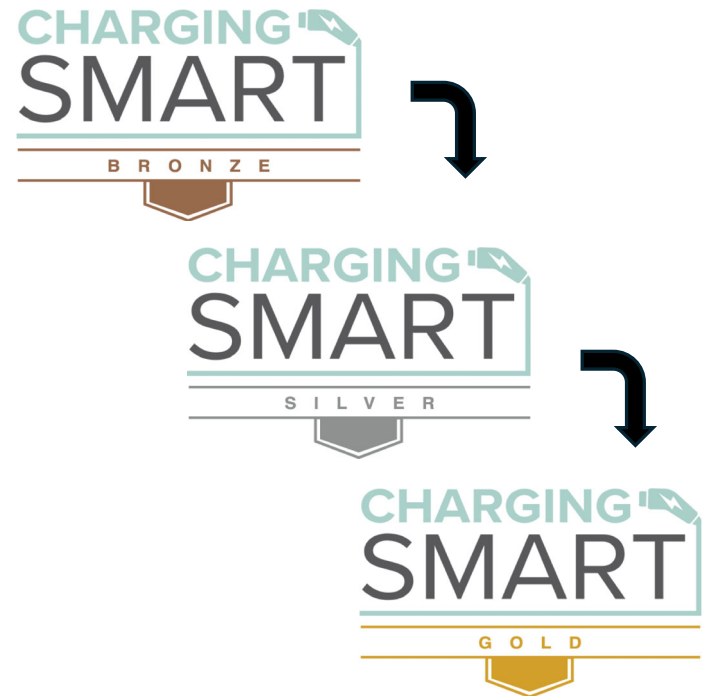
Charging Smart Framework

Action Categories

1. Planning
2. Regulation
3. Utility Engagement
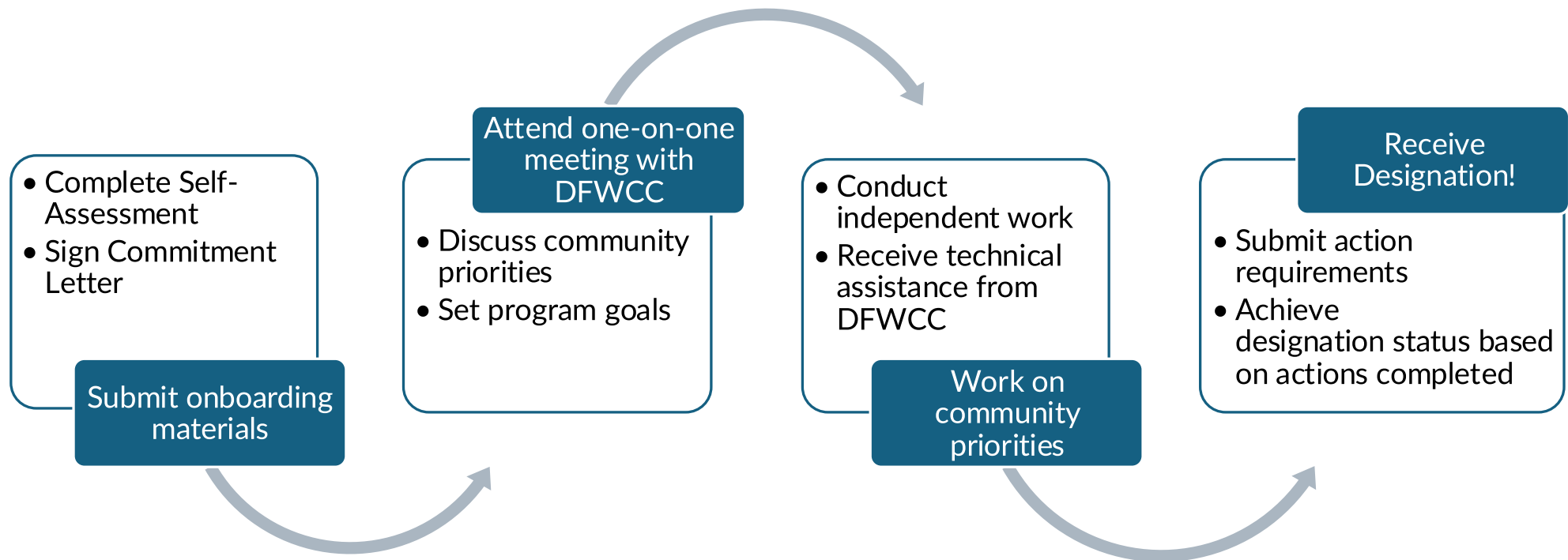4. Education and Incentives
5. Government Operations
6. Shared Mobility

EVs for All

Point System: Actions within each category have assigned points. As actions are completed, the points count towards the total amount of points needed for designation levels. An additional opportunity for points, "EVs for All", focuses on benefitting underserved communities.

Designation Levels

Steps Toward Designation

- Complete Self-Assessment
- Sign Commitment Letter

Submit onboarding materials

Attend one-on-one meeting with DFWCC

- Discuss community priorities
- Set program goals

- Conduct independent work
- Receive technical assistance from DFWCC

Work on community priorities

Receive Designation!

- Submit action requirements
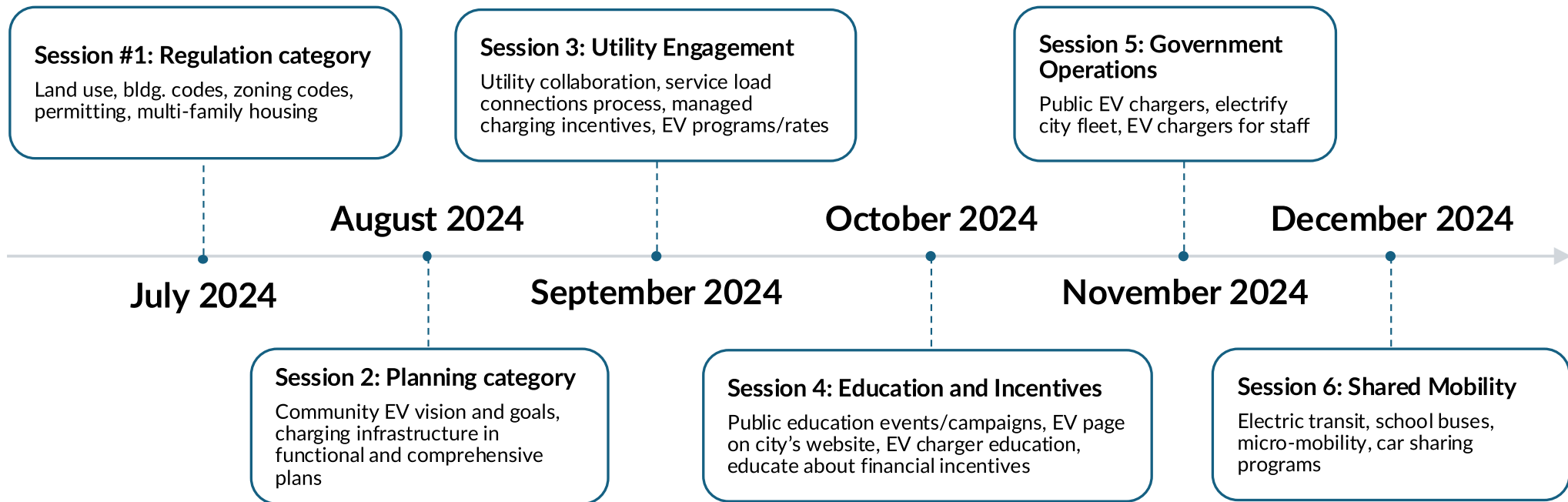- Achieve designation status based on actions completed

Related News

- 9 local governments in Minnesota achieved Bronze and Silver designations in April
  - Became the 1st communities to do so

Cohort Structure and Timeline

Session #1: Regulation category

Land use, bldg. codes, zoning codes, permitting, multi-family housing

Session 3: Utility Engagement

Utility collaboration, service load connections process, managed charging incentives, EV programs/rates

Session 5: Government Operations

Public EV chargers, electrify city fleet, EV chargers for staff

August 2024

July 2024

September 2024

October 2024

November 2024

December 2024

Session 2: Planning category

Community EV vision and goals, charging infrastructure in functional and comprehensive plans

Session 4: Education and Incentives

Public education events/campaigns, EV page on city's website, EV charger education, educate about financial incentives

Session 6: Shared Mobility

Electric transit, school buses, micro-mobility, car sharing programs

Charging Smart Cohort Session 1

Charging Smart Framework

Charging Smart Full List of Criteria.pdf - Google Drive

EVs for All Points

While the specifics will vary by community, the overarching aim is to identify and address any barriers that may prevent certain groups from benefiting from electric vehicles and related infrastructure.

5 Points	10 Points	15 Points	20 Points
Acknowledging awareness of barriers and communicating inclusively	Assessing community needs and planning strategic actions	Making formal commitments and developing funded initiatives	Taking direct action and incorporating accountability

EVs for All Points Example

Regulation (R3.4): Develop standards for charging infrastructure in areas near affordable multifamily housing

5 Points	10 Points	15 Points	20 Points
Acknowledge that charging access is important for residents of affordable multifamily housing so they can also benefit from transportation electrification	**Assess the needs** of affordable multifamily housing residents related to at-home and public charging access. Develop a plan to address identified gaps or barriers.	**Establish minimum requirements** for EV-ready, EV-capable, or EVSE charging infrastructure at newly constructed affordable multifamily housing based on needs assessment. Provide financial incentives to offset costs.	**Pass an ordinance** mandating EV-ready, EV-capable, or EVSE charging infrastructure at all new, affordable multifamily housing developments. Create a funding program to fully cover costs for property owners.

Bronze Designation Point Breakdown

General Points

Prerequisites   35

Education & Incentives   15

Planning   10

Actions of Your Choice   20

Total (General Points)   80

PLUS

EVs for All Points   15

R1.5: Review zoning requirements and identify restrictions that intentionally or unintentionally prohibit EVSE deployment (15 points)
R4.1: Adopt a standard EV charging infrastructure permit application process (10 points)
R4.4: Develop a charging infrastructure permitting checklist (5 points)
U1.1: Meet with utilities to discuss EV collaboration opportunities (5 points)

Regulation Category

Updating legal frameworks that shape our built environment to enable easy integration of electric vehicle supply equipment (EVSE)

Best Practices:

- Enabling EV charging infrastructure in land use regulations (R1.5)

- Incorporating charging infrastructure in building or zoning codes

- Require or encourage EV chargers at affordable multi-family housing

- Incorporate EV charging infrastructure in permitting (R4.1, R4.4)

Zoning and Use Designation

Challenges
- EV supply equipment (EVSE) is not referenced or properly categorized in zoning codes
- Lengthy zoning reviews causing delays and increased project cost due to:
    - Misclassification of charging stations as traditional gas fueling stations
    - Conclusion that a property is not zoned for hosting a charging station
    - Conclusion that a zoning classification for a charging station does not even exist
    - Extra staff time spent interpreting and applying codes to EV charging projects

Recommendations
- Adopt zoning language that defines the terms and requirements associated with EV charging
- Classify EV chargers as an accessory use to a site, not as a traditional fueling station, and as allowable in all zones (most cases)
- When clearly a primary use, indicate allowed as an approved use, not subject to a conditional use permit and zoning review, and subject to clearly articulated design standards
- Identify which charger levels and locations may be approved administratively; clearly identify exceptions that require zoning board, city council, or county board approval

Regulation Category Requirement R1.5

R1.5: Review zoning requirements and identify restrictions that intentionally or unintentionally prohibit EVSE deployment

- Examine parking requirements, accessory use allowances, setbacks, design guidelines, and permitting procedures in zoning codes and land use regulations
- Compile findings to inform future policy changes

Verification: Provide a memo detailing findings from the review. Emphasize areas where zoning codes intentionally or unintentionally prohibit EVSE deployment

An overarching restriction can be the absence of EVSE guidance in codes/ordinances, leading to delays in the permit application and approval process

Permit Application Process

Challenges
- Application process is unclear or inconsistent and doesn't include guidance documents, application checklists or timelines
- No dedicated EV charging application forms
- Requiring "wet" signatures for forms - EV charging providers are often not local to a site

Recommendations
- Provide a user-friendly, all-electronic application process (including signatures) with an online checklist, and an intake form for all permit requirements
- Online information should identify the location of applications and associated application materials, processes, fees, average review timelines, and points of contact
- Offer pre-application meetings to developers to discuss the project approval process
- All forms should be available for single-family, multifamily, workplace, public, and commercial medium and heavy-duty charging in cases where requirements differ

Permit Application Review

Challenges
- Application review process is inconsistent and lacks transparency- codes and ordinances may be interpreted differently by various local government staff
- Requiring sequential multiple-department reviews, clearances, and inspections
- Introducing new issues after initial review comments

Recommendations
- Administratively approve accessory use EVSE permit applications that meet all requirements (avoid discretionary reviews)
- Have concurrent reviews across all relevant departments to reduce/eliminate sequential reviews
- Have an assigned point person to help applicants through the entire permitting process
- Train plan reviewers and inspectors on EV charging-specific codes and ordinances to ensure requirements are interpreted and applied consistently
- Zoning board approval requirements should be removed for all accessory use EV chargers, other than for clearly defined exceptions like EV chargers in historic or sensitive zones

Regulation Category Requirement R4.1

R4.1: Adopt a standard EV charging infrastructure permit application process and post to a public website

- Develop a formal application form and instructions tailored to EV charging equipment

- Establishing permitting expectations and requirements allows installers to prepare complete and compliant applications that can be processed efficiently

Verification: Provide a link to the standardized EV charging infrastructure permit application process.

Regulation Category Requirement R4.4

R4.4: Develop a charging infrastructure permitting checklist and post it online

- The checklist should outline all required information, technical specifications, site plans, supporting materials, and approval steps necessary to submit complete applications

- Publicly posting comprehensive permit checklists allows installers to preemptively prepare documents to facilitate a smooth review

Verification: Provide a link to the online permitting checklist

Regulatory Criteria Action Resources

Planning and Zoning Guidance for EV Charger Deployment Executive Summary PDF (sustainableenergyaction.org) Guidance developed by SEAC, IREC, and Rocky Mountain Institute

Emerging Practices for Local Approval of EV Charging Stations - YouTube
- Zoning and Building Codes.pdf (driveelectric.gov) Associated slide deck

City of Fresno, CA Examples
- Electric-Vehicle-Charging-Stations-Streamlined-Planning-Process.pdf (fresno.gov)
- Electric-Vehicle-Charging-Submittal-Checklist.pdf (fresno.gov)

EVSE Permitting- Great Plains Institute (GPI) Slides
- Electric Vehicle Supply Equipment Permitting Checklist Template.pdf
- EVSE Installation Permit Application Process Oakdale, MN Website

OPR-Checklist.pdf (ca.gov) Plug-In Electric Vehicle Infrastructure Permitting Checklist from California's AB-970

Charging Smart Parking Criteria

Several regulation criteria actions reference EVSE and parking spaces:

- R2.4, R2.5, R2.6: Require % of multifamily parking be EV-capable, EV-ready, or EVSE-installed*
- R2.7: Commercial buildings: 15% EVSE-installed parking spaces and 30% EV-capable infrastructure of the total parking spaces, or create Minimum Charging Threshold standards
- R2.8, R2.9, R2.10: Related to allowing EVSE parking and equipment, and ADA parking with EVSE to count toward minimum parking requirements, when applicable
    - *EV-capable = capacity and conduit,*
      EV-ready = capacity, conduit, wiring, and outlet,
      EVSE-installed = capacity, conduit, wiring, and charging station

Parking Management is a regional priority

- Parking Management Toolbox: strategies to address parking challenges
- Included in the MTP Policy Bundle –policies to reduce excessive traffic circulation and to set standards for supply ratios that might encourage alternative modes of transportation

Utility Category Requirement U1.1

U1.1: Meet with utilities to discuss EV collaboration opportunities

- Initiate a conversation with their electric utility focused on strategic coordination around EVs

- Define shared objectives, explore potential partnerships, and identify opportunities for collaborative promotion of electrified transportation

Verification: Provide an agenda for the meeting and a memo summarizing the meeting, including the next steps for collaboration.

Contact Oncor at EV@oncor.com to initiate a conversation; EVOLUTION (oncor.com)

Group Discussion

Any questions, comments or concerns?

What has been your city's experience concerning the approval of EVSE permit applications in your city?

   Were there any barriers or delays that occurred?

   What went well?

Is EVSE already referenced in any of your zoning or permitting documents, processes, or plans?

Homework and Next Session

Complete onboarding documents
- Commitment Letter
- Self-Assessment

Begin addressing Regulation and Utility Prerequisites for the Bronze designation
- R1.5: Review zoning requirements and identify restrictions that intentionally or unintentionally prohibit EVSE deployment (15 points)
- R4.1: Adopt a standard EV charging infrastructure permit application process (10 points)
- R4.4: Develop a charging infrastructure permitting checklist (5 points)
- U1.1: Meet with utilities to discuss EV collaboration opportunities (5 points)

Explore links in "Charging Smart Resources for Cities" in Google Drive

Next cohort session – date, time?

Contacts

Amy Hodges
Principal Air Quality Planner
ahodges@nctcog.org
817-704-2508

Carolyn Burns
Air Quality Planner
cburns@nctcog.org
817-704-5682

dfwcleancities.org

cleancities@nctcog.org