



Making The Impossible, Possible: Designing An All-Electric Affordable Housing Development On Limited Infrastructure



Business Objective

DE Architects, AIA, an urban-focused architecture firm, was tasked with building an all-electric, multi-unit affordable housing development in Santa Monica, California. As leaders in sustainable design embarking on one of the first projects of its kind, DE Architects' model for Las Flores would inform future plans for other complexes looking to become EV ready.

Set on a relatively small lot, Las Flores presented a significant programmatic challenge for the firm. The team's client, the Community Corporation of Santa Monica, requested that all 55 parking spaces have access to an EV charger.

Solution

Given the site constraints, the team could only design for a maximum of 3,500 amps. The project's electrical engineer initially said that this was impossible for 55 cars — until they learned about EverCharge.

Our turnkey solution and Level 2 EVSEs worked within project limitations, including minimal infrastructure, lot size, and available amperage. SmartPower, EverCharge's comprehensive power management system, allowed for a significant reduction in required electrical loads, 25% of the usual amount.

Outcome

The Las Flores apartment complex not only addresses critical housing needs for residents, but also sets a new standard for sustainable living. The project boasts 100% EV-ready parking, demonstrating a forward-thinking approach to transportation and energy use.

Upon project completion, DE Architects, AIA received 10 awards due in part to SmartPower. The complex was also granted the prestigious LEED Platinum certification, signifying its accordance with six of LEED's qualifying principles including sustainable energy, water, and resource management.

HIGHLIGHTS

Business objective

100% EV-ready parking for trailblazing affordable housing development.

Solution

Turnkey solution for 55 vehicles on 3,500 amps — ¼ of typical electrical loads.

Outcome

DE Architects, AIA received 10 awards and LEED's Platinum certification for the Last Flores Apartment complex. The multi-unit housing development serves as a design model for future all-electric projects.

“Our client requested that all 55 parking spaces be EV ready for one of the first all-electric affordable housing developments in Southern California. The project's electrical engineer told us that this was impossible, until we directed them to Evercharge and your Level 2 EVSE system.”

Don Empakeris, Principal Architect
DE Architects, AIA