



City of Bellevue

Overview of EV Roadmap & EV Readiness Options

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Direction

Consider directing staff to prepare an ordinance to amend the building code in support of implementing EV Readiness requirements:

- **Option 1:** EV Ready % above State Code
- **Option 2:** EV Capable % above State Code
- **Option 3:** Stick to State Code, Reevaluate in 2026
- **Option 4:** Provide Alternative Direction

Agenda



EV Roadmap: Key Findings



EV Readiness Framework



Current State EV Requirements



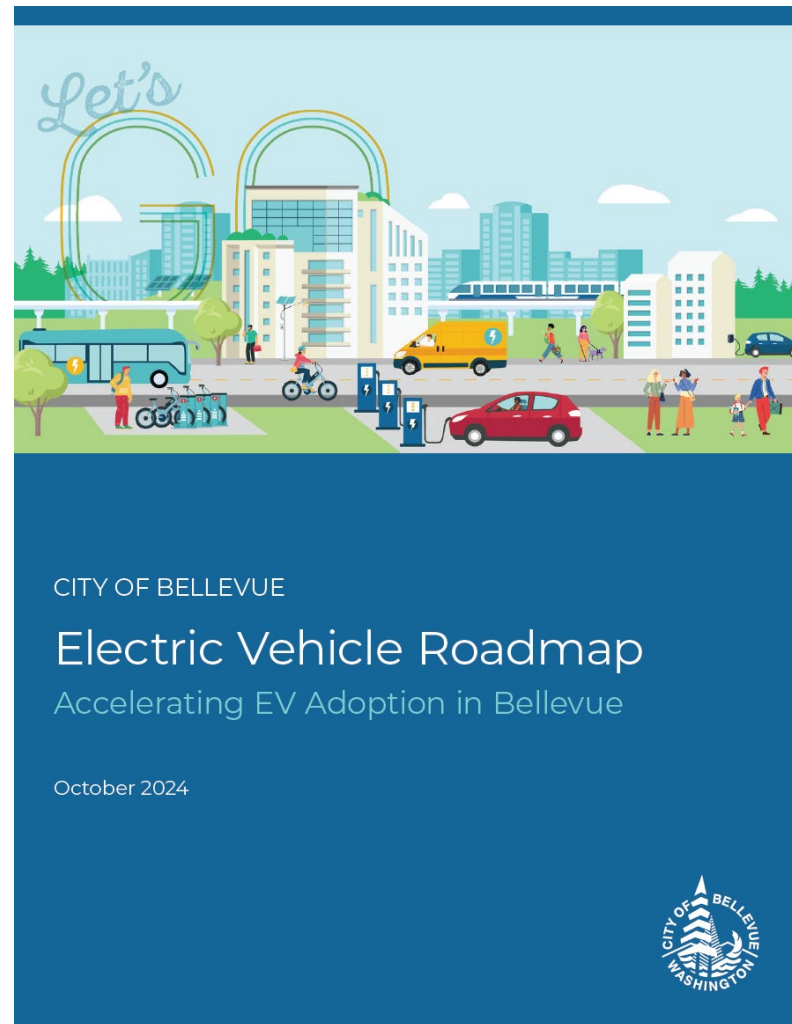
Options for Council Consideration



Seek Council Direction

EV Roadmap: Background

- **ESI Goals:**
 - 95% GHG Reduction by 2050
 - 100% EVs by 2050
- **Policy Background:**
 - Comprehensive Plan
 - EV Roadmap: ESI Plan Action M.3.2
 - EV Readiness: ESI Plan Action M.3.1



EV Roadmap: Engagement

- **Phase I:**
 - Surveys, Focus Group, Intercept Interviews
- **Phase II:**
 - Open House
 - Public Review Period
- **Key Findings**
 - People want to charge at home
 - Retrofitting charging in existing multifamily buildings major barrier



EV Readiness: Background

Rationale

- Many EVs in Bellevue today with more soon
- Building infrastructure now keeps us on pace
- One of Bellevue's policy levers
- Preliminary budget recognizes importance of EV infrastructure



EV Growth in Bellevue

Washington State Regulations

- 2035: 100% EV sales

EV Market Growth

- 25% EV Market Share in Bellevue
- 3x EVs in Bellevue vs. WA

EV Roadmap Projection

- 2035: 60% of Bellevue vehicles are electric

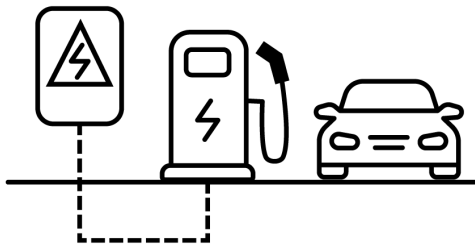


Upfront vs. Retrofit Costs

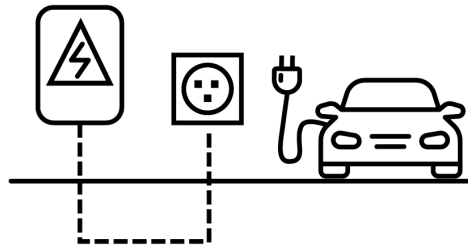
- **From Roadmap: People want to charge at home**
 - 80% of all EV charging at home
 - 85% of Bellevue drivers prefer at-home charging
- **Charging readiness much cheaper upfront**
 - 3-4x more expensive to retrofit charging after construction
 - Upfront additional cost of 0.06%-0.07% for typical building over state code



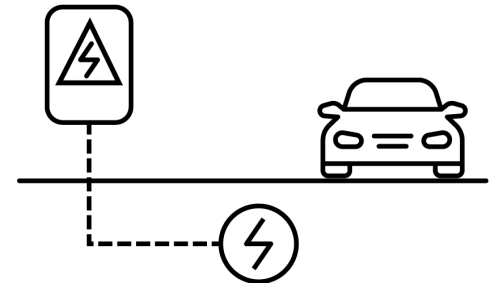
3 Categories of EV Readiness



EV Charging Station
+ Level 2 Charger



EV Ready
+ Wiring
+ Outlet



EV Capable
+ Electrical Capacity
+ Raceway

Current State EV Readiness Standards

Occupancy	EV Charging Stations	EV Ready	EV Capable	Total EV Parking
Non-Residential	10% of total parking spaces	10% of total parking spaces	10% of total parking spaces	30% of total parking spaces
Single-Family	--	One for each dwelling unit	--	--
Multifamily	10% of total parking spaces	25% of total parking spaces	10% of total parking spaces	45% of total parking spaces

EV Readiness Engagement

Two Rounds of Engagement this Year

- January
- June-September

Stakeholder Engagement

- Developers, property managers, affordable housing providers, climate advocates, etc.

Mixed Feedback

- Options tonight seek to balance benefits of EV charging and increased upfront costs



Options 1 & 2: 60% EV Readiness

Multifamily Code Option	EV Charging Stations	EV Ready	EV Capable	Total EV Parking
Current State Standards	10% of total parking spaces	25% of total parking spaces	10% of total parking spaces	45% of total parking spaces
<u>Option 1:</u> Increase EV Ready, 60% Total*	10% of total parking spaces	25% 40% of total parking spaces	10% of total parking spaces	45% 60% of total parking spaces
<u>Option 2:</u> Increase EV Capable, 60% Total*	10% of total parking spaces	25% of total parking spaces	10% 25% of total parking spaces	45% 60% of total parking spaces

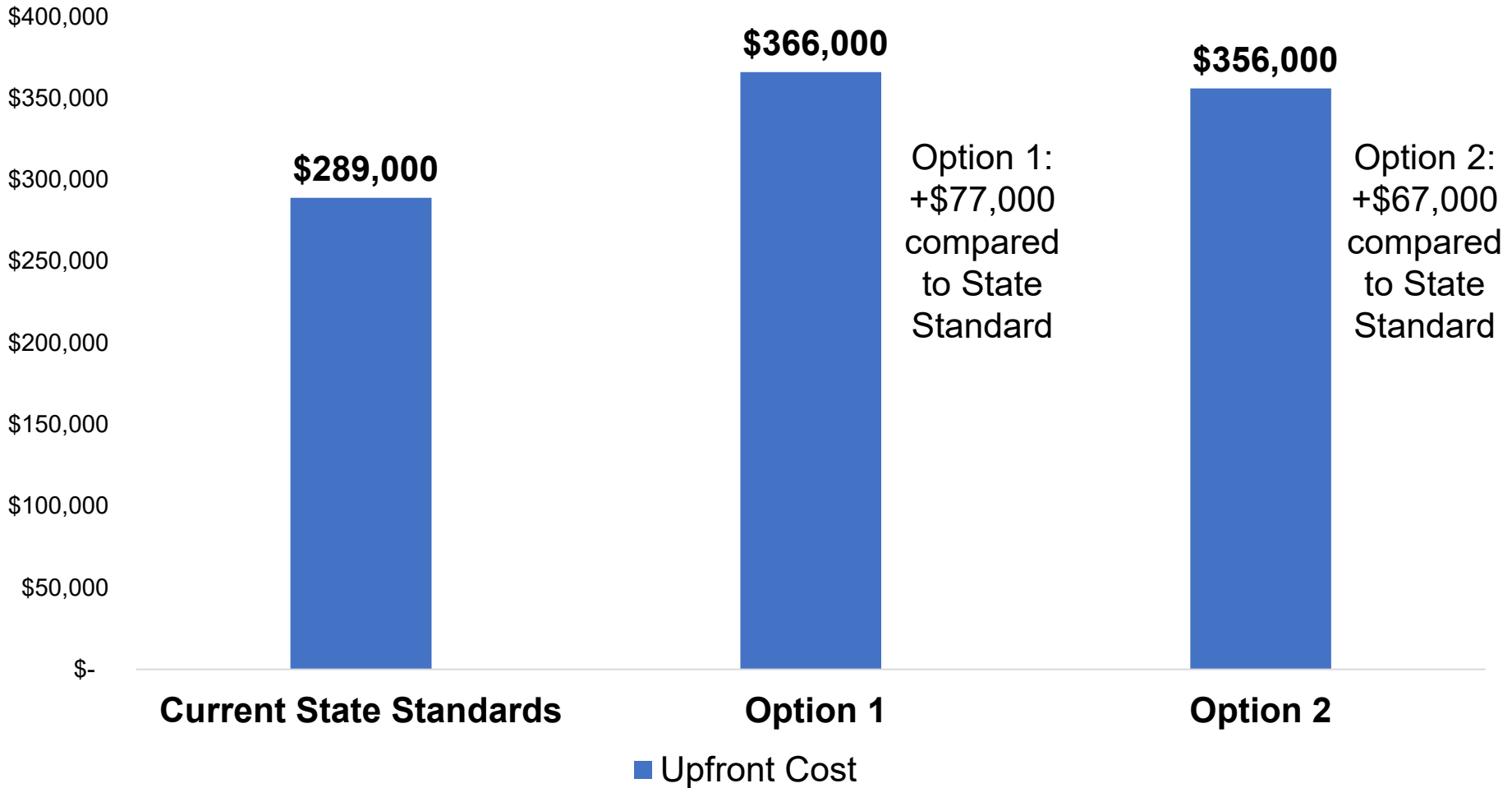
*Effective Date: November 1, 2025

Option 3: Stick with State Code, Reevaluate in 2026

- Bellevue currently compliant with state EV readiness minimums
- Staff would continue to monitor EV market in Bellevue and beyond
- Possible EV Readiness inclusion with 2026 building code cycle



EV Readiness: Upfront Cost Comparison



Total Development Cost: \$114M (250-unit Midrise Building)

Options: Pros/Cons

Option	Pro	Con
<u>Option 1:</u> Increase EV Ready, 60% Total	<ul style="list-style-type: none"> • Added ability to charge EVs • Lower cost to install EV charging stations in future • Keeps Bellevue on track for ESI goals 	<ul style="list-style-type: none"> • Most expensive (Est. +0.07% of total development cost)
<u>Option 2:</u> Increase EV Capable, 60% Total	<ul style="list-style-type: none"> • Lower upfront cost to allow future charging • Keeps Bellevue on track for ESI goals 	<ul style="list-style-type: none"> • Increases costs (Est. +0.06% of total development cost) • Added cost for EV charging station
<u>Option 3:</u> Stick with State Code, Reevaluate in 2026	<ul style="list-style-type: none"> • No cost increase for developers above State Code 	<ul style="list-style-type: none"> • Lost opportunity for near-term construction • Risk of future retrofit costs

Addressing Affordable Housing

- Major point of stakeholder discussion: Added costs for affordable housing
- Preliminary Budget includes funding for EV Readiness at affordable housing projects





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