



Memorandum

To: Members of City Council

From: Michael Peters, Sustainability Coordinator

cc: Mayor David E. Weiss
Jeri E. Chaikin, Chief Administrative Officer

Date: May 23, 2022

Re: **Electric Vehicle Infrastructure / Shaker Plaza**

The City has been requested by Tesla to host a Supercharger electric vehicle charging location in the City-owned parking lot at Shaker Plaza. The site is the lower level parking lot adjacent to the shopping center and the RTA Blue Line rapid terminal. This Supercharger location would host 12 charging stations, which is reported by Tesla to be their standard configuration.

The addition of this infrastructure is consistent with the City's electric vehicle charging and overall sustainability initiatives. It is complementary to the electric vehicle charging stations installed by the City and in the nearby Van Aken District parking garage and in aggregate remains a small fraction of the overall public charging facilities that will be required as electric vehicle (EV) adoption continues to grow exponentially.

This location will establish the Van Aken District as a regional electric vehicle charging hub and is expected to benefit the City and its residents and businesses. A Supercharger location, which to date is rarely found away from an interstate highway, will be an attraction for EV drivers who will then likely patronize the local businesses in Shaker Plaza and the Van Aken District. This location will appear in all Tesla vehicles in the navigation system as a charging location and draw drivers to the area.

The much faster charging speeds of these chargers will also allow residents who live in multi-family housing and may not have access to charging to also realize the benefits of driving an EV (including much lower operating and maintenance costs).

Currently the Superchargers are limited to charging Tesla vehicles; however, Tesla has committed to opening the charging network to additional EVs and is piloting such a program in Europe currently. Tesla representatives have indicated that this location would similarly be opened to other EVs as the program is expanded to the U.S. (however no firm timeline has been announced and Tesla has declined a request to include this language in the agreement).

Additional DC Fast Chargers, similar in capacity to the Superchargers, are also scheduled to be installed through a NOACA program on Tuttle Road later this year. These will be compatible with nearly all EVs and mitigates the concerns over the initial limited availability of the Superchargers. The expected economic development benefits to the City and local businesses is also a consideration as

CITY OF SHAKER HEIGHTS

3400 Lee Road Shaker Heights, Ohio 44120 P 216.491.1400 F 216.491.1465 Ohio Relay Service 711
shakeronline.com www.shaker.life

the location, along with nearby amenities, will be included in the in-vehicle navigation system of compatible vehicles and is expected to draw EV drivers to the Van Aken District. The catchment area of the chargers extends to Interstates 271 and 480 and will bring drivers to Shaker Heights who might otherwise not visit a location not in close proximity to the Interstate.

According to the Drive Ohio / ODOT database, as of January 2022 there are 98 battery electric vehicles registered in Shaker Heights. Of those, 68 are Tesla models, or 69%.

Tesla is requesting a license to install the 12 Superchargers and accompanying equipment in the City-owned parking area and it will be responsible for all costs associated with installing and operating the Superchargers. The agreement is being finalized but anticipates a 5-year initial term with two 5-year renewals. There is a relocation provision. The City would receive no revenues or direct payments. In contrast, the two DC Fast Chargers being installed by NOACA will be installed by NOACA but the City will assume operational responsibility, including the electric service. For the 2023 budget, \$12,000 is being projected for net costs to the City for operating the chargers.

The Sustainability and Finance Committees both recommend to City Council that it authorize the Mayor to enter into the license agreement, once finalized, with Tesla for the construction and operation of the Shaker Heights Supercharger location. The Sustainability Committee had questions on the accessibility of the chargers to non-Tesla vehicles, which is addressed above, and passed the recommendation unanimously. The draft contract was also made available as requested by a Committee member. The Finance Committee confirmed that there is no direct financial cost to the City, which is correct, and also passed the recommendation unanimously.

City Council is requested to approve the Mayor entering into the license agreement with Tesla, allowing for the construction and operation of the Supercharger station. This action is requested on first reading and as an emergency to allow the agreement to be signed so that Tesla can commence engineering and design work as soon as possible.

ORDINANCE NO.

BY:

Granting a right-of-way license to Tesla, Inc. to install, operate and maintain a supercharger electric vehicle charging station in the right-of-way located in the lower level parking lot adjacent to the Shaker Plaza Shopping Center, 20040-20200 Van Aken Boulevard, and declaring an emergency.

WHEREAS, Tesla, Inc. has requested a license in order to install, operate and maintain a supercharger electric vehicle charging station consisting of up to 12 charging stations and related equipment, to be located in the City right-of-way which is currently used as 15 parking spaces in the lower level parking lot adjacent to the Shaker Plaza Shopping Center at 20040-20200 Van Aken Boulevard; and

WHEREAS, the addition of this infrastructure is consistent with the City's electric vehicle and overall sustainability initiatives, is complementary to the other electric vehicle charging stations in the Van Aken District, and will establish the District as a regional electric vehicle charging hub that will benefit the City, its residents and businesses; and

WHEREAS, the granting of such license for use of City right-of-way that is currently used as additional parking for the Shaker Plaza Shopping Center, and for parking for the adjacent rapid transit, will not adversely affect or obstruct the right-of-way, access to the adjacent shopping center and GCRTA busway, or neighboring properties.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Shaker Heights, State of Ohio:

Section 1. This Council hereby authorizes a right-of-way license to Tesla, Inc. to install and operate a supercharger electric vehicle charging station in the right-of-way located in the lower level parking lot adjacent to the Shaker Plaza Shopping Center at 20040-20200 Van Aken Boulevard.

Section 2. The Mayor is authorized to execute the license granted herein, and such other documentation as may be required in connection therewith, as approved by the Director of Law.

Section 3. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare for the reason that it is necessary in the current operation of the City and, further, to allow the installation of the charging station as soon as possible and, therefore, this ordinance shall take effect immediately upon its enactment and approval by the Mayor.

Enacted

Approved this ____ day of _____, 2022.

DAVID E. WEISS, Mayor

Attest:

WILLIAM M. ONDREY GRUBER
Clerk of Council Pro Tem

Coun22/0523TeslaROW