

Assigned EV Charging in Apartments: Driving NOI and Scalability

PlugOp

Columbus, OH



Property Details:

- Class A Apartment Complex
 - Mid-rise
 - 600 units
- New Construction completed in Quarter 3, 2025
- Six-floor parking garage
- 737 parking spots | 157 ADA parking spots



Background:

- Implemented in 2024, a portion of new parking spaces in new construction are required to include future-proof infrastructure, significantly reducing the cost of retrofitting later. This ordinance, part of the city's broader strategy under Smart Columbus, supports the goal of increasing EV adoption and maintaining a balanced public charger-to-EV ratio
- Equitable Electric Vehicle Parking - City of Columbus, Ohio
- The developer, N.P. Limited Partnership / Polaris Centers of Commerce, needed a cost-effective, scalable solution that could expand without major electrical upgrades

EV Charging Project Details:

- Installed to meet local ordinance of 2% of spaces Electric Vehicle Supply Equipment (EVSE) installed and 20% EV-capable
- ADA requirements were met as part of the building code compliance
- Load management design allows scaling 4 chargers per circuit without major upgrades.
- Floors 1, 2, 3, 5, 6: Two shared chargers per floor, each on a dedicated 60A circuit
- Floor 4: Eight assigned chargers - two 60A circuits shared across four ports each

Technology Solution: PlugOp 48A L2 charger + load management software

- Property management company (Oakwood Management) managed the chargers and software and management platform

Project Financials:

- No financial incentives were used
- Assigned chargers (floor 4) – \$3,000 per port (EVSE and Install)
- Shared chargers (floors 1, 2, 3, 5, 6) – \$5,095 per port (EVSE and Install)

Installation Process:

- Integrated into the new building; no retrofits required
- Aligned with construction schedule; no notable delays

Current Use and Resident Feedback:

- Early demand signals: residents were requesting assigned charger access during lease-up process, signaling access to EV charging drove swift lease-up of units