

April 11, 2019

MEMORANDUM

To: Sustainability and Transportation Committee
From: Yolanda Ho, Legislative Analyst
Subject: SDCI Electric Vehicle Readiness ORD (Council Bill 119472)

Background

At its April 16 meeting, the Sustainability and Transportation Committee (Committee) will hold a public hearing and discuss potential amendments to [Council Bill \(CB\) 119472](#). CB 119472 would amend the Land Use Code to add a requirement for the provision of electric vehicle (EV) charging infrastructure that would make it easier to install charging equipment/stations in the future (“EV-ready”) if the development provides off-street parking. The Committee discussed and received a briefing from the Seattle Department of Construction and Inspections (SDCI) and the Office of Sustainability and Environment (OSE) on CB 119742 at its April 2 meeting. This memorandum briefly summarizes the legislation and describes proposed amendments for the Committee’s consideration.

CB 119472

CB 119472 would apply requirements for the provision of EV charging infrastructure to properties in all areas of Seattle where new development is also providing off-street parking. The proposed legislation would:

- Require that each private garage or private parking area provided for an individual residence (such as a single-family house, duplex, or townhouse) includes an EV-ready space (a 208/240 volt, 40-amp power outlet);
- Require that multifamily development with shared parking garages or shared surface parking lots provide at least 20% of the spaces as EV-ready, with higher requirements for smaller parking facilities;
- Require that parking facilities for non-residential uses include a minimum of 10% of the spaces as EV-ready; and
- Allow flexibility from the EV requirements in instances where meeting the requirements would require certain types of upgrades to the utility infrastructure.

These requirements would apply regardless of whether the parking was required by the Land Use Code or provided for other reasons and are not intended to increase the number of off-street parking spaces constructed.

Proposed amendment

The proposed amendment would add a noncodified section to the legislation requesting that SDCI and OSE provide a report to Council by June 1, 2022, measuring progress towards the legislation's stated goals:

1. All new residential off-street parking is electrified;
2. Half of new non-residential off-street parking is electrified; and
3. Thousands of new EV-ready spaces each year.

This report will help evaluate the effectiveness of these new requirements and inform future policy decisions related to requirements for EV-ready infrastructure in new development projects.

Proposed amendment (Councilmember O'Brien):

Section 6. The City Council requests that the Seattle Department of Construction and Inspections and the Office of Sustainability and Environment provide a report to Council evaluating the implementation of these requirements by June 1, 2022. The report should include the number of electric vehicles and total number of light-duty motor vehicles registered in Seattle, and the following information related to permits issued for development projects with off-street parking facilities: the total number of new parking spaces provided; the number of EV-ready parking spaces required by the Land Use Code and provided by the project; the type of development (e.g., single-family, townhouses, apartments, commercial, etc.) associated with these parking spaces and their location in Seattle; and the number of reductions to standards granted through a Type I decision. The report should also recommend adjustments to EV-ready standards if the standards are not meeting intended outcomes.

cc: Kirstan Arestad, Central Staff Director
Aly Pennucci, Supervising Analyst