

Electric Vehicle Charging Equipment—
Policy questions for consideration by the Planning Commission Environment Committee
Noel Kaplan—July 26, 2013 (revised from July 10, 2013)

This is a suggested list of questions for consideration by the Planning Commission Environment Committee based on discussions held at the following committee meetings regarding electric vehicle charging equipment:

January 10, 2013
February 7, 2013
May 2, 2013
May 9, 2013
July 18, 2013
July 25, 2013

This list does not necessarily identify all issues that the committee may wish to discuss, and it does not limit in any way the scope of the issues that may be considered—it is intended to provide a structure to facilitate further discussion and the development of committee recommendations.

- 1. Should the Comprehensive Plan be amended to support the provision of electric vehicle charging stations and/or EV-ready design? (If yes, proceed to #2; if no, proceed to #12 (or perhaps even #17))**
- 2. How should the Plan consider EV charging? Through countywide policy in the Policy Plan? Through Area Plan guidance? Through both?**
- 3. [REVISED] What should be the area(s) of focus of a countywide policy in the Policy Plan?**
 - 3.1 Should there be a focus be on the provision of electric vehicle charging stations? If so, to what extent?**
 - a. Establish recommendations for the provision of charging stations for all zoning proposals.
 - b. Establish recommendations for the provision of charging stations for zoning proposals in particular circumstances:
 - i. Type(s) of use(s)
 - ii. Development density/intensity
 - iii. Geographic differentiation (e.g., the green building policy)
 - iv. Other?
 - c. Provide general policy support for the provision of charging stations but do not establish any more specific recommendations/expectations.

3.2 Should there be a focus on EV-ready design (provision of space, conduit banks, conduit and access points)? If so, to what extent?

- a. Establish recommendations for EV-ready design for all zoning proposals.
 - b. Establish recommendations for EV-ready design for zoning proposals in certain circumstances:
 - i. Type(s) of use(s)
 - ii. Development density/intensity
 - iii. Geographic differentiation (e.g., the green building policy)
 - iv. Other?
 - c. Provide general support for EV-ready design but do not establish any more specific recommendations/expectations
- 4. If recommendations for the provision of EV charging stations and/or EV-ready design are to be incorporated into the Plan, to what extent should such efforts be pursued?**
- a. All parking spaces for the applicable proposals
 - b. All parking spaces only for particular uses
 - c. A proportion of the parking spaces for the applicable proposals
 - d. All parking spaces for some uses and a proportion of spaces for others
- 5. If recommendations are developed for only portions of parking lots to be provided with electric vehicle charging stations and/or EV-ready design, what should those proportions be?**
- 6. If recommendations are developed for EV charging stations at office sites, is there a need to ensure that users will have access to chargers specifically designated for their use?**
- 7. If Area Plan guidance is desired, within which sections of the Area Plans should this guidance be provided, and what should be the nature of this guidance?**
- 8. If Comprehensive Plan policy regarding EV charging stations is developed, should it include any particular design guidance?**
- a. Sheltered locations (to protect people during adverse weather conditions)
 - b. Other design considerations?
- 9. Should any particular model for the provision of EV charging stations be favored over any other? If so, would this need to be articulated in Plan policy?**
- 10. Is it within our purview to consider whether providers of subscription-based EV charging should be asked to allow for charging by non-subscribers (for a fee)?**

- 11. Should there be any concern regarding locations of EV charging stations (or EV-ready design) within parking lots, or should the owner/operator of a parking lot/use have full discretion to make such decisions?**
- 12. Zoning questions/issues: Should the Zoning Ordinance be amended to facilitate the location of electric vehicle charging stations?**
- 13. The MITRE Corporation recommended that Fairfax County coordinate with its peer jurisdictions to encourage the development of a standard for the connection of EV charging stations (both in terms of the electrical connection and physical mount) in order to improve the portability of charging stations. Is this of concern from a county policy standpoint? If so, what guidance should be incorporated into the Plan?**
- 14. Are there any needs for county data collection?**
- 15. Two of our presenters have recommended a consideration of incentives; one focused on incentives for commercial/business owners (e.g., letting owners know about a 30% federal tax credit against all costs [note that this credit expires at the end of this year]; establishing a county tax incentive). Another presenter suggested assistance for building retrofitting and wiring. Is this within the purview of our discussion? If so, how should this be considered?**
- 16. One of our presenters has recommended consideration of publicly-accessible charging stations at county facilities; this would send a message of support for this technology. Is this within our purview to consider? If there is any sort of subsidized public charging, would it have an adverse effect on the private market?**
- 17. [NEW] Is there a concern about the use of electricity for EV charging during peak hours? If so, is there an ability to promote the cutting off of charging during peak hours?**
- 18. Is there a need for further public input prior to completion of the committee's review? If so, what form should this take?**
 - a. A public workshop
 - b. Development of a strawman draft Plan amendment for public review and comment
 - c. Circulation of these discussion questions to staff's contact list, along with a finite period of time for collection of written input on any of these questions
 - d. It is premature to consider this question at this time; the question should be reconsidered after the committee has discussed the above issues further.

19. How should the committee's recommendation(s) be forwarded to the Planning Commission and ultimately the Board of Supervisors?

- a. A memo or motion from the Chairman to the Planning Commission
- b. A white paper, prepared by staff for the committee's approval, providing an overview of EV charging stations, associated issues and the committee's conceptual recommendations.
- c. A draft Plan amendment.
- d. All of the above.
- e. It is premature to consider this question at this time; the question should be reconsidered after the committee has discussed the above issues further.