



Sustainability Ordinance

City Council Work Session
November 4, 2021



Proposed Amendments:

- Data Centers
- Electric Vehicle Charging

Data Centers

*as a primary use

Current Zoning Code:

- Table of Permitted Uses – Unlisted Use
- Nothing Akin therefore not permitted by-right
- Existing Data Centers located in PAD Zoning

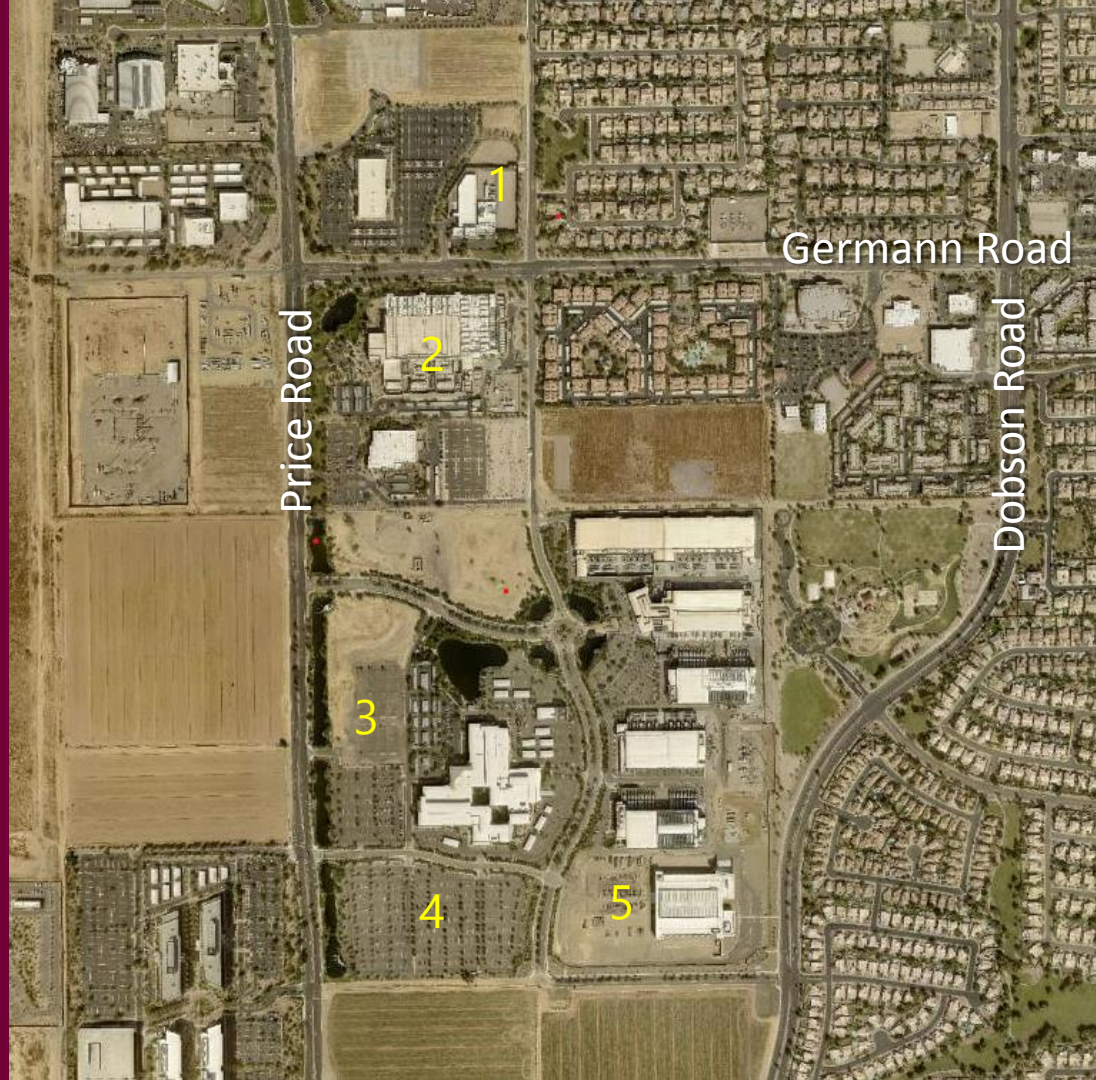


Data Centers

*as a primary use

Remaining zoned sites:

- NWC Germann and Ellis (1)
- SEC Price and Germann (2)
- Continuum (3, 4 & 5)



Data Centers

*as a primary use

Sustainability concerns:

- Require significant cooling
 - Water
 - Electric
- Noise
- Multiple backup generators
- Minimal employees – inconsistent with General Plan Employment Designation



Data Centers

*as a primary use

Proposed Amendment: -For new data centers-

- Table of Permitted Uses – **PROHIBITED**
- Does not remove existing rights



Data Centers

*as a primary use

Proposed Amendment:

-For existing data centers-

- Require neighborhood outreach/meetings – notice ½-mile
- Require noise study - before/after construction
- Provide sound mitigation for mechanical equipment – chillers, backup generators
- Provide neighborhood liaison



Data Centers

*as a primary use

Proposed Amendment:

- New data centers
- Existing data centers

Questions?



Electric Vehicle Charging



Electric Vehicle Charging

- Definitions
- Things to consider
- Valley comparison
- Draft methodology
- Draft concepts



Electric Vehicle Charging

Definitions:

- Charger types:
 - Level 1: 120 V AC plug (house)
 - Level 2: 240 V (Res.) 208 V (Comm.)
 - Level 3: DC Fast Charge 480+ V
- EV Capable: Panel capacity, dedicated branch, raceway
- EV Ready: + Conduit, junction box
- EV Installed: + Level 2 charging stations

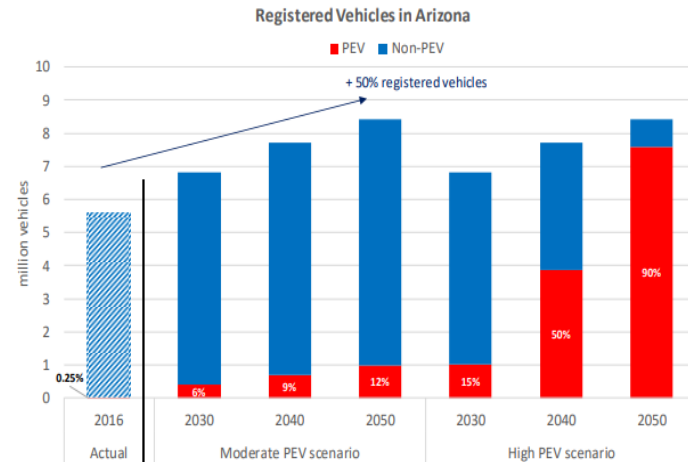


Electric Vehicle Charging

Things to consider:

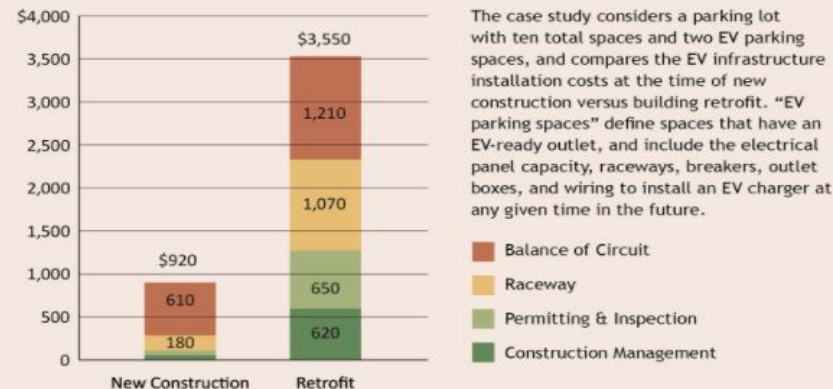
- Wide range of predictions
- EV infrastructure costs significantly less than retrofitting
- Design: Aesthetics, safety, interface with pedestrians
- Where is the EV for extended periods of time?
- Regional system limitations – outside of Zoning Code

Figure 4 Projected Arizona Light-Duty Fleet



Cost per EV Parking Space: New Construction vs Retrofit

Case Study prepared for the City and County of San Francisco (2016)



Electric Vehicle Charging

Valley Comparison:

- Zoning Code: Avondale (recently adopted)
- Building Code: 6 yes, 5 no

Nationally

- Excellent case studies
- Blanket percentage vs. targeted



Electric Vehicle Charging

Draft Methodology:

- Take a targeted approach vs. standard percentage
- Concentrate on EV Capable and EV Ready
- Maintain Design Aesthetic expectations
- Signage



Electric Vehicle Charging

Draft concepts:

- Level 2 chargers - Residential and Employment Areas
- Level 3 fast chargers – Downtown, Regional Commercial (Level 3 can be a destination)
- Charging station locations
- Retractable cords, do not obstruct sidewalk (safety)

Land Use	EV Ready	EV Installed
Single Family	100% off street parking	0%
Multi Family	20% parking spaces EV ready	2%, installed for all developments > 25 spaces
Multi Family Duplex/Triplex/Town-homes (Assigned covered parking)	1 Ready per unit	0%
Commercial	15% EV ready	2%, installed for all developments > 25 spaces
Office	20% EV ready	2%, installed for all developments > 25 spaces
Hotels	20% EV ready	2%, installed for all developments > 25 spaces
Entertainment	15% EV ready	2%, installed for all developments > 25 spaces
Industrial	15% EV ready	2%, installed for all developments > 25 spaces

Electric Vehicle Charging

Council feedback/direction



Next Steps

Stakeholder outreach

-Fall/Winter 2021

Finalize draft

-Winter 2021/Spring 2022

Public notification

-Spring 2022

Public hearings

-Summer 2022

