

## INDUSTRY

APARTMENTS  
AND CONDOS



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## LMC Future-Proofs Properties with Repeatable Process for Resident and Community EV Charging



### CUSTOMER PROFILE

- + Company: LMC, a Lennar Company
- + Property: IndiGO at BCS
- + Location: Bloomington, MN
- + Industry: Apartments and Condos
- + Size: 51 communities and counting
- + Company website: [livelm.com](http://livelm.com)
- + Property website: [indigobcs.com](http://indigobcs.com)
- + Recognition: 2017 Progress Minnesota award winner. The program honors individuals and companies that are making an economic impact across the state in innovative ways.
- + Charging stations: 15 charging spots at IndiGO at BCS

LMC, a Lennar company and the fifth-largest apartment developer in the country, recently created the largest ChargePoint installation outside of the West Coast at IndiGO at BCS in Bloomington, Minnesota. More than a dozen personal charging spots and two community charging spots serve residents and visitors alike. As transportation evolves, apartment communities like IndiGO are offering modern amenities such as EV charging to stand out and attract residents. LMC is maintaining pace with the competition and preparing for the future by providing charging at IndiGO and making it a development checklist “must” for other properties.

### LMC Meets Resident Needs and Plans for the Future

The IndiGO apartment community is centrally located in Bloomington, Minnesota, near light rail, shopping, hotels, restaurants and other attractions, including the Mall of America. The vibrant location creates demand for charging among residents and community members alike, so LMC sought a well-known charging solution that would work for all types of electric vehicle (EV) drivers.

Because LMC wants property managers to focus on meeting resident needs and creating a sense of community, not managing infrastructure, the company sought an EV charging solution that would be easy to manage and automatically bill residents for energy used to charge EVs. LMC also wanted a visually appealing EV charging solution that would uphold a premium brand image and be ready to serve the next 10 years of residents at the property.

#### LMC Requirements

- + Keep up with industry trends and prepare buildings for the future of transportation
- + Support personal charging spots for residents and community charging for visitors
- + Keep property managers focused on core tasks
- + Uphold premium brand image with well-designed stations from a leading company

#### ChargePoint Automates Billing, Supports Diverse Charging Needs

Initial research identified ChargePoint as the market leader in EV charging, with a complete set of solutions designed specifically for apartments. Working closely with ChargePoint's dedicated multifamily charging team, LMC was able to identify the appropriate number and type of charging spots required to meet current and future needs of the IndiGO residents and local community members. By using Power Management to install more stations than the rated capacity, LMC was able to avoid expensive electrical upgrades and ensure a smooth installation.

#### ChargePoint Solution

- + Market-leader delivered industry knowledge, multifamily solutions, an expert team and future-proof features like Waitlist and Power Management
- + Dedicated charging spots mean residents can count on getting a charge, while familiarity with ChargePoint simplifies charging for community members
- + Automated billing and online dashboard simplify charging management
- + Reliable, quality stations deliver a modern brand feel at a Class A property

#### Charging Is Easy and Demand Is Growing

Residents and visitors alike are familiar with ChargePoint, which makes it easy for them to start charging right away. Automated billing simplifies charging for property managers, letting them focus on building community with events like game tournaments and movie nights. LMC is finding that many of its residents are choosing to downsize from large homes for more efficient living, and being able to drive electric and charge at home complements this desire for increased efficiency. With Minnesota rated among the best states for driving electric from a sustainability perspective, EV charging is a win for developers, residents and the environment.

“Our residents want more compact, efficient living with shorter commute times. If they want to have a very clean form of transportation, we want to be able to offer that as well.”

— Travis Nordgaard, Development Associate for LMC

A positive experience working with ChargePoint and increased demand for charging from residents made the IndiGO project a success, so LMC is now installing ChargePoint stations at additional Minnesota properties, including Onyx in Edina and Nordhaus in Minneapolis. As EVs continue to become more popular, EV charging joins must-have modern amenities like fitness centers, dog parks, pools and saunas as a vital way to attract residents. By planning for the future and installing charging upfront, LMC is making sure that its buildings have everything they need to be appealing to residents for years to come.

#### LMC Results

- + Charging sessions have increased 50% in two months
- + More than a dozen drivers already are using the stations
- + Smooth EV charging installation process can be repeated at several other properties
- + LMC is ready to meet growing EV demand as EVs account for 25% of sales by 2025

#### Contact Us

To learn more about ChargePoint solutions for apartments and condos:

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