

City of Boston EV Charging



greenspot™

South
Boston/Seaport
EV Charging



Meeting Norms

- This meeting is being recorded!
- Microphone off, please!
- We reviewed and will cover any questions that were sent in advance of the meeting
- If you have any questions during the presentation, please type questions or comments in the Zoom Q&A panel
- Feel free to email us any individual questions

Meeting Purpose

- Information about the City of Boston's EV adoption and charging
- Greenspot will provide an update on EV initiatives in South Boston and Seaport
- We continue to gather community feedback about future EV charging locations

Agenda

1. South Boston Data
2. Curbside Demonstration Program Overview
3. Greenspot EV charging locations in South Boston
4. Q&A
5. Next Steps

Public Chargers in South Boston

- 795 registered EVs as of Jan 2025
- South Boston has 2 public EV chargers for 37,000 residents.
- Boston will need to grow by an additional **400 Level 2** charging port and **300 DC fast charging** ports



4 ports at 450 West Broadway

Why On-Street Parking?

- The City **operates EV charging stations in our municipal parking lots** - demand cannot be met from City owned off-street parking alone
- Residents want **charging closer to where they live, that is convenient, and within walking distance** - on-street charging is the most direct way to provide this service
- Curbside demonstration project
- Public-private partnerships will help the City achieve our goals



Charging stations in municipal parking lot in Jamaica Plain

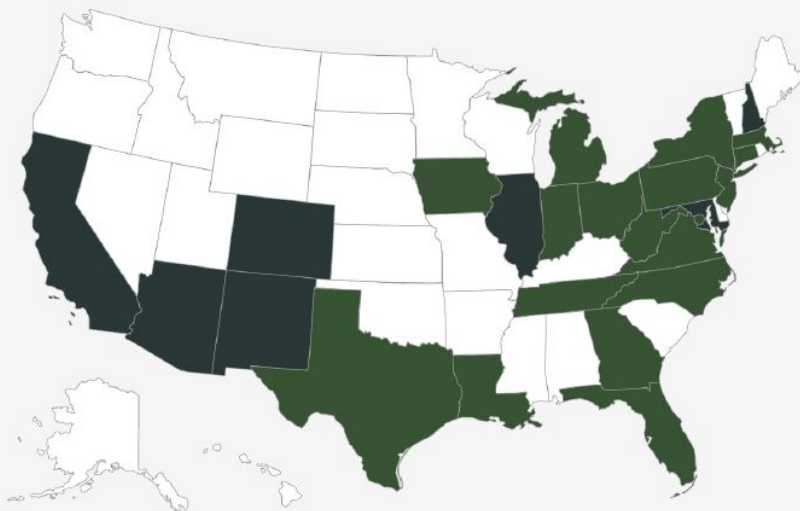


**South Boston
&
Seaport**



Greenspot's US Presence

Currently operating in 18 states, with plans to expand to 25 and beyond.



Upcoming Stations

Existing Stations

Our Company

Legal Name: Greenspot JC, LLC

Address: 155 2nd St, Jersey City, NJ 07302

Phone: +1 (877) 500-0010

Email: info@greenspot.com

Website: www.greenspot.com

Year Incorporated: 2014

State of Incorporation: New Jersey

Incorporation Type: Limited Liability Company

Company Type: Privately Owned

Founding Company: Shuster Group, LLC

DUNS Number: 080417403

NAICS Codes: 221122, 237130, 238210, 238910, 335999, 447190, 541330, 541340

Our Team

We want to ensure you are confident in our ability to deliver projects. Therefore, we have assembled the following experts to manage your expectations.



Eyal Shuster, CEO
Founder (Shuster Group, DVORA Life, Greenspot US & IL)



Joe Desimone, COO
Past Exp: CitiBike, GM
Qual: MBA, Mechanical Engineer



Ginu Thomas, CFO
Past Exp: Ernst & Young
Qual: CPA, CFA, MBA



Max Limone,
Director of Ops
Past Exp: Tishman Construction
Qual: Civil Engineer



Manuel Klinar,
Director of Sales
Past Exp: Asekuro Agency
Qual: MBA



Irene Zheng,
Controller
Past Exp: Shuster Group
Qual: MBA



Monil Nanavati, Ops Manager
Qual: Civil Engineer, MS Construction Management



Itamar Dror, Demand Generation
Past Exp: DASS Group
Qual: MBA, Computer Science

Some of Our Clients

Private:

- + First Service Residential
- + LeFrak
- + Food City
- + Jewish Alliance
- + Bergman Group
- + Lincoln Property Company
- + AJH Management
- + Cushman & Wakefield
- + DVORA Life
- + J&L Companies
- + RXR
- + Greystar
- + URBV
- + Holiday Inn Express
- + Comfort Inn and Suites
- + Hampton Inn
- + Wingate by Wyndham
- + Delta Dental

Public:

- + Columbus, OH
- + Boston, MA
- + Cincinnati, OH
- + Trenton, NJ
- + Hamilton, NJ
- + Ulster County, NY
- + West Virginia University
- + Tenaflly, NJ
- + Asbury Park, NJ
- + Ashland, VA
- + Brookline, MA
- + Long Branch, NJ
- + Martinsville, VA
- + Mount Olive, NJ
- + Newton, MA
- + Norwich, NY
- + Princeton, TX
- + Westland, MI

Newton and Brookline, MA



Faster Level 2

Our 80A Level 2 is a high-powered AC charging station capable of delivering up to 19.2kW at 240V. A future-proofed solution that is ideal for all situations with a longer dwell time.

- ✓ Wi-Fi and LTE cellular compatible
- ✓ Access control via RFID or Greenspot's mobile app
- ✓ Integrated holster
- ✓ NEMA 3R rated for indoor and outdoor use
- ✓ Hardwired power source



Power & Flexibility With DC Charging

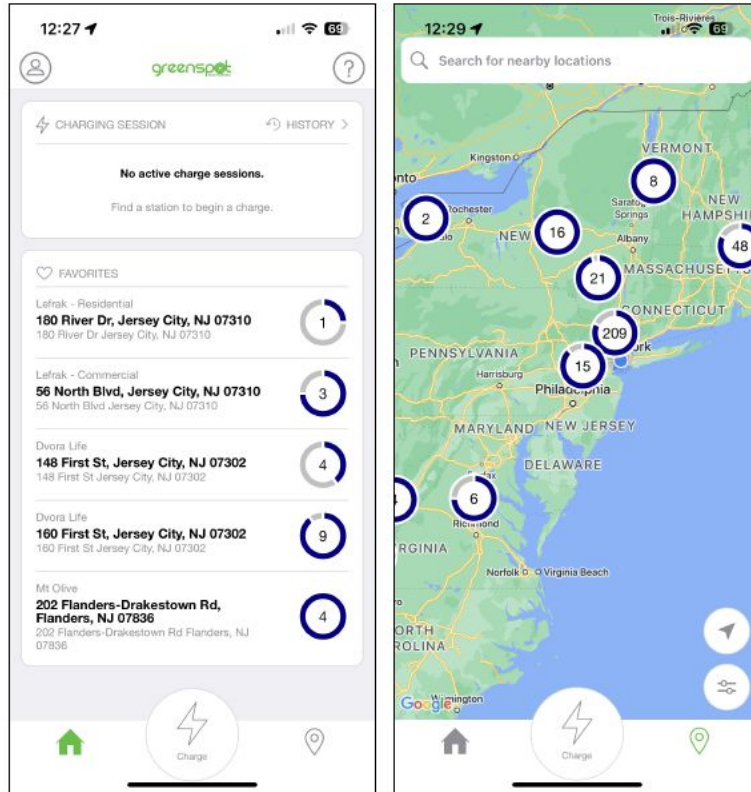
All-in-One NACS-Ready DC Charging Solution

- ✓ User-friendly cable system
- ✓ Supports one or two DC charging outputs
- ✓ Dynamic power management
- ✓ Up to 400kW of charging power across all connected outputs
- ✓ Optimized charging that reduces hardware and grid connection costs



Greenspot - Our Technology at Night





User Experience

When we set out to create the most reliable EV charging network, we decided to keep things simple, but give our drivers complete control over their experience.

Authentication: Greenspot mobile app and RFID tag

Payments: Credit card, ApplePay, and Google Wallet

Support: 24/7 support by phone

Reliability: 24/7 system monitoring



Heat map results
from our Suggest a
Location Survey

Greenspot - How Did We Get Here?



- **Greenspot and the City evaluated the following during the Phase 1 location selection:**
 - Survey Results / Community Feedback
 - Existing public EV chargers
 - Forecasted new EV chargers
 - High population density areas (multifamily residential)
 - Historic / landmark areas
 - City-owned property
 - Sidewalk widths
 - Bike / bus lanes / bus stops
 - Bike stations / other street furniture
 - Hydrants / tree pits / wireless antennas / fire call boxes
 - Parking regulations
 - Utility power capacity
 - Recent street resurfacing





Suggested South Boston Locations (Phase 1)

- **420 D Street - 10 Level 2 Parking Spaces**
- **420 D Street - 4 Level 3 Parking Spaces**
- **26 M St - 6 Level 2 Parking Spaces***
- **406 Congress - 4 Level 2 Parking Spaces**
- **1005 Columbia - 8 Level 3 Parking Spaces**

***Corrected location after presentation**







420 D Street, South Boston
10 Level 2 Parking Spaces
4 Level 3 Parking Spaces

-  Proposed EV Charging parking spaces
-  Proposed level 2 EV charging station
-  Proposed level 3 EV charging station
-  Proposed electrical cabinet location







26 M St, Boston, MA 02127
6 Level 2 Parking Spaces

-  Proposed EV Charging parking spaces
-  Proposed level 2 EV charging station
-  Proposed level 3 EV charging station
-  Proposed electrical cabinet location







406 Congress St, Boston, MA 02210

4 Level 2 Parking Spaces

-  Proposed EV Charging parking spaces
-  Proposed level 2 EV charging station
-  Proposed level 3 EV charging station
-  Proposed electrical cabinet location



1005-1021 Columbia Rd, Boston, MA 02127
8 Level 3 Parking Spaces

-  Proposed EV Charging parking spaces
-  Proposed level 2 EV charging station
-  Proposed level 3 EV charging station
-  Proposed electrical cabinet location

Question and Answer

- How were these locations selected?
- Safety concerns about 1005 Columbia Road because of speed and high traffic volume.
- The locations shared almost all appear to be in closed garages. Is there public access available?
- How will these charging spots be enforced? The city currently fails to enforce the few that exist in the municipal lot on Broadway
- Is the city able to impose time limits and/or state-of-charge limits on level 3 chargers, after which time charging would automatically stop and idling fees would be incurred?
- Does the city have any plans to implement TOU rates to incentivize charging during off-peak hours and/or hours of high renewable power generation (i.e., overnight for wind, mid-day for solar)?
- Will the EV parking spaces be protected from extreme weather events, especially flooding? Is EV parking being provided separately for commercial trucks, especially in and out of Conley?

Next Steps

1. **Engineering Design**
2. **Review & Permitting**
3. **Construction**

(Construction updates available at www.bostonevcharging.com)

How to get in contact



Initial EV charging locations have been proposed for the neighborhoods of Allston, Brighton, South Boston, and Seaport

www.bostonevcharging.com

info@greenspot.com

Program Manager:

Judith Gibson-Okunieff | Zero Emission
Vehicle Program Manager | Boston
Transportation Department

<https://boston.gov/rechargeboston>

electric.vehicles@boston.gov