

**Sustainability Commission**  
**Meeting Agenda - February 28, 2013**

**6:00PM - 8:00PM**

**Sylvester Powell, Jr. Community Center - 6200 Martway, Mission, KS 66202**

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1. Approve minutes from December 6, 2012 meeting (5 min)
2. Election of Officers (5 min)
3. Review: 2008 greenhouse gas inventory (ghg) & climate protection plan (CPP) (20 min)
4. Discussion: Proposed Calendar - 2013 GHG Inventory & CPP Update (10 min)
5. Discussion: Speakers and Topics for 2013 (10 min)
6. KS Legislative Update on Sustainability Topics (10 min)
7. Miscellaneous/New Business (30 min)
8. Adjourn

## MINUTES OF THE MISSION SUSTAINABILITY COMMISSION

December 6, 2012

The Mission Sustainability Commission met at the Sylvester Powell, Jr. Community Center, 6200 Martway, Thursday, December 6th, 2012 at 6:00 p.m. with Committee Chair Rafael Duran presiding. The following commissioners were present: Doug Blessing, Largo Callenbach, Steve Helvey, Leslie Herring, Dave Lally. Doug Gregg was not present but forwarded comments for review at the meeting and inclusion in these minutes. Mr. Duran called the meeting to order at 6:01 p.m.

### **Approval of Minutes**

Mr. Duran asked if there was any opposition to approving the minutes from the September 27, 2012 meeting. There was no opposition; the minutes were adopted.

Mr. Duran asked if there was any opposition to approving the minutes from the October 11, 2012 meeting. There was no opposition; the minutes were adopted.

Mr. Duran asked if there was any opposition to approving the minutes from the October 25, 2012 meeting. There was no opposition; the minutes were adopted.

### **Sustainable Mission Certification**

Mr. Duran introduced this item by providing a brief overview of the draft report, as included in the Commission's packet for the meeting. Mr. Rauch explained the general process behind staff review and his recommended point allocations. He stated that the Commission could edit the report and forward a finalized recommendation to the Planning Commission for their review.

Ms. Herring asked if certain criteria, such as the number of trees, were based on firm metrics. Mr. Rauch explained that the criteria were mostly subjective and weighted based on the submitted project and the development's goals. Due to the size and variety of development projects, there were no firm numbers attached to most of the criteria.

Mr. Duran suggested evaluating each criteria individually and began reviewing staff scores. Some discussion followed on individual criteria.

Mr. Helvey felt the staff score for "Building Orientation Energy Efficiency" was aggressive. He added that the architect did not speak enough to measures like solar power, and although the developer had indicated a willingness to utilize such measures, no firm commitments had been made. The Commission agreed and reduced this score from 5 points to 3 points.

Some discussion followed on "Mixed-Use Neighborhood Centers" and "Locally/sustainably sourced building materials." Ms. Herring asked how many miles the developer would have to commit to in order for it to get full credit. Mr. Rauch explained that there was no set mile radius defined for 'local,' but rather that the score would depend on the type of project, its scope, and how well the developer was making a commitment to being as local as possible.

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Some discussion followed on stormwater runoff. The Commission agreed that a giant system to collect the runoff would be necessary and agreed with the current score.

The Commission also discussed the “Historic Resource Preservation and Adaptive Reuse” criteria. Mr. Gregg’s comments stated: “Any historic resource preservation was torn down and destroyed to ready the space for this project. The space is effectively being used for the same purpose as always, generation of revenue streams for the City of Mission. From my perspective there is no resource preservation and adaptive reuse is a ‘big’ stretch since nothing of the previous occupants of the land is being used.”

Mr. Rauch explained that while there was no real historic preservation element, the adaptive reuse (moving from an old mall to a mixed use, modern development) probably merited some points. Ms. Herring agreed with the adaptive reuse component because it was an indication of what was to come from the new development. The Commission agreed to leave the present score.

With respect to “Mixed-income diverse communities,” Mr. Gregg’s concerns included: My understanding of the project funding is that the residential developers are not using any public funds for this portion of the project. The residential portions are targeted to the upwardly mobile young population. Because there are no public funds involved there will be no ‘Section 8’ or lower income residents, and this to also include the senior market. I don’t see how they earn this 100% rating when they are leaving out 2 significant segments of the population. Frankly, I would agree that the plan is better overall for Mission than adhering to a ‘mixed income diverse community’ plan, but I don’t believe the plan warrants 100%.”

Mr. Rauch explained his reasoning for giving the property a high score in this category. He stated that while the development would contain a variety of accommodations for residents at various income levels, there was no overt commitment to low-income housing, and that Mr. Gregg’s assessment overall was correct with respect to Section 8 accommodations. Mr. Blessing reminded the committee that most Section 8 housing is subsidized by the State and Federal government, and that it would be politically difficult to achieve. The Commission initially agreed to change the score to 3 of 4, but agreed to leave the score alone after Ms. Herring stated that some retailers like Wal-mart could help bring a more diverse group of people to frequent the development.

Mr. Gregg’s comments also centered on “Square footage of commercial space renovated” and included: “Quite specifically, nothing has been renovated, it is a ground up build.” Mr. Rauch explained that when he set out to score the criteria, he looked over the lifespan of the proposed development from 2005 to the present day. Thus, he considered the project a redevelopment of the former mall, rather than a new development on an empty site. Those present agreed.

Mr. Gregg’s comments with respect to “Minimized site disturbance in design construction”

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included: “To date, I don’t think you can say that any site disturbance has been minimized, an entire shopping center was torn down to make way for this project. Even if one considered minimized disturbance in the actual design construction of the property as it sits NOW, we have no way to judge that! The project isn’t even begun!” Mr. Duran said that disturbance to neighbors should be small, and given that the developer would be building on the whole site, disturbing the property would be mostly inevitable. Those present agreed and the score was left unchanged.

With respect to “Community Outreach and Involvement,” Ms. Herring stated that the developer deserved points for being so involved and engaged in the community, and for sticking with the project through the years. Mr. Duran commented on the transformation of the project over time and expressed hope that it would look better than the original plan.

Mr. Gregg’s comments with respect to “Local food production” included: “There is some ‘potential’ space for small gardens. If all of this ‘potential’ space is used, I doubt seriously there would be enough product to satisfy any market.”

Mr. Rauch explained his rationale for allocating a point based on the potential for gardens to grow, but also that the criteria did not necessarily require gardens where food could be brought to market. The Commission agreed that it could be given full credit due to the presence of Sprouts and their commitment to local food sales.

Doug Blessing reminded the Commission of the need to bring supporters for the Gateway project to the Council meetings.

The Commission discussed the overall development and agreed it should receive Silver certification.

Ms. Callenbach moved to accept the Sustainability Certification for the proposed Gateway development as amended during the meeting. Mr. Lally seconded the motion. All present agreed to send the Sustainability Certification for the proposed Gateway Development to the Planning Commission for review. There was no opposition.

### **New Business**

Mr. Duran advocated purchasing additional bicycle racks with remaining Sustainability Commission funds before the year’s end. Mr. Rauch advised waiting until the following year so that the placement of new bicycle racks could be coordinated with the Parks and Recreation Commission. Ms. Callenbach moved and Mr. Lally seconded a motion to buy up to ten bicycle racks using any remaining Sustainability Commission funds. All on the Commission agreed; there was no opposition.

Mr. Duran also advocated purchasing a dual-flush toilet for the Community Center if the Parks and Recreation Director would like one. Mr. Blessing advocated consulting Parks and

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Recreation Director Christy Humerickhouse prior to purchasing such equipment. Mr. Rauch reminded the Commission that the toilet would also have to be installed and there would be additional requirements beyond simply purchasing the toilet itself. Some discussion followed.

Mr. Blessing suggested including bicycle rack installations along Martway and Johnson Drive.

Some discussion followed on future sustainability initiatives, such as EV charging stations.

Ms. Herring brought up Rushton's Green School initiative and asked if anyone would volunteer to be a liaison between the Sustainability Commission and Rushton PTA to help with green schools and other sustainability projects. Ms. Herring stated she would volunteer; Mr. Blessing and Ms. Callenbach also volunteered.

Mr. Lally stated he would be stepping down from the Commission and thanked everyone. The Commission articulated appreciation for Mr. Lally's service.

**ADJOURN**

There being no further items for discussion, the Commission adjourned at 7:00p.m.

Joshua Rauch, Neighborhood Services Coordinator