



REGULAR MEETING AGENDA
Wednesday, August 16, 2023 at 7:00 p.m.

CITY HALL
6090 Woodson Street
Mission, KS 66202

Meeting In Person and Virtually via Zoom

This meeting will be held in person at the time and date shown above. This meeting will also be available virtually via Zoom (<https://zoom.us/join>). Information will be posted, prior to the meeting, on how to join at <https://www.missionks.org/calendar.aspx>.

If you require any accommodations (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify the Administrative Office at 913-676-8350 no later than 24 hours prior to the beginning of the meeting.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ROLL CALL

- 1. PUBLIC HEARINGS**
- 2. SPECIAL PRESENTATIONS**
- 3. ISSUANCE OF NOTES AND BONDS**
- 4. CONSENT AGENDA**

*NOTE: Information on consent agenda items has been provided to the Governing Body. These items are determined to be routine enough to be acted on in a single motion; however, this does not preclude discussion. **If a councilmember or member of the public requests, an item may be removed from the consent agenda for further consideration and separate motion.***

CONSENT AGENDA - GENERAL

- 4a. Minutes of the [July 17, 2023 Special City Council Meeting](#) and [July 19, 2023 City Council Meeting](#)

CONSENT AGENDA - Finance & Administration Committee

[Finance & Administration Committee Meeting Packet August 2, 2023](#)
Finance & Administration Committee Meeting Minutes August 2, 2023

- 4b. CFD2 Special Event Permit for Street Solicitation

CONSENT AGENDA - Community Development Committee

[Community Development Committee Meeting Packet August 2, 2023](#)
Community Development Committee Meeting Minutes August 2, 2023

- 4c. Interlocal Agreement for 2022 Stormwater System Renewal Project/2022 Mission Street Repair
- 4d. Powell Community Center (PCC) and Mission Square Parking Lot Repairs

5. PUBLIC COMMENTS

6. ACTION ITEMS
Planning Commission

- 6a. Preliminary Development Plan – Residence on Rock Creek Phase II – (PC Case #23-13) ([page 4](#))
- 6b. Tobacco Retailer Buffer Regulations – Zoning Code Amendment (PC Case #23-14) ([page 73](#))

Miscellaneous

7. COMMITTEE REPORTS

Finance & Administration, Mary Ryherd

[Finance & Administration Committee Meeting Packet August 2, 2023](#)
Finance & Administration Committee Meeting Minutes August 2, 2023

- 7a. First Amendment – Residence on Rock Creek Redevelopment Agreement ([page 88](#))

Community Development, Lea Loudon

[Community Development Committee Meeting Packet August 2, 2023](#)
Community Development Committee Meeting Minutes August 2, 2023

8. UNFINISHED BUSINESS

9. NEW BUSINESS

10. COMMENTS FROM THE CITY COUNCIL

11. COUNCIL COMMITTEE LIAISON REPORTS

- Sustainability Commission (Kring/Thomas)
- Parks, Recreation + Tree Commission (Loudon/Ryherd)
- Mission Magazine Editorial Board (Boultinghouse)
- Family Adoption Committee (Chocie)

12. MAYOR'S REPORT **Appointments**

12a. Christine Korth, City Treasurer

12b. Parks, Recreation + Tree Commission Appointments

- Katie Anderson
- Sam Komosa

13. CITY ADMINISTRATOR'S REPORT

13a. Business Updates

13b. 2023 Mid-Year Project Status Update

14. EXECUTIVE SESSION

ADJOURNMENT

City of Mission	Item Number:	6a.
ACTION ITEM SUMMARY	Date:	August 16, 2023
Community Development	From:	Brian Scott

Action items require a vote to recommend the item to the full City Council for further action.

RE: Preliminary Development Plan for Phase II of Residence on Rock Creek (property adjacent to 5399 Martway Street) (PC Case #23-13)

RECOMMENDATION: Approve a preliminary development plan for Phase II of Residence on Rock Creek (PC Case #23-13)

DETAILS: Residence on Rock Creek is a 168-unit multi-family apartment building currently under construction at 5399 Martway – site of the former Mission Bowl bowling alley. The developers of Residence on Rock Creek, Sunflower Development, have expressed an interest in constructing a second phase of the development on the parcel of property immediately to the east. The parcel currently provides overflow parking for the office building on the north side of Martway addressed as 5201 Johnson Drive.

Sunflower Development submitted an application for a preliminary development plan (PDP) to the City in May of this year. The PDP indicates an apartment building that would be five stories in height (four stories on top of a one-story podium parking structure) with 96 apartment units. Approximately 20% of the units would be two-bedroom with the remaining being a combination of one bedroom and studio. The building will have a 1,750 sq. ft. retail space on the ground floor in the northwest corner. The applicant envisions this space possibly being a coffee shop or small cocktail bar.

Though similar in design to the first building that is currently under construction, the Phase II building will have different color brick work and other elements that give it a distinctly different feel from the Phase I building but compliments the design of the Phase I building. This will provide more visual interest along this particular block of Martway with some variety in colors, materials and even uses.

The site is within the Main Street 2 (“MS-2”) zoning district. The “MS-2” zoning district has a maximum height requirement of three stories or 45 feet and a density restriction of 35 units per acre. The applicant is requesting a deviation from these two requirements with a building that is five stories in height, or 58 feet, and 55 units per acre. This is consistent with deviations that were approved for Phase I and provides continuity between the two buildings and that portion of Martway.

The site will accommodate 98 parking spaces with seven additional, on-street parking spaces for the retail component. Parking requirements for the “MS-2” stipulates one parking space per bedroom, which equates to 112 parking spaces total for the residential component. The applicant is contemplating a cross access parking agreement with the former Mission Bank building property on the north side of Martway

Related Statute/City Ordinance:	Chapter 400
Line Item Code/Description:	N/A
Available Budget:	N/A

City of Mission	Item Number:	6a.
ACTION ITEM SUMMARY	Date:	August 16, 2023
Community Development	From:	Brian Scott

Action items require a vote to recommend the item to the full City Council for further action.

that would allow for residents to park on the north property in the evening hours and office building users to park on the south property during the day. Obtaining this cross-access parking agreement is a stipulation of this PDP.

In addition, the owner of the north property (the former Mission Bank building) intends to make improvements to the property that will provide for additional parking.

The application for the PDP for Phase II of the Residence on Rock Creek was considered by the Planning Commission at their regular meeting on Monday, July 24th. A public hearing was held as part of the consideration, but no one was present to provide testimony in favor or against the project. The Planning Commission approved recommendation of the PDP for Phase II of Residence on Rock Creek to the City Council by a vote of 7-0 (2 Commissioners absent).

The Developer has indicated they anticipate making a request for consideration of a public/private partnership similar to the one approved in 2020 for the Phase I project.

CFAA CONSIDERATIONS/IMPACTS: There is currently an acute need for housing across the nation. This need exists within the Kansas City region as well. The proposed development project will provide an additional 96 units of housing for the community that is new, clean, and safe. These units will be available to adults of any age group. In addition, the proposed development will provide amenities for all residents of Mission including an extension of the Rock Creek Trail with benches and outdoor exercise components that can be used by all residents of any age.

Related Statute/City Ordinance:	Chapter 400
Line Item Code/Description:	N/A
Available Budget:	N/A

CITY OF MISSION, KANSAS

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN WITH STIPULATIONS FOR THE CONSTRUCTION OF PHASE II OF THE RESIDENCE ON ROCK CREEK MULTI-FAMILY HOUSING DEVELOPMENT ON A PARCEL ADJACENT TO 5399 MARTWAY – MISSION BOWL, LLC, APPLICANT (PLANNING COMMISSION CASE # 23-13)

WHEREAS, the subject parcel of property, located south of Martway Street, is the southern portion of a larger property (KP38000000-0007) located at 5201 Johnson Drive in the City of Mission, Johnson County, Kansas; and

WHEREAS, subject property is zoned Main Street District 2 (“MS-2”) with certain stipulations on building type, height, setbacks, architecture, landscaping, and street layout; and

WHEREAS, Mission Bowl, LLC (the applicant), presented an application to the Community Development Department of the City of Mission for a preliminary development plan for the construction of a five-story, 96-unit, multi-family housing development on the subject property on May 17, 2023; and

WHEREAS, the application was presented to the Mission Planning Commission on July 24, 2023 as Planning Commission Case #23-13, at which time a public hearing was held by the Commission so that all interested parties may present their comments concerning the application; and

WHEREAS, notice of said public hearing was published in The Legal Record on July 4, 2022, and sent, certified mail, to property owners and occupants within 200 feet of the subject property; and

WHEREAS, At the conclusion of the public hearing for PC Case #23-13, the Planning Commission, after due consideration, voted 7-0 to recommend approval of the application to the Mission City Council with requested deviations and certain stipulations.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, KANSAS:

Section 1. Approval of Preliminary Development Plan Granted – Pursuant to Section 440.175 of the Mission Municipal Code, the Preliminary Development Plan (Planning Commission Case #23-13) on file with the Community Development Department of the City of Mission, 6090 Woodson, Mission, Kansas 66202 is hereby approved for the subject property as described below, and in accordance with Section 410.220 et. seq. of the Mission Municipal Code, subject to the stipulations set forth in Section 2, and subject to all other laws and regulations:

Legal Description (abbreviated)

MISSION VILLAGE BLOCK 5 LTS 21 THRU 23 EX E 10' LT 23 & E 95' LT 20
MIC 96 7

Section 2. Conditions and Stipulations – The Preliminary Development Plan referenced in Section 1 above is hereby approved with requested deviations and adopted subject to the following stipulations:

1. A final development plan will be submitted to the City and approved by the Planning Commission prior to the issuance of any building permits.
2. A Final Stormwater Management Report will be required with the Final Development Plan submittal. The stormwater report will document stormwater infrastructure and detention basin design details, subject to review and approval by Public Works staff.
3. All necessary stormwater infrastructure, as determined by guidance in the adopted 2009 APWA/MARC Manual of Best Management Practices for Stormwater Quality, will be detailed in the final development plan.
4. A Cross Parking Access Agreement outlining arrangements for shared parking between the subject parcel of property (the parcel south of Martway Street that is the proposed development site) and the parcel of property north of Martway Street that is addressed as 5201 Johnson Drive, and/or other properties as may be necessary, is required for the final development plan. Said Cross Parking Access Agreement(s) will be reviewed and approved by City staff. Said Cross Parking Access Agreement(s) will be signed by all parties and recorded with the Johnson County Register of Deeds prior to a building permit being issued.
5. Provide adequate parking in accordance with the standards of the American with Disabilities Act (ADA); One stall for every 20 spaces is required for final development plan. At least one ADA parking stall should be available to residents on-site outside of the parking structure and one ADA parking stall available for the retail use.
6. A study to determine the sight-line from the residential properties that are adjacent to the south to the equipment on the roof shall be completed to ensure that roof-mounted equipment is adequately screened from view; to be provided with the final development plan.
7. A detailed landscaping plan is required with the submittal of the final development plan; landscaping that is native and non-invasive shall be provided.

8. A detailed lighting plan is required with the submittal of the final development plan; lighting specifications that adhere to International Dark Sky Standards is preferred.
9. A study to determine the need for an improved crosswalk and/or beacon for pedestrians at the mid-block crossing for access to parking on the north side of Martway shall be included in the final development plan.
10. Details of the trash enclosure shall be provided that ensure adequate screening of waste from view off the site; to be provided with the final development plan.
11. All necessary easements and dedicated rights-of-way shall be submitted in a preliminary plat prior to final development plan approval.
12. An application for a Land Disturbance Permit shall be submitted to, and issued by, the City before any clearing, grading, or digging occurs on the site.
13. The applicant shall submit a Final Site Plan and construction documents to the City for review and approval prior to building permit issuance.
14. The applicant shall obtain all approvals from Johnson County Wastewater and Johnson County Water District #1 prior to building permit issuance.
15. The applicant shall obtain all necessary reviews, inspections, and approvals from Consolidated Fire District #2 prior to Temporary Certificate of Occupancy being issued.
16. The applicant shall be responsible for all damage to existing City infrastructure, including roads, curbs, and sidewalks. Repairs shall be of a quality like or better than existing conditions before final Certificate of Occupancy issuance.
17. The applicant shall provide a two (2) year warranty bond on all public infrastructure installed as part of this Preliminary Development Plan; bond(s) will be placed on file with the City of Mission Community Development Department.
18. Maintenance agreement for all site improvements, including but not limited to structures, improved infrastructure, landscaping, parking, and pedestrian connections on the property shall be provided and signed by the applicant and the appropriate City officials prior to construction permitting.
19. This Preliminary Development Plan approval shall lapse in five (5) years from its effective date if construction on the project has not begun, or if such construction is not being diligently pursued; provided, however, that the applicant may request a hearing before the City Council to request an extension of this time period. The City Council may grant an extension for a maximum of 12 months for good cause.

Section 3. Effective Date - This ordinance shall take effect and be in force from and after its publication as required by law.

Passed by the City Council this 16th day of August 2023.

Approved by the Mayor this 16th day of August 2023.

Solana Flora, Mayor

ATTEST:

Robyn L. Fulks, City Clerk

APPROVED AS TO FORM:

David Martin, City Attorney

Payne & Jones, Chartered
11000 King Street, King 2 Building
Overland Park, KS 66210

AT A GLANCE

Applicant:
Mission Bowl Apartments LLC

Case Number:
23-13

Location:
5201 Johnson Drive (South of Martway)

Project Name:
Residence on Rock Creek Phase II

Property ID:
KP38000000 0007

Project Summary:
The applicant proposes a mixed-use development of multi-family residential and retail for the existing parking area on the south side of Martway as phase two of the Residence on Rock Creek development that is currently under construction on the adjacent property to the west. It is a five-story structure, with four stories of 96 residential units over a first floor parking garage and small retail space with additional surface parking and on-street parking on site.

Current Zoning:
MS-2

Proposed Zoning:
N/A

Current Land Use:
Surface Parking

Staff Contact:
Karie Kneller, City Planner

Proposed Land Use:
Mixed-Use

Public Hearing Required

Legal Notice:
July 4, 2023



PROPERTY BACKGROUND AND INFORMATION

The subject property is located at 5201 Johnson Drive, on the lot south of Martway. It is a proposed development for Phase II of the Residence on Rock Creek that is currently under construction. The property is zoned “MS-2” Main Street District 2. The lot is currently combined with the lot to the north on Martway, which is a high-rise office building.

The subject property is currently an impervious parking lot with an approximately 15-foot buffer between the lot and the stormwater channel. The north, west, and east perimeter also contain a small area of pervious landscaping strip; to the north is a two-foot strip on the south side of the existing sidewalk, with two landscaped islands at the west and east vehicular drives. According to County maps, the south side of the subject property lies partially within the 100-year floodplain, adjacent to the Rock Creek channel.

Stormwater generally flows from north to south and west to east on the property surface, without underground infrastructure to capture runoff. A concrete flume currently located on the southeast corner of the lot shunts stormwater from the surface into the Rock Creek channel. A water main is located on the north side of Martway and on the adjacent property to the west. Gas, electrical, and sanitary sewer utilities are available. The property is not currently platted.

PROJECT PROPOSAL

The applicant submitted a preliminary development plan for a 90,647 square foot 96-unit multi-family development with a 1,750-square foot retail component on the northwest corner of the ground floor. A structured parking and surface parking component with 98 spaces for residents is located under and at the back of the building, accessed on the south side of the lot via the east vehicular drive. There is an additional seven parking spaces located diagonally along Martway for retail customers. The building is a five-story structure, about the same height as the Residence on Rock Creek development that is currently under construction. This development is phase two of Residence on Rock Creek, and circulation through the phase two development consists of a drive onto the phase one property for fire access ingress and egress.

The building footprint is outside of the 100-year floodplain, with some surface parking located within the floodplain on the south side ground floor. While a stormwater capture component will be part of the final development plan, it is not included in the preliminary development plan as this time. The stormwater infrastructure needed to improve the site with this development will consist of best management practices for stormwater management according to the American Public Works Association (APWA) and Mid-America Regional Council (MARC) guidelines, and will be the standard of evaluation for plan details. Impervious surface will nominally increase by about 3.3% with this plan, therefore stormwater calculations are provided with the project packet. The conversion from paved parking to more than 23,000 square feet of rooftop impervious surface is anticipated to decrease runoff contaminants from oil, salt, and gasoline.

Landscaping consists of a variety of trees, bushes, and ground cover that will provide green space on

site on the perimeter and within the parking area. There are nine street trees proposed along Martway with this plan. Annual planter beds are also a part of the landscaping plan. An extension of the existing Rock Creek Trail is located on the north side of the lot to maintain that connection, and a small area with public exercise equipment is also located adjacent to the trail. This exercise equipment is an extension of equipment located similarly on the first phase of the Residence on Rock Creek project.

Materials consist of brick and stone, with breeze block detailing on the ground floor facing Martway east of the retail location. There are four glass doors proposed along street frontage, and spandrel glass detail along a storage wall on the north façade at the ground floor. Several balconies and vertical architectural details around 360-degrees of the building breaks up the frontage on each floor of the proposed development. Park benches and bike racks are available along Martway, as well.

The design team submitted a sustainability scorecard for review by the Sustainability Commission. The meeting will be scheduled to provide the Commission with an opportunity to review the project and provide feedback for ways to improve the sustainability of the project.

PLAN REVIEW AND ANALYSIS

Mission Comprehensive Plan and Municipal Code

The 2007 Comprehensive Plan indicates future land use for the subject property as mixed-use. The draft update to the Comprehensive Plan defines the property as “High-Density Residential,” defined as 21 or more units per acre. The municipal code for properties located in MS-2 zones at §410.230-410.240 states that multi-family dwellings have a minimum of 35 units per acre.

Analysis: The proposal conforms with the municipal code and the comprehensive plan (2007 and draft update) for lot density.

The maximum height permitted in MS-2 is three stories and/or 45 feet. No front, side, or rear setback is required, except where the lot is adjacent to properties in R-1 or R-2 zoning districts.

Analysis: Because the lot is separated by the adjacent Rock Creek channel, this stipulation would not apply, but development is not permitted within the floodplain, so there is a significant back yard setback as determined by the floodplain area. This project is consistent with the development type, height, and density of phase one to the western adjacent lot, and the proposal conforms with the density and land use stipulated in the municipal code.

Parking requirements per municipal code at §410.250 (A) stipulate that for each 1,000 square feet of gross floor area, four spaces shall be provided. The retail space is 1,750 square feet, therefore the requirement for parking is seven spaces. These are provided in diagonal parking along Martway at the north side of the property. Americans with Disability Act (ADA) guidelines state that one ADA-accessible parking space should be provided for every 20 parking spaces on a site. There are a total of 105 parking spaces proposed, therefore six accessible spaces are required. Additionally, parking requirements for residential uses (B) stipulate that one space per bedroom for one- and two-bedroom units is required.

The project contemplates 112 bedrooms in 96 units, with 98 resident parking spaces in covered and uncovered lots.

Analysis: Staff is currently working with the applicant and the property owner to provide an agreement for shared parking to accommodate parking needs between the office use on the north side of Martway and the residential needs of this project. Staff will also work with the applicant to ensure that the ADA needs are met for the residents and customers. The shared parking agreement and equitable ADA access will be required with the final development plan.

Screening on the property is provided on the east side of the property, via a 4-foot high wall, that will be detailed in the final development plan. Trash receptacles are located behind the building in the uncovered parking lot, with access from within the building or covered parking garage. The final development plan will detail the enclosure materials.

Per municipal code at §415.030, screening for trash bins must be provided so that it is not visible from the pedestrian realm or off site, and the enclosure shall be constructed of masonry or frame. All roof-mounted equipment shall be screened from adjacent property or street level.

Analysis: The trash enclosure is located at the back of the building and will be enclosed with details to be provided in the final development plan

Landscaping requirements are provided in the municipal code at §415.090, which states that one tree is required for each 50 feet of street frontage. The frontage measures 385 feet, with a required eight trees. The proposal shows nine trees along street frontage. Additionally, one tree for each 3,000 square feet of open spaces is required. The lot has 5,390 square feet of open space, for a required two additional trees, which are provided in the plan. Landscaping within parking lots requires 6% of landscaped space and one tree for each 20 parking spaces (not to include garage). There are 50 uncovered parking spaces and three trees required. The area that is required to be landscaped is at least 486 square feet, and the proposal shows 592 square feet of landscaped parking area.

Analysis: The landscaping requirements as set forth in the municipal code are met with the preliminary plan; staff requires a landscape plan that details native and non-invasive species for the final development plan as noted.

Johnson Drive Design Guidelines

Materials in accordance with the Johnson Drive Design Guidelines (referenced in the municipal code as the City Wide Design Guidelines) shall be neutral beige, tan, and yellow tones and shall be of durable, high quality such as brick and stone. Each façade shall be addressed to provide a 360-degree design. The pedestrian realm is a priority, and should provide adequate connections for improved walkability. Park benches and bike racks are encouraged as part of design for walkable connections throughout the community as part of new developments. Ground floor transparency is encouraged to provide an enhanced pedestrian experience.

Analysis: It is staff's determination that the materials and overall architectural design is in conformance with the Johnson Drive Design Guidelines and provides a comprehensive design that is in context with surrounding properties. The extension/retention of the Rock Creek Trail connection provides improved walkability that is inviting and safe for pedestrians and the additional seating, bike racks, and exercise equipment provides enhancements that are consistent with improvements along the corridor. The breeze block detail on the ground floor facing Martway, entry doorways, and spandrels create an environment that engages passing pedestrians and bicyclists.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council of Case #23-13, the preliminary development plan for Residence at Rock Creek Phase II with the following conditions:

1. A final development plan will be submitted to the City and approved by the Planning Commission prior to the issuance of any building permits.
2. A Final Stormwater Management Report will be required with the Final Development Plan submittal. The stormwater report will document stormwater infrastructure and detention basin design details, subject to review and approval by Public Works staff.
3. All necessary stormwater infrastructure, as determined by guidance in the adopted 2009 APWA/MARC Manual of Best Management Practices for Stormwater Quality, will be detailed in the final development plan.
4. A Cross Parking Access Agreement outlining arrangements for shared parking between the proposed development site and the office building to the north located at 5201 Johnson Drive is required for the final development plan. Said Cross Parking Access Agreement will be signed by all parties and recorded with the Johnson County Register of Deeds prior to a building permit being issued.
5. Provide adequate ADA parking; One stall for every 20 spaces is required for final development plan. At least one ADA parking stall should be available to residents on-site outside of the parking structure.
6. Provide an ADA parking stall for the retail use.
7. A study to determine the sight-line from the residential properties that are adjacent to the south to the equipment on the roof shall be completed to ensure that roof-mounted equipment is adequately screened from view; to be provided with the final development plan.
8. A detailed landscaping plan is required with the submittal of the final development plan;

landscaping that is native and non-invasive shall be provided.

9. A detailed lighting plan is required with the submittal of the final development plan; lighting specifications that adhere to International Dark Sky Standards is preferred.

10. A study to determine the need for an improved crosswalk and/or beacon for pedestrians at the mid-block crossing for access to parking on the north side of Martway shall be included in the final development plan.

11. Details of the trash enclosure shall be provided that ensure adequate screening of waste from view off the site; to be provided with the final development plan.

12. All necessary easements and dedicated rights-of-way shall be submitted in a preliminary plat prior to final development plan approval.

13. An application for a Land Disturbance Permit shall be submitted to, and issued by, the City before any clearing, grading, or digging occurs on the site beyond the demolition that has already occurred.

14. The applicant shall submit a Final Site Plan and construction documents to the City for review and approval prior to building permit issuance.

15. The applicant shall obtain all approvals from Johnson County Wastewater and Johnson County Water District #1 prior to building permit issuance.

16. The applicant shall obtain all necessary reviews, inspections, and approvals from Consolidated Fire District #2 prior to final occupancy permit being issued.

17. The applicant shall be responsible for all damage to existing City infrastructure, including roads, curbs, and sidewalks. Repairs shall be of a quality like or better than existing conditions before final Certificate of Occupancy issuance.

18. The applicant shall provide a two (2) year warranty bond on all public infrastructure installed as part of this Preliminary Development Plan; bond(s) will be placed on file with the City of Mission Community Development Department.

19. Maintenance agreement for all site improvements, including but not limited to structures, improved infrastructure, landscaping, parking, and pedestrian connections on the property shall be provided and signed by the applicant and the appropriate City officials prior to construction permitting.

20. This Preliminary Plan approval shall lapse in five (5) years from its effective date if construction on the project has not begun, or if such construction is not being diligently pursued; provided, however, that the applicant may request a hearing before the City Council to request an extension of this time period. The City Council may grant an extension for a maximum of 12 months for good cause.



PLANNING COMMISSION ACTION

The Planning Commission held a public hearing at its regular meeting on July 24, 2023 to take testimony on Case #23-13 - Preliminary Development Plan for Phase II of Residence on Rock Creek. At the conclusion of the public hearing and after due consideration the Commission voted 7-0 to recommend to the City Council approval.

CITY COUNCIL ACTION

The City Council will hear Case #23-13 at its August 16, 2023 public hearing.



Community Development Department
6090 Woodson Street
Mission, KS 66202
913-676-8360

Development Application

Permit # _____

Applicant Name: <u>Banks Floodman</u>	Company: <u>Mission Bowl Apartments LLC</u>
Address: <u>901 New Hampshire Street, Suite 201</u>	
City/State/Zip: <u>Lawrence, KS 66044</u>	
Telephone: <u>816.988.2808</u>	
Email: <u>bfloodman@sunflowzrkc.com</u>	
Property Owner Name: <u>Beain Dev 7 LLC</u>	Company: <u>Beain Dev 7 LLC</u>
Address: <u>300 E 39th St.</u>	
City/State/Zip: <u>Kansas City, MO 64111</u>	
Telephone: _____	
Email: <u>abeain@beaingroup.co</u>	
Firm Preparing Application: <u>Connor Treanor</u>	Company: <u>CT Design & Development</u>
Address: <u>300 New Hampshire</u>	
City/State/Zip: <u>Lawrence, KS 66044</u>	
Telephone: _____	
Email: <u>ctreanor@ctdesigndev.com</u>	
*All correspondence on this application should be sent to (check one) <input checked="" type="checkbox"/> Applicant _____ Owner _____ Firm _____	
Application Type	
Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> SUP <input type="checkbox"/> Lot Split <input type="checkbox"/> Other (Specify): _____	
Description of Request	
Please provide a brief description of the request: <u>The applicant is requesting preliminary development plan (PDP) review in connection with its proposed redevelopment of the existing parking lot to approx 92-102 multifamily apartment units.</u>	

Project Details

General Location or Address of Property: 5201 Johnson Dr (part of Society Boulevard Parcel)

Present zoning of property: M52

Present use of property: Vacant parking lot

Agreement to Pay Expenses

Applicant intends to file an application with the Community Development Department of the City of Mission, Kansas (City). As a result of the filing of said application, City may incur certain expenses, such as but not limited to publication costs, consulting fee, attorney fee, and court reporter fees. Applicant hereby agrees to be responsible for and to reimburse City for all cost incurred by City as a result of said application. Said costs shall be paid within ten (10) days of the receipt of any bill submitted by City to Applicant. It is understood that no requests granted by City or any of its commissions will be effective until all costs have been paid. Costs will be owed whether or not Applicant obtains the relief requested in the application.

Affidavit of Ownership and/or Authorization of Agent

I, Jason Swedds, manager of Mission Bowl Apartments LLC certify that I am the owner or contract purchaser of the subject property. I give my permission for the undersigned to act as my agent on behalf of the application hereby being submitted.

X [Signature] Date 5/16/23
 Signature (Owner)

X Andrew Brain Date 5/16/23
 Signature (Owner's Agent)

*****FOR OFFICE USE ONLY*****

File Fee: \$	Meeting Date
	PC CC
Total:	Date Notices Sent
Receipt #	
Notes:	Date Published
	Decision

EXISTING MISSION MART SHOPPING CENTER

EXISTING MISSION MART SHOPPING CENTER

EXISTING BUS STATION

EXISTING SECURITY BANK TOWER

EXISTING PARKING FOR MISSION MART SHOPPING CENTER

EXISTING PARKING FOR MISSION MART SHOPPING CENTER

EXISTING PARKING FOR SECURITY BANK TOWER

MARTWAY STREET

RESIDENCE AT ROCK CREEK - PHASE I

RESIDENCE AT ROCK CREEK - PHASE II
FOUR LEVELS OF RESIDENTIAL OVER ONE LEVEL OF PARKING
FIVE TOTAL LEVELS

EXISTING JOHNSON COUNTY WASTEWATER FACILITY TO REMAIN

ROCK CREEK TRAIL

TRASH

100 YR. FLOODPLAIN

DRAINAGE EASEMENT

25' BUILDING SETBACK

ROCK CREEK

EXISTING DRAINAGE EASEMENT
PROPOSED DRAINAGE EASEMENT

10' SANITARY SEWER EASEMENT

4' SCREEN WALL

100 YR. FLOOD WAY

Site Data Table

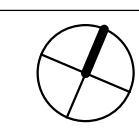
Zoning District:	MS 2
Land Area in Zoning District:	apprx. 74,117 SF
Conditioned Building Area:	90,647 SF
Parking Garage Area:	16,686 SF
Unit Count:	96 Total Units
Parking Required:	95 Spaces
Parking Provided:	98 Spaces

SINGLE FAMILY HOMES

WEST 60TH TERRACE

RESIDENCE AT ROCK CREEK - PHASE 2

SHEET A401 - PDP SITE PLAN

1/32" = 1'-0" 

07/13/23



MARTWAY STREET

SAN MH 251 SAN SAN SAN SAN SAN MH 228

ROOF BELOW
AWNING BELOW

FIVE (5) STORY MULTI-FAMILY BUILDING

ROCK CREEK TRAIL

EXISTING DRAINAGE EASEMENT

EXISTING STORM MANHOLE W/ 36" PIPE

10' SANITARY SEWER EASEMENT

PROPOSED DRAINAGE EASEMENT

EVERGREEN HEDGE

HYDRODYNAMIC SEPARATOR (HDS) DISCHARGES TO EXISTING M.H. IN DRIVEWAY.

GRATE INLET ROUTE TO HDS

DRAINAGE EASEMENT

BUILDING DOWNSPOUTS COLLECT UNDERGROUND AND ROUTE TO HDS

DRAINAGE FLOW ARROWS TYP.

TRASH

6' WOOD FENCE BEHIND RETAINING WALL

EXISTING RETAINING WALL

25' BUILDING SETBACK

PROPERTY LINE

ROCK CREEK

LANDSCAPE PLAN DEVELOPMENT DATA:

THE FOLLOWING LANDSCAPE REQUIREMENTS WERE DERIVED FROM SECTION 415 OF THE CITY OF MISSION DEVELOPMENT CODE.

415.090 MINIMUM TREE REQUIREMENTS PER ZONING DISTRICT

415.090.A.

TREES - 1 TREE/50 LF OF FRONTAGE LOCATED WITHIN THE LANDSCAPE SETBACK.

REQUIRED: 385 LF FRONTAGE/50 = 7.7 TREES = 8 TREES
SHOWN: 9 TREES

TREES - 1 TREE/ EACH 3,000 SF OF LANDSCAPE OPEN SPACE.

REQUIRED: 5,390 SF LANDSCAPE OPENSOURCE/3,000 = 1.79 TREES = 2 TREES REQUIRED.
SHOWN: 2 TREES

TREES - 1 TREE/ EACH 20 PARKING SPACES. NOT INCLUDING GARAGE SPACES. TO BE LOCATED WITHIN THE PARKING AREA NOT ON THE PERIMETER.

REQUIRED: 50 PKG SPACES/20 = 2.5 = 3 TREES REQUIRED
SHOWN: 4 TREES

415.110 PLANT REQUIREMENTS WITHIN PARKING AND VEHICULAR AREAS
B.1 REQUIREMENT: 6% OF THE INTERIOR OF THE PARKING LOT SHALL BE LANDSCAPED.

REQUIRED: 50 SPACES x 162 SF x 0.06 = 486 SF REQUIRED
SHOWN: INTERIOR PARKING LOT LANDSCAPE AREA = 592 SF

PARKING LOT SCREENING FROM RESIDENTIAL ZONING SOUTH OF ROCK CREEK:

- WOOD FENCE ALONG SURFACE LOT
- NO ADDITIONAL LANDSCAPING IS SHOWN AS IT WOULD BE LOCATED WITHIN THE CREEK FLOW LIMITS

ALL VEGETATION AND TREES WILL BE NATIVE AND DISEASE RESISTANT. THE FDP WILL DETAIL SPECIFIC LANDSCAPING.

PLANTING LEGEND

- MEDIUM OR LARGE DECIDUOUS TREE (2" CAL. MIN.)
- SMALL DECIDUOUS OR ORNAMENTAL TREE (6' HT. MIN.)
- CONIFEROUS TREE (6' HT MIN.)
- PKG LOT INTERIOR PLANTING AREA
- TURF/ SHRUBS/GROUND COVER PLANTINGS
- PLANTER BED
- EVERGREEN HEDGE

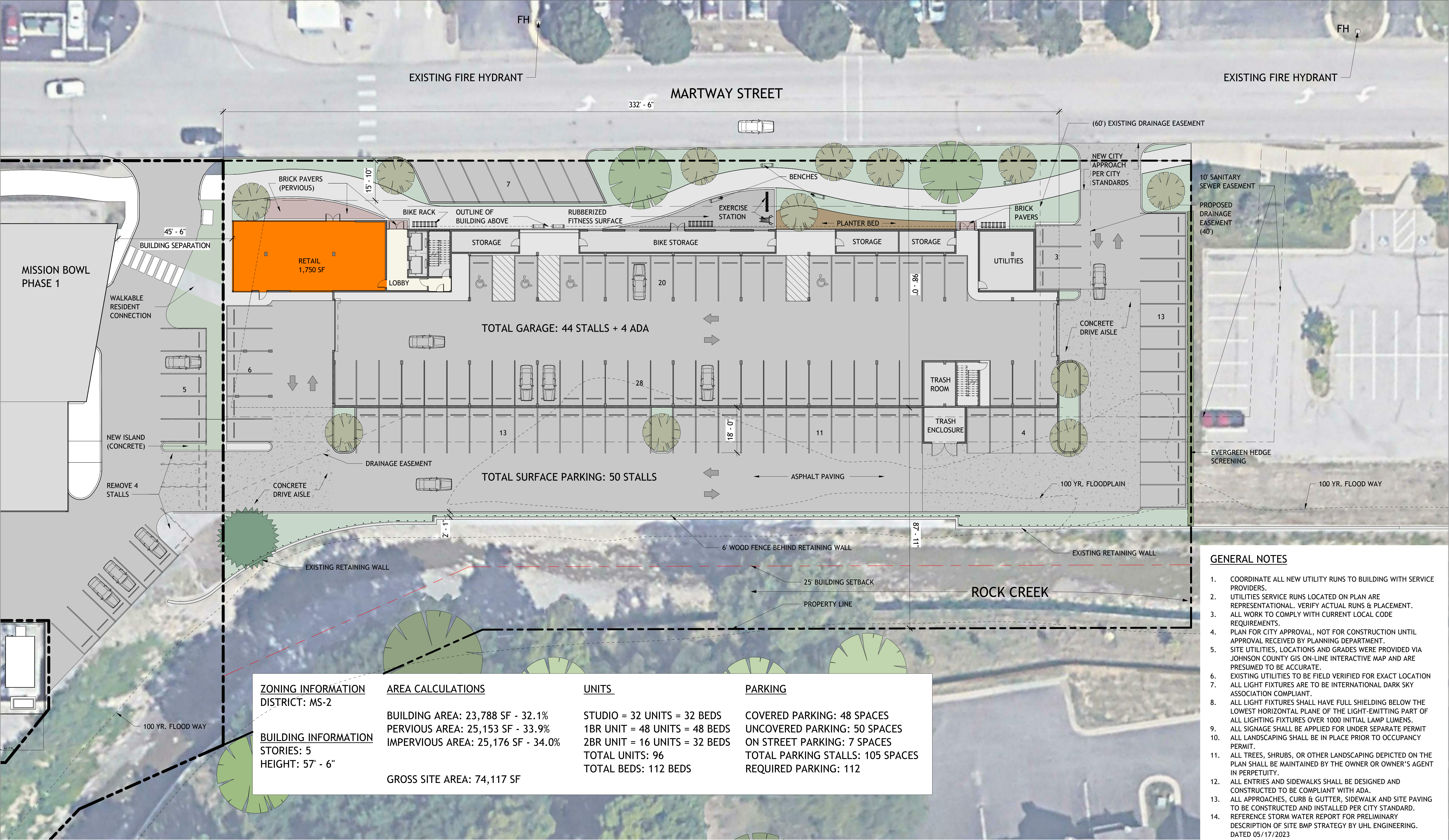
RESIDENCE AT ROCK CREEK - PHASE 2

SHEET A402 - PDP LANDSCAPE AND DRAINAGE PLAN

1/16" = 1'-0"

07/13/23





ZONING INFORMATION	AREA CALCULATIONS	UNITS	PARKING
DISTRICT: MS-2	BUILDING AREA: 23,788 SF - 32.1%	STUDIO = 32 UNITS = 32 BEDS	COVERED PARKING: 48 SPACES
<u>BUILDING INFORMATION</u>	PERVIOUS AREA: 25,153 SF - 33.9%	1BR UNIT = 48 UNITS = 48 BEDS	UNCOVERED PARKING: 50 SPACES
STORIES: 5	IMPERVIOUS AREA: 25,176 SF - 34.0%	2BR UNIT = 16 UNITS = 32 BEDS	ON STREET PARKING: 7 SPACES
HEIGHT: 57' - 6"	GROSS SITE AREA: 74,117 SF	TOTAL UNITS: 96	TOTAL PARKING STALLS: 105 SPACES
		TOTAL BEDS: 112 BEDS	REQUIRED PARKING: 112

- GENERAL NOTES**
- COORDINATE ALL NEW UTILITY RUNS TO BUILDING WITH SERVICE PROVIDERS.
 - UTILITIES SERVICE RUNS LOCATED ON PLAN ARE REPRESENTATIONAL. VERIFY ACTUAL RUNS & PLACEMENT.
 - ALL WORK TO COMPLY WITH CURRENT LOCAL CODE REQUIREMENTS.
 - PLAN FOR CITY APPROVAL, NOT FOR CONSTRUCTION UNTIL APPROVAL RECEIVED BY PLANNING DEPARTMENT.
 - SITE UTILITIES, LOCATIONS AND GRADES WERE PROVIDED VIA JOHNSON COUNTY GIS ON-LINE INTERACTIVE MAP AND ARE PRESUMED TO BE ACCURATE.
 - EXISTING UTILITIES TO BE FIELD VERIFIED FOR EXACT LOCATION
 - ALL LIGHT FIXTURES ARE TO BE INTERNATIONAL DARK SKY ASSOCIATION COMPLIANT.
 - ALL LIGHT FIXTURES SHALL HAVE FULL SHIELDING BELOW THE LOWEST HORIZONTAL PLANE OF THE LIGHT-EMITTING PART OF ALL LIGHTING FIXTURES OVER 1000 INITIAL LAMP LUMENS.
 - ALL SIGNAGE SHALL BE APPLIED FOR UNDER SEPARATE PERMIT
 - ALL LANDSCAPING SHALL BE IN PLACE PRIOR TO OCCUPANCY PERMIT.
 - ALL TREES, SHRUBS, OR OTHER LANDSCAPING DEPICTED ON THE PLAN SHALL BE MAINTAINED BY THE OWNER OR OWNER'S AGENT IN PERPETUITY.
 - ALL ENTRIES AND SIDEWALKS SHALL BE DESIGNED AND CONSTRUCTED TO BE COMPLIANT WITH ADA.
 - ALL APPROACHES, CURB & GUTTER, SIDEWALK AND SITE PAVING TO BE CONSTRUCTED AND INSTALLED PER CITY STANDARD.
 - REFERENCE STORM WATER REPORT FOR PRELIMINARY DESCRIPTION OF SITE BMP STRATEGY BY UHL ENGINEERING. DATED 05/17/2023

RESIDENCE AT ROCK CREEK - PHASE 2

SHEET A400 - PDP SITE PLAN - LEVEL 1

1/16" = 1'-0"

07/13/23





1 NORTH ELEVATION



2 EAST ELEVATION

RESIDENCE AT ROCK CREEK - PHASE 2

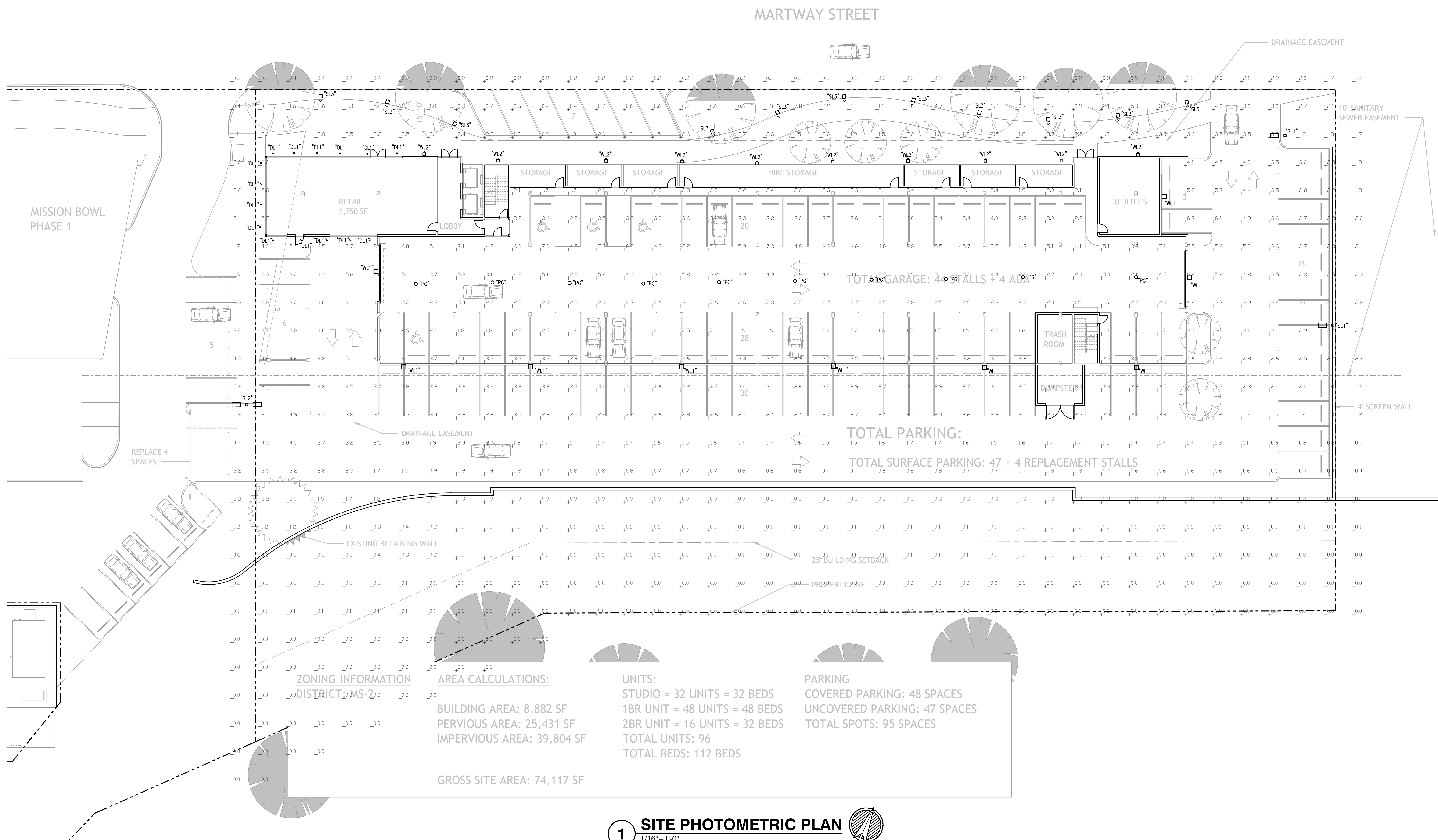


1 SOUTH ELEVATION



2 WEST ELEVATION

RESIDENCE AT ROCK CREEK - PHASE 2



ZONING INFORMATION DISTRICT: MS-2	AREA CALCULATIONS: BUILDING AREA: 8,882 SF PERVIOUS AREA: 25,431 SF IMPERVIOUS AREA: 39,804 SF GROSS SITE AREA: 74,117 SF	UNITS: STUDIO = 32 UNITS = 32 BEDS 1BR UNIT = 16 UNITS = 16 BEDS 2BR UNIT = 8 UNITS = 16 BEDS TOTAL UNITS: 56 TOTAL BEDS: 64 BEDS	PARKING COVERED PARKING: 48 SPACES UNCOVERED PARKING: 47 SPACES TOTAL SPOTS: 95 SPACES
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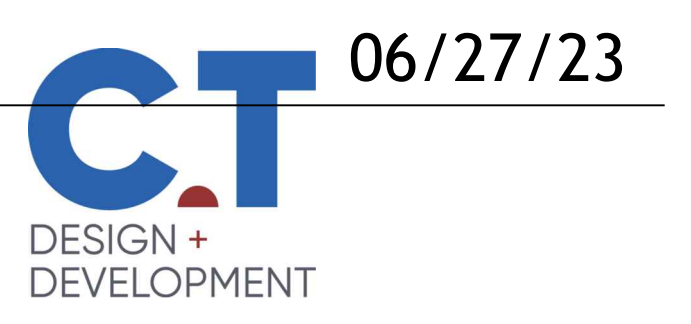
1 SITE PHOTOMETRIC PLAN
1/16" = 1'-0"



RESIDENCE AT ROCK CREEK - PHASE 2

SITE PLAN - LEVEL 1

1/16" = 1'-0"



WAFFER LED I SURFACE MOUNT "DL1"

57710 / 57712 / 57714 / 57780 / 57784

Job Name : _____
Job Type : _____
Quantity : _____
Comments : _____

• Die Cast Aluminum
• Size options between 5", 7" and 10"
• Ultra thin 0.5" H
• Approved for use in closets and storage spaces
• Suitable for Closets according to NEC Section 410.8 & 410.14
• Available in White (WT), Bronze (BZ), Black (BK), and Satin Nickel (SN)
• Dimmable with Trac and ELV Dimmers
• Easy to install: fits in 3.0 and 4.0 Outlet Box
• Edge-Lit LED Technology
• Suitable for Wet Location, for use on ceilings outdoor and above showers
• ETL/cETL #P65

57780WT
Empty Shell for 7" Round Wafer

57784WTWT
Wafer LED I, 85, 94, 4.5 Hours
Emergency Back Up

PRODUCT DESCRIPTION
Wafer was designed for the discriminating consumer who wants the low profile look of recessed without the high cost. Manufactured of die cast aluminum, Wafer brings ultimate heat dissipation to its edge lit technology. Edge lighting gives even light distribution while dispersing heat over a larger area. The result is a longer LED life and better light diffusion.

MEASUREMENTS

MODEL	BULB TYPE	CI	INT DEL	TEMP.	LUMENS	COL	DIMMABLE	INPUT
*57710	10W LED (Integrated)	90+	700	400	3000K	ELV	120V	
*57712	15W LED (Integrated)	90+	1050	900	3000K	ELV	120V	
*57780	None on shell							
*57784	15W LED (Integrated)	90+	1100	900	3000K	ELV	120V	
*57714	20W LED (Integrated)	90+	1400	1200	3000K	ELV	120V	

*120-277V input and 0-10V dimming available upon request

Always consult a qualified electrician before installing any lighting product

FINISHES OPTIONS:
White (WT)
Bronze (BZ)
Black (BK)
Satin Nickel (SN)

MATERIAL:
Die Cast Aluminum
PMMA Acrylic Diffuser

AVAILABLE SIZES:
5" 7" 10"

RATINGS:
ETL/cETL #P65
Wet Location
Energy Star
Title 24 JAB compliant
ADA
Dimmable
Closets Rated: 410.8 & 410.14

ADDITIONAL:
WARRANTY: 50,000 Hours
OPERATING TEMP: -20° C (-4°), 42° C (104° F)
PHOTOMETRIC: Report Found Online

WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE | CITY OF INDUSTRY, CA 91746

EASTERN DISTRIBUTION CENTER
4200 SHIRLEY DR. | ATLANTA, GA 30336
P. 626.956.4200 | F. 626.956.4225 | I. maximlighting.com

McGraw-Edison TT TopTier

Parking Garage / Canopy
Low-Bay Luminaire

Typical Applications
Parking Garages • Parking Lots

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 2
- Mounting Details page 3
- Energy and Performance Data page 4
- Control Options page 5

Product Certifications / Features

UL LISTED, ETL, FC, GREENGUARD, IP66, 5 YEAR, IESNA, DLC, DIMMABLE, LIGHT ALBUM™

Quick Facts

- Lumen packages range from 3,000 - 13,300
- Efficacies up to 146 lumens per watt
- Utilizes patented waveguide technology for maximum visual comfort
- Surface, pendant, trunnion, wall and direct conduit mount options

Connected Systems

- WaveLinX Lite
- Synapse
- Enlighted

Dimensional Details

SURFACE MOUNT

PS510010N page 1
February 19, 2021 3:26 PM

McGraw-Edison GLEON Galleon

Area / Site Luminaire

Typical Applications
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 5

Product Certifications

UL LISTED, DLC, DIMMABLE, GREENGUARD, IP66, 5 YEAR, IESNA, ETL, FC, GREENGUARD, LIGHT ALBUM™

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details

Number of Light Sources	7" Width	10" Standard Arm Length	10" Extended Arm Length	10" Quick Mount Arm Length	10" Quick Mount Extended Arm Length
1-4	15 1/2"	7"	10"	10 5/8"	16 9/16"
5-6	21 5/8"	7"	10"	10 5/8"	16 9/16"
7-8	27 5/8"	7"	13"	10 5/8"	-
9-10	33 3/4"	7"	16"	-	-

NOTE: See installation requirements and additional line art, see Mounting Details section.

PS508020N page 1
April 12, 2021 1:05 PM

Lumière EON 303-B1-LEDB2

Bollard

Typical Applications
Hospitality • Commercial Landscape • Outdoor Area/Site • Residential • Architectural

Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Lumen Maintenance page 3
- Product Warranty

Product Certification

UL LISTED, ETL, FC, GREENGUARD, IP66, LIGHT ALBUM™

Typical Applications
Hospitality • Commercial Landscape • Outdoor Area/Site • Residential • Architectural

Top Product Features

- Full Cut Off Downlight, 12", 24", 36" or 42" height
- 2700K, 3000K or 3500 or 4000K Color Temperature and Amber (585-595nm)
- Type II, Type IV or Type V Optics with clear glass sealed lens
- Patented AccuLED Optics™ System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

Dimensions

TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply 90°C Minimum

PS524034EN page 1
April 13, 2021 1:01 PM

Streetworks GAW Galleon Wall

Wall Mount Luminaire

Product Features
Light Album™, BAA

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Distributions page 3
- Energy and Performance Data page 4
- Control Options page 6

Product Certifications

DLC, UL LISTED, ETL, FC, GREENGUARD, IP66, IESNA, 5 YEAR

Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Dimensional Details

GAW with CBP option installed (Thru-Branch Back Box accessory MA1059XX)

GAW with accessory BB/GAWXX Back Box installed

PS506045EN page 1
December 5, 2022 5:30 PM

"WL2"

Rev: 2019/05/15

OW1464 - WRAP™

Project: _____

Type: SL1

Order Code: OW1464

MODEL SOURCE VOLTAGE FINISH OPTIONS(S)

SOURCE (Select one) and VOLTAGE

MVOLT fixture accepts 120 through 277 input voltage
LED Sources are 82CR, with 3-step MacAdam and are dimmable 0-10V to 1%

LED Sources	CCT	Delivered Lumens	Power (Watts)	Voltage
L30K-L	3000K	1600		
L35K-L	3500K	1600	20	MVOLT
L40K-L	4000K	1700		
L30K-H	3000K	2400		
L35K-H	3500K	2500	32	MVOLT
L40K-H	4000K	2500		

FINISHES (Select one)

Powder Coat Painted Finishes (Standard)

AG7038	AG7038	CW1	Cove Blue	GW0002	Grey White	PB1035	Peel Beige
BA01	Bronze Matte	CW1001	Crown	HTR	Hunter	RUST	Rust
BRZ	Bronze	GLH	Glacier	BR0005	Jet Black	SUNG	Sungold
BSL	Brass Silver	GRS	Graphite Silver	BRZ	Old Bronze	TW0016	Traffic White

OPTIONS (Multiple Selections Allowed)

Option availability may be interdependent with Voltage, Source or Other Options

Top and bottom lenses are standard

BC Bottom cover, matches finish (creates 90% uplight)

TC Top cover, matches finish (creates 100% downlight for full cut off)

CHARACTERISTICS
Characterized by simplicity of form, with its smooth, clean crescent curve, Wrap provides stunning direct and indirect light. The optional top cover provides a full cutoff solution.

DIMENSIONS
Depth measured from wall to front of fixture
W = Width H = Height D = Depth

W	H	D
15 1/8" (62 mm)	6" (152 mm)	6" (152 mm)
7 7/8" (200 mm)		

800-788-VISA
Visalighting.com
Page 1

EXTERIOR LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNTING			FINISH	LAMP TYPE	CODE	WATTAGE	LUMENS	LIGHT LOSS FACTOR	REMARKS
				RECESS.	SURF.	WALL							
SL1	COOPER LIGHTING	GLEON-SA2C-730-U-SL3-HSS	SINGLE HEAD POLE FIXTURE		POLE		BLACK	LED	3000K	113	14,474	0.9	1
SL2	COOPER LIGHTING	GLEON-SA2C-730-U-SL3-HSS	DOUBLE HEAD POLE FIXTURE		POLE		BLACK	LED	3000K	113	14,474	0.9	2
SL3	COOPER LIGHTING	EON 303-B1-LEDB2-3000K-UNV-T2-DIM10-BK-42	BOLLARD		BOLLARD		BLACK	LED	3000K	16	1,250	0.9	
DL1	MAXIM LIGHTING	57712WWT	SURFACE DOWNLIGHT			X	BLACK	LED	3000K	15	900	0.9	
WL1	COOPER LIGHTING	GAW-SA1C-730-U-TAW-BK	WALL PACK			X	BLACK	LED	3000K	59	7,556	0.9	
WL2	VISA LIGHTING	OW1464-L35K-H	WALL SCONCE			X	BLACK	LED	3000K	32	2,500	0.9	
SL3	COOPER LIGHTING	EON 303-B1-LEDB2-3000K-UNV-T2-DIM10-BK-42	BOLLARD		BOLLARD		BLACK	LED	3000K	16	1,250	0.9	

REMARKS
1. PROVIDE WITH SQUARE STRAIGHT STEEL POLE, 20'-0" MAXIMUM HEAD HEIGHT ABOVE FINISHED GRADE.
2. MOUNT HEAD TO EXISTING POLE PROVIDED AS PART OF PHASE 1 PROJECT 180 DEGREES APART FROM EXISTING HEAD.

LS&A
Lester Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3252
Email: lsape@lsape.com
LSA PROJECT NO. 2307

RESIDENCE AT ROCK CREEK - PHASE 2

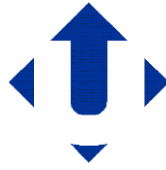
SITE PLAN - LEVEL 1

1/16" = 1'-0"

CT 06/27/23
DESIGN + DEVELOPMENT







UHL ENGINEERING, INC.

7211 west 98th Terrace, Suite 110 • Overland Park, Kansas 66212
(913) 385-2670

May 17, 2023

Celia Duran
City Engineer
Mission, Kansas

***Preliminary Stormwater Letter - Site Improvements
Rock Creek Apartments, Phase 2
Mission, Kansas***

Celia:

This report is a preliminary summary of existing and proposed stormwater conditions for planned improvements at the Rock Creek Apartments, Phase 2 site located along Martway Street, adjacent to the Mission Bowl, Phase 1 development (on its east side).

A. SCOPE

This report accompanies a preliminary submittal to the City of Mission addressing the feasibility of a second phase to the Mission Bowl Apartments project (currently under construction).

The information contained herein was gathered from Johnson County AIMs mapping, copies of previous surveys, Google imagery, and independent observation/verification of existing storm drainage systems by removing manholes covers. No site/field surveys have been conducted to date. No digital models have been created to date for this (proposed) project.

B. SUMMARY

The proposed site is currently a paved parking area, adjacent to and east of the Mission Bowl, Phase I development. This Phase 2 project includes removing the existing pavement for parking and constructing a multi-story building parking at the ground floor level, similar to the design in Phase 1.

The site runoff generally flows from west to east, and north to south with a ridge line at the east side entry that diverts a small portion of the flow toward Martway, with the majority of flow to a concrete flume at the southeast corner of the site, releasing to Rock Creek. Said concrete flume rests atop the recently installed modular wall system on the north side of Rock Creek that contains the Floodway and Floodplain along this reach.

Generally, the proposed improvements create an increase in impervious area of approximately 2,455+/- square feet (sf), or 3.3% of total area, and while the City of Mission has stipulated that stormwater detention for any added stormwater runoff and stormwater treatment may be required, the lack of any buried stormwater systems make it difficult to propose design elements that are below the finished grade.

The portion of flow that reaches Martway Street falls into the gutter and continues east to a curb inlet where it is captured. There are no enclosed storm drainage systems on-site or fronting the site.

C. IDENTIFICATION OF DOWNSTREAM DRAINAGE ISSUES

Rock Creek channel improvements have recently been completed, including concrete block walls, reduction of downstream erosion in Rock Creek, and improvement of the 100-year floodplain relative to the proposed channel. No downstream flooding problems have been reported.

D. CORPS OF ENGINEERS REQUIREMENTS

No permit from the Army Corps of Engineers is required for this project.

E. FEMA/DWR REQUIREMENTS

The recent improvements to Rock Creek (ATTACHMENT C) contain the Floodway within the walls, and remove Floodway and Floodplain from this property, except for an area of Floodplain at the southeast corner of this site, where the aforementioned concrete flume discharges to Rock Creek.

F. STREAM CORRIDORS

No City ordinances for natural streams and preservation of stream corridors were indicated.

G. PROPOSED ON-SITE DRAINAGE SYSTEM

Existing:

There are no on-site storm drainage systems.

The Rock Creek channel upgrades and improvements were finished during the summer of 2020. An existing 24" corrugated metal pipe located along the western side of this property was abandoned as part of the 2020 Rock Creek Channel Improvements.

The manhole cover on a concrete drainage structure in the existing east drive approach was opened to reveal a larger diameter (36" +/-) pipe, but there was no flow, and the City confirmed that they have no record of said system. (ATTACHMENTS D & E)

There is a curb inlet further east along the south curb line of Martway, but the limits and capacity of that system have not been evaluated. (ATTACHMENTS D & E)

Proposed On-site:

No on-site storm drainage systems are proposed. Altering the north wall of the recently improved Rock Creek (to attain vertical depth) appears to be very problematic, possibly requiring approval by FEMA, the US Army Corps of Engineers and State of Kansas agencies.

Proposed Off-site:

No off-site improvements are proposed.

H. PROPOSED STORMWATER TREATMENT

The proposed improvements, while increasing net impervious, also convert 23,838 sf from paved parking to rooftop, thereby decreasing the contamination caused by oil, salt and gasoline landing on the paved parking areas. Accordingly, the Developer requests a waiver from stormwater treatment.



I. CONCLUSIONS

- The proposed improvements will increase the impervious area on site by 2,455 sf, or 3.3%.
- Waivers for stormwater detention and stormwater treatment are requested for these reasons:
 - While there is net increase in impervious area created by the proposed improvements, approximately 23,838 sf is being converted from paved parking to roof area, significantly reducing the contamination from the oil, salt, gasoline contributed from paved parking areas.
 - The lack of buried storm drainage systems within or surrounding the site precludes the possibility of buried on-site storm drainage systems to provide the required depth for both stormwater detention and treatment.
 - The runoff from this site reaches Rock Creek along the south side of the site.

If you have any questions or comments regarding the contents of this report, please contact me directly at 913-385-2670.

Sincerely,



UHL ENGINEERING, INC.



Enclosures:

- ATTACHMENT A: Existing Site Plan
- ATTACHMENT B: Proposed Site Plan
- ATTACHMENT C: 'SNAPSHOT' FROM GBA IMPROVEMENT PLANS
- ATTACHMENT D: Photograph of Existing Manhole at East Entrance
- ATTACHMENT E: Photograph of Curb Inlet East of Site on South Side of Martway



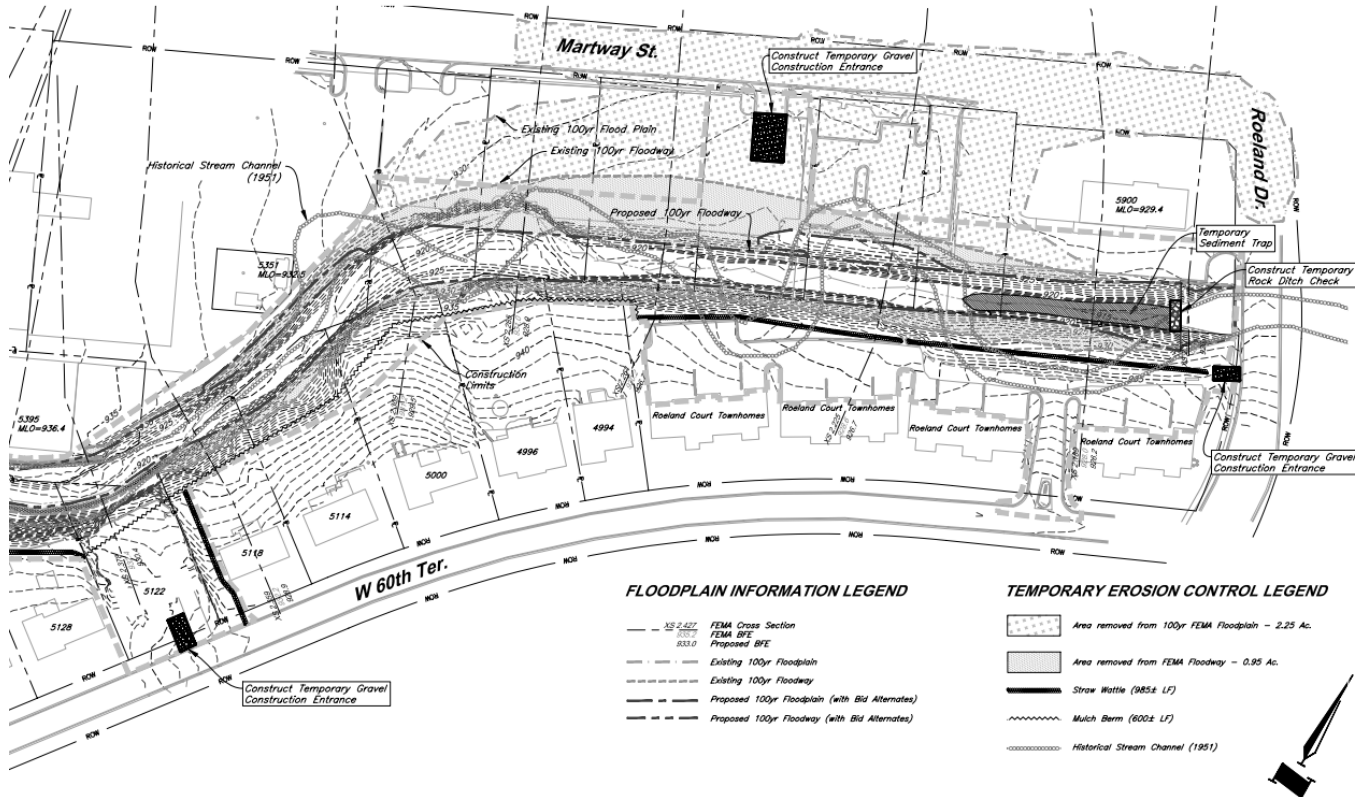
**ATTACHMENT A:
Existing Site Plan**



**ATTACHMENT B:
Proposed Site Plan**



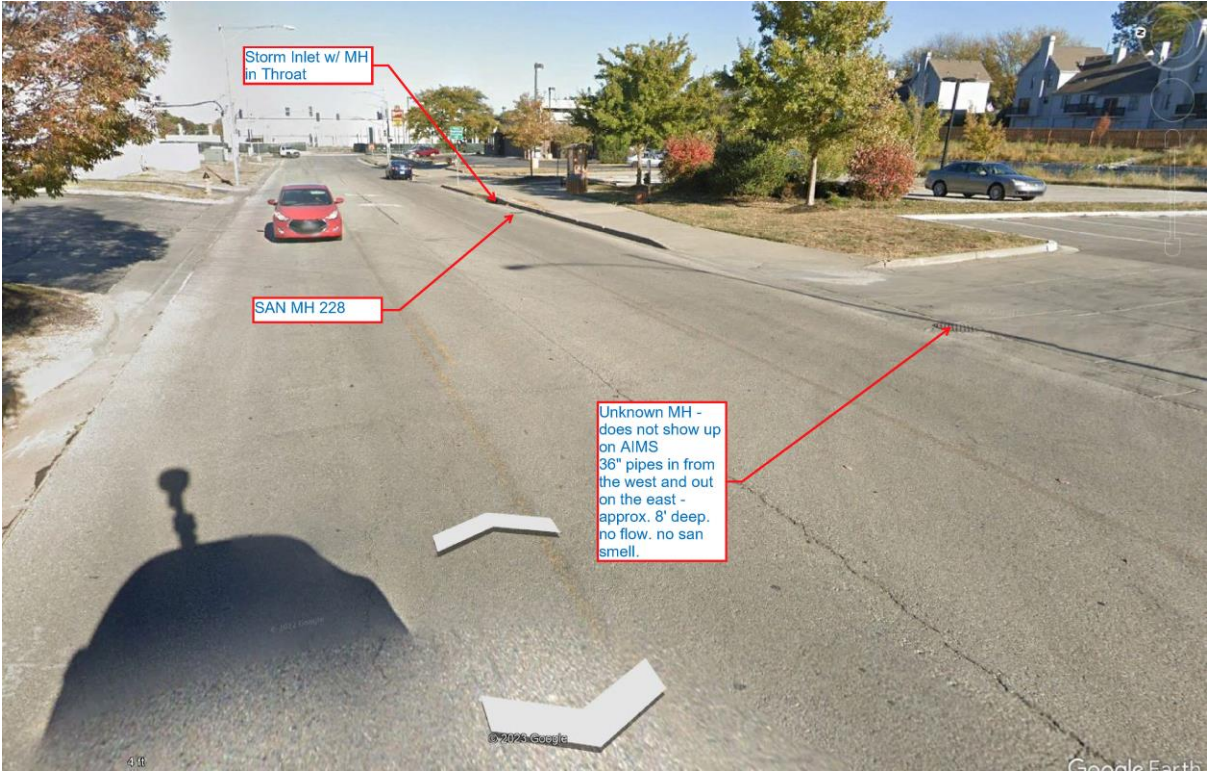
ATTACHMENT C: 'SNAPSHOT' FROM GBA IMPROVEMENT PLANS



**ATTACHMENT D:
Photograph of Existing Manhole at East Entrance**



**ATTACHMENT E:
Photograph of Curb Inlet East of Site on South Side of Martway**





Trip Generation Analysis for Residence at Rock Creek Phase II Development

Martway Street, approx. 450 ft. west of Roeland Drive
Mission, Kansas

Prepared
for
CT Design + Development

Prepared
By



Serving Communities Through Excellence
Missouri | Kansas | Michigan | California



Mehrdad Givechi, P.E., PTOE

June 2023

According to the City of Mission's Transportation Impact Study Guidelines, preparation of a traffic impact study is required for all land development and redevelopment applications. Different levels of traffic study are warranted at certain thresholds depending on the number of trips that the development generates and/or its deviation from the comprehensive plan. For developments generating under 100 trip-ends during the peak-hour of a typical weekday, the study should address the first five tasks listed in the guidelines. The information presented in this document is compiled to fulfill these requirements for the proposed *Phase II of the Residence at Rock Creek* development located on the south side of Martway Street approximately 400 ft. west of Roeland Drive in Mission, Kansas (See *Location Map, Figure 1 of Appendix I*).

1. **Proposed Development Plan** - The project site is bounded by Martway Street on the north, an approved multifamily residential development (*Phase I of the Residence at Rock Creek*) on the west, Rock Creek on the south, and a fast-food restaurant with drive through lane (*Wendy's*) on the east. The site is currently a surface parking lot with 144 marked stalls. Under the proposed development plan, the parking lot will be replaced by a 5-story building with the top 4 floors consisting of 96 dwelling units of multifamily residential development (24 units per floor comprised of studio, 1-bedroom and 2-bedroom units). The Ground Level has a small retail area of 1,600 sq. ft. that is available for lease as well as built storage rooms that will be available for use by the tenants of the building. The building is built as a podium style structure and thus covers 48 resident parking stalls on the ground level, which will be secured by fencing and garage doors. The remainder of the parking will be surface parking outside of the building's footprint with 47 more marked stalls. Overall, the number of parking spaces for the project are 197 for *Phase I* and 95 for *Phase II*. The residents of the *Phase II* building will be granted access to the *Phase I* building Amenity spaces, such as pool, workout rooms, yoga, etc. (See the Site Plan, *Figure 2 of Appendix I*.)
2. **Zoning, Lan Use and Roadway Classifications** – The existing and proposed zoning is MS-2. According to the Comprehensive Plan 2007 with updates adopted March 16, 2011, the

existing land use for the project site is *commercial* and the future land use is *parks and pathways*. The *Linkage Map* of the same document indicates that Martway Street is designated as a *proposed trail* facility.

According to the *City Traffic Code, Schedule III, Table III-A, Ordinance No. 1109*, Nall Avenue, Roeland Drive and Martway Street are designated main trafficway whose primary function are the movement of through traffic between areas of concentrated activity within the city limits or between such areas within the city limits and traffic facilities outside the city limits performing the function of a main trafficway.

According to the *East Gateway Long-Range Development Plan, June 2006*, Nall Avenue is a primary north/south street, Roeland Drive is a secondary north/south street, and Martway Street is a primary east/west Street.

3. **Roadway Characteristics** - Near the project site:

- Martway Street and Roeland Drive are 3-lane roadways with one through lane in each direction, a two-way center left-turn lane and posted speed limit of 25 mph.
- Nall Avenue is a 3-lane roadway with one through lane in each direction, a two-way center left-turn lane and posted speed limit of 30 mph.
- The intersections of Martway Street with Roeland Drive and Nall Avenue are controlled by traffic signals.

4. **Proposed Site Access Characteristics** – The site is currently served by two driveways near the east and west property lines. Under the proposed development plan, the west driveway will be eliminated, and the east driveway will be modified to serve as the only access point to the site as shown on the site plan in **Appendix I**.

Field investigations indicate that the proposed access drive to the site is on a flat and tangent section of Martway Street with no sight distance restriction.

5. **Site Generated Traffic** - Trip generation of a proposed land development project is typically estimated using trip generation rates suggested by the latest edition of the Institute of Transportation Engineers, Trip Generation Manual (Currently, the 11th Edition). For this analysis, ITE land use codes 221 (*Mid-Rise Multifamily Housing*) with *number of dwelling units* as the independent variable; and 932 (*High-Turnover, Sit-Down Restaurant*) with *gross floor area* as the independent variable are selected for the residential and retail components of the project, respectively. For each use, both *weighted average rate* and *regression equation* methods were examined and the method with higher trip numbers was selected,

Results, as shown in the **Appendix II**, indicate that the proposed *Phase II of the Residence at Rock Creek* development will generate the following *unadjusted* trips during peak-hours of a typical weekday as described below:

- On average, 51 trip-ends (16 inbound – 35 outbound) during morning peak-hour of the adjacent street network.
- On average, 52 trip-ends (32 inbound – 20 outbound) during afternoon peak-hour of the adjacent street network.
- On average, 608 trips-ends during a 24-hour period.

The proposed development project consists of a mix of residential and retail components with potential for internal trip capture that is typically estimated using the information published in the ITE Trip Generation Handbook, 3rd Edition and the NCHRP 684 Internal Trip Capture Estimation Tool. The internal trip capture for this project, as shown in **Appendix II** is:

- 8% total (13% inbound – 6% outbound) during morning peak-hour
- 8% total (6% inbound – 10% outbound) during afternoon peak-hour

Furthermore, the project site is approximately 360 ft. south of Johnson Drive, which is designated as a *local transit route* according to the City's Comprehensive Plan. It is, therefore, anticipated that a portion of the external trips generated by the development project will be

utilized by the public transportation and non-motorized modes. For this analysis, a value of 5% for each mode is assumed as a reasonable mode share.

The results of the analysis indicate that the proposed *Phase II of the Residence at Rock Creek* development project generates less than 100 external trip-ends during peak-hours of adjacent street network as follows:

- On average, 45 trip-ends (14 inbound – 31 outbound) during morning peak-hour of the adjacent street network.
- On average, 44 trip-ends (28 inbound – 16 outbound) during afternoon peak-hour of the adjacent street network.

Further analysis indicates that the approved *Phase I of the Residence at Rock Creek* development consisting of 176 dwelling units generates the following trip numbers:

- On average, 66 trip-ends (15 inbound – 51 outbound) during morning peak-hour of the adjacent street network.
- On average, 69 trip-ends (42 inbound – 27 outbound) during afternoon peak-hour of the adjacent street network.
- On average, 799 trips-ends during a 24-hour period.

In summary, the entire residence at Rock Creek development, at build out, will generate the following external trips:

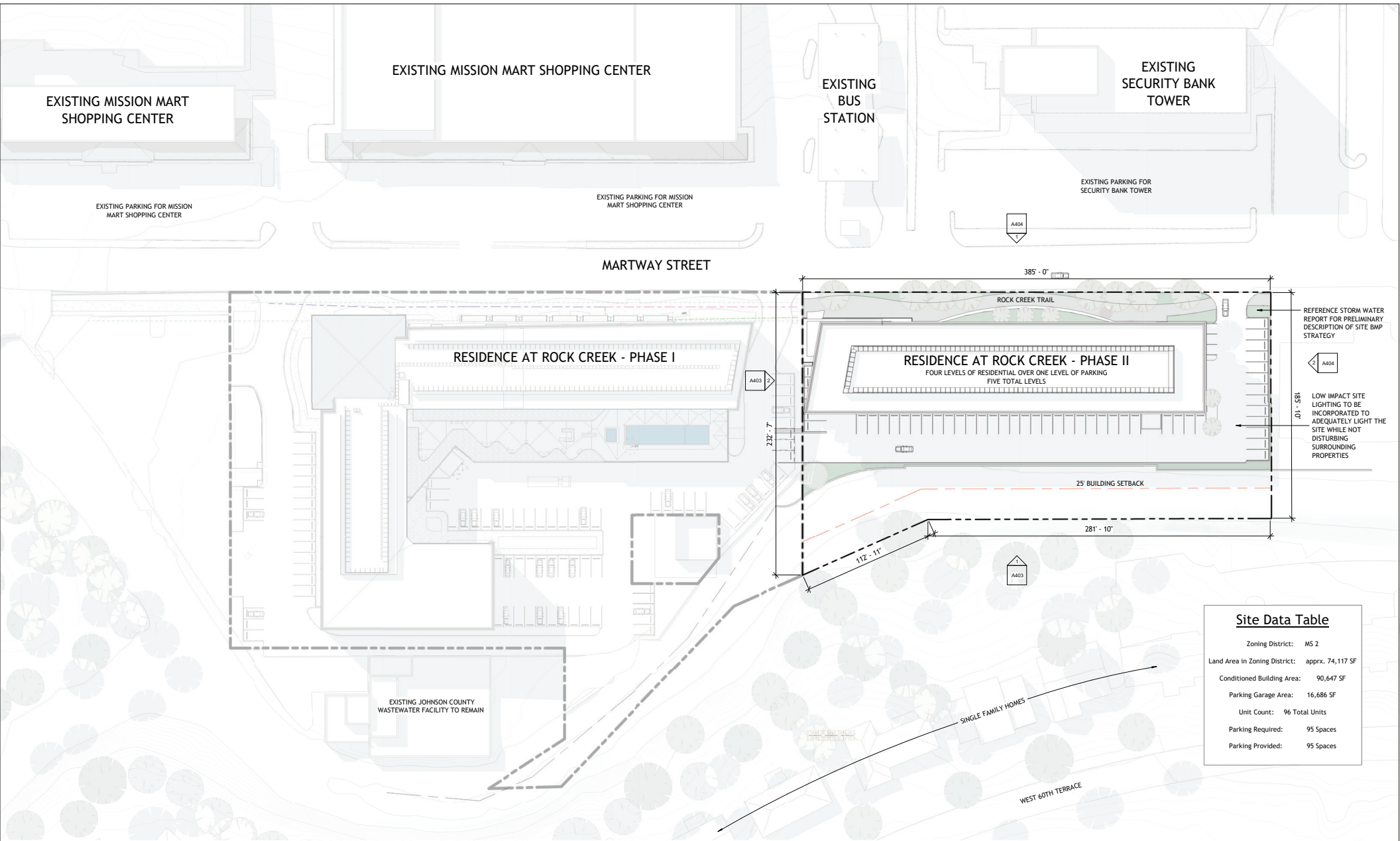
- On average, 111 trip-ends (29 inbound – 82 outbound) during morning peak-hour of the adjacent street network.
- On average, 113 trip-ends (70 inbound – 43 outbound) during afternoon peak-hour of the adjacent street network.
- On average, 1,235 trips-ends during a 24-hour period.

APPENDIX I

Figures



Figure 1 - Location Map



REFERENCE STORM WATER REPORT FOR PRELIMINARY DESCRIPTION OF SITE BMP STRATEGY

LOW IMPACT SITE LIGHTING TO BE INCORPORATED TO ADEQUATELY LIGHT THE SITE WHILE NOT DISTURBING SURROUNDING PROPERTIES

Site Data Table	
Zoning District:	MS 2
Land Area in Zoning District:	approx. 74,117 SF
Conditioned Building Area:	90,647 SF
Parking Garage Area:	16,686 SF
Unit Count:	96 Total Units
Parking Required:	95 Spaces
Parking Provided:	95 Spaces

RESIDENCE AT ROCK CREEK - PHASE 2

SHEET A401 - PDP SITE PLAN

1/32" = 1'-0"

05/17/23



APPENDIX II

Results of Trip Generation Analysis
Using
ITE Trip Generation Manual, 11th Edition

PHASE II

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

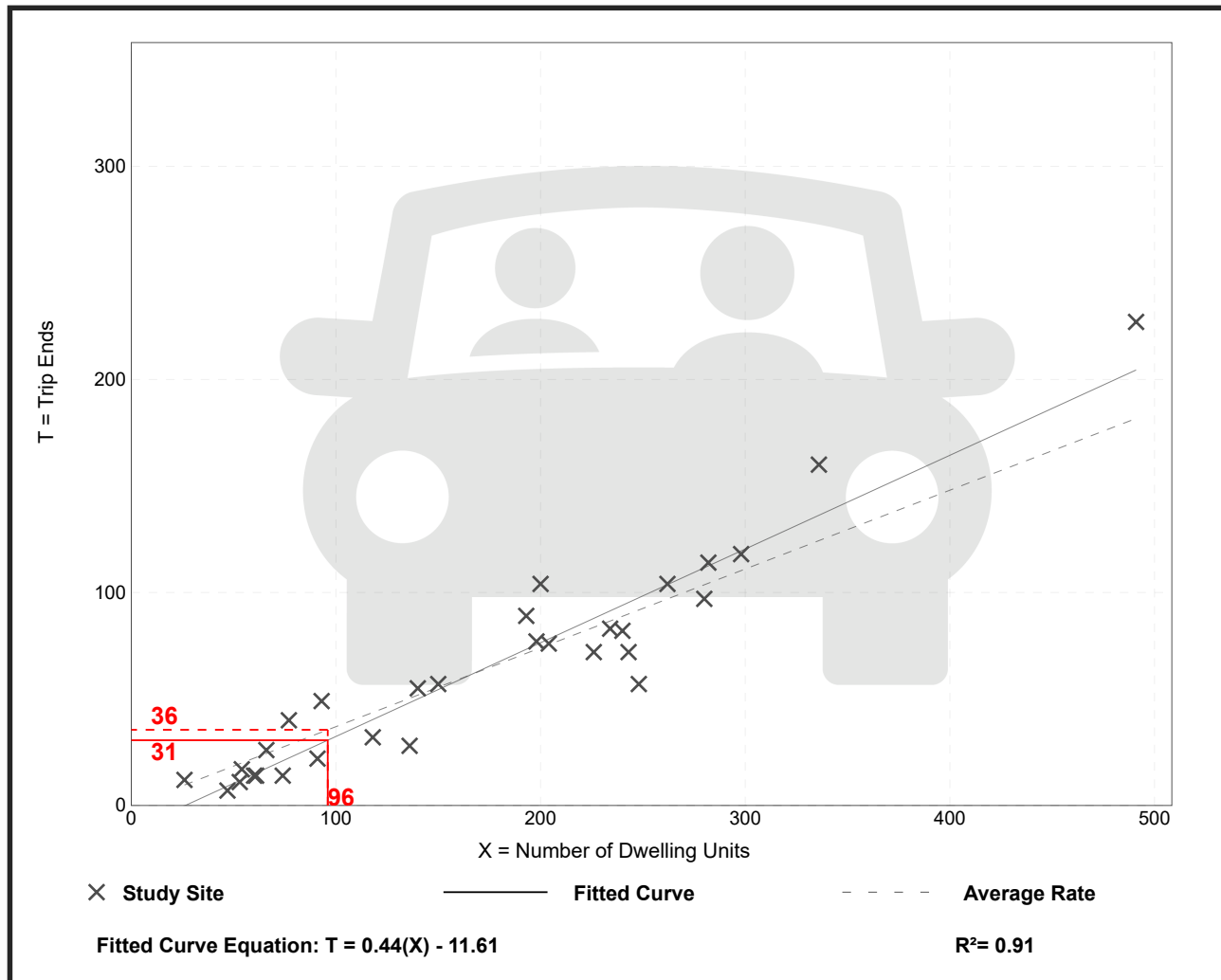
Setting/Location: General Urban/Suburban

Number of Studies: 30
 Avg. Num. of Dwelling Units: 173
 Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



PHASE II

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

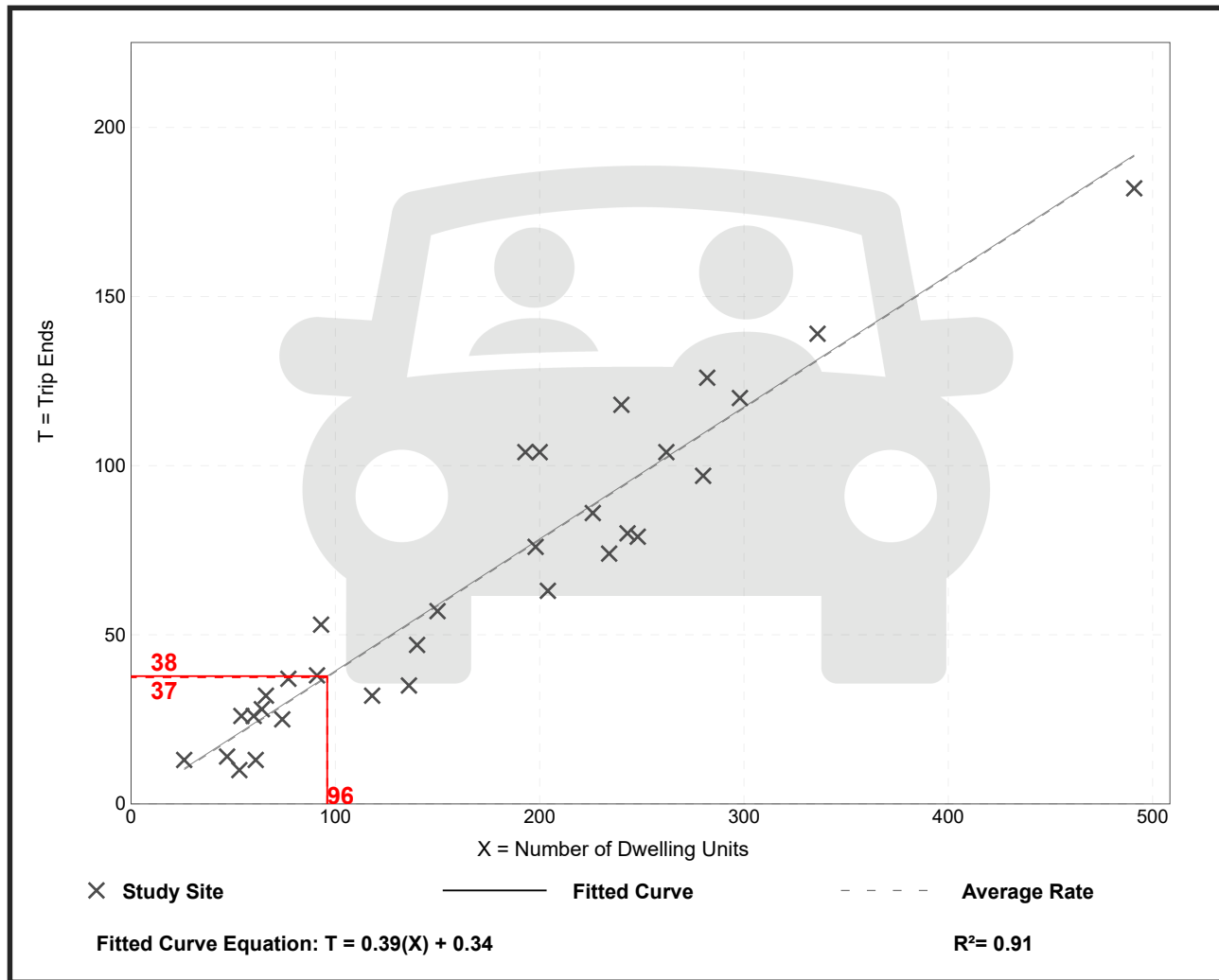
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 31
 Avg. Num. of Dwelling Units: 169
 Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



PHASE II

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

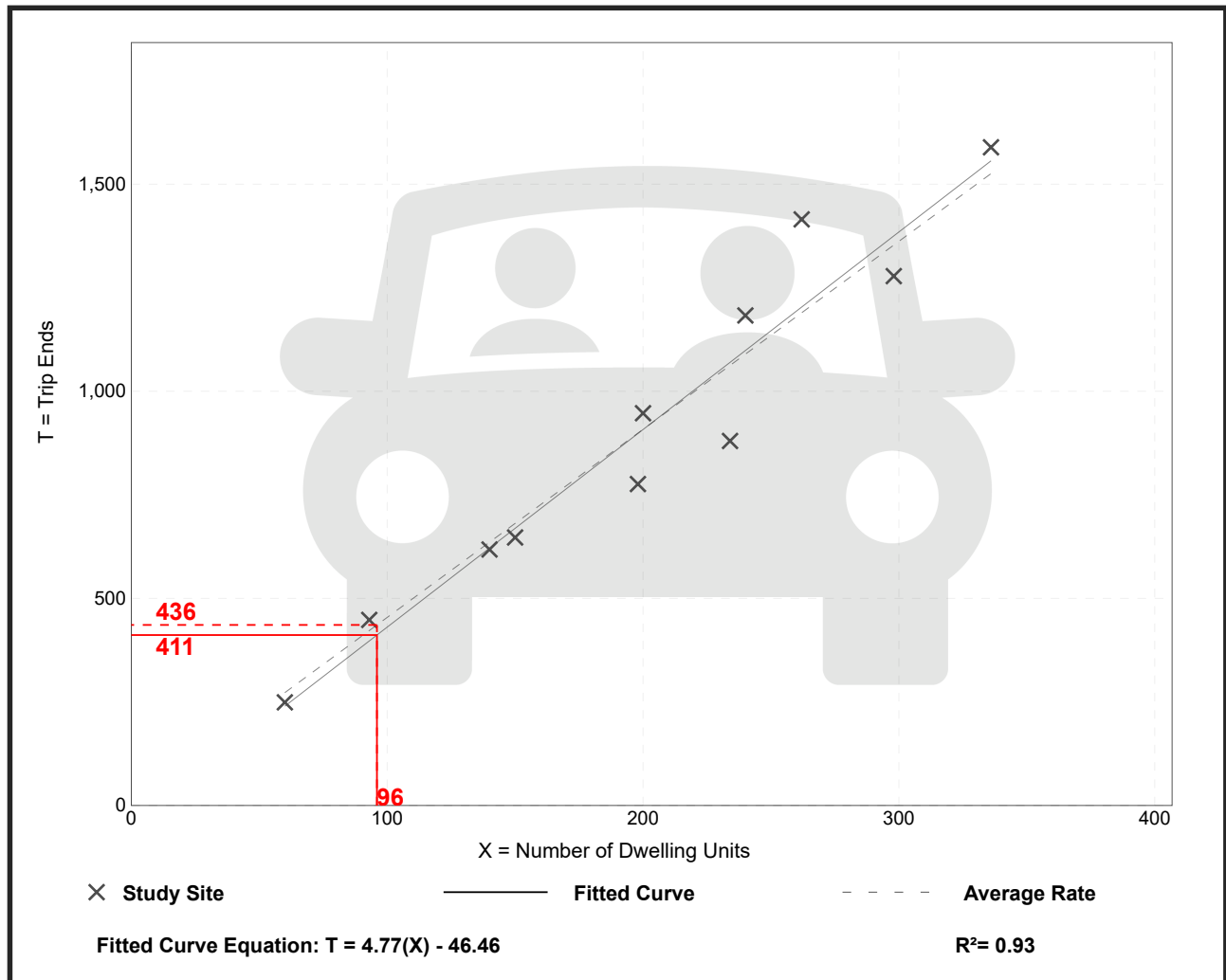
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



PHASE II

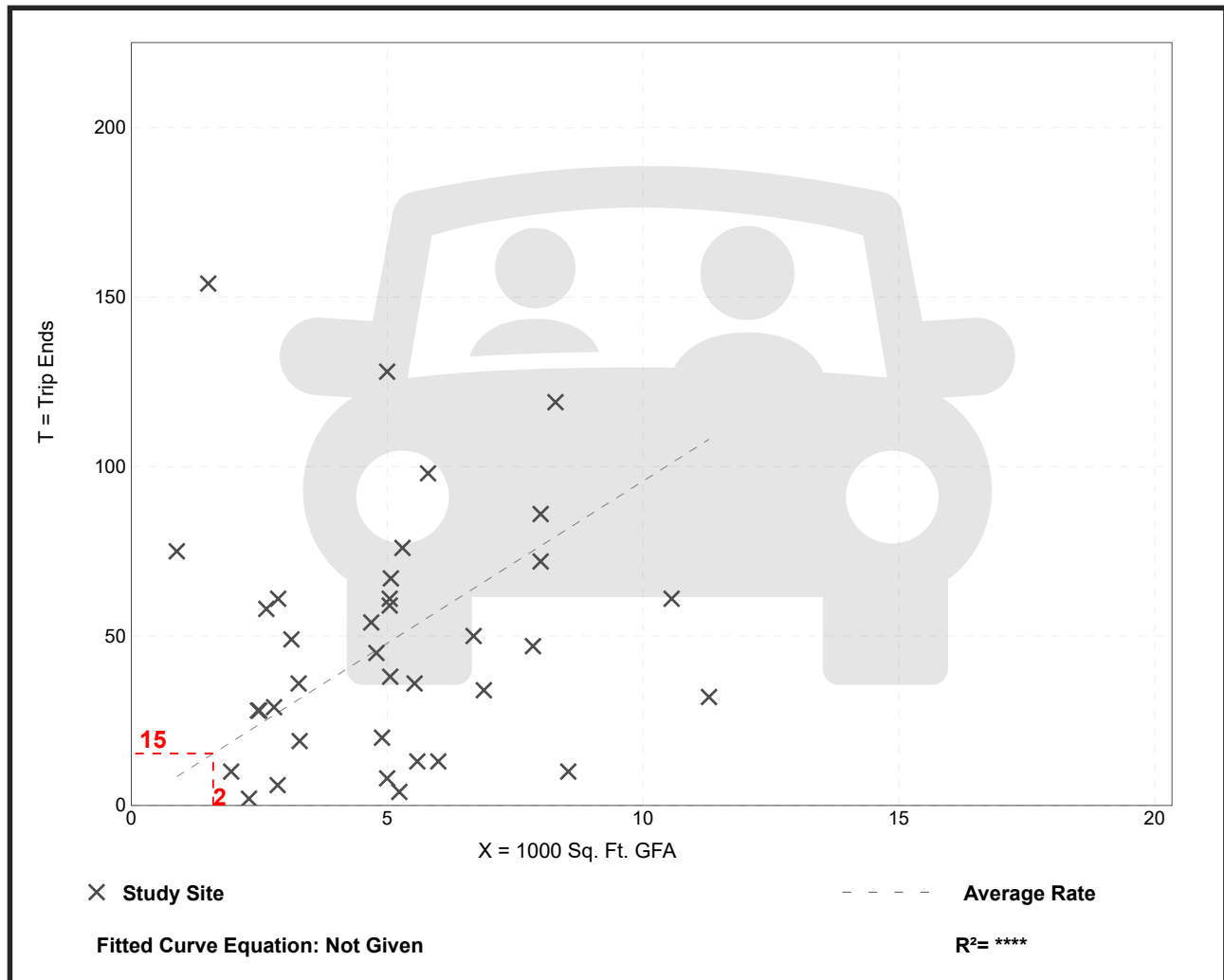
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.57	0.76 - 102.39	11.61

Data Plot and Equation



PHASE II

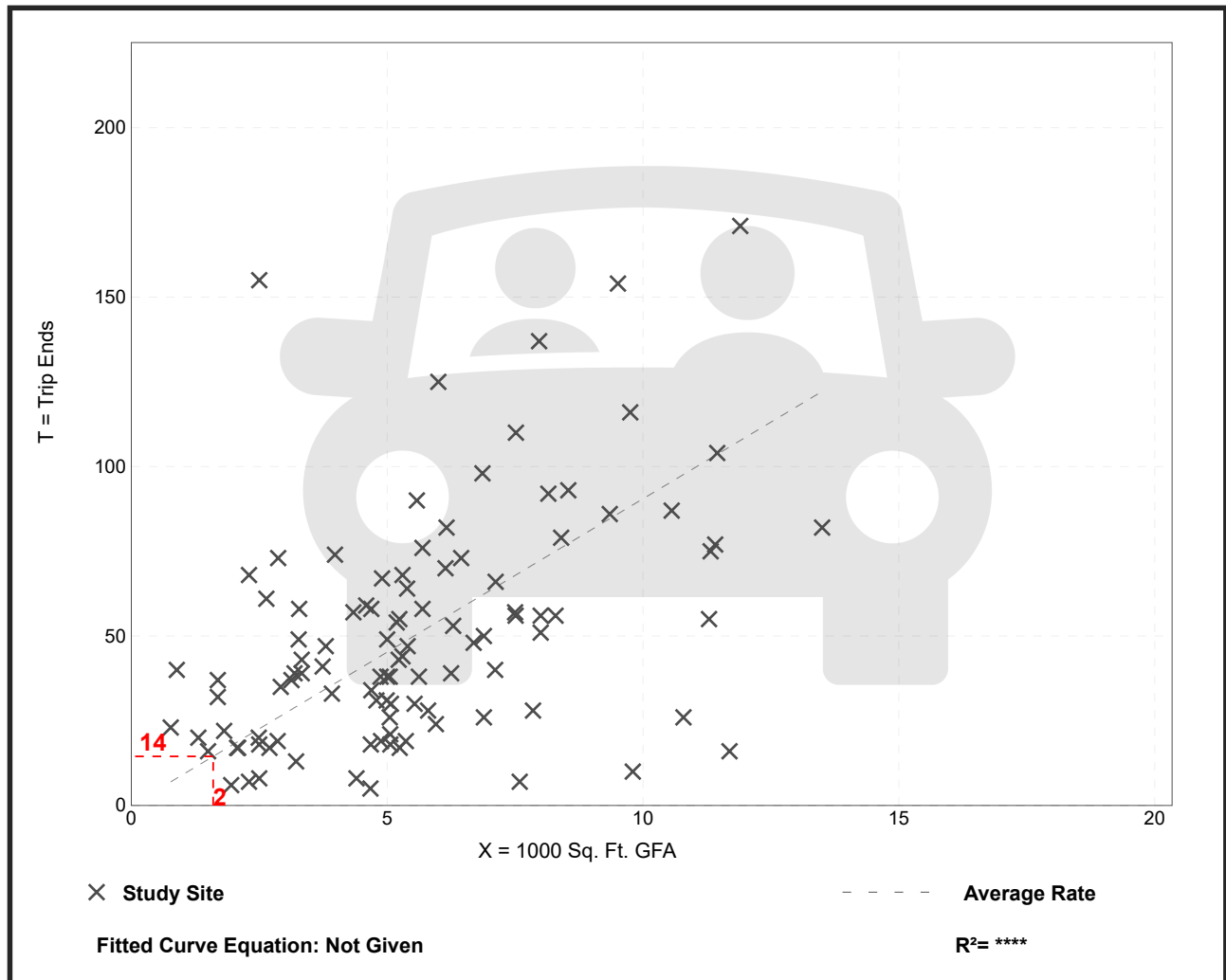
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 104
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.05	0.92 - 62.00	6.18

Data Plot and Equation



PHASE II

High-Turnover (Sit-Down) Restaurant (932)

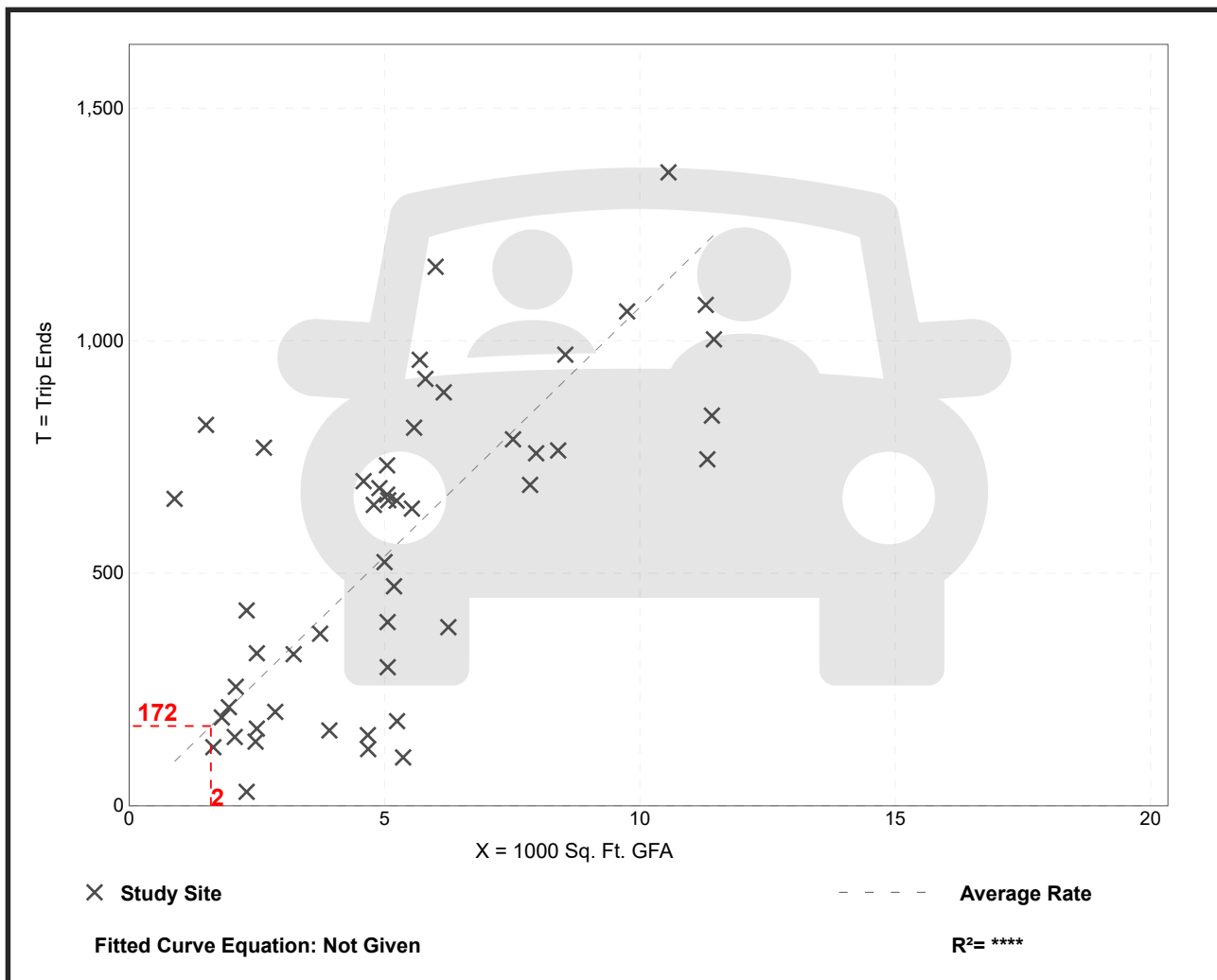
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 50
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
107.20	13.04 - 742.41	66.72

Data Plot and Equation



NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	Residence at Rock Creek, Phase II	Organization:	MGS
Project Location:	Mission, KS	Performed By:	MG
Scenario Description:	Project at Build-Out	Date:	6/26/2023
Analysis Year:	2023	Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail				0		
Restaurant	932	1,600	sq. ft. (GFA)	15	8	7
Cinema/Entertainment				0		
Residential	221	96	dwelling units	36	8	28
Hotel				0		
All Other Land Uses ²				0		
Total				51	16	35

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant	1.00	5%	5%	1.00	5%	5%
Cinema/Entertainment						
Residential	1.00	5%	5%	1.00	5%	5%
Hotel	1.00	0%	5%	1.00	0%	5%
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	2	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	51	16	35
Internal Capture Percentage	8%	13%	6%
External Vehicle-Trips ³	45	14	31
External Transit-Trips ⁴	1	0	1
External Non-Motorized Trips ⁴	1	0	1

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	N/A	N/A
Restaurant	25%	0%
Cinema/Entertainment	N/A	N/A
Residential	0%	7%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

³Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

⁴Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

Project Name:	Residence at Rock Creek, Phase II
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	0	0	1.00	0	0
Restaurant	1.00	8	8	1.00	7	7
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	8	8	1.00	28	28
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	2	1		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	0	6	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	2	0	0	0
Retail	0		4	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	2	0		0
Hotel	0	0	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	2	6	8	6	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	8	8	8	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	0	7	7	7	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	2	26	28	24	1	1
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A
²Person-Trips
³Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	Residence at Rock Creek, Phase II	Organization:	MGS
Project Location:	Mission, KS	Performed By:	MG
Scenario Description:	Project at Build-Out	Date:	6/26/2023
Analysis Year:	2023	Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail				0		
Restaurant	932	1,600	sq. ft. (GFA)	14	9	5
Cinema/Entertainment				0		
Residential	221	96	dwelling units	38	23	15
Hotel						
All Other Land Uses ²				0		
Total				52	32	20

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant	1.00	5%	5%	1.00	5%	5%
Cinema/Entertainment						
Residential	1.00	5%	5%	1.00	5%	5%
Hotel	1.00	0%	5%	1.00	0%	5%
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail					200	
Restaurant						
Cinema/Entertainment						
Residential		200				
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	1	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	1	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	52	32	20
Internal Capture Percentage	8%	6%	10%
External Vehicle-Trips ³	44	28	16
External Transit-Trips ⁴	2	1	1
External Non-Motorized Trips ⁴	2	1	1

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	N/A	N/A
Restaurant	11%	20%
Cinema/Entertainment	N/A	N/A
Residential	4%	7%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

³Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

⁴Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

Project Name:	Residence at Rock Creek, Phase II
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	0	0	1.00	0	0
Restaurant	1.00	9	9	1.00	5	5
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	23	23	1.00	15	15
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	2		0	1	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	6	3	0		0
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	1	0
Retail	0		3	0	11	0
Restaurant	0	0		0	4	0
Cinema/Entertainment	0	0	0		1	0
Residential	0	0	1	0		0
Hotel	0	0	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	1	8	9	8	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	22	23	20	1	1
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	1	4	5	4	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	14	15	12	1	1
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

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PHASE I

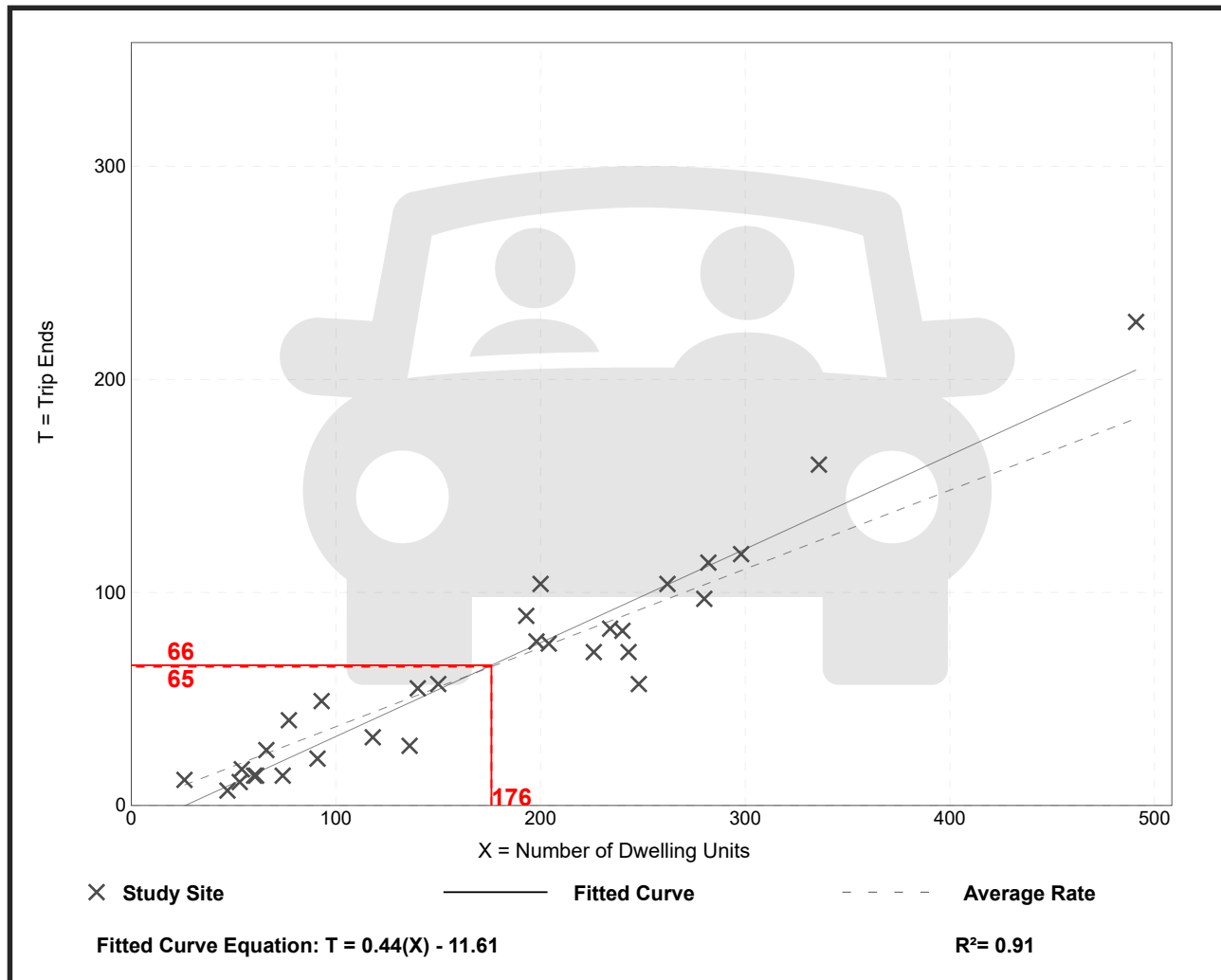
Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 30
 Avg. Num. of Dwelling Units: 173
 Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



PHASE I

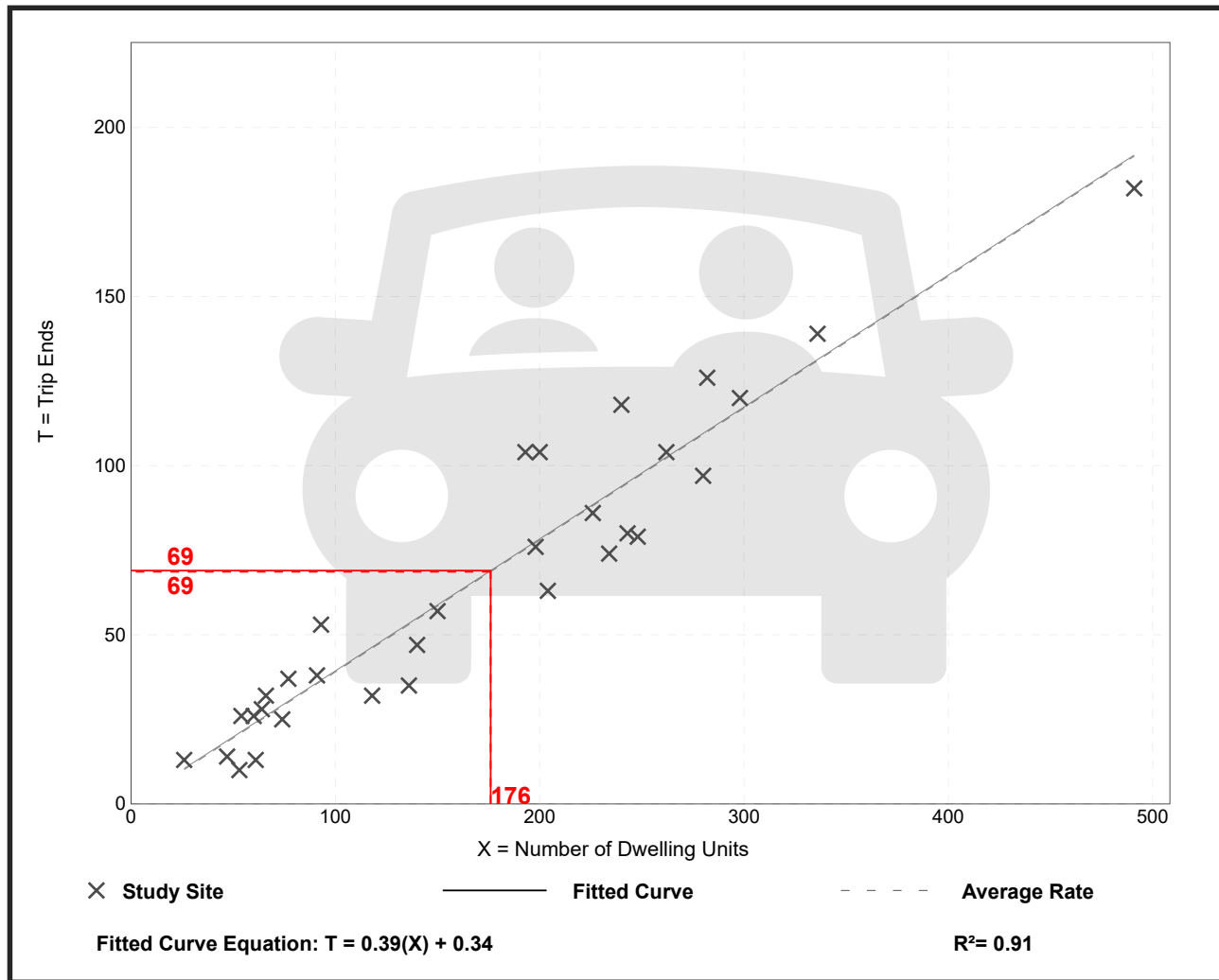
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Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 31
 Avg. Num. of Dwelling Units: 169
 Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



PHASE I

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

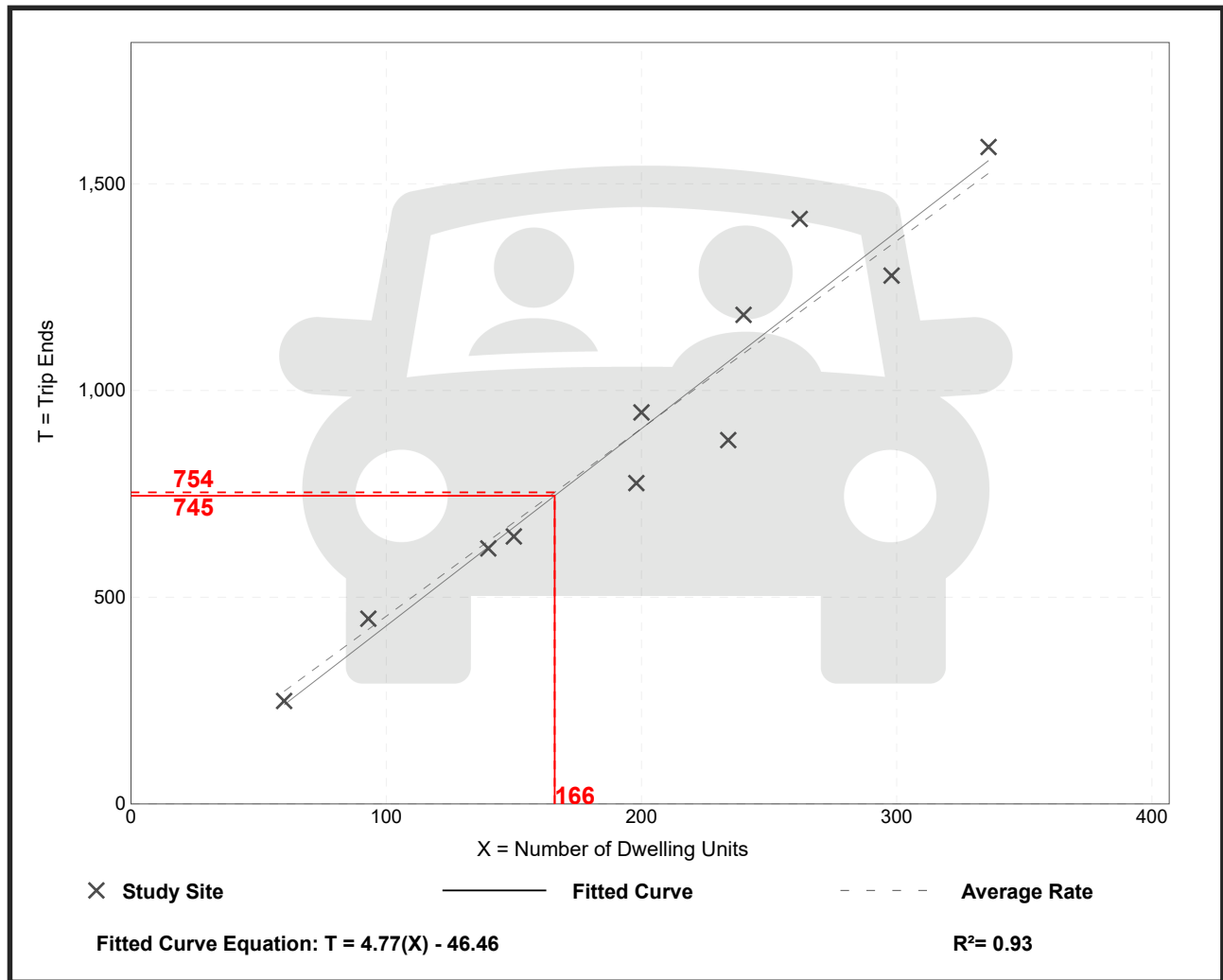
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation





SUSTAINABLE MISSION

Making a sustainable difference in Mission, Kansas

Thank you for your interest in the City of Mission, Kansas Sustainability Scorecard. The Sustainability Commission has developed this scorecard for prospective development projects. This is a voluntary program that seeks to reward those making sustainable choices in new construction, redevelopment, or renovations.

It is a way to capture considerations taken into account through project design and construction that go above and beyond minimum Building Code. We have used the scorecard with projects like:

- The Mission Gateway Development,
- The Cornerstone Commons development at Johnson Drive and Barkley Street,
- The EPC Mission Trails project on Johnson Drive, and
- The Martway Apartments project.

Once you go through the scorecard document and the supplemental information, we would invite you to score your project to the best of your judgement, and then come to a Sustainability Commission meeting to talk through your scoring. The priority is to have a dialogue between you and the Sustainability Commission members, with you sharing your decision making. We will benefit from hearing you explain when implementing some of these criteria makes sense, and if it doesn't, the reasons why not. To the extent that the conversation may lead you to consider enhanced sustainability measures, all the better.

Following a presentation from you or someone from your team, the Sustainability Commission will review your scoring, and then forward its comments and/or recommendation to you and to the Planning Commission. If a project scores high enough, the Sustainability Commission will award Sustainable Mission certification at one of four levels: Bronze, Silver, Gold or Platinum.

There is no binding authority in this process, just an additional opportunity for community involvement in the context of our sustainability values.

We have seen the scoring summarized in a simple letter format, in a slide presentation, and we have seen a more formal design piece that addressed each set of criteria, so the format of how you share the information with the Sustainability Commission is up to you.

The group meets the first Monday of each month, at 6:30 p.m. at City Hall. We would be happy to coordinate a date with you, based on the progress of your project and when your schedule allows.

Emily Randel, assistant to the city administrator, can assist with questions at erandel@missionks.org or 913-676-8368.

Thank you very much,

Mission Sustainability Commission
6090 Woodson Road
Mission, KS 66202

Construction

Building Scorecard (Revised December 2018)

Please complete all sections that are applicable to this project. Check any boxes for areas that apply to the work, and use the blank area to explain further. You may also assign point totals for each section; though these will be reviewed and a final score determination will be made by the Mission Sustainability Commission. Additional explanations and clarifications for each item can be found in the building scorecard supplemental document.

1. Will this project pursue any sustainable building certifications? Include rating details.

LEED Silver or equivalent

2. Site Development, Land Use, Location and Transportation Impact

- a. Pre-design site assessment
- b. Preserve natural resources
- c. Manage storm water
- d. Landscape irrigation
- e. Manage plants/ vegetation
- f. Manage soils/ erosion control
- g. Site waste management
- h. Walking/ bicycle paths
- i. Bicycle storage
- j. Changing/ shower facilities
- k. Carpool/ car share
- l. EV charging
- m. Bus access
- n. Heat island mitigation
- o. Reduce light pollution

Points scored - 16 out of 20

3. Materials and Resource Use

- a. Reuse existing building
- b. Construction material management
- c. Construction waste management
- d. Sustainable/ local materials
- e. Occupant waste management
- f. Occupant recycling/ composting

We will reuse materials where possible on the site and certainly work with material management

Points scored - 10 out of 20

4. Energy Conservation, Efficiency, and CO_{2e} Emission Reduction

- a. Energy Modeling
- b. CO_{2e} modeling
- c. Energy metering/ monitoring
- d. Automated demand response
- e. Building envelope/ insulation
- f. Mechanical systems
- g. Electrical/ lighting systems
- h. Appliances/ equipment
- i. Onsite renewable energy
- j. Refrigerant management
- k. Control air pollution

Considering solar ready design, but it's still very early in the process.

Points scored - 12 out of 20

5. Water Conservation and Efficiency

- a. Water metering
- b. Fixtures/ fittings
- c. Appliances/ equipment
- d. HVAC water use
- e. Water treatment devices
- f. Reduce irrigation
- g. Rainwater
- h. Graywater

Points scored - 13 out of 20

6. Indoor Environmental Quality and Comfort

- a. IAQ management plan
- b. Air handling filtration
- c. Increase ventilation
- d. IAQ during construction
- e. Thermal comfort
- f. Indoor pollutant control
- g. Material emissions control
- h. Acoustics
- i. Daylighting/ views
- j. Accessibility/ Community for All Ages

Very similar to these 1. Indoor pollutants are a big part of LEED score and we will work to mitigate.

Points scored - 7 out of 10

7. Commissioning, Operations, and Maintenance

- a. Inspections
- b. Mechanical commissioning
- c. Energy commissioning
- d. Building controls systems
- e. O+M documentation
- f. Maintenance staff training

Points scored - 5 out of 10

8. Additional Comments

Any additional sustainable attributes that will be incorporated in this project.

Bonus Points (if applicable, 5 maximum) - _____

Total Points Scored - 63 out of 100

Rating Achieved - _____ (Bronze 20-39, Silver 40-59, Gold 60-89, Platinum 90+)



City of Mission, Kansas Sustainability Commission Building Scorecard – Supplemental Document

This scorecard is a way to encourage projects to consider sustainability throughout the entire lifecycle of a building. It is designed with the 2015 International Green Construction Code (IgCC) in mind, and is meant to reward voluntary efforts to make projects more sustainable than currently required. It is a project of the Mission Sustainability Commission, an advisory body to the City Council that aims to be a good steward of natural resources, make Mission, Kansas a desirable community, be advisors to the City Council, and increase visibility of sustainability in our community. This supplemental document provides some definitions and further explanation related to the Mission Sustainability Commission Building Scorecard. The scorecard is intended for developers, architects, builders, building owners, tenants, or anyone wishing to be more sustainable. This scorecard can be a helpful guide for anyone pursuing new construction, renovation, or upgrading a few light bulbs.

Although this can be a helpful resource, it is not intended to be an all-inclusive guide. Please see the additional resources section at the end of this document for links to further information.

How to Complete the Scorecard

We encourage users to check all boxes applicable to the project. The goal is to reward buildings that surpass minimum building code requirements and incorporate sustainability. In the commentary section, include a description of the features/strategies, and whether they fall short, meet, or exceed code requirements. If the project includes any attributes that are not included in this scorecard, describe them in detail in the additional comments section.

1. Sustainable Building Certifications

Note if this project is pursuing any sustainable rating including IgCC, LEED, WELL, ASHRAE 189.1, Green Globes, EnergyStar Building, ICC-700, etc. Include details of which rating system and the level/score the building will achieve. See additional resources at the end of this document.

2. Site Development, Land Use, and Location, and Transportation Impact

Each building should consider how its location, natural geography, and occupant access are encouraging sustainability. Additional details on many of the items are available in the most current International Green Construction Code.

- a. Pre-design site assessment – Projects could take an inventory of the building site baseline conditions including areas to protect, native plants/ trees, invasive species, terrain/ topography, hazard areas, storm water hydrology, and site features to be preserved. Make a plan to minimize the negative effects of altering the site.
- b. Preserve natural resources – Any site near flood hazard areas, surface water bodies, wetlands, conservation areas, parklands, agricultural land, or previously undeveloped land, could limit the disturbance of these natural resources. In the comments, please explain what natural resource is present, and how this project aims to preserve that portion of the site.

- c. Manage storm water – Projects could consider how this project will address the increased/redirected runoff and water contaminants like coal tar. The project could identify a water management system for rain events, snowmelt, etc.
- d. Landscape irrigation – To reduce potable water use, projects could limit the amount of irrigation required for site landscaping. This can be accomplished by using native plants which require less watering, and designing a more efficient irrigation system. Irrigation systems could be installed to aim away from building/ pavement, create less overspray, incorporate smart controls/ sensors, group plants of similar water needs, include pressure regulators, and include efficient nozzles. Decorative fountains and water features should be designed to limit water usage by recirculating, treating, and limiting evaporation of water. Creative solutions may involve using collected rainwater for site water use.
- e. Manage plants/ vegetation – Projects should preserve existing vegetation, protect trees, eliminate invasive species, and landscape with native plants. Plants depend on good soil, therefore managing soils goes hand-in-hand with managing vegetation.
- f. Manage soils/ erosion control – Projects should protect the topsoil, limit importing soil, prepare and restore the soil nutrients, and stabilize the earth to prevent erosion. Erosion could occur during construction and throughout the lifecycle of the building. Go beyond the standard erosion control requirements.
- g. Site waste management – Projects should avoid depositing site waste, such as land clearing debris, vegetation, or previous hardscape materials from the site into the land fill. Waste could be diverted from the traditional waste stream by reusing, recycling, composting, or upcycling. In the comments, describe any site waste that will be removed for this project and where it will go.
- h. Walking/ bicycle paths – Projects could incorporate paved walkways and bicycle paths to encourage pedestrian and bicycle access to existing paths/ infrastructure. IgCC requires at least one independent path for bicycles, strollers, pedestrians and other non-motorized locomotion connected to a building entrance and a street or existing walkway/ bicycle path. Include a description or site plan showing the location of the paths.
- i. Bicycle storage – Projects could provide long-term and short-term bicycle storage with adequate accessibility, lighting, space, and location near a building entrance. Describe the location and number of spaces of bicycle storage provided for this building.
- j. Changing/ shower facilities – If building occupants have access to a changing/ shower facility, this could encourage pedestrian and bicycle commuting.
- k. Carpool/ car share – To decrease energy use of accessing a building or commuting, the site could encourage carpooling or car sharing through methods like parking spaces reserved for high occupancy vehicles. Companies such as Zipcar or CarToGo provide occupants an opportunity to borrow a car.

- l. Electric Vehicles – Projects could provide preferred parking and/or charging stations for low-emission, hybrid, and electric vehicles.
- m. Bus access – Projects could encourage building occupants to access bus transit by locating the nearest bus stops and providing convenient pathways to encourage people to use the bus and alternative transportation.
- n. Heat island mitigation – Temperatures can be significantly warmer in cities than in surrounding rural areas due to the heat island effect. To reduce the heat island effect, a building could consider hardscape materials, light reflectance, shading by structures, shading by trees, pervious pavement, solar reflective roof coverings, and vegetative roofs.
- o. Reduce light pollution – Exterior lighting could be designed or installed to limit up-light, light trespass, and glare. Solutions include proper fixture selection, efficient layout, and automated controls. Consider reducing lighting of facades and areas beyond the site boundary.

3. Material And Resource Use

Building materials should be sustainable. Conserving material resources involves material selection, recycling, reuse, renewability, limiting toxicity, and durability, including resistance to damage caused by moisture. Consider the life cycle of materials, transportation, and waste material.

- a. Reuse existing building – It is beneficial to reuse existing buildings to limit demolition waste. Buildings can be reused in total, or materials can be reused on new projects.
- b. Construction material management – Most products have specific instructions for storage and handling. Instructions generally include moisture control, temperature regulations, and stacking instructions. Care should be taken to not let products be damaged in order to prevent wasting materials and reduce the chance of mold growth.
- c. Construction waste management – Projects could develop a construction material and waste management plan to recycle or salvage construction materials and waste.
- d. Sustainable/local materials – Projects could select materials that are sustainable and local. In addition, materials should be free from harmful chemicals such as lead, cadmium, and mercury. Material selection could include used/ reclaimed materials or content that is recycled, recyclable, bio-based, sustainably sourced, rapidly renewable, or indigenous. Alternatively, projects could undertake whole building life cycle assessments or provide environmental product declarations.
- e. Occupant waste management/ recycling/ composting – Recycling areas could be provided for occupants after the building is completed. Describe the services offered, location of collection areas, and signage.

4. Energy Conservation, Efficiency and CO₂e Emission Reduction

Energy and atmosphere are perhaps the most common items considered in sustainability. There are many building attributes that work together to achieve energy efficiency. The items below should all be considered to reduce energy consumption, install efficient systems, and utilize renewable energy when possible. Consult the International Green Construction Codes for additional specific information for these items.

- a. Energy modeling – Energy modeling uses computerized calculations to predict the energy consumption of a building due to a wide variety of inputs. International Green Construction Codes require a zero energy performance index (zEPI) of 50 or less. The IgCC provides a calculation which compares the proposed performance to a baseline building.
- b. CO₂e modeling – Equivalent carbon dioxide (CO₂e) emissions can be modeled in a similar way as energy modeling, by adding the type of energy sources used for a building.
- c. Energy metering/ monitoring – To identify where energy is used in a building, it is helpful to install energy meters and sub-meters. These can be used to monitor and efficiently operate loads from many different building systems. By continuously monitoring and reporting, energy meters can identify areas or systems of the building that are operating improperly or inefficiently. By performing simple maintenance, buildings can save money on utility bills. Describe any efforts the project uses to track electric power, gas, liquid and solid fuels as well as heating and cooling as applicable.
- d. Automated demand response – Utilities can operate more efficiently if buildings offer to shed energy on peak load days. Enrolling in an automated demand response allows the utility to shift building energy usage to another time to limit additional energy production needed at peak times.
- e. Building envelope/ insulation – To conserve energy related to heating and cooling a building, the building façade and insulation should be considered. Shading combines with the insulation performance of all exterior elements (walls, roof, windows, etc.) to create a building envelope. Projects also could seal all windows and doors, and prevent air leakage for the entire building.
- f. Mechanical systems – Heating ventilation and air conditioning (HVAC) systems are often the largest consumers of energy in any building. There are many types of HVAC systems, some are more efficient than others depending on the building location and usage. There are federal standards for energy efficiency detailed in the International Energy Conservation Code (IECC).
- g. Electrical/ lighting systems - Many strategies exist to reduce the energy used by electrical and lighting systems. Daylight can be used to reduce required lighting during the day. Controls systems and occupancy sensors can turn off interior and exterior lights when they are not required. It is also important to consider all of the electrical plug loads, and what can be done to reduce energy from appliances plugged into electrical outlets.

- h. Appliances/ equipment – There are federal requirements for energy efficiency in many appliances. In addition to these federal requirements, ENERGY STAR labelled appliances can reduce overall energy use.
- i. Onsite renewable energy – Another way to reduce utility energy is to install renewable energy systems on the project site like solar or wind energy.
- j. Refrigerant management – Refrigerants can be detrimental to human health and the atmosphere if they are not used or disposed of properly. It is illegal to use CFCs and HFCs are also bad for the environment. When possible, select natural refrigerants such as water or propane to reduce atmospheric damage. Also, any existing refrigerants should be disposed of properly.
- k. Control air pollution – Buildings can pollute the air directly or indirectly by using energy from utilities burning fossil fuels. Buildings should consider reducing air pollution or planting trees to offset releasing CO₂ into the atmosphere.

5. Water Resource Conservation, and Efficiency

Water is a limited resource, and it should be conserved and protected in all buildings. Potable water (suitable for drinking) is a precious commodity that humans require. Items in this section are strategies to decrease water use and increase water quality. Check the International Green Construction Codes for specific examples.

- a. Water metering – Water meters track the water usage of a project. If alternative water sources are used (i.e. reclaimed water, well water, or other potable water) each water source could be metered individually. Metering can identify any abnormal conditions in order to correct and prevent wasting water. Water sub-meters can be helpful when there are multiple tenants or pieces of equipment that consume large quantities of water.
- b. Fixtures/ fittings – Installing water efficient fixtures can significantly reduce building water consumption. Some fixtures have a WATER SENSE label which is similar to ENERGY STAR for energy efficiency. To reduce water use, consider maximum flow rates for all water fixtures within a building (lavatory, kitchen, drinking fountains, etc.). In addition, automatic or metered fixtures can save water by preventing a fixture from remaining on when not in use.
- c. Appliances/ equipment – Many appliances in a building may require a water connection. Projects could consider maximum flow rates for clothes washers, icemakers, steam cookers, and dishwashers. Plumbing design and equipment layout could also focus on conserving water.
- d. HVAC water use – The building HVAC system can consume large amounts of water if not designed and installed properly. Any equipment that uses water including condensate drainage, humidification systems, hydronic loops, heat exchangers, and cooling towers should have protections in place to reduce water usage. In addition to reducing water, the HVAC system should maintain good water quality in all systems.

- e. Water treatment devices – Any water treatment device should limit the amount of wastewater. Check green building codes for specific requirements for water softeners, reverse-osmosis water treatment systems, and onsite reclaimed water treatment systems.
- f. Reduce irrigation – Selecting vegetation and plants that require less irrigation helps to reduce the overall water usage for the entire project. If irrigation is required, ensure that the system is operated efficiently by only watering the necessary areas, and watering at an efficient time of day to reduce evaporation.
- g. Rainwater – Collecting rainwater is a strategy to reduce municipal potable water use. Be sure to follow requirements in building codes for storing water and preventing water borne diseases.
- h. Graywater – Graywater is water that has been used once and is no longer potable (i.e. water from hand washing sinks), however it may be reclaimed and used for non-potable water requirements (such as irrigation). Reusing graywater is another strategy to reduce overall water usage.

6. Indoor Environmental Quality and Comfort

Human comfort and quality of life has a direct impact on productivity and health. It is important to remember the building occupants for a truly sustainable project. The items below can help create a better interior environment for the building occupants. International Green Construction Codes can provide specific guidance.

- a. Indoor air quality (IAQ) management plan – Managing the indoor air quality inside a building starts during construction and continues into occupancy. It is important to have a plan in place before the project begins.
- b. Air handling filtration – All air handling equipment should have sufficient filters to clean the air supplied to occupied spaces.
- c. Increase ventilation – Indoor air quality can be improved by providing more fresh air to occupied spaces. IgCC requires projects to provide either natural ventilation (operable windows) or increased mechanical ventilation in excess of building code requirements.
- d. Indoor air quality (IAQ) during construction – During construction it is important to protect the building and HVAC system from collecting dust and contaminants. It is also important to store construction materials in a responsible way to reduce mold. Check green construction codes for specific ways to do this.
- e. Thermal comfort – Human productivity and comfort are affected by humidity and temperature within a space. It is important to provide a comfortable thermal environment and controls for occupants to be comfortable. IgCC requires compliance with ASHRAE 55.

- f. **Indoor pollutant control** – Everyday products can contain many indoor pollutants. Projects should decrease the use of harmful indoor pollutants and locate pollutant sources in enclosed rooms, away from building occupants. Pollutant sources can include printers, copiers, and janitorial rooms.
- g. **Material emissions control** – Choosing materials with low emissions can improve the indoor air quality. Volatile organic compounds are common in many building materials. Check green building codes for prohibitions and limits on volatile organic compounds in composite wood, adhesives, sealants, paints, flooring, and insulation.
- h. **Acoustics** – Another factor that contributes to indoor environmental quality is sound. Productivity depends on good speech communication and limiting distracting noises. Projects could consider sound transmission, mechanical system noise, structure borne sound, and sound absorbing room surfaces.
- i. **Daylighting/ views** – Occupants benefit from natural sunlight and being able to see outdoors. Consider access to windows or glazing that allow views for as many occupants as possible.
- j. **Accessibility/ community for all ages** – Consider all people that may be occupants of your project site and building. Projects could also consider how they contribute to the Mid-America Regional Council's Communities for All Ages initiative. City of Mission participates in this program.

7. Commissioning, Operations, and Maintenance

It is important to check building systems to ensure they are working efficiently. Commissioning is a process to verify that all building systems are operating as intended. To maintain efficiency throughout the lifecycle of the building it is important to perform routine maintenance and ensure the building is operating properly.

- a. **Inspections** – An independent commissioning agent can verify that all systems were installed correctly and meet the project requirements in all of the sections above. Consider a special inspection and commissioning report by an approved agency before building occupancy.
- b. **Mechanical system commissioning** – Commissioning can be considered “fine-tuning” to ensure the building HVAC system is functioning at peak efficiency. Mechanical systems commissioning includes measuring the occupied spaces and each piece of mechanical equipment to verify proper operation. Check green construction codes for a list of mechanical items that could be commissioned.
- c. **Energy system commissioning** – Similar to mechanical system commissioning above, energy system commissioning ensures that electrical generation and distribution systems are operating properly to ensure energy efficiency.

- d. Building controls systems – Automated control systems can be a great benefit to controlling equipment and operating a building efficiently. However, they must be checked to ensure they are programmed and installed correctly, or the outcome may be negative.
- e. Operations and maintenance (O+M) documentation/ schedule – It is important for the owner or project manager to have access to important information related to operations and maintenance to keep the building functioning efficiently. Green construction codes require a user manual for each building system, and record documents be provided to the owner.
- f. Maintenance staff training – The maintenance staff can be a huge factor in whether a project achieves its sustainability goals or not. Consider maintenance documentation to help the staff keep the project operating properly.

8. Additional Comments

This section is meant to address any sustainable building elements that do not fit neatly into the categories above. Please describe any items this project incorporates that contribute to a more sustainable community. This could include description of the design team and integrative process, building orientation decisions, community gardens, access to local food/ farmers, markets, increased durability, reduced maintenance, incorporating open outdoor space, occupant sustainability training/ education, increased occupant comfort, carbon monoxide alarms in every space, community engagement, or involvement with programs such as Community for All Ages, Walk/Bike/Ride KC, or Smart Growth. But don't feel limited to those, either. Document anything that improves the economy, people of our community, and/or the natural environment.

This is your chance to highlight any sustainable attributes that this scorecard does not cover. Feel free to attach additional documentation or narratives to add further detail for any comments that do not fit in the comments section.

Green construction codes and other sustainable rating systems

- **International Green Construction Code (IgCC) 2015**
The IgCC is the first model code to include sustainability measures for the entire construction project and its site — from design through construction, certificate of occupancy and beyond. The new code is expected to make buildings more efficient, reduce waste, and have a positive impact on health, safety and community welfare.
<https://www.iccsafe.org/codes-tech-support/international-green-construction-code-igcc/international-green-construction-code/>
- **Leadership in energy and environmental design (LEED)**
LEED, or Leadership in Energy and Environmental Design, is the most widely used green building rating system in the world. Available for virtually all building, community and home project types, LEED provides a framework to create healthy, highly efficient and cost-saving green buildings. LEED certification is a globally recognized symbol of sustainability achievement. There are several different rating systems (Building Design and Construction, Interior Design and Construction, Building Operations and Maintenance, Neighborhood Development, and Homes). Projects can achieve awards of certified, silver, gold, or platinum based on meeting prerequisites and a certain number of credits in each rating system.
<https://new.usgbc.org/leed>
- **ENERGY STAR Buildings**
ENERGY STAR is the simple choice for saving energy in buildings and plants. Buildings receive a percentile score from 1 to 100 based on energy usage compared to similar buildings across the country. To be eligible for ENERGY STAR certification, a building must earn an ENERGY STAR score of 75 or higher, indicating that it performs better than at least 75 percent of similar buildings nationwide.
<https://www.energystar.gov/buildings>
- **Green Globes**
Green Globes offers a different approach: one that provides in-depth support for improvements ideally suited to each project. Building owners and facility managers know their buildings and operations better than anyone else. We respect and leverage that knowledge with personalized assistance to produce best practices in sustainable design, construction and operations. Incorporating third-party assessors available throughout the certification process, we forge a partnership that allows experienced green building project teams to shine and reduces the learning curve for those new to green building. The building gets a rating from 1 to 4 globes.
<https://www.thegbi.org/green-globes-certification/>

- **ASHRAE 189.1**
ASHRAE is the American Society for Heating Refrigeration and Air Conditioning Engineers. Standard 189.1 provides total building sustainability guidance for designing, building, and operating high-performance green buildings. From site location to energy use to recycling, this standard sets the foundation for green buildings by addressing site sustainability, water use efficiency, energy efficiency, indoor environmental quality (IEQ), and the building's impact on the atmosphere, materials and resources. Standard 189.1 is a compliance option of the International Green Construction Code™ (IgCC).
<https://www.ashrae.org/resources--publications/bookstore/standard-189-1>
- **ICC/ASHRAE 700-2015**
The ICC/ASHRAE 700-2015 National Green Building Standard™ (NGBS) is the first residential green building standard to undergo the full consensus process and receive approval from the American National Standards Institute (ANSI). A residential building can achieve bronze, silver, gold, or emerald rating.
<https://www.nahb.org/en/research/nahb-priorities/green-building-remodeling-and-development/icc-700-national-green-building-standard.aspx>

City of Mission	Item Number:	6b.
ACTION ITEM SUMMARY	Date:	August 16, 2023
Community Development	From:	Brian Scott

Action items require a vote to recommend the item to the full City Council for further action.

RE: Amendment to Chapter 400 (Zoning Code) of the Mission Municipal Code Providing Certain Stipulations for the Location of Tobacco Retailers in the City of Mission (PC Case #23-14).

RECOMMENDATION: Approve the amendment to Chapter 400 (Zoning Code) of the Mission Municipal Code providing certain stipulations for the location of tobacco retailers in the City of Mission (PC Case #23-14).

DETAILS: The City of Mission has long been a leader in promoting community health. To this end the City adopted an indoor smoking ordinance in 2008 prohibiting smoking in any enclosed structure except a private residence.

For several months the City Council discussed the proliferation of electronic cigarette retailers and vape shops within cities around the metropolitan area, and what could be done to mitigate that potential situation in Mission. The Council was focused on limiting access for youth (under 21) to tobacco and/or electronic cigarettes.

In March 2023, the City Council adopted an ordinance establishing a 150-day moratorium on the issuance of any business license to a new tobacco retailer. This moratorium allowed staff and legal counsel to do further research and craft an ordinance that would stipulate distance requirements between for any new tobacco retailer in the City of Mission. The moratorium expires on August 21, 2023.

The proposed ordinance stipulates that no new tobacco retailer (including electronic cigarette retailers) may locate within 1,000 feet of any school, park, church, or an existing tobacco retailer. Existing tobacco retailers in Mission are grandfathered in under the proposed changes, however, if one is sold, a new retailer would have to comply with the zoning code distance provisions.

The Planning Commission held a public hearing at its regular meeting on July 24th. No one was present to comment on the proposed zoning amendment. At the conclusion of the public hearing, the Planning Commission voted 7-0 (2 commissioners absent) to recommend approval of PC Case #23-14 - Amendment to Chapter 400 (Zoning Code) of the Mission Municipal Code Providing Certain Stipulations for the Location of Tobacco Retailers in the City of Mission – to the City Council.

CFAA CONSIDERATIONS/IMPACTS: The proposed ordinance is intended to protect and promote a healthy community for residents of all ages.

Related Statute/City Ordinance:	Chapter 400
Line Item Code/Description:	N/A
Available Budget:	N/A

CITY OF MISSION

ORDINANCENO. _____

AN ORDINANCE PROVIDING FOR A NEW ARTICLE IV TO CHAPTER 415 OF THE MUNICIPAL CODE OF THE CITY OF MISSION, KANSAS TO REQUIRE TOBACCO RETAILERS AND ELECTRONIC CIGARETTE RETAIL ESTABLISHMENTS TO COMPLY WITH A DISTANCE REQUIREMENT IN CERTAIN ZONING DISTRICTS.

WHEREAS, the Governing Body of the City of Mission deems it to be in the best interests of the health, safety and welfare of its youth to limit the access and exposure of under-age children to retail stores that sell tobacco and electronic cigarette items and marketing by imposing a distance restriction for such establishments.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MISSION, KANSAS:

SECTION 1. That Title IV, Chapter 415 of The Municipal Code of the City of Mission, Kansas is hereby amended to add a new Article IV, Tobacco Retailers and Electronic Cigarette Retail Establishments, to read as follows:

Article IV, Tobacco Retailers and Electronic Cigarette Retail Establishments.

Section 415.140 Application.

The provisions of this Article shall apply to all zoning districts within the City of Mission.

Section 415.150 Definitions.

A. "Electronic Cigarette" means a battery-powered device, whether or not such device is shaped like a cigarette, which can provide inhaled doses of nicotine by delivering a vaporized solution by means of cartridges or other chemical delivery systems.

B. "Electronic Cigarette Retail Establishment" means a retail establishment that derives at least 50% of such establishment's revenue from Electronic Cigarettes and Electronic Cigarette products or a retail establishment that holds itself out or advertises itself primarily as an electronic cigarette retail establishment.

C. "Tobacco" means plants of the nightshade family with high levels of nicotine.

D. "Tobacco Products" means cigarettes, cigars, cheroots, stogies, periques; granulated, plug cut, crimp cut, ready rubbed and other smoking tobacco; snuff, snuff flour; cavendish; plug and twist tobacco; fine cut and other chewing tobaccos; shorts; refuse scraps, clippings, cuttings and

sweepings of tobacco, and other kinds and forms of tobacco, prepared in such manner as to be suitable for chewing or smoking in a pipe or otherwise, or both for chewing and smoking.

E. "Tobacco Retailer" means any person who sells, offers for sale, or exchanges or offers to exchange for any form of consideration, tobacco products. This definition is without regard to the quantity of tobacco products sold, offered for sale, exchanged, or offered for exchange.

Section 415.160 Distance Requirements.

- A. No Tobacco Retailer or Electronic Cigarette Retail Establishment shall be located within 1,000 feet of any other Tobacco Retailer or Electronic Cigarette Retail Establishment within Mission City Limits or outside City Limits, or within 1,000 feet of any property used or zoned for parks, school, college, or church. The separation distances shall be measured from or to the outer wall of the Tobacco Retailer or Electronic Cigarette Retail Establishment to the property line of the property containing the park, school, college or church.
1. Exception: If such park, school, college or church is established within 1,000 feet of any Tobacco Retailer or Electronic Cigarette Retail Establishment after the premises has been licensed for such, the premises shall remain an eligible location for said licensing as long as the premises remains in compliance with subsection B below.
- B. In the event any Tobacco Retailer or Electronic Cigarette Retail Establishment abandons or discontinues as a Tobacco Retailer or an Electronic Cigarette Retail Establishment in operation prior to the effective date of this Ordinance, any future Tobacco Retailer or Electronic Cigarette Retail Establishment operated at the same location shall be required to comply with the distance requirements set forth in this Section. This provision shall not apply to a change in ownership which may occur by operation of law, including a court order, divorce, death, mortgage foreclosure, bankruptcy or transfer by contract, provided there is a continuous occupancy or operation of the Tobacco Retailer or Electronic Cigarette Retail Establishment at the licensed location.
- C. Each Tobacco Retailer or Electronic Cigarette Retail Establishment shall retain the records of purchases and sales for a period of one year. These records are subject to inspection by the City and shall be provided within a reasonable time upon request. The records may be in electronic or paper format. If electronic, the records must be available to print upon request by the City.

SECTION 2. Severability. If any one or more sections, subsections or other

part of this Ordinance shall be declared invalid by a court of competent jurisdiction, it is the intent of the City that the remaining portions of the Ordinance shall remain effective. The City states that it would have enacted such remaining portions irrespective of the fact that one or more sections, subsections, or other part of the Ordinance have been held invalid.

PARAGRAPH 3. This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED by the City Council this 16th day of August 2023.

APPROVED by the Mayor this 16th day of August 2023.

Solana Flora, Mayor

Robyn L. Fulks, City Clerk

APPROVED AS TO FORM ONLY:

David K. Martin, City Attorney

Payne & Jones, Chartered
11000 King Street, King 2 Building
Overland Park, KS 66210

AT A GLANCE

Applicant:
City of Mission

Case Number:
23-14

Location:
6090 Woodson Street, Mission, KS

Project Name:
Tobacco Retail Ordinance

Property ID:
N/A

Project Summary:
An ordinance providing for a new ordinance for Article IV, Chapter 415 of the Municipal Code for the City of Mission, Kansas to require tobacco retailers and electronic cigarette retail establishments to comply with a distance requirement in certain zoning districts.

Current Zoning:
N/A

Proposed Zoning:
N/A

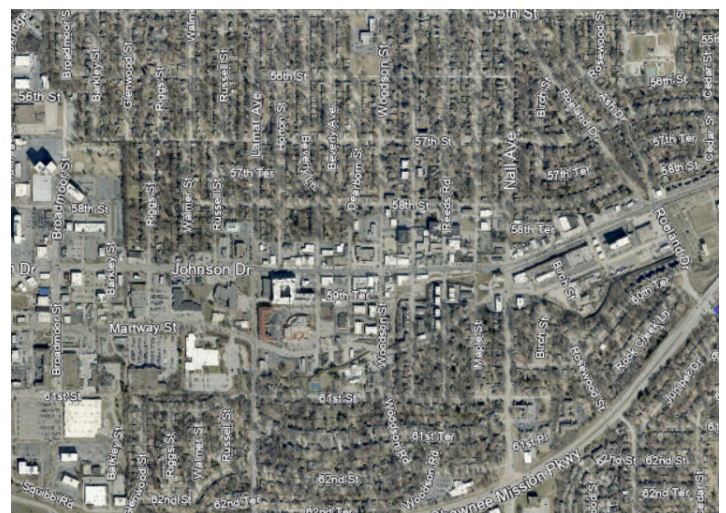
Current Land Use:
N/A

Staff Contact:
Karie Kneller, City Planner

Proposed Land Use:
N/A

Public Hearing Required

Legal Notice:
July 4, 2023



(Citywide Context)

BACKGROUND INFORMATION

The Mid-America Regional Council’s (MARC) Community for All Ages program that Mission has adopted is an integral aspect of Mission’s culture that residents have identified as a priority Community for All Ages criteria are woven throughout the final draft of the updated Comprehensive Plan. The program applies to all aspects of integrated health in planning and development policy. Policies and regulations that address these issues build a healthy and resilient community for residents of all ages.

Since October 2022, the City Council has discussed issues related to potential revisions to Mission’s zoning code as it pertains to retailers selling tobacco, electronic cigarettes, or electronic cigarette paraphernalia. To provide sufficient time for review and discussion, on March 15, 2023, the City adopted an ordinance of a 150-day moratorium on all new business licenses for establishments that sell tobacco, electronic cigarettes, and/or electronic cigarette paraphernalia in Mission. The moratorium expires on August 21, 2023.

Staff has been analyzing the impact of restrictions to permitting these type of retail establishments in certain buffer zones around parks, churches, schools, and existing tobacco retailers, as shown in the map as part of the hearing packet (Figure 1). Current zoning regulations permit tobacco retailers in the following zones: MS-1, MS-2, C-1 (CP-1), C-2 (CP-2), and MXD.

Throughout Mission, there are eight existing tobacco retailers. There are 222* parcels that are zoned to permit tobacco retailers, which are broken down by district in the following table:

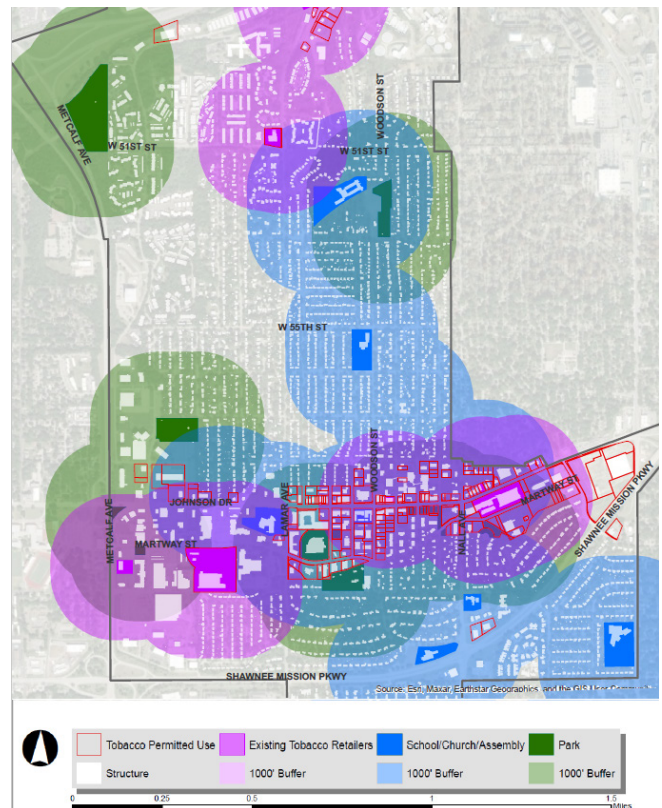


Figure 1

Zoning District	Number of Parcels
MS-2	101
MS-1	76
MXD	15
C-2	10
C-1	9
CP-2	5
CP-1	5

*34 parcels are established rights-of-way not appropriate for development.

In April 2023, the Finance & Administration Committee directed staff to explore expanded buffer zones around certain land uses, to review potential impacts new legislation might have on marijuana/marijuana paraphernalia sales if legalized in Kansas, and potentially prohibiting tobacco/e-cigarette sales in any Mixed-Use (MXD) zoning district. In May 2023, Council directed staff to move forward with an ordinance to effect changes to Mission's zoning code.

PROPOSAL

Under City Council direction, staff requests that the Planning Commission consider an ordinance to restrict tobacco retailers from acquiring a business license or operating a business which sells tobacco products within a 1000-foot buffer of a property used or zoned for a park, church, school, or an existing tobacco retail establishment. The ordinance defines the terms "electronic cigarette," "electronic cigarette retail establishment," "tobacco," "tobacco products," and "tobacco retailer." Further, the ordinance makes an exception for established tobacco retailers, with the stipulation that if the establishment abandons or discontinues operations, future tobacco retailers at that location would be held to the stipulations of the distance requirements. The mere change of ownership of a continuous occupancy and use of a property as a tobacco retailer would not be subject to the distance requirement.

Analysis:

The ordinance would establish the 1000-foot buffer to protect the health, safety, and welfare of its youth by limiting the access, exposure, and marketing of smoking to under-age children. This ordinance does not prohibit outright the establishment of new tobacco retailers in Mission. Within the existing MXD-zoned properties at the southeast corner of Roeland Drive and Johnson Drive, as well as the property at the southwest corner of Shawnee Mission Parkway and Roeland Drive that is zoned C-1, tobacco retailers would not be excluded by the 1000-foot buffer. The ordinance is exclusive at this time to tobacco retailers, and does not include prohibition of tobacco products in MXD zones or restrictions for marijuana retailers at this time.

RECOMMENDATION

Staff recommends that the Planning Commission vote to recommend to the City Council approval of Case #23-14, the proposed ordinance pertaining to retail tobacco establishments.



PLANNING COMMISSION ACTION

The Planning Commission consider Case #23-14 at a public hearing on July 24, 2023. Upon conclusion of the public hearing and after due consideration, the Planning Commission voted 7-0 to recommend approval of Case #23-14 to the City Council. (Commissioners Smith and Snyder absent)

CITY COUNCIL ACTION

The City Council will consider Case #23-14 at a public hearing on August 16, 2023.

CITY OF MISSION

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR A NEW ARTICLE IV TO CHAPTER 415 OF THE MUNICIPAL CODE OF THE CITY OF MISSION, KANSAS TO REQUIRE TOBACCO RETAILERS AND ELECTRONIC CIGARETTE RETAIL ESTABLISHMENTS TO COMPLY WITH A DISTANCE REQUIREMENT IN CERTAIN ZONING DISTRICTS.

WHEREAS, the Governing Body of the City of Mission deems it to be in the best interests of the health, safety and welfare of its youth to limit the access and exposure of under-age children to retail stores that sell tobacco and electronic cigarette items and marketing by imposing a distance restriction for such establishments.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MISSION, KANSAS:

PARAGRAPH 1. That Title IV, Chapter 415 of The Municipal Code of the City of Mission, Kansas is hereby amended to add a new Article IV, Tobacco Retailers and Electronic Cigarette Retail Establishments, to read as follows:

Article IV, Tobacco Retailers and Electronic Cigarette Retail Establishments.

Section 415.140 Application.

The provisions of this Article shall apply to all zoning districts within the City of Mission.

Section 415.150 Definitions.

- A. "Electronic Cigarette" means a battery-powered device, whether or not such device is shaped like a cigarette, which can provide inhaled doses of nicotine by delivering a vaporized solution by means of cartridges or other chemical delivery systems.
- B. "Electronic Cigarette Retail Establishment" means a retail establishment that derives at least 50% of such establishment's revenue from Electronic Cigarettes and Electronic Cigarette products or a retail establishment that holds itself out or advertises itself primarily as an electronic cigarette retail establishment.
- C. "Tobacco" means plants of the nightshade family with high levels of nicotine.
- D. "Tobacco Products" means cigarettes, cigars, cheroots, stogies,

periques; granulated, plug cut, crimp cut, ready rubbed and other smoking tobacco; snuff, snuff flour; cavendish; plug and twist tobacco; fine cut and other chewing tobaccos; shorts; refuse scraps, clippings, cuttings and sweepings of tobacco, and other kinds and forms of tobacco, prepared in such manner as to be suitable for chewing or smoking in a pipe or otherwise, or both for chewing and smoking.

E. "Tobacco Retailer" means any person who sells, offers for sale, or exchanges or offers to exchange for any form of consideration, tobacco products. This definition is without regard to the quantity of tobacco products sold, offered for sale, exchanged, or offered for exchange.

Section 415.160 Distance Requirements.

- A. No Tobacco Retailer or Electronic Cigarette Retail Establishment shall be located within 1,000 feet of any other Tobacco Retailer or Electronic Cigarette Retail Establishment within Mission City Limits or outside City Limits, or within 1,000 feet of any property used or zoned for parks, school, college, or church. The separation distances shall be measured from or to the outer wall of the Tobacco Retailer or Electronic Cigarette Retail Establishment to the property line of the property containing the park, school, college or church.
 - 1. Exception: If such park, school, college or church is established within 1,000 feet of any Tobacco Retailer or Electronic Cigarette Retail Establishment after the premises has been licensed for such, the premises shall remain an eligible location for said licensing as long as the premises remains in compliance with subsection B below.
- B. In the event any Tobacco Retailer or Electronic Cigarette Retail Establishment abandons or discontinues as a Tobacco Retailer or an Electronic Cigarette Retail Establishment in operation prior to the effective date of this Ordinance, any future Tobacco Retailer or Electronic Cigarette Retail Establishment operated at the same location shall be required to comply with the distance requirements set forth in this Section. This provision shall not apply to a change in ownership which may occur by operation of law, including a court order, divorce, death, mortgage foreclosure, bankruptcy or transfer by contract, provided there is a continuous occupancy or operation of the Tobacco Retailer or Electronic Cigarette Retail Establishment at the licensed location.
- C. Each Tobacco Retailer or Electronic Cigarette Retail Establishment shall retain the records of purchases and sales for a period of one year. These records are subject to inspection by the City and shall be provided within a reasonable time upon request. The records may be in electronic or paper format. If electronic, the records must be available to print upon request

by the City.

PARAGRAPH 2. Severability. If any one or more sections, subsections or other part of this Ordinance shall be declared invalid by a court of competent jurisdiction, it is the intent of the City that the remaining portions of the Ordinance shall remain effective. The City states that it would have enacted such remaining portions irrespective of the fact that one or more sections, subsections, or other part of the Ordinance have been held invalid.

PARAGRAPH 3. This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

City of Mission	Item Number:	10a.
ACTION ITEM SUMMARY	Date:	March 15, 2023
Administration	From:	Laura Smith

Action items require a vote to recommend the item to full City Council for further action.

RE: Ordinance Establishing a Temporary Moratorium on all New Business Licenses for Establishments that Sell Tobacco, Eletronic Cigarettes and/or Electronic Cigarette Paraphernalia in the City of Mission

RECOMMENDATION: Approve the Ordinance establishing a temporary moratorium on all new business licenses for establishments that sell tobacco, electronic cigarettes and/or electronic cigaretttr paraphernalia for a period of one hundred fifty (150) days.

DETAILS: Since October 2022, the Council has been discussing issues related to Mission’s zoning code regulations for retailers selling tobacco, electronic cigarettes, or electronic cigarette paraphernalia. Most recently the issue was discussed during the February 1 Finance & Administration Committee meeting where additional direction was given to staff to continue to researach options and alternatives to bring back to the Council.

Recognizing the Council’s interest in a thorough review and evaluation of Mission’s regulations for establishments selling tobacco, electronic cigarettes, or electronic cigarette paraphernalia staff is recommending Council establish a temporary moratorium on the issuance of new business licenses for establishments selling the same. In order to appropriately study the issue, and to ensure time for any contemplated changes to the zoning regulations to be heard and considered, Staff is recommending the moratorium be imposed for a period of one hundred fifty (150) days. No application for a new business license for such establishment will be considered or processed until the expiration of the Temporary Moratorium Period.

CFAA CONSIDERATIONS/IMPACTS: The Communities for All Ages program suggests that residents are interested in healthy, vibrant communities. This is often related to walkable communities, but applies to all aspects of integrating health into planning and development policy. Discussing policies and regulations such as this can signal to residents a community’s willingness to review and consider all aspects of building a healthy and resilient community for residents of all ages.

Related Statute/City Ordinance:	
Line Item Code/Description:	
Available Budget:	

City of Mission	Item Number:	11.
DISCUSSION ITEM SUMMARY	Date:	May 3, 2023
Administration	From:	Laura Smith

Discussion items allow the committee the opportunity to freely discuss the issue at hand.

RE: Regulations for Tobacco and Electronic Cigaretter Retailers

DETAILS: Since October 2022, the Council has been discussing issues related to potential revisions to Mission’s zoning code as it relates to retailers selling tobacco, electronic cigarettes, or electronic cigarette paraphernalia. At the April 12, 2023 Finance & Administration Committee meeting staff was directed to continue to explore expanded buffer zones, to review the potential impacts any proposed legislation might have on marijuana/marijuana paraphernalia sales should it be legalized by the Kansas Legislature, and the potential for specifically prohibiting tobacco/e-cigarette sales in any Mixed-Use (MXD) zoning district.

The materials included in this action item and the packet respond to that discussion and Staff is hopeful that final direction can be secured to move to the next step in the process. While the temporary 150 day moratorium does not expire until August 21, 2023, staff would like to move forward through this multi-step process as soon as possible. The map included in the packet illustrates a 1000’ buffer surrounding the following:

- Existing tobacco retailers
- Schools/Churches/Other Assembly Places
- Parks

Council will note that a buffer of this size covers all parcels whose current zoning (MS-1, MS-2 and C-1) would allow for tobacco/electronic cigarette sales with the exception of portions of the Gateway site (zoned MXD) and the Bank of America property located at Shawnee Mission Parkway and Roeland Drive. During the April Committee meeting there was also some interest expressed about potentially revising the definition of allowable uses within a Mixed-Use zoning district to specifically prohibit the sale of tobacco/e-cigarettes. Staff would recommend the following next steps if Council is ready to advance a recommendation forward to begin the process for making amendments to Mission’s Zoning Code:

- Prepare a draft ordinance establishing the 1000’ buffers as shown on the map
- Ensure ordinance language is crafted narrowly to ensure that marijuana retailers would not be included should the sale of marijuana (medical, recreational or both)

Related Statute/City Ordinance:	Chapter 405 Mission Municipal Code
Line Item Code/Description:	NA
Available Budget:	NA

City of Mission	Item Number:	11.
DISCUSSION ITEM SUMMARY	Date:	May 3, 2023
Administration	From:	Laura Smith

Discussion items allow the committee the opportunity to freely discuss the issue at hand.

Staff would recommend that the discussion and decisions related to the sale of tobacco or electronic cigarettes in a Mixed-Use zoning district be included as part of the more comprehensive zoning code updates which are anticipated to get underway later this year. Since there are currently no functional retail spaces located in the MXD district, this will allow for any and all modifications to allowed or prohibited uses to be considered at one time.

CFAA IMPACTS/CONSIDERATIONS: The Communities for All Ages program suggests that residents are interested in healthy, vibrant communities. This is often related to walkable communities, but applies to all aspects of integrating health into planning and development policy. Discussing policies and regulations such as this can signal to residents a community's willingness to review and consider all aspects of building a healthy and resilient community for residents of all ages.

Related Statute/City Ordinance:	Chapter 405 Mission Municipal Code
Line Item Code/Description:	NA
Available Budget:	NA

City of Mission	Item Number:	7a.
ACTION ITEM SUMMARY	Date:	August 16, 2023
Administration	From:	Laura Smith

Action items require a vote to recommend the item to full City Council for further action.

RE: Request for an Extension of Time for Completion of Construction for the Residence on Rock Creek Apartment Project

RECOMMENDATION: Approve the First Amendment to the Redevelopment Agreement for the Residence on Rock Creek Apartment project granting an extension of time for completion of construction the project.

DETAILS: The preliminary development plan (PDP) for the proposed Mission Bowl Apartments (now Residence on Rock Creek) project (5399 Martway) was approved in December of 2020, along with the tax increment financing (TIF) project plan and the redevelopment agreement (RDA).

The Developers have continuously and diligently pursued work on the project from the outset but have needed two development schedule extensions to date. Both extensions (May 2021 and February 2022) were granted. Recently, the developer advised the City of the need to request an additional extension to adjust the November 1, 2023 construction completion milestone. A letter outlining the factors contributing to the extension request has been included in the packet. The developer is requesting the completion milestone be extended to September 1, 2024.

Based on the continuous execution of project work, staff and the City's land use attorney do not believe this request for additional time is unusual or unreasonable, and Staff recommends that the City Council consider granting an extension of time for completion of construction for the Residence on Rock Creek apartments. The extension would be granted through an amendment to the original redevelopment agreement and would memorialize in one place the previous extensions that were granted and the assignment of the agreement.

The Developer will be present at the Finance and Administration Committee to answer questions and provide additional information on the project status.

CFAA CONSIDERATIONS/IMPACTS: NA

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	N/A
Available Budget:	N/A

SUNFLOWER

Development Group

To: Mrs. Laura Smith, City Administrator, Mr. Brian Scott , Deputy City Administrator

From: Jason Swords and Banks Floodman, Sunflower Development Group

Date: 7/26/23

Subject: Residence on Rock Creek- Redevelopment Agreement Extension Request

Mrs. Smith and Mr. Scott,

Residence on Rock Creek LLC has been working diligently to complete this exciting project in the most timely and efficient manner. We appreciate the extension granted to us in May 2021, and certainly understand and appreciate the City Council's desire to hold developers accountable to project milestones included redevelopment agreements. Unfortunately, the current environment has created some headwinds leading to a delay on the overall delivery of the project.

We can assure you every step has and will continue to be taken to make up as much time as possible, but to meet the high standards we hold ourselves to and standards we believe the City of Mission will be very happy with for years to come, we are requesting an extension to section 2.04 (a) exhibit C of the Redevelopment Agreement between the City of Mission, Kansas and Residence on Rock Creek LLC, formally Mission Bowl Apartments, LLC. We are specifically requesting the following:

- 10-month extension from the Nov. 1st, 2023 project completion date, which would give us until September 1st, 2024 to complete the developer project work and vertical construction of the project.
 - Our plan will be to open the sidewalk by March 1st, 2024.

In an effort to more fully illustrate the reasons for the current request for an extension, the most significant items contributing to the delays are included below:

1. Unforeseen site issues, which have included manhole heights, and sanitary sewer installation and bypass. Additionally, the specified underground sewer pipe became impossible to source so we were required to switch manufacturers. To alleviate further delays we spent additional dollars securing alternative options, but this still ultimately ended up delaying the project 6+ weeks. These delays were in addition to the sanitary sewer relocation issues which were part of the reason for the first extension request.
2. Raw material price escalations and availability forced us to redesign part of our column/footing foundations and the above ground post tension slabs costing us 4 - 5 months for redesign and procurement of materials. Again, some of this was part of the first extension, but the material procurement added additional time.
3. Weather delays (mainly rain) during April and May caused us to cancel several concrete pours.

4. Cell tower and sanitary sewer facilities were not located in the anticipated easements once field work commenced. This resulted in rework for easement and access and the approval processes slowed progress.
5. Supply chain issues, particularly related to transformers and other electrical components needed from Evergy created unanticipated delays. The demand for this equipment throughout the metropolitan area is extremely high and competitive.
6. Labor shortages which resulted in smaller crews for both our General Contractor and sub-contractors meant the pace of the work hasn't moved as quickly as anticipated. Additionally, we lost our HVAC sub-contractor entirely and had to find a replacement. Our General Contractor, First Construction has worked on Saturdays in an effort to mitigate the impact of weather, labor and materials.

We anticipate starting lease-up for the project at the first of the year. We also plan to move tenants into the project once we secure a Temporary Certificate of Occupancy (TCO) which should be prior to the September 1, 2024 date.

We hope that our continuous progress on the project and our interest in developing Phase II clearly demonstrates our commitment to the City of Mission and that the City Council would be willing to grant the request for the extension.

We appreciate the opportunity and look forward to continuing our work with the City of Mission.



Banks Floodman
Partner-Director of Real Estate Development
Sunflower Development Group
1125 Grand Blvd. Suite 202
Kansas City, MO 64106

Cc: Kevin Lee, Polsinelli
Jason Swords, Sunflower Development Group

FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT, executed as of the date of the last execution by the parties hereto, by and between **CITY OF MISSION, KANSAS**, a municipal corporation duly organized under the laws of the State of Kansas (“**City**”), and **RESIDENCE ON ROCK CREEK, LLC**, a limited liability company (“**Developer**”) amends and, to the extent inconsistent herewith, supersedes that certain “Redevelopment Agreement”, effective December 16, 2020 (“**Agreement**”). All capitalized terms herein not otherwise defined are as defined in the Agreement.

WITNESSETH:

WHEREAS, the City and Mission Bowl Apartments, LLC (“**Original Developer**”) heretofore executed the Agreement; and

WHEREAS, Exhibit C to the Agreement was modified at the request of the Original Developer by Resolution 1077, adopted by the City on May 19, 2021; and

WHEREAS, Exhibit C to the Agreement was modified at the request of the Original Developer by action of the Governing Body of the City on February 16, 2022; and

WHEREAS, the Original Developer assigned its rights in and to the Agreement to Developer by Assignment and Assumption Agreement dated May 5, 2022, which assignment and assumption was approved by the City; and

WHEREAS, Developer has requested further modification of said Exhibit C to establish and extend certain dates for performance; and

WHEREAS, City and Developer have agreed to modify said Exhibit C accordingly.

NOW THEREFORE, in consideration of the mutual promises set forth below, it is agreed:

1. That this Amendment shall supplement, amend and, to the extent inconsistent herewith, supersede the Agreement as amended.
2. That the actions of the City aforesaid on May 19, 2021 and February 16, 2022 are hereby ratified.
3. That Exhibit C of the Agreement is hereby replaced with the Exhibit C attached hereto.
4. That to the extent inconsistent with the Agreement, this Amendment shall supersede same and control the contractual relationship by and between the parties. In all other respects, the Agreement is hereby ratified and it is acknowledged that no default exists thereunder.

5. That this Amendment shall become effective upon the last party to the Amendment executing the same. In the interest of timely amending the Agreement, the parties may separately execute this Amendment.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the last day and date below written.

Signature Pages Follow

Dated: _____

CITY OF MISSION, a Kansas municipal
corporation

Solana Flora, Mayor

ATTEST:

Robyn Fulks, City Clerk

Dated: _____

RESIDENCE ON ROCK CREEK, LLC,
a Colorado limited liability company

By: **All Pro Rock Creek Residence LLLP,**
a Colorado limited liability limited partnership, Manager

By: **All Pro Real Estate, LLC,**
a Colorado limited liability company, General Partner

By: **All Pro Capital, LLC,**
a Colorado limited liability company, Manager

By: _____
Tony Bettis, Chief Executive Officer and
President

EXHIBIT C

DEVELOPMENT SCHEDULE

December 16, 2020 - Approval of TIF Project Plan and Development Agreement

On or prior to September 17, 2021 - Demolish and remove existing improvements and debris, and commence the Developer Project Work

On or prior to May 1, 2022 - Commence construction of the Project

On or prior to March 1, 2024, complete and open all public sidewalks

On or prior to September 1, 2024 - Complete the Developer Work and complete vertical construction of the Project

CITY OF MISSION, KANSAS
RESOLUTION NO. _____

A RESOLUTION APPROVING A FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT (MISSION BOWL APARTMENTS).

WHEREAS, a Redevelopment Agreement has been entered into by the City of Mission, Kansas and Mission Bowl Apartments, LLC dated December 16, 2020 ("Redevelopment Agreement") for the construction of the "Mission Bowl Apartments"; and

WHEREAS, Residence on Rock Creek, LLC, a limited liability company, successor developer by approved assignment from Mission Bowl Apartments, LLC ("Successor Developer") has requested an amendment to the Redevelopment Agreement extending the time for performance of the Development Schedule set forth on Exhibit C of the Redevelopment Agreement; and

WHEREAS, the City Staff has prepared a First Amendment to the Redevelopment Agreement to accommodate such request.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSION KANSAS:

Section 1. First Amendment. The First Amendment to Redevelopment Agreement attached hereto is hereby approved, and the Mayor and City Clerk are authorized to execute same.

Approved by the Mayor this 16 day of August, 2023.

Passed by the City Council this 16 day of August, 2023.

Solana Flora, Mayor

ATTEST:

Robyn L. Fulks, City Clerk



Project and Service
Delivery Summary

+

Statistics

Mid-Year 2023



MEMORANDUM

Date: August 16, 2023
To: Mayor and City Council
From: Laura Smith, City Administrator
RE: Project and Service Delivery Status Update – 2023 Mid-Year

Staff is pleased to share the 2023 Mid-Year Project Status Report which contains information on the projects and issues that staff has been focused on for the first half of 2023. The quarterly reports we have been working to produce for the last two years were creating more work for staff than benefit for Council, so we are transitioning to reporting twice a year. Highlights will be shared during the City Administrator's report at the August 16, 2023 City Council meeting and Staff is always available to answer questions or provide more information on anything contained in the project status update or the accompanying project matrix.

2023 – January – July Successes/Accomplishments

- Applied for and received a second Planning Sustainable Places (PSP) grant to fund a bicycle/pedestrian/trail connection study for the entire city. The grant application received the highest score of all applications received in the second round.
- Hosted two joint work sessions between the City Council and Planning Commission to review the final recommendations of the comprehensive land use plan update. The plan will be presented to the Planning Commission in September and Council in October
- Initiated implementation of permitting software which will allow for a more efficient receipt and processing for numerous permitting and license applications issued by various City departments.
- Introduced a cardboard/plastic recycling program for businesses in downtown Mission.
- Supported UMKC student group on a study of the west end of the Rock Creek Trail Corridor.
- Developed design recommendations for a rehabilitation of landscaping on Johnson Drive between Lamar and Nall using native plants, to be bid and installed in 2024.
- Completed greenhouse gas inventory updates for community and municipal operations.
- Solicited applications for a new energy audit and weatherization program grant program.
- Represented Mission and small cities on MARC's new Climate and Environment Council and "Speeding Up Local Government Action" sub-committee.
- Applied for federal Carbon Reduction Program funding for bike share in Mission and Roeland Park and joined applications for Operation Greenlight systems on Johnson Drive and EV charging stations in Johnson County.
- Hosted a second annual citywide clean-up event in April.
- Launched the "Make it Your Mission" campaign.

- Reinstated an online business directory at missionks.org.
- Upgraded program brochures for the Community Rebate and Mission Possible grant programs.
- Reinstated online payments for Municipal Court.
- Cross-trained job duties in Police Records and Municipal Court staff in preparation for employee retirement, transitioning from four employees to three.
- Hired and conducted on-boarding for: Facility Maintenance Supervisor, Recreation Program Coordinator, Mechanic, Public Safety Clerk, Building Inspector, Budget and Finance Manager and three Police Officers.
- Coordinated operations and communications for curbside limb pick-up following July 14 and July 30 storms.
- Successfully fielded a complete lifeguarding team in preparation for PCC indoor pool and MFAC outdoor pool operations.
- Broadmoor Park Trail project successfully designed and bid for construction.
- Resurfaced the orange outdoor slide at the MFAC and replaced worn table umbrellas.
- Painted the lap lane and zero depth entry kiddie pools at the MFAC.
- Replaced the missing/damaged south east fence at the PCC.
- Completely renovated the dry sauna at the PCC.
- Replaced the indoor pool natatorium skylights and ceiling seals.
- Installed new epoxy flooring in PCC locker rooms.
- On-going communication and coordination related to the 2023 Street Preservation Program and the Foxridge Drive Phase II construction projects.
- Facilitated repairs to the Rock Creek Channel (west of Reeds) at WaterOne's expense following a 20" water main break.
- Hosted a "Shaved Ice Social" at Silverwood Apartments where Police Department invited residents from several multi-family complexes to come out to interact with the officers.
- Hosted a successful Mission Summer Family Picnic including the introduction of a laser light show.
- Recognized retirements for several long-standing Mission businesses: Mission Fresh Fashion, Salsa Grill, Brill Eye Center.
- Researched, developed and approved a new policy relating to Tax Abatements which incorporated a number of factors important to the Governing Body and community.
- Completed the 2022 Audit receiving an "unqualified" opinion, the highest rating to be given.
- Approved contract for continued work to inventory Mission stormwater systems with matching funds provided through the Jo Co SMAC program.
- Approved a design contract for Roe Avenue Project (2024 CARS Project).
- Approved a contract for the design of Phase II of Mohawk Park improvements.
- Received the KDOT Traffic Safety Platinum Awards
- Celebrated the 20th Anniversary of the consolidation of the City of Countryside with the City of Mission.

- Completed sinkhole repairs at various locations around the community.
- Adopted a working definition of antisemitism.
- Recognized local elementary students for their entries in the 2023 “If I Were Mayor” poster contest.
- Offered 5 Fitness Classes: January/Bar Bell Burn, April/ Tai Chi, May/ Classical Stretching by Essentrics, June/ Monthly movement challenge, July/ Strength Training and 11 Wellness Events: March/ Healthy Pot Luck, Will Prep/Estate Planning, April/ Employee Volunteer Day-trail clean up, May/ Blood Drive, Mental Health Co-responder presentation, PW Bar-B-Que, June/ All Staff Safety training, Biometric screening, Aug/Pizza & Bingo, Blood Drive, Watch a webinar.
- Offered one supervisory training session for employees.

Planning Activity: As of July 2023, the Planning Commission has heard 11 land use cases. These cases include:

- Preliminary Plat for Morrison Ridge Park – re-plat of two lots to four for single-family homes located (Riggs Avenue between 51st and 53rd Streets).
- Final Development Plan and Final Plat for Mission Vale – a 19-unit townhome development at the southeast corner of W. 58th Terrace and Nall Avenue.
- Final Development Plan for 5665 Foxridge – a 300+ unit, five-story, apartment building proposed for the southeast corner of 56th Street and Foxridge Drive.
- Wall Mural application for American Honey hair salon at 6630 Martway Street
- Preliminary Development Plan and Final Development Plan for Water Works Park at 5817 W. 53rd Street
- Preliminary Development Plan and Preliminary Plat for Swig soda shop at 5959 Barkley Street
- Preliminary Development Plan for Phase II of Residence on Rock Creek – a 96-unit apartment building proposed for the lot just east of the Phase I of Residence on Rock Creek being built at 5399 Martway Street
- Zoning Amendment to require 1,000 foot buffer between new tobacco retailers and existing tobacco retailers, schools, churches, and playgrounds

Other development projects requiring staff resources include:

- Preliminary Development Plan for Mission Beverly – a 250+ unit apartment building on Martway Street between Beverly and Dearborn Avenues
- Preliminary Development Plan and Preliminary Plat for a new Popeye’s restaurant at 6821 Johnson Drive

Building Permitting and Inspection Activity: The Community Development Department issued a total of 377 building permits in 2022 with a total valuation of work of \$42 million. As of July 31, 2023 the Community Development Department has issued 174 building permits with an

estimated project valuation of \$58.3 million. Some of the more substantial permits issued include:

- 6001 W. 52nd Street – Rushton Elementary School - 75,000 sq. ft. elementary school that will replace the existing school that was built in the early 1950s.
- 4800 Nall Avenue – Nelson Treatment Facility – reconstruction of an entirely new wastewater treatment plant to replace an existing plant that was first built in the 1940s.
- 5819 Nall Avenue – a 19-unit townhome development at the southeast corner of W. 58th Terrace and Nall Avenue (construction pending)
- 6604 Dearborn – New single-family home
- 6039 Metcalf Avenue – Canopy and site improvements for a new drive-thru at Chick-Fil-A restaurant (construction starting in August)
- 6522 Martway Street – Renovation of an existing restaurant space for a new The Other Place restaurant
- 7017 Johnson Drive – Renovation of existing restaurant space for a new Big Biscuit restaurant
- 5201 Johnson Drive – Expansion/remodel for Waltz Tetrick advertising agency

Inspection activity has continued this year for the following projects:

- 5399 Martway Street (Mission Bowl) - A building permit was issued in April of 2022 for a five-story, 172-unit apartment building. Construction commenced over the summer with grading of the site, realignment of the sanitary sewer main from the JCW lift-station to the sanitary sewer main in Martway, and installation of piers for the podium. Construction this year has been the podium itself, elevator shafts, and wood framing.
- 6001 W. 52nd Street (Rushton Elementary School) - a building permit was issued at the beginning of this year. Construction activity to date has included demolition of the old school, site grading, storm water infrastructure and utility upgrades, footings and walls for gymnasium.
- 4800 Nall Avenue (Nelson Treatment Facility) - This is the reconstruction of an existing wastewater treatment plant first built in the 1940s. Construction activity began earlier this year and to date has entailed site grading, piping and infrastructure, and location of construction trailers.
- 6649 Lamar (Mohawk Park Phase I) – A permit was issued in September of 2022 for the Mohawk Park improvements, which include restrooms and pavilion. Inspections have occurred for this project as various components are completed. The Phase I project was substantially completed this July and a ribbon cutting was held in August. Design of Phase II improvements is currently underway.
- 5524 Barkley (New Homes) – This was a one-story, single-family home on a parcel of property platted as two, individual lots. The home was purchased in the winter of 2021 by a home builder with the intention of demolishing the existing structure and building two, single-family homes, one on each platted lot. A building permit was issued in early 2022 for the first home (5528 Barkley), and that home is now completed. A building

permit for the second home (5524 Barkley) was issued in September of 2022 and was completed in July.

Neighborhood Services Assistance Programs: The following Neighborhood Services activities have been supported YTD in 2023:

- Adopt-A-Street – 4 organization/group clean-ups.
- Accessory Animal Permits – 11 chicken and 1 bee permits issued or renewed

In addition, the information below reflects the number of applications and total amount reimbursed to date through July 2023 for Mission’s various grant and rebate programs. Some applicants have not yet submitted documentation for reimbursement.

Program	Number of Applications as of 7/2023	Amount Budgeted	Amount Distributed To Date
Mission Possible	11	\$35,000	\$14,080
Community Rebate	19	\$20,000	\$10,738
BMP Stormwater	7	\$3,000	\$1,719
Business Improvement Grant	5	\$45,000	\$15,000
Neighborhood Grant	10	\$5,000	\$2,300

New Businesses: In addition to several included in the building permit updates above, a listing of the various businesses opening or locating in Mission in the first half of 2023 is highlighted below:

- American Honey Salon (6630 Martway) 1/10/2023
- Resilience Brilliance (5515 Foxridge) 2/15/2023
- Tacos on Lamar dba Tacos El Gallo (5038 Lamar) 3/1/2023
- Crumbl Cookies (6121 Metcalf) 3/10/2023
- Triforce Chiropractic (4730 Lamar) 5/3/2023
- Lil' Dudes LLC (6124 Johnson Drive) 7/7/2023
- The Crosstraining Club (5807 Johnson Drive) 7/5/2023 expected opening 09/2023
- The Other Place (6522 Martway)_expected opening in fall of 2023
- Big Biscuit (7017 Johnson Drive) expected opening in fall of 2023

Code Enforcement Activity: Year to date statistics for code enforcement activity in 2023 is reflected in the table below.

	YTD July 2023	2022	2021	2020
Ward I	116	196	191	184
Ward II	114	191	237	201
Ward III	175	181	211	162
Ward IV	78	147	231	205
Total Cases	483	715	870	752

Neighborhood Services has been handling some significant code cases in the first part of 2023 including:

- 6350 W. 49th Street – This structure was declared uninhabitable by the City Council in April 2023. Since this time the property has been sold and Community Development Staff has been working with the new owner to make the necessary repairs. A new roof has been completed and repairs to the back deck are expected to be completed by the end of August.
- 4725 Lamar Avenue – This commercial business had an excessive amount of trash and debris on the property and was generally unkept. An eviction of a renter occurred in July and the property was cleaned-up by the City at this time, with costs to be assessed against the property owner. A case against the property owner is pending in municipal court.
- Grass and Vegetation – With the warm, wet weather this summer, there have been a number of violation notices issued for tall grass and excessive vegetation throughout the City.

Parks + Recreation Mid-Year Revenue Comparisons: A comparison of 2022 and 2023 (January – June) revenues for the Powell Community Center (PCC) and the Mission Family Aquatic Center (MFAC) are included below. Now that the PCC Feasibility Study is completed, staff will be developing and reporting on a variety of new statistics or KPI's to better share information on performance with the Council and the public.

Powell Community Center (January – June)

Revenue Category	2022	2023 (unaudited)	% Change
Memberships	\$151,370	\$187,065	24%
Rentals	\$ 86,684	\$140,234	62%
Programs	\$100,059	\$105,097	5%
Daily Fees	\$ 75,320	\$135,720	80%
Miscellaneous	\$ 10,046	\$ 2,648	-74%
Summer Programs	\$ 97,756	\$149,451	53%
Totals	\$521,235	\$720,215	38%

Mission Family Aquatic Center (January – June)

Revenue Category	2022	2023 (unaudited)	% Change
Memberships	\$ 49,638	\$ 50,814	2%
Daily Fees	\$ 24,056	\$ 26,947	12%
Concessions	\$ 13,098	\$ 18,167	39%
Programs	\$ 580	\$ 1,168	101%
Rentals	\$ 5,668	\$ 9,150	61%
Super Pool Pass	\$ 8,875	\$ 7,460	-16%
Totals	\$101,915	\$113,706	12%

Parks + Recreation Park Maintenance Activities: Public Works and Parks + Recreation continue to meet park maintenance needs through the cooperative use of resources. The Parks Maintenance Supervisor receives on-site feedback from residents who enjoy the trails and park amenities. Three part-time parks technicians were hired in the spring after an exhaustive applicant search. Additional support enabled our parks team to maintain the parks, playgrounds and trails and community center grounds at a higher standard.

Mid-Year 2023 Projects Update:	
Beverly Park flower planting and turf grass overseeding - w/ Adopt-A-Park Down Syndrome Innovations	Replaced saddle swings at Broadmoor and Andersen Parks
Aerated and overseeded PCC and Beverly Park	Replaced swing chains at Broadmoor, Water Works and Mohawk Parks
New toilet install at Broadmoor Park; repaired leaking faucets	Removed graffiti and unhoused debris from Rotary and Streamway Parks
Safety paint application Andersen Park curbing	Hired and trained 3 PT parks technicians
Spring flower planting in PCC breezeways	Installed Legacy Park shade sail
Mulch trees at Water Works and Broadmoor Parks and remove weeds in all parks, transit hubs and PCC grounds	Hosted wellness clean up along Rock Creek Trail where City staff trimmed bushes, picked up litter and pruned fence lines
Edge and mulch monument signs at Water Works and Broadmoor Parks	Dragged baseball/softball field every other week
Paint Water Works Park playground retention wall and parking bumpers	Replaced Katsura tree- Mohawk; Crabapple- Legacy; Spruce- Andersen + Broadmoor Parks

Hosted an Arbor Day event with 2 nd graders	Ordered park pedestrian trail counters
Removed 5 dead trees and had stumps grinded at Broadmoor, Beverly and Rock Creek Trail	Oversaw the pruning of Andersen, Broadmoor and Beverly Park trees
Repair Andersen Park bathroom sink, drinking fountain and drain	Power washed MFAC lap pool in preparation for paint
Removed City Hall bush, and 2 trees	Sprinkler repairs at PCC and MFAC
Removed Broadmoor Park access gate; continuous bioswale clean up and maintenance	Replaced electrical junction boxes at Broadmoor and Andersen Parks


Public Works Projects/Activities: Project completed or in progress for the Public Works Department include the following, with detail in the large capital projects outlined in the accompanying project matrix.

- Addressed Rock Creek Channel wall failure at Outlook St. Between Johnson Drive & Martway which collapsed due to a 20” water main. Work has been completed and the City will be reimbursed for the project expense from WaterOne.
- Initiated preliminary conversations with KDOT and the City of Overland Park regarding the reconstruction of the Johnson Drive/Metcalf bridge and potential redesign options.
- Pedestrian Improvements 61st Street and Broadmoor Street. This project includes installation of four flashing stop signs with push button activation to improve safety for pedestrians at this intersection. The project will go out to bid in August 2023 and should be completed by the end of the year.
- Storm sewer relocation project at 5925 Beverly Ave. In early 2023, staff was inspecting the box-culvert on Beverly Ave and discovered that a portion of the culvert had failed, impacting a private parking lot. Staff worked with Olsson to design a solution to abandon the failed section and reconfigure the stormwater system in this area. Design is complete and the project will go out to bid in August 2023 and be completed by the end of the year.
- Public Works staff has responded to 113 citizen requests and been able to close out 96% of the requests submitted to date.
- Issued 94 Right-of-Way (ROW) permits as of 8/15/23 at various locations throughout the City.
- Public Works staff has completed 105 tons of asphalt patching as of 8/15/2023.

Summary

The first half of 2023 has been a busy and productive time in the City of Mission. Updates for additional projects that are notable in size or cross multiple years and detailed in the corresponding project matrix). Also included with this report are reports from January – June/July 2023 for the following:

- Analytics for the City’s Social media platforms
- Mental Health Co-Responder Data
- Police Data/Crime Statistics



We look forward to working collaboratively with the Governing Body, our residents and businesses to continue to build upon our successes so far in 2023. For more information on any of the specific projects or information included in this Mid-Year Project Status Update, please do not hesitate to contact me.

CITY OF MISSION - 2023 MID-YEAR PROJECT STATUS UPDATE

<u>Project Name/Title</u>	<u>Project Description</u>	<u>Budget</u>	<u>Originally started</u>	<u>Responsible Dept/Staff</u>	<u>Status at Mid-Year</u>
Mission Gateway - Roe and Johnson Drive	An approximately 140,000 square foot mixed-use redevelopment project at the site of the former Mission Mall, corner of Roe Avenue and Johnson Drive. Project will consist of a 90,000 sq. ft. movie theater and entertainment venue, 50,000 sq. ft. of small shop retail, 378 apartments, a 202 room hotel, and a 100,000 sq. ft. office building, and parking structure.	N/A	2006	Administration / Community Development / Public Works	Developer submitted 5th Amended TIF Project Plan and 2022 Mission Gateway CID Petition in June. Council scheduled public hearings for September 28 which were subsequently continued to November 21 to allow time for financing term sheets to be updated. A preliminary and final development plan was approved by the Planning Commission in October and approved by Council in November. Final approval for the amended TIF Project Plan, CID Petition and redevelopment agreement were approved in January 2023 with plans for the developer to secure final financing to proceed to a Special Obligation bond issue in 2023. Foreclosure action was initiated against the developer/property in April 2023. Developer was issued a notice of default in May 2023 for non-payment of taxes and assessment. Default was not cured within the prescribed 60 day period and the Redevelopment Agreement was terminated on July 17, 2023.
The Locale Redevelopment Project - 6201 Johnson Drive	The new 5-story luxury apartment development at Johnson Drive and Lamar Avenue which includes 200 units, structured parking with 50 spaces on the ground level dedicated to public parking, and first floor retail space.	N/A	2019	Community Development	Met with representatives of the Locale to address parking issues/spillover by their residents in 2022 and installed signage in the garage in December. Signage for the Powell Community Center lot has been installed and the situation will continue to be monitored for potential enforcement.
Mission Bowl Redevelopment Project - 5399 Martway Street	Construction of 172 apartment units at 5399 Martway, with terms negotiated in a redevelopment agreement for the developer to incorporate affordable housing and to achieve LEED Silver certification as a part of the project.	N/A	2020	Administration / Community Development / Public Works	A building permit was issued in April of 2022 for a five-story, 172-unit apartment building. Construction began over the summer with grading of the site, re-alignment of the sanitary sewer main from the JCW lift-station to the sanitary sewer main in Martway, and installation of piers for the podium. A ground breaking ceremony was held in September. Construction of the concrete podium structure and elevator shafts are completed. Wood framing is nearing completion and sheathing is going on. Council is granting an extension to the construction completion milestone, extending the date to September 1, 2024 with a commitment to open the sidewalk by March 1, 2024.
Mission Preserve Development Project - 51st and Riggs	Construction of 132-unit multi-family housing development for residents age 55 and older seeking an independent life style. Project is located on a 9.6 acre undeveloped parcel at 51st and Riggs	N/A	2022	Community Development / Public Works	A preliminary development plan and plat for a 132-unit apartment building for 55+ in age was approved in March 2022. The final development plan and plat were approved in September 2022 by the Planning Commission. The final plat with dedication of right-of-way at north end of Riggs was approved by the City Council in October and has been recorded with the County. No anticipated construction start date has been communicated to the City.
Multi-Family Redevelopment Project Proposal - 5665 Foxridge Drive	Construction of an approximately 300-unit multi-family housing development project on the site of the former JC Penny Call Center at the southeast corner of Foxridge and 56th Street.	N/A	2022	Administration / Community Development / Public Works	A preliminary development plan and preliminary and final plat for a 300 unit, five-story apartment building was approved by the City Council in September. Application for final development plan was submitted to the Community Development Department and will be heard by the Planning Commission in April 2023. A construction timeline has not been determined yet. Developer has indicated they may return to Council with a request for public incentives.

58/Nall Redevelopment Project - 5555 W. 58th Street.	Construction of a 77-unit apartment building at the southwest corner of 58th Street and Nall Avenue.	N/A	2022	Community Development / Public Works	A rezoning, preliminary development plan, and preliminary plat for a 77-unit apartment building at the southwest corner of W. 58th and Nall was approved by the City Council in July. The final development plan and final plat was approved by the City Council in August. Construction drawings were submitted to the City in February 2023, and construction is anticipated to begin in 2023. Developer has submitted an application for property tax abatement (IRBs) in connection with the project. Staff and the City's consultant teams are currently evaluating the information and discussion on any incentives for the project are anticipated to be finalized by Q4 2023.
Mission Vale Redevelopment Project - 5817 Nall Avenue	Construction of 19-unit townhome development at the southeast corner of W. 58th Terrace and Nall Avenue (directly across the street from the 58Nall redevelopment project).	N/A	2022	Community Development / Public Works	A rezoning, preliminary development plan, and preliminary plat for a 19-unit townhome development at the southeast corner of W. 58th Terrace and Nall Avenue was approved by the City Council in October. Final development plan and final plat was approved in February 2023. Construction drawings have been reviewed and a building permit issued. Developer, however, has not taken any further action, re-evaluating market conditions and financial viability of the project.
Big Biscuit Site Improvements - 7017 Johnson Drive	Renovation of the former Don Chilitos restaurant at 7017 Johnson Drive into a Big Biscuit restaurant.	N/A	2022	Community Development / Public Works	Development plan for renovation of the former Don Chilitos restaurant was approved in October of 2022. Applicant secured a cross-access agreement with neighboring properties over the winter while construction documents were being reviewed. Building permit was issued in the spring of 2023 and construction has begun.
Chick-Fil-A Site Improvements - 6039 Metcalf Avenue	Enhanced drive-thru with canopy	N/A	2022	Community Development / Public Works	Chick-Fil-A initiated a discussion in 2021 about possible improvements to the drive-thru. Discussions stalled due to concerns expressed by the owner of the Mission Crossing development. Those concerns were addressed and Chick-Fil-A submitted an application for site improvements in the summer of 2022. Site improvements include making the drive-thru two lane all the way thru, constructing a canopy over the drive-thru, and other. The project was proposed to address queuing issues with the drive-thru. The Planning Commission approved the site improvements in November. Construction drawings were submitted and reviewed over the winter of 2023 and building permit issued this spring. Construction is anticipated to begin in late August.
Azura Credit Union - 6751 Johnson Drive	Nonconforming Situation Permit to renovate the former Runza restaurant building into a credit union, and preliminary and final plat combining the two lots into one and dedicating public right-of-way	N/A	2022	Community Development / Public Works	Azura Credit Union submitted an application to the Community Development Department in the summer of 2022 to renovate the former Runza restaurant building. At the time, staff requested that they replat the property combining the two lots into one and dedicating a portion of the property along Johnson Drive for future sidewalk enhancements. Since the property is in the Form Based Code Overlay District, a Non-Conforming Situation Permit was granted by the Planning Commission as well as approval of the preliminary and final plat. The City Council approved the plat in December. Construction drawings were submitted and reviewed over the winter. A building permit was issued earlier this summer and renovation has begun.
Replat of Morrison Ridge Park - 5200 Block of Riggs Avenue	Replat of two, undeveloped parcels of property west of Riggs Avenue.	N/A	2022	Community Development / Public Works	There are two, undeveloped parcels of property behind the homes along the west side of the 5200 block of Riggs Avenue. Each parcel is approximately half an acre. Kevin Klausen purchased the parcels in the summer of 2022 and initiated conversations with staff about replating into four lots with an access drive to Riggs. The Planning Commission approved a preliminary plat in March of 2023 meeting. Approval of a final plat is anticipated in August of 2023.

Johnson County Wastewater Rock Creek Pump Station - 5701 Roe Avenue		N/A	2021	Community Development / Public Works	The final Plat of Rock Creek Pump Station Lot #1 was approved by the Council in March and approved by the Board of County Commissioners in April. JCW has closed on the purchase of the property, but the project has been postponed due to supply chain issues and JCW's need to focus on the larger scale Nelson treatment plant update.
Johnson County Wastewater Nelson Treatment Plant - 4800 Nall Avenue.	Reconstruction of a 70 year old wastewater treatment plant for greater future capacity and to meet compliance with new industry standards and the Environmental Protection Agency.	N/A	2021	Community Development / Public Works	Johnson County Wastewater (JCW) is planning to rebuild the Nelson Wastewater Treatment Plant which is located in Mission. The \$400 million project is expected to take several years to complete, and the new plant will provide more efficient, modern wastewater treatment compliant with state and federal regulations. A public meeting was hosted by JCW at the plant in the summer of 2021 and again in the early fall of 2022 to gather public input and answer questions. The Planning Commission heard the application for a preliminary development plan, preliminary plat, and special use permit in November of 2022. The City Council approved the preliminary development plan, preliminary plat and final development plan in December. Initial construction began in spring of 2023. Plans have been reviewed and building permit issued for the work. In the meantime, JCW resized the force main located under Foxridge Drive that connects the Turkey Creek Pump Station to the to plant. This work was completed in earlier this spring in time for the reconstruction of Foxridge Drive from 51st Street to Lamar.
Rushton Elementary Reconstruction - 6001 W. 52nd Street	Demolition of existing Rushton Elementary School (67 years old) and construction of a new 75,000 sq. ft. elementary school in its place.	N/A	2021	Community Development / Public Works	A preliminary development plan and preliminary and final plat were approved by the City Council in August 2022 for the construction of a new, 75,000 square foot elementary school on the site of the existing school. The final development plan was approved by the Planning Commission in October of last year. Demolition of the existing school began in January 2023. Construction drawings were reviewed and building permit issued at beginning of 2023. Students are expected to return to the new building in August 2024.
Adoption of 2018 ICC Building Codes	Adoption of the 2018 ICC Building Codes	N/A	2020	Community Development / Public Works	The International Council of Codes develops building codes for various disciplines involved in the construction industry including plumbing, electrical, mechanical, etc. These codes are continually reviewed and updated to reflect trends in building safety and new construction technology. A new set of codes is updated at the national level every three years, with many jurisdictions in the Kansas City metro area adopting the codes on a six year cycle. The review and amendments are commonly agreed upon by multiple jurisdictions to reflect building industry trends in the region. The City was operating from the 2012 codes, while the majority of cities and counties had adopted the 2018 codes, and most architects and engineers are designing to the 2018 codes. Staff proposed adoption of the 2018 codes in 2020, at which time the Council expressed concerns about the 2018 Energy Conservation Code, requesting that staff consider the 2021 Energy Conservation Code. This project was set aside due to the number of applications coming in for new development and the ongoing COVID-19 pandemic. Staff brought the request back in December 2022 at which time the Council approved the 2018 ICC Building Codes as presented, but also adopted a resolution directing staff to bring back a proposal to adopt the 2021 Energy Conservation Code by the fourth quarter of 2023.
Comprehensive Plan Update	Update to the City of Mission's Comprehensive Plan document working with Confluence and soliciting significant public input.	N/A	2020	Community Development	An update of the Comprehensive Plan was initiated in March 2020 but impacted dramatically by COVID-19. Work on the plan was imitated again at the end of 2020 and continued through 2022. Staff submitted comments on a second draft of the plan in January 2023. Final revisions are underway and joint work sessions with the Planning Commission/City Council were held in April and May 2023. The Planning Commission will hold a public hearing in September and the Council is anticipated to consider and adopt the revised plan in October 2023.

Building Permitting and Code Enforcement Software	Evaluate and implement new building permitting and code enforcement software.	\$35,000	2020	Community Development	This project was been delayed due to workload and work required to support Planning Commission agendas and development projects in 2022. A contract was awarded to Govbuilt in March 2023 and implementation kick-off meetings are currently underway.
Stormwater Asset Inventory	The City will develop and maintain a stormwater asset inventory to be reviewed and revised on an on-going basis.	N/A	2020	Public Works	Stormwater improvements are included for construction in connection with the street preservation projects. The City received a SMAC grant for \$70K (with the City required to provide matching funds of \$70K) to inspect additional pipes in 2023. This project is approved and scheduled to start first week of September 2023. A Preliminary Project Study is currently underway for the Rock Creek Channel (Lamar to Maple). Staff is currently working on finalizing the PPS in order to bring a recommendation forward to the City Council. Staff developed ranking criteria to prioritize neighborhood level stormwater projects for 2023 and beyond. Staff is currently work on design for the three highest ranked projects identified through that process.
Greenhouse Gas Inventory Update	Update/completion of a greenhouse gas inventory.	\$33,171	2020	Administration	Council approved the contract with Lotus Engineering and Sustainability in December 2022 and completed the community and municipal inventories and an interactive story map in June 2023. Staff has posted the deliverables to the website and is working with the Climate Action Plan Task Force to develop strategies based on the results.
Climate Action Plan Task Force	Convene a task force with the charge of evaluating and recommending 1-, 3- and 5-year strategies for Mission in support of the Regional Climate Action Plan's goal of Net-Zero emissions for local government operations by 2030.	N/A	2022	Administration	The Climate Action Task Force met five times between May-July 2022 and developed net emissions goals and presented 18 recommendations for action in August. Staff have started working through the recommendations to provide recommendations on implementation. The thrust of the work in the fall was to prepare the Greenhouse Gas Inventory RFP for approval in December. The group reconvened in July and will meet again in August to being to discuss High Impact Actions and Science Based Targets.
Financial Management Software	Evaluate and implement new financial management software.	\$100,000	2014	Administration	This project continues to experience delays due to workload and staff capacity issues. This project has been deferred at the time pending the successful on-boarding for the new Budget and Finance Manager and transition of responsibilities.
Racial Equity/DEI Initiatives	Review, evaluate and implement appropriate racial equity/DEI initiatives for the City of Mission	\$19,500	2020	All	Deputy City Administrator Emily Randel) spoke at a May 2023 Roundtable discussion entitled "Managing Challenges in Racial Equity Systems Change" hosted by UCS as a follow-up to the Racial Equity in Communities pilot program. The technical support from the pilot program will continue in August with a department director level discussion on additional UCS content.
Community Center Feasibility Study	Complete a feasibility study/business plan for the Powell Community Center to address long-term viability and financial sustainability.	\$39,910	2021	Administration / Parks and Recreation	Declining revenues, and the impact of the COVID-19 pandemic created concerns regarding the long-term viability and sustainability of the facility. Following a competitive selection process, PROS Consulting was selected to complete a feasibility study and business plan. A program needs analysis and recommendations including- interviews, surveys, report data and regional trends information were reviewed and included in deliverables to the stakeholder committee in September 2022. Rental use reports were completed in October 2022 and shared along with a draft of the business plan which included recommendations, analysis and report templates. Staff reviewed the business plan draft and met with PROS with updated considerations and feedback throughout the fall/winter of 2022/2023. Preliminary feedback and initial recommendations were shared with the stakeholder group and in an updated to the City Council in March 2023. Final recommendations were shared with City Council in August 2023, and Staff is preparing a more detailed implementation timeline for the highest priority recommendations over the next 12-18 months.

Mohawk Park Improvements	Design, bidding and construction of improvements to Mohawk Park	\$1.4M; \$125,000	Phase I - 2022; Phase II - 2023	Administration / Parks and Recreation	Construction contract for Mohawk Phase I improvements was awarded to Sands Construction in June 2022. A groundbreaking ceremony was held on August 15 with nearly 100 in attendance. Sands Construction mobilized in September and installed construction fencing and signage. Sands began installing the sanitary lines and electrical tie-ins in early October after removing the west parking lot which will serve as the project's staging area. The new parking lot was completed in October 2022. Minor grading and landscaping was completed around the perimeter of the parking lot in early November. The footers were poured for the restrooms and shelter along with the west-facing concrete seating. Concrete trail tie-ins were completed in February 2023 which connected the new 10-foot concrete trail to the existing 6-foot asphalt trails. New ADA access points at the intersections of Beverly/67th and Lamar/67th were completed in March. Delays in materials and fixtures pushed the restroom and pavilion completion into July 2023. The last items being installed are the pavilion counter/prep area and restroom locks in preparation for the Thursday, August 17 ribbon cutting. All but 2 trees will remain on site and undisturbed. Phase II design services have begun under a contract with Confluence. They have utilized public, stakeholder group, Council and staff feedback to apply for PDP review with the Planning Commission in Fall 2023. Phase II inclusions will be new shaded playground features meeting "all abilities" standards, poured in place soft fall surfacing, 10 foot concrete trails that replace the existing asphalt trails and span the north perimeter, additional parallel parking spaces along the eastern edge of Mohawk Park, removal of the circle drive and the east/west chain link fence.
Foxridge Dr. Phase II (2023 CARS Project)	Full depth reconstruction of Foxridge from 51st to Lamar	\$6.1M (est)	2020	Public Works	This is Mission's 2023 CARS project. The project was bid in February 2023 and contract award is anticipated in March 2023. The project is currently underway and should be completed by December 2023. JCW will also install traffic signals at both ramps on the Lamar bridge over I-35 in Fall 2023. Construction for the City project will require restrictions to one-way traffic and will result in traffic delays. The stormwater work is 90% complete and pavement and subgrade stabilization is currently underway.
ADA Transition Plan	Evaluate all sidewalks within the City to determine compliance with ADA and complete a report.	Phase 1 \$30,000 (2022) Phase II \$40,000 (2023)	2022	Public Works	A Phase I ADA Study of all streets/sidewalks was budgeted for 2022. A contract was awarded to Michelle & Associates in September, and staff is performing inspections of sidewalks with the ADA consultant. Field work was completed July 2023. The final report is under review now and should be completed by December 2023. A Phase II Study which includes the inspection of city-owned buildings has been budgeted for 2023, but is currently on hold due to staffing limitations.
Residential Street Maintenance Program	Design and construct residential streets in accordance with the 10-year Street Maintenance Program	Approx \$2.0 million annually	Ongoing	Public Works	The 2023 Street Preservation Program projects are underway and expected to be completed by November 2023. Staff has continued to work closely with impacted to address and resolve issues. Design for the 2024 Street Program (55th Street from Lamar to east City limits) is progressing. Anticipated to be bid for construction in December 2023 for 2024 construction. Utility coordination and planning is currently underway.
Roe Avenue (2024 CARS Project)	Mill and overlay of Roe Avenue (63rd St. to Jo Drive)	\$1.828 million	2023	Public Works	Proposed improvements include mill and overlay with 2-inch asphaltic concrete surface; traffic signal replacement; pedestrian signals on the east side of the intersection of Roe Ave. and Johnson Dr.; pavement and median repairs; stormwater repairs; spot replacement of curb and gutter, sidewalks, and ADA ramps; and pavement markings. This project will be administered by Mission, but is jointly funded with Fairway, Prairie Village, Roeland Park and JCW.

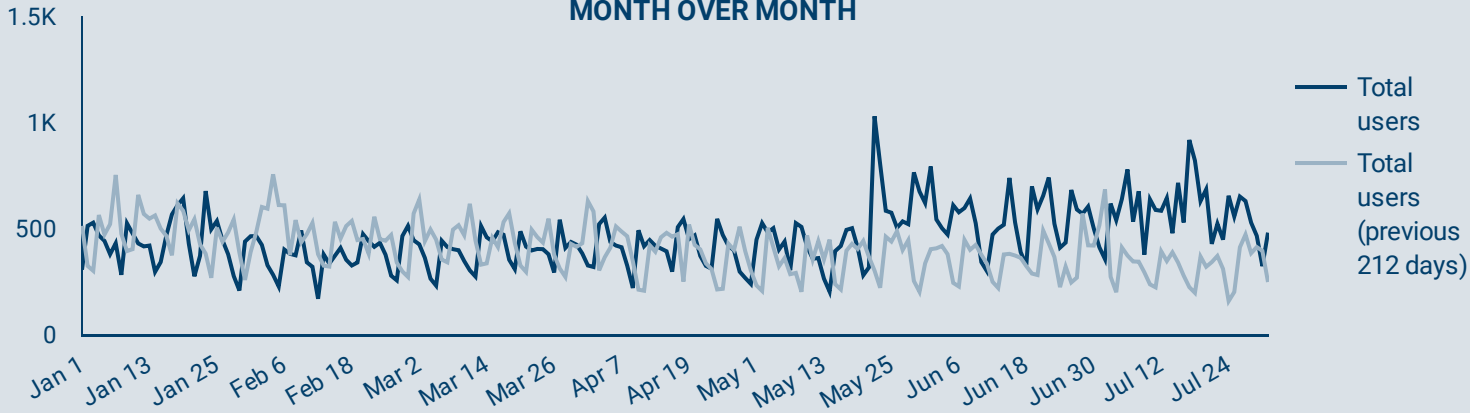
Johnson Drive (Lamar to Metcalf)	Full depth reconstruction of Jo Drive from Lamar to Metcalf	\$14.4 million	2023	Public Works	Proposed improvements include full depth pavement replacement; traffic signal replacement; HAWK pedestrian signal at Riggs Ave.; spot replacement of curb and gutter, sidewalks, and ADA ramps; streetlights; and pavement markings. Additionally, stormwater infrastructure will be replaced and includes the potential continuance of the stormwater interceptor completed with the Johnson Dr. (Lamar Ave. to Nall Ave. project). Olsson, is currently working on concepts to evaluate right-of-way needs for widening sidewalks, including costs and any potential impact to adjacent businesses. Design contract to be awarded late 2023-early 2024. Mission has been awarded a \$6,000,000 Surface Transportation Grant (STP) for this project. Additional CARS and SMAC funding will be pursued for the project. Utility relocations are slated for 2025 and construction in 2026.
Broadmoor Park Trail Improvement	Broadmoor Park design and replacement plan for the perimeter trail	\$32,000; \$306,935	2022; 2023	Parks and Recreation	The Council approved a Task Order with GBA for design of the Broadmoor perimeter trail, which will include widening it to 10 ft. The trail design was included and approved as part of the 2022 Parks + Recreation CIP with anticipated construction beginning in 2023. After a delay due to GBA engineer staffing changes, they were able to begin site surveying in early 2023. Once project estimates were revised, Mission staff asked the design and construction documents account for a base bid and bid alternate in case actual contractor bids prevented Mission from affording the entire project in one phase. Bids were solicited and Council approved a contract with Gunter Construction in July 2023. Staff is working with Gunter Construction to complete the contract, bond and permit documents in preparation for a September 2023 groundbreaking.
Streamway Park- LWCF Grant	Land and Water Conservation Fund grant award decision for Streamway Park dog park improvements	\$453,670	2022	Parks and Recreation	Streamway Park was chosen as the preferred location for a dog park through public meetings and citizen engagement. Staff applied for a matching funds grant from the Land and Water Conservation Fund to complete Phase I improvements which include: parking lot, ADA enhancements, dog park fencing, water fountains, concrete trail tie ins, irrigation and landscaping. The grant coordinator visited the site in October 2022 and recommended the project to the review committee in February 2023. The project review committee began analyzing the projects in late June 2023 and followed up with staff with questions regarding the Joint Use Agreement in July. An award announcement is expected in August 2023.
Automated License Plate Reader Technology	Installation of automated license plate readers in various locations throughout the City.	\$140,000	2022/23	Police	After being made aware of a funding mechanism for purchasing automated license plate readers (ALPR) police department staff began the grant application process. In the interim, staff evaluated several ALPR options and met with neighboring cities and the County who are already using, or in the process of acquiring the same technology to insure this project is coordinated with our law enforcement partners. In September, the City received word that the grant application was successful, and staff is currently finalizing a quote from the vendor and will bring forward a recommendation for contract award by April 2023. Following contract award, staff will develop and present a policy regarding the use of ALPR's for Council review and approval. Staff has continued to meet with neighboring cities and the County since this was approved by Council. Finishing touches are being worked on. One proposed ALPR location is proving difficult to secure an adequate location that will support the solar panels required for power. Installation should begin by September 2023.

Rock Creek Corridor Planning Sustainable Places (PSP) Study	Study of Rock Creek Trail Corridor from Woodson to Roeland Drive	\$100,000	2022	Community Development	The City received a Planning for Sustainable Places (PSP) project development grant (\$80,000) through the Mid-America Regional Council to study opportunities for enhancing the Rock Creek Trail corridor from Woodson to Roeland Drive. The City will provide matching funds in the amount of \$20,000 for a total of \$100,000 for the study. Wilson Engineering has been selected to conduct the study. The study was formally launched at the beginning of August with a review of existing studies and data collection. A stakeholder's meeting was held on Thursday, August 10th to gather initial thoughts and ideas about the corridor and things to consider during the study. A "walk and roll" will be held on Saturday, September 16th where participants can walk or bike the corridor in order to make observations of current conditions and generate ideas for what could be. The study is expected to conclude before the end of the year. Once completed the projects identified may be eligible for future grant funding opportunities.
Bike/Ped/Trails Connection Planning Sustainable Places Study	City-Wide Bicycle / Pedestrian / Trail Connection Study	\$68,000	2023	Community Development	The City received a second Planning for Sustainable (PSP) grant this winter (\$53,000) for the development of city-wide Bicycle/Pedestrian connection plan that identifies opportunities to enhance sidewalk, street, and trail connections for bicyclist and pedestrians throughout the community. The City is utilizing \$15,000 of a \$25,000 budgeted amount as a match for the study. The grant is through the Mid-America Regional Council. Proposals for the study have been reviewed and negotiations are now underway with the selected firm. The study will kick-off later in the fall and go through most of the winter.
Water Works Park Improvements	Design, bidding and construction of improvements to Water Works Park	\$1.8M	2023	Parks and Recreation	The Council approved a contract with Stantec for survey, design and bidding of the Water Works Park improvements which will include restrooms, new pavilion, new play features, new parking lot and widening the trails to 10 ft. The trail design was included and approved as part of the 2023 Parks + Recreation CIP with anticipated construction beginning in Fall 2023. Survey and design work has been completed and the preliminary development plan was approved by the Planning Commission and the Council. Next steps are finalizing construction documents and soliciting contractor bids in preparation for a late fall ground breaking. Project completion is intended to coincide with Rushton Elementary construction completion in August 2024.

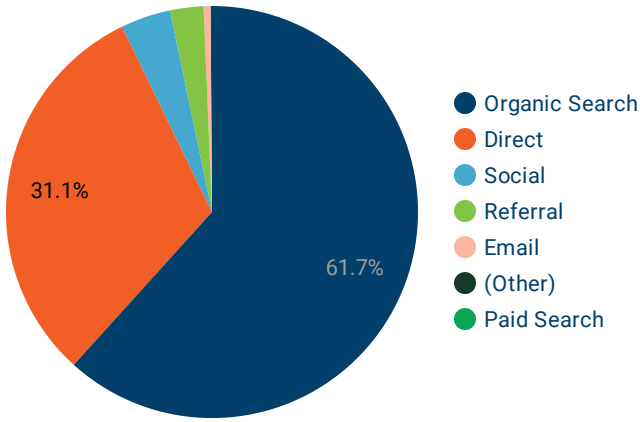
YEAR OVER YEAR

Total users 75,491 ↑ 209.3%	Sessions 115.7K ↑ 204.5%	Views 259.1K ↑ 210.7%	Avg. Session Duration 01:37 ↓ -11.6%	Bounce Rate 53.1% ↑ 75.8%
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MONTH OVER MONTH



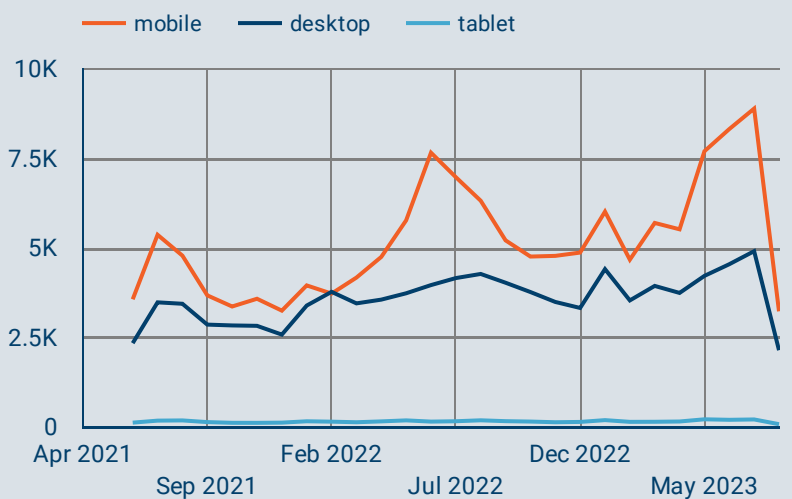
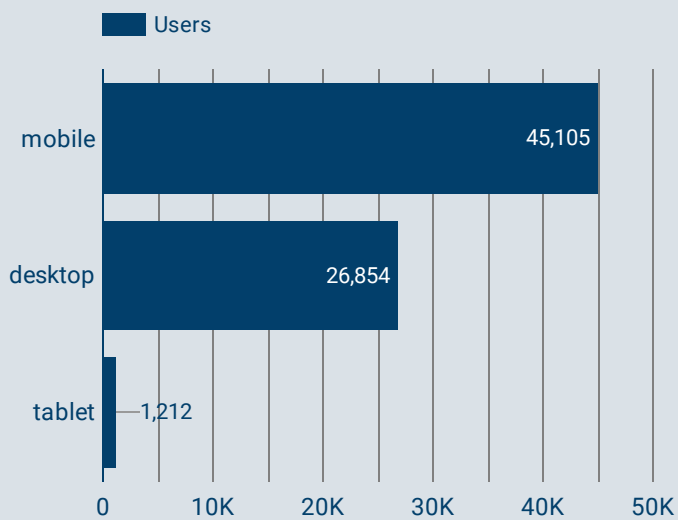
ACQUISITION



Default Channel Grouping	Sessions	% Δ	Avg. Session Duration
Organic Search	69,716	9.3% ↑	00:01:55
Direct	28,976	22.5% ↑	00:01:03
Social	3,492	20.2% ↑	00:00:42
Referral	2,495	17.0% ↑	00:01:23
Email	583	67.5% ↑	00:01:13
Grand total	105,378	13.3% ↑	00:01:37

Page Title	Pageviews	% Δ	Avg. Time on...	Bounce Ra...
1. Powell Community Center - City of Mission	24,978	-3.9% ↓	00:00:31	18.26%
2. The City of Mission, KS	20,161	-21.1% ↓	00:00:52	40.22%
3. Aquatics - City of Mission	13,850	-34.4% ↓	00:00:32	26.63%
4. Mission Family Aquatic Center (MFAC) - City of ...	10,640	-36.8% ↓	00:02:32	75.59%
5. Programs + Fitness - City of Mission	7,705	0.7% ↑	00:00:47	45.41%
6. Become a Member - City of Mission	6,191	-18.0% ↓	00:02:31	76.39%
7. Job Openings - City of Mission	6,079	9.7% ↑	00:01:51	66.3%
Grand total	240,093	-16.3% ↓	00:01:16	52.93%

USER INFORMATION



SOCIAL CHANNELS



Jan 1, 2023 - Jul 31, 2023

USERS FROM SOCIAL

2,980

↑ 19.9%

IG FOLLOWER COUNT

PARKS

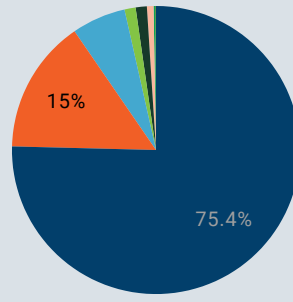
714

CoM

838

MARKET

1,944



- Facebook
- Instagram
- Twitter
- Yelp
- LinkedIn
- Instagram Stori...
- reddit
- Glassdoor
- Users



	Social Network	Sessions	Pageviews	Avg. Session Duration
1.	Facebook	2,585	3,862	00:00:42
2.	Instagram	586	1,020	00:00:42
3.	Twitter	211	313	00:00:40
4.	Yelp	39	135	00:02:07
5.	LinkedIn	39	66	00:00:27
Grand total		3,492	5,436	00:00:42

Instagram Linktree Tracking

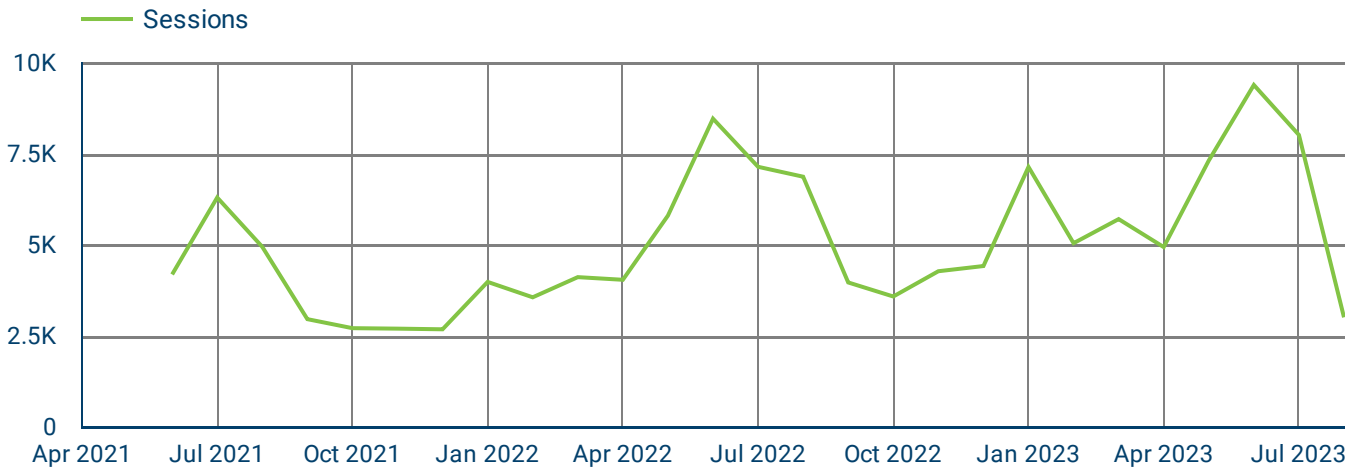
	Source / Medium	Campaign	Sessions	% Δ	Pages / Session
1.	Instagram / Social	COM_biolink_current_projects	65	6,400.0% ↑	1.14
2.	Instagram / Social	COM_biolink_mainwebsite	20	1,900.0% ↑	2.35
3.	Instagram / Social	biolink_summer_2023_adventure_...	19	-	2.53
4.	Instagram / Social	biolink_special_events	13	44.4% ↑	2.54
5.	Instagram / Social	COM_biolink_events	12	-	1.58
6.	Instagram / Social	biolink_rec_programs_registration	9	-10.0% ↓	1.33
7.	Instagram / Social	COM_biolink_trash	8	-	1.88
Grand total			196	345.5% ↑	1.65

All Campaign Traffic (email, social, QR, etc.)

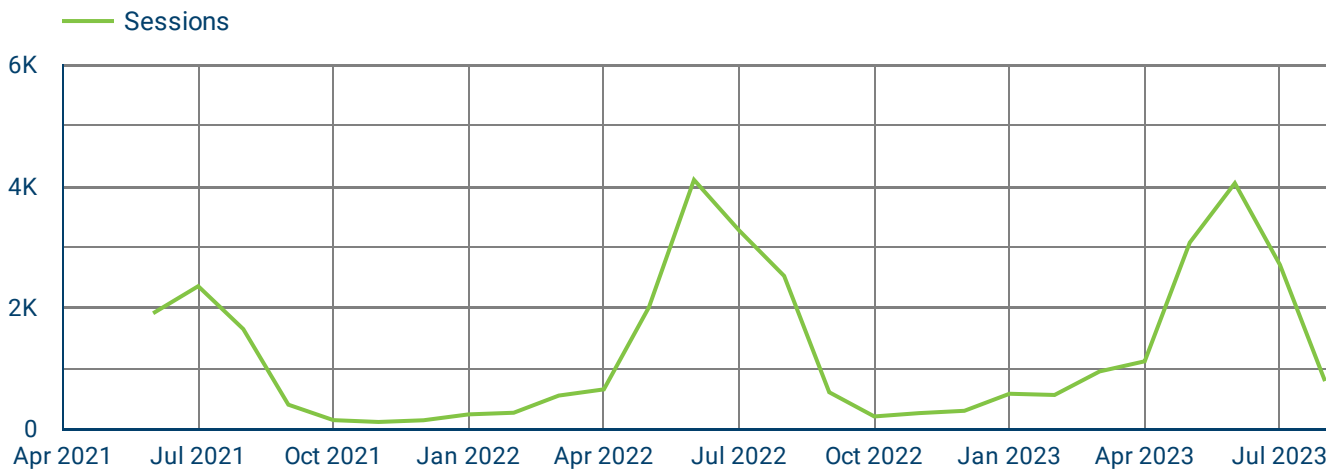
Medium

	Source / Medium	Campaign	Sessions	% Δ	Avg. Session Duration
1.	ConstantContact / Email	missionmonthly_click	316	2,772.7%...	00:01:57
2.	ConstantContact / Email	missionmonthly_footer	89	-	00:01:12
3.	Instagram / Social	COM_biolink_current_projects	65	6,400.0%...	00:00:16
4.	ConstantContact / Email	missionmonthly	50	-	00:00:51
5.	ActiveCampaign / email	"THE WEEKEND" July 6	38	-	00:00:40
6.	ActiveCampaign / email	"THE WEEKEND" July 13	28	-	00:00:16
Grand total			854	52.5% ↑	00:01:06

Parks & Recreation

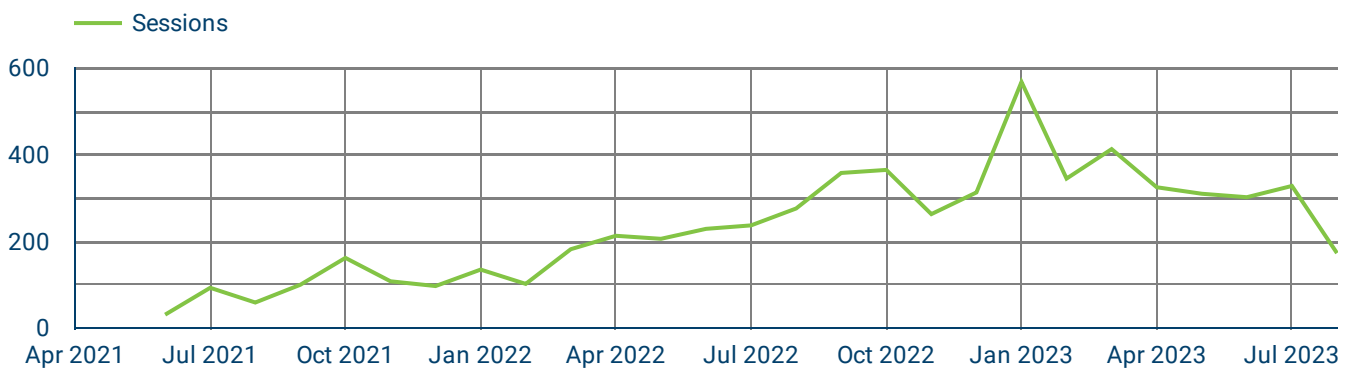


Aquatics

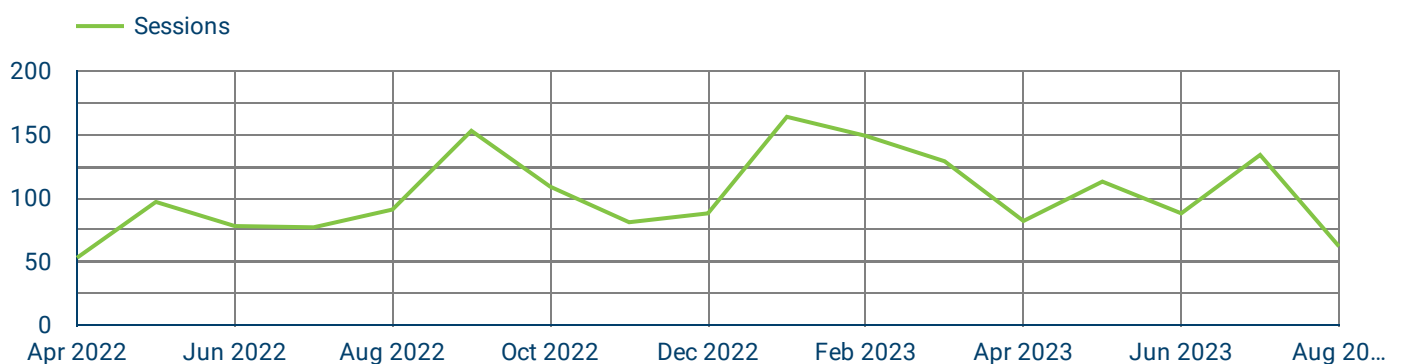


Rentals

RENTALS FORM SUBMISSIONS: 76



Hourly Rentals



YTD Crime Rates

Table with 8 columns: KBI Grouping, Reported, Unfounded, 2023, 2022 YTD, Trending, % of Change, 2022. Rows include Agg Assault/Battery, Arson, Assault/Harassment, Auto Burglary, Auto Theft, Battery, Burglary, Homicide, Rape, Robbery, Theft.

Table with 8 columns: Group A Crimes, Reported, Unfounded, 2023, 2022 YTD, Trending, % of Change, 2022. Rows include Property Crimes, Society Crimes, Violent Crimes.

Table with 8 columns: All Group A Crimes, Reported, Unfounded, 2023, 2022, Trending, % of Change, 2022. Rows include All Group A.

Table with 8 columns: All Group B Crimes, Reported, Unfounded, 2023, PYTD, Trending, % of Change, 2022. Rows include Group B.

Average Response Times to Priority 0 & 1 CFS

Table with 7 columns: Shift, MTD 2023, MTD 2022, Change, YTD 2023, YTD 2022, % of Change. Rows include Days, Eves, Mids.

Table with 7 columns: All Shifts, MTD 2023, MTD 2022, Change, YTD 2023, YTD 2022, % of Change. Rows include All Shifts.

Accidents

Table with 7 columns: Reporting Severity, MTD 2023, MTD 2022, MTD Change, YTD 2023, YTD 2022, YTD Change. Rows include Fatal, Injury, Property damage < \$1000, Property damage >= \$1000, Total Accidents.

Table with 7 columns: DUI Accident, MTD 2023, MTD 2022, MTD Change, YTD 2023, YTD 2022, YTD Change. Rows include Yes.

Table with 7 columns: Pedestrian Involved, MTD 2023, MTD 2022, MTD Change, YTD 2023, YTD 2022, YTD Change. Rows include 02 Pedestrian, 06 Pedal cyclist.

YTD Clearance Rates

Table with 9 columns: KBI Grouping, Reported, Unfounded, 2023, Cleared Arrest, Cleared All, 2023 Total Cleared, 2023 % Cleared, 2022 % Cleared. Rows include Agg Assault/Battery, Assault/Harassment, Auto Burglary, Auto Theft, Battery, Burglary, Homicide, Rape, Robbery, Theft.

Table with 9 columns: Group A Crimes, Reported, Unfounded, 2023, Cleared Arrest, Cleared All, 2023 Total Cleared, 2023 % Cleared, 2022 % Cleared. Rows include Property Crimes, Society Crimes, Violent Crimes.

Table with 9 columns: All Group A Crimes, Reported, Unfounded, 2023, Cleared Arrest, Cleared All, 2023 Total Cleared, 2023 % Cleared, 2022 % Cleared. Rows include All Group A.

Table with 9 columns: Group B Crimes, Reported, Unfounded, 2023, Cleared Arrest, Cleared All, 2023 Total Cleared, 2023 % Cleared, 2022 % Cleared. Rows include Group B.

Calls for Service

Table with 7 columns: Nature of Call, MTD 2023, MTD 2022, Change, YTD 2023, YTD 2022, % of Change. Rows include Non-Self Initiated, Traffic, Warrant Service, Self-Initiated, Total CFS.

Arrests by Report Type and Type of Arrest

Table with 7 columns: Report Type, MTD 2023, MTD 2022, Change, YTD 2023, YTD 2022, % of Change. Rows include Drugs/Para, DUI, Warrant.

Table with 7 columns: All Arrests, MTD 2023, MTD 2022, Change, YTD 2023, YTD 2022, % of Change. Rows include All Arrests.

Table with 7 columns: Type of Arrest, MTD 2023, MTD 2022, Change, YTD 2023, YTD 2022, % of Change. Rows include District, Juvenile, Municipal.

2023 Mission PD Theft Crime Rate and Clearance Rate Report

Jul 31, 2023

YTD Crime Rates							
Theft Type	Reported	Unfounded	2023 Actual	2022 YTD	Trending	% of Change	2022
All other	28	0	28	32	Decrease	▼12.5%	65
Motor vehicle theft	111	0	111	94	Increase	18.1%	103
Pick-pocket	0	0	0	1	Decrease	▼100.0%	1
Purse-snatching	1	0	1	1	Increase	0.0%	2
Shoplifting	113	0	113	48	Increase	135.4%	84
Theft from a coin operated machine or device	1	0	1	0	Increase		0
Theft from a motor vehicle	58	0	58	83	Decrease	▼30.1%	142
Theft from building	23	0	23	16	Increase	43.8%	20
Theft of motor vehicle parts or accessories	11	0	11	23	Decrease	▼52.2%	29

YTD Clearance Rates								
Theft Type	Reported	Unfounded	2023 Actual	Cleared Arrest	Cleared All	2023 Total Cleared	2023 % Cleared	2022 % Cleared
All other	28	0	28	1	0	1	3.6%	21.9%
Motor vehicle theft	111	0	111	2	0	2	1.8%	0.0%
Pick-pocket	0	0	0	0	0	0		0.0%
Purse-snatching	1	0	1	1	0	1	100.0%	0.0%
Shoplifting	113	0	113	61	0	61	54.0%	36.9%
Theft from a coin operated machine or device	1	0	1	0	0	0	0.0%	
Theft from a motor vehicle	58	0	58	0	0	0	0.0%	1.4%
Theft from building	23	0	23	4	0	4	17.4%	10.0%
Theft of motor vehicle parts or accessories	11	0	11	0	0	0	0.0%	0.0%

2023 Mission PD All KIBRS/NIBRS Crime Rate and Clearance Rate Report

Jul 31, 2023

YTD Crime Rates									YTD Clearance Rates									
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NIBRS Description	NIBRS Code	Reported	Unfounded	2023 Actual	2022 YTD	Trending	% of Change	2022
Murder and nonnegligent manslaughter (09A)	09A	1	0	1	2	Decrease	▼50.0%	2
Kidnaping/abduction (100)	100	4	0	4	4	Increase	0.0%	5
Forcible rape (11A)	11A	2	0	2	1	Increase	100.0%	4
Forcible sodomy (11B)	11B	1	0	1	1	Increase	0.0%	1
Forcible fondling (11D)	11D	4	0	4	4	Increase	0.0%	5
Robbery (120)	120	1	0	1	4	Decrease	▼75.0%	10
Aggravated Assault/Battery (13A)	13A	23	0	23	18	Increase	27.8%	35
Battery (13B)	13B	48	0	48	63	Decrease	▼23.8%	98
Assault//Harassment (13C)	13C	28	0	28	20	Increase	40.0%	40
Arson (200)	200	1	0	1	0	Increase		0
Extortion/blackmail (210)	210	3	0	3	1	Increase	200.0%	3
Burglary (220)	220	11	0	11	22	Decrease	▼50.0%	38
Theft (23A - 23H)	23	343	0	343	297	Increase	15.5%	518
Motor vehicle theft (240)	240	3	0	3	1	Increase	200.0%	1
Counterfeiting/forgery (250)	250	10	0	10	17	Decrease	▼41.2%	34
Theft by Deception (26A)	26A	63	0	63	38	Increase	65.8%	80
Credit Card/ATM Fraud (26B)	26B	16	0	16	13	Increase	23.1%	29
Impersonation (26C)	26C	1	0	1	0	Increase		0
Embezzlement (270)	270	1	0	1	1	Increase	0.0%	2
Possession of Stolen Property (280)	280	9	0	9	17	Decrease	▼47.1%	29
Criminal Damage To Property (290)	290	89	0	89	103	Decrease	▼13.6%	188
Drug/narcotic violations (35A)	35A	101	0	101	128	Decrease	▼21.1%	192
Drug equipment violations (35B)	35B	74	0	74	75	Decrease	▼1.3%	121
Pornography/obscene material (370)	370	2	0	2	1	Increase	100.0%	2
Weapon law violations (520)	520	7	0	7	14	Decrease	▼50.0%	20
Disorderly conduct (90C)	90C	19	0	19	15	Increase	26.7%	28

NIBRS Description	NIBRS Code	Reported	Unfounded	2023 Actual	Cleared Arrest	Cleared All	2023 Total Cleared	2023 % Cleared	2022 % Cleared
Murder and nonnegligent manslaughter (09A)	09A	1	0	1	1	0	1	100.0%	100.0%
Kidnaping/abduction (100)	100	4	0	4	3	0	3	75.0%	80.0%
Forcible rape (11A)	11A	2	0	2	0	1	1	50.0%	0.0%
Forcible sodomy (11B)	11B	1	0	1	1	0	1	100.0%	0.0%
Forcible fondling (11D)	11D	4	0	4	0	0	0	0.0%	60.0%
Robbery (120)	120	1	0	1	0	0	0	0.0%	10.0%
Aggravated Assault/Battery (13A)	13A	23	0	23	11	0	11	47.8%	114.7%
Battery (13B)	13B	48	0	48	27	1	28	58.3%	71.4%
Assault//Harassment (13C)	13C	28	0	28	4	1	5	17.9%	28.2%
Arson (200)	200	1	0	1	0	0	0	0.0%	
Extortion/blackmail (210)	210	3	0	3	0	0	0	0.0%	0.0%
Burglary (220)	220	11	0	11	2	0	2	18.2%	7.9%
Theft (23A - 23H)	23	343	0	343	69	0	69	20.1%	13.2%
Motor vehicle theft (240)	240	3	0	3	0	0	0	0.0%	0.0%
Counterfeiting/forgery (250)	250	10	0	10	2	0	2	20.0%	79.4%
Theft by Deception (26A)	26A	63	0	63	5	0	5	7.9%	13.8%
Credit Card/ATM Fraud (26B)	26B	16	0	16	0	0	0	0.0%	10.3%
Impersonation (26C)	26C	1	0	1	0	0	0	0.0%	
Embezzlement (270)	270	1	0	1	1	0	1	100.0%	0.0%
Possession of Stolen Property (280)	280	9	0	9	2	0	2	22.2%	37.9%
Criminal Damage To Property (290)	290	89	0	89	7	0	7	7.9%	23.5%
Drug/narcotic violations (35A)	35A	101	0	101	95	0	95	94.1%	91.7%
Drug equipment violations (35B)	35B	74	0	74	64	0	64	86.5%	100.8%
Pornography/obscene material (370)	370	2	0	2	0	0	0	0.0%	0.0%
Weapon law violations (520)	520	7	0	7	8	0	8	114.3%	80.0%
Disorderly conduct (90C)	90C	19	0	19	16	0	16	84.2%	57.1%
Driving under the influence (90D)	90D	43	0	43	34	0	34	79.1%	90.9%

2023 Mission PD All KIBRS/NIBRS Crime Rate and Clearance Rate Report

Jul 31, 2023

YTD Crime Rates

YTD Clearance Rates

NIBRS Description	NIBRS Code	Reported	Unfounded	2023 Actual	2022 YTD	Trending	% of Change	2022
Driving under the influence (90D)	90D	43	0	43	47	Decrease	▼8.5%	77
Family offenses, nonviolent (90F)	90F	2	0	2	0	Increase		2
Liquor law violations (90G)	90G	21	0	21	19	Increase	10.5%	32
Trespass of real property (90J)	90J	7	0	7	5	Increase	40.0%	7
All other offenses (90Z)	90Z	93	0	93	97	Decrease	▼4.1%	181
Non-reportable (999)	999	312	0	312	300	Increase	4.0%	566

NIBRS Description	NIBRS Code	Reported	Unfounded	2023 Actual	Cleared Arrest	Cleared All	2023 Total Cleared	2023 % Cleared	2022 % Cleared
Family offenses, nonviolent (90F)	90F	2	0	2	2	0	2	100.0%	50.0%
Liquor law violations (90G)	90G	21	0	21	18	0	18	85.7%	78.1%
Trespass of real property (90J)	90J	7	0	7	3	0	3	42.9%	42.9%
All other offenses (90Z)	90Z	93	0	93	51	0	51	54.8%	51.4%
Non-reportable (999)	999	312	0	312	220	1	221	70.8%	71.7%

Northeast Co-Responder Program

Q2: April – June 2023

Service City	911 Response <i>On scene and by phone</i>		ER Diverts	Jail Diverts	Follow-Up <i>By phone or mail</i>		Outreach <i>Door knock in person with officer</i>		Other Co-Responder Contacts*		Reports Flagged Mental Health	Crisis Line Utilized by LEO
	AM	PM			AM	PM	AM	PM	AM	PM		
Merriam	31	29	4	4	74	22	17	3	56	37	114	24
Mission	21	10	6	2	28	16	12	9	33	11	56	21
Roeland Park	11	4	3	0	20	10	7	1	8	5	23	5
Fairway	1	3	0	0	8	0	2	1	2	0	7	0
Westwood	3	5	1	1	2	2	0	0	0	1	7	1
CR Totals	67	51			132	50	38	14	99	54		
Total	118		14	7	182		52		153		207	51

***Other Co-Responder Contacts** – Include calls outside of direct police/client contact such as court hearings, care coordination with family/friends or hospitals, suicide survivor follow up, EMS Referrals, trauma follow ups, LEO consults that do not require a 911 Response, or crisis contacts by phone initiated by client.



CO-RESPONDER
JOHNSON COUNTY, KS