



SUSTAINABILITY COMMISSION

Sustainability Commission Agenda – May 6, 2024 - 6:30 p.m.

MISSION CITY HALL

6090 Woodson Street Mission, KS

- I. Welcome and introductions
- II. Public Comment
- III. Sustainability Moment – 5 minutes
- IV. Approval of the April 1, 2024 Meeting Minutes – 5 minutes
- V. Mission Beverly Project (Milhaus, LLC) Scorecard Approval – 10 minutes
- VI. Communities for All Ages Video – 20 minutes
- VII. Tree Drive Collaboration with PRT Update – 10 minutes
- VIII. Task Force Updates – 10 minutes
- IX. Sub-Committee Updates – 15 minutes
 - Communities for All Ages
 - Recycling
 - Communications
 - Scorecard
- X. Standing updates – 5 minutes
 - Parks, Recreation and Tree Commission Update
 - Council Liaison Update
- XI. Reminders and Announcements – 5 minutes
 - Battery Sorting – Time permitting
- XII. Review of Action Items – 5 minutes
- XIII. Adjourn

MINUTES OF THE MISSION SUSTAINABILITY COMMISSION

Monday, April 1, 2024 - 6:30 P.M.

Mission City Hall

DRAFT UNTIL APPROVED

In attendance: John Arnett, Lauren Reiter-Schmid, Terri Baugh, Cathy Boyer-Shesol, Ellen Parker, Mike Patterson, Josh Thede

Council Liaison present: Councilmember Trent Boultinghouse, Councilmember Lea Loudon

Staff present: Justin Carroll

Guests: Alexa Root, Devin Coffey with Milhaus, LLC

- I. Welcome and introductions
- II. Public Comment – None.
- III. Sustainability Moment - Josh shared that the KC Current's stadium is LEED Silver certified and is a zero-waste facility.
- IV. Approval of the March 4, 2024 meeting minutes
 - Cathy moved to approve the meeting minutes. Ellen seconded the motion. The Commission approved the motion.
- V. Mission Beverly Project (Milhaus, LLC) Scorecard Submission
 - Devon Coffey with Milhaus, LLC presented their scorecard submission for the Mission Beverly project (multi-use project located approximately at the intersection of Beverly and Martway).
 - Project hopes to achieve one Green Globe certification
 - Project topics discussed included energy management, lighting controls not only in units but common spaces, stormwater controls, and EV opportunities
- VI. Sustainability Commission Budget for 2024
 - Lauren did a final 2024 budget presentation. Cathy moved to approve the budget. Terri seconded the motion. The Commission approved the 2024 budget.
- VII. Tree Drive Collaboration with PRT
 - Justin and Penn discussed potential options for a tree drive this summer and shared some preliminary thoughts. Next steps will be to have a subcommittee between the SC and PRT meet to begin planning.
- VIII. Task Force Updates
 - Climate Action Task Force Update - None.
 - Bike and Pedestrian Task Force - None.

IX. Sub-Committee Updates

- Communities for All Ages
- Recycling
- Communications – Justin will share with SC pertinent dates for Mission Magazine to get material(s) submitted in the future.
- Scorecard

X. Standing Updates

- Park, Recreation and Tree Commission update – None.
- Council Liaison Updates – Trent is still looking to gather more information regarding e-bikes to share with SC when it is available.
- Staff Updates – None.

XI. Reminders and Announcements

XII. Review of Action Items

XIII. Adjourn

- Terri moved to adjourn the meeting. Josh seconded the motion. The motion passed. The meeting adjourned at 8:10 p.m.

The next regular meeting of the Sustainability Commission will be in person at Mission City Hall on Monday, May 6, 2024 at 6:30 p.m.



April 18th, 2024

Devon Coffey
Milhaus Development, LLC
1656 Washington Street, Suite 230
Kansas City, MO 64108

Dear Ms. Coffey:

On behalf of the Sustainability Commission of Mission, Kansas, I would like to thank you for your submission of written materials on behalf of the Mission Beverly Project. We sincerely appreciate the time you have taken with completing the scorecard.

The scorecard was developed to encourage projects such as yours to consider sustainability throughout the entire lifecycle of a building. It is a tool to create a working relationship with the Mission Sustainability Commission to further the goal of making Mission a desirable community and increasing visibility of sustainability in our community. To that end, we would like to congratulate you on your rating:

Scorecard Rating: <u>Gold</u> Total Points: 74	
<p>We were very interested to learn about these aspects of the project:</p> <ul style="list-style-type: none"> • Energy Management – Including implementation of all-electric units, Energy Star-rated appliances, Wi-Fi-enabled thermostats, LED and motion-sensor lighting, and participation in the Evergy Demand Response program • Water Preservation – Commitment to native plantings throughout site plan, and efficient irrigation with rain and wind sensing • Recycling valet for residents • High reflective roofing materials • Future readiness efforts – EV charging stations, infrastructure to expand EV charging stations and implementing solar-ready design with roof steel structure and electric power backbone 	<p>We would be pleased to reconsider your project for a Platinum rating, if you would expand your plans to include:</p> <ul style="list-style-type: none"> • Expand current Green Globe certification plan to obtain Three Green Globes • Commit to installation of in-unit dimmer switches and photosensing light fixtures in common areas • Implementation of Universal Design standards in apartment units and throughout common areas • Improved integration of benches with shade trees on sidewalks surrounding the property to further promote walkability • Implementation of on-site renewable energy, like solar • Implementation of rainwater collection to use for watering and reduce creek run-off

We would be happy to work with you on gathering education resources to assist with implementation.

We have included our summary for your review and welcome any questions you may have regarding the results. We would be very willing to partner with you for a re-evaluation if any significant variations occur in the project plan. The scorecard is a living document, and we would appreciate the opportunity to accurately reflect the sustainability of the project throughout execution.

Once again, thank you for participating in this process. We look forward to your continued engagement in the community and with the Sustainability Commission.

Thank you,

Lauren Reiter-Schmid
Chair, Sustainability Commission
City of Mission, Kansas
6090 Woodson
Mission, KS 66202

DRAFT



Developer Self-Scoring and comments - Black
 Sustainability Commission Score - Blue
 X = Not above and beyond code, no sustainability points awarded
 ↑ = Sustainability element included in plan
 ? = Potential for additional points if added or expanded

Project: Milhaus Mission Beverly
 Expected completion: Q1-2027
 Project Team: MILHAUS, NSPJ, KH

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.

↑ The project plans to pursue certification of One Globe through the Green Building Initiative program. The descriptions of the proposed sustainable elements below are what is currently being evaluated for the project, although these may adjust upon further research and design implications.

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
- X ■ 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

Baseline site conditions will be assessed to evaluate sustainable options and inform site design. The project will look for opportunities to preserve natural resources with plants, energy, water and rain water management. Added walking/bicycle paths and connect to and enhance existing Turkey Creek Trail system north of Martway. Long term bike storage and repair facilities will be incorporated in the project as well as short term bicycle parking. Shower facilities for building occupants will be provided in clubhouse. Dedicated loading area for ride-sharing companies will be incorporated. Charging stations will be provided. This is a transit oriented development which enhances the neighborhood with close proximity to bus routes. High reflectance roof and hardscapes will be incorporated. Exterior lighting will be selected that limits up-lighting and light trespass.

Points scored - 19 out of 20 **14**

3. Materials and Resource Use

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

Contractor will comply with product instructions for storage and handling. A construction and demolition waste management plan will be developed and implemented, as is common for Milhaus. Existing buildings on site will be environmentally abated due to asbestos or other hazardous building materials currently present. Environmentally preferred products will be sourced. Locations and signage for occupant recycling collection areas will be incorporated, as well as a trash/recycling concierge service for resident convenience and sanitation.

Points scored - 17 out of 20 **16**

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

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

Utilization of clean energy for power and heat as conservation efforts utilized to control air pollution, also EV chargers. Smart lighting and thermostats will be installed in units and common areas. Wifi Thermostats have ability to participate in Evergy auto-demand reduction system. Building envelope and insulation to follow requirements based on selected certification. Meters will be installed that measure all building energy consumption and install electricity meters for each unit. EIno CFC based refrigerants in HVAC systems will be used. Energy Star compliant appliances will be provided.

Points scored - 15 out of 20 **14**

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

Water meters that measure total potable water usage will be installed. Primary HVAC systems will not utilize water, so water use will be substantially reduced as compared to a more commercial land use. Minimal condensate drainage will be managed. Low flow fixtures will be selected. Landscaping with native plants will be incorporated to reduce irrigation needs. Smart irrigation system to monitor leaks and soil saturation.

Points scored - 13 out of 20 **13**

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

Materials with low VOC content will be selected. Ventilation will be provided via large windows (facing either outward toward the city environment or inward toward the amenity court) and doors to balconies in all units, with fresh air provided to all corridors and common spaces. Primary indoor pollutants will be associated with the Pool Equipment and Storage rooms, each of which will have discrete areas away from resident interaction. Wall, floor ceiling assemblies will have a minimum STC of 50. Accessibility elements will be incorporated and comply with ADA requirements.

Points scored - 8 out of 10 **6**

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

Commissioning will be provided, including Operation and Maintenance manuals provided to owner at completion of construction. Complete training and building orientation will be provided for maintenance staff and property management staff.

Points scored - 10 out of 10 **8**

8. Additional Comments

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

The City made suggestions for additional measures the project could take to enhance sustainability. Developer has agreed to include the below recommendations in the building's programming:

- 1. Remote working spaces will be built into some of the unit designs. Co-working spaces will be integrated into the Clubhouse to facilitate residents who full or partially work remotely.
- 2. Building envelope - Roofing material, windows and wall insulation exceed the energy star requirements for the Northern Region, which is the highest gauge.
- 3. Reduction of natural gas use through the implementation of all electric appliances, electric HVAC and water heaters.
- 4. Future solar program expansion capabilities are being included in the structural and electric plans for the roof of the garage.
- 5. Electric Vehicle Chargers

? **Achieve Certification - 1 Green Globe**

Bonus Points (if applicable, 5 maximum) - 5 **3**

Total Points Scored - 85 out of 100

Rating Achieved - Gold

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

74 Gold