

**MANSFIELD DOWNTOWN PARTNERSHIP  
PLANNING AND DESIGN COMMITTEE  
Mansfield Downtown Partnership Office  
Town Hall – Conference Room B**

**Tuesday, November 16, 2011**

**MINUTES**

Members: Steve Bacon, Frank McNabb, Peter Millman, Betsy Paterson, and Pene Williams

Staff: Cynthia van Zelm

Guests: Lon Hultgren, Mansfield Director of Public Works; Ginny Walton, Mansfield Recycling Coordinator; Macon Toledano, LeylandAlliance; Andy Graves, BL Companies; Eric Greene, Chris Alvino and Mary Leahy with Erland Construction

**1. Call to Order**

Steve Bacon called the meeting to order at 5:05 pm.

**2. Public Comment**

Ginny Walton, Mansfield's Recycling Coordinator, noted that Siemens is developing solar power purchase agreements. Ms. Walton will send contact information to Andy Graves, Storrs Center architect, if the development team is interested in connecting with Siemens on a system in Storrs Center. Steve Bacon asked if solar is being considered for the parking garage. Ms. Walton said there will be potential to have solar energy as part of the structure.

**3. Approval of Minutes from October 18, 2011**

There was no quorum to approve the minutes.

**4. Continued Review of Storrs Center Sustainability Guidelines and Phase 1A and 1B Buildings**

Mr. Bacon welcomed back Mr. Graves, Mr. Alvino and Ms. Leahy from the Committee's meeting in July when the Sustainability Guidelines were reviewed against the work on the Phase 1A and 1B buildings.

Mr. Graves said the construction of the buildings is mirroring the LEED process in terms of meeting sustainability standards. He said the construction of the first buildings is approximately half way completed.

Mr. Graves said that ultimately, a binder will be put together with the Sustainability Guidelines checklist and supporting materials. Mr. Graves said he will give the Partnership a binder with the required final certification in August/September of next year when the buildings are completed.

Pene Williams suggested an article or press release to highlight the good efforts of the Partnership and the development team to build a sustainable project. Macon Toledano and Cynthia van Zelm will

work with the Partnership/Leyland/EDR and Erland communications team to put a piece together. Ms. Williams could possibly assist as well.

Mr. Graves reviewed the checklist. He said the team did decide to go with black roofs which are more effective for energy conservation inside the buildings. To that effect, Mr. Graves said the team is diverging from the recommendation in the Guidelines.

Mr. Graves noted that the plants being proposed will be succulents on the courtyard in the TS-2 building. Peter Millman asked what percentage of the courtyard will be covered by succulents. Mr. Graves estimated that there would be 65% of coverage by succulents. Mr. Millman said this is good information to publicize.

Mr. Graves said that the lighting will not be shining upward and that the lighting package has not been purchased yet. He will provide cut sheets for the lighting once it is purchased.

Mr. Graves said the plumbing fixtures will be very efficient. Information on the appliances will be included in the final binder. The brand that is being used is General Electric.

Mr. Graves said that all landscaping is native. There will be no irrigation on site.

He is working on the irrigation for the courtyard; per the Guidelines, the irrigation system needs to use 50 percent or less water than a regular irrigation system.

Mr. Toledano noted that green roofs are not being constructed to allow water to be used to replenish the wetlands.

Mr. Graves said there will be planter boxes to provide privacy on the terraces in the courtyards. A screen wall will also provide privacy.

Ms. Walton asked if there will be commissioning a year after the HVAC system has been in place. Mr. Graves said that Education Realty Trust (EDR) will need to train staff on the maintenance of the system. He does not think commissioning needs to be done a year after installed.

Mr. Graves said the four buildings that were torn down were tested for radon. Because of high levels in tests in two buildings, a sub slab ventilation system has been put in place in the new buildings. **Mr. Graves will add to the checklist that carbon monoxide units will be placed in each of the apartments.**

Mr. Graves said large windows are being provided that will help with natural ventilation, and most of them will open.

Mr. Graves said that paints and carpeting is still being purchased but cut sheets will be provided for the binder when they are finalized.

Mr. Graves said the team is still working on the cleaners that will be used as part of the "green housekeeping." Information will be put in the binder when it becomes available.

Mr. Toledano suggested that EDR attend another later meeting of the Committee.

Mr. Graves said that information on the location of the recycling facilities had been provided at the July Committee meeting. They will be working with Willimantic Waste Paper.

Mr. Graves reported that 89% of waste is being recycled on site.

Mr. Graves said the percentage of recycled content in materials will continue to evolve as Phase 1A gets to buildout. Currently, the percentage of recycled content is at 15%. The requirement in the Guidelines is 10%. Mr. Graves said the carpet will have fairly high recycled content and it is in the process of being selected. Mr. Graves said EDR is also making the final selection on flooring as well.

Mr. Graves said the team is working to achieve the goal of bringing in materials from the region – up to 500 miles away. The project is at the 30% achieved mark.

Mr. Graves said the incentive programs for alternative energy are not great in Connecticut. Incentive programs are better in the nearby states of Massachusetts and New Jersey. Ms. Walton said this will change in 2012. More companies will be offering power purchase agreements.

Mr. Graves suggested that the next step would be to come back in a few months to the Committee with any updates. He does not see a lot of change between now and then.

Pene Williams asked about solar energy in Storrs Center. Mr. Graves said if there are incentives and the property owner wants to pay, solar is a possibility. Currently, the payback on solar energy is still too long. Mr. Toledano clarified that the buildings could be retrofitted for solar energy. Mr. Graves confirmed that is the case.

## **5. Continued Discussion of Naming of Streets and Buildings in Storrs Center**

There was no further input on the naming of streets in Storrs Center.

## **6. Meeting Dates for 2012**

By consensus, the Committee adopted the proposed meeting dates for 2012.

## **7. Topics for Next Meeting and Next Meeting Date**

The Committee will not meet in December. The next meeting date will be January 17, 2012.

Topics for discussion include a review of the parking garage against the Sustainability Guidelines checklist.

## **8. Adjourn**

The meeting adjourned at 7:10 pm.

*Minutes prepared by Cynthia van Zelm*