

UNION CORNERS COMMUNITY BENEFITS AGREEMENT DRAFT 11.11.10

2010



Community Benefits Agreements are a way for neighborhoods to negotiate with developers to ensure projects meet real community needs and standards. More info on Community Benefits Agreements is available from The Partnership for Working Families.

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The list below includes items that will be negotiated as part of a Community Benefits Agreement governing development of Union Corners. The list was developed in cooperation with the neighborhood associations and other community organizations. It includes many suggestions derived from previous efforts such as the original 2005 Studio Group and other items generated by our community partners. It is a fluid, dynamic work-in-progress which will evolve and change as the process moves forward.

The items have been grouped into two broad areas -- making it a model for sustainable development and employment.

Sustainable Development

- All buildings LEED or similar green certification.
- Mixed use development of rental and owner occupied with sizes and formats with a variety of architectural styles that promotes healthy development. Maximum building height should not exceed 5 stories.
- Green roofs on large structures, rooftop gardens, rooftop solar panels.
- Distributed on-site power generation via solar, wind, geothermal.
- Traffic demand management that includes multi-modal transportation options including bus, commuter train stops, taxi stands and community cars.

- Bike friendly amenities such as covered bike parking, bike lanes and at least one air compressor and repair kiosk.
- Landscape management plan that includes water catchment systems and gray water recycling and only use organic pesticide, herbicide or fertilizers on green space
- Site-wide organic waste collection and composting system.
- Community green space for public art, building murals, outdoor performance and sculpture garden.
- Shared community meeting and performance space.
- Children's play areas with bathroom, water fountain and picnic area.
- Hostel or B&B on-site to accommodate local visitors.
- Community input in selection of tenants of the development.
- Appeal process for rental applicants who are denied.
- Community involvement in environmental remediation efforts.
- Affordable Green Living which include:
 - Senior housing options including independent and assisted living facilities.
 - COOP, co-housing and single room occupancy housing.
 - Additional services on-site to support aging-in-place.
 - On-site management and security.

Employment

During Site Construction

- Responsible contractor provisions that make it easier for employers that pay good wages and provide job training can compete for construction and/or property management contracts.
- Use union contractors on construction with preference to local unions and minority owned.
- Contractors must train employees on green building techniques including recycling of building materials.
- Training and career path opportunities collaborating with MATC with apprenticeships and youth
- Requirement that construction contractors pay prevailing wages

General Employment Conditions

- Employers must pledge card check neutrality which means allowing the workers who work in the new facilities the right to choose unionization without employer interference.
- A "first source" hiring system, to target job opportunities in the development to residents of the neighborhoods within a mile radius.

- Neighborhood outreach and other programs to ensure workforce composition reflect the local population.
- A living wage requirement for workers employed in the development that adheres to City of Madison living wages ordinance.
- Preference for employers with strong Affirmative Action policies.
- Preference of local and new small businesses over national chain stores.
- Requirement that developer and business contribute to transportation passes. ie. Metro bus passes

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