

Motion from Ken Reardon, SFE

Whereas it is the responsibility of the UMass Boston Faculty Council to ensure the representation of faculty members in the governance of the UMass Boston Campus and the University of Massachusetts system; and

Whereas the Accordia Partners' preliminary Bayside development proposal promises to replace a surface parking facility with an attractive mixed-use live, learn, and work district featuring a variety of public, private, and non-profit uses, while also generating needed funding to address UMass Boston's capital improvement needs; and

Whereas the developers' proposal includes construction of 3 to 3.5 million square feet of new building in an ecologically sensitive waterfront area located in the midst of three historic neighborhoods experiencing increasing gentrification and displacement pressures; and

Whereas the impact of Accordia's Bayside development project will be profound for those living, working, and studying in the Harborpoint, Dorchester, and South Boston neighborhoods;

Be it resolved that the Faculty Council strongly urges the Acting Chancellor and the UMass Board of Trustees to require the developer to negotiate a legally-enforceable Community Benefits Agreement (CBA) that mitigates the project's most likely externalities and provides local stakeholders an equitable share of the project's benefits. This CBA should be negotiated with a representative group of community, business, labor, faith, homeowner, tenant, youth senior, and minority organizations before Accordia seeks a review of their project under the Boston Planning and Development Agency's Article 80 Large Project Review process.

Furthermore, while the Faculty Council supports the Bayside Expo site's development, we urge the Acting Chancellor and the UMass Board of Trustees to require the developer, the BPDA, and local officials participating in the scoping sessions that establish the terms under which new developments are to be evaluated and the Project Impact Report that summarizes this evaluation to explicitly address social justice objectives consistent with our institution's urban serving mission such as the following:

- Insure an open and transparent planning process that actively engages those most directly affected by the project
- Reflect principles of good practice for resilient coastal and waterfront development
- Mitigate the project's most serious environmental, economic and social externalities based upon a rigorous social benefit cost analysis
- Emphasize active and alternative modes of transportation, including water based options, given existing congestion problems
- Offer socially-integrated/family-cycle housing on site
- Maximize employment opportunities for Section 8 eligible residents throughout the project's planning, design, development and operational phases
- Feature well designed public spaces and facilities that promote community-building and social capital formation
- Create subsidized spaces for community businesses and non-profits offering important neighborhood oriented retail and human services
- Offer strong connectivity to the site's adjacent residential neighborhoods
- Devise an inspired urban design scheme that evokes a strong sense of place

Motion passed by the Faculty Council on 12/2/19, with 12 in favor, 2 opposed, and no abstentions.