

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT 1592-05

RE: ORDER OF THE BOARD OF ALDERS REFERRAL -
Order Approving (1) A THIRTY-FIVE (35) YEAR PARTNERSHIP LEASE OPERATING AND FUNDING AGREEMENT WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR THE MANAGEMENT AND OPERATION OF THE NEW HAVEN UNION STATION AND STATE STREET STATION CAMPUS; (2) THE INITIAL CAPITAL PARTNERSHIP AGREEMENT OF THE CAMPUS; AND (3) APPROVING AN AGREEMENT WITH THE NEW HAVEN PARKING AUTHORITY TO MANAGE DAY TO DAY OPERATION OF THE NEW HAVEN UNION STATION AND STATE STREET STATION CAMPUS.
(Submitted by: Michael Piscitelli, Economic Development Administrator)

REPORT: 1592-05

ADVICE: Approve.

BACKGROUND

The City of New Haven and CTDOT have been working to expand economic opportunities and customer amenities within Union Station; develop additional appropriately sized parking facilities for the Campus; and to develop transit-oriented development around Union Station consistent with the Hill to Downtown Community Plan, New Haven Vision 2025 Comprehensive Plan and various state level transportation plans.

This request is to consider a 35-year lease agreement with the State of Connecticut to preserve a historic City landmark (Union Train Station); formalize a capital partnership between the City and the State; and authorize the City's Parking Authority manage the day-to-day operations of the train station.

Currently, under the existing lease the City has (i) leased Union Station; and (ii) allowed the Parking Authority to manage the day-to-day operations of Union Station, the Union Station Garage and the adjacent surface parking lots since 1982. The current Union Station lease expires on June 30, 2022.

In September 2020, a letter of intent was signed by the Mayor and DOT Commissioner with specific goals to develop a 600-space parking facility, an intermodal center for local and regional bus users and renovations to Union Station. Together with goals connecting Union Station and State Street Station to the overall development of the surrounding area, city and state planning teams have been collaborating on the lease documents as well as implementation steps.

The new Lease and Funding Agreement Establishes the key terms, performance standards and transition from current Lease and Funding Agreement to new instrument. The City will be the leaseholder of new lease and subcontract to the NHPA for five years with renewal options

The Capital Partnership Agreement Provides broad terms and flexible funding options for on-going improvements to Union Station and the surrounding campus.

The Subcontract Agreement w/NHPA Transfers responsibility for Union Station and State Street Station to the NHPA for daily operations, capital planning and performance to DOT standards.

PLANNING CONSIDERATIONS

In accordance with Title I, Article XIII, Section 2(A) of the New Haven Code of Ordinances the Board of Alders seeks advice from the City Plan Commission as to whether the proposal is aligned with New Haven Vision 2025 Comprehensive Plan.

The proposal is the result of collaboration between the City, the State and NHPA over many months. The cross departmental and agency subcommittees include working groups on Bike and Ped Infrastructure, Union Station Interior Improvements, East-West lot Redevelopment and the Leasing Documents.

The Lease, Capital and Operations agreements sets forth a pathway for revitalizing and sustaining Union Station, an important regional transportation hub, and opening new transit-oriented development opportunities.

The proposal is aligned with the City's Comprehensive Plan because it furthers the following Land Use, Economic Development and Transportation principles and goals:

"Sustainable mixed-use, transit-oriented developments by elevating existing land use standards, wherever appropriate"

"Transit-oriented developments with reduced parking requirements and appropriate densities in suitable locations to facilitate further transit use"

"Sustainable transportation systems by assessing the capacity of existing transportation systems in relation to the density and intensity of uses proposed in new developments"

"Work with ConnDOT to implement the vision of Union Station Transportation Center's Transit-oriented Development (TOD) Plan"

"Develop appropriately sized, mixed-use parking facility at Union Station to support transit-oriented development and job growth"

ADVICE: Approve

ADOPTED: September 22, 2021
Leslie Radcliffe
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department