

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** approving amendment 1 to the 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

Submitted by: Michael Piscitelli, AICP, Economic Development Administrator

REPORT: 1657-10

ADVICE: Approval

BACKGROUND

In 2022, the City and CTDOT entered into the LOFA and have made significant progress toward development of a best-in-class transit-oriented development. Some progress highlights include,

- Over \$17M has been secured in Urban Act capital grants;
- A design process is underway for interior renovations of Union Station;
- New wayfinding signs will soon be installed; and
- Planning has started for a new intermodal parking garage on the westerly parking lot.
- On-site parking utilization continues to bounce back with an average of 879 cars parked on average per day in July 2024 relative to less than 425 cars parked per day in July, 2021.

Further to the goals of the partnership with CTDOT, the purpose of this amendment is to enable CTDOT to negotiate a development agreement and release the “East Lot” for a development project in a manner consistent with CTDOT’s request for development proposals (RFP). The RFP was released on July 12, 2024 and CTDOT intends to make final decisions on a development partner in the fourth quarter of 2024.

Amendment 1 to the LOFA is a necessary step in this process, first to enable CTDOT to transfer custody of the East Lot to the development partner and second, to ensure that CTDOT makes available sufficient replacement revenue to manage and operate the campus. The New Haven Parking Authority, which operates the Campus on behalf of the City, will need the replacement revenue in order to balance the operating budget.

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 City of New Haven Comprehensive Plan **New Haven Vision 2025** states the following goals:

“Work with ConnDOT to implement the vision of Union Station Transportation Center’s Transit-oriented Development (TOD) Plan” (V-15)

“Build transit-oriented developments with reduced parking requirements and appropriate densities in suitable locations to facilitate further transit use.” (xxiii)

“Grow sustainable mixed-use, transit-oriented developments by elevating existing land use standards, wherever appropriate.” (xxiii)

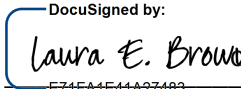
“Sustainable transportation systems by assessing the capacity of existing transportation systems in relation to the density and intensity of uses proposed in new developments” (xxiii)

“Build appropriately sized, mixed-use parking facility at Union Station to support transit-oriented development and job growth.” (xxvii)

ADVICE

Approval of this amendment aligns with the City’s Comprehensive Plan and the State of Connecticut’s goals.

ADOPTED: October 23, 2024
Ernest Pagan
Acting Chair

ATTEST:  October 24, 2024 | 1:22 PM EDT
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Laura Brown
Executive Director, City Plan Department