



# New Haven Union Station

Outreach to stakeholders for  
potential development of East  
and West Lots

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# A New Haven Landmark

Union Station is 102 years old. This project will bring the station and its surrounding area into the 21st century to better serve the city and its residents.



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# New Haven Union Station Area Planning

## Overview

- Background
- 2022 Stakeholder Outreach
- Major Themes
- Development Framework Recommendations



Photo Source: [Grendelkhan](#)

# New Haven Union Station

East Lot

West Lot



Photo source: New Haven Parking Authority

# Background: Past Planning Efforts

2013: Union Station Transit-Oriented Development Plan

2013: Hill-to-Downtown Community Plan

2017: Union Station: 100 Years Forward

2019: Urban Design League: Union Station Corridor Planning & Design Charette



# Station Area Planning: Peer Learning

## Looking to station area planning examples set by peers -

- Site visits & webinars with stakeholders
  - Philadelphia, PA
  - Denver, CO
  - Los Angeles, CA
  - White Plains, NY
  - Washington, D.C.
- Resources:
  - [Video](#) of Sept. 2021 event with Amtrak, LA Metro, and Denver Union Station Project Authority
  - [Video](#) of Jan. 2022 event with Amtrak, LA Metro, and White Plains

# Existing Plans: Key Takeaways

## Focus on future growth & development

- Transit-Oriented Development
  - Connect the station to downtown via pedestrian walkways and bike paths
  - Increase bus service
  - Lack of consensus regarding how much parking is needed
- Improve goods/services at the station
  - Food carts, restaurants, cafes, outdoor seating, retail, more comfortable waiting areas
  - Will help to improve transit experience and bring in revenue
- Develop the area around the station
  - Build affordable and market rate housing
  - Create more retail/office space to enliven the surrounding area

# 2022 Stakeholder Outreach

**April - June 2022:**

**Interviews with 22 individuals from 8 stakeholder groups**

- Alder Rodriguez, Board of Alders of New Haven
- ConnCORP
- CTDOT East-West Lots Subcommittee (with CTDECD participation)
- Jonathan Rose Companies
- LMXD
- Twining Properties
- New Haven Urban Design League
- Yale University



# Major Themes

1. Opportunity for growth and economic development
2. Challenges with the station and surrounding area
3. Displacement and community engagement concerns
4. Incorporate existing plans and ideas
5. Redevelopment opportunities and strategies
6. Transparency with City, State, the New Haven Parking Authority, and other entities

# 1. Opportunities

**One interviewee characterized New Haven as, "[A] great city that is large enough to be interesting, but small enough to be friendly."**

- Significant underutilized property at and near regional rail
- Small, vibrant city between New York and Boston, with great universities, a growing life sciences industry, medical centers, food, entertainment, and culture
- New Haven Union Station is both a regional and local asset
  - Regional destination
  - Opportunity for direct benefits to local community

## 2. Challenges

- Lack of connectivity between Union Station and surrounding neighborhood
- Poor pedestrian access
- Underutilized and vacant lots at New Haven Union Station and between the station and New Haven Green

# 3. Displacement & Community Engagement

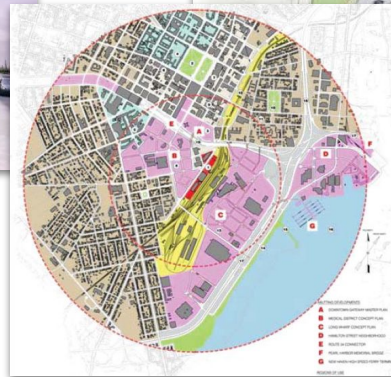
## **Build more affordable housing; consistent and intentional community engagement is critical to any successful development**

- Calls for a deeply affordable housing to bring previously displaced residents back – particularly from historically disinvested neighborhoods like The Hill
- The City of New Haven passed new inclusionary zoning legislation which will require all downtown market-rate developments of more than 10 units to make 10% of the units affordable, but the need is greater
- Early, genuine community engagement with community groups, local Alders, and neighborhoods across New Haven – not just those that surround the station
- Where possible, partner with local developers and architects

# 4. Incorporate Existing Plans and Ideas

**There is a lot to be learned from previous plans for Union Station**

*Review previous plans in more depth and look at how and where elements of these efforts can be included*



# 5. Redevelopment Opportunities & Strategies

## A mix of uses around the station would have the greatest return on investment

- Well-maintained station with frequent service and multimodal connectivity
- Transit-oriented development at and connected to the adjacent area and downtown
  - Residential for low-to-moderate income residents
  - Commercial space for tech, data and life science industries – ideally not high rise
  - Retail and dining options at and near the station
- Connectivity to downtown with clear, well-lit and landscaped walking paths and multimodal integration- pedestrian, bicycle, bus transit
- Mixed responses on future parking demand – need to balance regional and local priorities
- Opportunity to celebrate New Haven's diversity of cultures and to honor the neighborhood's history
- Church Street South site must be considered in development plans

## 6. Transparency is Key

### **A fair and transparent process, with city, state, Park New Haven and other entities, is critical to project success**

- Project leaders should clearly outline from the start a detailed package of what can be built onsite, a timeline, and the types of programs and subsidies available to potential developers
- Government opaqueness creates difficulty for project partners
- Some interviewees flagged the need for subsidies and support from New Haven and the State of Connecticut in order to encourage the development of affordable units

# Development Framework Recommendations

## Balance regional and local identities of New Haven Union Station in the redevelopment concept

- Prioritize people and transit through multimodal connectivity
- Provide easy access to ground transportation like buses and well-maintained cycling paths, as part of the station redesign
- Coordinate better access and circulation for all modes
- Provide adequate parking for station use, but do not over build
- Connect the station area to the downtown and adjacent neighborhoods through intentional wayfinding and thoughtful design elements like landscaping and lighting



# Development Framework Recommendations

## **Mix of uses on the site should balance transportation needs with public/private development**

- Residential, including low-to-moderate income housing
- Mid-rise commercial space for financial-tech, data sciences, and the life sciences industries
- Incorporate celebration of the many cultures present within the city in the redevelopment plan through art, retail, and food
- Honor the history of the Hill Community

# Community Engagement

- Build on past efforts and lead with a robust community engagement effort around redevelopment
- Incorporate existing plans and ideas; provide a detailed package of what is possible
- Meet with Alders, community groups, residents etc. and host conversations on redevelopment parameters and community benefits
- Set intentional goals for local hiring
- Articulate a clear timeline and next steps

# Next Steps



## Competitive selection process to identify public/private development partner for New Haven Union Station

- Land use concepts
- Design concepts
- Level of investment
- Schedule

**For information on how to apply:**  
<https://unionstationnewhaven.com/>

**Thank you!**



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