

Union Station Campus Zoning

NEW HAVEN, CT

NOVEMBER 30, 2023



Welcome by

Alder Carmen Rodriguez, Ward 6

Laura Brown, Executive Director of City Plan

UNION STATION SITE

TRANSIT ORIENTED COMMUNITY

UNION AVENUE - EAST LOT OPTIONS

SITE

New Haven

NOVEMBER 30, 2023



Union Station Neighborhood

NOVEMBER 30, 2023



Google Earth

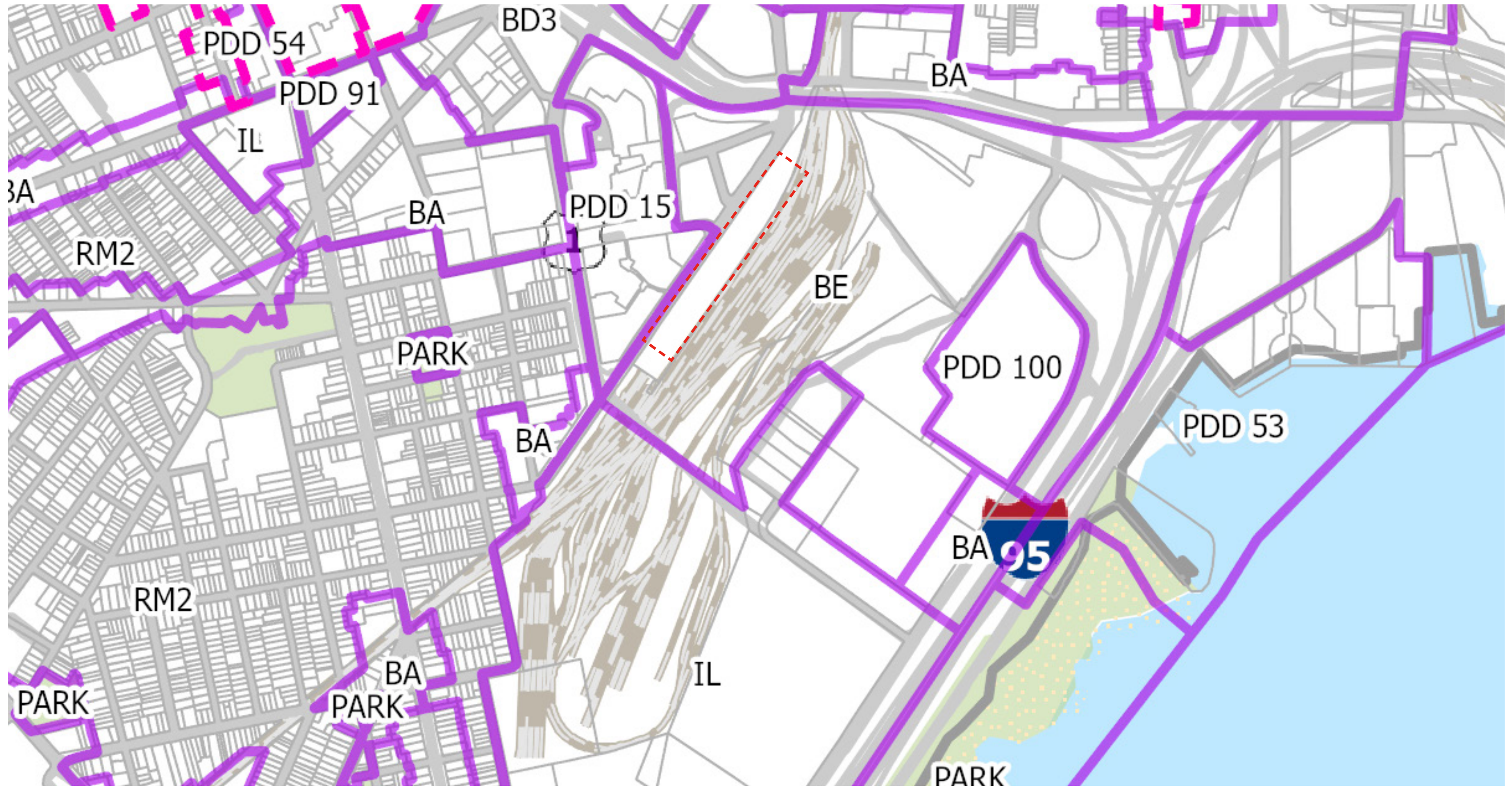
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



1000 ft

Union Station Neighborhood Zoning

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Union Station Neighborhood (FEMA)

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Site & Existing Buildings

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TRANSIT ORIENTED COMMUNITY

Transit Oriented Community (TOC)

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“Special Zone” law changes Encourages Transit-Oriented District development

Includes Union Station and adjacent East & West Lots

Facilitates Economic Growth

Reduces Vehicular Traffic

Creates Community Green Space

Encourages Mixed-Use (commercial & residential) structures

Compliments the Hill-to-Downtown Community Plan

Integral to Future Development of the surrounding neighborhoods & communities



TOC Key Zoning Amendments

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SETBACKS

20'-0" Minimum of unobstructed land (between the outer face of a building wall and the curb of the street) **to provide for sidewalks, streetlights, and landscaped areas.** This is a **5-foot increase** from the requirements in BD-zones (intending for more usable open space, benches, green areas, etc.).

PARKING REQUIREMENTS

85 Maximum parking spaces per acre facilitates underground parking and allows **above-ground parking only by Special Permit**--encouraging vibrant, walkable, mixed-use residential and commercial spaces.

HEIGHT RESTRICTIONS/FLOOR AREA RATIO (FAR)

10.0 FAR Maximum, with a potential increase to 12.0 based on site sustainability and additional public plaza space.

TOC Special Flood Provisions

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DRY EGRESS

Dry egress shall be provided at a **minimum width of five feet wide**, at a **minimum elevation of BFE + 2 feet**, constructed of materials designed for the **use of a wheelchair for its entire length, and ADA-compliant**. Dry egress shall lead continuously from the property boundary of the site development to a location that is a contiguously connected area above a location and outside and above a mapped Special Flood Hazard Area (SFHA) that **provides safe refuge and accessible ground transportation**.

VEHICULAR ACCESS

Flood emergency vehicular access and egress shall be required for all new construction and **shall be constructed at or above the base flood elevation** and which **at all times shall remain passable for emergency, service, and passenger vehicles**.



Pedestrian access is at a minimum 2'-0" above the 11'-0" Base Flood Elevation for the East Lot site.

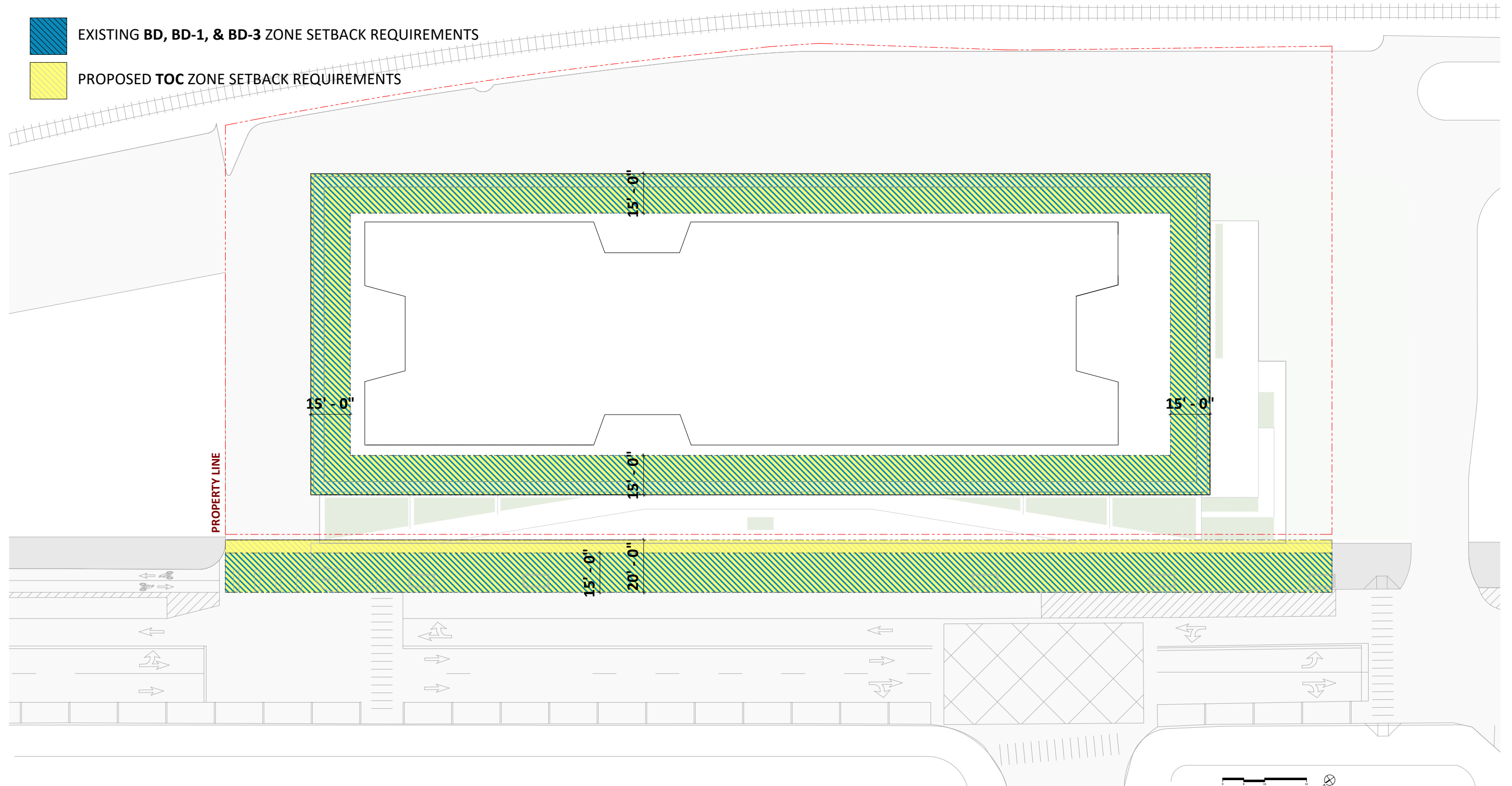
Vehicular access at a minimum shall be at the Base Flood Elevation of 11'-0" for the East Lot site.

These regulations are set by the Federal Emergency Management Agency (FEMA) and enforced by the Department of Energy & Environmental Protection (DEEP).

Setback Minimum Requirements

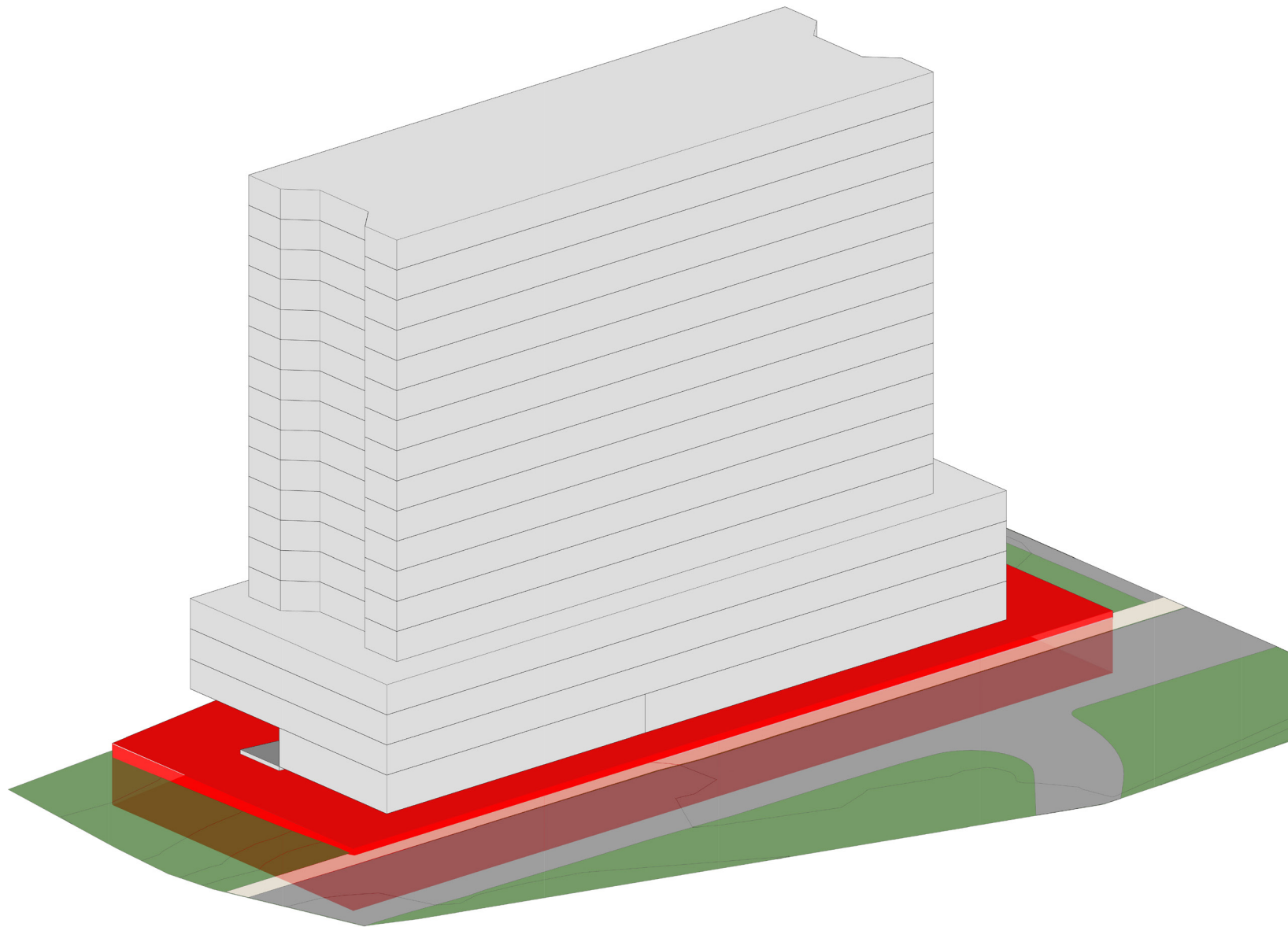
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-  EXISTING **BD, BD-1, & BD-3** ZONE SETBACK REQUIREMENTS
-  PROPOSED **TOC** ZONE SETBACK REQUIREMENTS



Parking Options and Requirements

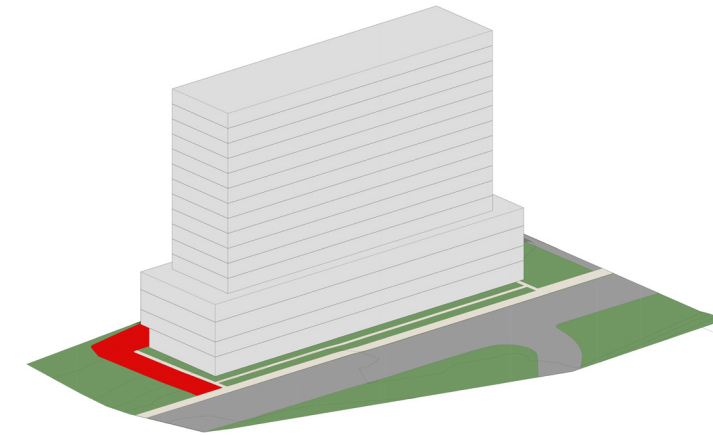
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SUB-LEVEL PARKING (AS-OF-RIGHT)

PARKING

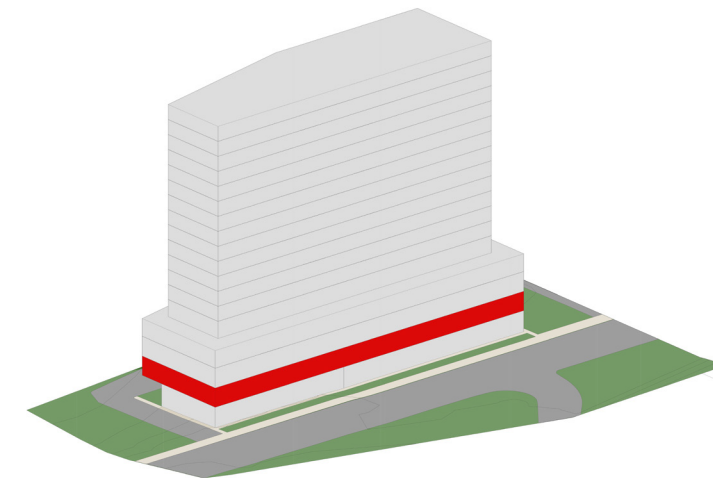
- (85) SPACES PER ACRE



SURFACE PARKING (WITH SPECIAL PERMIT)

PARKING

- (85) SPACES PER ACRE



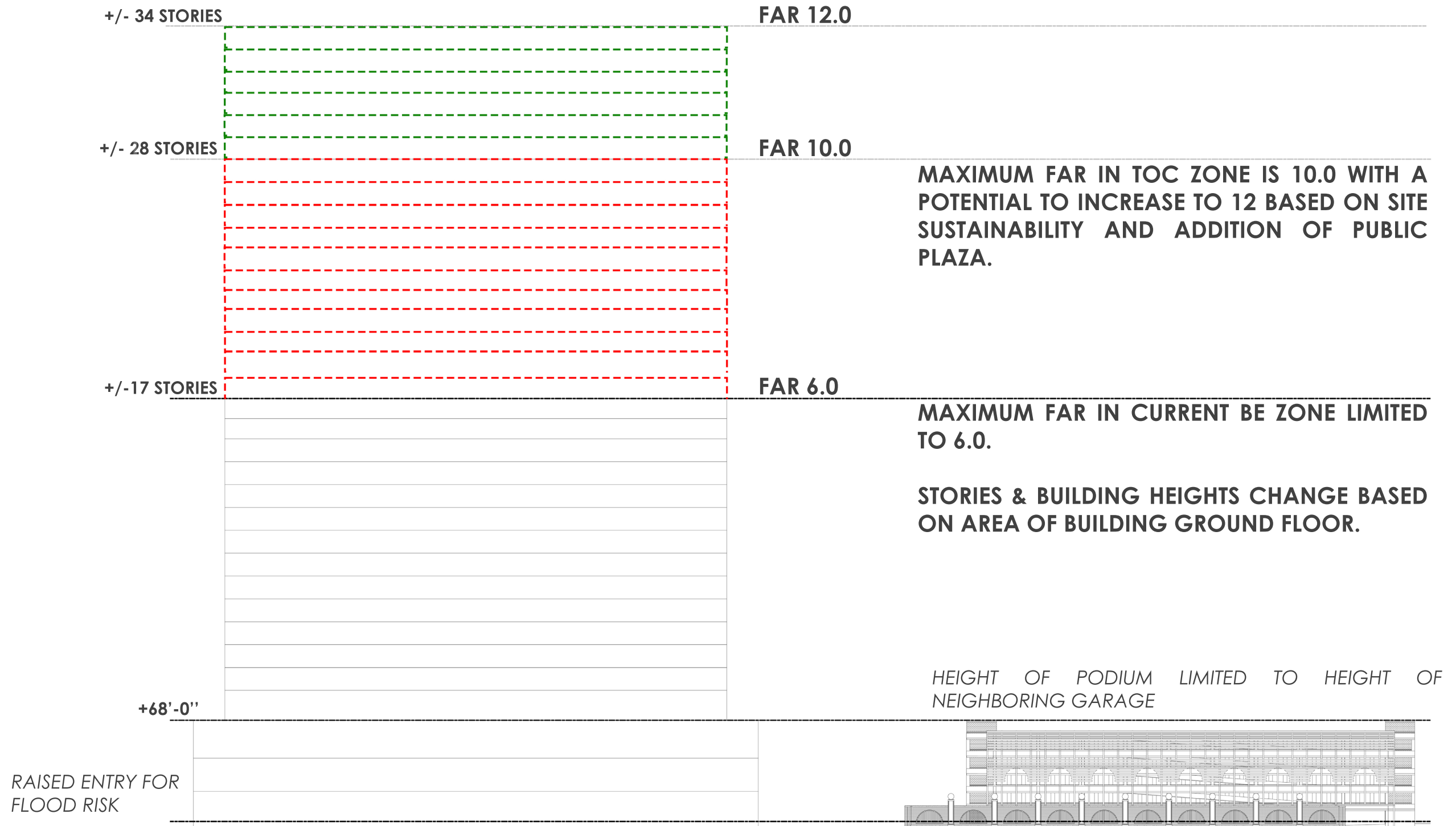
STRUCTURED PARKING (WITH SPECIAL PERMIT)

PARKING

- (85) SPACES PER ACRE

Maximum FAR Requirements

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FAR Precedents in New Haven

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1 195 CHURCH STREET

STORIES 18
 GROSS SQ FT 220,652
 LOT SIZE .58 ACRES (25,265 SQ FT)
 FAR 8.73



2 157 CHURCH STREET

STORIES 35
 GROSS SQ FT 542,187
 LOT SIZE .61 ACRES (26,572 SQ FT)
 FAR 20.4



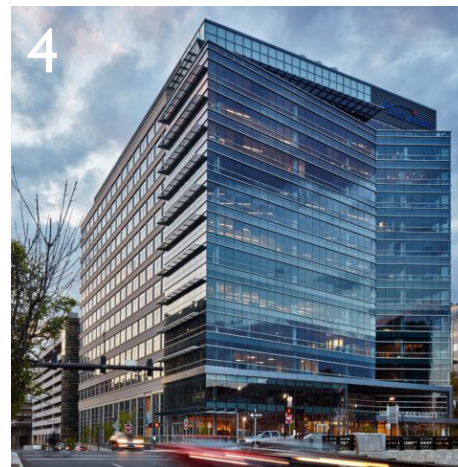
3 360 STATE STREET

STORIES 32
 GROSS SQ FT 473,766
 LOT SIZE 1.61 ACRES (70,132 SQ FT)
 FAR 6.7



4 100 COLLEGE STREET

STORIES 13
 GROSS SQ FT 513,000
 LOT SIZE 2.4 ACRES (105,371 SQ FT)
 FAR 4.8

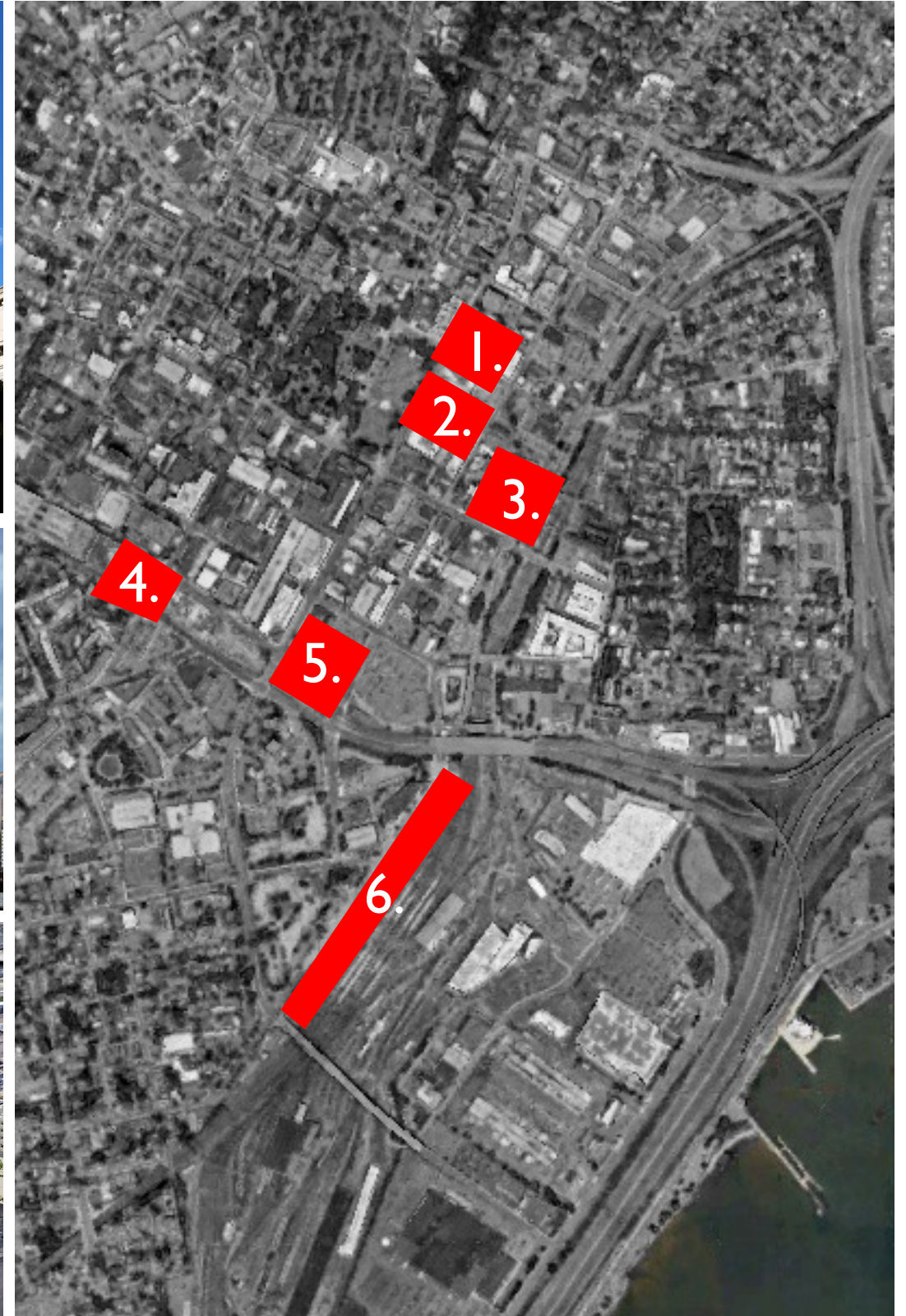


5 KNIGHTS OF COLUMBUS BUILDING

STORIES 23
 GROSS SQ FT 256,702
 LOT SIZE 1.47 ACRES (63,563 SQ FT)
 FAR 4.0



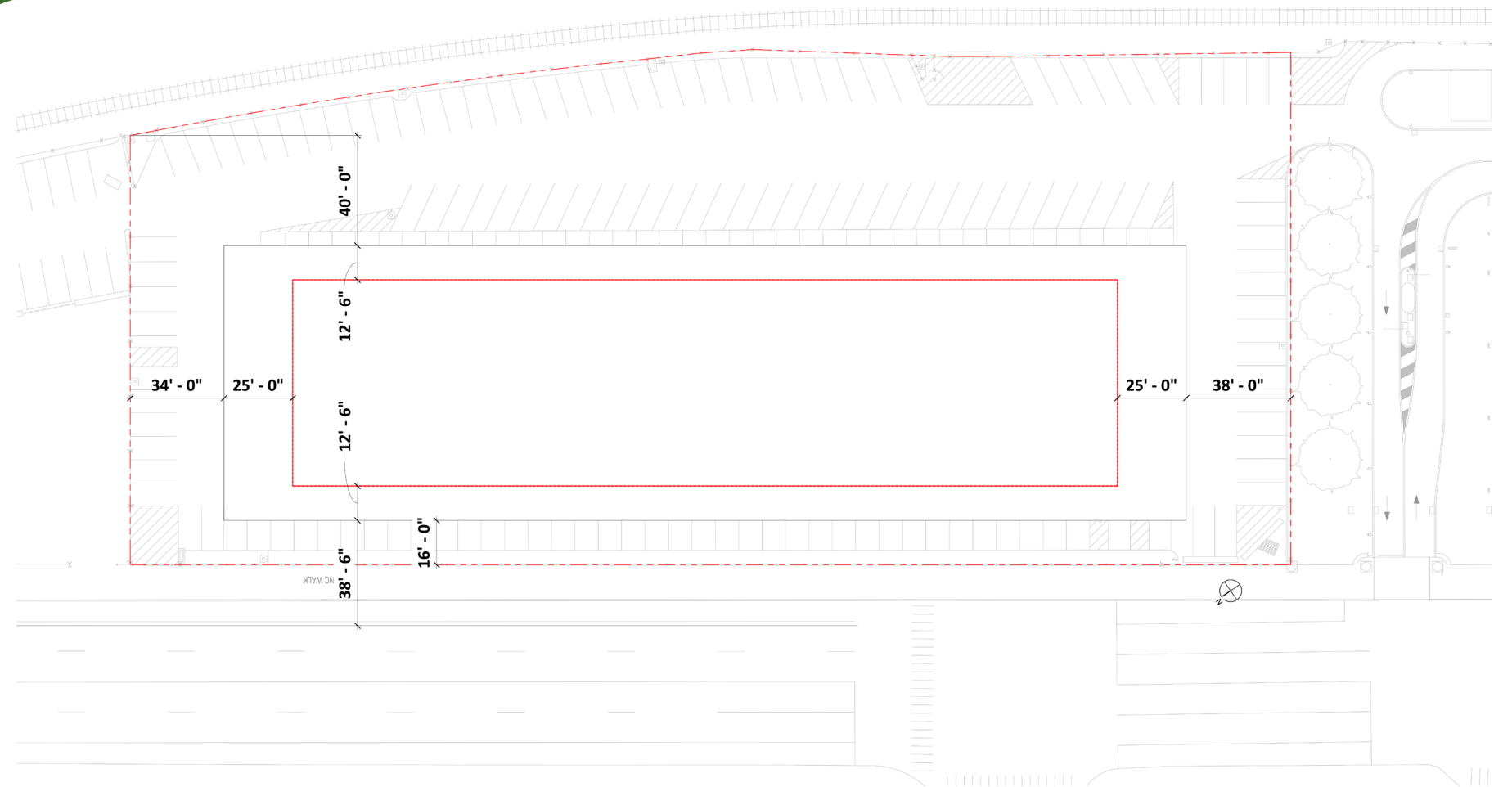
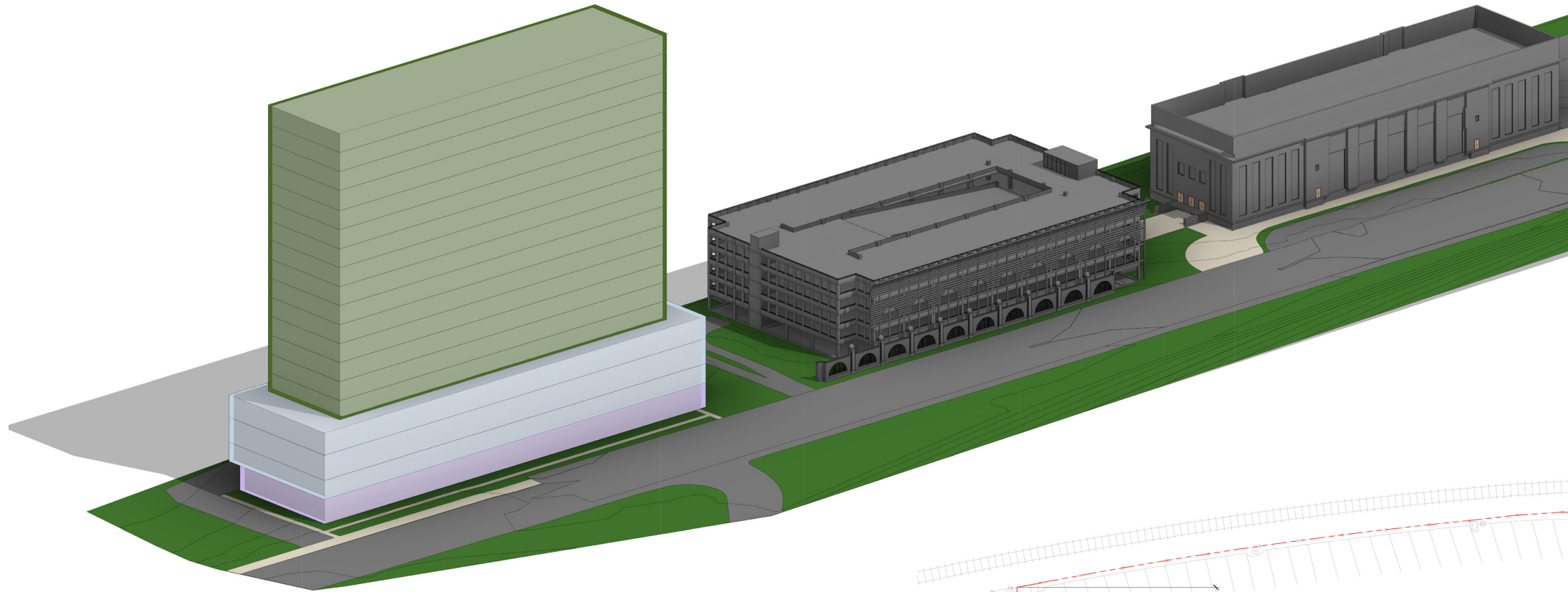
6 UNION STATION CAMPUS - EAST LOT



UNION AVENUE - EAST LOT STUDIES

Union Station Campus Zoning (Option A)

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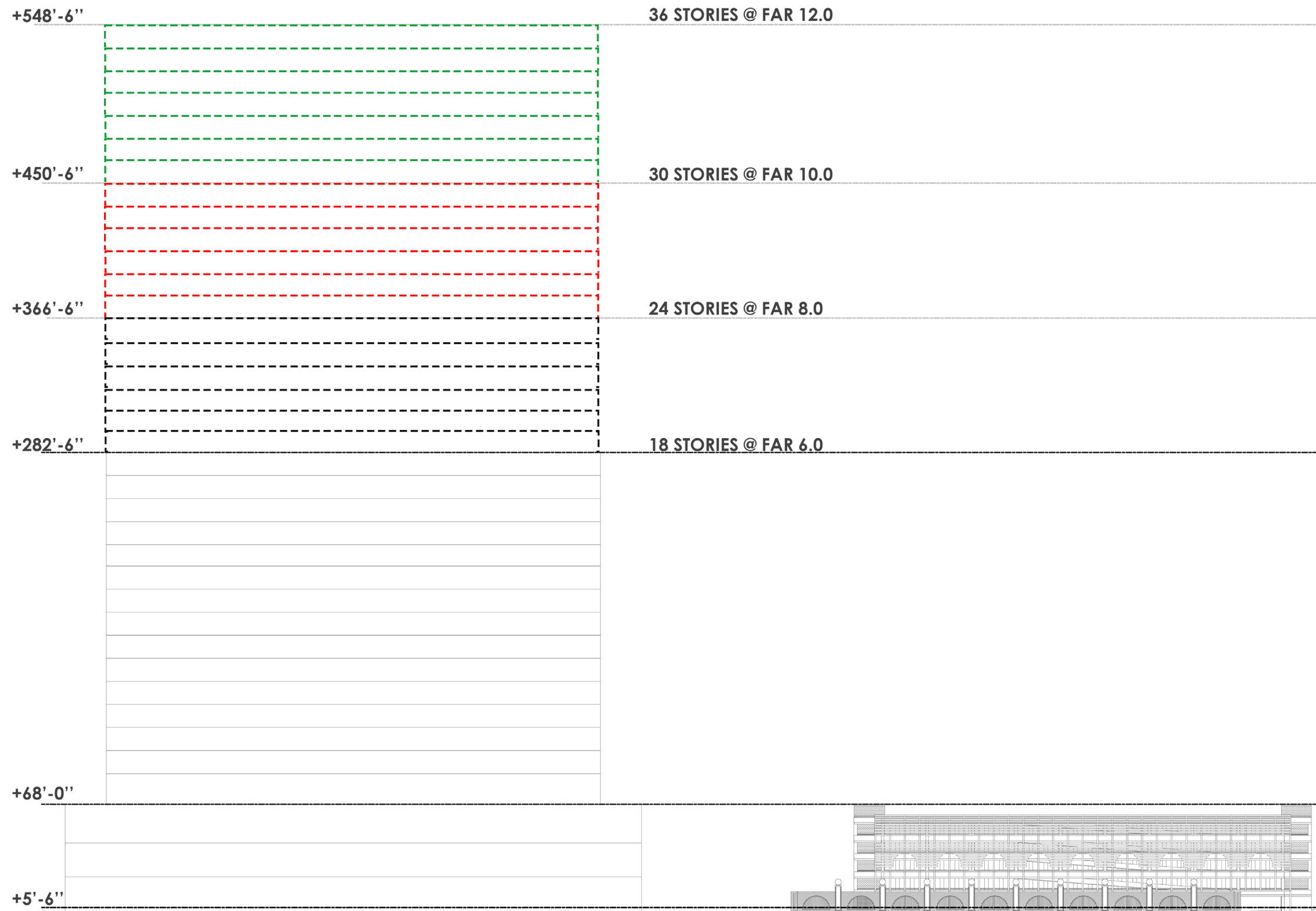


BUILDING AREA: 400,000 SQ FT
LOT SIZE: 75,733 SQ FT
FAR: 5.0

- RETAIL
- OFFICE
- RESIDENTIAL

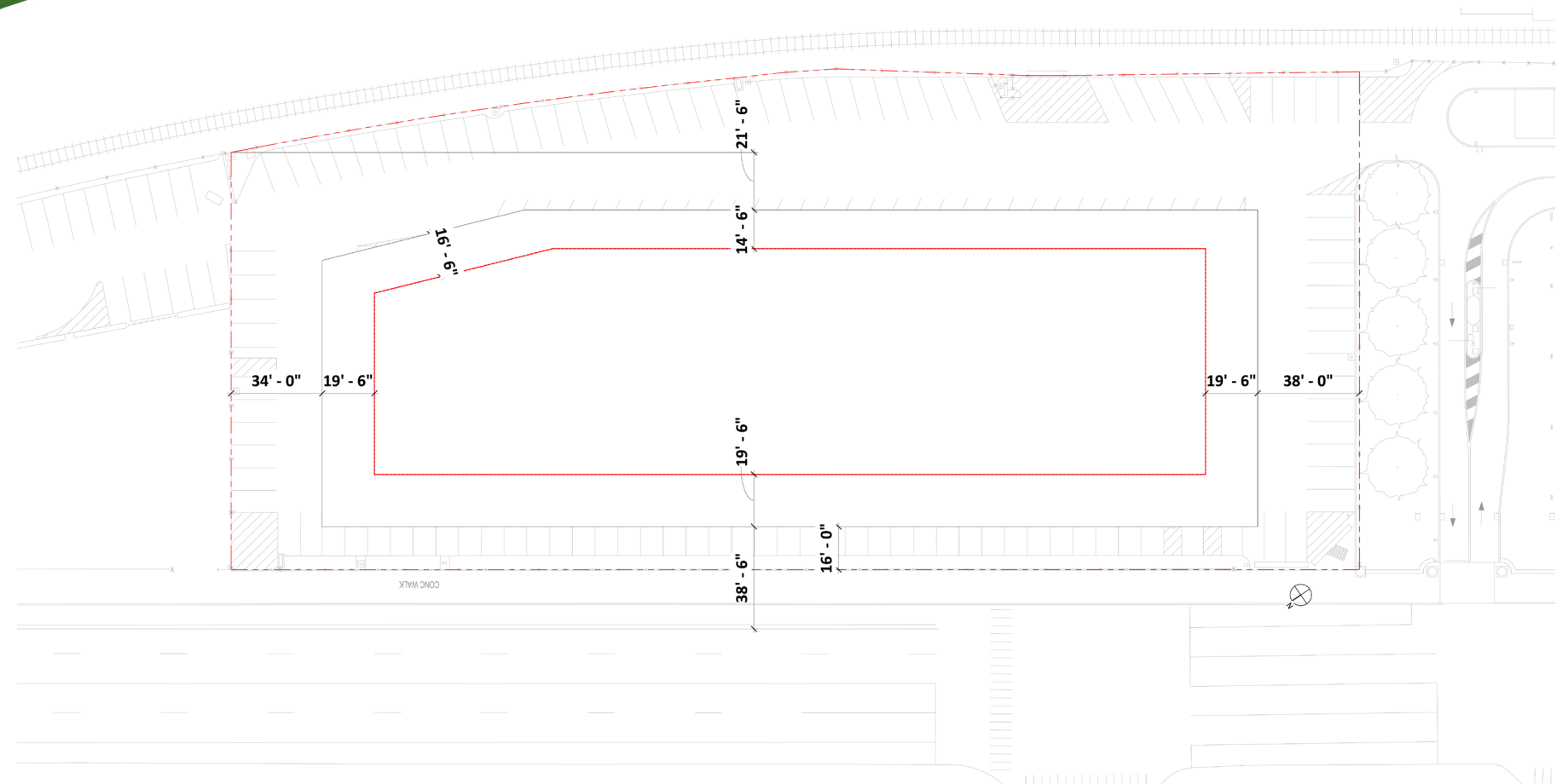
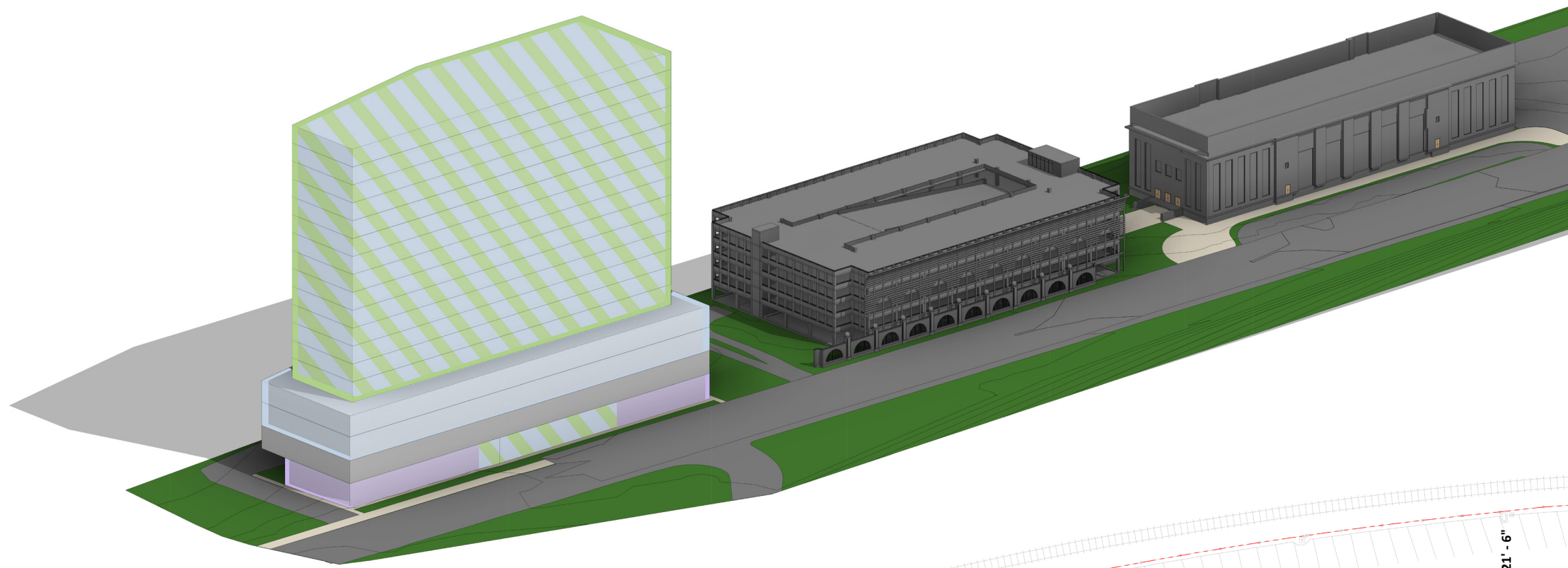
Union Station Campus Zoning (Option A)

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Union Station Campus Zoning (Option B)

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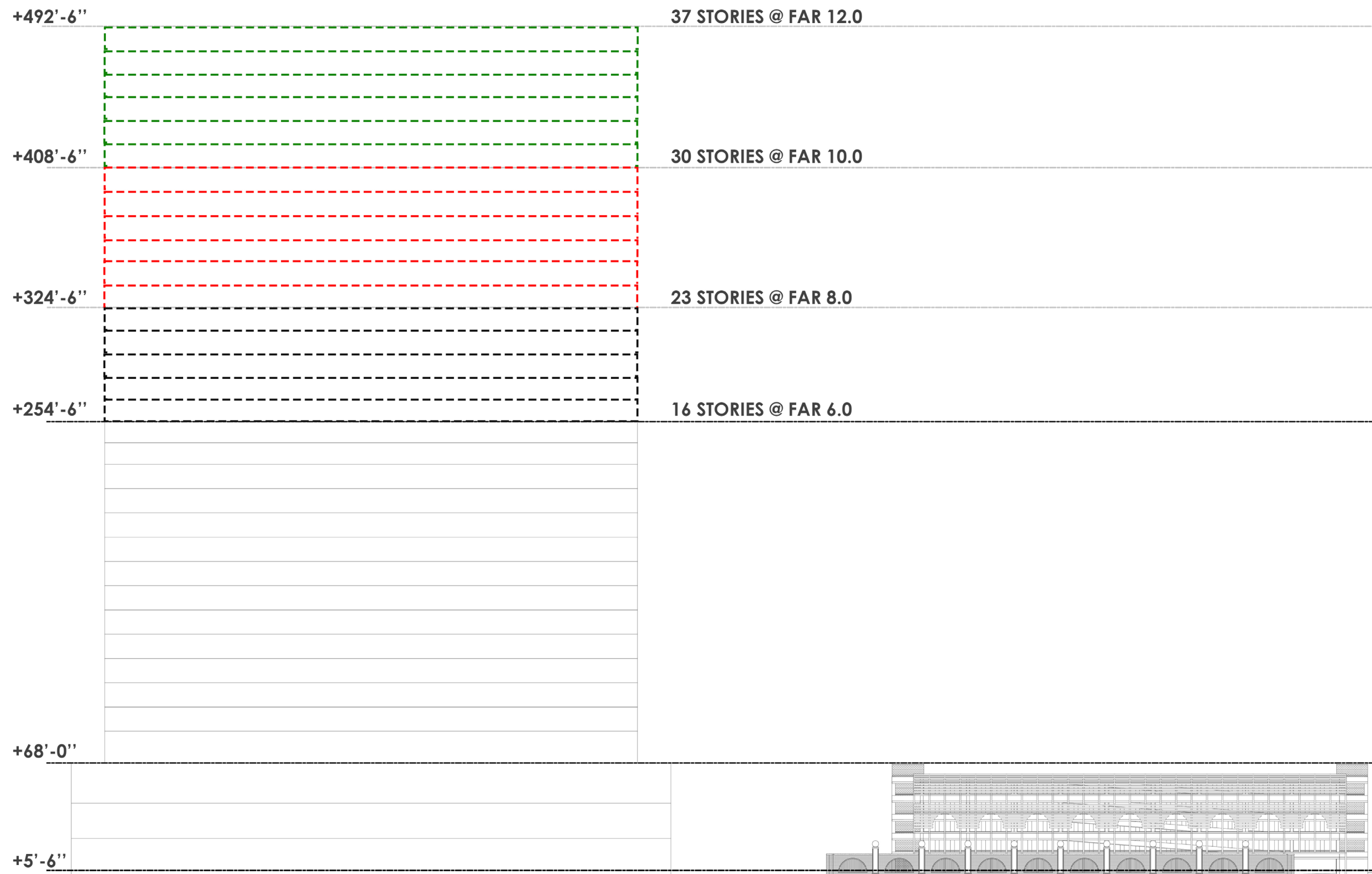


BUILDING AREA: 455,000 SQ FT
 LOT SIZE: 75,733 SQ FT
 FAR: 6.0

- RETAIL
- OFFICE
- HOTEL

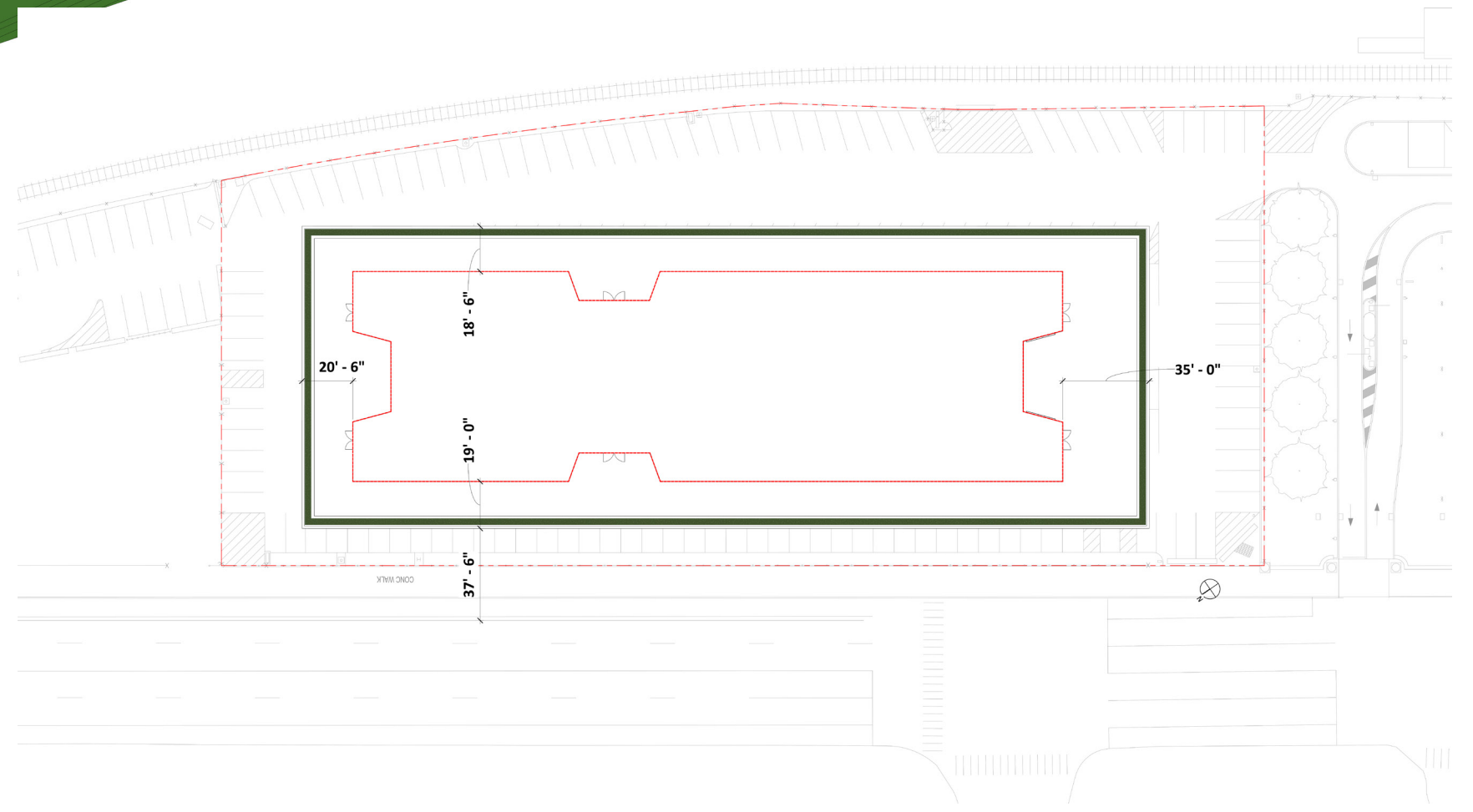
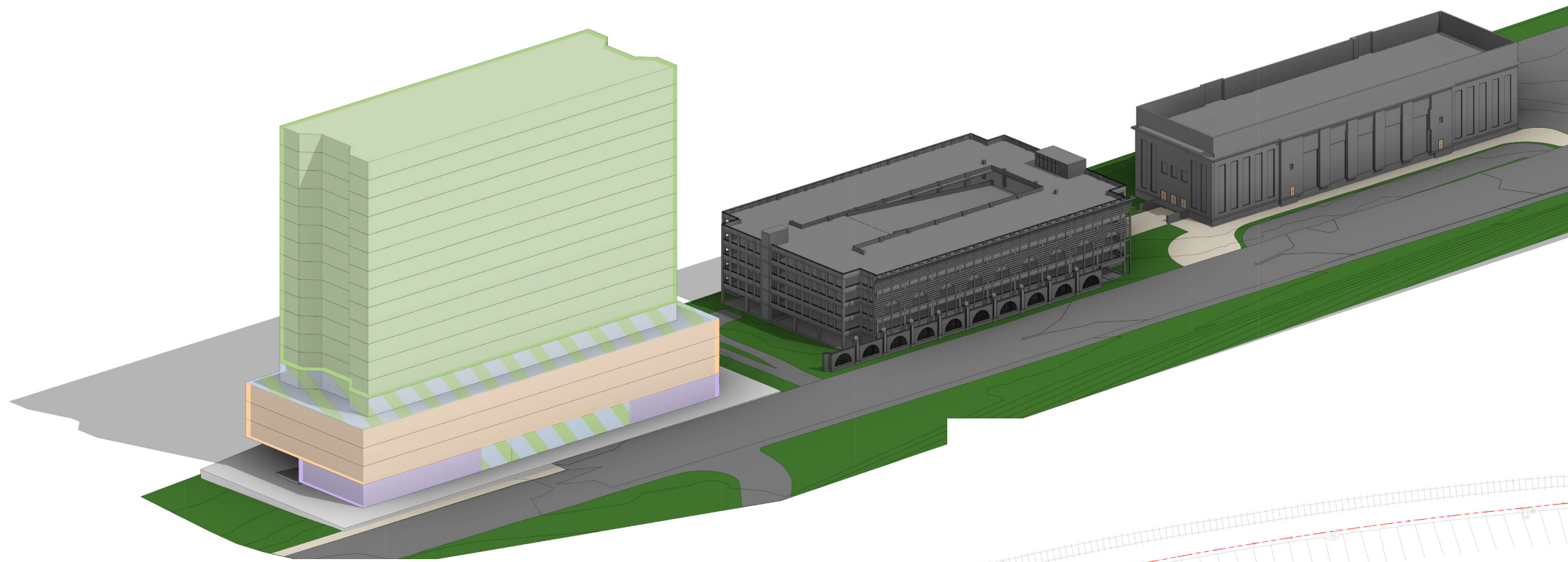
Union Station Campus Zoning (Option B)

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Union Station Campus Zoning (Option C)

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BUILDING AREA: 447,000 SQ FT
LOT SIZE: 75,733 SQ FT
FAR: 6.0

- CONFERENCE
- RETAIL
- OFFICE
- HOTEL
- RESIDENTIAL

Union Station Campus Zoning (Option C)

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Union Station Campus Zoning (Option C)

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Union Station Campus Zoning (Option C)

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Union Station Campus Zoning (Option C)

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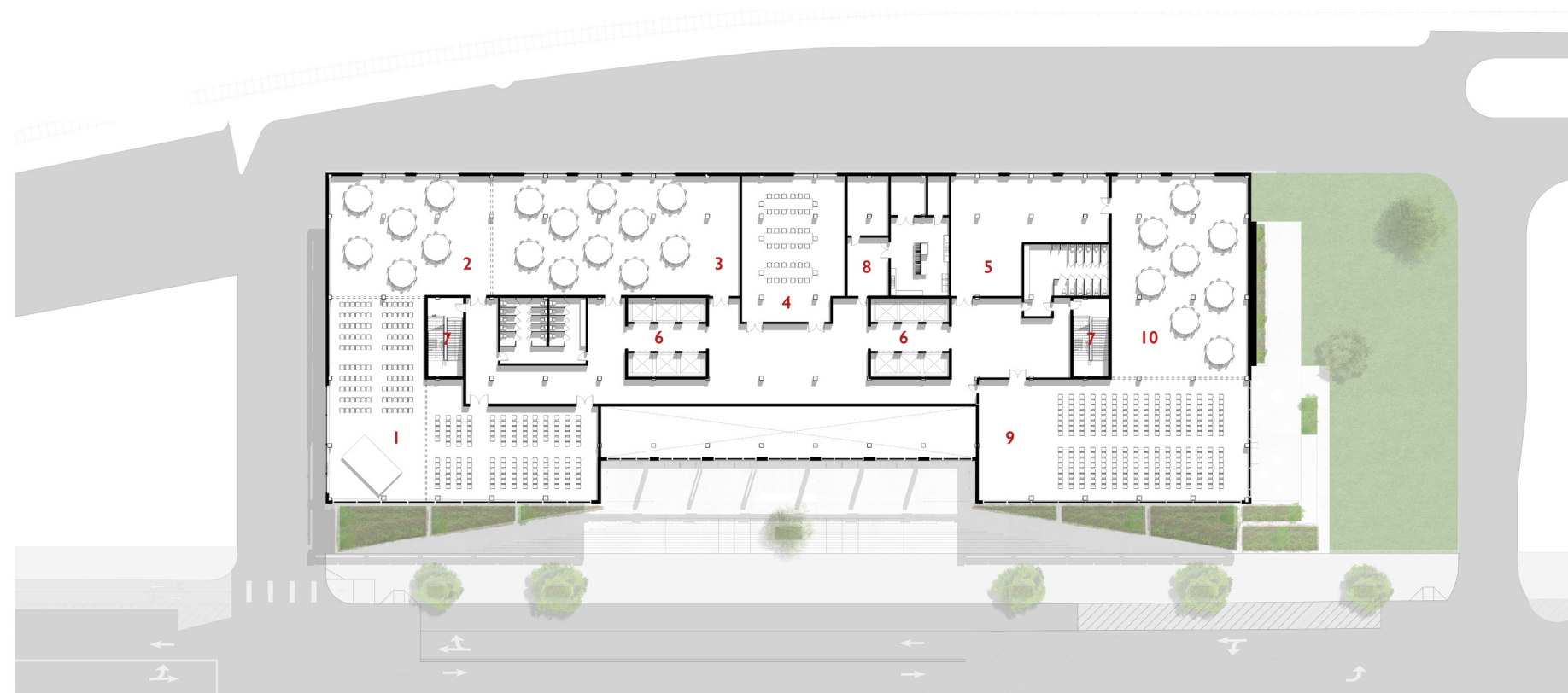
- 1 HOTEL LOBBY
- 2 OFFICE LOBBY
- 3 CONFERENCE LOBBY
- 4 RESTAURANT
- 5 RETAIL
- 6 CENTRAL CORE
- 7 EGRESS STAIR
- 8 LOADING & SERVICES



Union Station Campus Zoning (Option C)

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- 1 BALLROOM 1
- 2 BALLROOM 2
- 3 EXHIBIT HALL A
- 4 EXHIBIT HALL B
- 5 EXHIBIT HALL C
- 6 CENTRAL CORE
- 7 EGRESS STAIR
- 8 LOADING & SERVICES
- 9 BALLROOM 4
- 10 BALLROOM 3



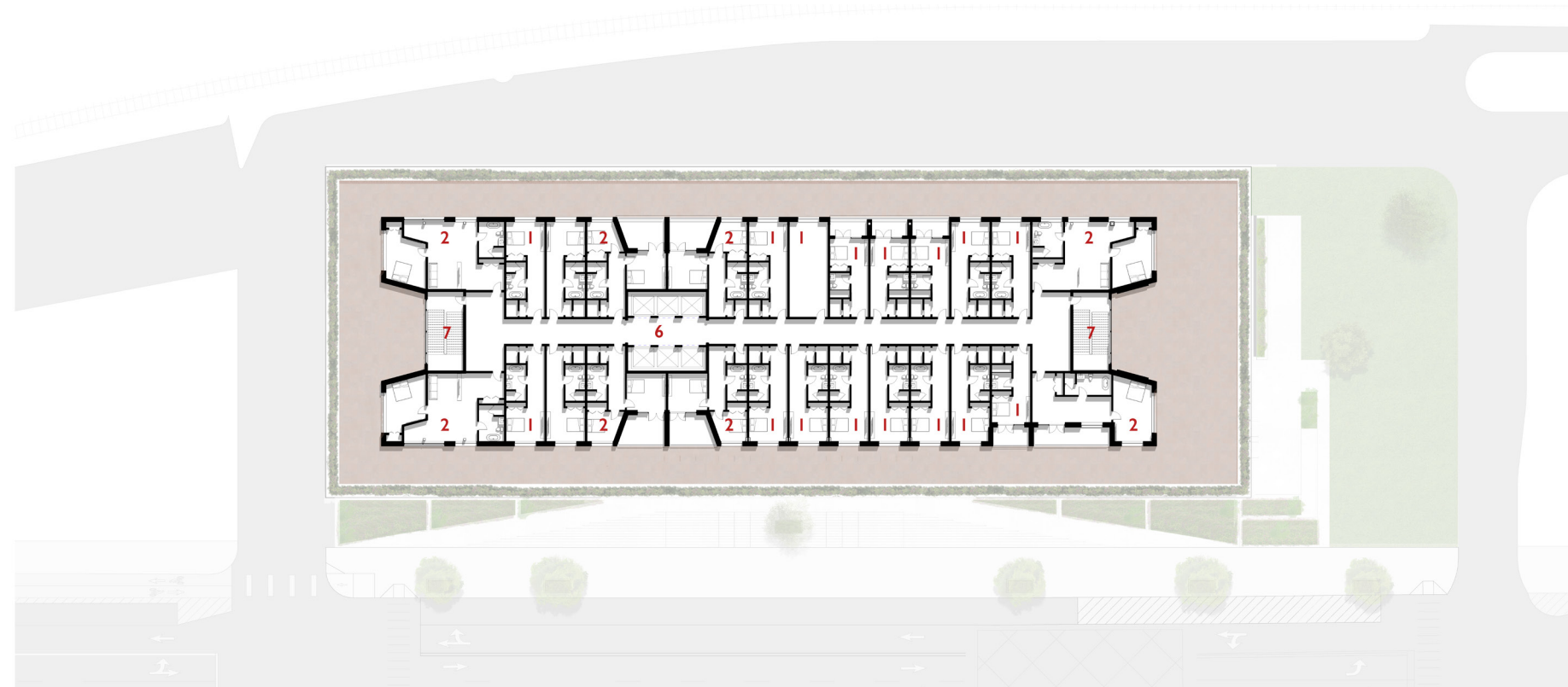
- 1 OFFICE/COWORKING SPA
- 2 COWORKING 1
- 3 COWORKING 2
- 4 HOTEL GYM
- 5 HOTEL GUEST LOUNGE
- 6 CENTRAL CORE
- 7 EGRESS STAIR
- 8 STORAGE & SERVICES



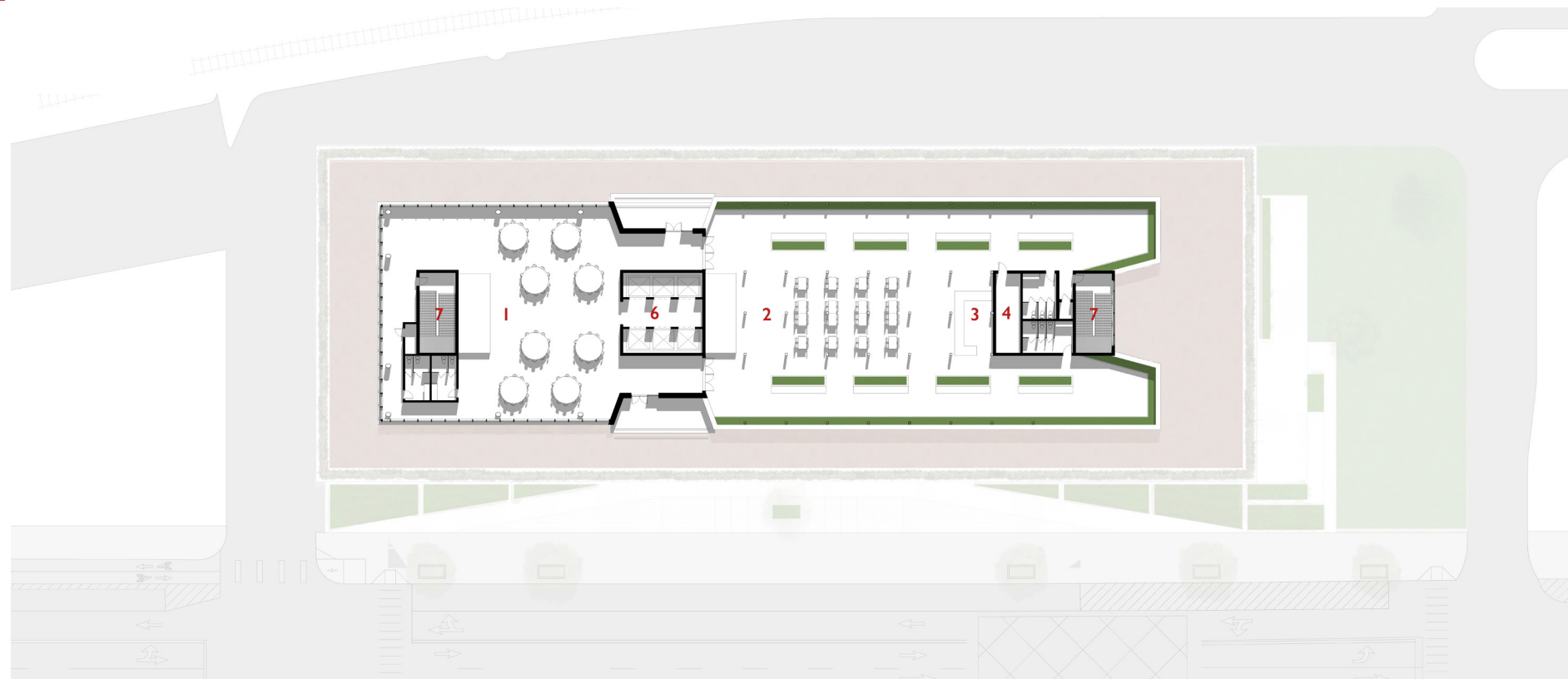
Union Station Campus Zoning (Option C)

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- 1 GUEST ROOM
- 2 SUITE
- 6 CENTRAL CORE
- 7 EGRESS STAIR



- 1 MIXED-USE EVENT SPACE
- 2 ROOFTOP PATIO
- 3 ROOFTOP BAR
- 4 STORAGE & SERVICES
- 6 CENTRAL CORE
- 7 EGRESS STAIR



Union Station Campus Zoning (Option C)

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THANK YOU

Next steps...

City Plan Commission Meeting
Board of Alders Meeting

*December 20th, 2023
February 6th, 2024*

Please see QR code below for documents, updates and contact information on the Union Station Campus Zoning. Please submit any questions, comments, or concerns you may have through the contact form.

