



New Haven Union Station Partnership

In honor of the centennial celebration of the historic New Haven Union Station, the City and State agree to launch the **“NEW HAVEN UNION STATION PARTNERSHIP” (USP)**, a new era in managing State of Connecticut owned rail stations in New Haven. Since the Centennial celebration, the City and State worked diligently to craft a new Lease, Operating and Funding (LOF) agreement detailing the overall operation and management of Union Station and State Street Station. In parallel, the USP has teamed to outline capital improvements to the Union Station Campus facilities, and other related improvements for the area. Specifically, the City and State have agreed to the following items:

AGREEMENT/OPERATIONS

- Establishment of a new Lease Operating & Funding Agreement (LOF) Agreement between Connecticut Department of Transportation (CTDOT) and the City of New Haven (City) featuring a 35-year base term, with two, 10-year extension options, that will allow the City (through Park New Haven) to lease, operate, maintain and improve the Union Station Transportation Campus (USTC)
- Establishment of a USP Executive Oversight Panel (EOP) consisting of the Commissioner of CTDOT and the Mayor of the City, responsible for strategic planning, annual budget direction, major issue resolution, and redevelopment of the USTC
- Establishment of a USP Operations Committee, consisting of two voting representatives of CTDOT and two voting representatives of the City, along with one non-voting member each, which shall replace the existing, long-standing Joint Advisory Committee. The USP Operations Committee shall develop performance measures and have oversight authority for USTC operations
- Addition of a mutual termination provision to the LOF along with a Dispute Resolution Process to address the lack of language in the current agreement
- The USP will procure qualified professionals, including a Retail Property Management/Commercial Brokerage firm that reports to the USP Operations Committee. The firm will assist in the execution of the retail strategy and coordination of the P3 opportunities made possible by/through the USP
- Through the LOF, effective July 1, 2022, CTDOT and the City agree to include management functions, as well as capital improvements and food and/or vending opportunities, for the State Street Station into the campus at USTC, as appropriate and available

CAPITAL IMPROVEMENTS

- Through the USP, retain all surplus, annual operating revenues in a restricted Capital Improvement Fund, for reinvestment into the USTC (including station, garage, surface lots, State Street station, and platforms; “campus” may be extended to the streets in the vicinity of Union Station)
- The USP will pursue Public-Private Partnership (P3) opportunities involving the East and West surface lots at Union Station in the interest of balancing long-term public transportation needs and community-economic development through enhanced transit facilities and Transit Oriented Development (TOD), including a Mixed-Use Intermodal Center (MUIC) on the West surface lot to allow for better amenities and plan for an increased number of CTtransit buses, intercity buses, shuttle buses and other ground transportation services
- Pursue construction of a shared 600-space parking garage potentially managed through the USP LOF that will accommodate and incorporate the P3-TOD construction on the East &/or West lot
- Revamp the basement, 1st and 2nd floors of Union Station to allow for new retail options, and improve vertical access which may include stairs, elevators and escalators to enable future adaptive reuse of the upper station floors. Additional public restroom capacity and potential connections to the planned MUIC on West surface lot are envisioned

CAMPUS-AREA IMPROVEMENTS

- CTDOT and the City will work together to reconnect and rebuild Columbus Avenue from Church Street South to Union Avenue on right of way owned/ controlled by the City. Reduced traffic on Union Avenue will improve vehicular flow/traffic in front of the station and foster better bike and pedestrian access
- USP will consider future additional parking on the southern side of the rail yard to allow for potential growth of the Long Wharf area, including an option to lease to the City the Brewery Street site. The USP will collaborate on development opportunities to support Union Station overflow parking and neighboring community economic development
- Through the USP, refresh and enhance streetscape and wayfinding experiences connecting existing and planned parking and transportation capacity at the USTC and State Street Station.