

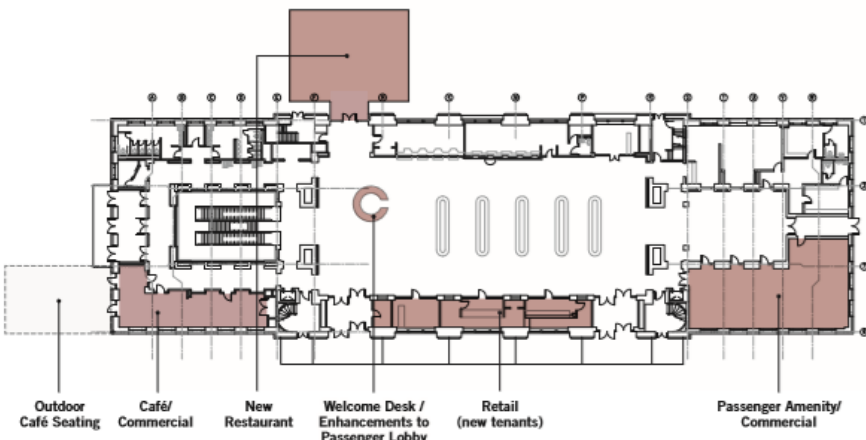
# UNION STATION RETAIL EXPANSION

New Haven, CT



## A Unique Investment Opportunity

- New Haven's Union Station is a vital transportation hub and Connecticut's major entry point for visitors, students, and business leaders, serving 4 million yearly riders
- The City is currently seeking a dramatic transformation in the restaurant and retail program at Union Station, including a renovation and expansion of existing commercial space
- Opportunities exist for an outdoor cafe, as well as reopening the station's balcony to the general public for second-floor retail space
- Plans also call for the introduction of a new "Connecticut-brand" retail platform



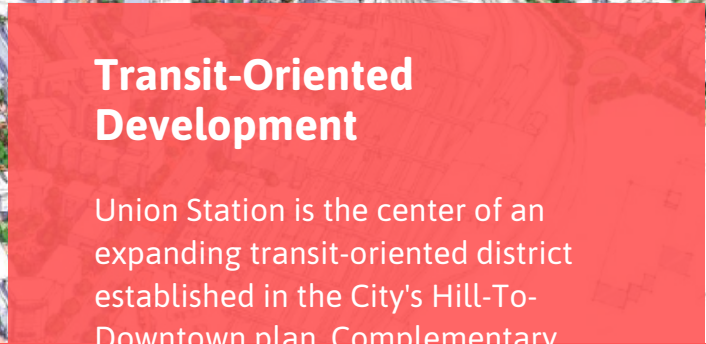
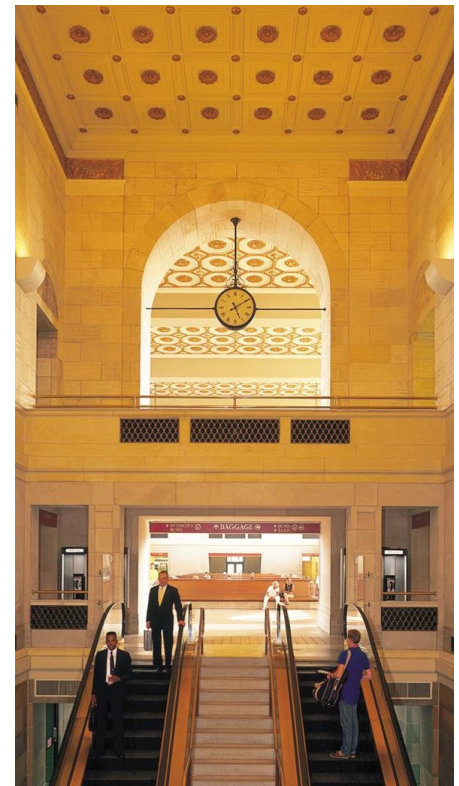
## GOALS:

- Expand Union Station's ground floor commercial space from approximately 1,600 to 4,600 square feet
- Enhance the passenger experience through Connecticut brand attachment in a welcoming atmosphere
- Introduce a new café/restaurant space with indoor and outdoor seating
- Keep a primary focus on the visual, social and functional experience of Union Station



# Union Station

- **A gateway to the region:**  
With over 700,000 Amtrak customers and 1.0 million Metro-North riders, as well as service on CTrail and Shore Line East, Union Station is a hub for both statewide and intercity regional travel. Passengers can arrive through driving, walking, getting dropped off, taking the bus, or cycling
- **An architectural treasure:**  
Opened in 1920 and designed by noted architect Cass Gilbert, Union Station is an attractive historic structure that has been well-preserved throughout its ownership by the City of New Haven



## Transit-Oriented Development

Union Station is the center of an expanding transit-oriented district established in the City's Hill-To-Downtown plan. Complementary projects include:

- Reconnection of Orange St. as a new pedestrian corridor to Downtown
- Mixed-use redevelopment of adjacent sites, creating 2,000 new homes and 2,500 new jobs within walking distance
- Creation of Union Square, a landmark public space directly across from the front door of Union Station

## Why New Haven?

- New Haven's location at the intersection of major rail lines and highway corridors make it a vital gateway to New England
- Colleges in the New Haven area create \$1.5 billion in local economic impact
- Low citywide commercial vacancy rate of 13% indicates high level of demand
- Unemployment rate has declined from 12.4% to 4.7% since 2013