



UNION  
STATION

# New Haven Union Station Transit Oriented Development (TOD)

## About

The Connecticut Department of Transportation (CTDOT) has selected Gilbane Development Company and MURAL Real Estate Partners to lead a privately developed transit-oriented, mixed-use community at New Haven Union Station. The project will transform 1.7 acres of underused land into a new mixed-use, transit-connected neighborhood bringing new housing, retail, and jobs just steps from rail, bus, and bike connections.

## Project Benefits

### \$316.1 Million Total Investment

- Phase I: \$181.6 million
- Phase II: \$134.5 million

### 470 New Housing Units

- 25% income-restricted/affordable
- Phase I: 280 units, 393,000 square feet
- Phase II: 190 units, 286,000 square feet

### Mixed-Use Community Development

- 28,000+ square ft. of commercial/retail space
- 26,000 square ft. of amenities/services
- 294 parking spaces for residential/retail use

## Construction Timeline

### Phase I:

- Start: Late 2026
- Completion: Early 2028

### Phase II:

- Start: August 2029
- Completion: November 2031



## Project Team

- Gilbane Development Company
- MURAL Real Estate Partners
- Atelier Cho Thompson
- Newman Architects
- Pickard Chilton

## Next Steps

- CTDOT will work with Gilbane and Mural through December 15, 2025, to complete a Master Plan, finalize the project budget, and negotiate a Land Development Agreement (LDA) that meets all state requirements.
- If approved, the project team will continue through late 2026 to secure financing, permits, and a long-term ground lease for Phase 1.

