

South County Transportation Forum

July 21, 2011



Photo taken 2000

Union City Intermodal Station Leveraging Measure B Funds



➤ Union City Intermodal Station District:

- Compact
- Pedestrian
- Transit-oriented
- Downtown district
- Innovative Intermodal Station that includes connection to passenger rail (CCJPA, Dumbarton Rail and ACE), BART and bus.



Opportunity




- Over 80 acres of underutilized land within ½ mile of the Union City BART Station
- Convergence of transit opportunities
 - BART Station
 - Regional and local bus systems
 - Passenger rail (no stop today)
 - Capitol Corridor
 - ACE
 - Dumbarton




Development Opportunity



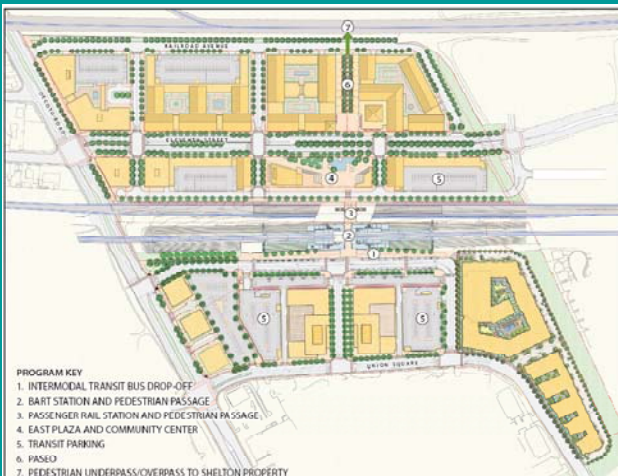


Union City Intermodal TOD




➤ High-density, mixed use

- 1636 new units
 - 438 apartments @ 75/du acre
 - 216 townhouses
 - 157 affordable units @ 75/du acre
 - Up to 825 high-density units
- 100,000 sf of retail
- Up to 1.2 million sf of office
- Transit/public parking




PROGRAM KEY

1. INTERMODAL TRANSIT BUS DROP-OFF
2. BART STATION AND PEDESTRIAN PASSAGE
3. PASSENGER RAIL STATION AND PEDESTRIAN PASSAGE
4. EAST PLAZA AND COMMUNITY CENTER
5. TRANSIT PARKING
6. PARKS
7. PEDESTRIAN UNDERPASS/OVERPASS TO SHELTON PROPERTY



Measure B - Public Project Construction



➤ 11th Street

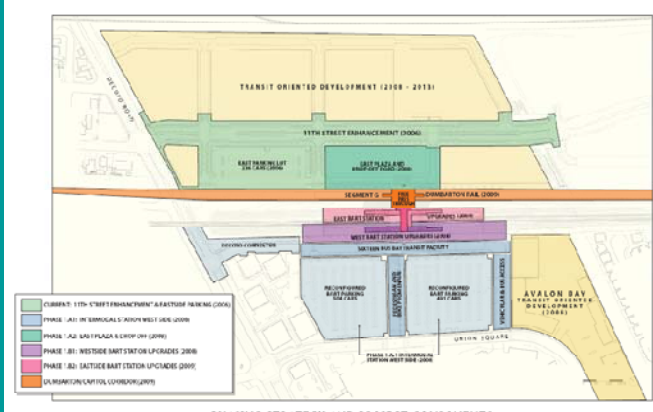
- Completed 2007 (\$300,000)

➤ Decoto Connector

- Completion 2008

➤ BART Phase 1

- Completion 2010 (\$11.9 M)

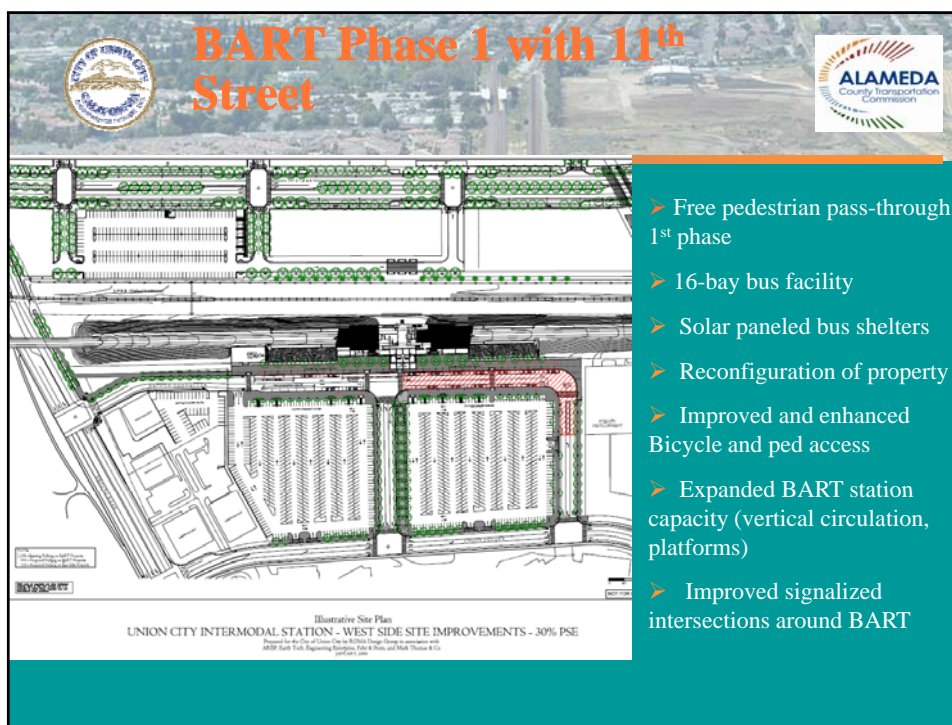
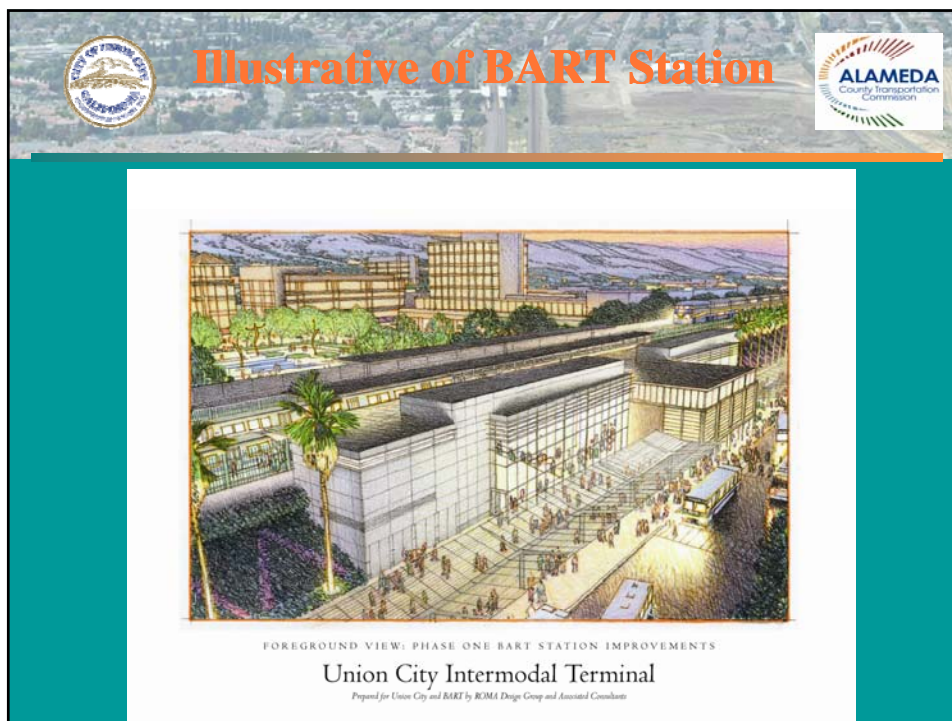


PHASING STRATEGY AND PROJECT COMPONENTS


LEGEND:

- CURRENT: 11TH STREET ENHANCEMENT (2007)
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- PHASE 2: 11TH STREET ENHANCEMENT (2007)
- PHASE 3: 11TH STREET ENHANCEMENT (2007)
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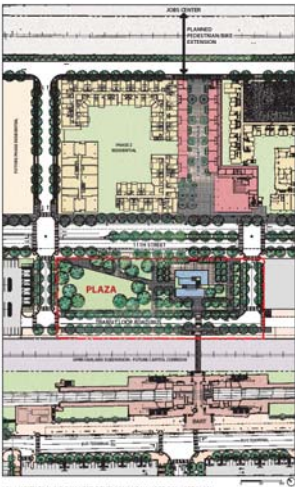






BART Phase 2 and East Plaza

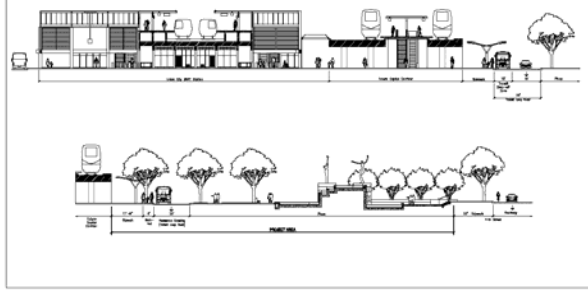




UNION CITY TRANSIT ORIENTED DEVELOPMENT LINKAGE CONCEPT PLAN

Grant Funding

- > BART Phase 2 - \$19 M
- > East Plaza - \$6 M
- > Promenade & Streets 7.6M



Union City - Street Sections
Prepared for the City of Union City by KONA Design Group
JUNE 2015



Transit/Bicycle Connections





TRANSIT PROVIDERS

EXISTING


- BART
- BUSES
- AC TRANSIT
- UC TRANSIT
- DUMBARTON EXPRESS

PLANNED

- CAPITOL CORRIDOR
- DUMBARTON RAIL
- FUTURE BUS

BAY AREA CONGESTION RELIEF

LINKING HOUSING TO JOBS BY RAIL



LEGEND

- BART
- PROPOSED BART EXTENSION
- PROPOSED DUMBARTON SERVICE
- CAPITOL CORRIDOR
- ACE VALLEY/REDWOOD CITY EXPRESS
- STATION



Public/Private Project Construction



825 Units
(2012-2017)

157 Apartments
(2011)

438 Apartments
(2009)

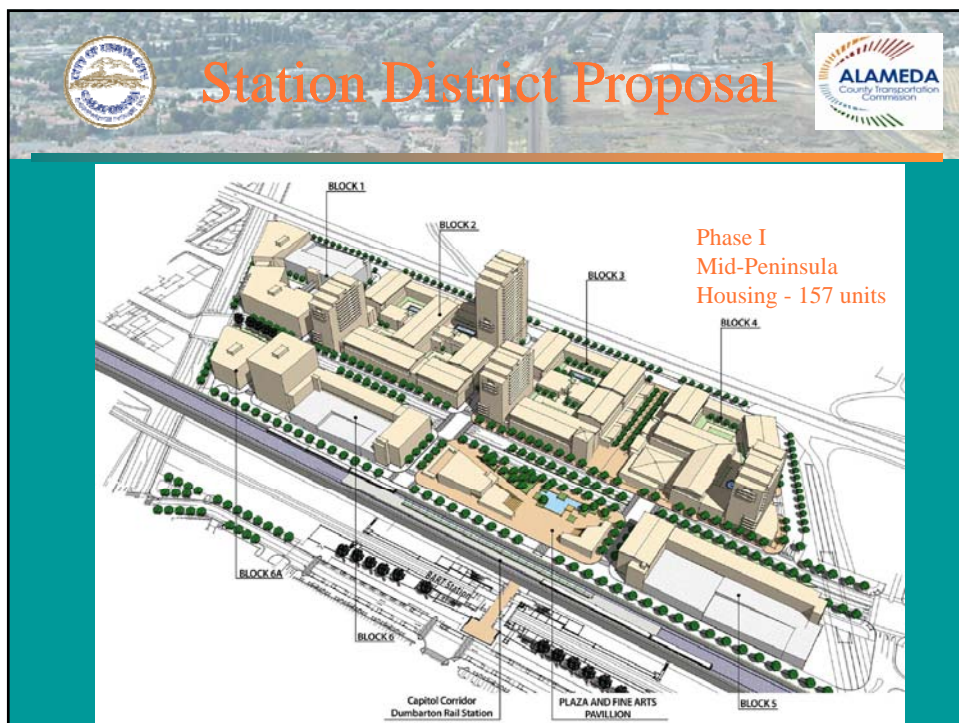
216 Townhouses
(2008)

2006 Photo



Finished Townhomes and 11th Street









Redevelopment Key to TOD



- \$70 million Redevelopment Agency Funds leverages
- \$77 million State, federal and county funds
- \$147 million combined Agency and public funds leverage
- \$350 million private sector investment within ½ mile BART
 - 60 acre PSSC remediation
 - 30 acre PG&E remediation
 - Avalon Bay
 - KB Home



Negative Land Values Now Property Tax Generator



Station District Property Tax Generation 2000

- 60 acre former PSSC site negative land value
- 6 acre Litke site near zero property tax
- 30 acre former PG&E site near zero property tax

Station District Property Tax Generation 2010

- Townhouse portion of PSSC \$981,000
- Avalon Bay, formerly Litke, \$985,550