

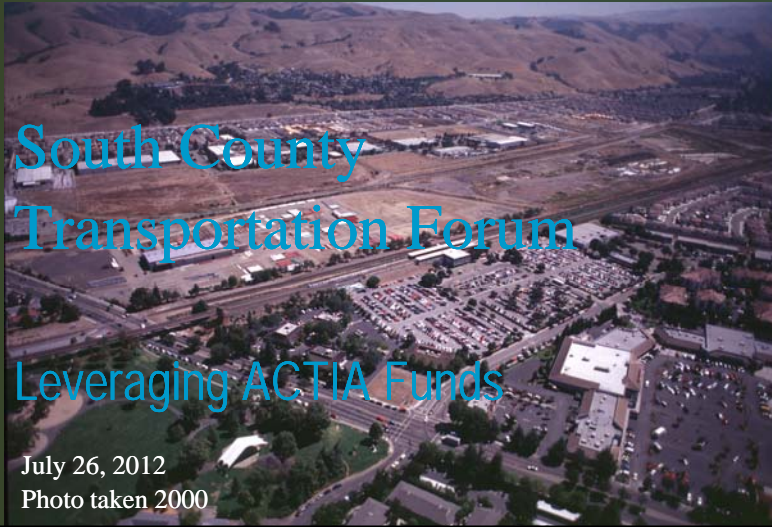


Union City Intermodal Station

South County Transportation Forum

Leveraging ACTIA Funds

July 26, 2012
Photo taken 2000



Vision

➤ 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



Measure B - Public Project Construction

➤ 11th Street

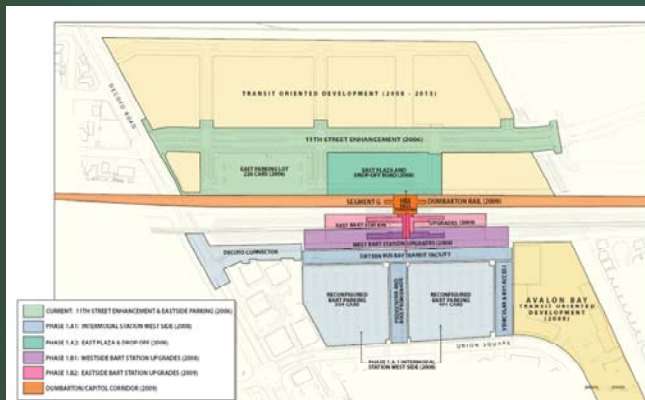
- Completed 2007 (\$300,000)

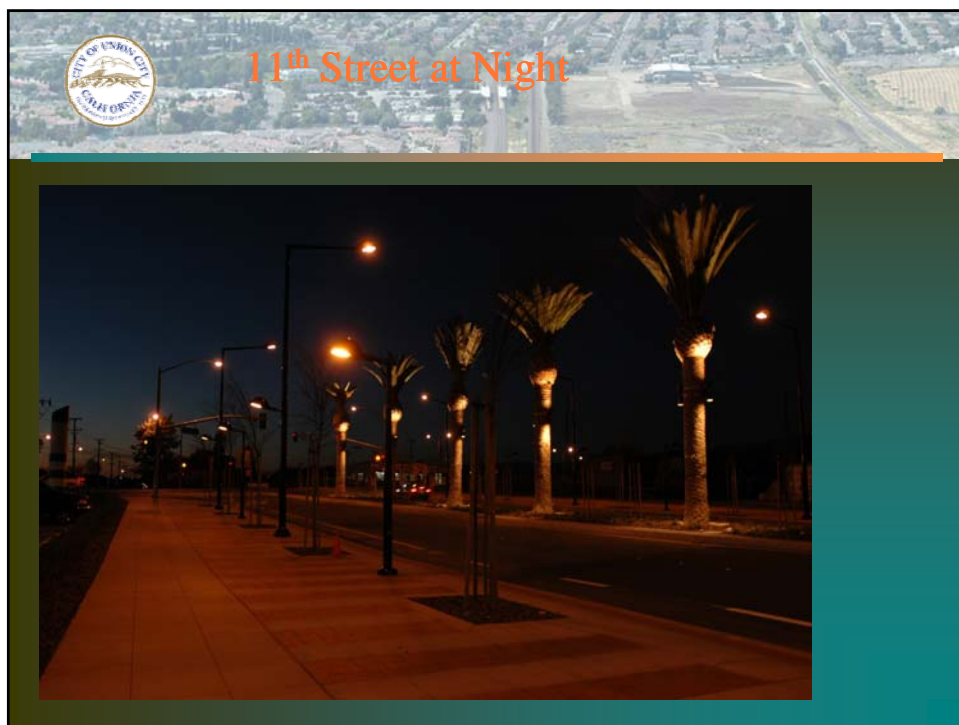
➤ Decoto Connector

- Completion 2008

➤ BART Phase 1

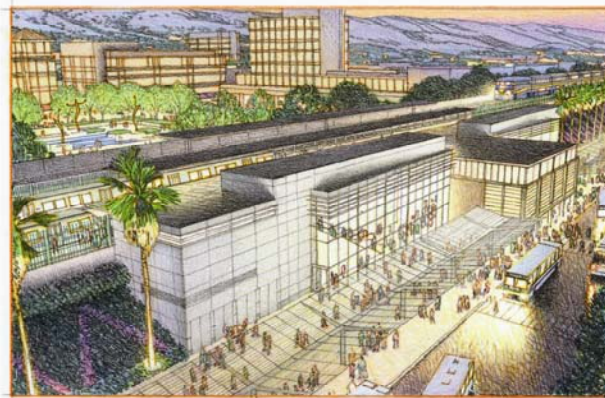
- Completion 2010 (\$11.9 M)







Illustrative of BART Station



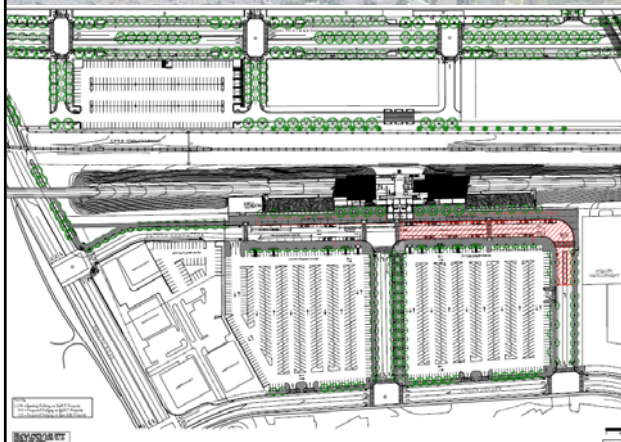
FOREGROUND VIEW: PHASE ONE BART STATION IMPROVEMENTS

Union City Intermodal Terminal

Prepared for Union City and BART by ROMA Design Group and Associated Consultants



BART Phase 1 with 11th Street

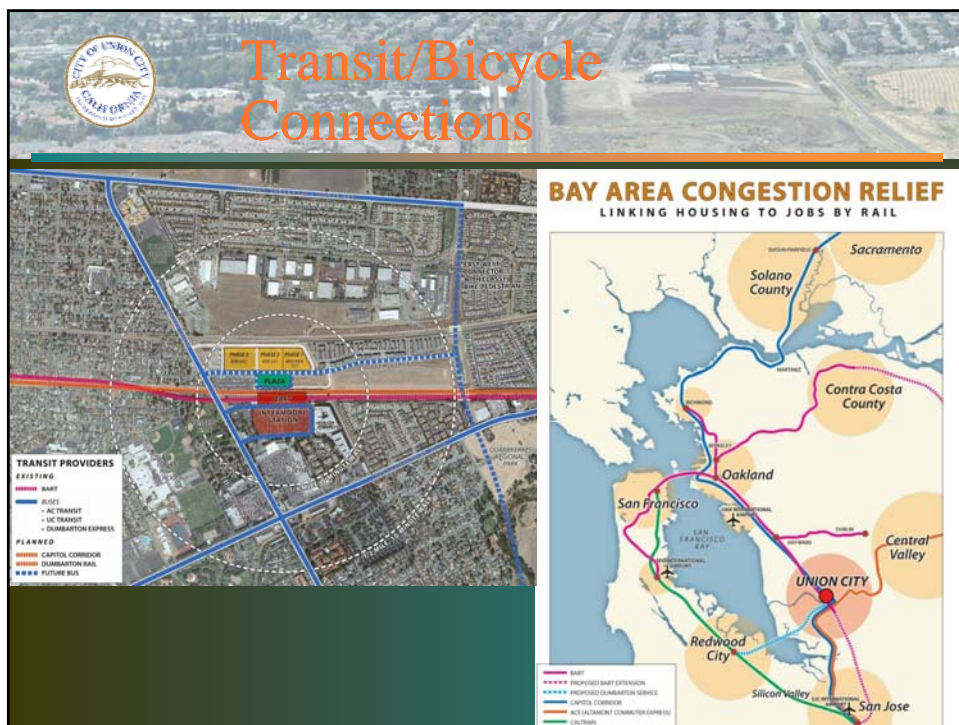
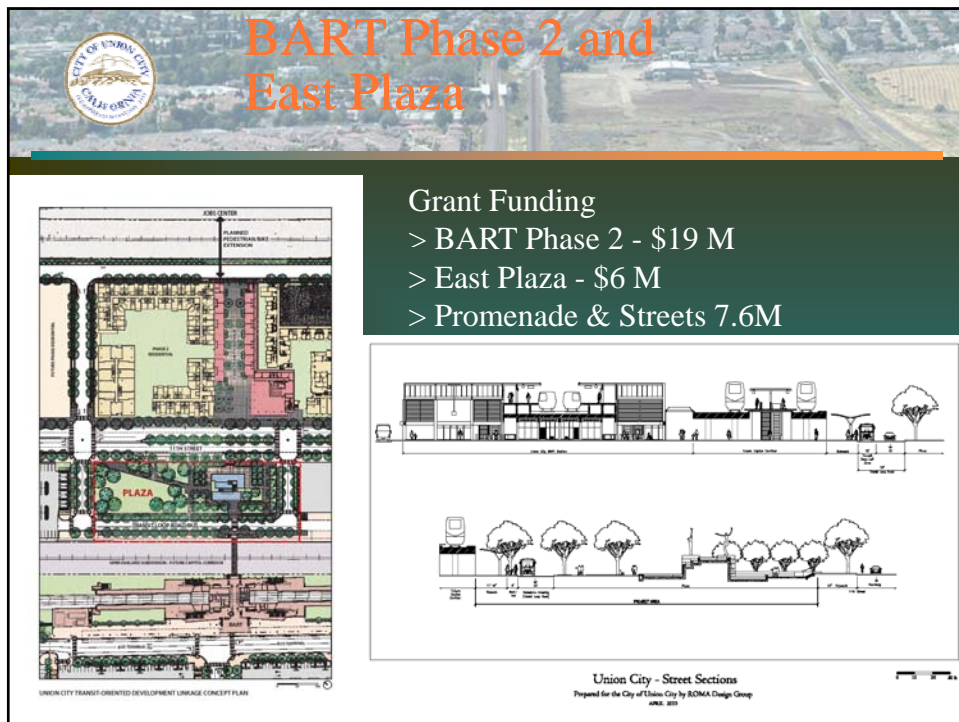


10/20/24

Illustrative Site Plan
UNION CITY INTERMODAL STATION - WEST SIDE SITE IMPROVEMENTS - 30% PSE
*Prepared for the City of Union City by ROMA Design Group in association with
M&P Earth Tech, Engineering Associates, Inc. & Urban and Rural Design & Co.
10/20/24*

- Free pedestrian pass-through, 1st phase
- 16-bay bus facility
- Solar paneled bus shelters
- Reconfiguration of property
- Improved and enhanced Bicycle and ped access
- Expanded BART station capacity (vertical circulation, platforms)
- Improved signalized intersections around BART







Public/Private Project Construction



825 Units
(2012-2017)

157 Apartments
(2011)

438 Apartments
(2009)

216 Townhouses
(2008)

2006 Photo



Finished Townhomes and 11th Street

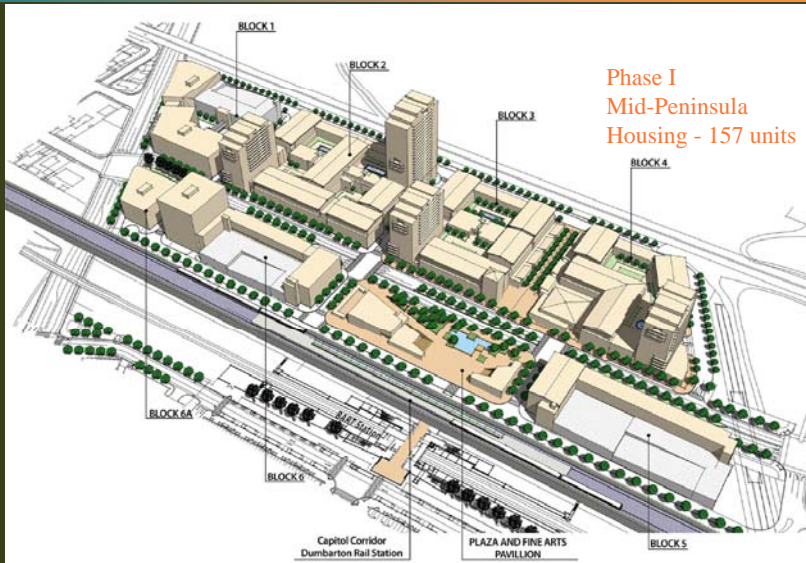




Avalon Bay --2009



Station District Proposal





Mid-Peninsula Housing



157 Units Affordable Housing



Next-Step Projects

- East Plaza
- Promenade/EVA
- BART East Entry





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



Measure B3

- East-West Connector
- Dumbarton Rail – Passenger Rail Station – Decoto Road Grade Separation
- Bicycle and Pedestrian Improvements
- Local Streets and Roads