

# STATION DISTRICT: VISION AND OPPORTUNITY

**A**t the heart of Union City's economic future is the Station District, a visionary project that provides the City with an opportunity that is unique in the Bay Area.

Development of the Station District will transform former industrial acreage adjacent to the BART (Bay Area Rapid Transit) station into a vibrant, integrated downtown neighborhood that will enable residents to live, work, shop and play in the same area.

In addition, the Station District provides a proactive response to the challenges of urban sprawl and rising property values, building on the city's strengths of a superior transportation infrastructure that provides

residents with convenient transit links to other Bay Area communities.

This forward-thinking, mixed-use town center will offer:

- An opportunity for Class A office and R&D development
- An exciting mix of housing types, including rental and ownership housing
- Retail and restaurants serving the neighborhood
- Community facilities, open space and recreational greenways



Pivotal to the district is a landmark Intermodal Station, combining rail, BART and bus services in a single, central location.

This exceptional transit facility will include:

- An enhanced BART station
- 16-bay bus facility
- Passenger rail facilities
- Transit commuter parking for 2500 vehicles
- Separate circulation for auto, taxi and paratransit access

The station will provide residents with unparalleled access to San Francisco, San Jose, Sacramento, Peninsula Cities and San Joaquin County. Eventually the station may become a stop for high-speed rail linking the Bay Area to the Los Angeles region.

With the Station District, businesses have the opportunity to be involved in an innovative development program that will lead the way in "smart growth" for the Bay Area.

