

STATION CENTER

MIXED-USE, TRANSIT-ORIENTED FAMILY HOUSING
Union City, CA



Station Center is at the heart of the City of Union City's vision to create the Station District, a vibrant city center bustling with attractive store fronts, community parks and high-quality housing. In the Station District people of all income levels live, work, shop and play near public transportation and jobs. This is smart growth at its best.

Designed by award-winning architect David Baker + Partners, Station Center provides workforce housing in an innovative plan that attractively wraps

apartment buildings around common areas to create an open feel. The main entrance, a towering open-arch, reveals a series of unique spaces where neighbors gather both indoors and outdoors. There are gardens, playgrounds, a fitness facility, a pool and a community room for programs and services for youth residents and adults. Station Center also includes 8,600 square feet of commercial space on the ground level.



Sustainability and green design is a top priority with Station Center, which has achieved LEED Platinum Certification; and with stores, restaurants, BART and bus lines in close proximity, residents are able to walk and take public transportation. Station District is a model for urban infill development.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	New, transit-oriented, high density, 4-story and 6-story family housing with detached garage		
Construction Type	Phase I: Types I & III, wood over concrete podium Phase II: Type V, wood frame Garage: Type I, concrete		
Site Area:	2.18 acres		
Density:	72 units / acre		
Parking Ratio:	1 : 1 – 157 spaces (plus 117 shared spaces, 10 retail spaces)		
Development Profile	Type	No.	Size Units (sf)
	1 BR	33	625
	2 BR	74*	875
	3 BR	50	1,125
	TOTAL	157	
	*Includes two 2-bedroom manager units		
Amenities	Community room; computer center and services meeting room; fitness center; tot lot/ play area; community gardens; swimming pool; two resident lounges		
Services Offered	Youth after school & summer programs Financial literacy classes Tutoring Computer training Nutrition and cooking classes Connection to community resources		
Resident Profile	Families earning between 30% and 50% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • Redevelopment Agency of the City of Union City • Housing Authority of the County of Alameda • JPMorgan Capital Corp. • Chase • Union Bank • California Community Reinvestment Corporation • California Tax Credit Allocation Committee • Federal Home Loan Bank of San Francisco 		
Architect	David Baker + Partners		
Contractor	Barry Swenson Builder		

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