

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. 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. The community has achieved LEED Platinum Certification, and is the recipient of an Urban Land Institute Award for Excellence.

Nearby stores, restaurants, BART and bus lines help make the Station District a model for urban infill development.

Developer	MidPen Housing Corp.		
Property Management Resident Services	MidPen Property Management MidPen Services		
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.	Unit Size (sf)
	1 BR	33	625
	2 BR	74	875
	3 BR	50	1,125
	TOTAL	157	
Amenities	Community room; computer center; fitness center; community gardens; swimming pool; resident lounge; onsite laundry facilities; community playground		
Services Offered	Youth after school program Connection to community resources		
Resident Profile	Families earning between 30% and 45% 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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