

## **ATTACHMENT 4**



### **PLANNING COMMISSION MEETING SUMMARY**

**August 20, 2020**

#### **Union City Station District – Guiding Principles and Subarea Planning Alternatives**

##### **ATTENDEES**

###### **Planning Commission Members**

- Raymond Gonzales, Commissioner
- Lee (Presley) Guio, Commissioner
- Jo Ann Lew, Commissioner
- Harpal Mann, Commissioner

###### **City Staff**

- Carmela Campbell
- Aaron Welch

###### **Consulting Team**

- Rajeev Bhatia
- Gabriella Folino

##### **MEETING SUMMARY**

###### **Draft Vision and Guiding Principles**

- Question regarding the Pedestrian Spine allowing free access through the BART station.
  - Staff Comment - The BART station will include a free pass through for pedestrians.
  - Recommendation to call it just “Spine” or reflect that it would also be for bicyclists.
- A recommendation to add retail along the pedestrian spine.
  - Staff Comment - The goal of the pedestrian spine is to have retail and other active uses along the spine.
- Question regarding connection over the UPRR tracks east of BART- overpass or underpass.



- Staff Comment – Previously (some years ago when last studied), this was envisioned as an overpass. There were concerns regarding safety. Staff may evaluate both options in the future.
- The Station District is too large to be considered a “neighborhood”. Reconsider the word “neighborhood” as applied to the entire area as part of the guiding principles.
  - Staff Comment – The team will refine all vision statements and guiding principles, potentially replacing neighborhood with district when discussing the entire area, and referring to what are called “sub-areas” as neighborhoods.
- High Quality Design is an important principle to follow through with, Additional principles pertaining to sustainability and economic development could be considered.

#### **Subarea: The Core**

- Saw Union 1.2. as a great opportunity for the area.
- Concern regarding retail along 11th Street being viable.
- Given the density of housing and office space in this area Quarry Lakes Parkway (QLP) needs to be part of this vision. Carmela Campbell, ECD Director, confirmed that the QLP is included in the County Transportation model. The City Manager’s office will be providing an overview of the planned QLP I in the upcoming months.
- Need for BART to provide replacement parking. Staff provided feedback that this is something that BART will need to speak to but that staff was would strongly recommend replacement parking at a 1:1 ratio. BART planning documents show a need for some replacement parking compared to more urban areas.
- The 3D massing model included in the presentation and staff report showing a new parking garage on BART property is for illustrative purposes only.

#### **Subarea: Station East**

- Will Bradford Way be enough of a buffer between residential and industrial uses that are there presently? Should housing be set back further.
  - Staff Comment – Developer (Integral) is aware of this issue and setting development back along Bradford Way. The Specific Plan and the EIR will be include policies that address noise and other compatibility between uses.
- Will existing businesses be forced to move?
  - Staff comment - No existing businesses would be forced to move. The plan is market driven.
- Green pedestrian walkways should extend to QLP.
  - Staff comment – QLP will have a trail (both pedestrian and cycling) along it that will connect to 7th Street, 11th Street and Alvarado Niles Road.



- Any further communication with Union Pacific to close down the railroad to be used as a walkway?
  - UPRR does not support the closure of the railroad. The City does not have control for how UPRR uses the railway.

#### **Subarea: The Marketplace**

- To increase connectivity, more crosswalks need to be added across Decoto Road. This would allow the two shopping centers to be connected and feel unified.
  - Staff comment – We will work with the traffic engineers to determine the location of potential additional crossings.
- Potential for a new “Santana Row”, but with access to BART, so even more positive. Supportive of mixed use development as part of the Marketplace.

#### **Subarea: Gateway**

- The QLP would be built to relieve the traffic off Decoto Road and as an emergency route for the Fire Department and EMT to get past the railroad tracks.
  - Staff comment - QLP will go under the railroad and BART tracks, which will provide critical access for the City and the Station District.
- Supportive of the community gardens and agrihood.
- Because the property is State owned, under State law, the property would first need to be offered for affordable housing. Would agrihood be viable financially for an affordable housing area?
  - The development will most likely be mixed affordable housing and market-rate housing, and it’s very hard to finance just standalone affordable housing. 15% of housing would need to be affordable under City requirements and would be deed restricted.
  - The minimum density is 30 units per acre if property is transferred for affordable housing use per the Surplus Lands Act. Therefore, if an affordable housing developer wants the property, more affordable housing could be developed.

#### **Subarea: Civic Center**

- Commission supportive of adding Civic Center as a subarea to the Station District. Currently not included in General Plan. It’s important for people to know where to go for City services.
- When thinking about new possibilities for open spaces, keep in mind that passive parks are not very well utilized in Union City. Need more walking, biking, jogging, playfield, and similar open spaces.



- Improvements to the Library and City Hall area would be important to include.
- Create more active uses within Kennedy Park.
- Create an arrangement with Logan High School to share facilities.