



City of Union City 2025 Comprehensive Plan Update

Public Hearing #2

August 19, 2025 , 7:00 pm

Agenda

1. Comprehensive Planning Overview
2. Plan Timeline & Process
3. Plan Overview
4. Next Steps
5. Questions & Comments





COMPREHENSIVE PLANNING OVERVIEW

Why Do We Plan?

- One of the fundamental responsibilities of local government is planning - **How a community shapes and guides growth and development.**
- Updating the comprehensive plan offers communities the opportunity to **look beyond the execution of day-to-day services** and **consider where they want to be in the next five years** – as well as **what has to be done to get there.**
- The State of Georgia** requires local governments to maintain a comprehensive plan!



Required Elements

*REQUIRED FOR
ALL*



*REQUIRED FOR
SOME*



** = Required for Union City*

 *=5-year Update Required*

Elements Requiring Updates Every 5 Years

- Needs and Opportunities
- Broadband
- Land Use
- Report of Accomplishments (ROA) – Status of every item in existing Community Work Program (CWP), covering last 5 years
- New CWP – Items noted as Underway or Postponed in ROA, plus any brand-new items, covering next 5 years

Elements RCs Are Required to Assist With

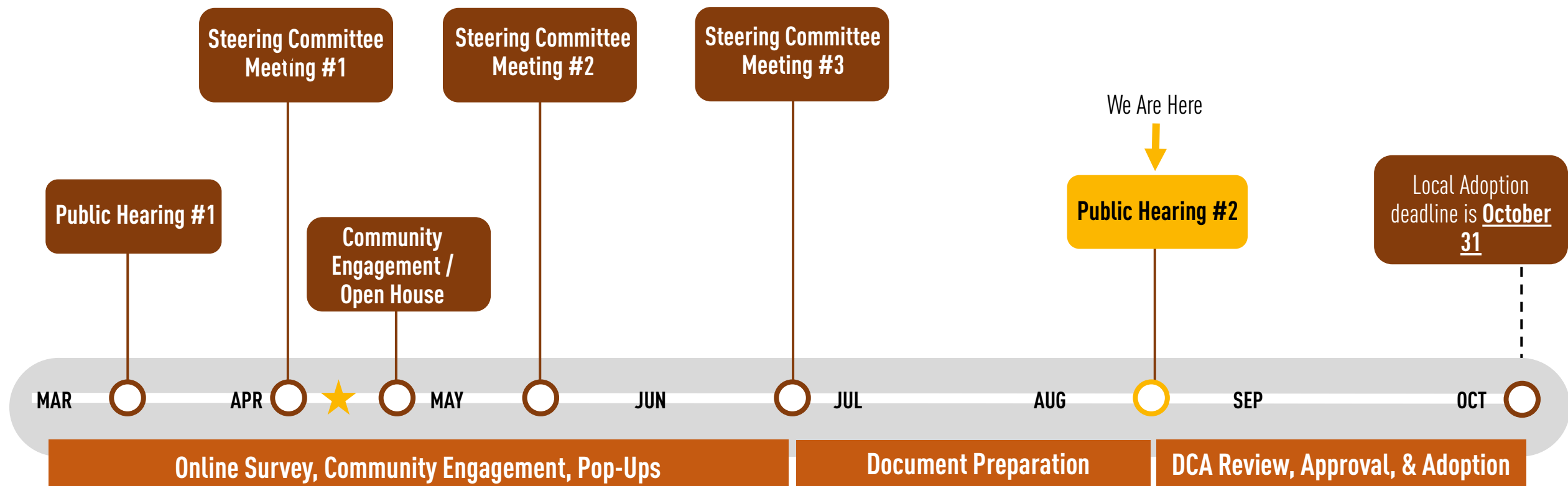
- Goals
- Needs and Opportunities
- Broadband
- Community Work Program

This is technically what's required of the Regional Commission (RC), but ARC's scope covers more.

A scenic view of a park. In the foreground, a large, dark-framed gazebo with a lattice railing stands on a reddish-brown mulch area. To the right, a metal picnic table is also on the mulch. In the background, a calm lake reflects the sky and the surrounding trees. On the far side of the lake, there are several apartment buildings with multiple stories and balconies. The sky is clear and blue, and the trees are mostly green, with some showing early autumn colors.

PLANNING TIMELINE & PROCESS

Project Timeline



★ Pop-Ups



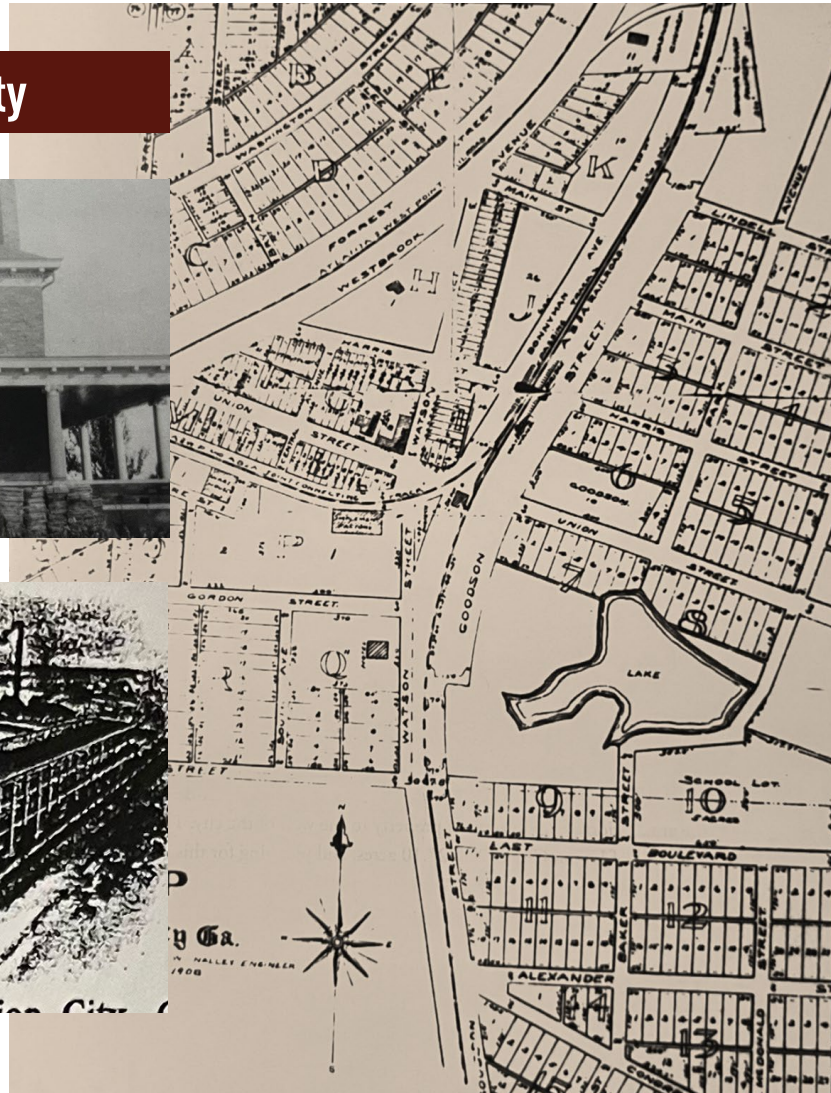
PLAN OVERVIEW

Project Includes...

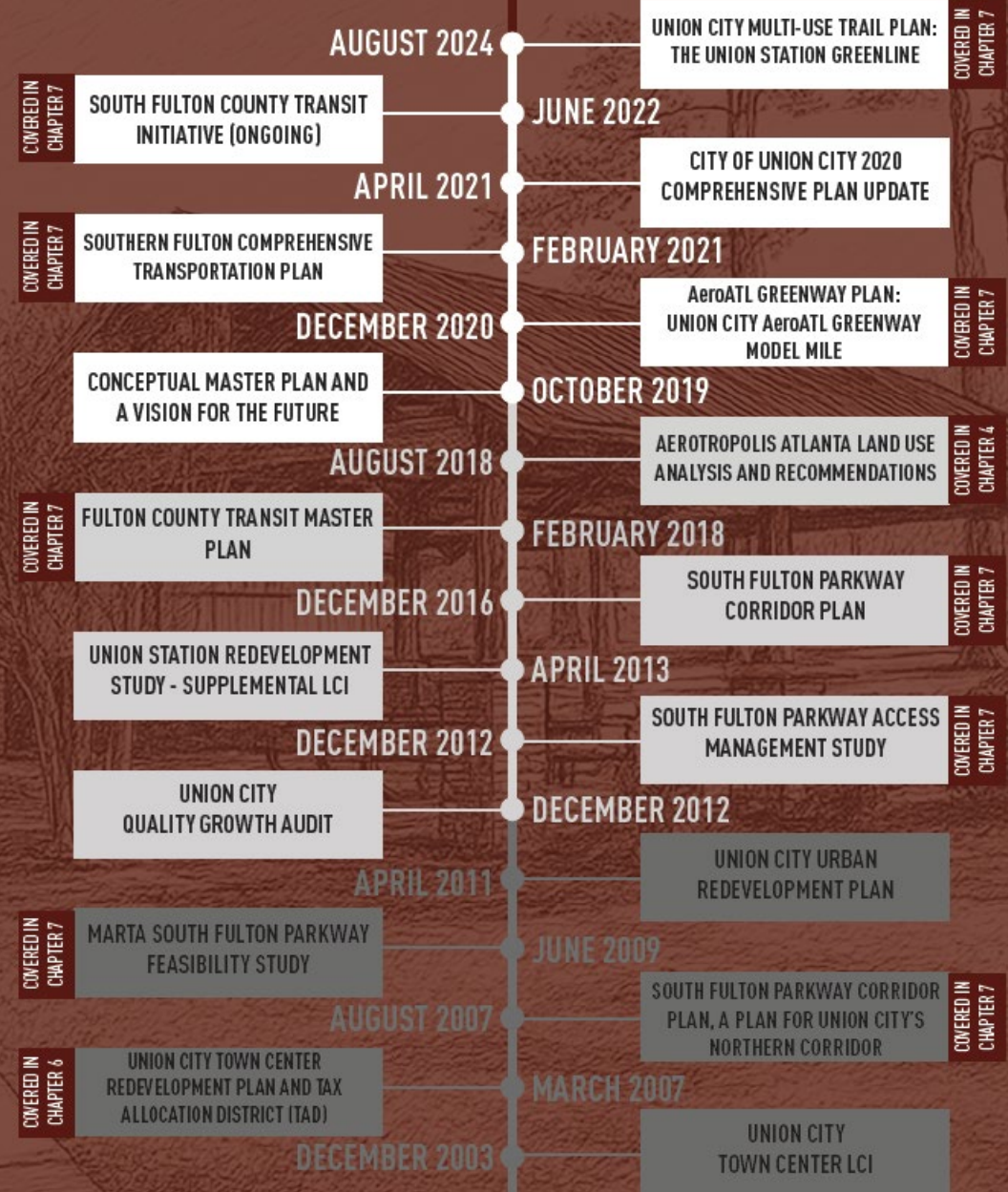
	1 Plan Background & Introduction		7 Transportation
	2 Demographics & Data		8 Natural & Cultural Resources
	3 Community Engagement Planning Process, Needs & Opportunities		9 Future Development Guide
	4 Community Vision & Goals		10 Community Work Program
	5 Housing		11 Report of Accomplishments
	6 Economic Development		12 Appendix Meetings and Additional Materials

Plan Background & Introduction

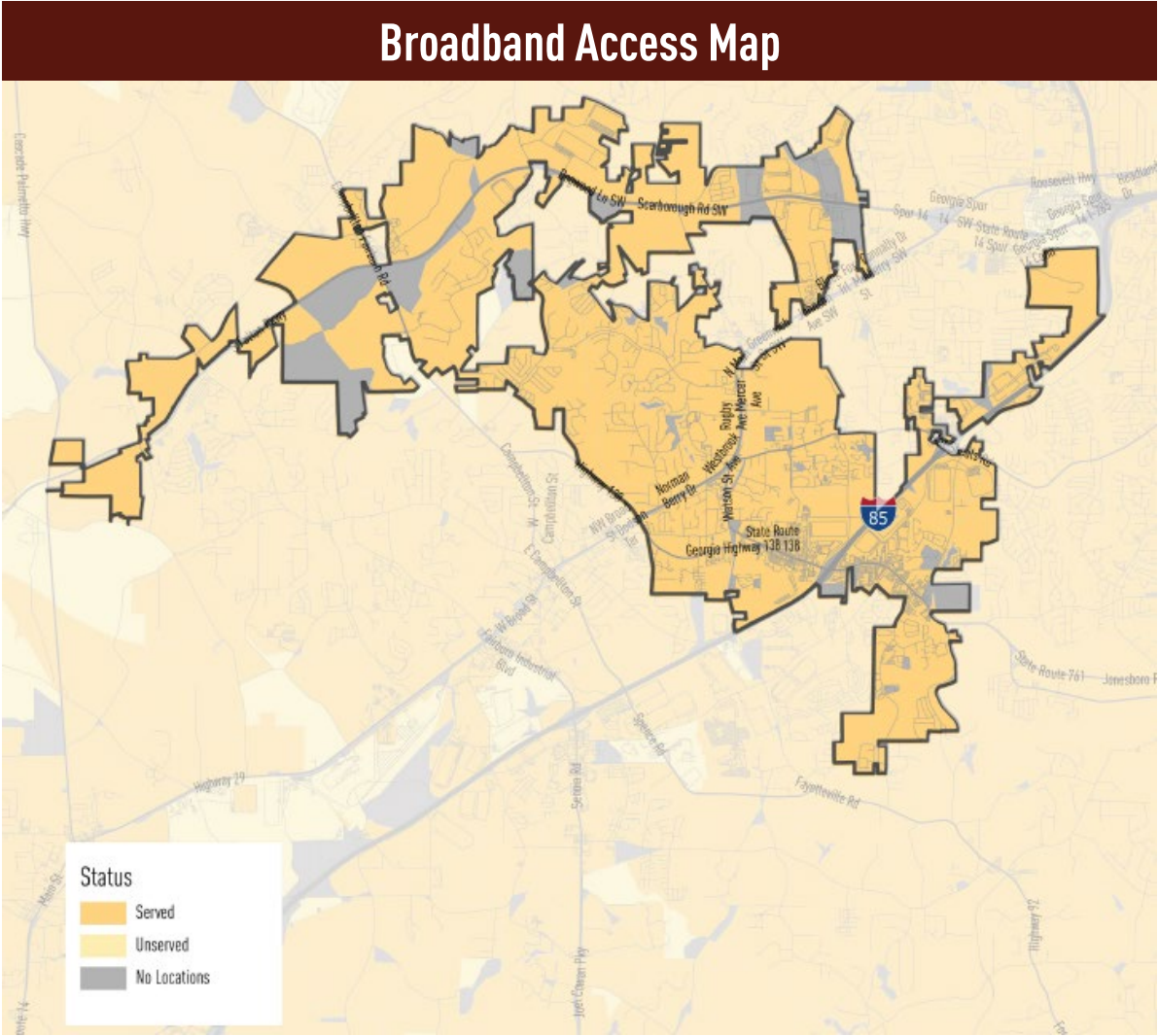
History of Union City



CITY OF UNION CITY 2025 COMPREHENSIVE PLAN UPDATE



Data & Demographics



UNION CITY AT A GLANCE



27,300 TOTAL POPULATION

33.1 MEDIAN AGE

85.9% RACE AND ETHNICITY
Black or African American

11,533 NUMBER OF HOUSEHOLDS

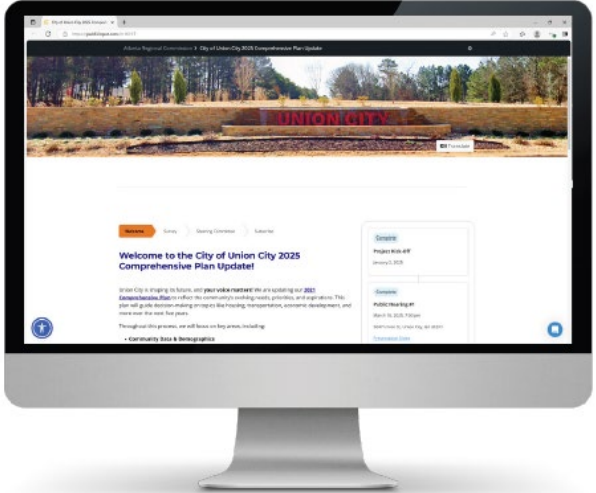
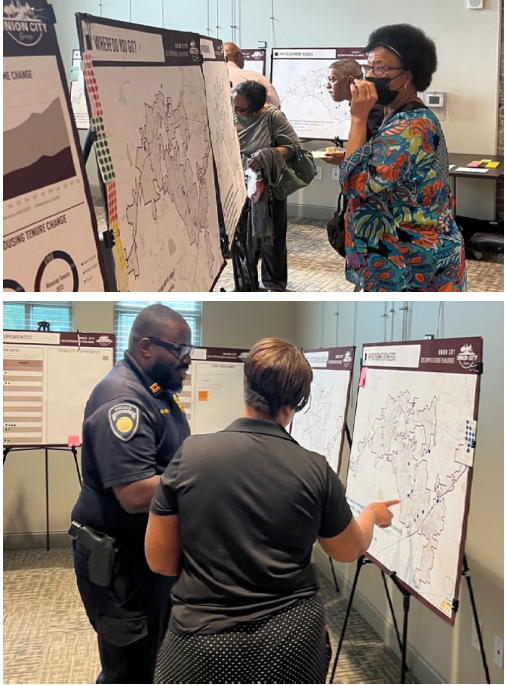
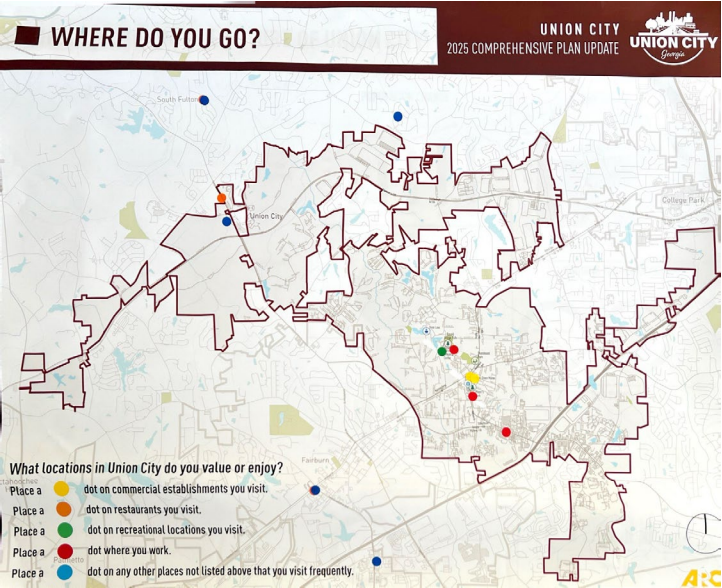
26.7% EDUCATION*
Bachelor's Degree or Higher

65.6% EMPLOYMENT RATE*

12,272 TOTAL HOUSING UNITS*

\$47,635 MEDIAN HOUSEHOLD INCOME*

Community Engagement



Online Survey & Public Input Website
Steering Committee Meeting 1: 04/02/2025 Framing the Plan and Setting Priorities
Steering Committee Meeting 2: 05/14/2025 Refining Needs & Opportunities
Steering Committee Meeting 3: 06/25/2025 Finalizing Vision, Goals, & Policies
Public Open House: 04/23/2025 Open to Public Combined with the Town Hall Meeting
Pop-Up Engagement: 04/05/2025 Held by City Staff
Public Hearing 1 & 2 : 03/18/2025 & 08/19/2025 Open to Public

Vision & Goals

Vision Statement

Union City will have walkable mixed-use development connected to parks and downtown areas with safe crossings, lighting, and a convenient public transportation system. The city will feature a variety of high-quality restaurants with family-oriented dining, diverse local community-centered businesses and retail, medical, health and educational facilities, and welcoming entertainment spaces with strong tourism. Union City will have a thriving and clean environment, and high development standards with venues promoting a safe place to play, live, and work.

Goals/Policies/Strategies (Example-Housing Goals)	Themes									
<div><div> HOUSING</div><div><div>GOAL 1</div><div>CREATE A VARIETY OF QUALITY HOUSING OPTIONS</div><div>Promote a variety of housing choices in Union City – making it possible for all who work in the community to also live in the community.</div><table><tbody><tr><td>Policy 1.1: Plan for a variety of housing types, styles and price points as new development occurs. Maintain residential balance so the community can continue to provide workforce housing in addition to housing at higher price points.</td><td>Strategy 1.1.1: Conduct housing study to identify the state of the current housing stock and the future housing needs of the city, including affordable, senior, and mixed-income housing.</td></tr><tr><td>Policy 1.2: Provide quality and affordable housing choices Ensure that all residents have access to quality affordable housing options, make “aging in place” a viable option for residents and ensuring those who work in the city have homes available in their price range enabling them to live and work in Union City.</td><td>Strategy 1.2.1: Conduct housing study to identify affordable housing needs. Strategy 1.2.2: Within the Union City Redevelopment Plan Target Area—utilize the policies, tools and incentives found within the plan as well as the Opportunity Zone designation to encourage housing choices. Strategy 1.2.3: Utilize the existing Tax Allocation District (TAD) along Hwy138/Jonesboro Road corridor to promote infrastructure improvements to attract residential redevelopment.</td></tr><tr><td>Policy 1.3: Encourage housing diversity in new neighborhoods. Promote a variety housing types to provide housing choices and price points for all ages and income levels in the community.</td><td>Strategy 1.3.1: Create incentives, such as density bonuses or expedited permitting, for development that includes multiple housing types or affordable housing options, especially senior and mixed-income housing. Strategy 1.3.2: Within the Union City Redevelopment Plan Target Area—utilize the policies, tools and incentives found within the plan as well as the Opportunity Zone designation to encourage new housing development.</td></tr></tbody></table></div></div> <div><div>Future Development</div><div>Housing</div></div>	Policy 1.1: Plan for a variety of housing types, styles and price points as new development occurs. Maintain residential balance so the community can continue to provide workforce housing in addition to housing at higher price points.	Strategy 1.1.1: Conduct housing study to identify the state of the current housing stock and the future housing needs of the city, including affordable, senior, and mixed-income housing.	Policy 1.2: Provide quality and affordable housing choices Ensure that all residents have access to quality affordable housing options, make “aging in place” a viable option for residents and ensuring those who work in the city have homes available in their price range enabling them to live and work in Union City.	Strategy 1.2.1: Conduct housing study to identify affordable housing needs. Strategy 1.2.2: Within the Union City Redevelopment Plan Target Area—utilize the policies, tools and incentives found within the plan as well as the Opportunity Zone designation to encourage housing choices. Strategy 1.2.3: Utilize the existing Tax Allocation District (TAD) along Hwy138/Jonesboro Road corridor to promote infrastructure improvements to attract residential redevelopment.	Policy 1.3: Encourage housing diversity in new neighborhoods. Promote a variety housing types to provide housing choices and price points for all ages and income levels in the community.	Strategy 1.3.1: Create incentives, such as density bonuses or expedited permitting, for development that includes multiple housing types or affordable housing options, especially senior and mixed-income housing. Strategy 1.3.2: Within the Union City Redevelopment Plan Target Area—utilize the policies, tools and incentives found within the plan as well as the Opportunity Zone designation to encourage new housing development.	<div><div>Natural and Cultural Resources</div></div>	<div><div>Economic Development</div></div>	<div><div>Transportation</div></div>	<div><div>Government Relations</div></div>
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<div><div>Transportation</div></div>	<div><div>Government Relations</div></div>									

Housing

1. Housing Trends & Analysis (Example Below)

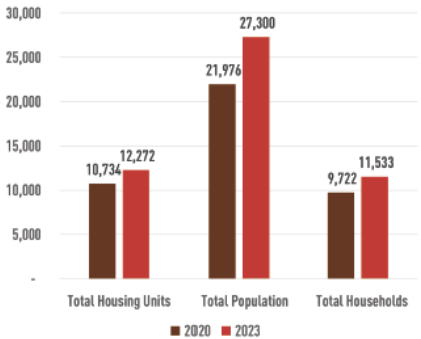
HOUSING UNITS



12,272 TOTAL
11,533 OCCUPIED

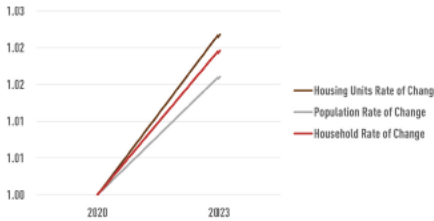
Data Source: U.S. Census Bureau, ACS 5-year, 2020-2023

HOUSING UNIT GROWTH AND POPULATION GROWTH



Data Source: U.S. Census Bureau, ACS 5-year, 2020-2023

RATE OF CHANGE

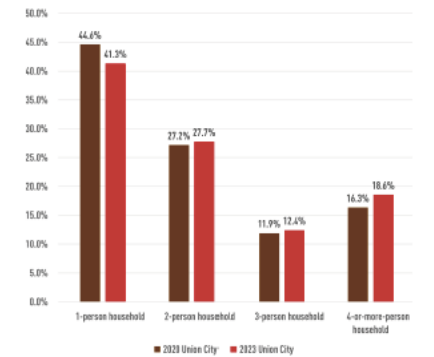


Housing Rate of Change	2020	2023
Housing Units Rate of Change	1	1.14
Population Rate of Change	1	1.24
Household Rate of Change	1	1.19

Data Source: U.S. Census Bureau, ACS 5-year, 2020-2023

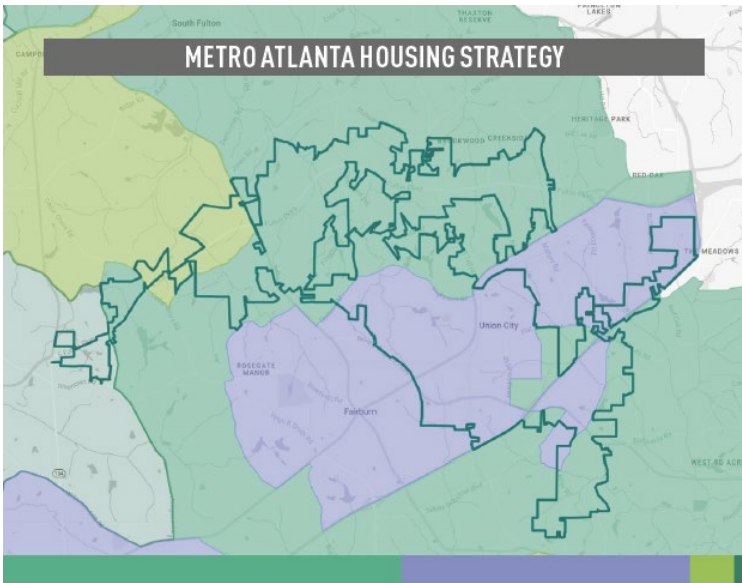
CHANGE IN HOUSEHOLD SIZE

Union City has more 1-person HHs than the county and MSA, indicating a need for housing options that include smaller homes. Per the U.S. Census Bureau, the average household size is 2.34, below the Metro Atlanta average household size of 2.70



Data Source: U.S. Census Bureau, ACS 5-year, 2020-2023

2. Submarkets: Metro Atlanta Housing Strategy



METROATL HOUSING STRATEGY APPROACH

The Metro Atlanta Housing Strategy Toolkit provides detailed information and data about the region's housing market and offers a set of actionable steps that local communities can consider taking to address their housing issues. Housing Submarkets in the ARC region are defined using home sales data for a point in time. Census data and demographic changes are incorporated to develop strategies and action steps for housing within each submarket. Union City has four submarkets:

54% SUBMARKET 7
38% SUBMARKET 8
6% SUBMARKET 9
2% SUBMARKET 10

UNION CITY SNAPSHOT

Median Home Sale Price	\$241,500
Change in Median Home Sale Price (2018-2023)	+ 56%
Home Sale Price Per Sq Ft (2023)	\$144,000 sq ft
Percent Change in Home Sale Price Per Sq Ft (2018-2023)	+ 102%
Median Building Area of Home Sales (2023)	1,545 sq ft

Data Source: ARC analysis of ATTOM Data Solutions' home sale transactions, 2018-2023

3. Community Input (Example Below)

COMMUNITY INPUT ON HOUSING

WHAT UNION CITY SHOULD FOCUS ON

We need HOME OWNERSHIP options.

We need nice affordable housing

Partner with other non-profits to create pathways to home ownership for city residents

Union City's most important housing need is to diversify its current housing stock

A mix of senior living and moderately priced to high end homes.

WHAT UNION CITY SHOULD FOCUS ON:

- 74% ENSURE NEW RESIDENTIAL DEVELOPMENT MEETS HIGH STANDARDS OF QUALITY
- 51% FACILITATE THE IMPROVEMENT OF EXISTING HOUSING STOCK
- 40% PROMOTE A VARIETY OF HOUSING CHOICES
- 22% OFFER ATTAINABLE HOUSING OPTIONS

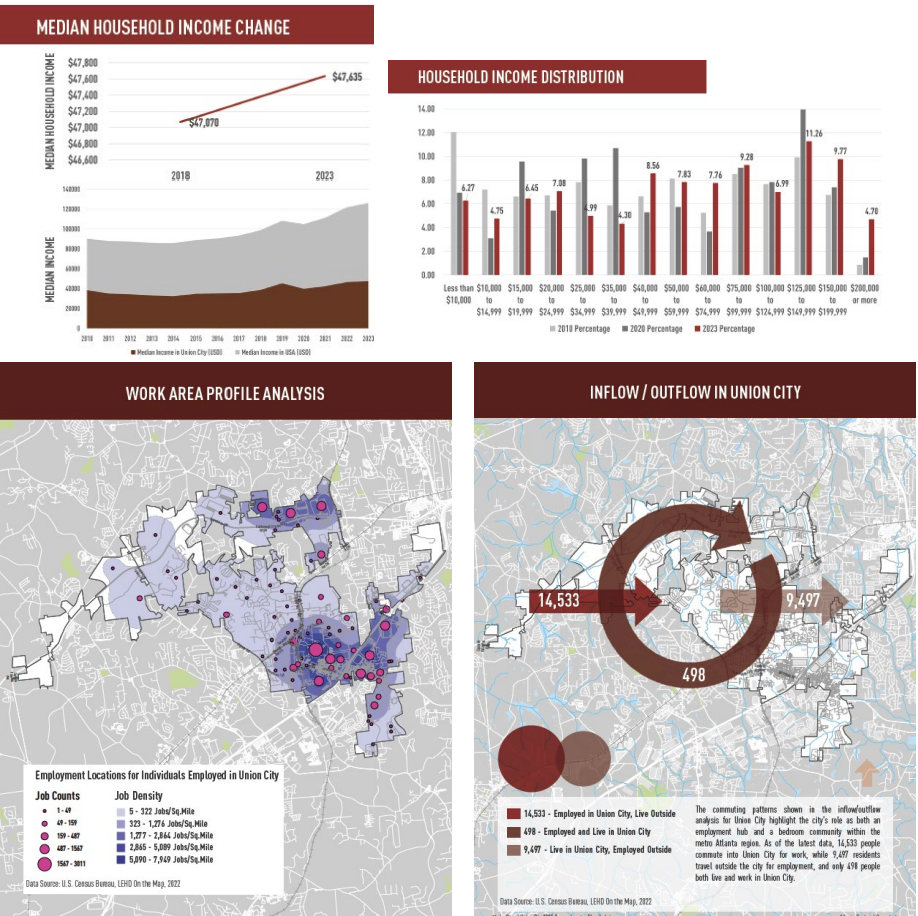
Based on the online survey results, Union City residents expressed strong interest in expanding housing options that reflect the community's diverse needs and aspirations. Top priorities include the development of senior housing, mixed-income housing, and higher-end housing priced above \$400,000. In addition to increasing housing variety, residents emphasized the importance of maintaining high standards of quality in new residential construction, revitalizing the existing housing stock, and promoting opportunities for homeownership.

HOW THE RESIDENTS RANK HOUSING NEEDS

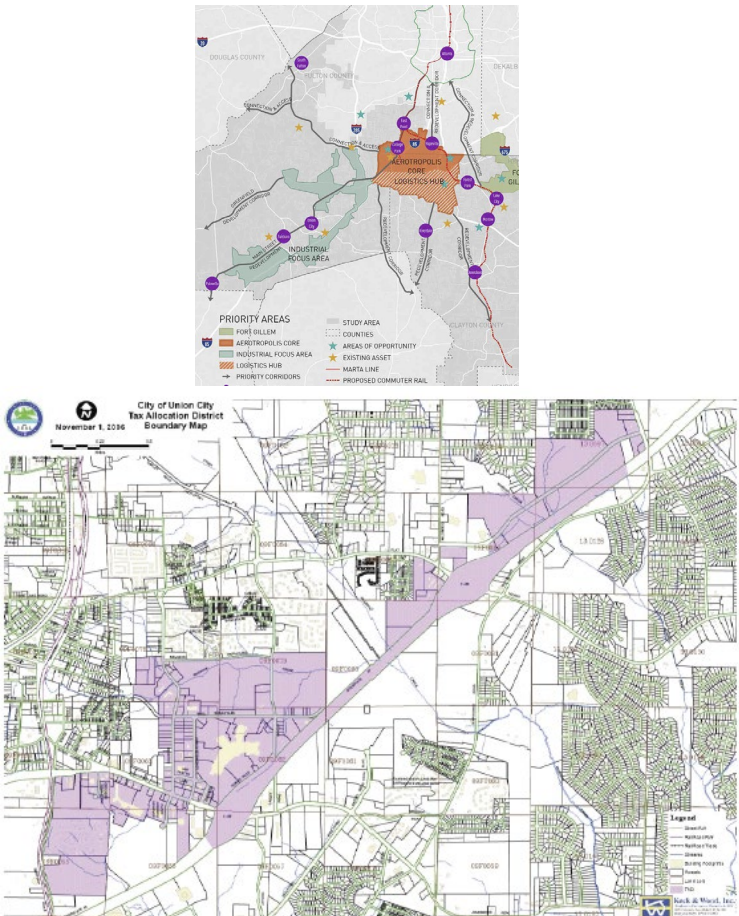
	Need More	Right Amount	Need Less
Affordable Housing	37%	49%	14%
Senior Housing	51%	45%	4%
Density	20%	59%	20%
Mixed-Income Housing	40%	40%	19%
High-Income Housing (\$400,000+)	58%	29%	13%

Economic Development

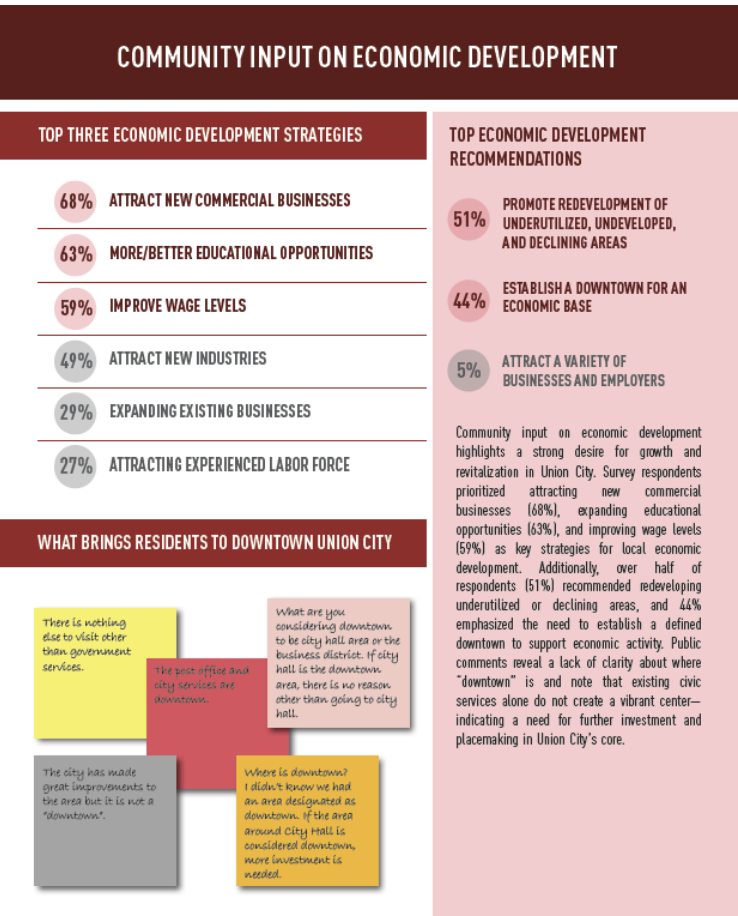
1. Economic Development Trends (Example Below)



2. Economic Development Studies



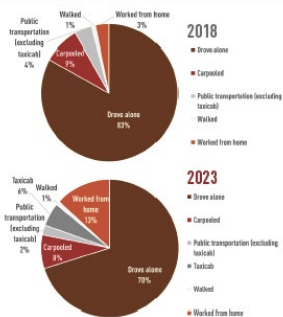
3. Community Input (Example Below)



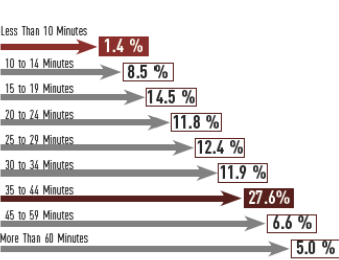
Transportation

1. Transportation Trends & Analysis (Example Below)

TRAVEL MODE CHANGE (2018- 2023)

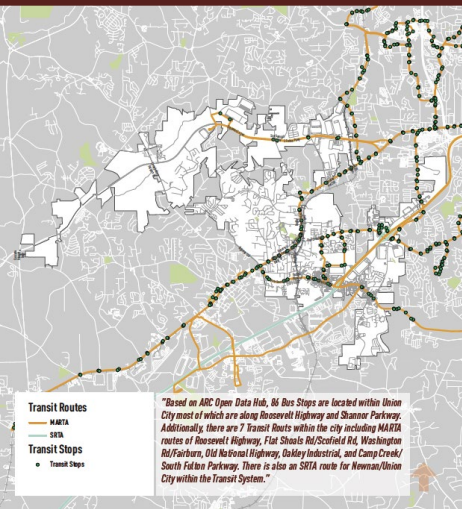


TRAVEL TIME TO WORK (2021)

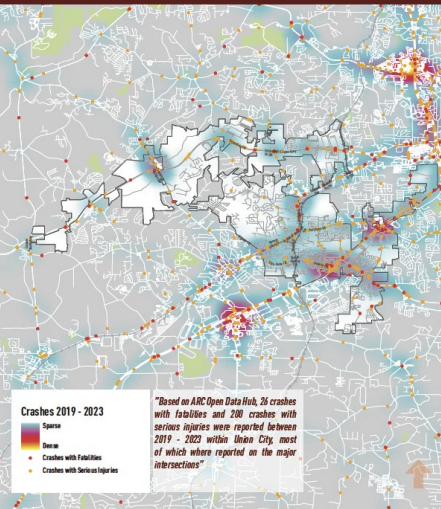


Data Source: U.S. Census Bureau, ACS 5-year, 2023

TRANSIT ROUTES AND STOPS



CRASHES (2019 - 2023)



2. Transportation Studies (Example Below)

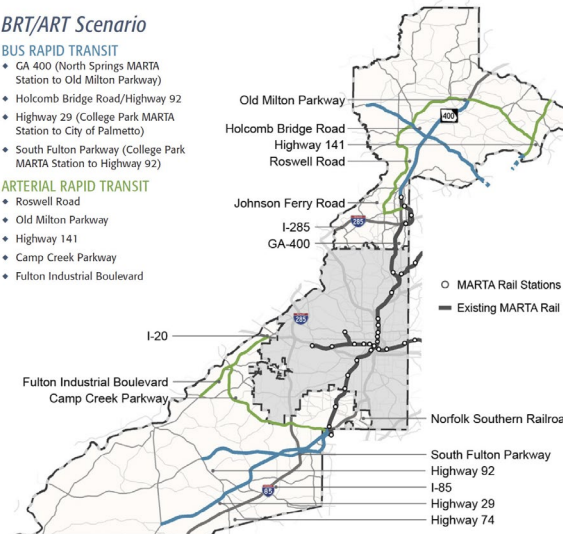
BRT/ART Scenario

BUS RAPID TRANSIT

- GA 400 (North Springs MARTA Station to Old Milton Parkway)
- Holcomb Bridge Road/Highway 92
- Highway 29 (College Park MARTA Station to City of Palmetto)
- South Fulton Parkway (College Park MARTA Station to Highway 92)

ARTERIAL RAPID TRANSIT

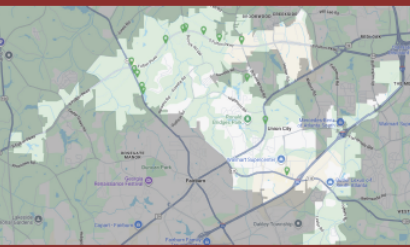
- Roswell Road
- Old Milton Parkway
- Highway 141
- Camp Creek Parkway
- Fulton Industrial Boulevard



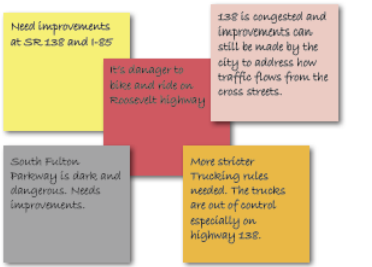
3. Community Input (Example Below)

COMMUNITY INPUT ON TRANSPORTATION

WHAT LOCATIONS ARE DANGEROUS



WHAT IMPROVEMENTS ARE NEEDED



WHAT IMPROVEMENTS ARE NEEDED

- 83% Improved Traffic Flow
- 81% Sidewalks
- 77% Street Upgrades such as lighting, street trees, enhanced crosswalks, etc.
- 46% Bike Lanes
- 42% Street Signage
- 37% Landscaped Medians
- 35% Public Transit Enhancement
- 12% Balanced Parking Strategies

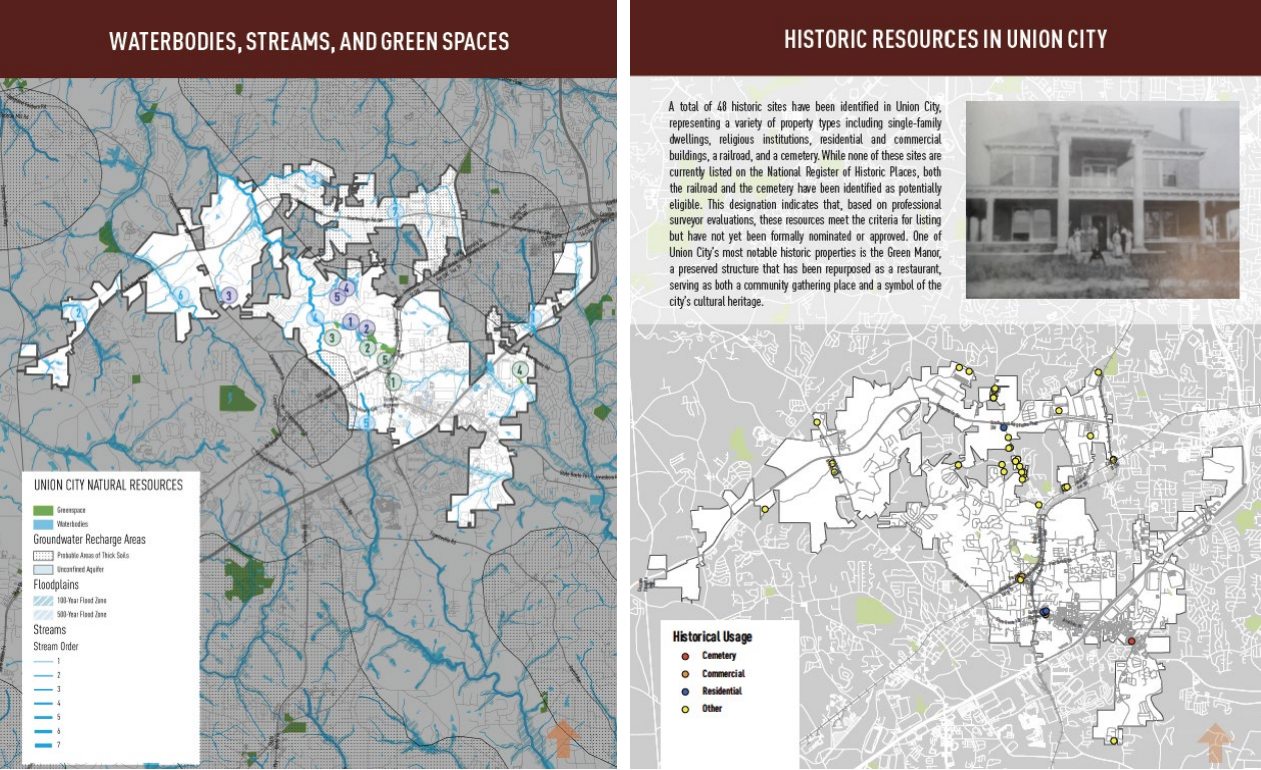
When asked to rate the current transportation system, the majority of residents expressed dissatisfaction. Pedestrian and bicycle safety received the lowest marks, with 64% rating it as poor. Traffic congestion and safety were also major concerns, with 40% rating each as poor and an additional 40% ranking congestion as below average. These responses indicate a strong community demand for safer, more accessible, and better-connected transportation infrastructure.

HOW THE RESIDENTS RANK THE TRANSPORTATION SYSTEM

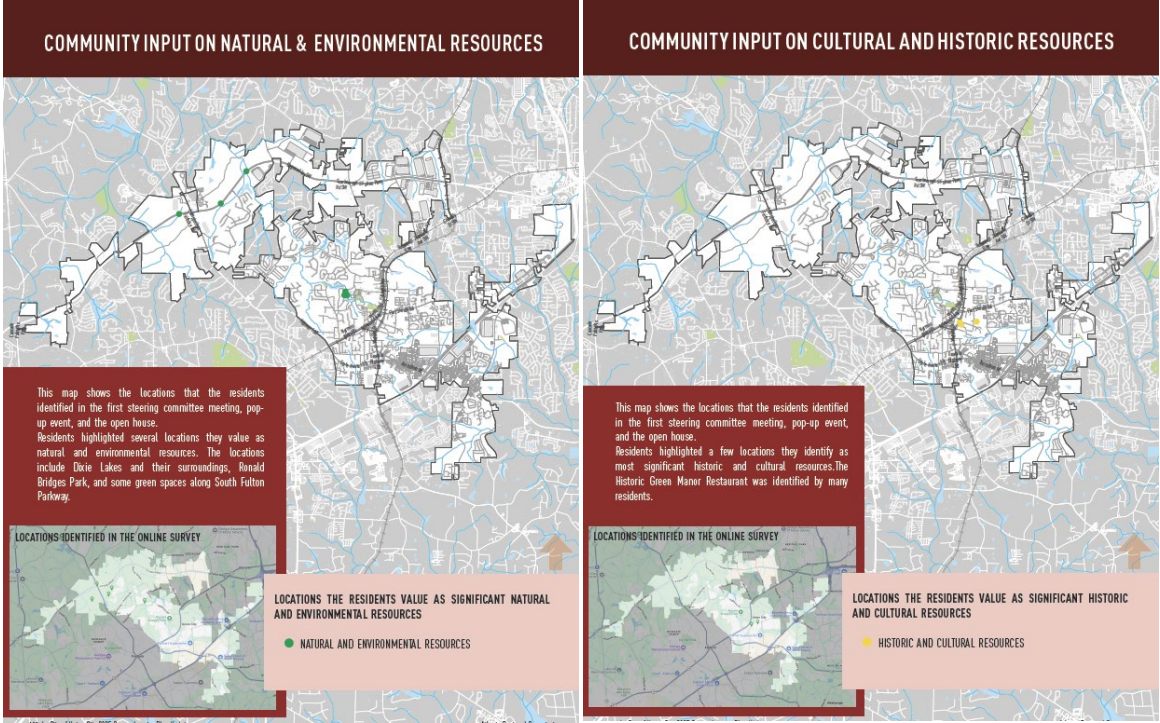
	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	36%	25%	25%	6%	-	8%
Traffic Congestion	40%	40%	19%	-	-	2%
Road Conditions	25%	34%	38%	4%	-	-
Pedestrian & Bicycle Safety	64%	19%	13%	-	-	4%
Public Transportation	28%	28%	19%	8%	-	17%

Natural & Cultural Resources

1. Resources Data & Maps (Example Below)

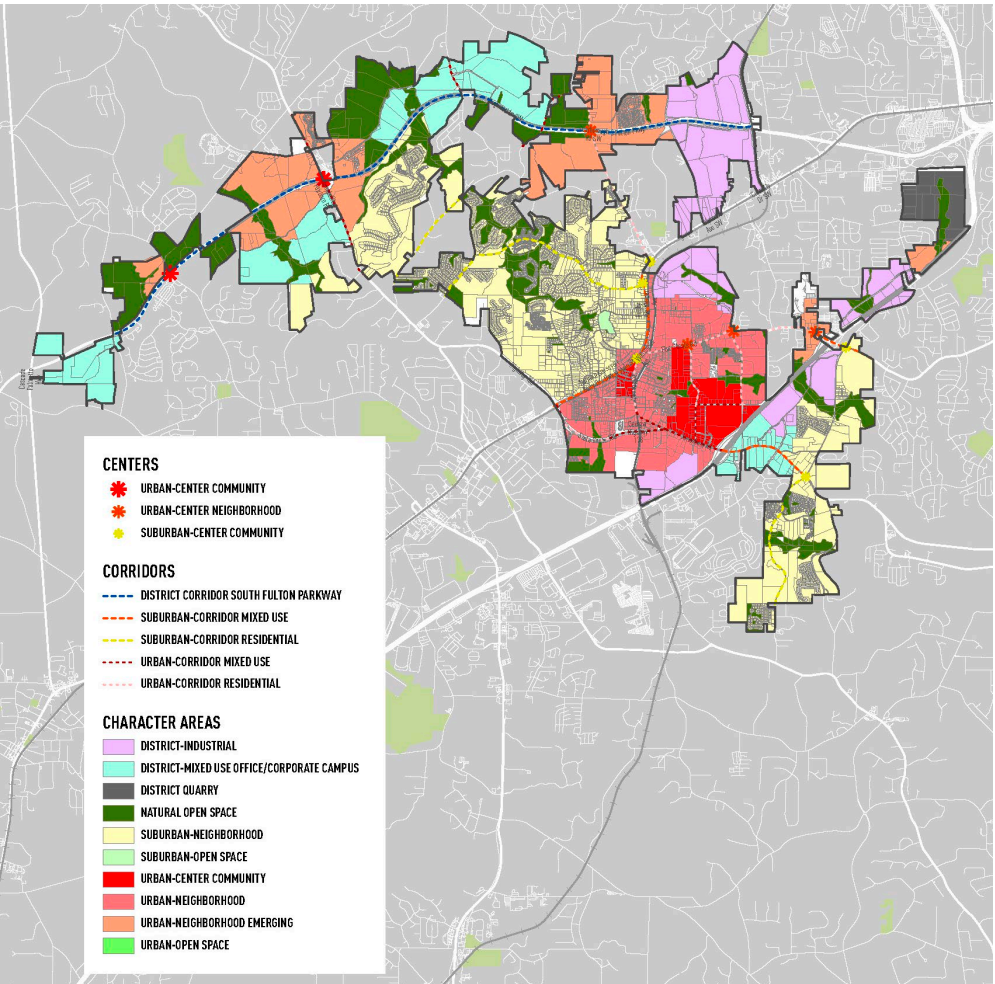


2. Community Input (Example Below)



Future Development

1. Future Development (Land Use) Map



2. Character Areas Descriptions (Example Below)

URBAN - NEIGHBORHOOD EMERGING

Intent

CREATE new urban neighborhoods to improve the quality of life with an increased sense of place and community.



General Characteristics: Urban Neighborhood Emerging (U-NE) is characterized by compact, walkable development in close proximity to a Community or Neighborhood center. The general development pattern is defined by residential and civic uses such as schools, neighborhood-oriented commercial uses may be permitted when part of a mixed use development. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Street networks are defined by linear streets with moderate to short distances between intersections. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property. On-street parking should be encouraged. Connectivity is high for vehicles, pedestrians, and bicycle users.

Green space on individual lots is reduced since lots are smaller. Green space along streets, including street trees, bushes and planting strips, is more prominent than in suburban neighborhoods. These streetscape elements frame the street, provide shade and contribute to the neighborhood's urban character. Neighborhood and community parks provide large green space and recreation areas.

Future development should emphasize connectivity and housing diversity by accommodating a mix of housing types and sizes with development, including small-lot single family, townhomes, and live/work units. Higher intensity residential uses should be located at key intersections and along higher traffic streets to create a transition to less intense residential uses. Access to nearby corridors and centers should be supported with pedestrian and bicycle infrastructure.

Application: U-N areas are generally areas currently undeveloped or developed in a rural or suburban development pattern but where the desired future development pattern is for a more urban, walkable and connected development pattern. These areas are generally located along the South Fulton Parkway corridor and in close proximity to the MARTA Park-n-Ride.

URBAN - NEIGHBORHOOD EMERGING

Site Design

- Vehicular access provided by alleys and private driveways
- Moderate to shallow building setbacks
- Moderate to high lot coverage with medium to large building footprint in relation to lot size



Primary Future Land Uses

- Residential uses such as single family attached and detached homes, townhomes, live/work units and multifamily
- Civic uses such as places of worship, schools, municipal services, community centers, parks, or passive recreation (including greenways and trails)

Compatible Zoning Classifications

- R-6
- RM
- TCMF
- TCMU

Density/Intensity

- High density/intensity
- 1-3 story buildings

Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips
- Neighborhood and community parks

Transportation

- High pedestrian connectivity with sidewalks and bikeways
- High vehicular connectivity with curvilinear and linear streets and moderate to short distance between intersections

Infrastructure

- Municipal water and sewer service
- Telecommunications available



Community Work Program

Community Work Program (Example Below)

Union City Community Work Program - 2025											
ID	Project	Responsible Party	Cost	Funding Source	2026	2027	2028	2029	2030		
Land Use											
1	Utilize conservation easements and other land preservation tools	Comm. Dev/Public Services	Staff Time		X	X	X	X			
2	Pursue discussions about the revitalization of Dixie Lakes	Comm. Dev./ Public Services	Staff Time		X	X	X	X			
3	Continue to implement Roosevelt Highway Overlay District	Comm. Dev.	Staff Time		X	X	X				
4	Regularly review the Town Center Mixed Use District to ensure regulations support the development of mixed use centers.	Comm. Dev.	Staff Time		X	X	X	X	X		
5	Adopt street connectivity standards that require connectivity within new development and to adjacent areas	Comm. Dev.	Zoning Ord Re-write \$ TBD	General Fund	X	X	X				
6	Develop an inventory of vacant and/or unoccupied Brownfield and Greyfield areas to identify sites that are suitable for development and redevelopment.	Comm. Dev.	Staff Time		X	X	X				
7	Coordinate school site section with planning officials, neighborhoods, and the school board	Bd. of Edu., Comm. Dev.	Staff Time		X	X	X				
8	Review and amend park and open space dedication requirements and incentives	Comm. Dev.	Staff Time		X	X	X				
9	Pursue emergency facilities and technology educational opportunities	Comm. Dev.	Staff Time		X	X	X				
10	Utilize the upcoming South Fulton Parkway Corridor Plan process to continue coordinated planning with adjacent jurisdictions and to ensure the balanced development of South Fulton Parkway	Comm. Dev.	Staff Time		X	X	X				
11	Pursue creative placemaking for the following corridors: Flat Shoals, Shannon Parkway	Comm. Dev/ Public Services/ Marketing	Staff Time		X	X	X	X			
12	Create overlay district for South Fulton Parkway.	Comm.Dev/City Administration	Staff Time	General Fund	X	X	X				
13	Create infill development guidelines to support the adaptive reuse of vacant properties.	Comm.Dev	Staff Time		X	X	X				

Union City Community Work Program - 2025											
ID	Project	Responsible Party	Cost	Funding Source	2026	2027	2028	2029	2030		
14	Nuisance Abatement Program/Blight Ordinance	Comm.Dev/Code Enforcement	Staff Time	General Funds/ TSPLOST/ Bond	X	X	X				
15	Address High vacancy rates, blight, and adsestee landfords on Roosevelt Highway	Comm.Dev/ Code Enforcement	Staff Time		X	X	X				
16	Complete rewrite of Zoning Ordinance and Code of Ordinance	Comm. Dev	Staff Time	\$150,000	X	X	X	X	X		
17	Create a Unified Development Code of Ordinance	Comm. Dev	Staff Time	\$100,000	X	X	X	X	X		
18	Create a city redevelopment plan for the new Downtown and Shannon Parkway	Comm.Dev	DOA	General Fund	X	X	X	X	X		
Housing											
19	Conduct housing study to identify housing stock existing conditions and future needs in the city (including affordable housing).	Comm. Dev	\$60,000	ARC CDAP	X	X	X				
20	Develop Incentives that encourage diverse and affordable housing	Comm. Dev	Staff Time		X	X	X				
21	Conduct Housing Assessment Survey	Comm.Dev/ Marketing	Staff Time	General Fund	X	X	X				
22	First Time Homeownership Program	City Administration/ Housing Authority	Staff Time	Grants/ General Fund	X	X	X				
Transportation											
23	Work with organizations such as PEDS to coordinate safe routes to school programs and PATH for and pedestrian connections.	Public Service	Staff Time	General Funds/ TSPLOST/ Bond	X	X	X				
24	Coordinate with MARTA on the Greenway Project including the Park-N-Ride for a trailhead from Feldwood Road to Buffington Road	Comm. Dev.	Staff Time		X	X	X	X			
25	Coordinate with MARTA to restore routes along Roosevelt Highway	Public Services	Staff Time	TSPLOST/ General Fund	X	X	X	X	X		
26	Adopt development regulation amendments requiring installation of bicycle and pedestrian amenities with new development.	Public Services	Staff Time		X	X	X				

UNION CITY 2025 COMMUNITY WORK PROGRAM

As part of the 2025 Comprehensive Plan Update, the Community Work Program chapter establishes a clear roadmap for transforming community input into actionable initiatives over the coming five-year planning period. Building on the foundational principles from previous planning efforts, the program outlines specific strategies designed to implement priorities identified through visioning workshops, stakeholder interviews, public input surveys, and open house events. A key component of the Comprehensive Plan is to identify projects that the Union City will undertake to implement the goals and policies of the plan. The following pages identify the projects that Union City will undertake in the next five years.

2026

2027

2028

2029

2030

Report of Accomplishments

Report of Accomplishments (Example Below)

Union City Report of Accomplishments											
ID	Project	Responsible Party	Cost	Funding Source	2021	2022	2023	2024	2025	Status	Comments
1	Work with organizations such as PEDS to coordinate safe routes to school programs and PATH for and pedestrian connections.	Public Service	Staff Time	General Funds/ TSPLOST/ Bond	X	X	X	X	X	Underway	The Union City Public Services Department is not currently working with PEDS; however, we are actively implementing our own Trail Master Plan to guide pedestrian connectivity throughout the city. In addition, we are in the process of developing a Citywide Sidewalk Master Plan to identify and prioritize sidewalk improvements in a phased approach. Through funding sources such as Fulton County TSPLOST (Transportation Special Purpose Local Option Sales Tax), municipal bonds, and general fund allocations, we are addressing sidewalk gaps, constructing sidewalks where none exist, and advancing trail infrastructure under the Union City Greenline Initiative. This phased, long-term approach aims to enhance walkability, improve public safety, and expand alternative transportation options for residents across the city.
2	Coordinate the location and construction of new civic building in activity centers, corridors and neighborhoods	City Administration	Staff Time		X	X	X	X	X	Underway	
3	Coordinate working relationships with planning staff, local businesses and local economic development organizations to ensure new and existing business developments are in line with the principles of the Future Development Guide	Comm. Dev.	Staff Time		X	X	X	X	X	Underway	
4	Review and amend tree preservation regulations	Comm. Dev.	Zoning Ord Re-write - \$ TBD	General Fund	X					Complete	
5	Coordinate with MARTA on the Greenway Project including the Park-N-Ride for a trailhead from Feldwood Road to Buffington Road	Comm. Dev.	Staff Time		X	X				Underway	
6	Coordinate with MARTA to restore routes along Roosevelt Highway	Public Services	Staff Time	TSPLOST/ General Fund	X	X	X	X	X	Underway	The Union City Public Services Department has actively coordinated with MARTA to support the restoration of transit routes along Roosevelt Highway, with a strong emphasis on improving accessibility, safety, and walkability. As part of this collaboration, MARTA has upgraded several bus stops along the corridor including the installation of concrete landings to enhance passenger comfort and ADA accessibility. To complement these upgrades, the Public Services Department has programmed the construction of ADA-compliant sidewalks to connect all transit stops along the route. Additionally, the City is implementing safe pedestrian crossings at key locations to improve safety and ensure seamless, walkable access to public transportation. These improvements are part of a broader, phased initiative to create a more transit-friendly and pedestrian-oriented corridor that supports long-term mobility, safety, and connectivity for Union City residents.

REPORT OF ACCOMPLISHMENTS

KEY TO TERMINOLOGY

Items that are Completed have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

COMPLETED

Items that are Underway have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update.

UNDERWAY

Items that are Postponed are still priorities for the community and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

POSTPONED

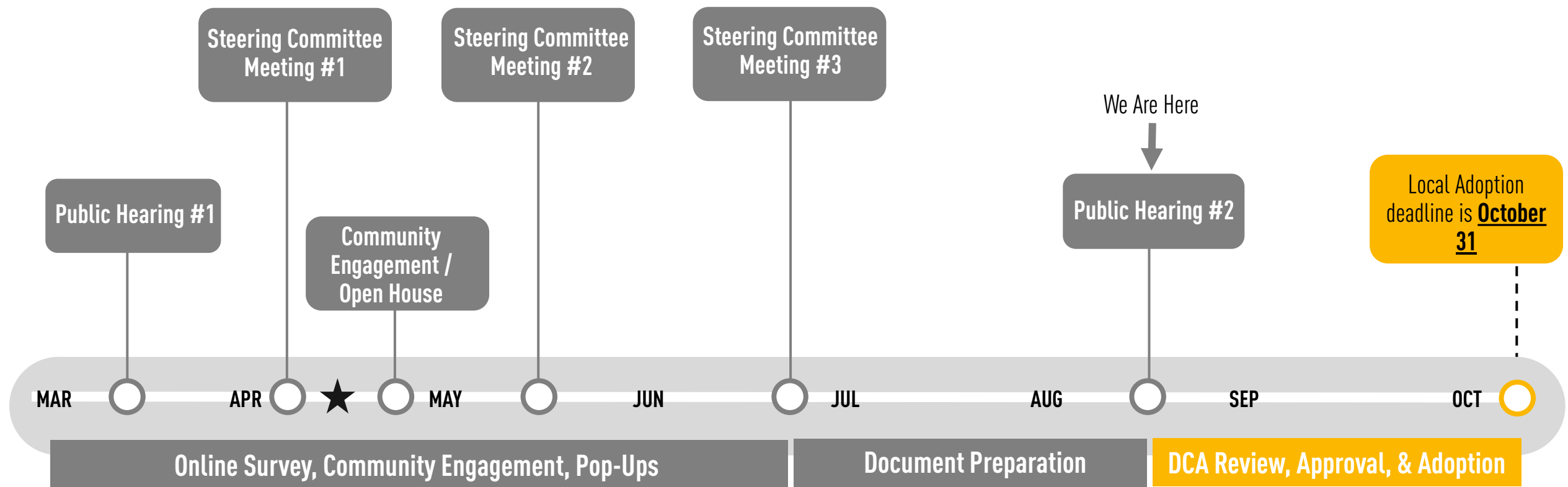
Items that are Cancelled will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

CANCELLED

A large, abstract, metallic sculpture, possibly made of aluminum, stands prominently in the foreground. It has a dynamic, flowing shape with several rectangular cutouts. Behind the sculpture is a building with a gabled roof and a central entrance. The background is filled with tall, dark green pine trees under a clear blue sky. The foreground consists of dry, yellowish grass and some low-lying shrubs. A semi-transparent dark red banner is overlaid across the middle of the image, containing the text "NEXT STEPS" in white, bold, sans-serif capital letters.

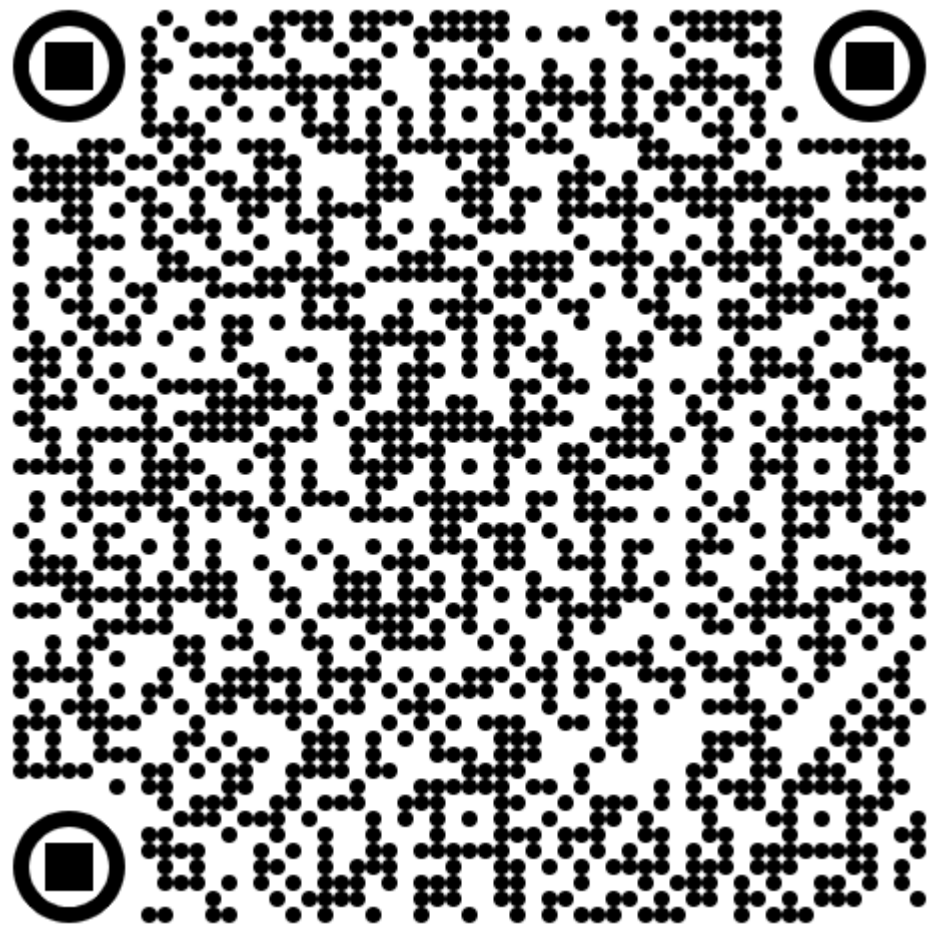
NEXT STEPS

Next Steps



★ Pop-Ups

Draft Document



CITY OF UNION CITY 2025 COMPREHENSIVE PLAN (Draft)





**Questions?
Comments?**



Atlanta Regional Commission



Thank You!

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Atlanta Regional Commission