



## EXISTING CONDITIONS

Alameda Point is located at the western-most end of the island of the City of Alameda, surrounded on three sides by water... Main Street generally forms the eastern boundary of Alameda Point. A Nature Reserve and federal Veterans Administration facilities are planned on the west side of Alameda Point

---

#### **EXISTING CONTEXT**

The 150-acre Waterfront Town Center area falls within the largest portion of the former Naval Air Station Alameda (NAS Alameda), commonly referred to as Alameda Point. Alameda Point is located at the most westerly tip of the island City of Alameda, surrounded on three sides by water: the Oakland/Alameda Estuary to the north and San Francisco Bay to the south and west. Main Street generally forms the eastern boundary of Alameda Point. A Nature Reserve and Veterans' facilities are planned for the former runways on the west side of Alameda Point and will remain in federal ownership.

#### **EXISTING RESIDENTIAL NEIGHBORS TO THE NORTH AND EAST OF THE PLAN AREA**

The land uses to the east of Alameda Point are generally residential in character and include:

1. U.S. Coast Guard Housing: To the northeast of the Plan Area, the United States Coast Guard provides 525 housing units for Coast Guard personnel.
2. Bayport: To the east of the Plan Area, the Bayport residential neighborhood provides housing with 485 single-family homes and 62 multi-family units.
3. West Alameda Neighborhood: The area to the southeast of the Plan Area is currently developed with a mixture of single-family detached and multi-family housing interspersed with neighborhood businesses, schools, churches, and other community institutions.

#### **RESIDENTIAL NEIGHBORHOODS AT ALAMEDA POINT**

The land northeast of the Plan Area is currently home to approximately 500 residents. Sixty eight detached homes and other housing including the "Big Whites" – formerly Navy senior officer housing – are currently leased at market rate. The Alameda Point Collaborative (APC), Building Futures for Women and Children, and Operation Dignity have long-term leases with the City for some existing multi-family structures, and have improved approximately 200 units for supportive housing for formerly homeless residents. APC operates the Ploughshares Nursery, which recently broke ground on a new, 2,500-square-foot retail space, and the Changing Gears Bike Shop, which sells both refurbished and new bicycles, to provide workforce training opportunities for its residents. APC also operates an urban farm that supplies fresh produce for its residents. This area is identified in the City's General Plan and Alameda Point's Zoning Ordinance Amendment as the Main Street Neighborhood and is planned for additional housing units.



1



2



5



3



4

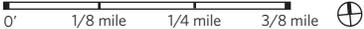
- 1 EXISTING PAVED AREA AT THE SOUTHWEST CORNER OF THE SITE, LOOKING BACK TOWARDS THE NORTHEAST.
- 2 SIGN MARKING THE FORMER EAST GATE OF NAS ALAMEDA.
- 3 SEAWALL ALONG THE NORTH EDGE OF THE SEAPLANE LAGOON.
- 4 RESTORED A-7 CORSAIR PLACED ALONG ATLANTIC AVENUE NEAR FORMER EAST GATE.
- 5 VIEW WEST DOWN W. SEAPLANE LAGOON AVENUE TOWARDS SAN FRANCISCO.

**EXISTING BUILDINGS, COMMERCIAL USES, AND ATTRACTIONS**

Nineteen buildings and structures totaling 741,000 square feet exist in the Waterfront Town Center Area. Of the 19, six are vacant and in need of significant upgrades to meet current code. Existing tenants in the Plan Area include:

- Bladium Sports and Fitness Club in Building 40 (a commercial recreational facility with indoor and outdoor playing fields),
- Group Delphi in Building 39 (creators of fabricated exhibits for museums, conferences and exhibits),
- Alameda Point Studios in Building 14 (a collection of artisans - including fine furniture makers, cabinetmakers, and piano restoration),
- A number of warehouse-facilities
- Naval Air museum
- NRC
- Antique by the Bay

- Existing Historic District Contributing Building
- Other Existing Building
- Existing Open Space
- - - Precise Plan Boundary





1



2



3



4



5

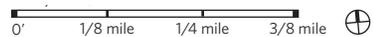
- 1 ALAMEDA POINT ANTIQUES FAIRE
- 2 ST. GEORGE SPIRITS
- 3 BLADIUM
- 4 ROCKWALL WINERY, TASTING ROOM & EVENT SPACE
- 5 MARITIME ACTIVITIES, INCLUDING ARTEMIS RACING, THE MARAD FLEET, AND THE USS HORNET

**EXISTING EVENTS + ATTRACTIONS**

The Existing Events and Other Attractions map (shown right) and photos (left) identify a selection of existing events and other points of interest located on site and in the immediate area, including:

- 1 CURRENT ANTIQUES BY THE BAY LOCATION, MYTHBUSTERS, RIDE & DRIVE EVENTS
- 2 ST. GEORGE SPIRITS
- 3 ROCKWALL WINERY
- 4 ANTIQUES BY THE BAY (POTENTIAL FUTURE LOCATION)
- 5 SOCCER LEAGUES
- 6 MICHAAN'S THEATER AND AUCTION
- 7 BLADIUM
- 8 ALAMEDA POINT STUDIOS
- 9 USS HORNET MUSEUM
- 10 BOAT RAMP

- |   |   |
|---|---|
| <span style="color: red;">■</span> Arts and Entertainment     | <span style="color: purple;">■</span> Municipal and Civic Uses            |
| <span style="color: red;">■</span> Film and Events Production | <span style="color: green;">■</span> Sports and Recreation                |
| <span style="color: red;">■</span> High Tech                  | <span style="color: grey;">■</span> Wholesale, Warehouse, Transportation  |
| <span style="color: orange;">■</span> Food and Beverage       | <span style="color: blue;">■</span> Navy                                  |
| <span style="color: orange;">■</span> Manufacturing           | <span style="border: 1px solid orange;">□</span> Existing Long Term Lease |
| <span style="color: teal;">■</span> Maritime                  | <span style="border: 2px dashed red;">□</span> Precise Plan Boundary      |





1



2



5



3



4

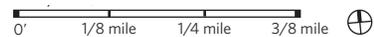
### EXISTING EMPLOYERS

For the entire Alameda Point, there are more than 100 businesses employing approximately 1,000 people, with an extensive road system serving existing administrative and industrial buildings, warehouses, and piers. The City leases approximately 1.8 million square feet of space in existing buildings, which currently house a range of uses, including City administrative offices, St. George Spirits (a premium craft distillery), Rock Wall Wine Company, Power Engineering (maritime construction), Natel Energy, Makani Power (owned by Google-X), Michaan's Auctions (a leading West Coast, full-service auction house), and the Alameda Point Antiques Faire (the largest monthly antiques show in northern California). A significant number of vacant buildings also exist, including buildings formerly used as barracks.

- 1 US MARITIME ADMINISTRATION (MARAD)
- 2 MAKANI POWER (GOOGLE X)
- 3 NRC ENVIRONMENTAL SERVICES
- 4 ALAMEDA POINT STUDIOS
- 5 GROUP DELPHI

Approximately 178,000 square feet of the existing piers in the former Navy Seaplane Lagoon are being leased to marine-related industrial uses [the primary lessee is the United States Maritime Administration (MARAD)]. A decommissioned aircraft carrier, the USS Hornet, is moored at one of Alameda Point's piers, adjacent to the Seaplane Lagoon, and is being used as the USS Hornet Museum.

- 1 AUCTIONS BY THE BAY, INC.
- 2 ST. GEORGE SPIRITS
- 3 WEST COAST NOVELTY
- 4 ROCKWALL WINERY / COMPLETE COACH WORKS
- 5 MAKANI POWER, INC./NATEL
- 6 CITY OF ALAMEDA
- 7 GROUP DELPHI
- 8 BLADIUM
- 9 ALAMEDA POINT COLLABORATIVE
- 10 EVENT PRODUCTIONS, INC.
- 11 PUGLIA ENGINEERING, INC.
- 12 JETSMART / ALAMEDA AEROSPACE
- 13 GFC NORTH AMERICA VAN LINES
- 14 NRC ENVIRONMENTAL SERVICES, INC.
- 15 BAE
- 16 POWER ENGINEERING CONTRACTORS, INC.
- 17 MARINE ADMINISTRATION RRF
- 18 ALAMEDA POINT STUDIOS



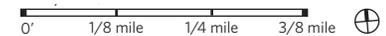
NAS ALAMEDA HISTORIC DISTRICT



**NAS ALAMEDA HISTORIC DISTRICT**

The NAS Alameda Historic District (Historic District) is listed in the National Register of Historic Places. Approximately 645 acres of land and all 115 acres of water within the Waterfront Town Center Area are also within the Historic District. The Waterfront Town Center includes the following major contributing features of the Historic District: the Seaplane Hangar Buildings 39, 40, and 41; Building 77; the Seaplane taxiways; the Seaplane Lagoon; and the Seaplane Lagoon ramps.

-  NAS Alameda Historic District
-  Existing Historic District Contributing Building
-  Other Existing Building
-  Existing Open Space
-  Precise Plan Boundary



- 1 BUILDING 41
- 2 PAN AM TERMINAL (BUILDING 77)
- 3 BUILDING 40
- 4 BUILDING 39



STATE LANDS BOUNDARIES



**PUBLIC TRUST LANDS**

Portions of the Waterfront Town Center Area that constitute reclaimed tide lands and submerged lands within NAS Alameda are subject to the Public Trust for commerce, navigation and fisheries (“Public Trust”). The City, as the property owner, acts as the trustee of the tidelands and submerged lands that existed at the time of statehood in 1850. The Public Trust generally limits the allowable uses on Trust Lands (whether filled or unfilled) to maritime-related uses, water-oriented recreation, hotels and restaurants, habitat preservation, scientific study, and similar maritime, open space, and visitor-serving uses. In total, approximately 48 acres of land and 113 acres of water within the Waterfront Town Center Area are subject to the Public Trust.

**PROPOSED VETERANS ADMINISTRATION FACILITY AND NATURE RESERVE**

To the west of the Plan Area are approximately 624 acres of land owned by the Navy, which will be transferred to the Veterans Administration as part of a separate project (“Federal Property”). The Veterans Administration is currently planning for the development of a columbarium and a 160,000-square-foot outpatient clinic.

The undeveloped portion of the Federal Property contains wetlands, runways, and a breeding colony of the California Least Terns, an endangered species under the federal Endangered Species Act. These portions of the Federal Property, referred to as the “Nature Reserve” in Alameda Point’s Zoning Ordinance Amendment, are managed for the protection of the Least Terns by the federal government.



CARTWRIGHT SUBSTATION



**EXISTING INFRASTRUCTURE**

The majority of the existing infrastructure within the Waterfront Town Center Area was installed by the Navy over 70 years ago, and is beyond its service life. The active existing utility systems include wastewater, storm water, potable water, electrical, natural gas and telecommunications. The inactive existing utility systems include industrial waste, steam and fuel. The major deficiencies in the infrastructure systems include:

- The existing storm water system allows high tide waters to enter the system and flood low lying areas within the project site. As a federal facility, the Naval Air Station was never included in the Federal Emergency Management Agency (FEMA) program evaluating flood hazards.
- The Plan Area is not prepared for sea level rise.

- The sanitary sewer system allows infiltration and inflow into the downstream transmission system during wet weather conditions.
- The water system has been subject to breaks, repairs are costly, and existing tenants are sometimes without water service for up to several days until repairs can be completed.
- The telecommunications systems are unreliable and existing tenants have experienced disruptions in service for multiple days.
- The natural gas system does not provide service to portions of the Plan Area.
- The sidewalks range from good to poor condition through the Plan Area and many locations require replacement and do not meet accessibility standards.
- The existing streets were designed by the Navy with expansive areas of pavement for the movement of large airplanes, trucks and materials. The street network is not designed to facilitate a pedestrian oriented, transit supportive environment.

The City adopted in early 2014 an Alameda Point Master Infrastructure Plan for guiding the rehabilitation and alleviation of these deficiencies.

Alameda Municipal Power (AMP) owns and operates the existing electric power facilities at Alameda Point, including the Cartwright Substation near the Skyhawk Street and 11th Street intersection located within the Water Town Center area. The Substation is a critical component of the existing electrical system and is intended to remain in service throughout the redevelopment of Alameda Point. The Substation provides local electrical distribution to Alameda Point and portions of the surrounding areas to the east. The easements surrounding the Substation restrict the potential land uses to landscaping or parking areas.

*Geotechnical Conditions*

Several geotechnical issues must be addressed during site preparation including: consolidation and settlement of the Young Bay Mud layer, liquefaction and seismic hazards, groundwater control and corrosivity, structural stability of shoreline treatments, installation and design of subsurface utilities, and requirements for a deep foundation system for heavily loaded structures. Corrective measures to address these issues must be implemented in order to transform the Plan Area into a long term, flood and seismically safe community. These geotechnical conditions are addressed in the Master Infrastructure

Plan and in Chapter 7, Infrastructure and Financing, of this Precise Plan.

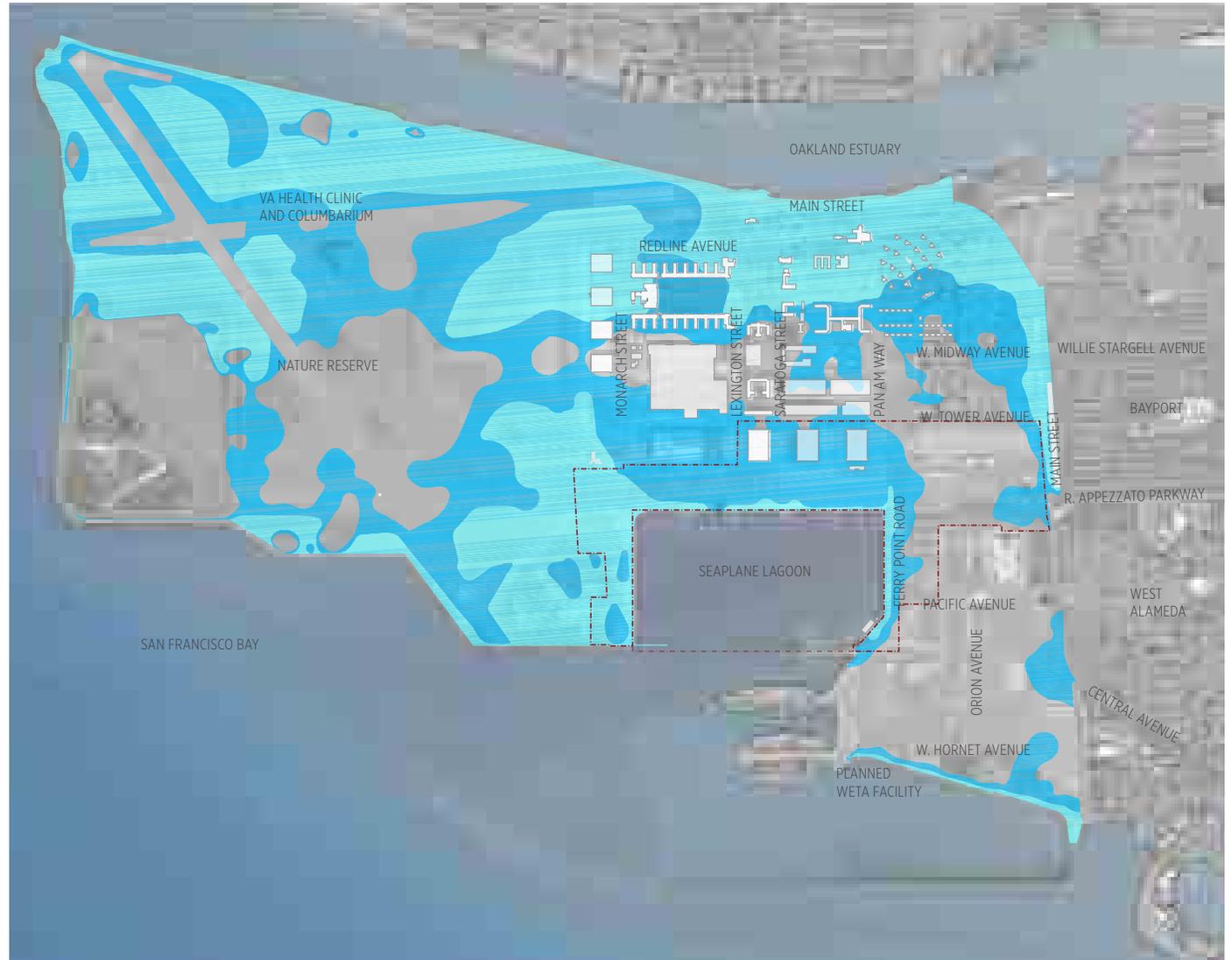
**FLOOD AND SEA LEVEL RISE HAZARDS**

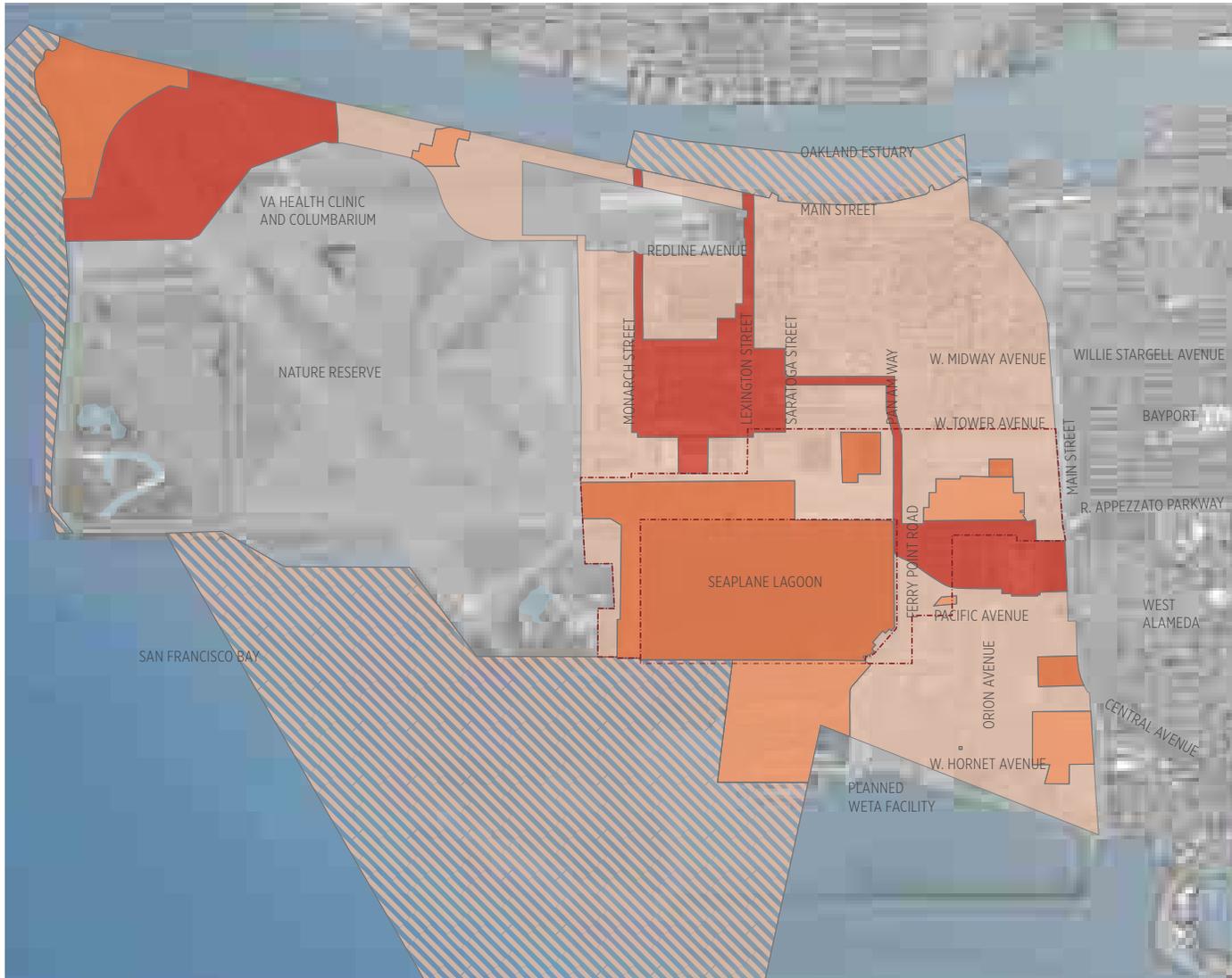
As a federal facility, the NAS Alameda was never included in the FEMA program evaluating flood hazards. Once the property is conveyed from the Navy to the City and subsequently to private ownership, the property will be mapped by FEMA and land determined to be within a tidal flood area will be subject to flood insurance requirements.

The US Army Corps of Engineers prepared a “San Francisco Bay – Tidal Stage versus Frequency Study” in October 1984. This report analyzed tidal data from around the Bay Area for a 129-year period, and determined that portions of Alameda Point will be inundated by a 100-year flood. As a part of the development of Alameda Point, the final storm drain analysis and grading plan will need to be submitted to FEMA for its review and approval of the project.

The San Francisco Bay Conservation and Development Commission (BCDC) updated the San Francisco Bay Plan in October 2011, to address the expected impacts of climate change in the San Francisco Bay. The updates to the Bay Plan include guidance for addressing future sea level rise with regard to planning projects along the San Francisco Bay shoreline that are susceptible to future inundation.

Future sea level rise would increase the areas of flooding within the project site. Scientific uncertainty remains regarding the pace and amount of future sea level rise, therefore a sea level rise monitoring program would be established to periodically review actual sea level rise amounts, trajectories, and updated projections. Strategies for the long term protection from sea level rise may be found in the Master Infrastructure Plan and in Chapter 7, Infrastructure and Financing, of this Precise Plan.



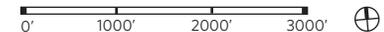


**SOIL AND GROUNDWATER CONTAMINATION AND CONVEYANCE SCHEDULE**

The Waterfront Town Center Area contains or contained contaminated soils and groundwater associated with past industrial activities, including a former municipal airfield, an army air base, an oil refinery, various manufacturing facilities, and the Navy’s industrial operations.

Once remediation is completed by the Navy and consistent with federal requirements, land will be conveyed to the City in distinct phases. In June 2013, Phase 1 transferred the majority of Alameda Point, 1,379 acres, to the City. Phase 1 included 81 acres of the Waterfront Town Center Area. Phase 2 may transfer approximately 229 acres, potentially including 56 of the acres of the Waterfront Town Center Area (the taxiways near the northwest corner of the

- Phase 1 Land
- Phase 1 Submerged
- Phase 2 Land (2014)
- Phase 3 (2015)
- Phase 4 (2019 or later)
- Precise Plan Boundary



Lagoon and land north of Ralph Appezzato Parkway), by December 2014. Phase 3 does not involve land in the Waterfront Town Center Area; it covers 36 acres at the northwest tip of Alameda Point and is expected to be conveyed by December 2015. The remaining 15 acres of the Waterfront Town Center Area will be conveyed as part of the 178 acres of Phase 4, which is anticipated to be transferred by December 2019.