



## City of Alameda

### Alameda Point Housing Update & Walking Tour

December 6, 2025

# Schedule for Today



<b>2:00 pm</b>	Call Meeting to Order and Welcome Remarks	
<b>2:05 pm</b>	Public Comment <i>1 minute per speaker</i>	(10 minutes)
<b>2:15 pm</b>	Staff Presentation	(30 minutes)
<b>2:45 pm</b>	City Council Q&A	(25 minutes)
<b>3:10 pm</b>	Break / Transition	
<b>3:20 pm</b>	Guided Walking Tour	(60 minutes)
<b>4:20 pm</b>	Adjourn Meeting	(Tour Stop 5)

# Goals of Today



- Strategic Plan goal to advance next phase of housing in Main Street Neighborhood:
  - *HH7a: Next steps for new residential development north of West Midway at Alameda Point*
- Teeing up the opportunities in this area, and considerations
- Return to Council in early 2026 with further analysis and discussion
- If development is viable, aim for a 2026 request for qualifications for developer



# What We'll Cover Today



- **Alameda Point Housing Work Plan Update** – Staff progress on key initiatives to advance housing development at Alameda Point
- **Main Street Neighborhood North (MSNN) Context** – Overview of the area considered for next phase of housing development at Alameda Point.
- **MSNN: Defining the Opportunity** – Feasibility questions, opportunities, and challenges for advancing housing in the MSNN area.
- **MSNN Next steps**
  - **Winter 2026:** Complete due diligence (DD)
  - **Spring 2026:** City Council study session on DD findings + direction
  - **Late 2026:** Issue developer RFQ (pending Council direction)

# **Alameda Point Housing Work Plan Update**



## **The City has established a clear path for additional housing growth:**

- Citywide Housing Element (2022)
- 2040 Citywide General Plan (2021)
- Alameda Point zoning district AMC 30-4.24 (2014)
- Alameda Point EIR (2014)

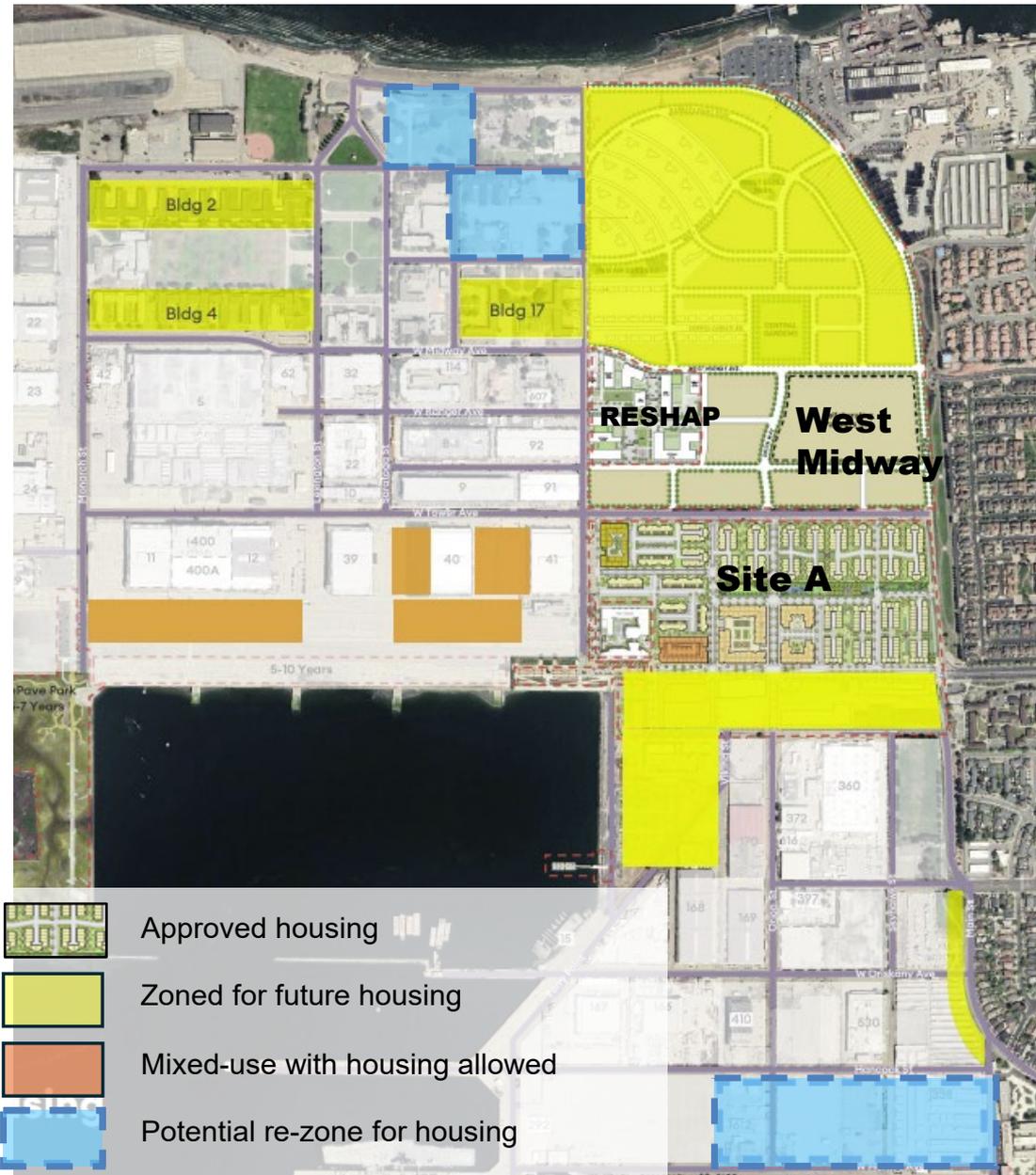
## **Various City plans establish other important design and implementation strategies to accommodate this growth:**

- Main Street Neighborhood Specific Plan (2014)
- Master Infrastructure Plan (2014 & 2020)
- Waterfront Town Center Precise Plan (2014)
- Alameda Point Public Services District (CFD 17-1) (2017)
- NAS Alameda Historic District Preservation Guidelines (2014) and infill design guidelines

# Alameda Point Housing Context

## 129+ acres of future housing opportunity sites

- Main Street Neighborhood
- Town Center & Waterfront
- Adaptive Reuse Area
  - Bldgs 2 and 4
  - North Shore
  - AUSD Properties: Bldgs 17 and block to north (between W Essex and Red Line)



## **Alameda Point-specific factors influencing housing production**

- Costly infrastructure needs - utilities replacement, climate adaptation
- Affordable housing - 25% requirement
- Navy Economic Development Conveyance Agreement
- Project Stabilization Agreement Policy
- NAS Alameda Historic District Preservation Guidelines (2014) and infill design guidelines

## **Broader economic realities of regional housing construction**

- Difficult overall market - high construction costs vs prices
- For-sale townhomes are most feasible product at present
- Reduced funding opportunities for affordable housing

# Work Plan to Advance Housing at Alameda Point

SEP 2024 Work Plan Presented to Council	Dec 2025 Update	Status
Main Street Neighborhood North feasibility exploration	Today's topic; technical analysis underway and informing next steps	▶ <b>In Progress</b>
RESHAP Funding Plan	Co-applicant on state housing grant; award notification expected Dec 2025	▶ <b>In Progress</b>
Navy Conveyance Agreement Amendment	Amendment approved by Council Oct 2025	✓ <b>Complete</b>
Enterprise District residential feasibility	Assessing opportunities after Pacific Fusion option termination	○ <b>Future Action</b>
Bachelor's Enlisted Quarters (BEQ – Bldgs 2, 3, 4)	Open to proposals; multiple active proposals under review	▶ <b>In Progress</b>
Mixed-use areas	Will advance when market conditions improve	○ <b>Future Action</b>

# Site A Project

## Approved Plan

- 1,284 housing units (townhomes, apartments)
- 321 affordable units
- 68 acres total area

## Status

- Phase 1 Complete: 454 housing units & surrounding roadways/park/ferry terminal built
- Future Phases Paused: 830 units remaining

## Lessons Learned

- Economic conditions have impacted project feasibility
- Need flexibility in development transaction to adapt to market forces while preserving the City's objectives.

## Next Steps

- City & developer are exploring strategies to restart housing production



Site A 2022 Amended Development Plan



Current Condition

# West Midway Project

## Approved Plan

- 478 market rate housing units
- Consists of townhomes & condos
- 26 acres total area

## Status

- Demolition Complete: demolition of former commissary and other structures; Site preparation underway
- Complete: Community Facilities District formed (infrastructure funding)

## Lessons Learned

- Retaining City ownership requires extensive staff involvement but preserves leverage if project milestones are not met.

## Next steps

- Soil stabilization set to begin soon
- Vertical construction: Q1 2027, market dependent



West Midway Development Plan - Phase A

# RESHAP Project

## Approved Plan

- 332 units (100% affordable), apartments
- Includes 200 replacement units for existing supportive housing
- 8.5 acres total area

## Status

- Underway: Phase 1 infrastructure (roads, utilities)
- Pending: Awaiting funding award for Phase 1A construction (Dec 2025)

## Lessons Learned

- Funding limited & competitive; will take time to deliver all phases.
- West Midway and MSNN projects dependent on RESHAP completion.

## Next steps

- Continue to apply for additional funding for all project phases



RESHAP Development Plan

# **Main Street Neighborhood North**

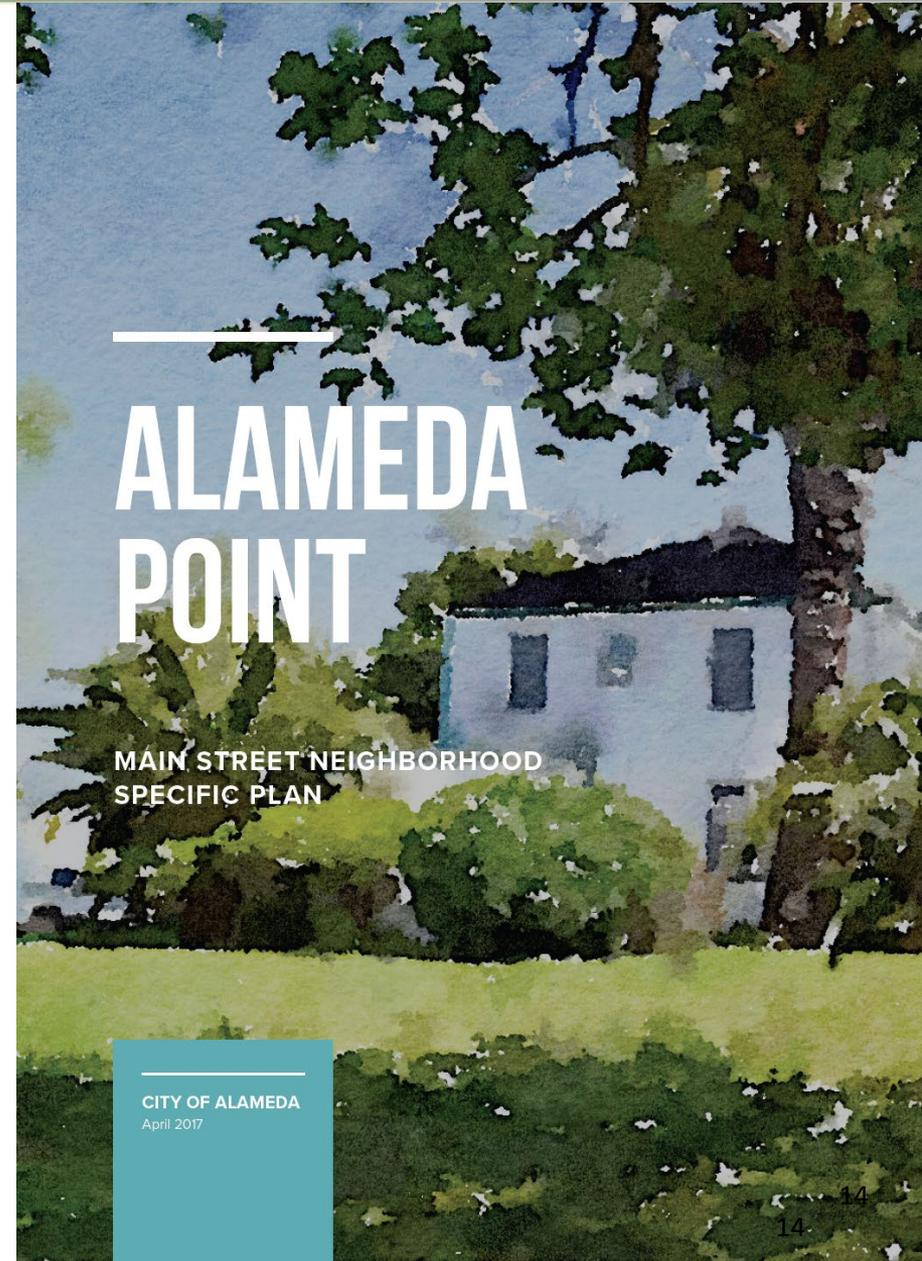
# Main Street Neighborhood – Planning Vision & Content

## Vision

- Create a walkable, mixed-income neighborhood that expands housing opportunities while honoring its historic character.
- Modernize infrastructure, shoreline protection, and mobility systems to support resilience and future housing.

## Planning Context

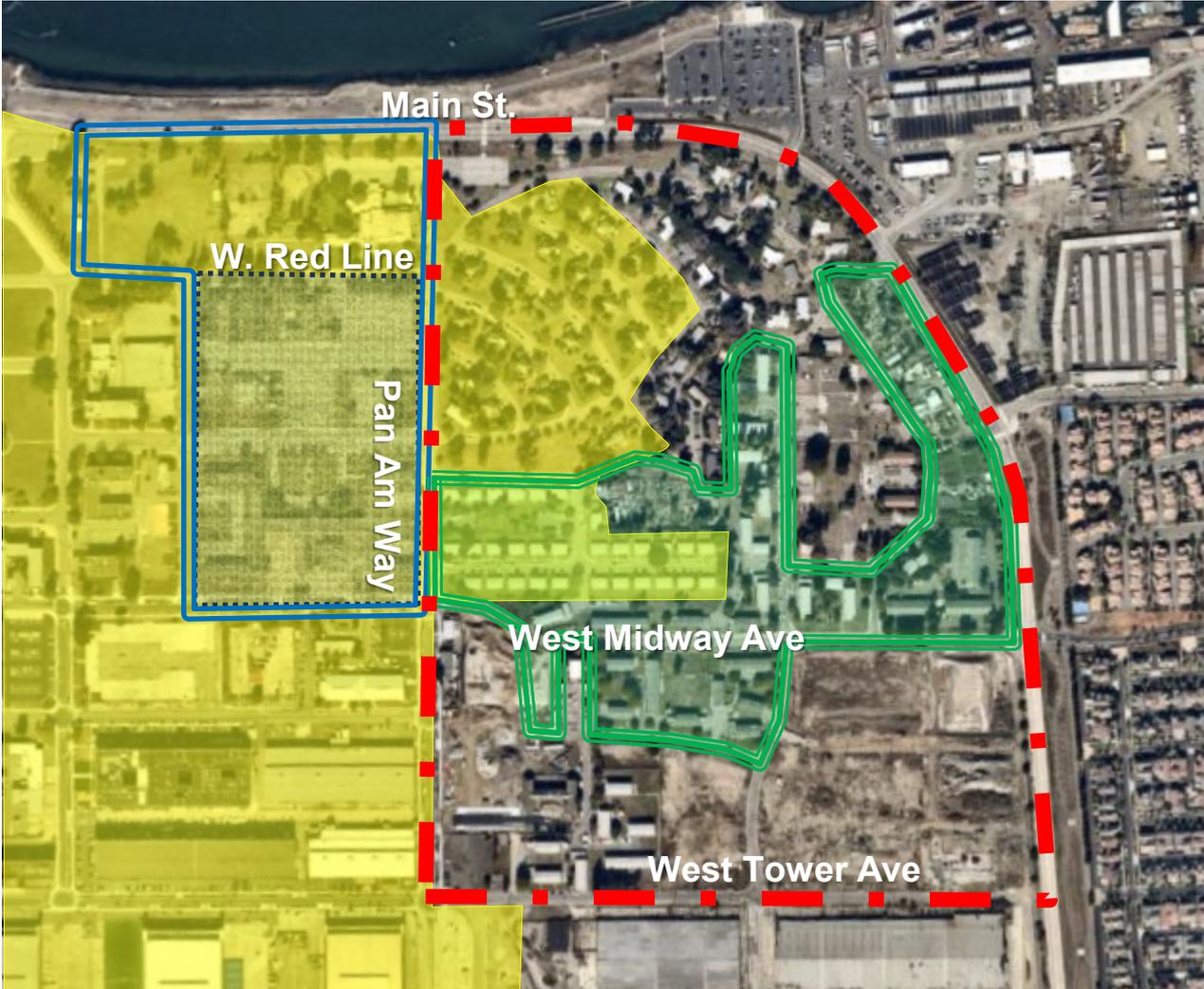
- Main Street Neighborhood Specific Plan (2017)
- Alameda Point Master Infrastructure Plan (2020)
- Alameda Point EIR (2014), including historic mitigations and infill guidelines



# Main Street Neighborhood North (MSNN)

## Main Street Neighborhood North Study Area

-  Main Street Neighborhood Specific Plan
-  Affordable Housing / Collaborative Partners Lease Areas
-  For Consideration
-  Naval Air Station (NAS) Historic District
-  AUSD



# Main Street Neighborhood North

## Transformational opportunity to advance more housing at Alameda Point

### Housing & Community

- Capacity for 600 to over 1,000 mixed-income housing units
- 25% of housing units will be affordable
- Revitalization of historic assets (Big Whites) and consideration of other historically contributing resources, where feasible

### Infrastructure & Resilience

- Integrated flood protection and shoreline adaptation
- Replacement or upgrade of utility services
- Improved multimodal mobility (sidewalks, bikeways, safer streets)

### Transit & Connectivity

- Better multimodal connectivity to the Alameda Main Ferry Terminal
- Strong access to jobs, amenities, and services in within Alameda and the surrounding region

# MSNN: Due Diligence Questions For Housing Production

## Guiding questions shaping staff's feasibility work that's underway

### Resilience & Infrastructure

- How can we protect the area from flooding and sea level rise?
- What infrastructure must be modernized, and how should it be phased and funded?
- What rehabilitation work is required to preserve and upgrade the historic district (the "Beehive")?

### Housing Program

- How many housing units are feasible, where can they be located, and what product types make sense?
- How should new housing be phased to align with RESHAP's schedule?

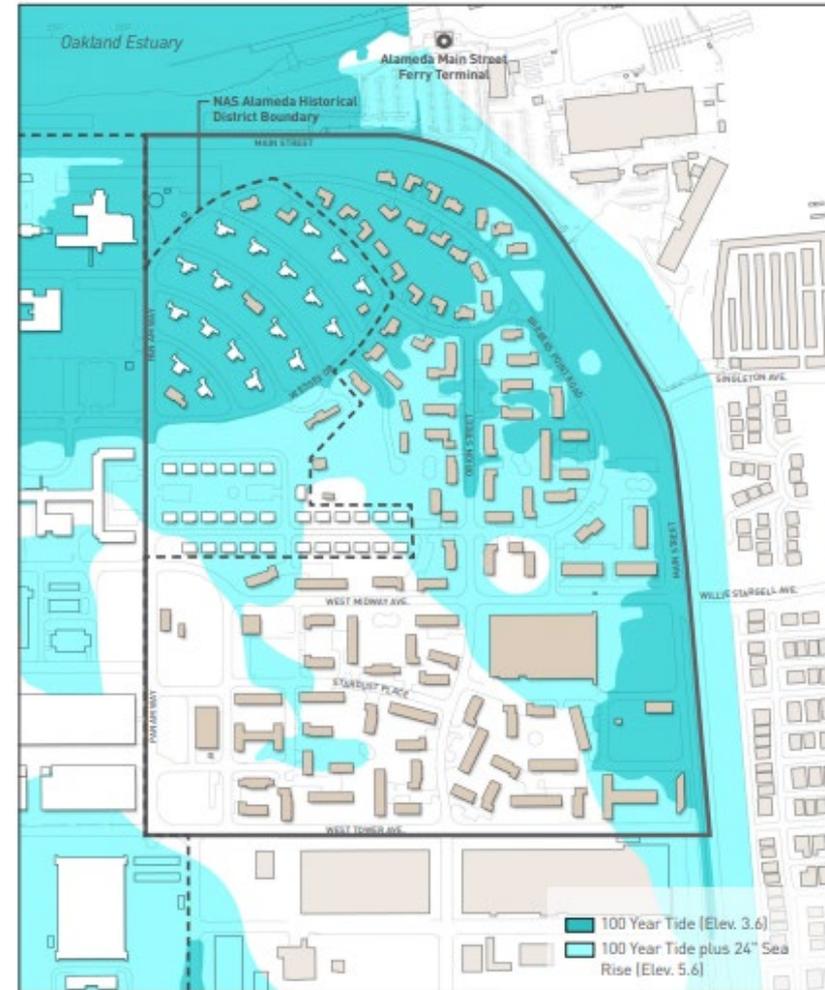
### Policy & Financial Feasibility

- How do existing policies (affordable housing, Navy excess unit fee, Project Stabilization Agreement policy) affect feasibility?
- What is financially achievable given infrastructure, policy, and market constraints?
- Evaluate and report out options for current tenants in city-managed properties based on applicable requirements and best practices.

# MSNN: Resilience & Flood Protection

## Flood & Climate Adaptation Needs

- **Floodplain and Groundwater Conditions:** Current 100-year flood risk affecting MSNN. Water intrusion already occurs in some areas.
- **Sea Level Rise:** Long-term adaptation requirements for MSNN site, as well as stabilization/adaptation along shoreline
- **Historic Assets:** Flood-protection measures compatible with preservation standards
- **Funding and Cost Implications:** Scale and phasing of infrastructure needed to protect historic assets and support development likely to require external grants. \$15M Army Corps grant to advance shoreline flood-protection is pending.



# MSNN: Replacement Infrastructure Needs



## Replacement Infrastructure Strategy

- **Replace Aging Infrastructure:** Water, sewer, power, stormwater, and roads require replacement and multimodal enhancements (sidewalks, ADA ramps, etc.), as called for in the MIP, whose total cost has risen to approximately \$900 million.
- **Construction Phasing:** Plan improvements in connected phases to support system continuity and reduce disruption.
- **Funding Approach:** Determine how much infrastructure is financially feasible to build per project phase.

Evaluate and pursue financing tools such as CFDs, grants, and other funding mechanisms, in addition to strategic phasing of improvements.

# MSNN: Historic District Considerations



- **Historic Framework:** Historic district guidelines will help shape approach to balancing infill housing development and/or preservation of historic resources
- **Infrastructure Upgrades:** Implement MIP option to not fully replace all utilities within Beehive area. Lowers upfront costs, increases long-term maintenance.
- **Cost Considerations:** Rehabilitation of older structures may involve unique materials or methods that influence cost

# MSNN: Housing Program & Key Considerations

**Before advancing MSNN, several program-level considerations must be determined, including:**

## **Community & Tenant Considerations**

- Advancing MSNN requires completion of all four RESHAP residential phases and APC tenant move-in.
- Consider options and engage tenants in city managed properties.

## **Land Use & Zoning**

- Explore rezoning the “North Shore” Adaptive Reuse Area to allow housing.
- Coordinate with AUSD to determine the feasibility of rezoning and including their parcels in the development area.

# MSNN Revitalization Next Steps

- **Complete Key Due Diligence and Financial Feasibility Analysis (Winter 2026)**  
Finalize infrastructure, resilience, historic considerations, and housing. program analysis and evaluate major cost drivers, policy requirements, financial feasibility and potential funding tools.
- **City Council Study Session (Spring 2026)**  
Staff will present additional analysis of MSNN feasibility and propose next steps.
- **Request for Qualifications (Late 2026)**  
Issue a Request for Qualifications to solicit experienced developer teams, depending on Council direction.

# Questions & Answers

# Walking Tour Route

## 1. City Hall West

Tour Starting Point  
(950 W Mall Square)

## 2. Reuse Area

Newly Constructed Infrastructure  
(W Midway btw Saratoga & Pan Am)

## 3. RESHAP/W Midway Projects

Overlapping Project Area  
(W. Midway btw Pan Am & Orion)

## 4. Historic District/Big Whites

Historic preservation, infrastructure,  
current residents' considerations  
(Corpus Christi btw Pan Am & Orion);  
(Newport btw W Essex & Pan Am)

## 5. Northshore/Officers' Club

Flood & Climate Adaptation Needs  
(W Red Line btw Pan Am & Saratoga)

## 6. City Hall West

Tour End Point

