Exhibit 2

Addressing Sea-Level Rise at Alameda Point

City Council
November 19, 2013

NAS Alameda Transfer History

- Base Realignment and Closure Round - 1993
- Community Reuse Plan – 1996
  - Limited to 1,425 units for Alameda Point
- Decommissioned - 1997
- No-Cost Conveyance Agreement - 2000
- First Master Developer - 2000-2006
  - Changes to General Plan with focus on more housing (2000 units)
  - Protracted for-cost conveyance negotiations
  - Navy says price for land is $108M
- Second Master Developer - 2007-2010
  - Change to plan again for more housing (4,800 units)
  - Protracted for-cost conveyance negotiations

Current Approach

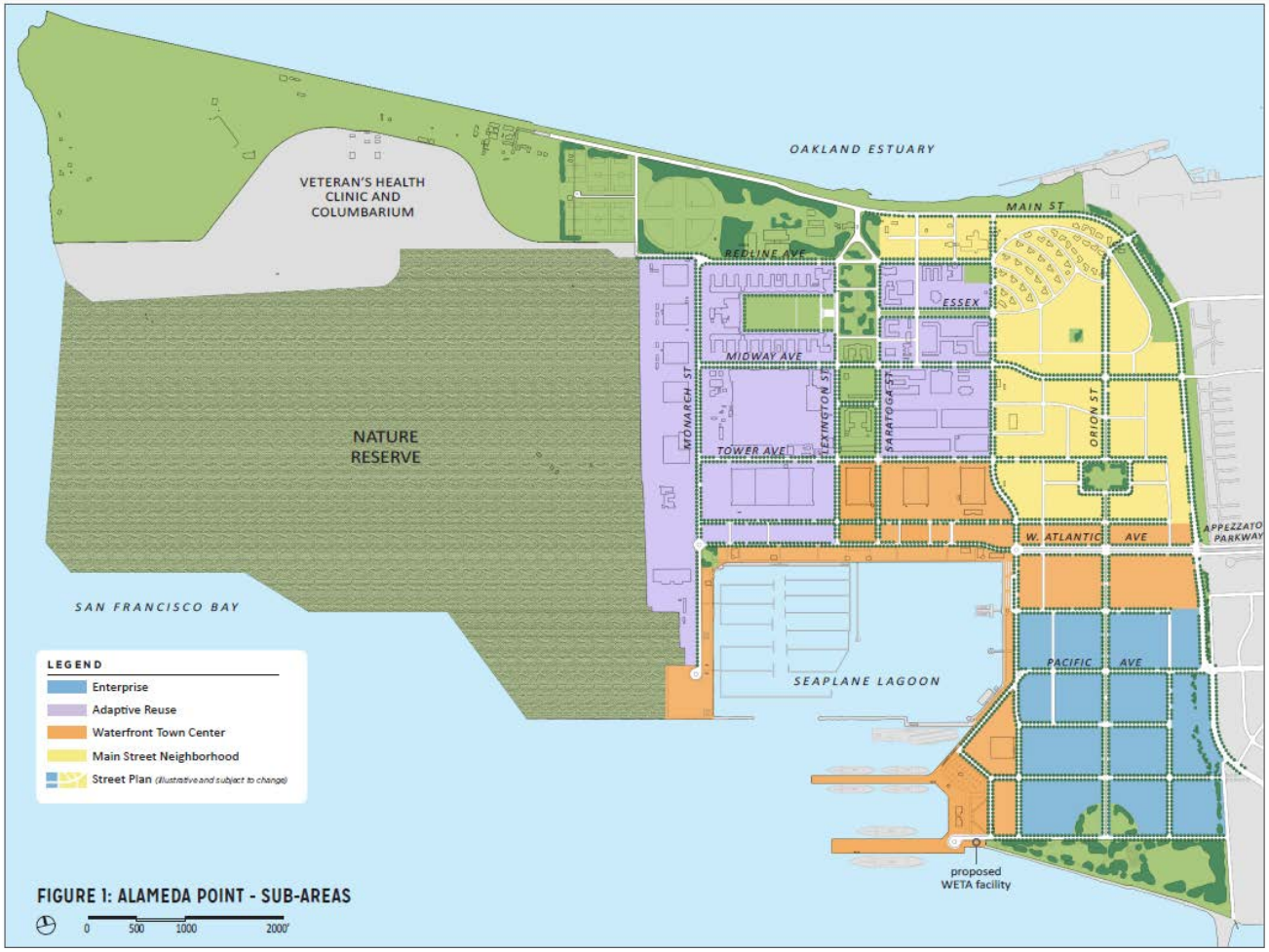
- City tackling regulatory challenges – no master developer (2010-2013)
- Prepare site-wide regulatory documents to guide development over time
- Create sub-districts with a focus on new construction and reuse areas
- Focus on employment and retail
- Allow for flexibility and be opportunistic

Alameda Point Agenda

- Conveyance – June 2013
- Planning Entitlement Process – January 2014
  - Draft Zoning Ordinance Amendment
  - Master Infrastructure Plan
  - Town Center & Waterfront Precise Plan
  - Environmental Impact Report
  - Transportation Demand Management Plan
- Developer Facilitation/Final Design Approvals – 2014-15
- Ready for Construction – 2015-16

CITY OF Alameda

Alameda Point Sub-Areas



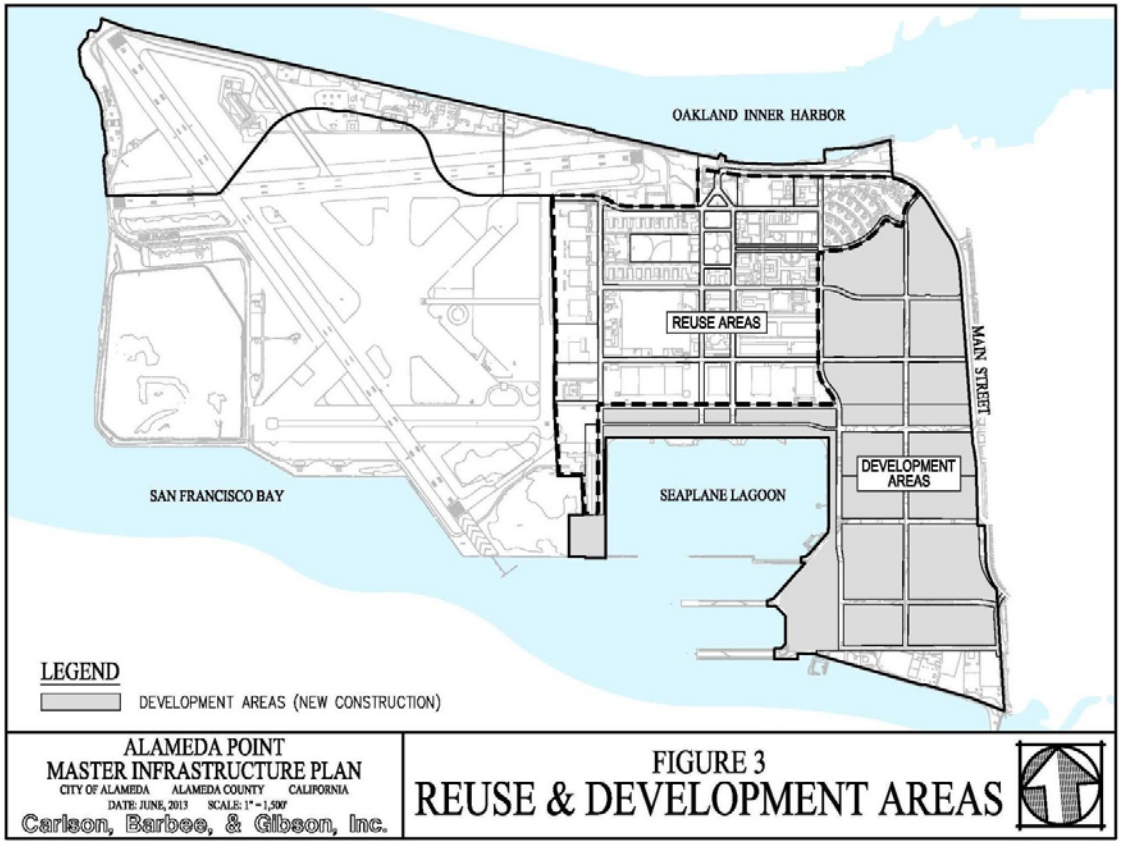
EIR and TDM Plan

- The Draft EIR outlines potential environmental impacts of Alameda Point development
- Two EIR hearings to provide opportunity for public comment
- City Council must review and certify final EIR before approving planning documents
- TDM Plan to encourage people to use alternative modes of transportation rather than single occupancy vehicles
- Compliance and monitoring of TDM Plan required

EIR Timeline

- September 4, 2013 - Draft EIR released
- September 9, 2013 – First EIR hearing at Planning Board for public comment
- September 25, 2013 – Second EIR hearing at joint City Council and Planning Board meeting for public comment
- October 21, 2013 – Close of public comment period
- November/December 2013 – Proposed Planning Board recommendation to City Council to certify EIR
- January 2014 -- Proposed City Council certification of EIR

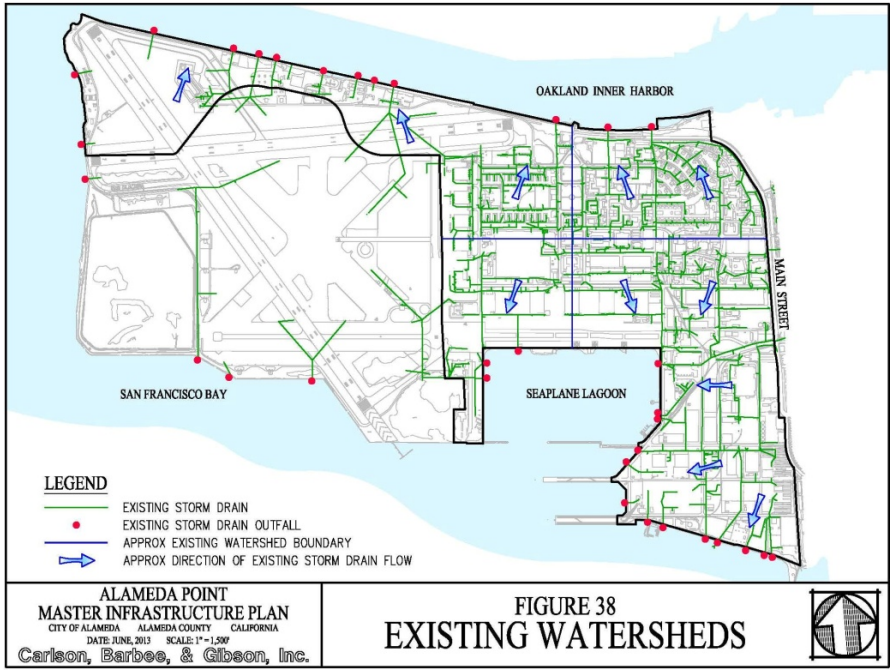
Approach to Infrastructure



- Distinct approach to infrastructure and sea-level rise protection in Development, Reuse and Northwest Territories Areas

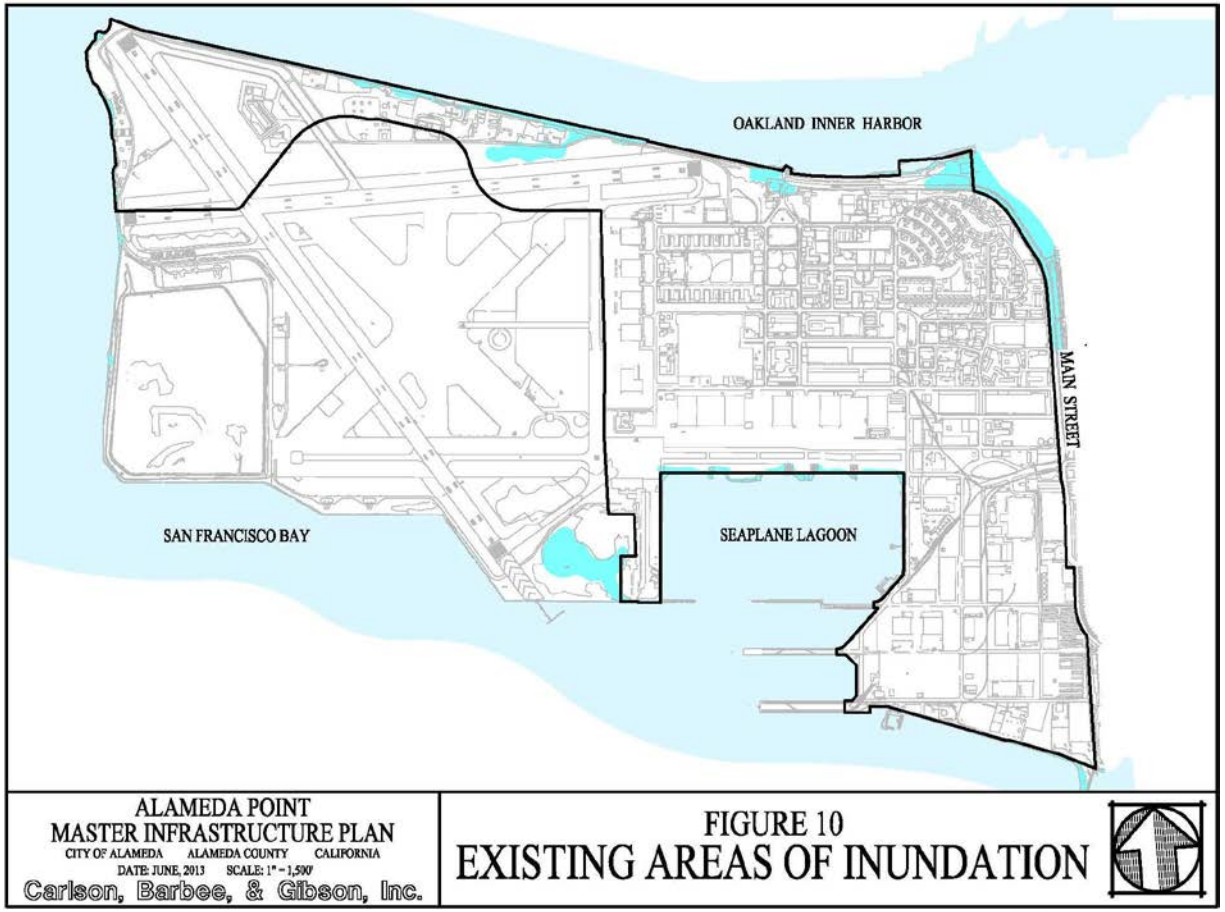
Existing Storm Drain Conditions

- Drainage pattern depends on site topography
- Existing storm drain system in need of repair



Existing and Projected Flooding

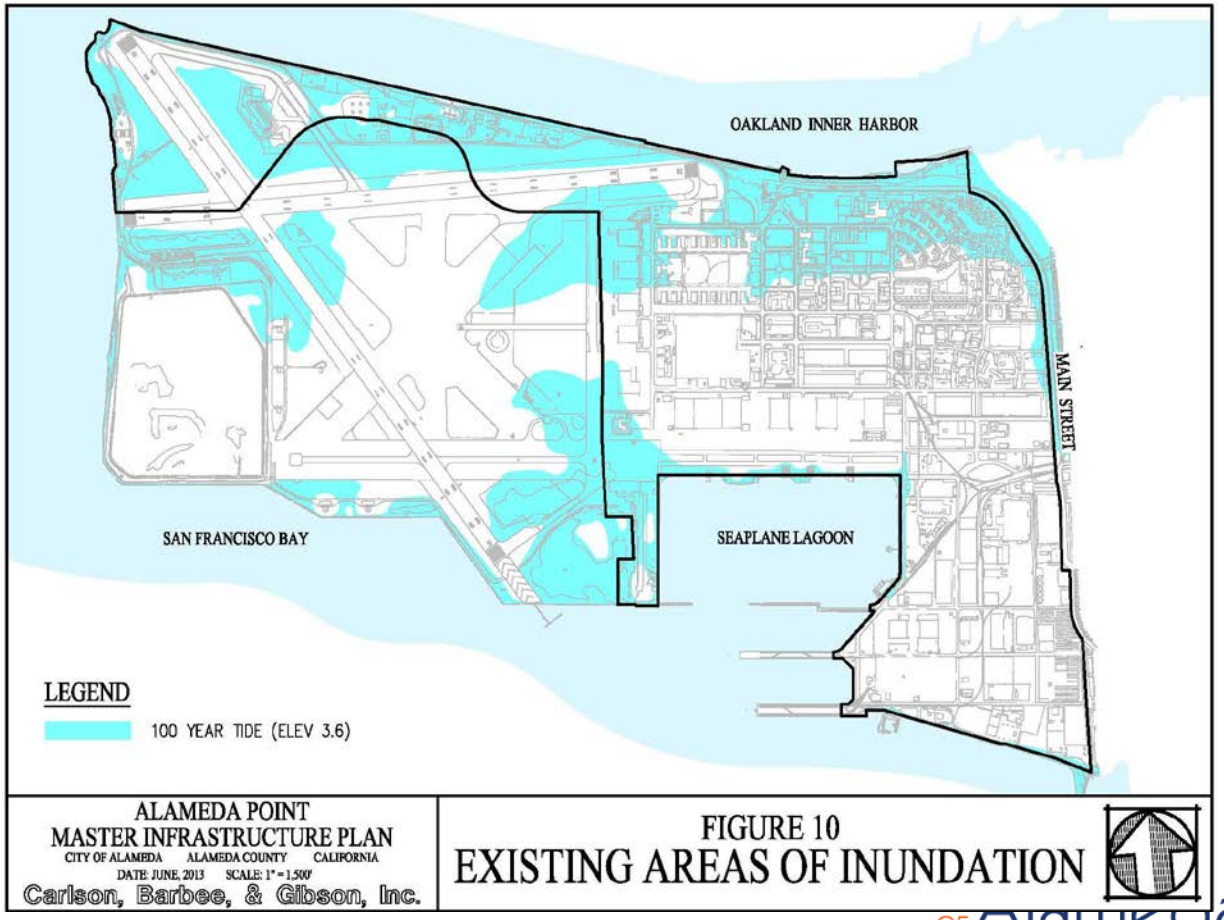
- Existing site currently floods during extreme tidal events and storms
- 100-year flood projected to flood significantly
- 18-inches of sea-level rise results in greater flooding



CITY OF Alameda

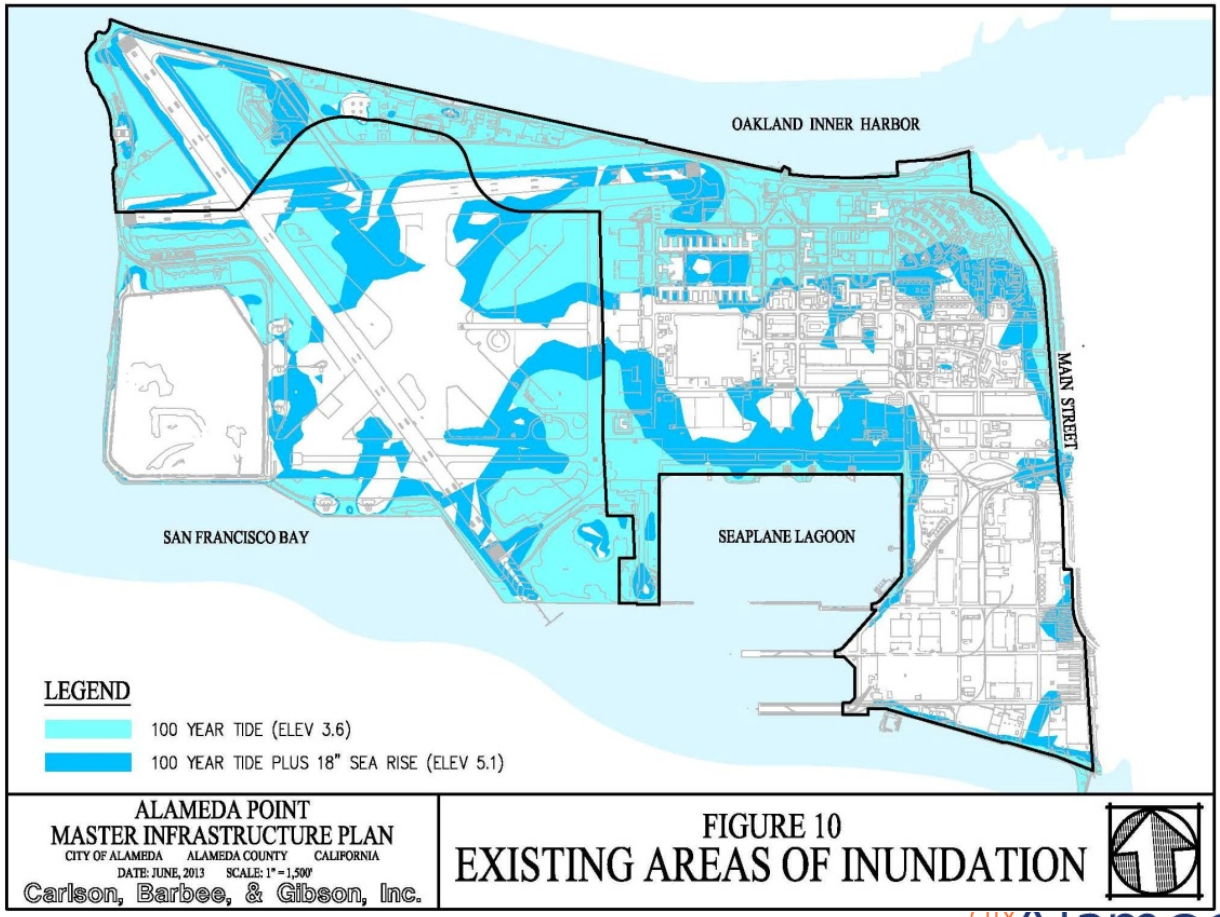
Existing and Projected Flooding

- Existing site currently floods during extreme tidal events and storms
- 100-year flood projected to flood significantly
- 18-inches of sea-level rise results in greater flooding



Existing and Projected Flooding

- Existing site currently floods during extreme tidal events and storms
- 100-year flood projected to flood significantly
- 18-inches of sea-level rise results in greater flooding



Sea-Level Rise Projections and Policies

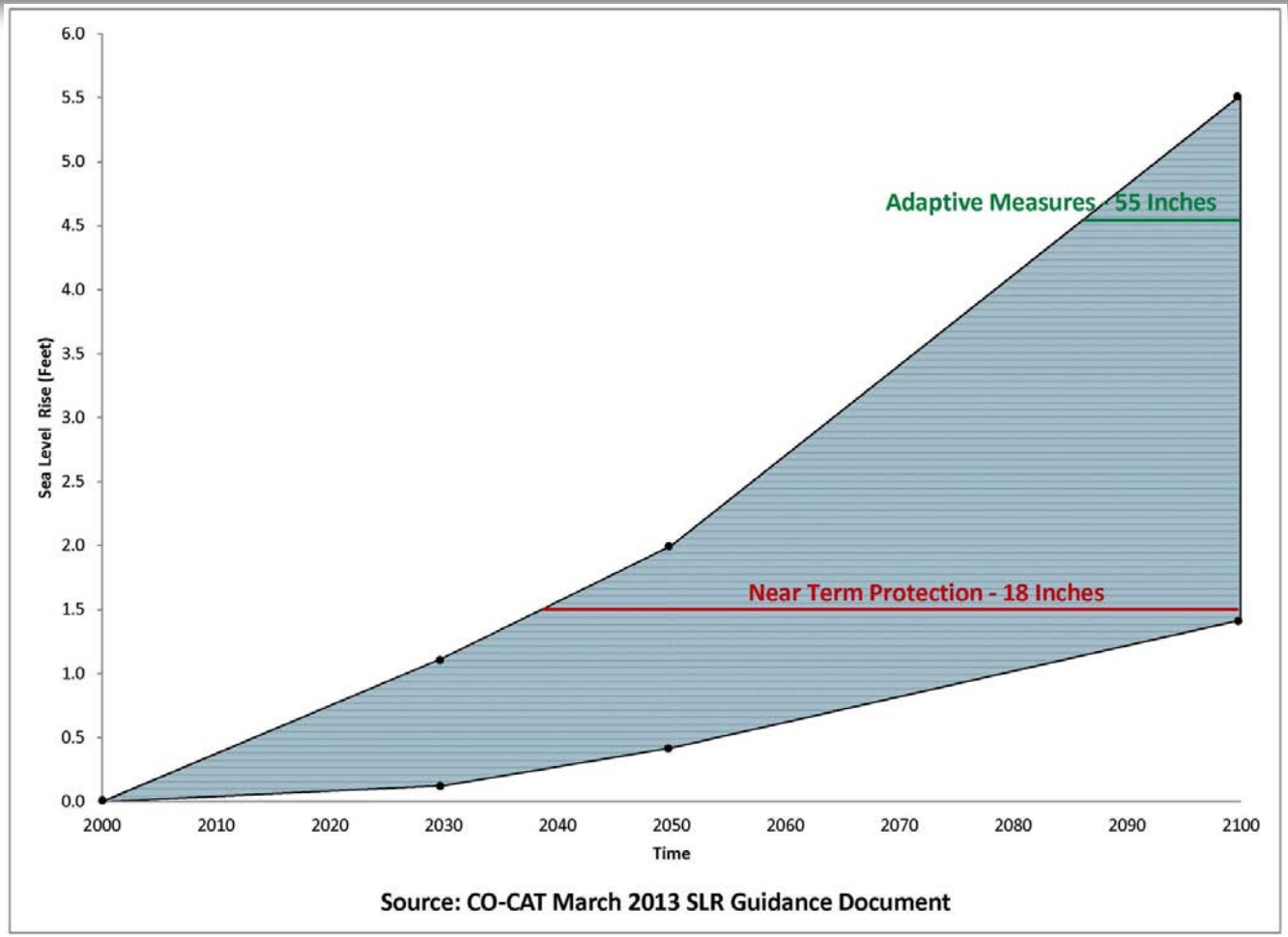
- State California Climate Action Team (CO-CAT) issued updated guidance document in March 2013:
  - 1.5-12 inches by 2030
  - 5-24 inches by 2050
  - 17-66 inches by 2100
- BCDC's Bay Plan in 2009 recommended:
  - 16 inches by 2050
  - 55 inches by 2100
  - Timeframes beyond 2050 must consider adaptive capacity

CITY OF Alameda

Sea-Level Rise Projections and Policies

- CO-CAT will continue updating sea-level rise projections
- BCDC recognizes CO-CAT as best science on sea-level rise
- City's proposed approach consistent with State and BCDC policies:
  - 18 inches for initial flood protection
  - 55+ inches for adaptive flood protection
  - Ongoing monitoring of sea-level rise
  - Forgo protection in certain areas (Northwest Territories, western edge of Seaplane Lagoon)

Range of Sea-Level Rise Projections



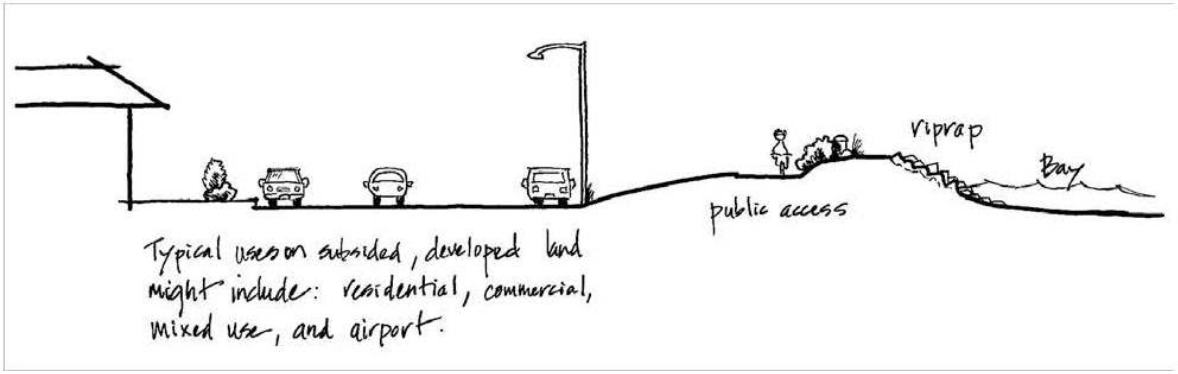
Source: CO-CAT March 2013 SLR Guidance Document

CITY OF Alameda

Sea-Level Rise Protection Strategies

- Elevate above expected and proposed areas
- Perimeter protection
- Set back from shoreline
- Adaptive measures

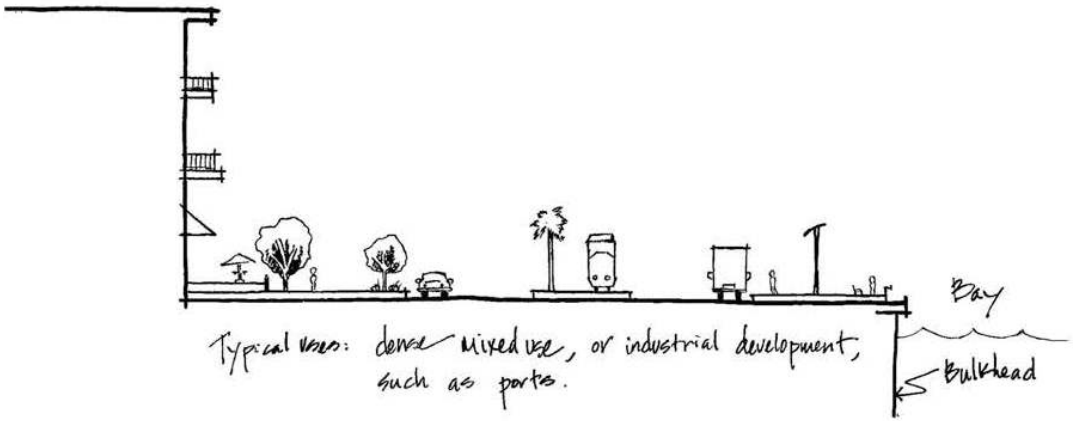
Source: BCDC



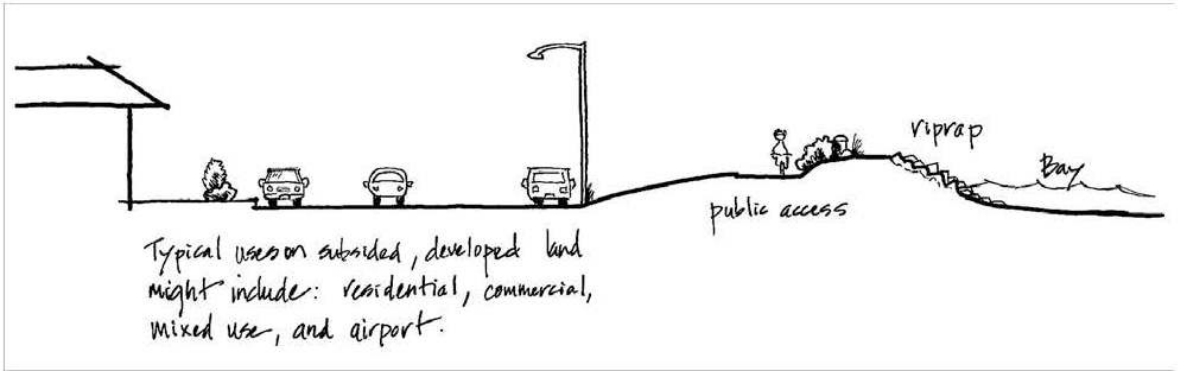
CITY OF Alameda

Examples of Protection Strategies

Source: BCDC



Source: BCDC

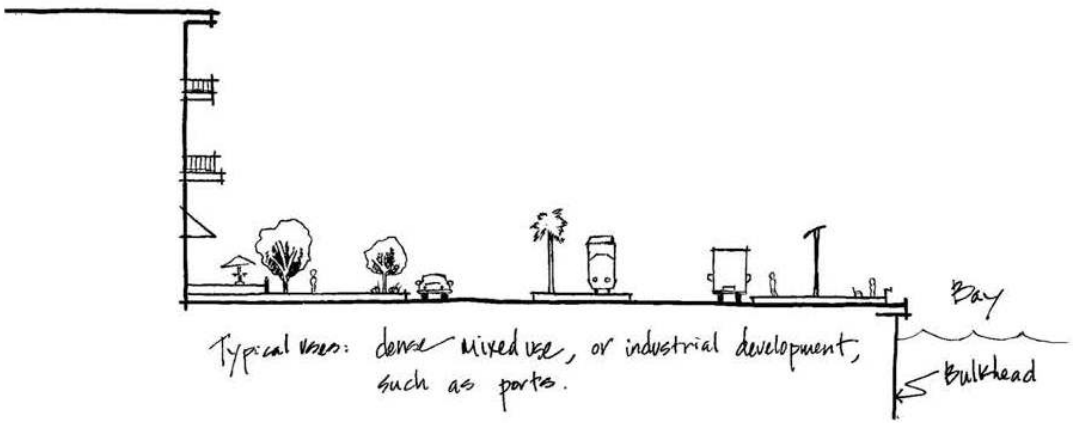


CITY OF Alameda

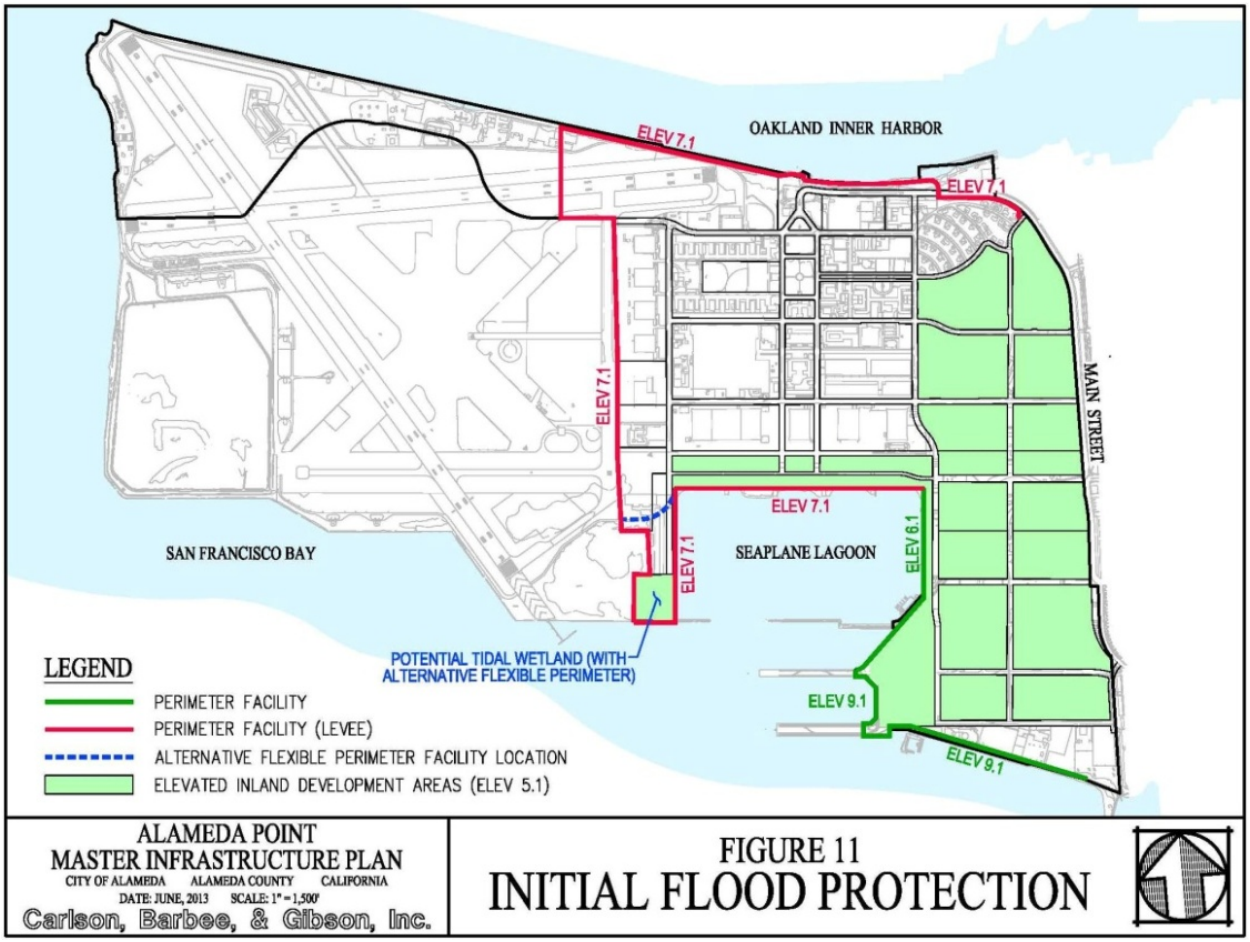
Sea-Level Rise Protection Considerations

- Long-term site protection
- Site constraints
- Phasing and implementation
- Financial feasibility

Source: BCDC



Proposed Initial Strategy (100-Year Plus 18” Sea-Level Rise)



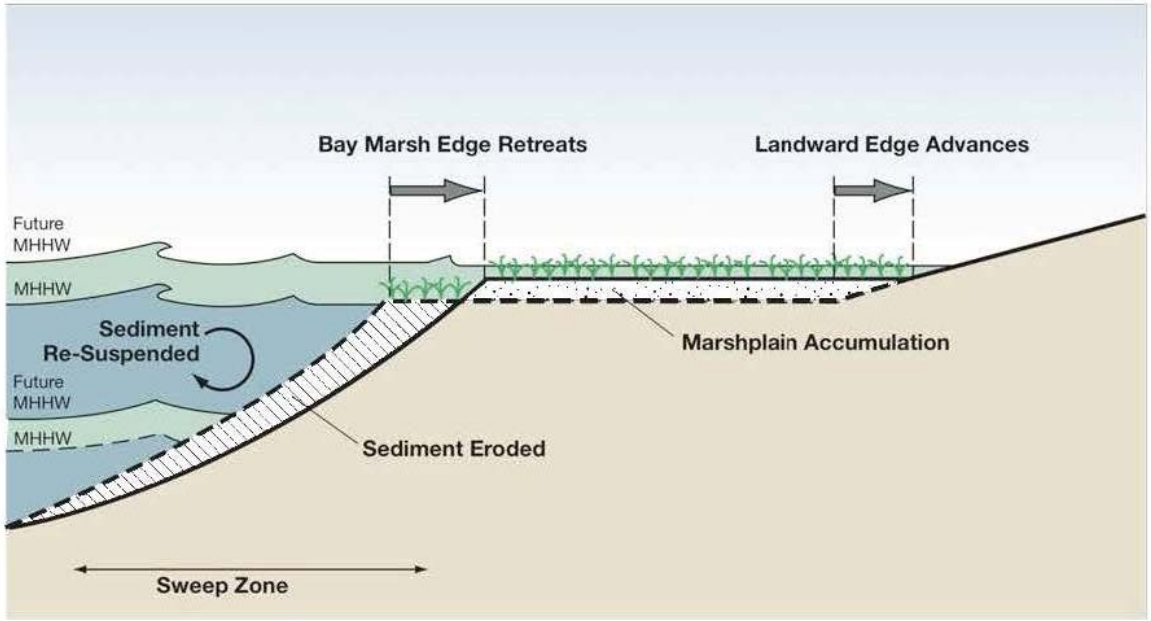
- Elevate Development Areas with fill
- Improve and elevate perimeter measures
- Reserve land for adaptation
- Monitoring

CITY OF Alameda

Proposed Adaptive Strategy

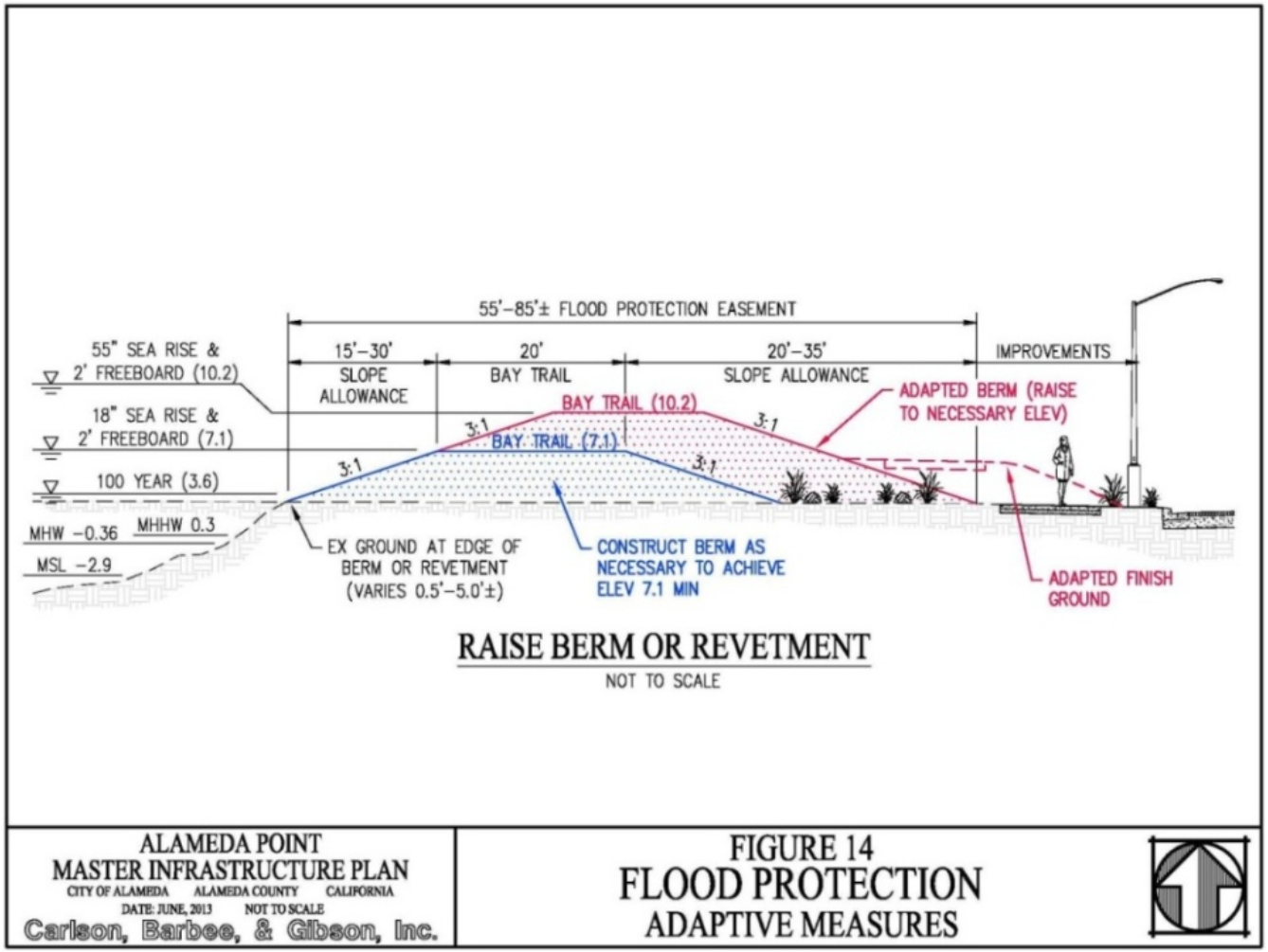
- Ongoing monitoring
- Implement adaptive measures if necessary
  - Raise perimeter
  - Flexible shoreline
  - Storm drain pump stations

SOURCE: Lowe and Williams, 2008



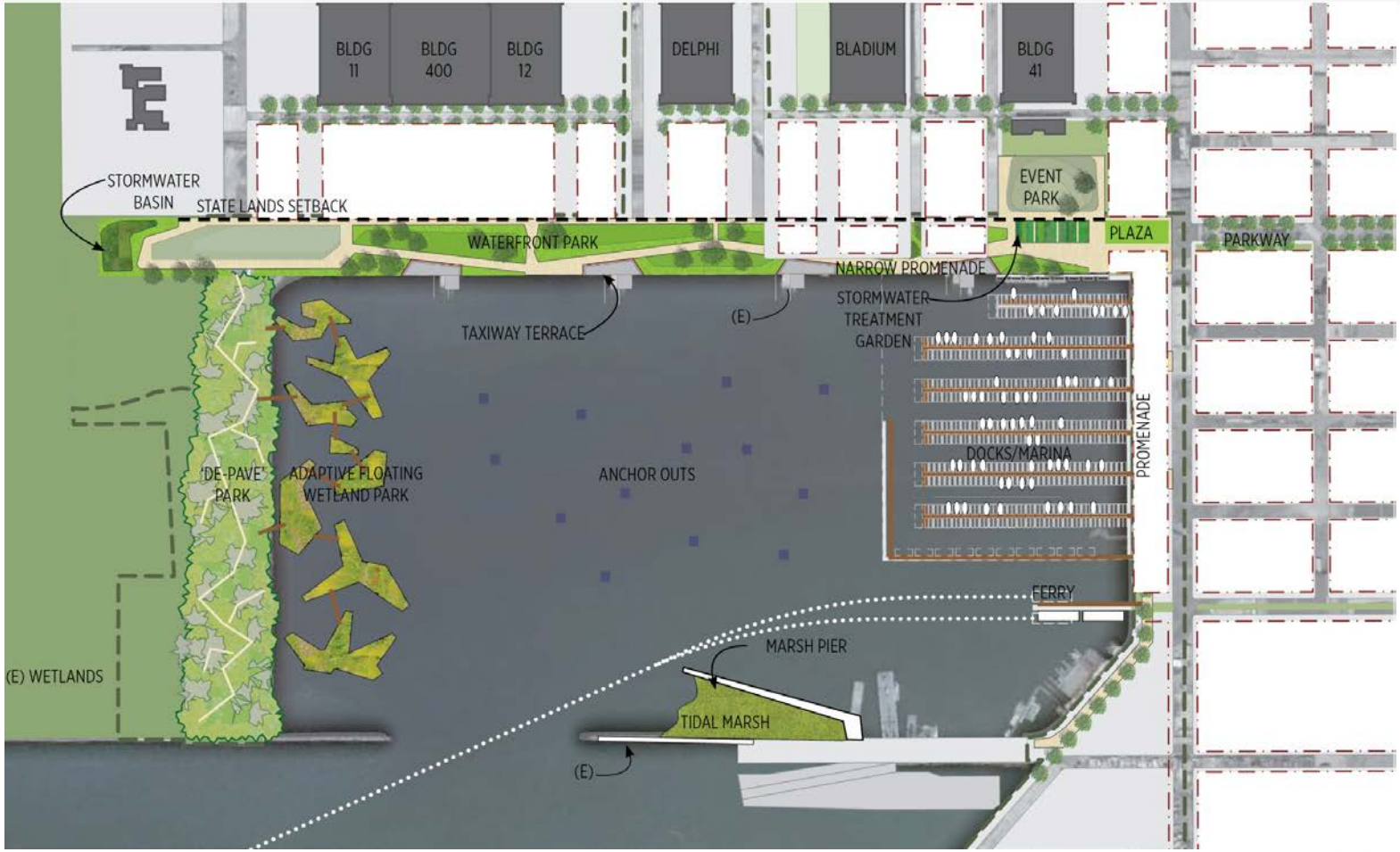
CITY OF Alameda

Example of Adaptive Strategy



CITY OF Alameda

Example of Adaptive Strategy



Stay Informed and Participate

- Visit City Website—
  Alamedaca.gov/Alameda-Point
- Email Updates and Comments—
  AlamedaPoint@alamedaca.gov
- Twitter and Facebook—
  @AlamedaNAS
  Facebook.com/AlamedaNAS
- Online Surveys
- Public Hearings

Q & A

CITY OF Alameda