



Historic District



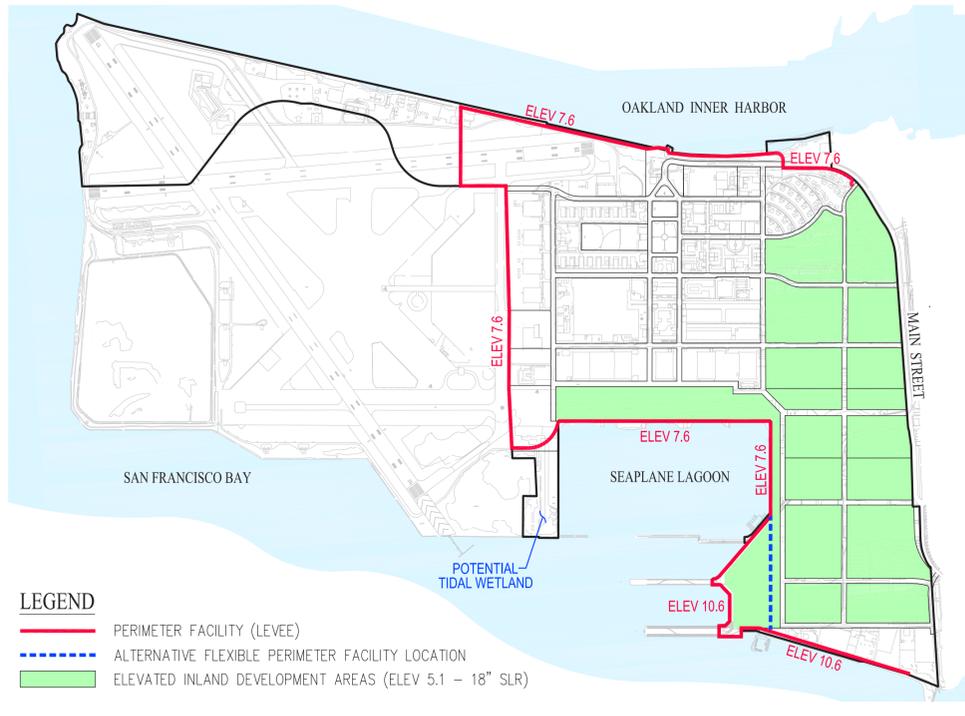
Lands in Public Trust



Sea Level Rise



Shoreline Adaptation Elevated Grades



MARITIME USES



Future DePave Park



Seaplane Lagoon Promenade Phase I



Piers 1, 2 and 3



MARITIME USES

Alameda Point Existing Business Clusters, Representative Tenants

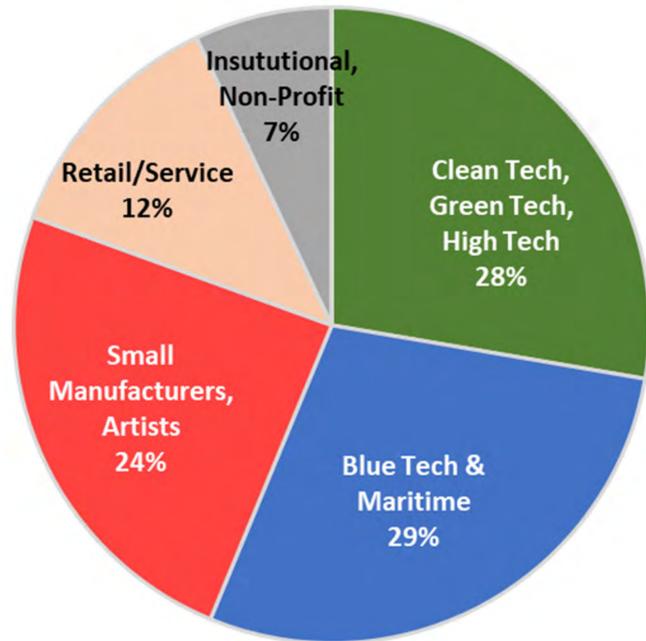
Category	% Leased Building Area	Representative Tenants
Maritime and Blue Tech	29%	DOER (underwater vehicles/ submersibles) Hornet Aircraft Carrier Museum Kai Concepts (water sports technology) Maritime Administration (U.S. reserve fleet) Matson Navigation (shipping) Navier (electric hydrofoil watercraft) NRC (hazmat response) Power Engineering Construction (maritime construction) Saildrone (Uncrewed ocean vessels) Water Emergency Transportation Authority (ferry)
Clean Tech, Green Tech, High Tech	28%	Amber Kinetics (energy) Astra Space (space vehicles) Google Kairos Power (energy) Natel Energy (energy) Pyka (autonomous aircraft) Rain Industries (autonomous aircraft)
Small Manufacturers (including Food and Beverage), Artists	24%	Admiral Maltings Alameda Point Beverage Almanac Dashe Winery Dreyfuss Capital Partners Faction Brewing Firebrand Bakery Urban Legend Pacific Fine Foods St. George Spirits Inc. Building 43 Winery Wonky & Wonky Kitchen Complete Coach Works Navigator Systems
Retail / Service	12%	Auctions by the Bay SoFive The Hub Sports Club Pottery Barn Outlet
Institutional / Non-Profit	7%	Alameda Food Bank Alameda Point Collaborative Alameda Naval Air Museum Village of Love

Note: Percent of building area figures include privately-owned buildings. Note that some tenants lease significant land area not included in building area percentages.

Why is Maritime / Blue Tech Important to Alameda's Economy?

- Maritime / Blue Tech is mainly concentrated in San Diego, other regions
- But Alameda Point already has a concentration of these employers
- Uniquely competitive due to location and Navy infrastructure, especially Piers
- Generates high paying jobs that do not require a formal four year college degree

Tenant Mix by Building Area



Strategies to support the maritime / blue tech sector:

- Ensure strategic industrial/yard/waterfront space is reserved for operation of these businesses at Alameda Point
- Reinvest in Piers and dredging (very costly)
- Support community college training for hard-to-fill jobs
- Enhance network with Cal Maritime and other Bay Area institutions
- Support maritime/blue tech incubators (see example below)

The salaries of maritime and blue tech occupations without college degrees range from \$60,000 to \$150,000. Some of these occupations include:

- Heavy and tractor-trailer truck drivers
- Computer systems analyst
- Electrical and electronic engineering technologists and technicians
- Electrical and mechanical engineers
- Installation, maintenance, and repair occupations
- Electrical and electronics repairers, commercial and industrial equipment
- Industrial machinery mechanics
- Maintenance and repair workers
- Machinery maintenance workers
- Life, physical and social science technicians
- Mechanical drafters
- Plumbers, pipefitters, and steamfitters
- Procurement clerks
- Structural metal fabricators and fitters
- Surveying and mapping technicians
- Welders, cutters, solderers, and brazers
- Captains, mates, and pilots of water vessels
- Industrial truck, crane, tower and tractor operators

Precedents on the West Coast

Seattle Maritime Innovation Center at the Port of Seattle is a 15,000 square foot facility expected to open in 2025. The facility will include office space, fabrication space, common area, anchor office tenant space, and event space.

AltaSea at the Port of Los Angeles. AltaSea is a non-profit organization that is dedicated to advancing the blue economy and scientific collaboration. The planned 400,000 square foot campus will be located on a historic pier with access to 4,100 lineal feet of dock and wharf space. The campus will include research, educational, and job skills development areas and will be the home of the Southern California Marine Institute, which is engaged in marine research.

Blue Economy Incubator at the Port of San Diego facilitates pilot projects in the San Diego Bay by new and early-stage ventures in the blue tech sector. The Port of San Diego provides funding, use of Port-owned property, regulatory and permitting assistance, and access to staff with expertise in public relations and grant opportunities.

Saildrone (Uncrewed Ocean Vessels)



Bay Ship and Yacht



Hornet Aircraft Carrier Museum



WETA



Seaplane Lagoon Ferry Terminal

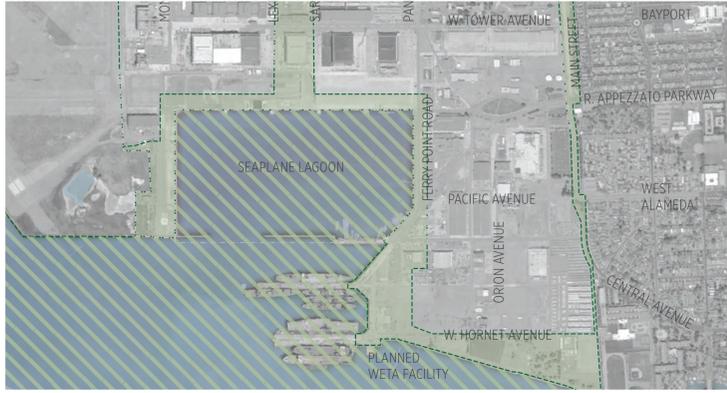
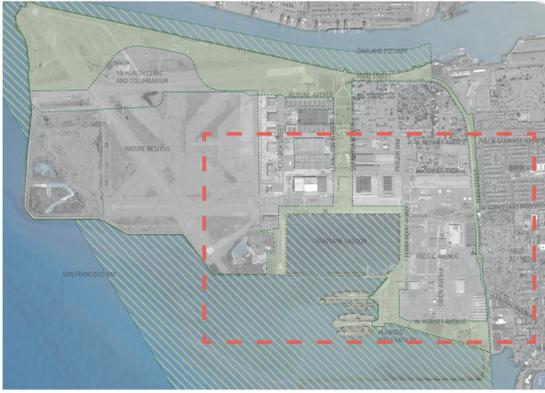


Encinal Boat Ramp and Beach



MARITIME USES

Lands in Public Trust



- Tidelands and submerged lands existing at time of statehood in 1850
- 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
 - Open Space
 - Vistier serving uses

Piers 1, 2, and 3



- Pier 1 is in satisfactory condition and south side of pier is available for lease and use.
- Pier 2 is in poor condition and needs repair for long term use. The entire pier is available for lease and use.
- Pier 3 is in satisfactory condition. 400' of south side of pier will be available for lease and use.

Encinal Boat Launch



- The Encinal Boat Launch is a public marina launch and an important recreational facility for the community of boaters, paddlers and sailors.
- New two-lane boat ramp, and Two boat docks - one for motorized boats and one for non-motorized watercraft.
- New restroom, including a new outdoor shower and fish cleaning station and lighting.
- Kayak laydown pad.

Seaplane Lagoon and Ramps



- North side of Seaplane Lagoon is 2,400' feet of water edge
- 4 water access ramps that are 40' wide at <5% slope
- 2 Ramps will remain accessible as part of future Seaplane Lagoon Promenade.

Bay Ship and Yacht



- Bay Ship and Yacht is a ship repair and serves as port manager.
- Port services provided by the Bay Ship and Yacht are; utility connections, vessel arrival and departure, periodic harbor patrol, channel surveys, periodic inspection of piers, and initial spill response.

WETA



- WETA dock and administrative building serve as a base campus for Bay Ferry Service
- They expect to expand their footprint
- WETA utilizes the services of both Power Engineering and Bay Ship and Yacht

MARITIME USES