



City of Alameda

Positioning the Alameda Point Enterprise District for Future Development

Mayor's Economic Development Advisory Panel
December 3, 2025

Enterprise District - Session Objectives



- Recap of Enterprise District background from August 2024 Study Session
- Share lessons on Pacific Fusion development process
- Discuss ideas for next steps to advance development

Land Use Visions approved by Council (Background)



2013 Concept Plan

107 acres for new high-quality research and development, industrial, manufacturing and office uses.

New construction to accommodate modern uses and specialized industry needs.

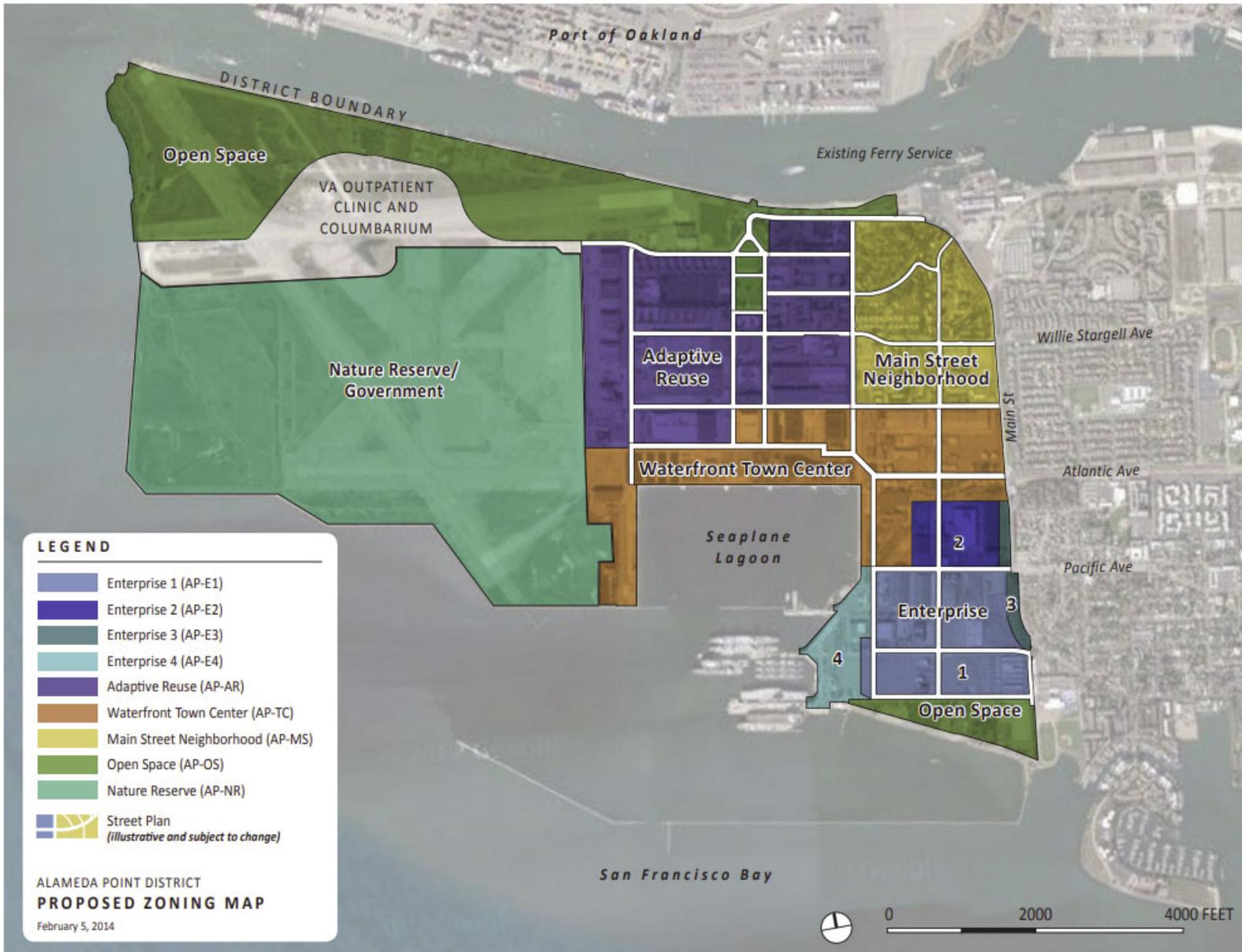
Maximum height of 100 feet (40 feet near Main Street).

2014 Zoning Amendment

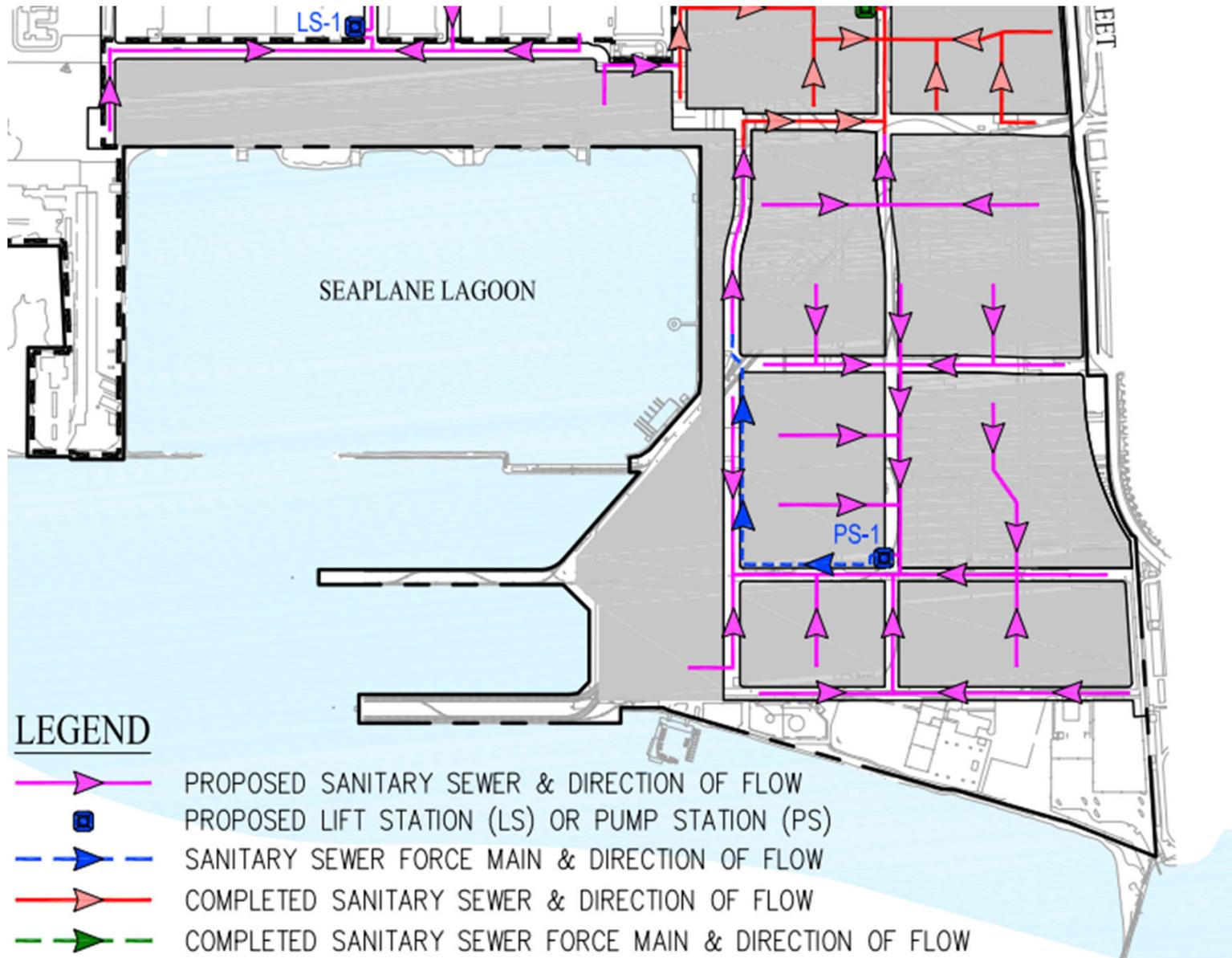
Office, research and development, bio-technology, high tech manufacturing, light and heavy industrial, maritime, commercial, community serving and destination retail, on-line sales, other uses.

Facilitate job growth and limit intrusion of uses that would (hinder) productive and successful employment and business use.

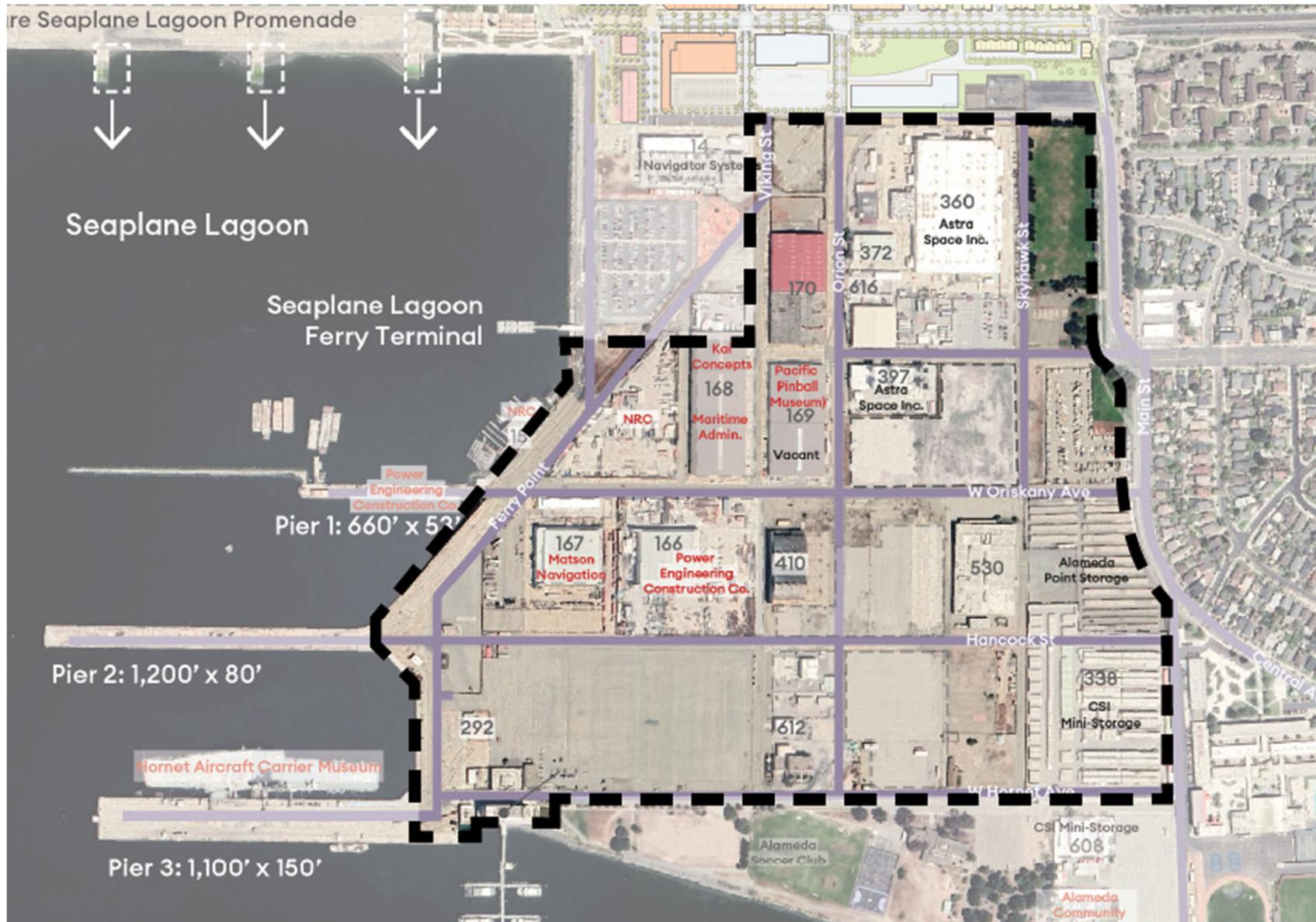
2014 Zoning Map Amendment (Background)



Master Infrastructure Plan (Background)



Current Enterprise District Condition



Pacific Fusion Negotiation Background

- Jan 2025: Council directed staff to explore development with Pacific Fusion
- Feb 2025: Council authorized Exclusive Negotiating Agreement with Pacific Fusion for two-year period
- June 2025: Council approved Purchase Option and adopted CEQA Checklist Findings for 13-acre, 220,000 square foot nuclear fusion demonstration facility
- September 2025: Pacific Fusion selects Albuquerque NM and notifies Alameda of intent to terminate option

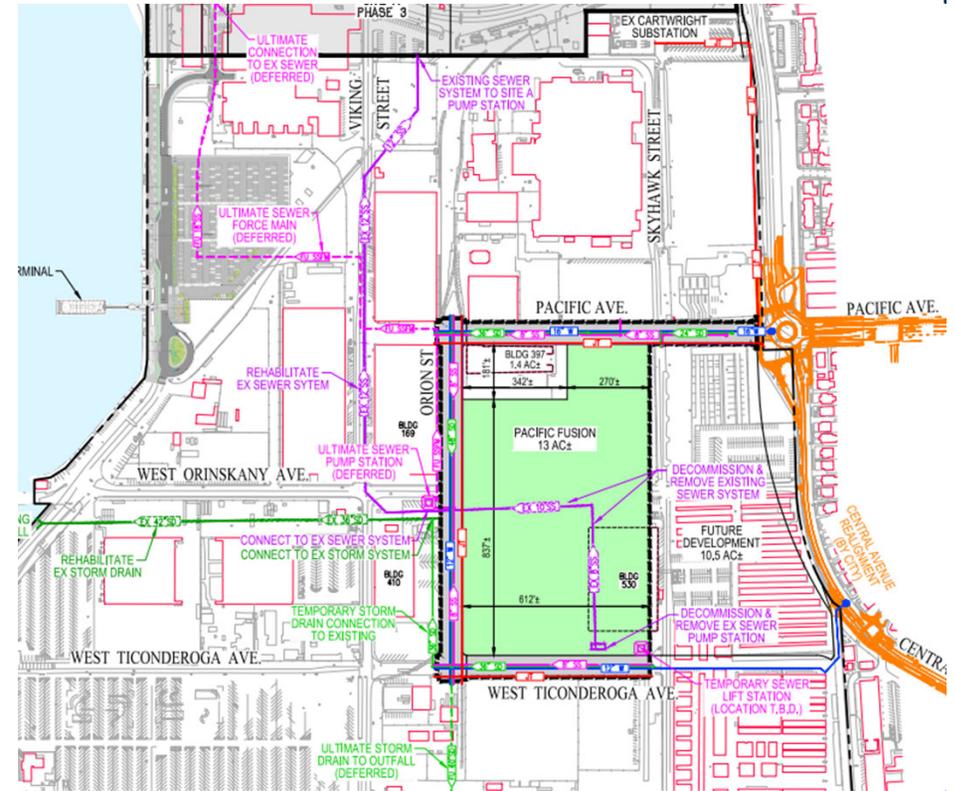


Pacific Fusion Negotiation Background

Purchase Price of \$28.9 m delivered through infrastructure consistent with Master Infrastructure Plan (MIP)

Net of Closing Costs and contingency, infrastructure package of ~\$22-24 million would include:

- New Orion Street from W Pacific to W Ticonderoga (2 blocks)
- Improvements on W Ticonderoga from Orion Street(1 block)
- New sewer pump station & repairs to existing sewer lines
- Use existing stormwater lines & outfall, with repairs
- AMP power from Cartwright substation



Question for EDAP to Consider

How can the City best position the Enterprise District to take advantage of private development opportunities, and leverage what has been learned from the Pacific Fusion development process?

Beneficial Work Completed in 2025

- Established Price and Terms
- Backbone infrastructure package scaled to the project
- CEQA checklist for 250-employee, 220,000 sq ft demonstration facility
- Nimble plan for petroleum groundwater monitoring
- Draft Corrective Action Plan from Chevron for tarry refinery waste, calling for removal of 7 feet of dirt

Staff Reflections

- How to tell story of the work Alameda did to support fusion, and move quickly through development process?
- Educating a non-real estate business on a complex transaction is a major hurdle to attracting an anchor tenant
- Refined the story about Alameda's competitive advantages (AMP energy prices and predictability vs PG&E; quality of life created by the community's numerous assets)

Current Site Conditions



View of W Ticonderoga Ave from Skyhawk St



View of Orion St from W Pacific Ave



View of Orion St from W Ticonderoga Ave



View of W Tower Ave from Lexington St



View of PanAm Way from W Tower Ave

View of Site Looking North from West Ticonderoga Avenue



View of Site Looking South from W Pacific Ave



View of Northern Portion of Site Looking North from Current W Oriskany Ave



View of Southern Portion of Site Looking South from Current W Oriskany Ave



Building 530, View from W. Oriskany