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SAN FRANCISCO BUSINESS TIMES

JUNE 2, 2023

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Alameda



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Blue Rise Ventures is grateful to the brokers listed below for entrusting us with their clients at The Research Park in Alameda



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Big Enough to Serve You. Small Enough to Know You...



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ON THE COVER: Research Park 2023, photo by Maurice Ramirez

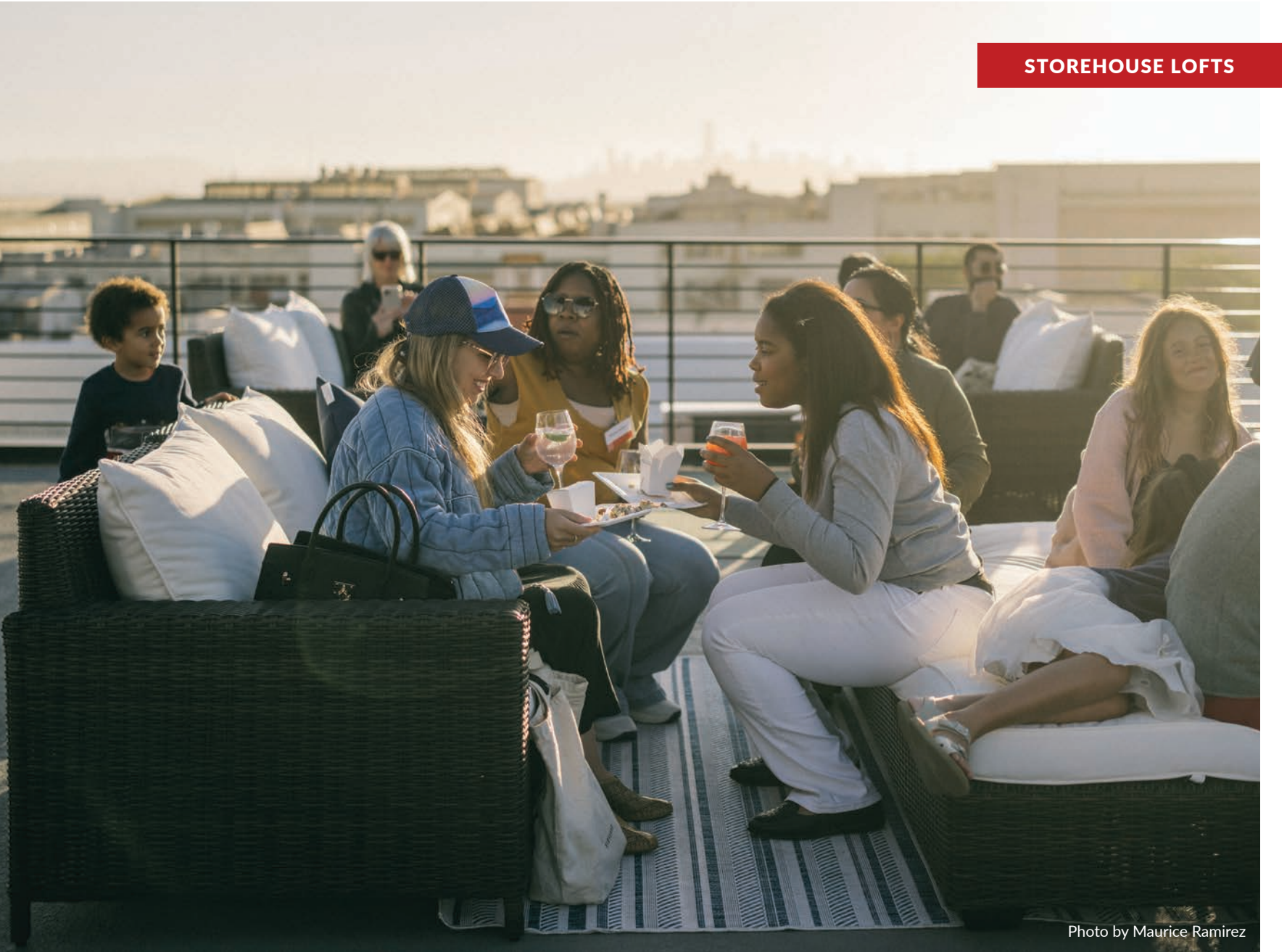


Photo by Maurice Ramirez

>> FROM THE MAYOR

Discover the Exciting New Developments in Alameda



Photo by Maurice Ramirez

I am honored to have been reelected last November to continue serving Alameda's residents and businesses. Alameda is a special place with a scenic waterfront, vibrant business districts, enticing restaurants, abundant parks, top-rated schools and a friendly vibe. With a population close to 80,000, we're a mid-sized city with talented, hard-working staff but not layers of bureaucracy.

City staff works hard to support local businesses, help them grow, and attract new businesses from out of the area. In recent years we have experienced tremendous growth in several key industries, including life sciences, food tech and alternative energy. Some examples include these five impressive businesses that recently moved to Alameda, where they're performing innovative, life-changing work.

- **Checkerspot**, a materials innovation company, uses microalgae, rather than petroleum-based fossil fuels, to design high-performing outdoor recreation products, including skis and backcountry snowboards. Checkerspot recently won the South by Southwest Innovation Award in the Design category.
- **Science Corporation** develops devices, including an advanced optogenetic visual prosthesis for patients with severe blindness, that enable doctors to treat debilitating neurological conditions without performing major surgery.
- **Rondo Energy** is helping advance California's energy goals with their "Rondo Heat Battery," which converts low-cost but intermittent solar and wind-generated electricity into heat that is stored in bricks and available on demand 24/7. Some of California's most energy-intensive industrial customers are now using this "Heat Battery" to replace their need to burn natural gas.
- **Eat Just** makes delicious eggs from plants - using 98% less water and producing 93% less greenhouse gas emissions than chicken eggs.
- **Rain** is automating helicopters to rapidly detect, respond to, and contain wildfires before they spiral out of control.

To attract and retain a workforce that supports new and existing businesses, it is essential to provide high-quality, affordable housing. That's why Alameda is building a variety of new housing for all income levels, with an emphasis on affordable housing.



Photo by Maurice Ramirez

Good transportation options are also important for Alameda residents and businesses. Alameda is just ten minutes from Oakland International Airport and home to two ferry terminals that provide fast, scenic service to San Francisco and South San Francisco — the most stress-free commute in the Bay Area. Alameda is also well served by AC Transit busses and offers miles of tree-lined walkable streets, many with bike lanes or cycle tracks.

Come discover all the things that make Alameda a special place in the Bay Area!

My office is at your service.

Marilyn Ezzy Ashcraft was first elected mayor in 2018 and reelected in 2022. She served as a member of the Alameda City Council from 2012 to 2018. Before that, Marilyn was a member of Alameda's Planning Board and led campaigns to build the new Main Library and to keep Alameda Hospital open.

Ashcraft grew up in Alameda, graduated from Alameda High School and UC Davis, where she earned a Bachelor of Science degree, then worked as a probation officer in Plumas County. She has a juris doctor degree from Santa Clara University School of Law and practiced employment law and civil litigation. As the granddaughter of Syrian and Lebanese immigrants, she is proud to be the first Arab-American member of the Alameda City Council.



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>> AT YOUR SERVICE

Pro-Business Ecosystem Welcomes Business Development and Growth

When entrepreneurs and business leaders seek a location to set up shop, they prioritize cities that make it easy to do business. This means a city with favorable regulations, streamlined processes and supportive services that reduce the regulatory and bureaucratic hurdles involved in business development.

Alameda has a track record of fostering an environment for entrepreneurs and executives alike. The city offers a range of programs specifically designed to attract innovators and facilitate growth.

Streamlining Business Development

Alameda At Your Service offers three programs designed to support businesses with their development projects by offering an expedited plan check and approval process. It gives entrepreneurs the tools they need to get their projects done quickly and efficiently, without having to navigate complex government regulations on their own.

1. **The Full-Service program** is designed for complex development projects, new businesses, tenancy in city-owned buildings, and city-owned marina projects. Each business in the program is assigned to a Full-Service Liaison to allow projects to move quickly through the approval process. The liaison guides the applicant from the initial contact with the city through to building plan check and inspections. They also extend hands-on coordination beyond City departments, working with public utilities and other outside agencies to obtain regulatory approvals.

A key component of the program is a pre-application meeting, which offers multi-departmental review of complete initial drawings. This results in a common understanding of all elements of the project, developing a schedule, and achieving consensus on necessary action items. The city promises to provide plan check comments within 30 days of submission of complete plans and within 10 days of resubmittals.

2. **The Express Service program** is available to smaller projects that meet certain criteria. City staff efficiently reviews these projects to approve plans in seven days. Eligible projects include retail tenant improvements under 1,500 square feet, office tenant improvements under 10,000 square feet, and existing restaurant improvements where dining area is less than 750 square feet and work is in the customer service area only.

3. **The Self-Service program** is available to anyone needing a business license, home occupation permit, sign permit, or zoning clearance for new businesses. Applicants who do not need to submit full plans will receive immediate service, and a designated staff person can issue a same day permit. Applicants can also apply for a growing number of permits online 24/7 via the city's website.

Easy Access to Clean Energy

Companies with large commercial construction projects often find an additional advantage in Alameda over neighboring communities. Alameda Municipal Power (AMP), the city-owned power company, provides clean energy at rates that average 35% below its surrounding areas.

AMP has been providing 100% clean energy to all customers since Jan. 1, 2020, making Alameda one of the leading cities in the nation in the transition to green power. This achievement was made decades ahead of California's goal of 100% clean power by 2045 and is particularly attractive to businesses aiming to reach significant sustainability goals. Among those is Rondo Energy, a leading provider of zero-carbon industrial heat that recently moved to Alameda.

"We are grateful for everything Alameda Municipal Power has done to make this transition as smooth as possible for our company," said Rondo's CEO John O'Donnell. "AMP has continued to be responsive and easy to communicate with throughout this move, working closely with us to match our facility needs. We're thrilled to be a member of the broader Alameda community to further cement Alameda as a center of excellence for clean energy development."

The city owns and operates AMP as a nonprofit electric utility that has been serving the needs of Alameda residents and businesses for more than 130 years. It offers a reliability record within the top quartile of all electric utilities in the western U.S. More information is available at alamedamp.com.

10 Resources to Help Launch Your Business

Alameda offers many helpful contacts for entrepreneurs and executives. Whether you're in the ideation phase, have a product or service ready to launch, or are ready for growth, these resources will provide valuable support.

CITY OF ALAMEDA

Alameda At Your Service
www.alamedaca.gov/BUSINESS/Programs-and-Information/At-Your-Service
(510) 747-6893
econdev@alamedaca.gov

Permits & Zoning

www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Permit-Center
(510) 747-6800
permits@alamedaca.gov

General Information on Starting a Business

www.alamedaca.gov/BUSINESS/Starting-a-Business-in-Alameda

BUSINESS ASSOCIATIONS & IMPROVEMENT AREAS

Alameda Chamber & Economic Alliance
www.alamedachamber.com
(510) 522-0414
connect@alamedachamber.com

Downtown Alameda Business Association

downtownalameda.com
(510) 523-1392
office@downtownalameda.com

West Alameda Business Association

westalamedabusiness.com
(510) 523-5955
waba@westalamedabusiness.com

WORKFORCE DEVELOPMENT

Alameda One Stop Career Center
alameda.edu/students/college-of-alameda-career-and-employment-center/employer-services
(510) 748-2208

Alameda County Workforce Development Board

acwdb.org
(510) 259-3842

LEASING CITY-OWNED COMMERCIAL SPACE

Cushman and Wakefield
www.cushmanwakefield.com/en/united-states/offices/oakland
(510) 465-8000
Ask for: John McManus, Ted Anderson or Andrew Schmieder

BID ON CITY CONTRACTS

www.alamedaca.gov/BUSINESS/Bid-on-City-Contracts

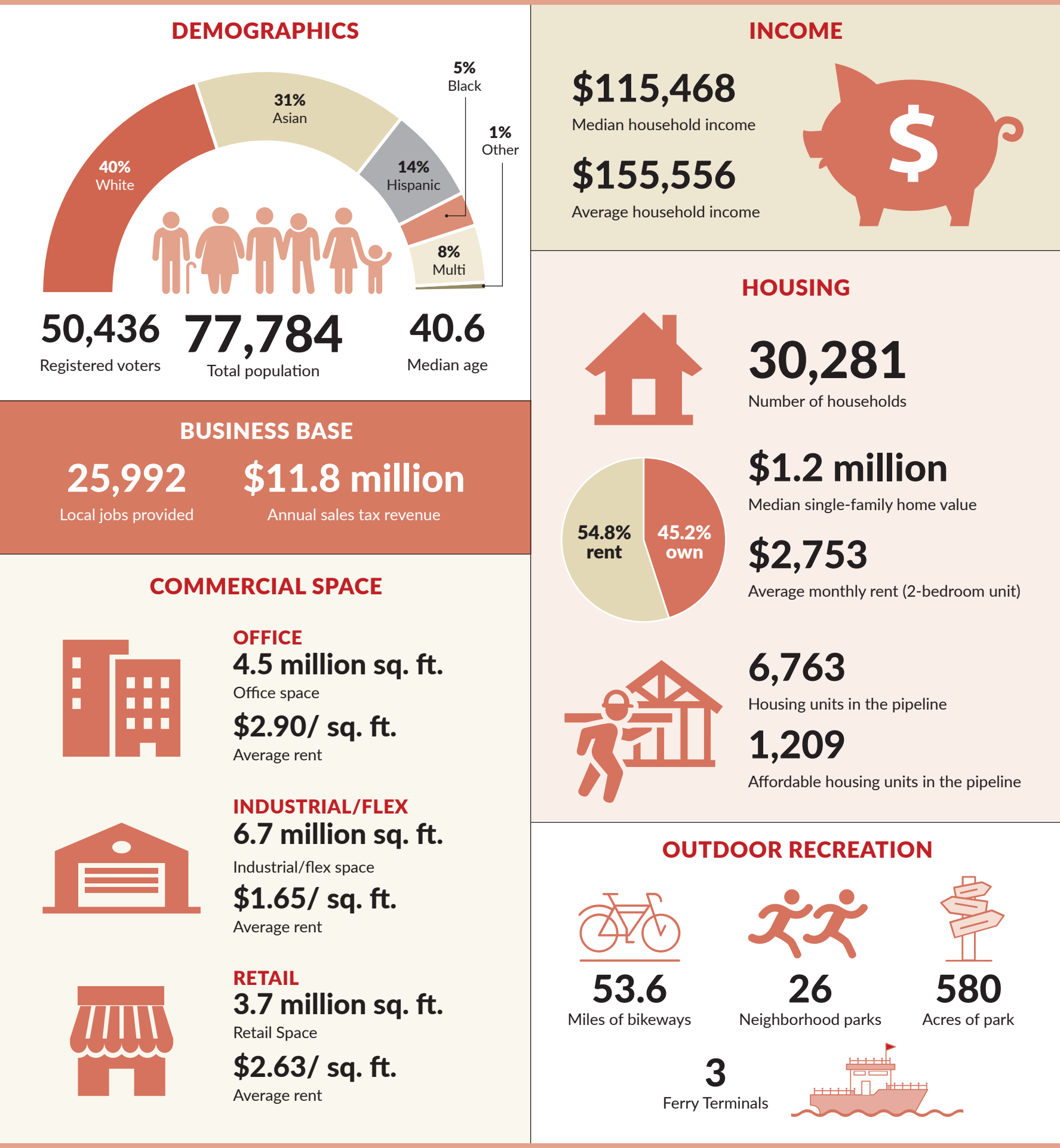
>> ALAMEDA BY THE NUMBERS

City Snapshot: Discovering the Diversity of Alameda

Alameda is a city of innovation and opportunity. With its strategic location between two major Bay Area cities, it offers businesses and commuters alike the perfect balance of urban amenities and natural beauty. The city's historic districts are well-preserved and modern business parks provide a variety of options for offices and residents.

The waterfront access is unparalleled, with more than 25 parks totaling 498 acres that keep Alamedans connected to the natural world. It is also an ideal spot to enjoy the largest recreational open space in the region: the San Francisco Bay.

Alameda has been at the forefront of technological innovation since its founding over 150 years ago – the first land-based containerized shipping cranes were invented here. The city government continues to support this culture of innovation, helping to ensure that Alameda remains home to a variety of economic sectors.



>> **INNOVATION HUB**

Eat Just Inc., which makes plant-based substitutes for eggs and meat, moved its headquarters to a 110,000-square-foot campus in Research Park at Marina Village in early 2021. Photo credit: Courtesy Eat Just Inc.

How Alameda Has Become a Hub of Innovation for Business

Food Technology, Energy Emerge as Growing Sectors

Alameda has been making waves in the world of business and innovation. With a streamlined project approval process, 100% clean energy and room for companies to grow, the city has become a hub for dozens of innovative industries transforming how we think about everyday items. Two of the most forward-thinking are the cutting-edge food technology and energy industries, niches within the city's fast-growing biotechnology, manufacturing and life sciences sectors.

"We've really geared the city toward these sectors," said Economic Development Manager Lois Butler. "Working with developers, the business community and with various businesses that were looking for space around the Bay Area, one of the things a lot of companies were in need of was a secure timeline on how they would go forward."

To address that need, the city created Alameda At Your Service, a set of programs to streamline the process of starting a business or getting a development project off the ground. Complex projects receive a dedicated liaison to provide concierge-like support throughout the process, while smaller projects can have permits approved in as little as 24 hours. (See story, Page x)

Another key attraction to innovative businesses is the community's commitment to being an all-electric city that doesn't add

to the world's carbon footprint. Alameda Municipal Power, California's oldest municipal electric utility, supplies energy to the entire island and has been using 100 percent clean generation since 2020.

"Alameda has made reducing its carbon footprint a priority," Butler said. "All the electricity we get is 100% green, and that started in 2020. In addition, the city has come out with some requirements around new construction that increase the number of electric vehicle chargers around the island. And there's also a climate action and resiliency plan to ensure we reduce our emissions considerably by 2030 and become as carbon-neutral as possible."

Innovative entrepreneurs and business leaders also find room to grow in Alameda. For example, real estate developer Blue Rise Ventures came to Alameda to build spaces for research and scientific discoveries. It has been the managing partner in Research Park at Marina Village since 2019, a development with 32 buildings spanning a combined 1.3 million square feet of life science and office space. Today, Research Park at Marina Village has more than 30 tenants, creating a fast-growing life sciences cluster.

ALAMEDA'S FOOD TECHNOLOGY HUB

As the world population grows and climate change threatens food security, the need for

innovative solutions in the food industry has never been greater.

Food technology companies are rising to the challenge of using science and technology to create more sustainable, ethical, and nutritious food products. From plant-based burgers to lab-grown meat, these companies are revolutionizing the way we produce, distribute, and consume food. At the same time, they are transforming the food industry, which the U.S. Department of Agriculture currently estimates represents more than \$1 trillion of the U.S. gross domestic product.

REIMAGING THE EGG

Alameda's strengths in biotechnology, life sciences and manufacturing combine to make it an appealing location for food technology businesses. Eat Just Inc., best known for its plant-based egg substitute JUST Egg, moved its headquarters to a 110,000-square-foot campus in Research Park at Marina Village in early 2021.

The company started with one simple question: Can truly delicious eggs be made from plants? With the equivalent of more than 350 million eggs already sold, the answer is a resounding yes. Made from mung beans – a sustainable high-protein legume rich in potassium, magnesium, and dietary fiber – JUST Egg looks, cooks and tastes like eggs. And, because of the differences in how mung beans are grown and processed

compared to raising chickens, JUST Egg uses far less water and emits less carbon.

Since its founding in 2011, Eat Just has raised more than \$650 million in venture capital and private equity funding. The company has become a global leader in the plant-based food industry, selling products in more than 30 countries. In addition to JUST Egg, Eat Just recently launched GOOD Meat, the world's first animal-free chicken made from cell cultures.

The company is proud to call Alameda home, said Andrew Noyes, vice president, head of global communications and public affairs.

"The island has become a hub for biotech and life sciences, and its location just across the bay from San Francisco and adjacent to Oakland made it the ideal place to build our business," Noyes said. "With its residential and commercial offerings, marinas and greenspaces, it's a pleasure for our employees to work and play here."

CURIOSITY SAVED THE COW

Founded by Dr. Jasmin Hume, Shiru is a food biotech company that uses protein engineering technology to discover new and more sustainable ingredients for the food industry. The company moved into its 16,000-square-foot facility in Alameda in May 2022, taking advantage of the city's growing reputation as a hub for biotech and startup companies.

Shiru received a significant patent in September of that year for its technology to uncover and manipulate naturally occurring proteins from sources like plants and fungi. This allows the company to produce high-quality ingredients for food developers that are both nutritious and sustainable.

In March 2023, Shiru launched its first product, OleoPro, a high-performance, sustainable and nutritious alternative fat ingredient. This innovative ingredient is made from a blend of plant-based oils and Shiru's proprietary protein engineering technology, resulting in a product with excellent functional properties for use in a wide range of food applications.

One of the reasons Shiru chose to locate its operations in Alameda is the city's proximity to other biotech and life sciences companies in the Bay Area. Being part of this thriving ecosystem has allowed Shiru to make new connections in the industry and access the necessary services and resources to grow its business.

"Alameda has been an ideal location for us to establish our business," said Business Development Manager Aly Boyce. "The local businesses are awesome and enjoyed by all of our employees for lunch, happy hours and business dinners. Being a part of the growing biotech and startup hub in Alameda means making new connections in the industry while also ensuring the necessary services in our lab are readily available."

ALAMEDA'S ENERGY INNOVATION HUB

From lighting streetlamps to leading the charge in reducing emissions, Alameda Municipal Power has come a long way since



"We are very happy we chose Alameda for Shiru's headquarters. Being a part of the growing biotech and startup hub in Alameda means making new connections in the industry, while also ensuring the necessary services in our lab are readily available."

Aly Boyce,
Business Development Manager

its founding in 1887. With an ambitious goal of reducing emissions by 50% below 2005 levels by 2030, AMP is setting the standard for cities across the nation and putting California's carbon-neutral goals within reach.

Since 2020, 100% of the energy AMP provides has come from a clean mix of generation sources, such as geothermal, hydroelectric, wind and landfill recovery. As a result, Alameda is one of the few American cities to have reached the goal of providing clean power to all its residents.

AMP isn't alone in its pursuit of sustainable energy solutions. Alameda is bustling with innovative energy companies pushing the boundaries of science and engineering to change the way the world is powered.

BUILDING BETTER BATTERIES

Take Sila Nanotechnology, for example, which moved to Alameda in 2014 to engineer and manufacture materials that increase the energy density of lithium-ion batteries, making them smaller, lighter and more powerful.

The company filed its 100th patent in 2019 and celebrated the launch of WHOOP 4.0—a 24/7 health and fitness wearable, in 2021. Its breakthrough chemistry caught the attention of Mercedes Benz, which announced in May 2022 it would incorporate Sila's high-silicon anode technology into batteries for the new electric G-Class. Then, in October 2022, the Department of Energy awarded Sila \$100 million to scale the manufacturing of its next-generation anode materials.

USING AIR, NOT OIL

Then there's Twelve, a chemical company on a mission to eliminate emissions — not reduce them — and build a fossil-free future. The company's carbon transformation technology allows it to

make critical chemicals, materials and fuels from air, not oil. With partnerships with global brands like Pangia, Daimler and Tide, Twelve has created the world's first sunglasses, car parts and detergent using CO2Made™ to replace fossil carbon with carbon from CO2.

In 2021, Twelve launched E-Jet, a fossil-free, carbon-neutral jet fuel made from electrified CO2, with more than 90 percent lower lifecycle emissions than conventional jet fuel. The project was supported through funding from the U.S. Air Force and produced fuel for both commercial and military aviation.

PROMOTING PORTABLE POWER

A long-time member of the Alameda innovation community, Imprint Energy is a widely recognized leader in ultrathin, safe, flexible, printed batteries. Founder Christine Ho earned her Ph.D. in materials science & engineering from UC Berkeley, where she invented ZincPoly, a high-performance, printed zinc battery.

In January 2022, Imprint Energy launched its latest zinc-based battery technology, ZinCore, to provide a safe and environmentally resilient portable power solution for a range of applications in sectors that include pharmaceuticals, agriculture, logistics, medical devices, and wearables.

Ho has been recognized for her leadership and innovation, including the MIT Technology Review's Innovators under 35, Business Insider's 21 Emerging Leaders Transforming the Future of Clean Energy, and the 2019 Class of Young Global Leaders. Imprint Energy has received multiple best product and innovation awards, including 50 Smartest Companies and the Global Cleantech 100.

>> WORKFORCE OF TOMORROW

Alameda Students Gain Competitive Edge Through CTE Pathways

Alameda is a city that prides itself on innovation and forward-thinking. In order to maintain this reputation, it is essential that the next generation of students is equipped with the skills and knowledge necessary to succeed in an increasingly technological world.

Alameda Unified School District has a robust Career Technical Education (CTE) program designed to do just that. The CTE model integrates academic work with hands-on learning opportunities in different pathways, each connected to high-wage/high-demand industries.

The current pathways include:

- Biotechnology
- Computer science
- Digital filmmaking
- Early childhood education
- Engineering and design
- Marketing
- Multimedia
- Radio broadcast journalism
- Sports medicine

With the growth in Alameda’s biotechnology sector, that pathway has become particularly important to employers. The Research Park at Marina Village alone houses more than 25 life sciences and research tenants, where graduates who choose to enter the high-wage biotech industry can live and work in their community.

“We are excited about the opportunities for academic growth and career readiness that a robust CTE program provides,” said AUSD Superintendent Pasquale Scuderi. “The Bay Area is a magnet for biotech and other R&D operations, and we look forward to building more partnerships with businesses here on the Island over the coming years.”

Of the 957 students currently enrolled in CTE pathways across AUSD’s three high schools, 150 students are following the biotech pathway at Alameda High School. The biotech pathway began in 2019 and is driven by the efforts of CTE Pathway Specialist Felicia Vargas.

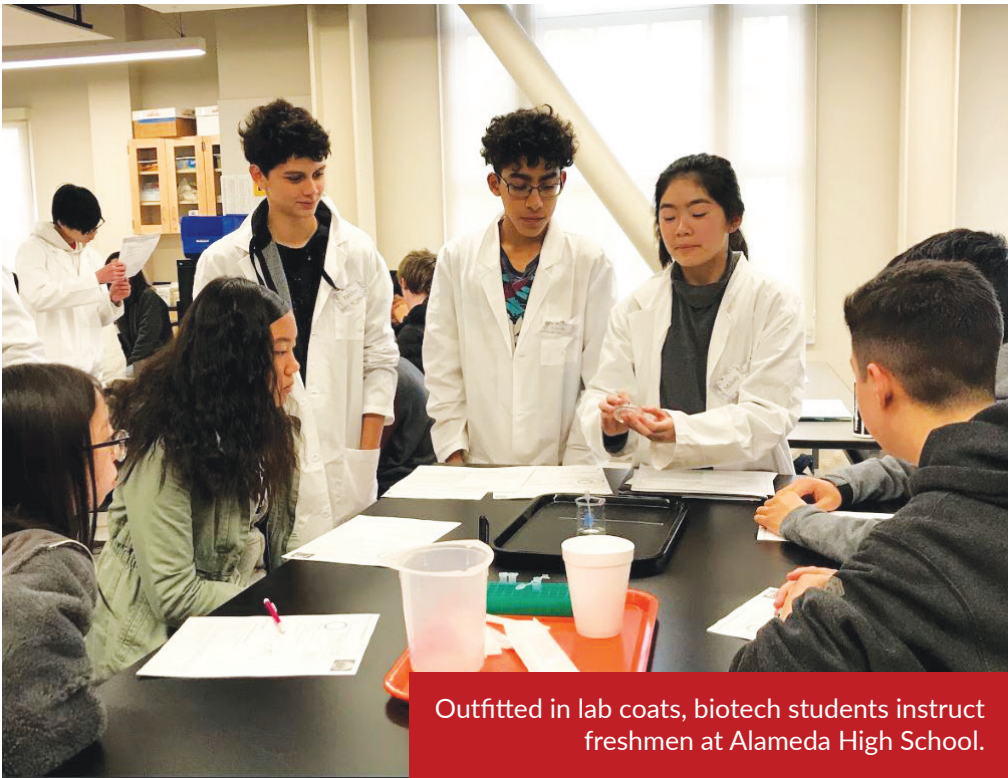
The curriculum consists of two courses that engage students in hands-on labs aligned with a college-level biomanufacturing course offered at Laney College. AHS also now offers an elective called Biotech Special Projects, which currently has 19 biotech pathway participants pursuing individual research projects.

Thanks to two K12 Strong Workforce Grants from AUSD, students have access to state-of-the-art resources and tools to help them reach their full potential. With the support of post-secondary partners such as Laney College and Solano College, as well as industry giants Exelixis and Penumbra, students are gaining invaluable experience and connections in the field.

With partnership support from Santa Clara University’s computer science department, AUSD will continue to feed the talent pipeline through the addition of a data science pathway.



A biotech student preps a lab experiment at Alameda High School.



Outfitted in lab coats, biotech students instruct freshmen at Alameda High School.

>> NEXT GENERATION

Heart and Soul... and Brain

Alameda High School teacher Alissa Hoeft puts the Biotech CTE curricula into action, organizing interesting lab experiments, career panels and field trips to locally based biotech companies.

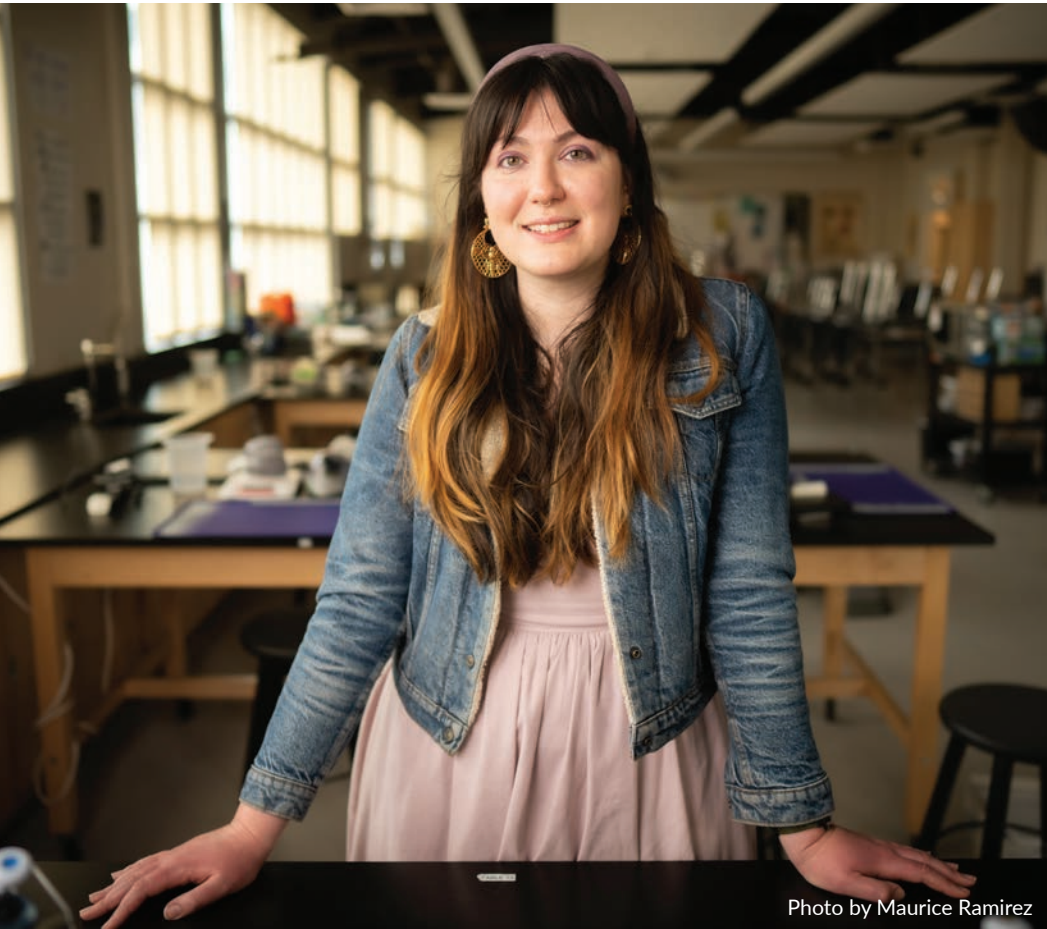


Photo by Maurice Ramirez

Teacher Alissa Hoeft is the heart, soul and brain of the Biotech CTE curricula at Alameda High School, thanks to her staunch belief that all students can learn complex science concepts. Once the biotech pathway was established, she cultivated relationships with Oakland’s Laney College to enable students who complete the two-course sequence to receive five college credits.

Over one-third of the student population enrolled in the pathway are students with Individual Education Plans, and Hoeft works closely with Special Education teacher Emella Canlas and lab tech Tam Vo to ensure that all students are successful.

To ensure the growing program remains equitable, Hoeft structured a “Biotech Week” at Alameda High and trains her students to conduct biotech experiments for all freshmen biology students.

During the pandemic, she put her strong classroom skills to work and received approval to send “biotech kits” home for students to complete 20+ labs and master required lab techniques while sheltering in place.

She continues to help grow the talent pipeline by engaging students through career panels, career conversations on Zoom, and field trips to Alameda-based biotech companies.

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>> RESIDENTIAL GROWTH

Living in Style: New Developments Offer Modern Amenities with Sense of Community

The call for new and affordable housing for employees looking for a better work/life balance has grown louder, and Alameda is responding. Several new multi-family house developments under construction are repurposing older factories and industrial buildings into attractive living spaces. They offer on-site fitness and other amenities and are near plenty of places to work, shop and relax, checking off many boxes for today’s consumer.

Couple the properties' amenities with access to Alameda's beaches, parks, business districts, restaurants and entertainment options, and residents enjoy a strong neighborhood feel. According new to the Survey Center on American Life, more than three-quarters of Americans living in high-amenity urban and suburban areas (76% and 77%, respectively) trust their neighbors at least to a fair extent, compared to 62% and 60% of those in low-amenity areas.



Alameda Marina is located on 44 acres of prime waterfront on San Francisco Bay. The project is centered around a 529-slip marina and 60 dry boat storage spaces. Once finished, the development will consist of 760 housing units and 150,000 square feet of commercial space, including several preserved and repurposed World War II buildings ideal for new and existing maritime businesses.



One of the most historically significant industrial areas in the Bay Area is the setting of Alta Star Harbor. This vibrant new mixed-use community is reconnecting the city with its northern waterfront and returning the historic Del Monte Warehouse to its former glory. Made up of 380 residential units and 30,000 square feet of retail/ commercial space, the development has been repurposed and rehabilitated to include office and workspace, shops and food sellers, live/work units, and residential lofts. By adapting and reusing this building, property owners can continue to enhance, maintain, and preserve it for future generations.

Photo by Maurice Ramirez

>> ALAMEDA GIVES BACK

New Development Brings Dignity to Alameda's Homeless Community



Photo by Maurice Ramirez

At last count, there were 264 people experiencing homelessness in Alameda, 180 of whom are unsheltered. Many are reluctant to leave the city to find shelter, as they often have ties to the local community. Yet until now, there has been no interim housing available on the island other than a few beds for women with children, rooms in and emergency supportive housing program, and cots in an overnight shelter.

That is about to change.

On October 25, 2022, the city of Alameda, the project sponsor, Five Keys Schools and Programs, the operator, and DignityMoves, the project developer, held a ceremony to break ground for the construction of Dignity Village. The facility boasts wrap-around services aimed at moving unhoused Alamedans into permanent housing.

The center held its grand opening May 3. At capacity, it will house up to 61 individuals and couples in 47 units, making a significant and positive impact on the unhoused population of Alameda.

SOME PEOPLE ACTUALLY ENJOY THEIR COMMUTE.

We have a 99% passenger satisfaction rating.

A photograph of a San Francisco Bay Ferry boat, the 'CELESTUS', on the water. The boat is white with blue and green accents. In the background, the Bay Bridge is visible against a sunset sky.

Great place, Alameda. Sunshine. Beaches. Friendly vibes. And if you need to go to San Francisco, you can get there in about 20 minutes on SF Bay Ferry. Even in rush hour.

We have three terminals in the city to serve you: Seaplane Lagoon, Harbor Bay on Bay Farm Isle, and Main Street for your weekend trips. So enjoy a safe, clean, comfortable, and quick ride. We're proud to be part of what makes Alameda a great place.

San Francisco Bay Ferry

sanfranciscobayferry.com

A HUB OF INNOVATION IN THE HEART OF ALAMEDA

ALAMEDA CENTER

A photograph of the Alameda Center building, a modern structure with large glass windows and a brick facade. The building is surrounded by lush greenery and trees. In the foreground, there's a paved walkway and some landscaping.

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>> PROJECTS ON THE HORIZON

NORTHERN WATERFRONT

- 1

Encinal Terminals 1521 Buena Vista Ave.
Developer: Time Lewis Communities; Up to 589 housing units and up to 5,000 square feet of commercial uses
- 2

Alta Star Harbor 1518 Clement Ave.
Developer: Wood Partners; 372 apartments,30,000 square feet of retail/ commercial space
- 3

Former Pennzoil Site Grand Street and Fortman Way
Developer: Trumark; 90 Townhomes
- 4

Launch 1815 Clement Ave.
Developer: Pacific Development; Phase I Wrap A “The Launch”
360 multifamily units and 8 Work/Live commercial units
- 5

Alameda Marina 1815 Clement Ave.
Phase II
Developer: LandSea Homes; Phase II - 182 Townhouse units

Phase III
Developer: Pacific Development Phase III; 218 multifamily units

Commercial Phase
Developer: Pacific Development; 153,000 sf of commercial and maritime uses
- 6

Bay 37 651 Martin Mariner Ave.
Developer: Pulte Homes; 357 Townhomes

EAST END

- 7

Friends of the Alameda Animal Shelter2331 North Loop Rd.
12,000 sf Animal Medical Center
- 8

2607 Santa Clara AveBroadway and Santa Clara, 2607 Santa Clara Ave.
Developer: Branagh Development, Inc.; New residential subdivision on existing 1.29 acre property and creation of 8 new multifamily dwelling units

WEST END

- 9

Alameda Commons1929 Webster St.
Developer: Cukierman; New 6,210 sq. ft commercial building
- 10

Alameda Housing Authority Development1628 Webster St.
Developer: Island City Development; 50 permanent supportive studios units
- 11

Admiral Cove MF 250 Mosley Ave.
Developer: Carmel Partners; 227 units of multifamily residential

ALAMEDA POINT

- 12

Storehouse Lofts2350 Saratoga Ave.
Developer: Alameda Point Redevelopers; Commercial kitchen, maker space, and up to 88 units of work/live units
- 13

West Midway Alameda Point
Developer: Catellus and Brookfield Development; 309 Affordable and 493 Market-Rate Units
- 14

Site A 1B Alameda Point
Developer: Cypress Equity; 386-420 residential units, 25,500 square feet of commercial/retail, and .92 acres of open space
- 15

Site A 2A Alameda Point
Developer: Cypress Equity; 128-153 residential units, and 53,000 square feet of theater space
- 16

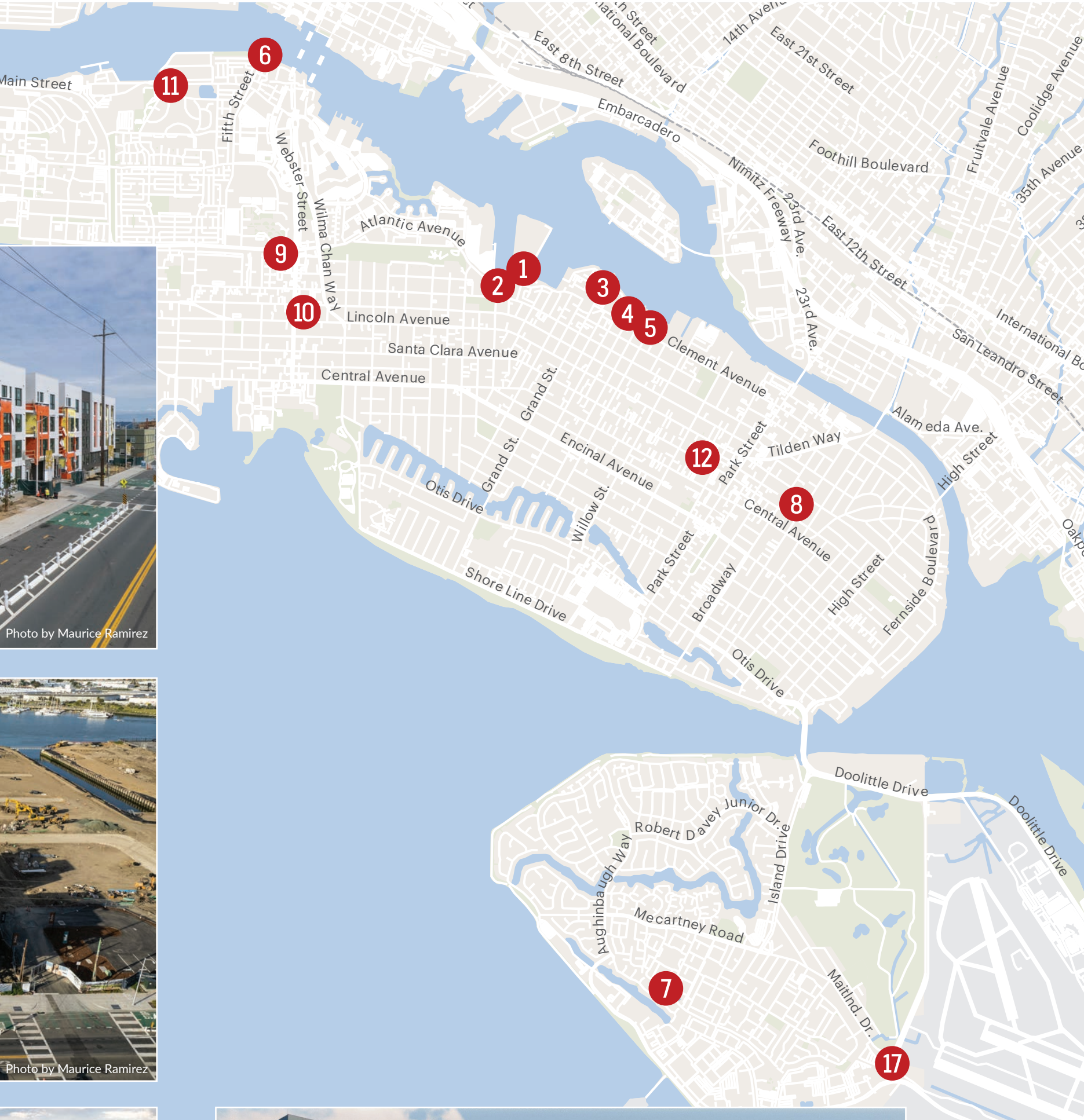
Site A 2B Alameda Point
Developer: Cypress Equity; 238-268 residential units, l, and 3.59 acres of open space

HARBOR BAY

- 17

Harbor Bay Hotel 1051 Harbor Bay Pkwy.
New 236 room hotel





>> WELCOME TO SPIRITS ALLEY

A Taste of Island Zen

Spirits Alley Creates Destination for Craft Beverage Makers

Craft beer, wine and spirits lovers have a unique destination in Alameda.

A stretch of Monarch Street in Alameda Point, home to the former Naval Air Station Alameda, is enjoying its second act as Spirits Alley. There, a cluster of artisan beverage makers and tasting rooms create a destination for visitors and locals alike.

“Alameda Point offered two really compelling things,” said Steve Shaffer, who, together with his wife, Marilee, moved their Urban Legend winery to Spirits Alley in 2017. “One of which was it was enough space for us to expand at a very good price, and secondly, the view is just killer. It’s a great destination spot.”

The Shaffers started Urban Legend in 2008 in a 2,000-square-foot winery in Oakland and released their first wines on April 1, 2010. Today, it has 19 wines in release. It produces approximately 1,400 cases per year, plus additional wine for tap programs for commercial customers and use at its own tasting room.

“It’s a vibrant area to showcase the different ways that we create spirits, and the truth is, all of them are connected to agriculture.”

Ron Silberstein,
Admiral Maltings

Two other winemakers, Building 43 Winery and Dashe Cellars, are located in Spirits Alley. They are joined by brewers Almanac Beer Co. and Faction Brewing, distillery St. George Spirits, and malthouse Admiral Maltings, as well as a growing number of non-alcoholic beverage businesses.

Being part of the Spirits Alley community was a big part of the draw when Almanac Beer moved to Alameda Point in 2018, said founder and CEO Damian Fagan.

“When I travel with my friends or my wife to other destinations, I love coming across these communities like you have in Asheville, N.C., for example, or Portland, Ore., or Traverse City, Mich., where you have these neighborhoods that have sort of been built up around craft breweries, distilleries, wineries and so on,” Fagan said. “That was always really appealing to me because I’ve seen firsthand how these businesses can really create a sense of community.”

It also gave the business a long-desired home base for brewing. Previously, Almanac was a partner brewer that used other breweries’ brew systems and packaging lines to produce its beer. Since February 2018, every drop of Almanac beer has been made in Alameda.

There is synergy among the Spirits Alley businesses. For example, Almanac is a co-tenant in Alameda Point with Admiral Maltings, which produces hand-crafted malt, a key ingredient for beer and whiskey. It also operates The Rake, a pub overlooking the malting floor.

Founded by Ron Silberstein, Dave McLean and Curtis Davenport, Admiral Maltings focuses on partnering with California farmers to create more sustainable systems for craft brewing and distilling. It is the state’s only commercial barley malting facility and one of just a few floor malting facilities in the entire United States.

“It’s a different perspective, but Spirits Alley really is, in one sense, Agricultural Alley,” Silberstein said. “People already know that wine is made from grapes, but people aren’t as connected to the agriculture in whiskey and beer. ... It’s a vibrant area to showcase the different ways that we create spirits, and the truth is, all of them are connected to agriculture.”

As more businesses have joined Spirits Alley and continue to work together, the area is becoming more visible.

“All boats rise,” said Emily Webster, marketing director for St. George Spirits. “We are in meetings monthly talking with both the Chamber of Commerce and the City of Alameda Community Development Department about marketing, how we can support one another and what we’re doing.”

Those efforts include St. George’s partnership with HEAD WEST, an organization that facilitates outdoor marketplaces for small, local businesses. On the third Sunday of every month from May to December, local crafters, designers, artists and other vendors set up booths on the outdoor patio. The May 21 event drew thousands of people, Webster said.

“We opened our bottle shop for the first time in three and a half years, and people were excited to have access to spirits that are not available in the retail marketplace,” she said. “It was a great event.”

This sense of community and support for local businesses is part of what makes Spirits Alley tick, said Marilee Shaffer.

“Maybe it is that kind of island zen,” she said. “While we draw from a wide customer base — and if you look at where our customers come from, it is through the entire Bay Area metro — the people who live in Alameda are loyal. They have a huge sense of “ours,” if you will, with Alameda businesses. It’s much more of that sense of community, and we all make this work.”





DASHE CELLARS

Photo by Maurice Ramirez



URBAN LEGEND

Photo by Maurice Ramirez



ADMIRAL MALTINGS



ST. GEORGE SPIRITS

Residents and visitors can leave the workweek behind by attending Alameda's various community events. From antiquing to wine tasting and blues music, there's something for everyone to unwind and relax.

► ALAMEDA POINT ANTIQUES FAIRE

First Saturday of every month

Looking for vintage and antique home decorations, clothing, furniture, jewelry, art, pottery, books, and collectibles? Look no further than the Alameda Point Antiques Faire - the largest antiques show in California. With over 800 dealer booths, this event on the first Sunday of the month is the ultimate shopping destination.

► ROCK & ROLL BEER STROLL

June 17

Take a trip to Alameda's historic downtown area and indulge in a delightful afternoon of delicious food, refreshing drinks and live music. Discover the distinct brews of Northern California breweries and the culinary creations of local chefs at exclusive pouring stations. Tickets include a souvenir tasting glass and grant you entry to sample beer and delicacies from over a dozen establishments. This event also supports a good cause, as it partners with the Friends of Alameda Animal Shelter.

► 4TH OF JULY PARADE

July 4

The 4th of July Parade in Alameda is the longest in the U.S., with a route that stretches 3.3 miles. More than 170 entries and 2,500 participants take part in the parade, which attracts a crowd of more than 60,000 spectators. Want to scope out the best viewing area? The prime location to catch sight of the hand-decorated flatbed floats, antique cars, marching bands, dance troupes, bicyclists, musicians, community groups, costumed characters and dancing horses is along Park Street. The performances, cheering and flag-waving create an especially exciting atmosphere.

► ALAMEDA ART AND WINE FAIRE

July 29-30

The Downtown Alameda Art & Wine Faire is back! With picturesque Park Street as the backdrop, this beloved event welcomes locals and visitors to enjoy an array of artisans, purveyors and craftspeople while sampling delicious food and sipping local wines and beers. Additionally, there is a special section just for local Alameda businesses and artists to showcase their distinctive talents and products.

► BLUES, BREWS & BBQ

Sept. 17

Great food, drink and music take over Washington Park from noon to 6 p.m. Sept. 17. Enjoy an incredible lineup of world-class blues bands, a diverse selection of crafted brews and delicious barbecue from the Bay Area's favorite food spots. This free community event offers additional activities such as vendor booths, a kids crafting zone, sweet treats and more. The entertainment schedule includes performances by Tia Carroll, Howell Devine, Aki Kumar and MJ's Brass Boppers.

>> QUALITY OF LIFE



Alameda Invests in Thriving Park System, Public Art Programs

When thinking about relocating, more and more people are prioritizing their quality of life. They want to know if they can easily walk to a nearby park for lunch, if there are bike trails to make commuting safer, if there are safe and fun places for their children to play in the neighborhood, and if there's a thriving arts and culture scene to explore with clients.

In Alameda, the answer to all these questions is a definite yes.

Parks are an essential part of any community, providing a space for people to gather, play and relax. In addition to their recreational value, parks also provide a range of environmental and health benefits, such as improving air and water quality, promoting physical activity, and reducing stress levels.

When deciding where to live, 84% of adults in the United States prioritize having access to excellent parks and recreational facilities, according to the National Recreation and Park Association. They will find plenty of options in Alameda, which is home to California's third-oldest park system. It includes more than 25 parks – each unique in its own right - and 54 miles of trails for hiking and biking enthusiasts. Throughout the trail system, playgrounds, community gardens and art installations offer visitors an opportunity to connect to the city's cultural identity, diversity and history.

Bohol Circle Immigrant Park, for example, opened in January 2023 in honor of Bohol Circle Inc., the first and oldest Filipino-American organization in the United States. Founded in 1936 to serve Bay Area Filipino immigrants, Bohol Circle was named after the island in the Philippines that was home to the organization's founders.

Visitors to the fully accessible park find spectacular waterfront views of the Port of Oakland, Jack London Square, and the San

Francisco skyline, as well as a playground, picnic area, BBQ pit and a stage for public events. The park's walking and biking trails connect the San Francisco Bay Trail to Estuary Park.

"The city of Alameda has always been kind to the various causes that Bohol Circle Inc. stands for," said Crystal Faith Cajilog-Espinosa, PsyD, head of global secretary of Bohol Circle Inc. "With Bohol Circle Immigrant Park, we have borne witness to the city of Alameda cementing its legacy as an island where those who leave their countries of origin are welcomed and celebrated with open arms."

Inclusivity is another feature of Alameda's parks. Estuary Park is home to athletic fields and community park space. It's here that you'll find Challenger Field, designed and prioritized for youth and adults of all physical and mental abilities, as well as a field for youth soccer, football, rugby and lacrosse.

PUTTING ART TO WORK

Alameda has made significant commitments to promoting public art as well as its parks. Developers can contribute to the Public Art Fund rather than invest a set amount of money in on-site artwork at their properties. This has allowed the city to fund a wide range of cultural arts and arts programming as well as physical artwork throughout the community.

"Art really enhances the environment," said Economic Development Manager Lois Butler. "It helps to economically stimulate places and create an environment that is intriguing, where businesses want to locate."

The work of two recent recipients of public funding through Alameda's Public Art Commission highlights the diversity of styles and mediums found in projects across the city:

- Installed in 2021 on the Alameda Point shoreline, artist Rosella Scapini's "Calimar" is an enormous bronze squid sculpture featuring tentacles working as arches and columns, allowing people to walk between the inner and outer space they create.
- In early 2022, local muralist Dan Fontes completed his work "Egrets with No Regrets." The piece reflects the wildlife found in the nearby Oakland Estuary and brightens the brick facade of Alameda Collision Repair.

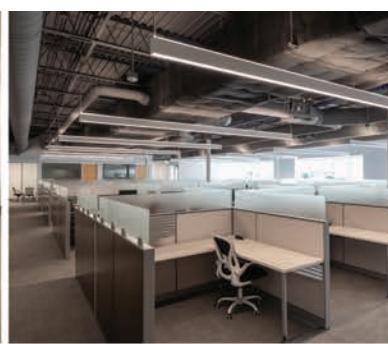
Visitors also will find plenty of public art inside Alameda's parks.

At 25 acres, Jean Sweeney Open Space Park is the city's largest park and still expanding. It includes natural playgrounds, a picnic pavilion, community gardens and paved biking and walking trails.

Visitors can also experience artist Zach Coffin's "Rockspinners," multi-ton boulders that can be spun easily and silently with a single push, and Norman Moore's "Gateway Columns." These two 15-foot columns of cast concrete covered in glass mosaic symbolize the island of Alameda as the gateway for prospectors and the terminus of the transcontinental railroad.

The three-acre Waterfront Park on Alameda Point is part of the revitalization of the former Alameda Naval Air Station. As soon as the park opened to the public, people began walking, rolling and riding the new Bay Trail connections along Seaplane Lagoon. They can also explore Dewitt Godfrey's "Beken" sculpture. This 32-foot steel sculpture takes its cues from lighthouses, channel buoys and frontier guard towers.

With its extensive park system, inclusive attractions and public art installations, Alameda offers residents access to a vibrant community that places quality of life at the forefront.



DRIVING SCIENCE
FORWARD

THE LOOP AT HARBOR BAY



SIX-BUILDING CAMPUS, TWO BUILDINGS LEFT!

- 1) 31,000 SF building with ~7,000 SF spec office and lab suite and
- 2) 35,000 SF building can expand to 38,000 SF. 1600amp power upgrade underway

HARBOR BAY
BUSINESS PARK,
ALAMEDA, CA

BUILDING
FEATURES

- High-end design
- 24' clear heights
- Dock-high and grade loading
- Heavy power level
- Ideal for R&D, advanced manufacturing and life science users.
- Ample parking

BUSINESS
ADVANTAGES

- Close to everything businesses need: transit options, variety of housing world-class universities, talented East Bay labor pool
- Central Bay Area location – close to San Francisco, Peninsula, Oakland International Airport
- Low business taxes and power costs (18% less than PG&E)
- Modern work environment promotes innovation and productivity

TRANSPORTATION



Free BART and
ferry shuttle and
24-hour security



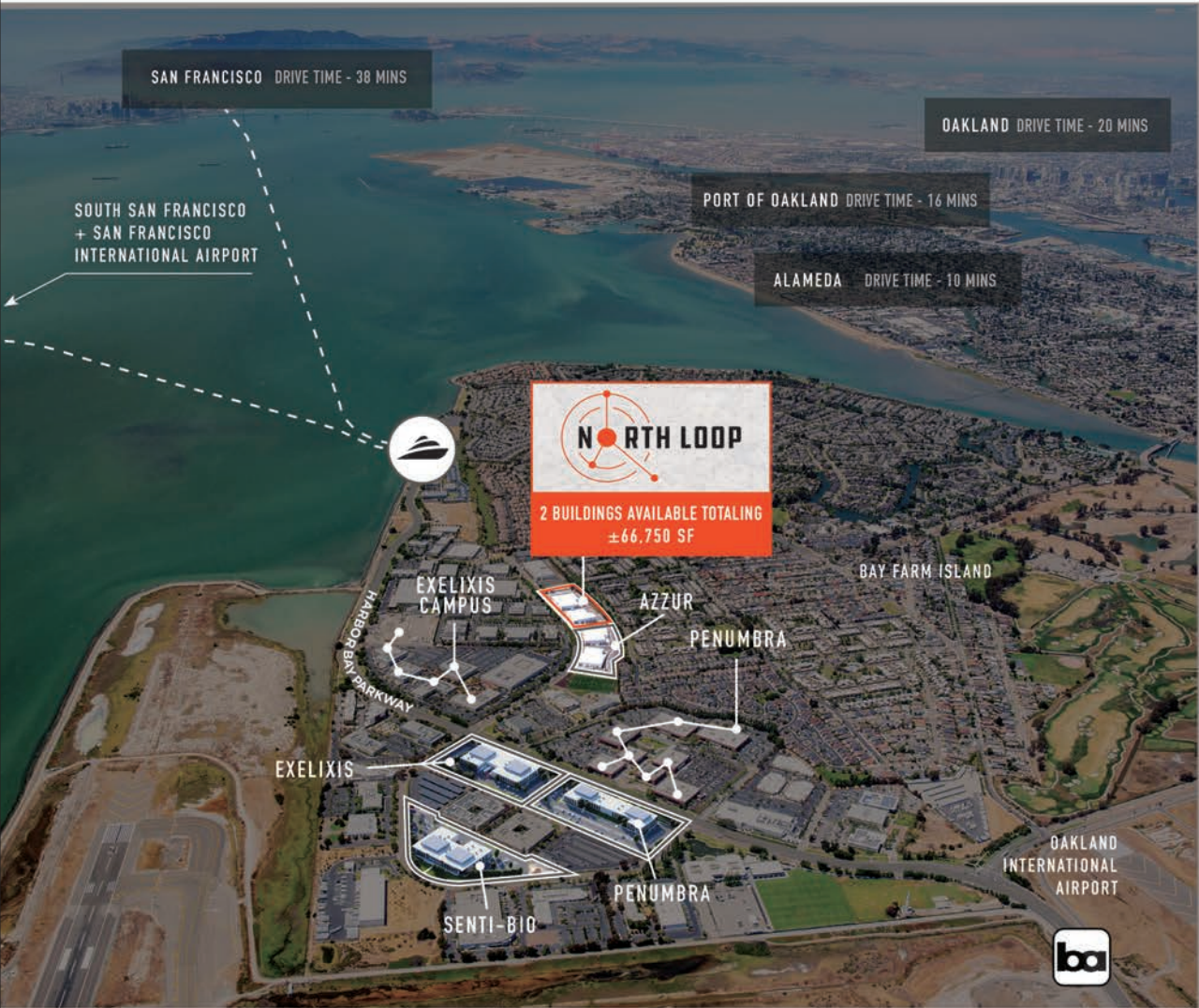
5 minute drive to
Oakland International
Airport



Water ferry to San
Francisco and South San
Francisco



Excellent freeway
access



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