# PACIFIC FUSION – RESEARCH & DEVELOPMENT FACILITY

PLANNING BOARD

ITEM 5-A

MAY 12, 2025

ALAMEDA

# WORKSHOP GOALS

- Introduce draft development proposal by Pacific Fusion
- Provide context (General Plan, zoning, CEQA, etc.)
- Hear feedback on plans from public & board members
- Appoint subcommittee to work w/ project team

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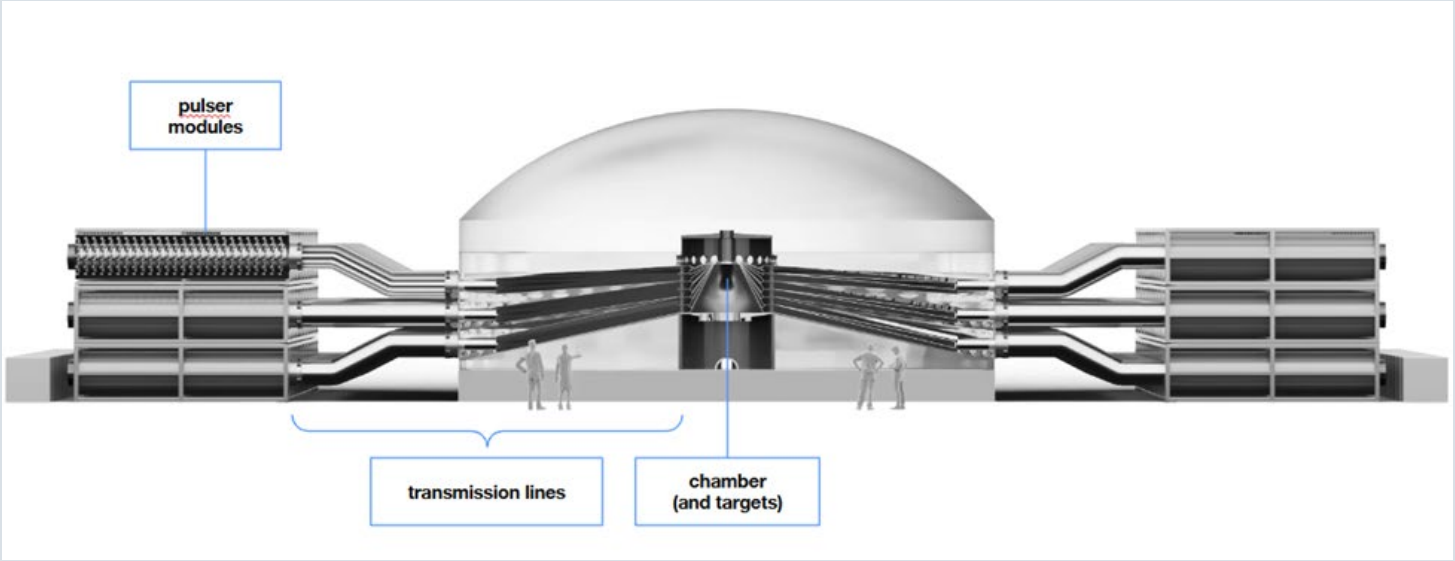
# PACIFIC FUSION

- Proposed R&D facility
  - Develop commercially viable approach for fusion power
  - 225,000 sf building in Enterprise District of Alameda Point
  - Office, labs, testing space
- Feb. 2025: City Council approves Exclusive Negotiating Agreement
  - 12-18 acres along Orion Street
  - Competing w/ Livermore

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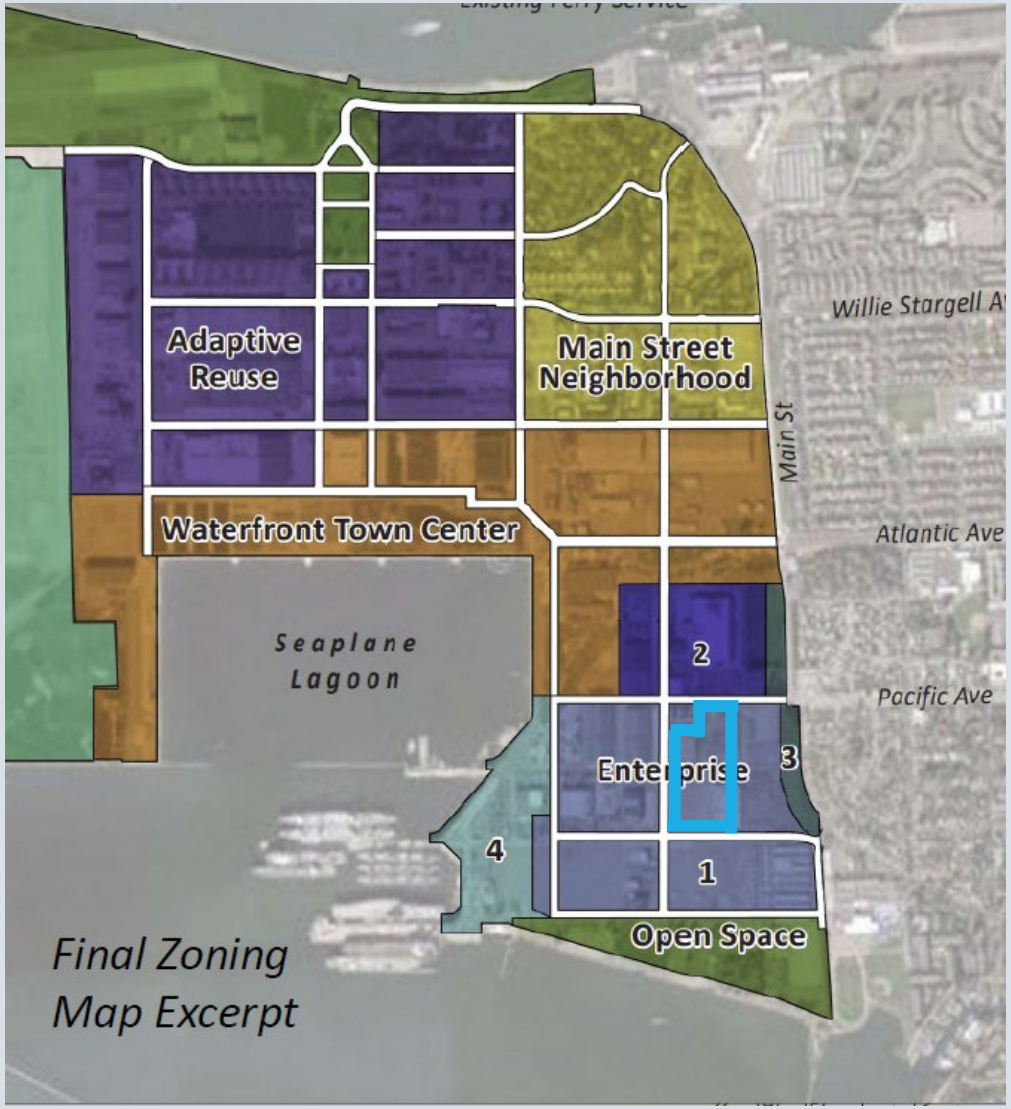


# ALAMEDA POINT – ENTERPRISE DISTRICT

- Vision: Jobs center of former base
- Navy departure resulted in 18,000 lost jobs
- Outside of Historic District
- Flexible zoning
  - Office; R&D; Industrial; High Tech Manufacturing
  - 100’ height limit

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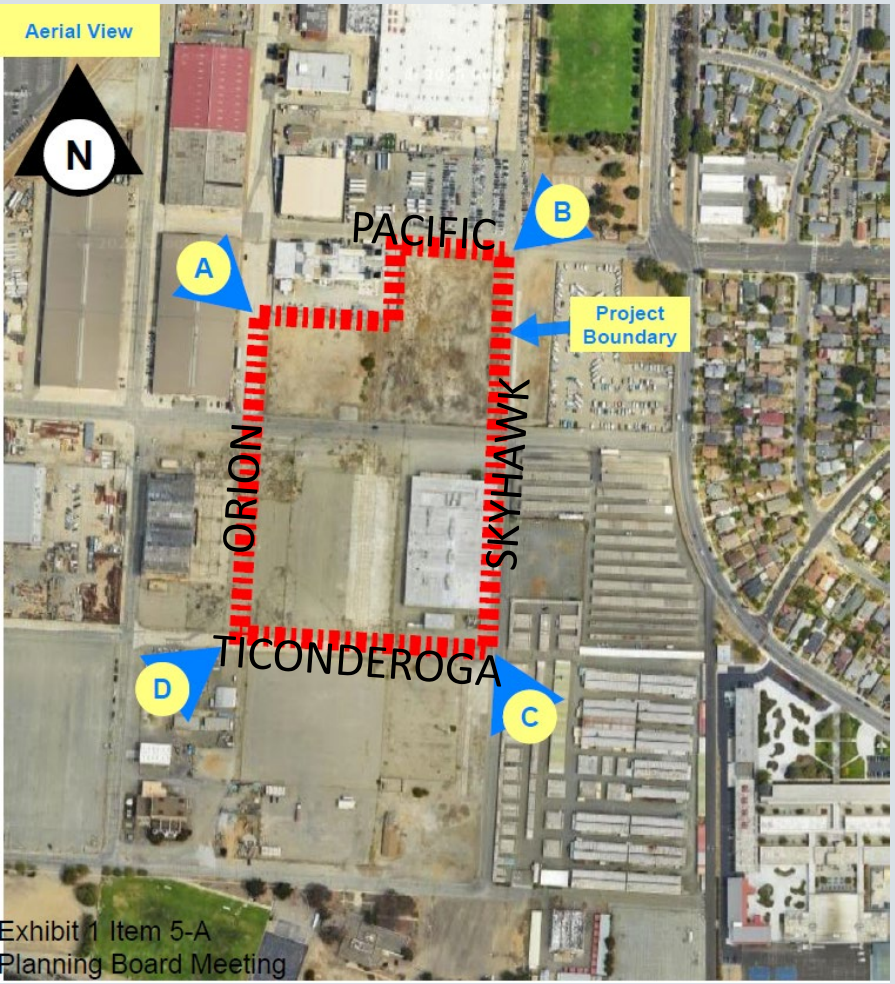


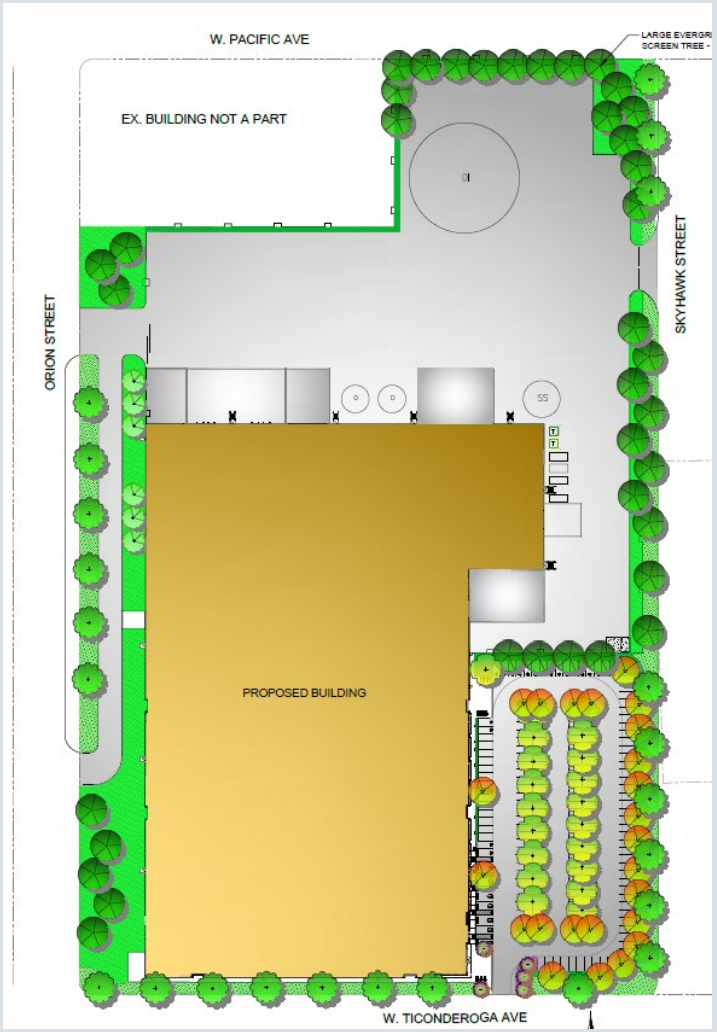


# DEVELOPMENT PROPOSAL

- Corner of Orion & Ticonderoga
- Building footprint: 600’ by 350’
  - ~33,500 sf office
  - ~73,000 sf lab & testing
  - ~106,000 sf of high-bay (100’) R&D space for “Pulser”
- Front on Ticonderoga
- 70’ setback on Orion
- Orion to be extended along frontage
- Other infrastructure TBD

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North Elevation (PACIFIC AVENUE)

West Elevation (ORION STREET)

METAL PANEL BEYOND
South Elevation (TICONDEROGA AVENUE)

East Elevation (SKYHAWK STREET)

# ENVIRONMENTAL REVIEW (IN PROGRESS)

- *No CEQA determination at this meeting
- Alameda Point EIR (2014)
  - Analyzed redevelopment of entire Navy base
  - Over 2 million sq. ft. - office, R&D, light industrial uses
- Alameda 2040 General Plan EIR (2022)
  - 12,000 new jobs – concentrated at Alameda Point
- CA Dept. of Public Health
- CEQA Streamlining (Sec. 15183)
- Detailed review of project specifics
- Consistency w/ General Plan, Zoning, Alameda Point Project

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# PLANNING BOARD SUBCOMMITTEE

- Compressed schedule
- Up to three members
- Assist staff & project team
- 1-3 meetings
- Refine design
- Return for Board approval

  (late summer)

# PROCESS & NEXT STEPS

- Aggressive milestone schedule
- Preferred location (Alameda or Livermore) in 2025
- Parallel processes
- Concurrent staff & Planning Board review
- Purchase option
  - Council Decision – June 17
  - Led by Base Reuse & Economic Development Dept.
- Planning Board Approval – July/Sept.

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