

Alameda Point Main Street Neighborhood North

Preliminary Feasibility Results & Historical Preservation Priorities

Historical Advisory Board
June 4, 2026

Main Street Neighborhood North

Why Are We Here Today

OVERALL GOAL: *Evaluate the next steps for new residential development north of West Midway at Alameda Point (Citywide Strategic Plan HH7a)*

PRESENTATION TOPICS:

- Recap of December 6, 2025 Study Session and Tour with City Council, and Historic Advisory Board, and Planning Board
- Feasibility Analysis Summary for Historic Resources
- Critical Issues to Be Addressed for a Developer Solicitation
- Staff Recommendation for Next Steps

DISCUSSION:

- Key Historical Preservation Priorities

Main Street Neighborhood North

Where Are We in the Process

★ WE ARE HERE



1

PRELIMINARY
INVESTIGATION



2

PRIORITY
SETTING/
PUBLIC
DISCUSSION



3

STAFF & CITY
COUNCIL DECISION
TO ISSUE RFQ,
IF FEASIBLE



4

DEVELOPER
RFQ PROCESS



5

DEVELOPER AND CITY
COMMENCE
DEVELOPMENT
CONCEPT PLANNING

Recap of December 6, 2025 MSNN Study Session and Tour

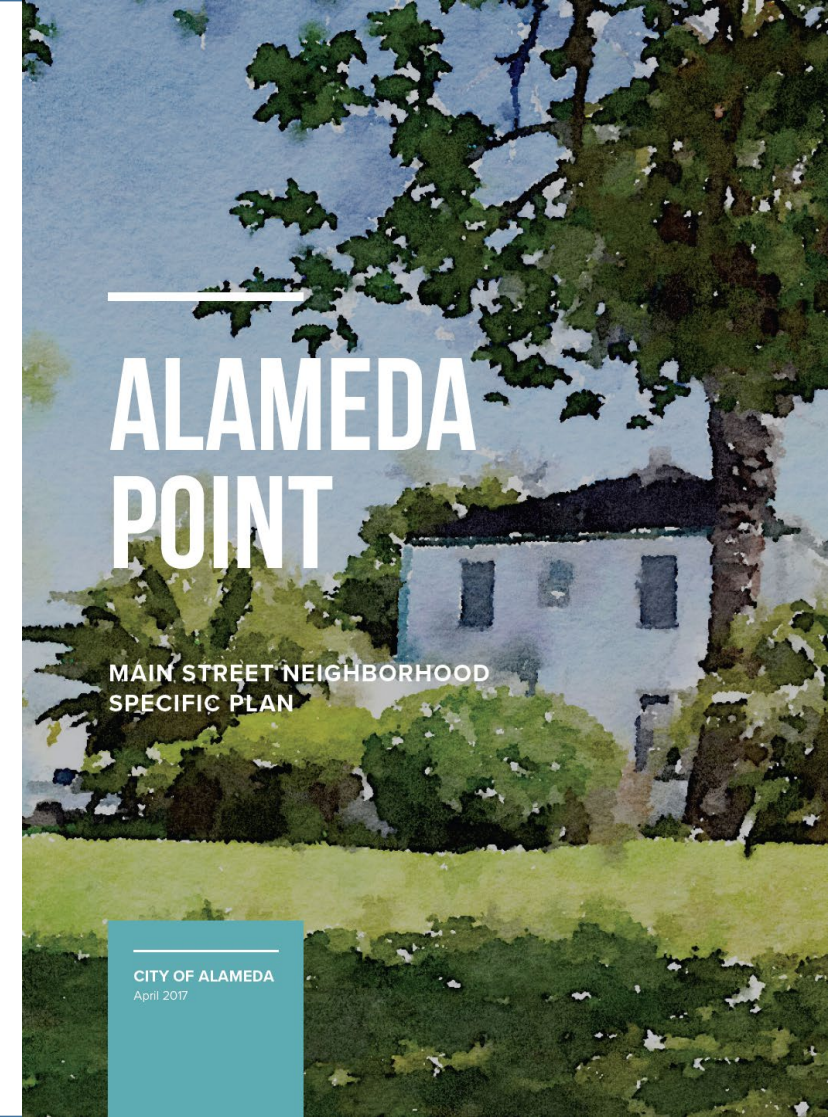
December 6, 2025 Background Planning Context

Vision

- Create a walkable, mixed-income neighborhood that expands housing opportunities while honoring its historic character.
- Modernize infrastructure, shoreline protection, and mobility systems to support resilience and future housing.

Planning Context

- Main Street Neighborhood Specific Plan (2017)
- Alameda Point Master Infrastructure Plan (2020)
- Alameda Point EIR (2013), including historic mitigations and infill guidelines



Alameda Point Development Update

Site A Project (First development Project)

- 1,284 approved housing units
- Phase 1 complete (roads, housing, ferry terminal)
- Future phases remain paused

West Midway & RESHAP Projects

- 810 planned housing units, incl replacement affordable housing
- Infrastructure construction underway
- West Midway Vertical construction: Q1 2027

Main Street Neighborhood North

- Next major redevelopment planning effort
- Feasibility analysis underway; priority setting
- Potential developer RFQ issuance: 2026/2027



Main Street Neighborhood North

Study Area

- Main Street Neighborhood Specific Plan Area
- Affordable Housing / Collaborative Partners Lease Areas
- For Consideration
- Naval Air Station (NAS) Historic District
- AUSD



East of Pan Am, City Ownership	48 acres
West of Pan Am, City Ownership	7 acres
West of Pan Am, AUSD Ownership	<u>15 acres</u>
Total	70 acres

December 6, 2025 Background

Unique Challenges To This Area

Property Characteristics

- Infrastructure: existing streets and utilities must be replaced
- Shoreline stabilization and flood protection measures required
- Historic district / contributing historic structures and Layout

Development & Financial Considerations

- 25% affordable housing required
- Navy payment: ~\$34k per market rate unit due at conveyance (new for this project)

Challenges Differ East and West of Pan Am

- **East of Pan Am:** historic housing & landscape, flood protection, timing dependency on RESHAP affordable project, occupied housing.
- **West of Pan Am:** Offsite costs for shoreline stabilization/flood protection, historic structures.

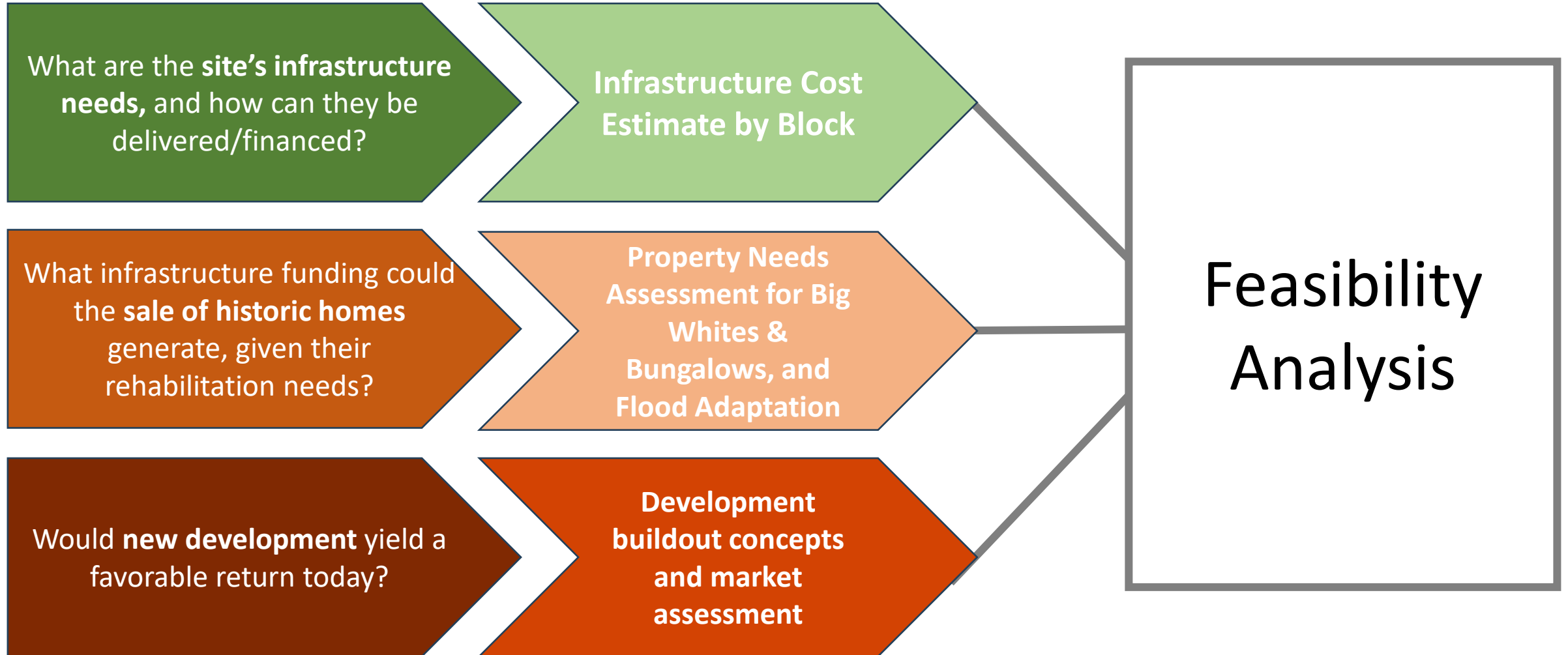
December 6, 2025 Study Session & Tour

Recap and Key Takeaways

- Reviewed Alameda Point Housing Work Plan and progress to date
- Discussed unique characteristics shaping land development north of West Midway Ave
- Staff Takeaways:
 - General support for the concept of adding housing in blocks west of Pan Am Way, including the area surrounding the O'Club, if feasible.
 - Understanding that sea level rise adaptation, shoreline stabilization, and major infrastructure improvements will require significant external funding.
 - Openness to inclusion of AUSD properties in developer RFQ, if feasible.
 - Recognition that project feasibility requires potential tradeoffs among competing project objectives.

Feasibility Analysis Summary

Feasibility Analysis: Research Questions

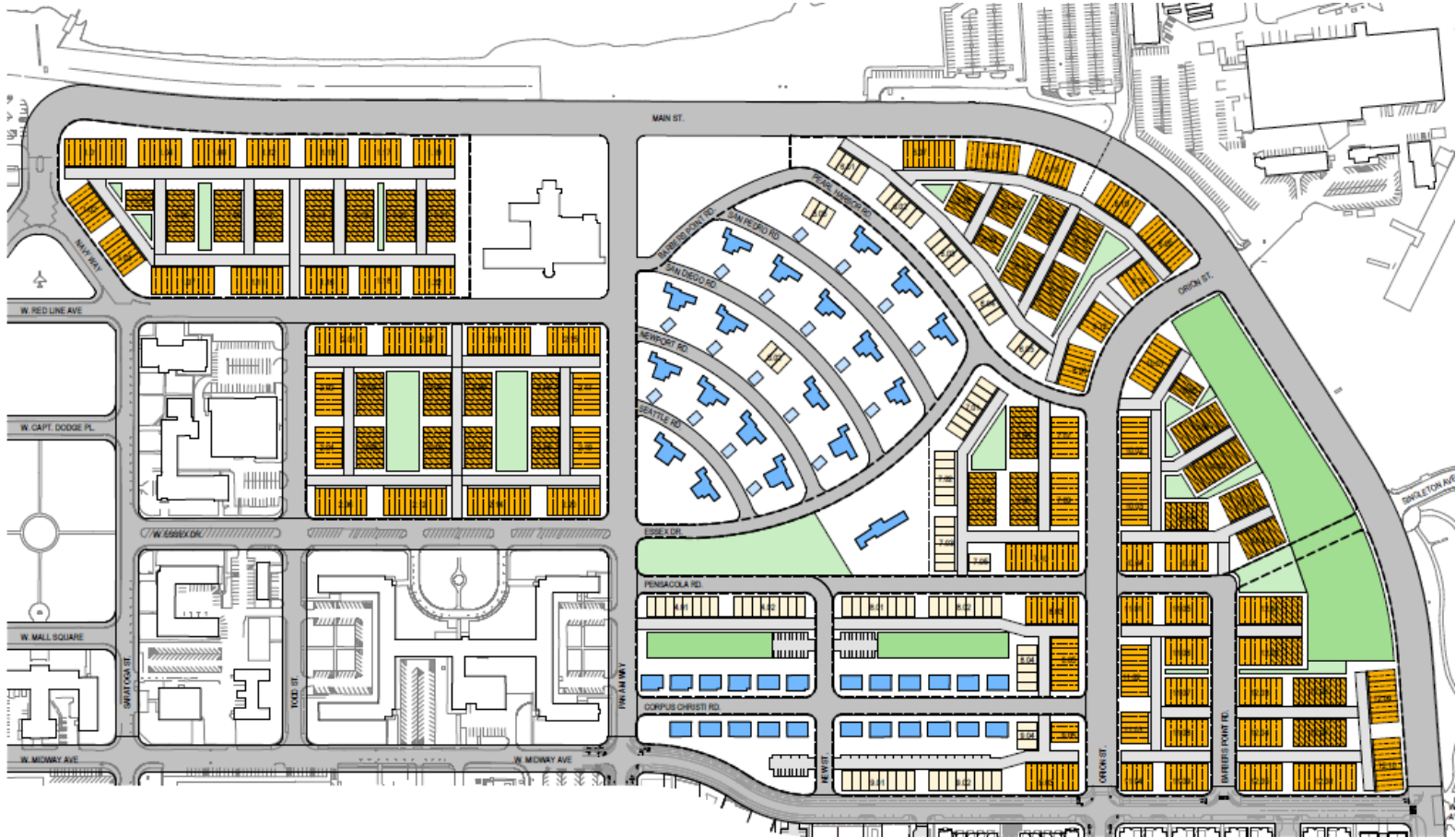


Feasibility Analysis: Development Buildout Concepts

Lower Density Scenario:
600 Existing & New Homes
(~140 Affordable)

Medium Density Scenario:
1,000 Existing & New Homes
(~240 Affordable)

+ Consider potential
development of AUSD south
block (Building 17)



Source: Artemis and Saida + Sullivan

**Scenarios include 2- to 4-story townhomes and multifamily affordable housing, consistent with Main Street Residential Zoning*

Finding: Feasibility within Reach subject to Addressing Challenges

Feasibility is within reach, subject to certain challenges being addressed:

- **Major offsite improvements** (soil stabilization, levy) are needed to develop the area west of Pan Am Way.
 - *We would need external funding for these improvements for this project to be feasible.*
- **RESHAP dependency:** Ability to proceed is tied to completion of RESHAP, which enables Alameda Point Collaborative and Building Futures with Women and Children residents to move to new units and makes the property available for development. Progress on RESHAP depends on financing + West Midway project for infrastructure.

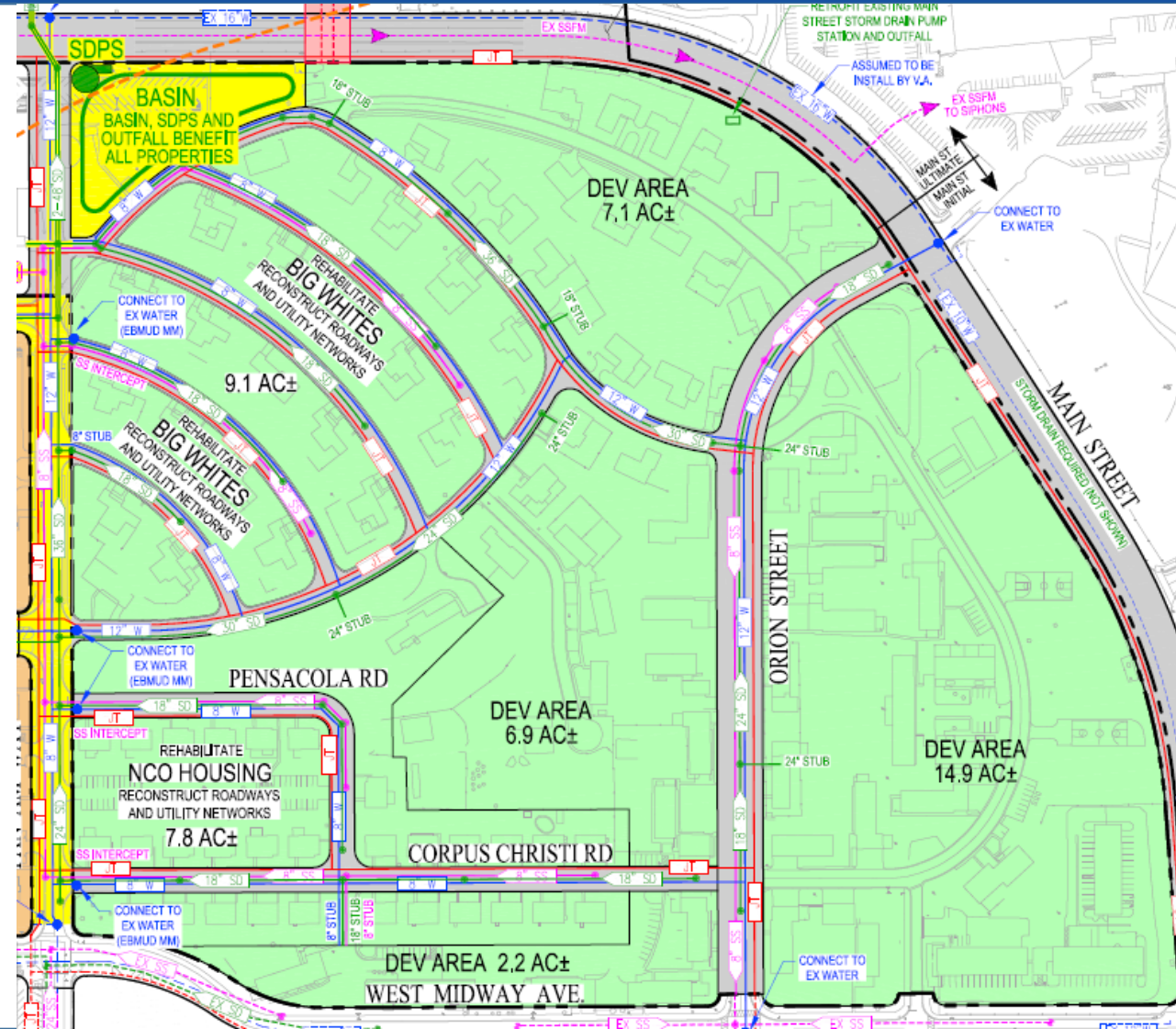
Feasibility Analysis: Big Whites & Bungalows Areas

Big Whites

- Rehabilitation and sale of units doesn't generate sufficient revenue to cover cost of infrastructure replacement for initial phase.
- New development would need to help "carry" cost of Big White infrastructure replacement and may need to be a later phase.
- ❖ *Infill development could generate*

Bungalows (NCOs)

- Overall returns better with retention rather than removal.



Feasibility Analysis: Building 17 (Former BOQ)

Current Challenges

- Building 17 is owned by AUSD.
- Long-term vacancy has resulted in deterioration, deferred maintenance, and ongoing security challenges.
- The building's historic status, size, layout, and infrastructure needs have complicated redevelopment efforts.
- Rehabilitation costs have generally been viewed as exceeding the value that can be created through reuse.

Potential Redevelopment Opportunities

- Inclusion in the broader MSNN redevelopment effort could create economies of scale and improve redevelopment feasibility.



Challenges & Opportunities

Chapel and Theater

Current Challenges

- Long-term vacancy has resulted in deterioration and deferred maintenance.
- Restoration will require significant investment and new funding sources.

Potential Redevelopment Opportunities

- Adaptive reuse could support cultural, community-serving, event, or limited commercial uses.
- Inclusion in a larger redevelopment project could help fund restoration and activation.



Critical Issues to be Address for a RFQ Issuance

Staff Conclusion and Recommendation

Why Start This Process Now

- Long history in East Bay of planning projects at height of market, then missing market cycle.
- **Due to long lead time, starting work now positions property for development several years out, when housing market may be more favorable.**

Additional Considerations

Policy Considerations

- Define protections for existing residents.
- Clarify objectives for Officers Club (e.g. leveraging development to make improvements)
- Identify City's development priorities for this area with feedback from HAB, Planning Board, and City Council
 - Re-evaluate development feasibility if City priorities affect staff's assumptions
- Confirm whether AUSD Board is interested in partnering

Main Street Neighborhood North

Next Steps

- **Priority Setting / Public Discussion**
(Summer/Fall 2026)
- **Staff & City Council Decision To Issue RFQ, if Feasible**
(Late-2026/Early-2027)
- **Developer RFQ Process**
(2027)

Discussion

DISCUSSION

Historic Preservation Priorities

If project feasibility is affected by historic preservation objectives, what information would the HAB need from the City and/or a future developer when evaluating potential tradeoffs involving:

- Limited infill development within the Big Whites neighborhood
- Possible demolition of selected bungalow structures
- Possible demolition or alteration of Building 17 (if it's included in the RFQ)
- Possible alteration of historic landscape features
- Future preservation and adaptive reuse strategies for the Chapel, Theater, Officers' Club, and Admiral's House