

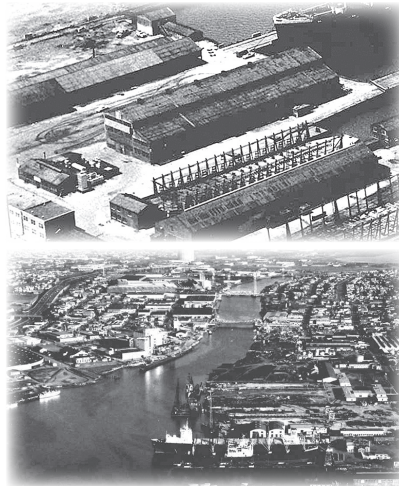
ALAMEDA MARINA



A Waterfront that Works!

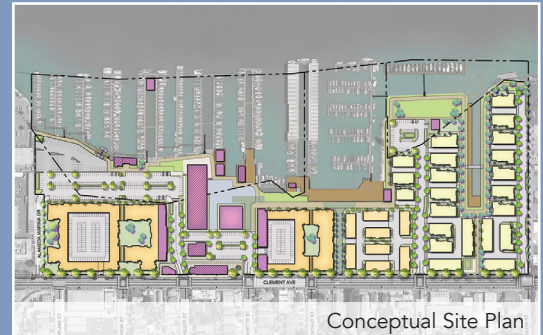
ALAMEDA MARINA YESTERDAY

Located along Alameda's Northern Waterfront, between Clement Avenue and the Oakland/Alameda Estuary, Alameda Marina was once a thriving shipyard, where Liberty Ships were repaired during World War II. The 44-acre facility became a recreational marina in the 1950's, providing boat slips, dry storage, and maintenance and repair services for boats and recreational vehicles.



ALAMEDA MARINA TODAY

- 60 tenants, 223 employees
- 250,000 square feet of commercial space for light-industrial and professional service businesses
- 530 wet berths
- 720 surface lot storage spaces
- 80% of dry boat/ RV storage tenants are from outside of Alameda
- One boat hoist for private use; decommissioned due to safety concerns and engineering issues
- Parking lot 30-50% occupied during peak boating season



Conceptual Site Plan

LOCATION:

1815 Clement Avenue, Alameda

TOTAL SITE ACREAGE:

44.14 acres

PRIVATELY OWNED ACRES:

27.08 acres gross
(21.62 acres is developable)

CITY TIDELANDS LEASE:

17.06 acres gross
(boat slips represent 11.67 acres)

SITE USE:

Approximately 16% of the developable site is covered by buildings; bulk of property is surface parking lots

TIDELANDS LEASE:

- 66-year Tidelands Lease (25 years, with 41-year option) executed in 2012 as private/public partnership with City
- Requires development of entire property to a "new higher-value project" by end of 2019
- Initial \$10 Million investment required by end of 2019



For more information: www.AlamedaMarina.com

PLEASE TURN OVER

ALAMEDA MARINA



A Waterfront that Works!

By restoring **Alameda Marina**, we embrace the site's maritime history and foster new opportunities for maritime and boating services

ALAMEDA MARINA TOMORROW

- 11 piers; 530 individual slips
 - ▶ More than 50% of the slips will be repaired/rebuilt
 - ▶ \$3 Million spent since 2012 on repair/safety upgrades/rebuild costs
 - ▶ \$57 Million investment to upgrade infrastructure on site, including:
 - ◆ More than 4,000' of existing shoreline;
 - ◆ New service roads;
 - ◆ Dredging;
 - ◆ New utilities to service Clement Ave.;
 - ◆ Accommodating sea level rise; and
 - ◆ Bay Trail extension and bike path network
- 3.45 acres of open space and public shoreline access
- Up to 250,000 square feet of maritime commercial space



ALLEVIATE REGION'S HOUSING SHORTAGE WITH LOCAL AND ACHIEVABLE RIGHT-SIZED HOUSING

- Up to 760 residential units, including 103 deed restricted affordable housing units

IMPROVE AND ENHANCE THE MARITIME COMMERCIAL MARINA

- Retain maritime uses and preserve a 26.40 acre maritime and commercial core
- Upgrade and rehabilitate 11 buildings and existing graving dock
- Introduce innovative dockyard concept using ServiceShips for incubator maritime services and community education activities



RECONNECT THE COMMUNITY TO AN ACTIVATED WATERFRONT

- Open 540 yards along Clement Ave. to the public; today closed off by a wall of buildings
- Major restoration, including a new waterlife park, to increase access to the estuary for the entire community to enjoy a safe, clean environment



For more information: www.AlamedaMarina.com