PROJECT PROFILE: MAINTENANCE YARD

Property History and Status of Site

The District's Maintenance Yard is located at 2615 Eagle Avenue. A recent appraisal indicates the parcel is 0.73 acres. The parcel is an infill site adjacent to older and established residential uses. The site is accessed from Eagle Avenue; there is no access from Tilden Way. The site is located near but not adjacent to Edison Elementary and is surrounded by existing high-value, single-family residential development.



Site and Market Opportunities

The Maintenance Yard facility is centrally located in Alameda. Potential for residential development on this site would be compatible with the existing neighborhood, and existing neighbors may be pleased to see the substandard Maintenance Yard relocated. The site is zoned residential (R4) and could be a candidate for the State Density Bonus Law if a prospective developer wanted to pursue multifamily housing there. Given the context of the neighborhood, single family residences or duplexes may be more appropriate and might even command a higher overall value than more multifamily units.

There is a history of underground tanks on the site, which may require a Phase I or Phase II analysis to confirm. A recent appraisal estimated capacity for up to 15 units, and this could be a source of revenue for AUSD to fund other facilities upgrades.









Preliminary Strategy

The site has been in use by the District since 1924, and the structure has outlived its useful life. As the District considers where to potentially locate a new Maintenance Yard, there appears to be interest and opportunity in a combined Maintenance Yard/Food Warehouse facility in a central location. Due to the location, site configuration, and challenging access of the current site, it is unlikely the District will need this site for educational purposes.

There is near-term potential to sell this site to a residential developer and generate revenue for the District if the Board approves of this strategy. With the conveyance of 240 and 250 Singleton Avenue from the Navy to the District, the Woodstock Child Development Center (WCDC) and Island High School can be relocated from the former Longfellow Elementary School site to the Singleton parcels. Once Longfellow has been vacated, the site would be available for a combined Maintenance Yard and Food Services facility.

The Longfellow site is centrally located with good access to school sites. The Maintenance Yard on Eagle Avenue would then be available for disposition. Disposition of the Maintenance Yard site would generate revenue to support the work needed at Longfellow to accommodate a new Maintenance Yard and Food Services facility, and this strategy could potentially generate additional funding for the facility improvements needed at Singleton to relocate WCDC and Island High School.

Proposed Strategic Actions

