

Memorandum



CITY OF DALLAS

DATE May 20, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Update on the Unimproved Alley Cleanup and Trail Conversion Program**

Program Background

The FY 2022 Budget included \$8.8M in ARPA funds for Public Works to clean 1,365 unimproved, non-sanitation alleys and convert 40 of those alleys into trails to connect to schools, nearby parks, and transit. As briefed to the Transportation and Infrastructure Council Committee on February 22, 2022, the purpose of this memorandum is to provide an update to the Unimproved Alley Cleanup and Trail Conversion Program.

Program Updates

- One-time cleanup of debris and vegetation for 1,365 unimproved and unmaintained alleys: As of April 30, 2022, 1,364 have been completed and 1 alley was not cleaned due to it not needing clearing or cleaning. The total budget for the one-time cleanup was \$4.8M and \$4.79M was expensed.
- Of the 1,365 alleys, utilizing \$4M in ARPA funds, 27 alley segments have been identified as potential candidates for trail conversions, lighting, and removable ingress/egress bollards.
- The proposed trails are not intended to be part of the City's official trail system; they are specifically geared towards serving internal neighborhood pedestrians and abutting property owners and for the purpose of eliminating unmaintained areas in alleys but remaining in the current service capacity.
- Alley conversion to trail qualifying criteria: 1) No rear garage/entry to homes; 2) few or no utilities in the alley; 3) identified area of inequity; 4) high crime; 5) frequent illegal dumping; 6) publicly accessed facilities such as direct routes to schools, DART Stations, recreation centers, or parks.
- Of the 33 identified alley conversion candidates, 17 alley segments have been approved by the adjacent property owners or respective Council Member, 9 alley segments are pending property owner or Council Member approval, and 1 has been removed from the program due to property owner denial. The following tables list the alley conversion projects that have been approved, are pending approval, or have been denied by the adjacent property owners:

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(19) Approved Alleys by Property Owners or Council Members

DISTRICT	ALLEY NAME	PROJECT BOUNDARIES
1	A1759	Alley between W Page Ave and Brooklyn Ave from S Van Buren Ave and S Llewellyn Ave
2	A00757	T-Alley between Grandview Ave to Parkview Ave from Gurley Ave to A00758
2	A00758 Two segments	T-Alley between Grandview Ave to Parkview Ave from Grandview Ave to A00757, and from Grandview Ave to A757
7	A1264	Alley between Al Lipscomb Way and Park Row Ave from S Malcom X Blvd to Myrtle St
7	A1280	Alley between Birmingham Ave and Warren Ave from Jefferies St to Meyers St
7	A1229	Alley between Cleveland St and Gould St from South Blvd to Martin Luther King Jr Blvd
7	A1266 Two segments	Alley between South Blvd and Martin Luther King Jr Blvd from Atlanta St to Myrtle St, and from Myrtle St to S Malcolm X Blvd
7	A1282	Alley between Pennsylvania Ave and Birmingham Ave from Meyers St to Jefferies St
7	A1283	Alley between Pennsylvania Ave and Birmingham Ave from S Malcolm X Blvd to Jeffries St
7	A1284	Alley between Birmingham Ave and Warren St from S Malcom X Blvd to Jeffries St
7	A1285	Alley between Birmingham Ave and Warren St from Myrtle St to S Malcom X Blvd
7	A1287	Alley between Birmingham Avenue to Warren Ave from Atlanta St to Latimer St
7	A1296	Alley between Peabody Ave and Pennsylvania Ave from Atlanta St to Myrtle St
7	A1301	Alley between Peabody Ave and Pennsylvania Ave from Latimer St and Edgewood St
7	A1308	Alley between Latimer St and Pondrom St from Lenway St to Cooper St
7	A1309	Alley between Latimer St to Pondrom St from Warren Ave to Lenway St
10	A03352	Alley between 12312 Oberlin Dr and 12306 Hallum St. from Oberlin Dr to A3354 (alley behind 12300 block of Oberlin)

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(13) Alley Segments Pending Approval for Conversion

DISTRICT	ALLEY NAME	PROJECT BOUNDARIES
1	A1756	Alley between W Brooklyn Ave and W Pembroke Ave from S Van Buren Ave and S Llewellyn Ave
2	A00750	Alley between Grandview Ave to Parkview Ave from Lindsley Ave to Gurley Ave
3	A17591 & A17593	Alley between Grassy Ridge Trail and Oxbow Ln from Oxbow Ln to A17592 (Penguin Dr), and alley between Grassy Ridge Trail and Stratton Dr from Oxbow Ln to Penguin Dr
4	A11228	Alley between Village Way and Stovall Dr from Garrison St to Deer Path Dr
6	A11741	Alley between Conroe St and Obenchain St from Morris St to McBroom St
6	A17657	Alley between Sylvan Ave and Topeka Ave from Morris St to McBroom St
8	A11308, A11530 and A17833 3 limits 114 properties	Alley between Pinebrook Dr and Pacesetter Dr from Hidden Trail to Strawberry Trail, and from Strawberry Trail to Bonnie View Rd, and from Pacesetter Dr to Hidden Trail
14	A812	Alley between Junius St and Worth St from N Beacon St to N Fulton St
14	A882 & A883	Alley between N Beacon St and Parkmont St and Gaston Ave and Junius St between N Beacon St and A883, and Alley between Gaston Ave to Junius St and Parkmont St and N Beacon St from Junius St to A882

(1) Alley Segment Removed from the Program Based Upon Resident Denial

DISTRICT	ALLEY NAME	PROJECT BOUNDARIES
13	A5168	Alley between Charlestown Dr and Jamestown Park from Jamestown Rd to Nuestra Dr

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Program Challenges

- **Property Owner Responses** – To date, overall feedback has been positive with more in favor than opposed. Although there have been many in favor, sufficient responses have not been received to satisfy the necessary approvals from the majority of the abutting property owners of the 33 alleys invited to participate in the pilot program. To further simplify the process, staff reduced the necessary approval rate from two-thirds majority to 50%, and in addition to following usual communication protocols by mailing letters via U.S. Postal Service, has actively sought to gain necessary approvals by reaching out with other digital platforms such as e-mail, newsletters, Nextdoor, Facebook, etc.
- **Update on availability of necessary resources** - Please note that supply chain issues have hampered our ability to obtain decomposed granite and associated supplies; therefore, the plan has been revised to replace decomposed granite with the installation of 5-foot-wide sidewalks in all the alley projects with two removable bollards at each end.

Request for Council Support

Staff requests Councilmembers provide feedback concerning the topic by e-mail or by meeting with staff virtually or in-person. If approvals are not gained from abutting property owners or district officials, we recommend utilizing the remaining funds in street or alley maintenance needs.

While staff is in favor of developing healthy constituent relationships ensuring their involvement is an integral part of the decision-making process of building communities to the highest attainable level of infrastructure development, time is no longer on our side. Federal funds secured for this project dictate the schedule, consequently, staff requests Councilmember's involvement in finalizing alley selections prior to project implementation as delays in procurement and delivery of construction materials have been revealed, as well as potential budget considerations that may arise during construction.

Should you have any questions, or would like to schedule a meeting, please contact Ali Hatefi, P.E., Director of Public Works.



Robert M. Perez, Ph.D.
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
Carl Simpson, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Genesis Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors