



**City of Dallas**

# Alley Cleanup and Trail Conversion Program

**Transportation and Infrastructure  
Committee Briefing  
November 8, 2022**

Ali Hatefi, P.E., Director  
Tina Richardson, Assistant Director  
Jacob McCarroll, Program Administrator  
Department of Public Works  
City of Dallas



# Alley Cleanup and Trail Conversion Program



- Background
- Challenges
- Update
- Next Steps
- Discussion/Questions





# Background



- The City of Dallas has 1,365 (129 miles) of unimproved, non-sanitation alleys requiring one-time cleanup and maintenance.
- The FY 2022 Budget included \$4.8M of ARPA funds for this effort.
- As of April 2022, all 1365 alleys have been cleaned.



**Before and after photos of alley between Haas Dr. and Springer St. from Marjorie Ave. to 51<sup>st</sup> St. - CD4**





# Background



- As cleanup of the alleys has been completed, the locations were provided to the Department of Code Compliance for follow-up with residents.



**Before and after photos of alley between Bambi St. to Burroaks Dr. from Murdock Rd. to 393 ft east - CD8**





# Background



- Of the 1,365 unimproved alleys, 33 alleys were originally identified as possible candidates for "Alley to Trail" conversions.
- The FY 2022 Budget included \$4M of ARPA funds for this effort.



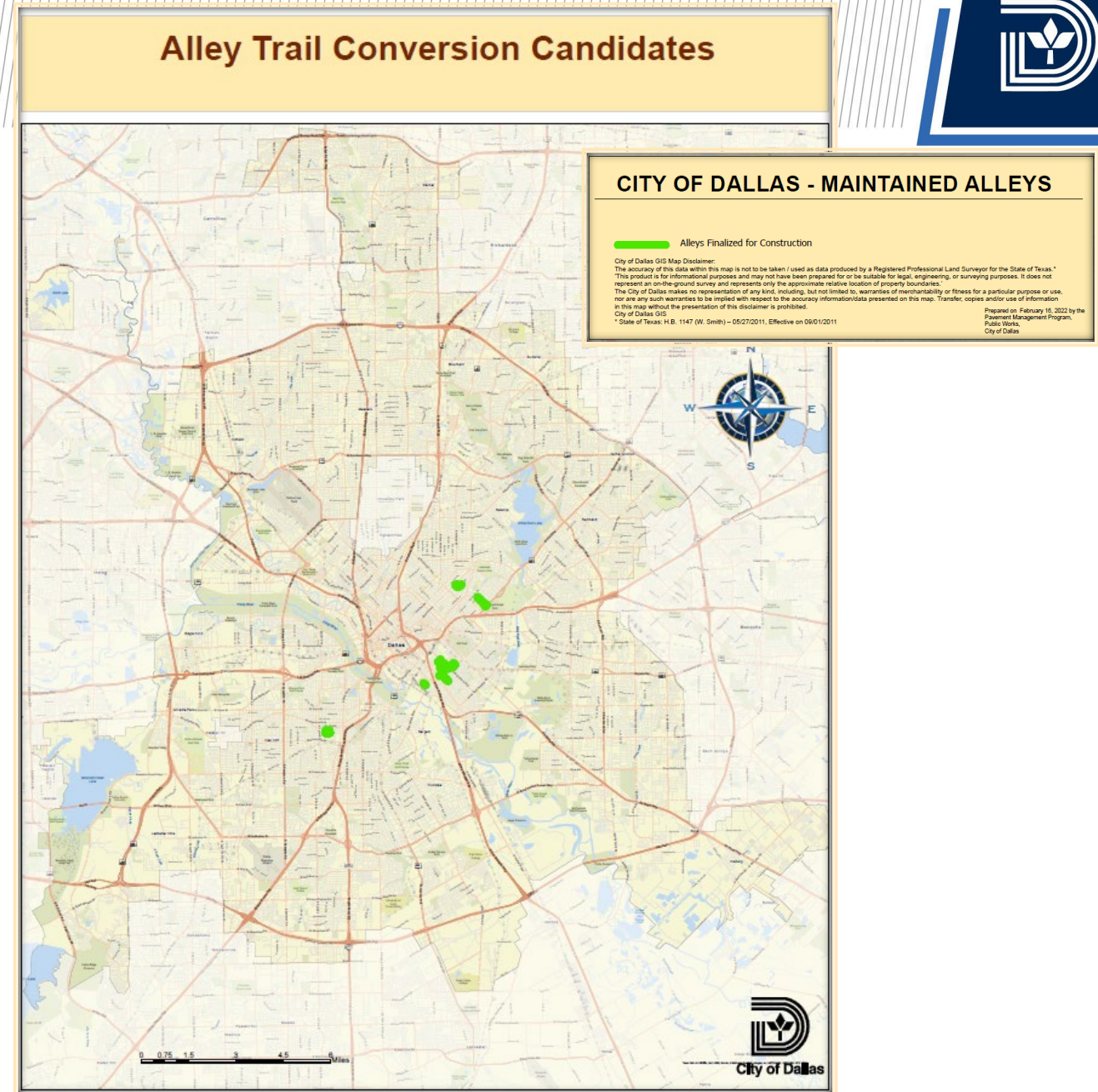
Alley between Pennsylvania Ave. and Birmingham Ave.  
from Meyers St. to Jefferies St. - D7





# Background

- The 33 alleys selected for further investigation for possible inclusion in the pilot conversion program met all or some of the following criteria:
  - No rear garage/entry to homes,
  - Identified area of inequity,
  - High crime,
  - Frequent illegal dumping,
  - Publicly accessed facilities such as direct routes to schools, DART Stations, recreation centers, or parks,
  - Fewer utilities,
  - Project feasibility.





# CHALLENGES



- **Approval Phase** - Constituent response time took longer than anticipated. Councilmembers stepped in to assist with outreach in some cases.
- **Materials** – Due to the recent supply chain problem in the nation, sourcing various materials planned for use became limited, causing changes in surface treatments and delays in overall project completion time.
- **Landmark Commission** - Eight alleys located in historic preservation areas required further review and approval action by Landmark Commission and associated Task Forces that placed conditions on approvals to modify materials, consequently altering the plan to deliver lighting in three alleys.
- **Dumping** - During construction, areas were found with large amounts of garbage due to proximity to provisional shelters for unhoused populations causing property owners to deal with unusual amounts of garbage.





# UPDATE



- Due to the nature of the project, as construction approached and various construction phasing components were highlighted, feasibility per location ultimately determined the locations requiring further elimination. Disqualification of alleys fell into categories such as: disapproval from property owners, properties with new rear access, inconsistencies found in property descriptions versus records, or utility conflicts. Therefore, 22 alleys were selected for conversion.
- As a final preparation step prior to mobilizing into construction, all qualifying alleys were surveyed by PBW Surveyors to identify right-of-way boundaries of all alleys.
- Construction of all those alleys is either currently underway or nearing completion. All “Alley to Trail” construction should be complete, weather permitting, by November 2022.
- Lighting materials were received the week of October 24, 2022.





# ALLEY TO TRAIL CONVERSION FINAL LIST



ROW	ALLEY NAME	PROJECT BOUNDARIES
<b>DISTRICT 1</b>		
1	A1756	Alley between W. Brooklyn Ave. and W. Pembroke Ave from S. Van Buren Ave to S. Llewellyn Ave.
2	A1759	Alley between W. Page Ave. and Brooklyn Ave. from S. Van Buren Ave. and S. Llewellyn Ave.
<b>DISTRICT 2</b>		
3	A732	Alley between Parkview Ave. and Grandview Ave. from Lindsley Ave. to Ash Lane
4	A750	Alley between Grandview Avenue to Parkview Ave. from Lindsley Ave. to Gurley Ave.
5	A00757	T-Alley between Grandview Ave. to Parkview Ave. from Gurley Ave. to A00758
6	A00758	T-Alley between Grandview Ave. to Parkview Ave. from Grandview Ave. to A00757.
7	A00758	T-Alley between Grandview Ave. to Parkview Ave. from Parkview Ave. to A00757.
<b>DISTRICT 7</b>		
8	A1229	Alley between Cleveland St. and Gould St. from South Blvd. to Martin Luther King, Jr. Blvd.
9	A1282	Alley between Pennsylvania Ave. and Birmingham Ave. from Meyers St. to Jeffries St.
10	A1283	Alley between Pennsylvania Ave. and Birmingham Ave. from S. Malcolm X Blvd. to Jeffries St.
11	A1296	Alley between Peabody Ave. and Pennsylvania Ave. from Atlanta St. to Myrtle St.





# ALLEY TO TRAIL CONVERSION FINAL LIST

(CONTINUED)



ROW	ALLEY NAME	PROJECT BOUNDARIES
<b>DISTRICT 7 (CONTINUED)</b>		
12	A1301	Alley between Peabody Ave. and Pennsylvania Ave. from Latimer St. to Edgewood St.
13	A1308	Alley between Latimer St. and Pondrom St. from Lenway St. to Cooper St.
14	A1309	Alley between Latimer St. and Pondrom St. from Warren Ave. to Lenway St.
15	A1264	Alley between Al Lipscomb Way and Park Row Ave from S. Malcolm X Blvd. to Myrtle St.
16	A1264	Alley between Al Lipscomb Way and Park Row Ave from Myrtle St. to Atlanta St.
17	A1266	Alley between South Blvd. and Martin Luther King Jr. Blvd. from S. Malcolm X Blvd. to Myrtle St.
18	A1266	Alley between Al Lipscomb Way and Park Row Ave. from Myrtle St. to Atlanta St.
19	A1280	Alley between Birmingham Ave. and Warren Ave. from Jeffries St. to Meyers St.
<b>DISTRICT 14</b>		
20	A812	Alley between Junius St. and Worth St. from N. Beacon St. to N. Fulton St ** <b>NO LIGHTING</b>
21	A882	Alley between N. Beacon St. and Parkmont St. and Gaston Ave. and Junius St. from N. Beacon St. to A883 ** <b>NO LIGHTING</b>
22	A883	Alley between Gaston Ave. to Junius St. and Parkmont St. and N. Beacon St. from Junius St. to A882 ** <b>NO LIGHTING</b>





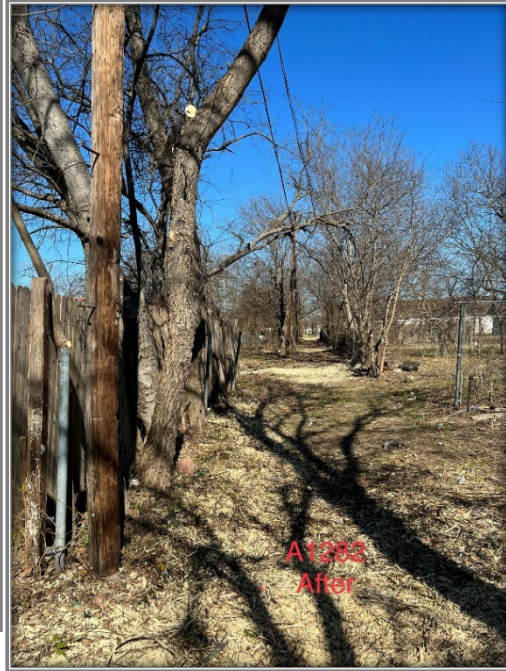
# Update (continued)



## Alley between Pennsylvania Ave. and Birmingham Ave. from Meyers St. to Jefferies St. - D7



Before Alley Cleanup



After Alley Cleanup



After Alley to Trail Conversion  
View from Jeffries St. entrance



After Alley to Trail Conversion  
View from Meyers St. entrance

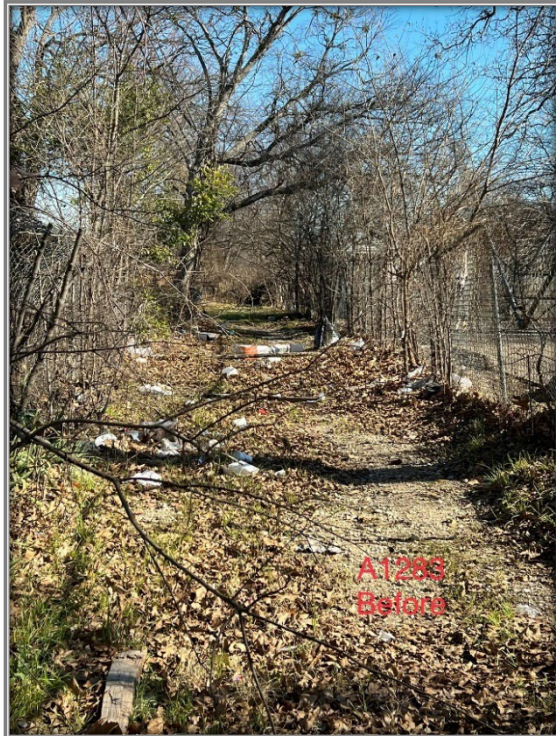




# Update (continued)



Alley between Pennsylvania Ave. and Birmingham Ave.  
from S. Malcolm X Blvd. to Jeffries St. – D7



Before Alley Cleanup



After Alley Cleanup



After  
Alley to Trail Conversion  
View from  
Jeffries St. entrance



After Alley to Trail Conversion  
View from Malcolm X Blvd. entrance

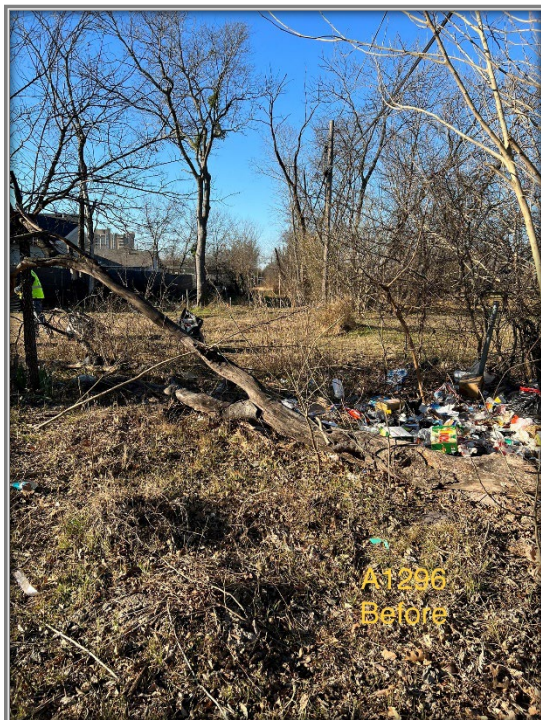




# Update (continued)



**Alley between Peabody Ave. and Pennsylvania Ave.  
from Atlanta St. to Myrtle St. – D7**



Before Alley Cleanup



After Alley Cleanup



After Alley to Trail Conversion  
View from Atlanta St. entrance



After Alley to Trail Conversion  
View from Myrtle St. entrance





# Update (continued)



**Alley between Peabody Ave. and Pennsylvania Ave.  
from Latimer St. to Edgewood St. – D7**



Before Alley Cleanup



After Alley Cleanup



After Alley to Trail Conversion  
View from Edgewood St. entrance



After Alley to Trail Conversion  
View from Latimer St. entrance





# NEXT STEPS



- Department of Code Compliance – monitor the 1365 alleys cleaned for compliance with Volume 1, Article II, Chapter 18 of the Dallas City Code: property owners are required to maintain the alley free of debris, weeds and vegetation.
- Budget: Future maintenance budget for trail elements such as replacement of damaged concrete, lighting fixtures, and/or bollards.
- Lighting: Transportation staff will monitor and adjust issues related to the lights installed or intensity of lighting.







# Discussion/Questions







**City of Dallas**

# Alley Cleanup and Trail Conversion Program

**Transportation and Infrastructure  
Committee Briefing  
November 8, 2022**

Ali Hatefi, P.E., Director  
Tina Richardson, Assistant Director  
Jacob McCarroll, Program Administrator  
Department of Public Works  
City of Dallas