

Memorandum



DATE October 12, 2021

CITY OF DALLAS

Honorable Members of the Transportation and Infrastructure Committee: Omar Narvaez
TO (Chair), Tennell Atkins (Vice Chair), Adam Bazaldua, Cara Mendelsohn, Jesse Moreno,
Jaynie Schultz, Gay Donnell Willis

SUBJECT **Alley Cleanup and Trail Conversion Program – FY 2022 Implementation Plan**

Background

The FY 2022 Adopted Budget includes \$8.8M of American Rescue Plan Act (ARPA) funds to provide a one-time cleanup of all 1,362 unimproved, non-sanitation alleys. Of those, 40 alleys will also include installation of streetlights, decomposed granite trail alleys (27 projects) and sidewalk trail alleys (13 projects). The \$8.8M of ARPA funds for the cleanup and trail conversion projects are programmed as follows:

1. **(\$4.8M) for One-Time Cleanup of all Unimproved, Non-Sanitation Alleys** There are 1,362 (129 miles) of unimproved, non-sanitation alley segments in need of one-time cleanup and maintenance.
2. **(\$1.1M) to Install a Decomposed Granite Trail in 27 Unimproved, Non-Sanitation Alleys** In addition to the decomposed granite trail, removeable bollards will be placed on both ends of the alleys.
3. **(\$889K) to Install Sidewalks in 13 Unimproved, Non-Sanitation Alleys** Public Works identified 13 of the 40 unimproved alleys that are located within a Homeowner's Association and/or Neighborhood Association without any utilities; therefore, they are prime candidates for 5-foot meandering sidewalk with removable bollard, landscaping, etc. Maintenance agreements need to be established with an HOA, NA, or residents before construction of these trail projects.
4. **(\$2.0M) to Install Lighting in the 40 Converted Alley Segments** with pedestrian lighting estimated at \$10K per pole, which is inclusive of a light pole, foundation, conduit, wiring, etc. and will typically be spaced 100' apart depending on canopy coverage, lumens, etc.

As part of the FY 2022 budget development process, on August 16, 2022, Public Works provided a map of all the alley cleanup and trail conversion projects; this map can be found here: <https://dallasgis.maps.arcgis.com/apps/webappviewer/index.html?id=886df07bceaf4cb49f6d07f9e10fcf04>. In addition to the overall map provided on August 16th, 2021 individual council district maps were provided and are attached to this memorandum.

Given the overview of the alley projects and budget within this program, this memorandum will provide further details on the selection criteria used to select the alley trail conversion projects, the need for a maintenance agreement to proceed with the 13 sidewalk projects, public communication of these projects with other neighborhood improvement programs offered by the departments of Housing and Neighborhood Revitalization and Code Compliance, and a timeline for completion of the cleanup and conversion projects.

Selection of 40 Alleys to Trails and Need for Maintenance Agreement

As a subset of the 1,362 unimproved alleys to be cleaned-up in FY 2022, a total of 40 alleys were selected as trail conversion projects based upon criteria such as:

1. Proximity to schools or transit stops,
2. Areas with high frequencies of illegal dumping,

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3. No rear entry to homes,
4. No water/sewer utilities (gas or utility poles may be present),
5. An active Homeowner's Association (HOA) or Neighborhood Association (NA) for the 13 alleys receiving sidewalks.

Installation of the 13 alley sidewalk trails will require a maintenance agreement with appropriate HOA, NA, or adjacent property owners. Should a maintenance agreement not be reached with the HOA, NA, or residents, the sidewalk will not be installed and a decomposed granite trail will instead be constructed. Should there be no community support for the trail or alley light installation, the trail conversion funds will be transferred to the Public Works Improved Alley Maintenance Program and the lighting funds will be utilized to provide neighborhood street lighting.

Public Communication and Coordination with Housing and Neighborhood Revitalization and Code Compliance

Understanding the criteria used to select the alley trail conversion projects and the larger, citywide alley cleanup effort, prior to starting every alley cleanup project, Public Works will communicate, via door hangers, the start of that work. While more extensive community outreach will be completed through the 40 alley conversion projects, Public Works will coordinate the door hanger messaging, which will be distributed to the adjacent homes of 1,300+ citywide alleys, with the departments of Housing and Neighborhood Revitalization and Code Compliance to educate residents on City programs and codes such as home improvements, sidewalk improvement cost share, and the requirement to provide alley maintenance of unimproved alleys.

The door hangers to be placed on the adjacent homes of the 1,300+ alley cleanup projects, which will be distributed twice before the alley cleanups start, will include website and staff contact information for the neighborhood improvements programs and relevant code language for property maintenance. Additionally, the door hangers will be provided in both English and Spanish.

Program Timeline

As details of the project communication have been provided, below is the project timeline and specific actions to be completed.

November 2021- January 2022

1. Provide briefing memorandum to the Transportation and Infrastructure Committee,
2. Begin ordering streetlights and bollards,
3. Start communication and coordination with the necessary HOAs, NAs, or property owners to complete maintenance agreements for the sidewalk projects and to provide details on the decomposed granite trails and lighting,
4. Coordinate public communication and ongoing maintenance with relevant departments to include Code Compliance, Housing and Neighborhood Revitalization, Transportation, Parks, and Public Works; Code Compliance, Housing and Neighborhood Revitalization, and Public Works program messaging to be included on door hangers ahead of alley cleanup,
5. Start two-step communication with residents of the coming alley cleanup; door hangers to be placed at least 30 days and three days before alley cleanup,
6. Begin cleanup of the 1,362 unimproved, non-sanitation alleys with in-house teams and existing contracts.

February 2022 - September 2022

1. Complete cleanup of all 1,362 unimproved, non-sanitation alleys,
2. Install decomposed granite trails and sidewalks,

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3. Install streetlights in the alleys with trails or sidewalks.

In summary, this memorandum has detailed the budget and implementation plan for the FY 2022 Alley Cleanup and Trail Conversion Program for unimproved, non-sanitation alleys. Public Works will coordinate the public communication of these projects with other neighborhood improvement programs administered by the Department of Housing and Neighborhood Revitalization and relevant property code information administered by the Department of Code Compliance. For reference, the overall project map can be found at the website linked below and individual council district maps are attached. The program will begin in November 2021 and is scheduled to be completed by the end of September 2022. Moving forward, Public Works will provide quarterly program updates to the Transportation and Infrastructure Committee. Between the quarterly program updates, should you have questions, please contact Dr. Robert M. Perez, Director of Public Works.

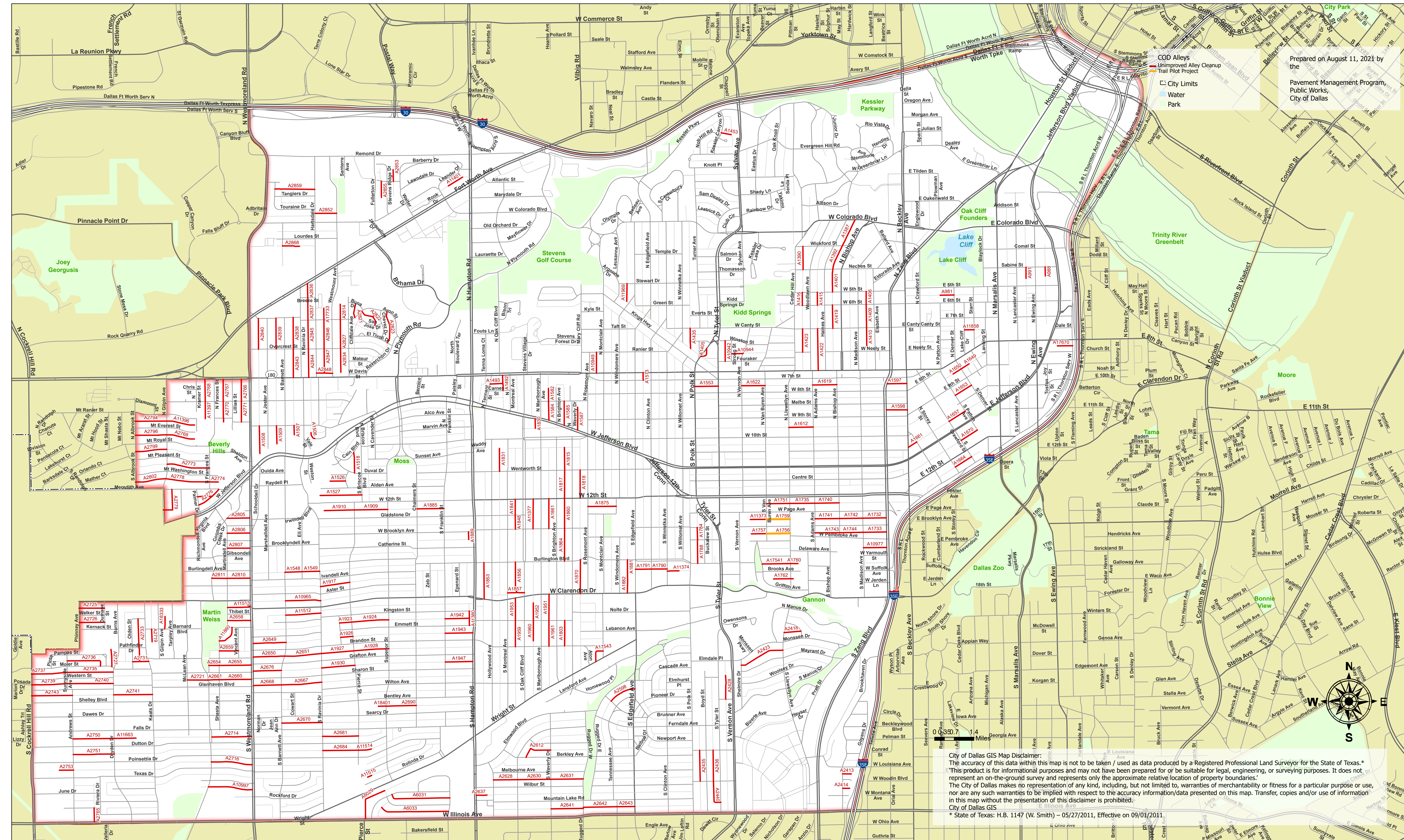
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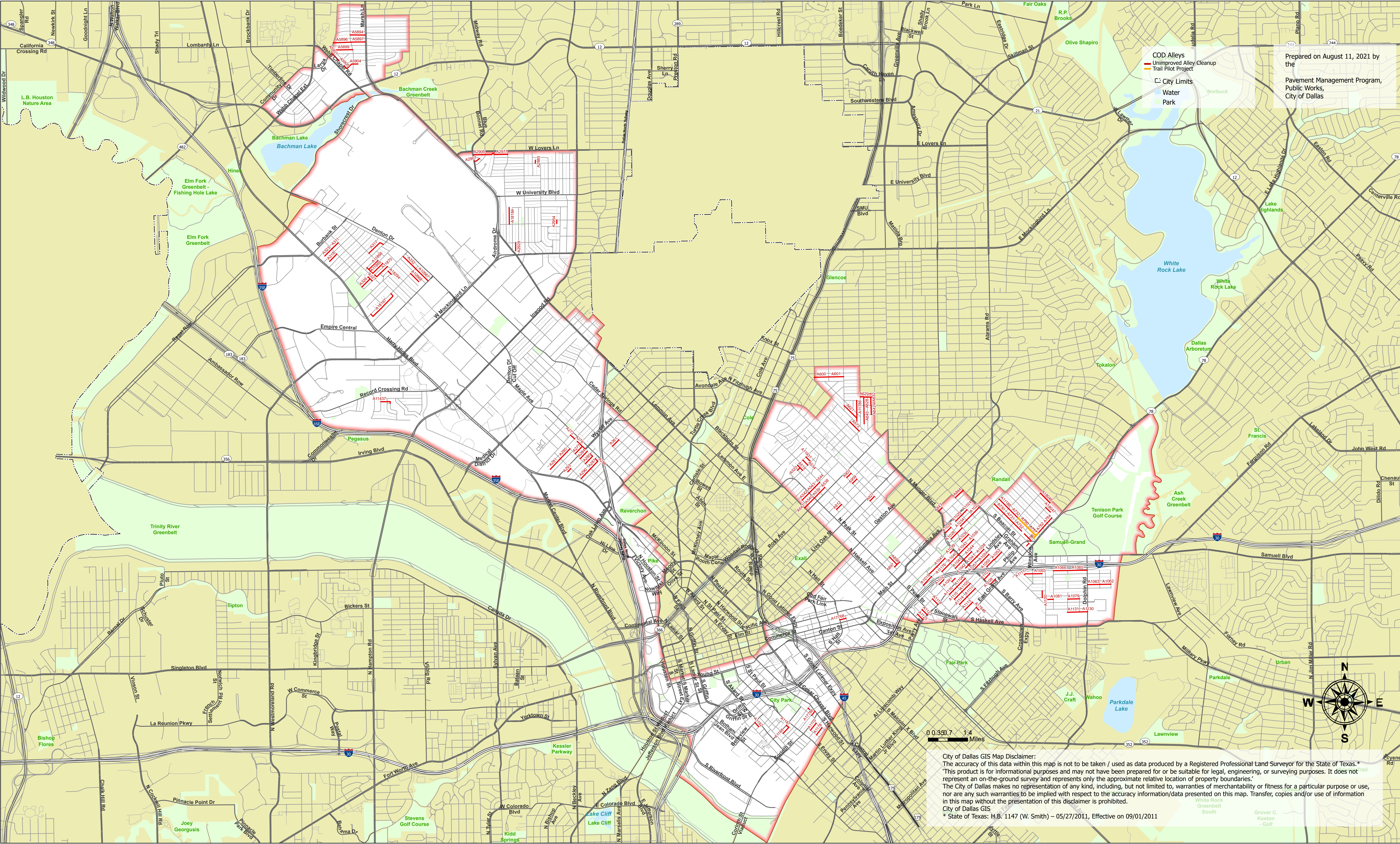
Majed A. Al-Ghafry, P.E.
Assistant City Manager

c:	T.C. Broadnax, City Manager	Jon Fortune, Assistant City Manager
	Chris Caso, City Attorney	Joey Zapata, Assistant City Manager
	Mark Swann, City Auditor	Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
	Biliera Johnson, City Secretary	M. Elizabeth Reich, Chief Financial Officer
	Preston Robinson, Administrative Judge	M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
	Kimberly Bizzor Tolbert, Chief of Staff to the City Manager	Directors and Assistant Directors

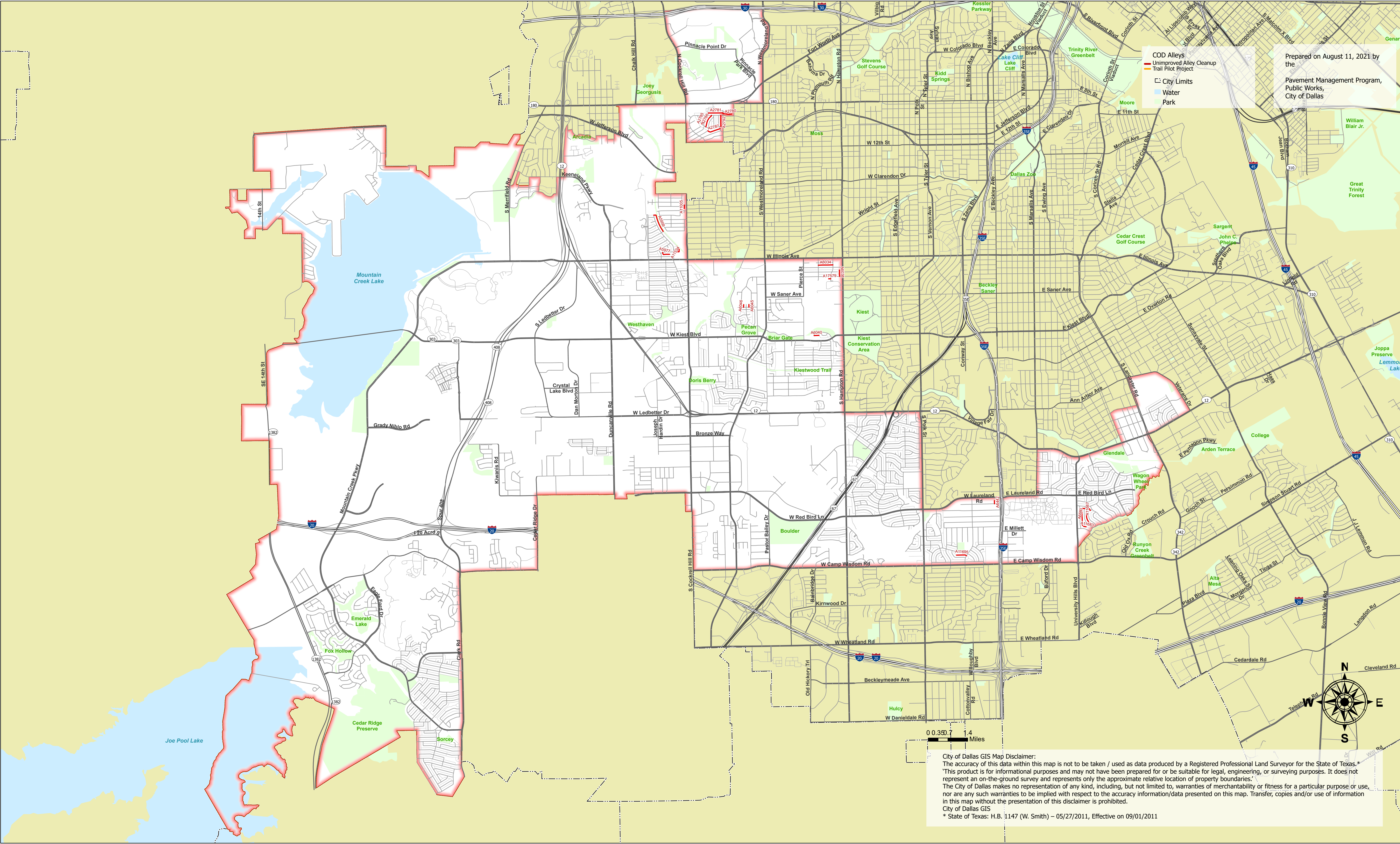
CITY MAINTAINED ALLEYS - COUNCIL DISTRICT 1



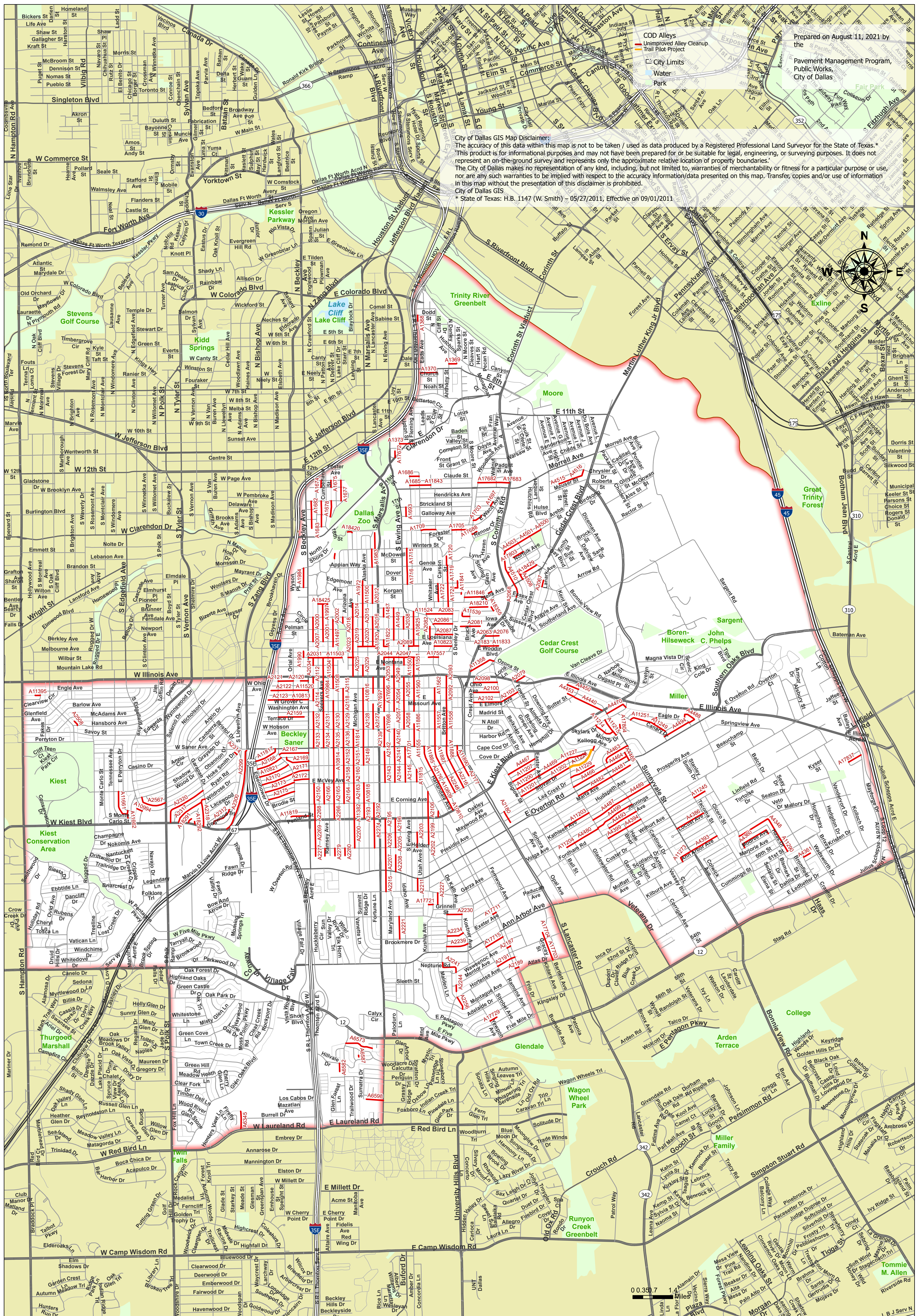
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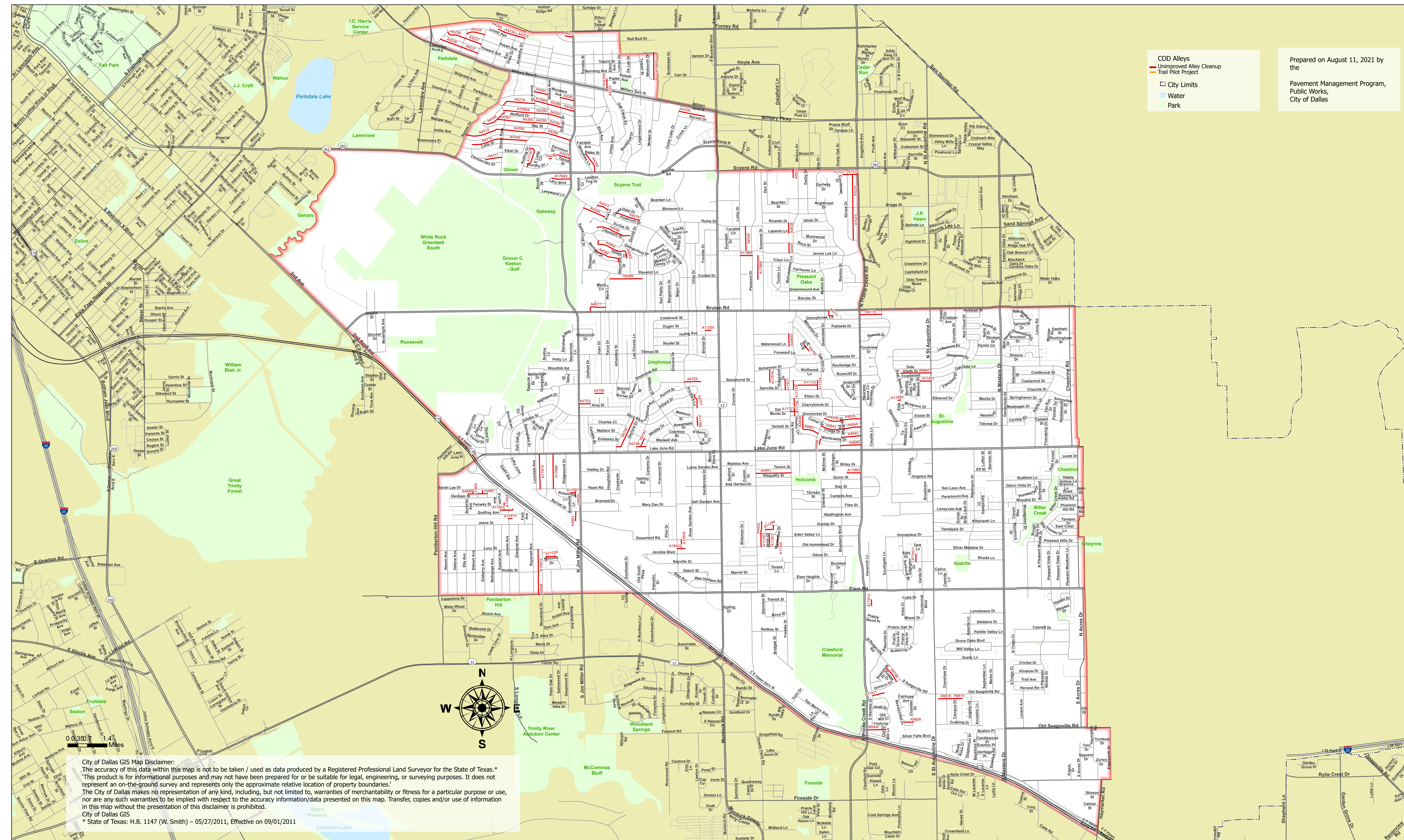
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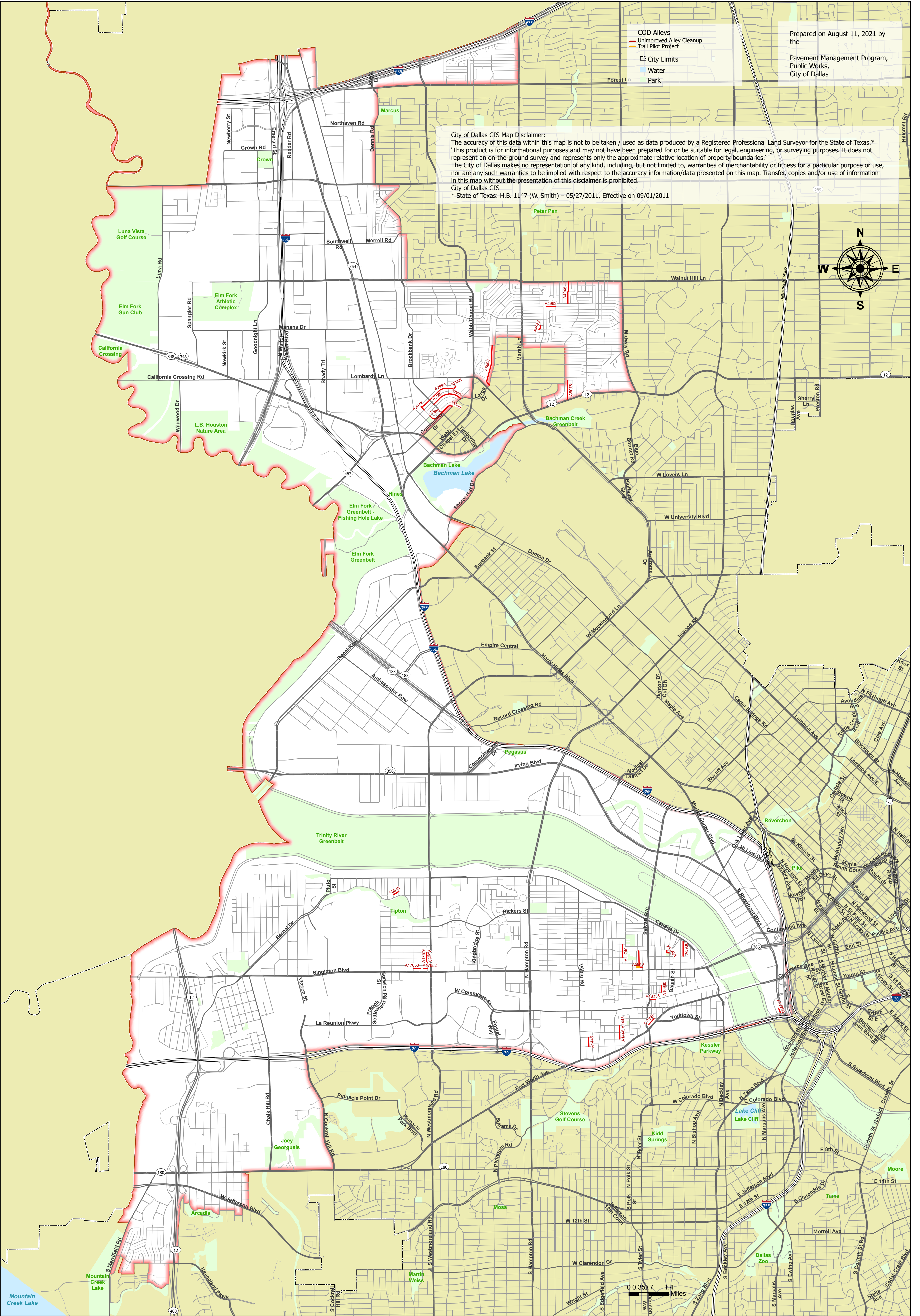
CITY MAINTAINED ALLEYS - COUNCIL DISTRICT 4



CITY MAINTAINED ALLEYS - COUNCIL DISTRICT 5



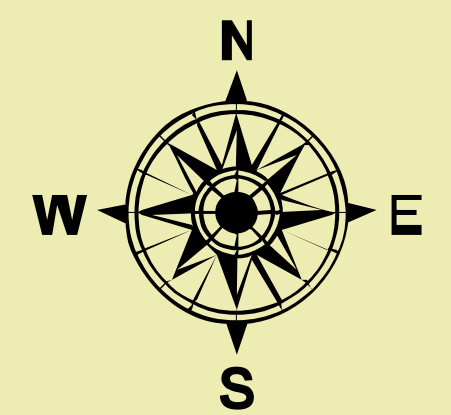
CITY MAINTAINED ALLEYS - COUNCIL DISTRICT 6



CITY MAINTAINED ALLEYS - COUNCIL DISTRICT 7

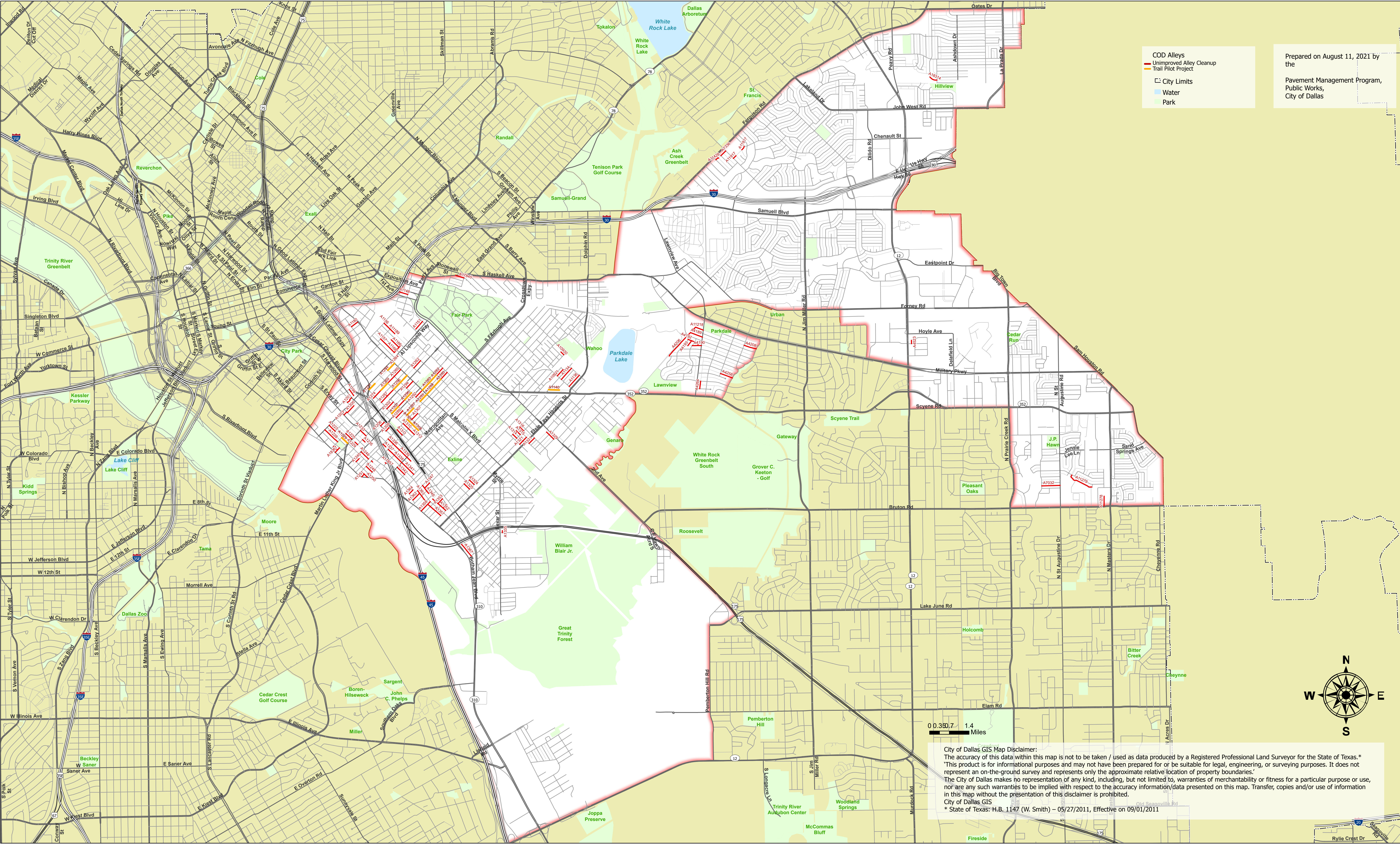
- COD Alleys
- Unimproved Alley Cleanup
- Trail Pilot Project
- City Limits
- Water
- Park

Prepared on August 11, 2021 by the
Pavement Management Program,
Public Works,
City of Dallas

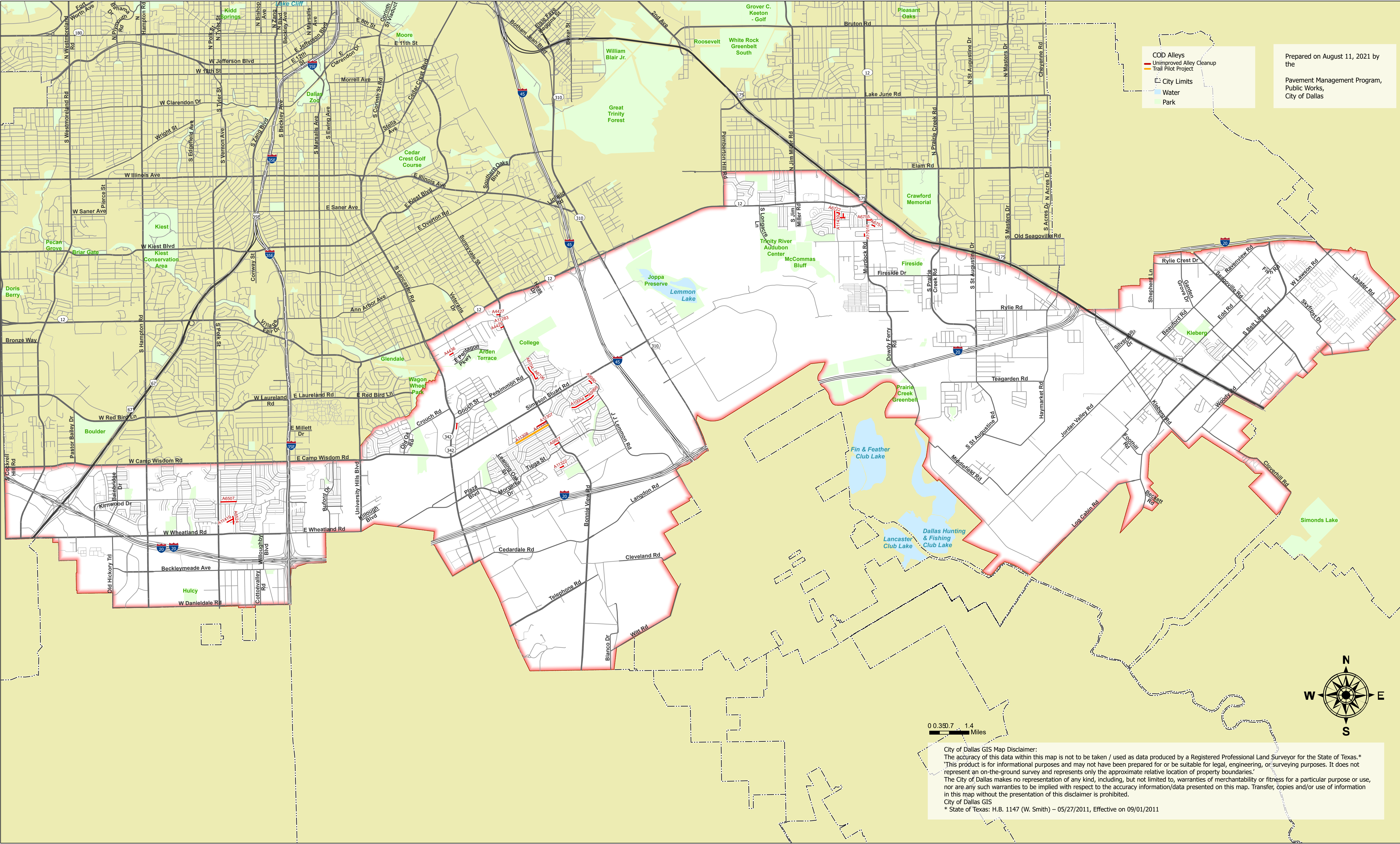


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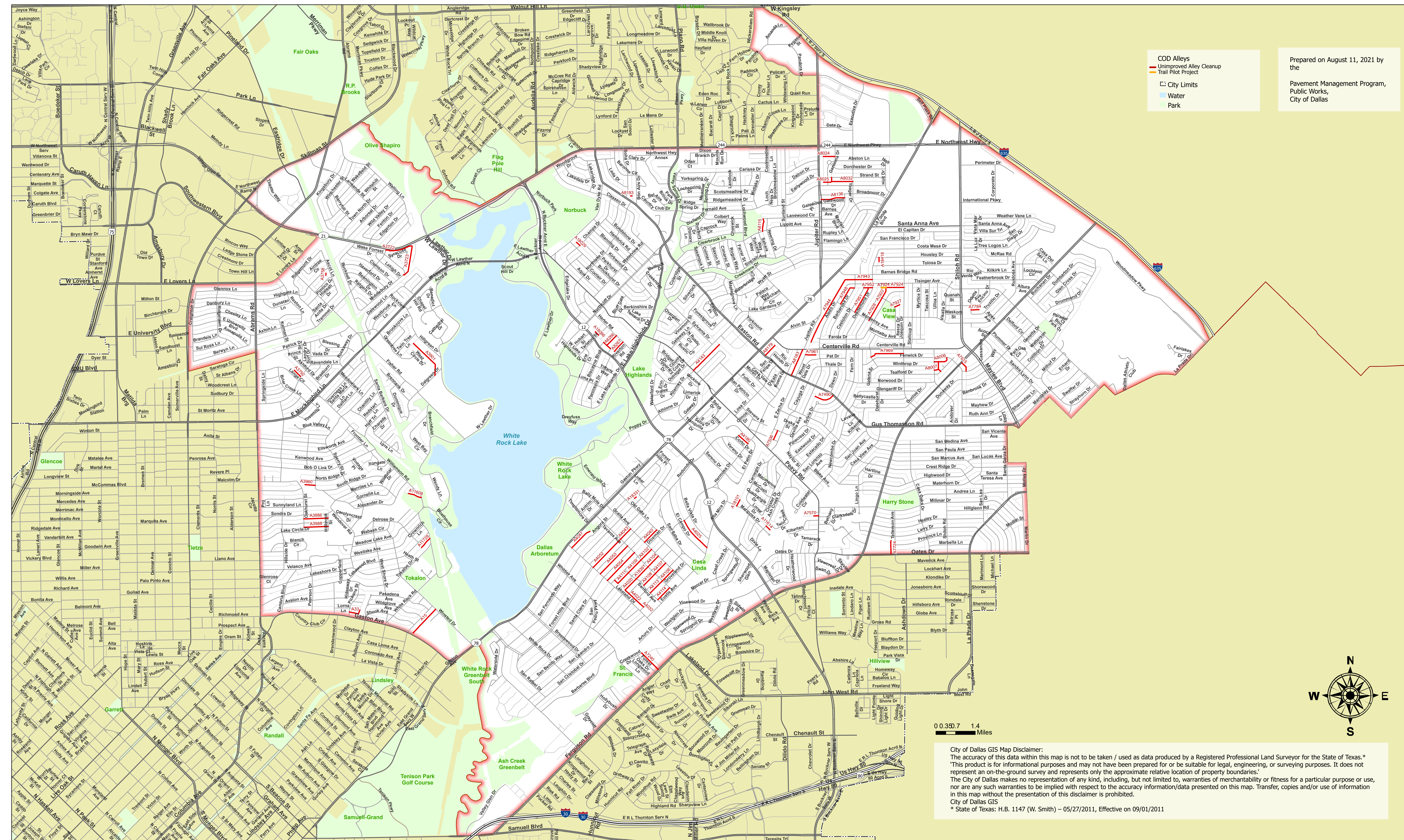
City of Dallas GIS Map Disclaimer:
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*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
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* State of Texas: H.B. 1147 (W. Smith) – 05/27/2011, Effective on 09/01/2011



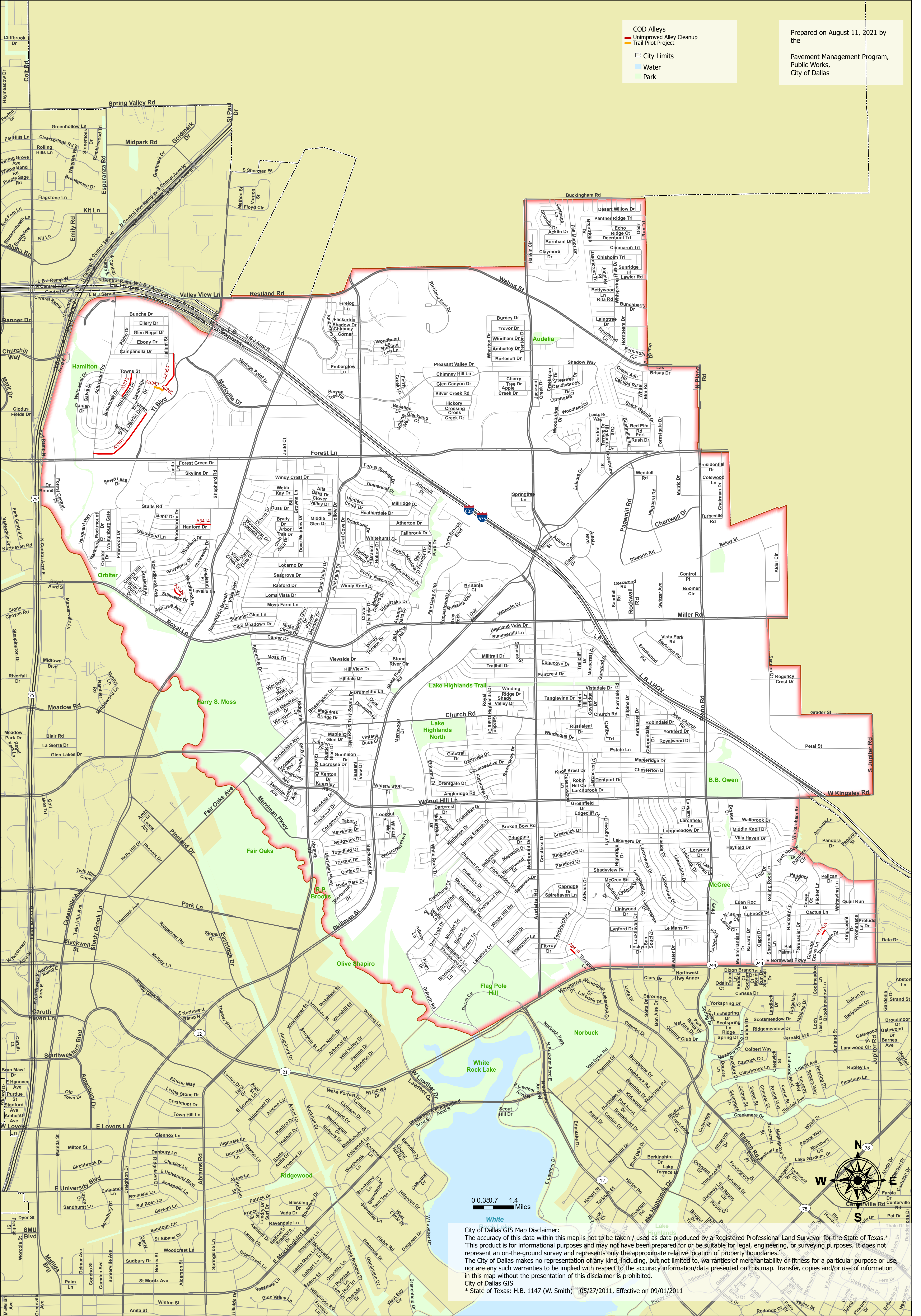
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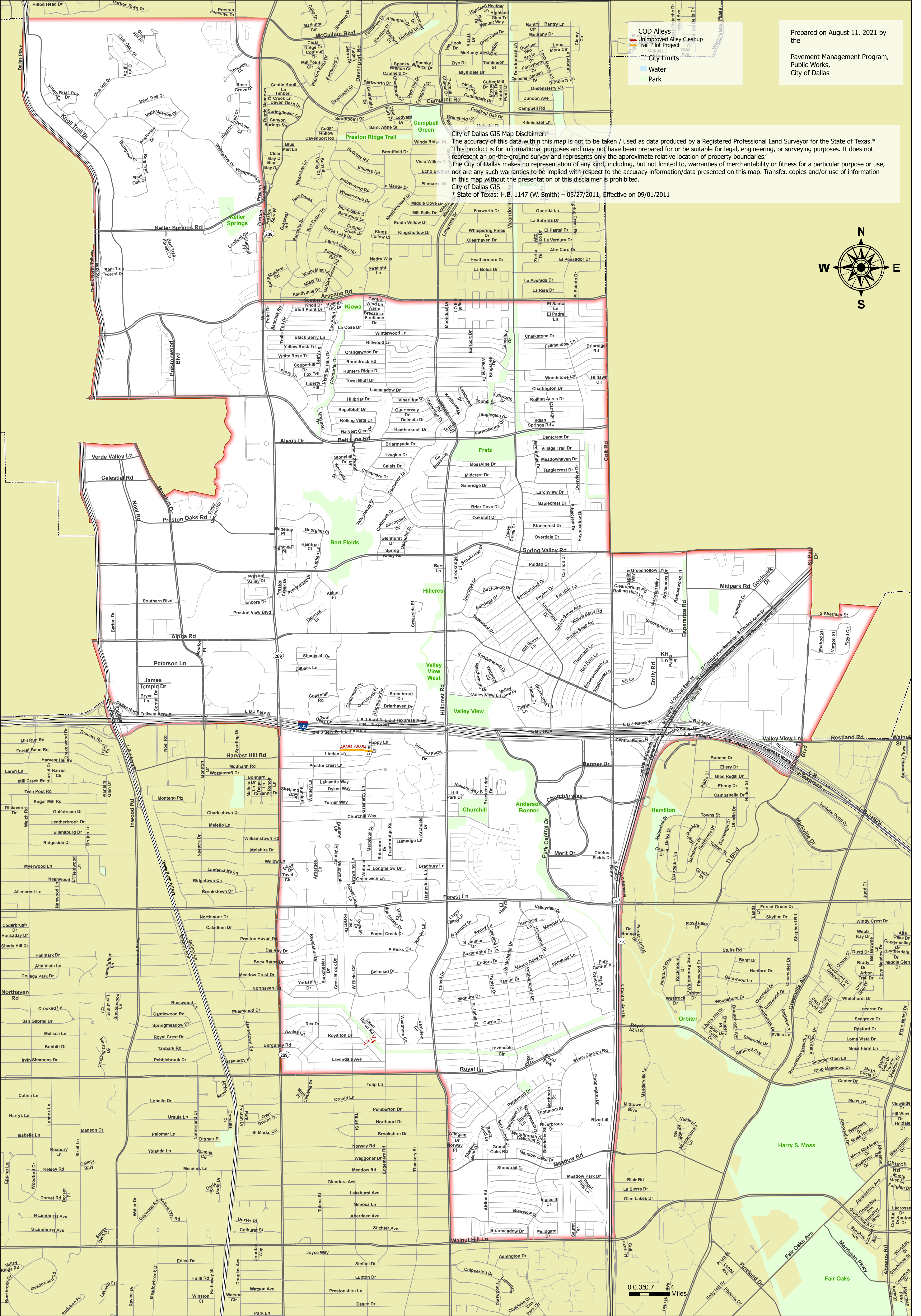
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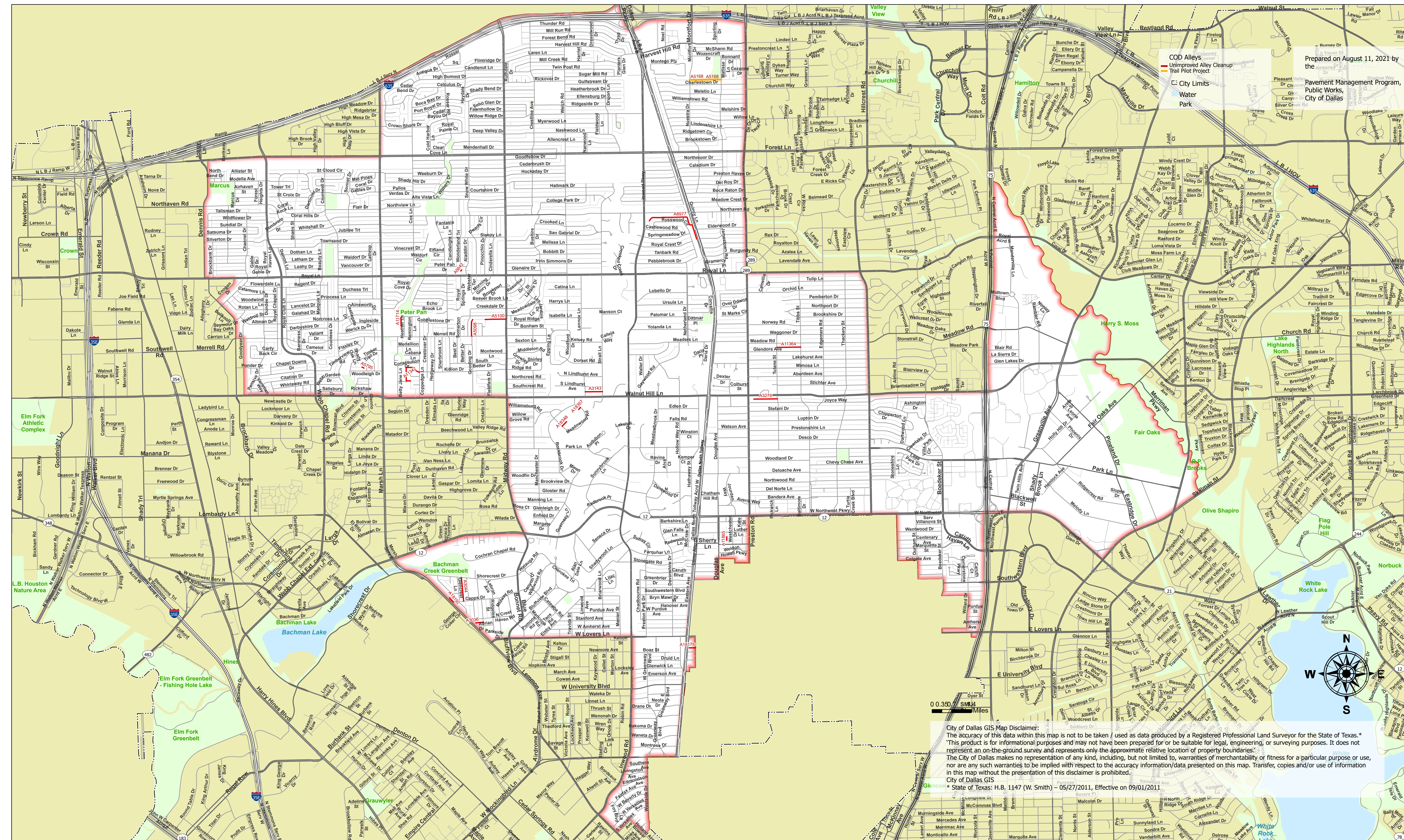
CITY MAINTAINED ALLEYS - COUNCIL DISTRICT 10



CITY MAINTAINED ALLEYS - COUNCIL DISTRICT 11



CITY MAINTAINED ALLEYS - COUNCIL DISTRICT 13



CITY MAINTAINED ALLEYS - COUNCIL DISTRICT 14

