



City of Dallas

Alley Cleanup and Trail Conversion Program

**Transportation and Infrastructure
Committee Briefing
February 22, 2022**

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Alley Cleanup and Trail Conversion Program



- Background
- Issue
- 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 includes \$4.8M of ARPA funds for this effort.
 - As of January 31, 2022, 581 of the alleys have been cleaned.



Before and after pictures of alley between Marjorie Ave./Modree Ave. (CD4)



Background



- All planned alley cleanup projects have been completed in Council Districts 4, 5, 7, and 8.
- As cleanup of the alleys is completed, a list of projects is being sent to Code Compliance for follow-up with the residents.



Before and after pictures of alley off Murdoch Dr. (CD8)



Background



- Within the 1,365 unimproved alleys, there are 33 identified candidates for trail conversions (either sidewalk or decomposed granite surfaces), lighting improvements, and bollards.
 - The FY 2022 Budget includes \$4M of ARPA funds for this effort.



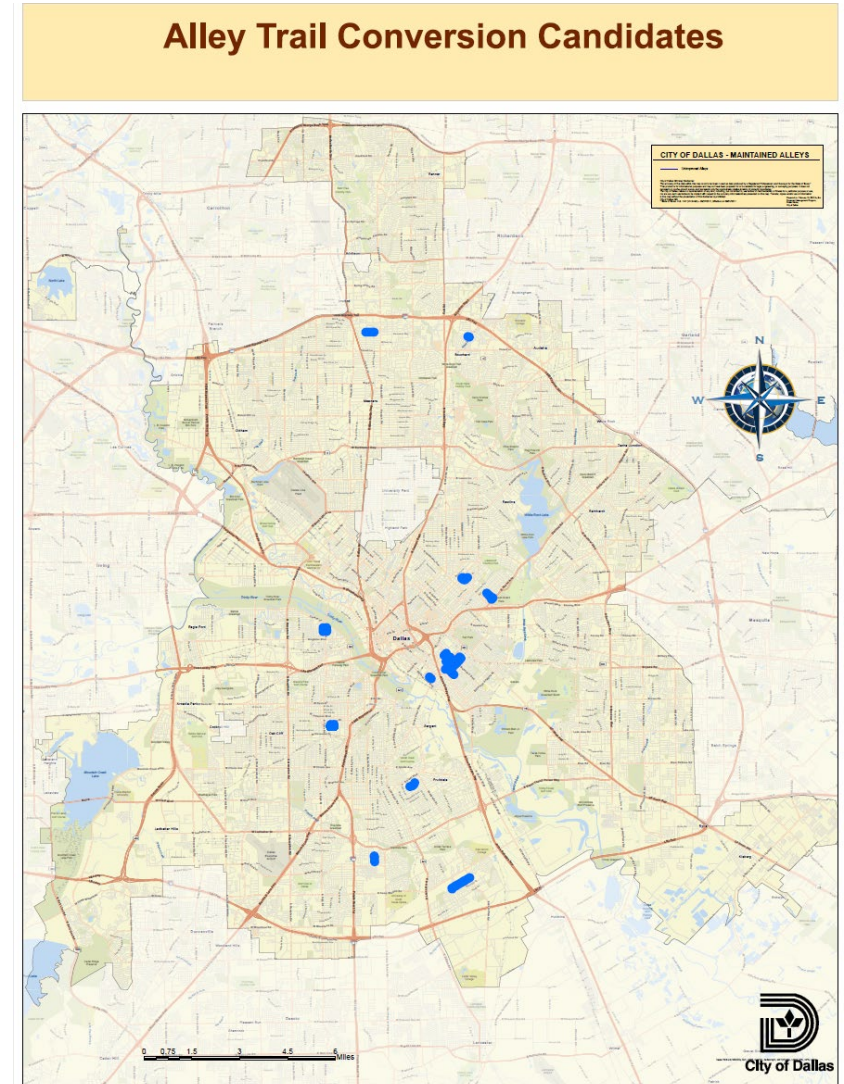
**Cochran Heights neighborhood alley sidewalk project;
Photo credit: Dallas Morning News**



Background



- The 33 Alley Conversion Project candidates meet 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.
 - Few or no utilities in the alley.



Background



• List of Alley Conversion Projects

ROW	HOA/NA	NAME	PROJECT LIMITS	FROM NAME	TO NAME	COUNCIL DISTRICT
1	Ruthmeade Place NA	A1756	Alley between W Brooklyn Avenue and W Pembroke Avenue	S VAN BUREN AVE	S LLEWELLYN AVE	1
2	Ruthmeade Place NA	A1759	Alley between W Page Ave and Brooklyn Ave	S VAN BUREN AVE	S LLEWELLYN AVE	1
3	Mount Auburn NA	A750	Alley between Grandview Avenue to Parkview Avenue	LINDSLEY AVE	GURLEY AVE	2
4	Mount Auburn NA	A757	T-Alley between Grandview Avenue to Parkview Avenue	GURLEY AVE	A758	2
5	Mount Auburn NA	A758	T-Alley between Grandview Avenue to Parkview Avenue	GRANDVIEW AVE	A757	2
6	Mount Auburn NA	A758	T-Alley between Grandview Avenue to Parkview Avenue	A757	PARKVIEW AVE	2
7	Glenview NA	A17591	Alley between Grassy Ridge Trail and Oxbow Ln from Oxbow Ln to Penguin Dr or A17592	OXBOW LN	A17592	3
8	Glenview NA	A17593	Alley between Grassy Ridge Trail and Stratton Dr from Oxbow Ln to Penguin D	A17591	PENGUIN DR	3
9		A11228	Alley between Village Way and Stovall Dr	GARRISON ST	DEER PATH DR	4
10	Los Altos NA	A11741	Alley between Conroe St and Obenchain St	MORRIS ST	MCBROOM ST	6
11	Los Altos NA	A17657	Alley between Sylvan Ave and Topeka Ave	MORRIS ST	MCBROOM ST	6
12		A1264	Alley between Al Lipscomb Way and Park Row Ave	S MALCOLM X BLVD	MYRTLE ST	7
13		A1266	Alley between South Blvd and Martin Luther King Jr Blvd.	S MALCOLM X BLVD	MYRTLE ST	7
14		A1266	Alley between South Blvd and Martin Luther King JR Blvd.	MYRTLE ST	ATLANTA ST	7
15		A1284	Alley between Warren Street and Birmingham Avenue	S MALCOLM X BLVD	JEFFRIES ST	7
16		A1296	Alley between Peabody Ave and Pennsylvania Ave	ATLANTA ST	MYRTLE ST	7
17		A1285	Alley between Birmingham Avenue to Warren Ave	MYRTLE ST	S MALCOLM X BLVD	7
18		A1301	Alley between from Peabody Av and Pennsylvania Ave	LATIMER ST	EDGEWOOD ST	7
19		A1287	Alley between Birmingham Avenue to Warren Ave	ATLANTA ST	LATIMER ST	7
20		A1309	Alley between Latimer St to Pondrum St	WARREN AVE	LENWAY ST	7



Background



• List of Alley Conversion Projects (continued)

ROW	HOA/NA	NAME	PROJECT LIMITS	FROM NAME	TO NAME	COUNCIL DISTRICT
21		A1308	Alley between Latimer St and Pondrom St	LENWAY ST	COOPER ST	7
22		A1229	Alley between Cleveland St to Gould St	SOUTH BLVD	MARTIN LUTHER KING JR BLVD	7
23		A1280	Alley between Birmingham Ave and Warren Ave	JEFFRIES ST	MEYERS ST	7
24	Phillis Wheatly Neighbors NA	A1282	Alley between Pennsylvania Ave and Birmingham Ave	MEYERS ST	JEFFRIES ST	7
25	Phillis Wheatly Neighbors NA	A1283	Alley between Pennsylvania Ave and Birmingham Ave	S MALCOLM X BLVD	JEFFRIES ST	7
26	South East Dallas Civic Association, Inc.	A11308	Alley between Pinebrook Dr and Pacesetter Dr	HIDDEN TRAIL DR	STRAWBERRY TRL	8
27	Highland Hills Community Liasion Assoc/Crime Watch	A11530	Alley between Pinebrook Dr and Pacesetter Dr	STRAWBERRY TRL	BONNIE VIEW RD	8
28	College Terrace NA & South East Dallas Civic Association, Inc.	A17833	A17833-- adres 3337 pacesetter	PACESETTER DR	HIDDEN TRAIL DR	8
29	Hamilton Park Civic League HOA	A3352	Alley between 12206 OBERLIN and Hallum St.	OBERLIN DR	A3354	10
30	No HOA	A5168	Alley between Charlestown Dr and Jamestown Park/Ed Walker Elementary	JAMESTOWN RD	NUESTRA DR	13
31	Junius Heights Historic District - Not an HOA or NA	A812	Alley between Junius St and Worth St	N BEACON ST	N FULTON ST	14
32	Junius Heights Historic District - Not an HOA or NA	A882	Alley between N Beacon St and Parkmont St and Gaston Ave and Junius St.	N BEACON ST	A883	14
33	Junius Heights Historic District - Not an HOA or NA	A883	Alley between Gaston Ave to Junuis St and Parkmont St and Beacon St.	A882	JUNIUS ST	14





- Each “Sidewalk Trail” or “Decomposed Granite Trail” with lighting project will require:
 - Abutting property owners are required to submit a form indicating whether they are for or against the improvements,
 - Two-thirds of the abutting property owners must agree with the proposed improvements,
 - Sidewalk Trail projects will also require a maintenance agreement with the Homeowner’s Association (HOA) or Neighborhood Association (NA).
- Challenge: HOAs and NAs have been unresponsive.





Next Steps

- Council memorandums sent during the FY 2022 budget process; updates to be provided quarterly (Council memorandums and TRNI Committee).
- Continue cleanup of the remaining 1,365 alleys through September 30, 2022.
- During the weeks of December 13th and January 24th, the Department of Public Works mailed over 530 letters to abutting property owners of the 33 potential trail projects to seek two-thirds approval.
- Should trail projects not be approved by two-thirds of residents, funding will be transferred to the alley maintenance programs.





Discussion/Questions





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