



West Tampa Alleyway Action Plan

CAC Meeting - May 21, 2024



Overview

- Study Purpose
- Project Scope and Schedule
- Summary & Status of Tasks
 - *Data Collection and Web Mapping*
 - *Existing Conditions Assessment*
 - *Visioning and Improvement Alternatives*
 - *Alleyway Prioritization*
 - *Alleyway Action Plan*
 - *Policy Updates*
- Next Steps

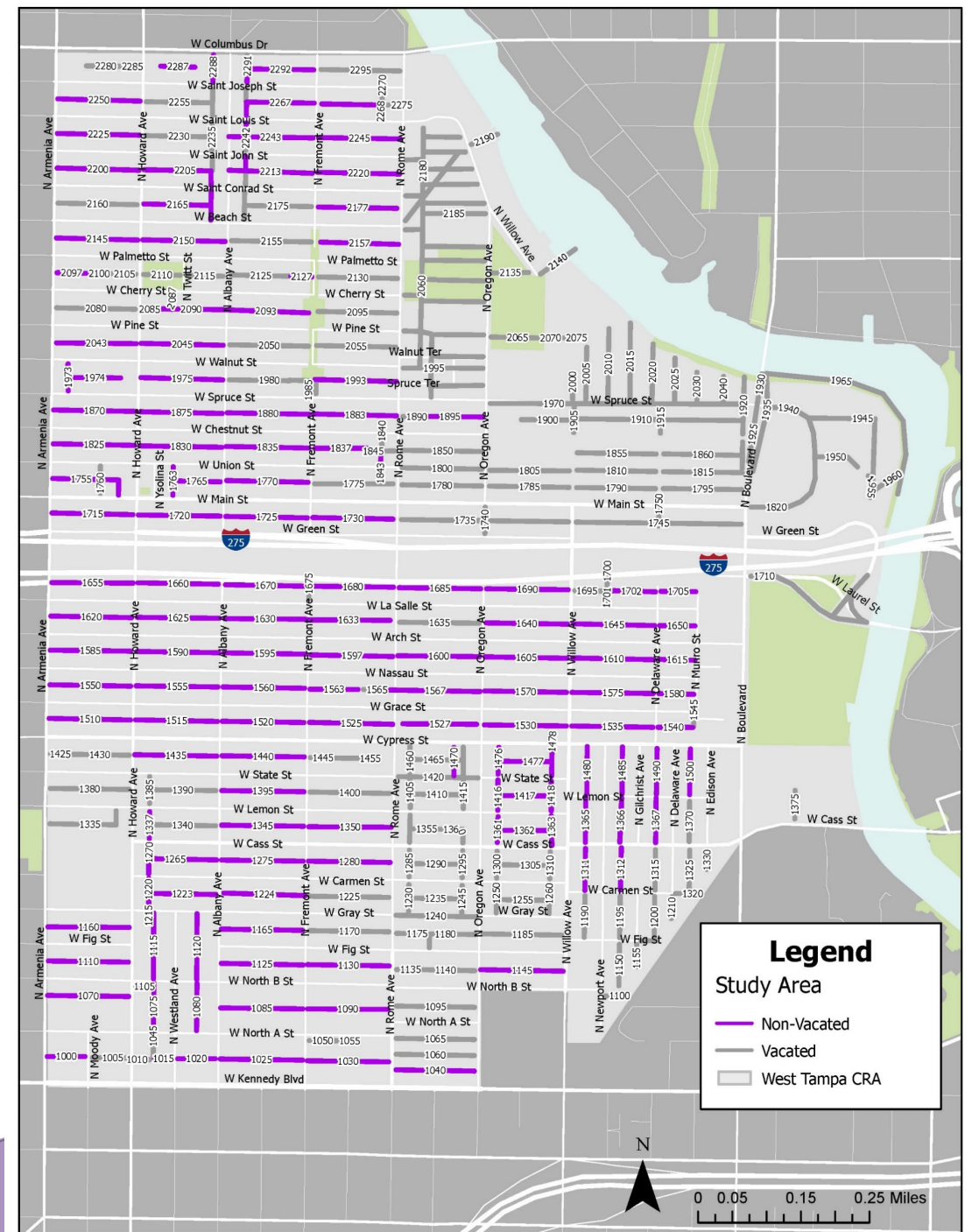


Study Purpose



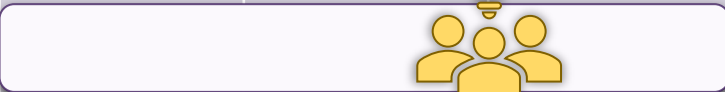

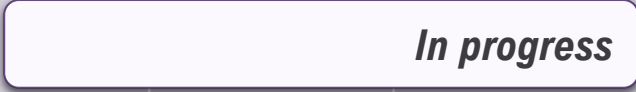
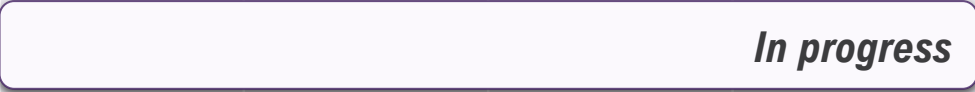
Develop a *long-term vision and implementation plan* for improving the alleyway network in the West Tampa Community Redevelopment Area (CRA)

Objectives:

- Create a **comprehensive inventory of alleyways** in the CRA
- Update City Standards and Code to help **provide clear standards for alleyway improvements** in the CRA
- Identify **priority alleyways** for potential CRA-funded **capital improvements**



Project Scope and Schedule

Task	Summer 2023	Fall 2023	Winter 2023	Spring 2024	Summer 2024
Field Collection & Web Mapping	 Complete				
Existing Conditions Assessment	 Complete				
Visioning & Improvement Alternatives		 <i>In progress</i> Community Visioning Workshop – January '24			
Alleyway Prioritization & Costs		 <i>In progress</i>			
Alleyway Action Plan			 <i>In progress</i>		
Policy Updates		 <i>In progress</i>			

Field Collection & Web Mapping

- Utilized ArcGIS Field Maps during field visits to collect data on existing conditions and develop an alleyway inventory
- 143 non-vacated alleyways (13.41 miles)
- Collected data on:
 - General alleyway condition
 - Alleyway width
 - Surface type
 - Surface condition
 - Presence of utilities
 - Obstructions/debris/landscaping

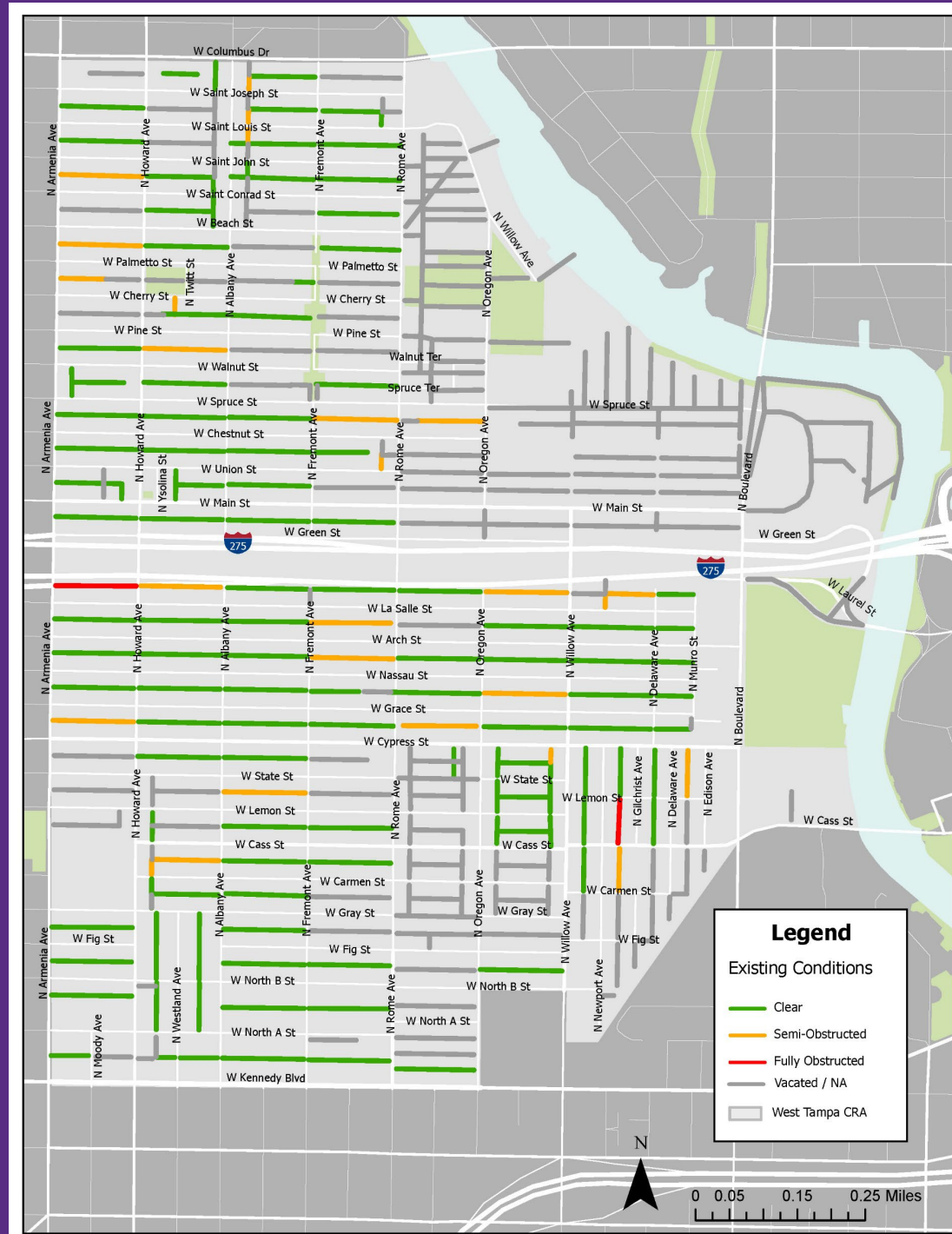


Existing Conditions Assessment: What We Found

- Most (82%) of the alleyways are clear
- Only a few alleyways (1%) were completely obstructed
- Over half (57%) of the alleyways have pavement
 - Of the alleyways with pavement, 2% had pavement in poor condition
- Most alleyways had overgrown landscaping and debris
- Most alleyways are wide enough for cars but not for trash collection

Key Takeaways from the Inventory

- The original alleyway network is largely intact
- Most alleyways need only minor improvements to become useable
 - Remove trash and debris
 - Trim and maintain overgrown vegetation
- Most alleyways have a platted width of 14 feet or greater (81%), making them appropriate for vehicular use



Interactive Web Map

- All alley data will be transferred to the City to be posted in an online **interactive web map**
- The public will be able to click on an alley and see all the information that was gathered during the field collection
- City will **update the map with alleyway improvement projects** as they occur

The interactive alleyway web map will function like the [City's CIP Viewer](#)

The screenshot displays an interactive web map interface. On the left, a sidebar titled 'Active Projects' shows a total of 10 projects. The project list includes:

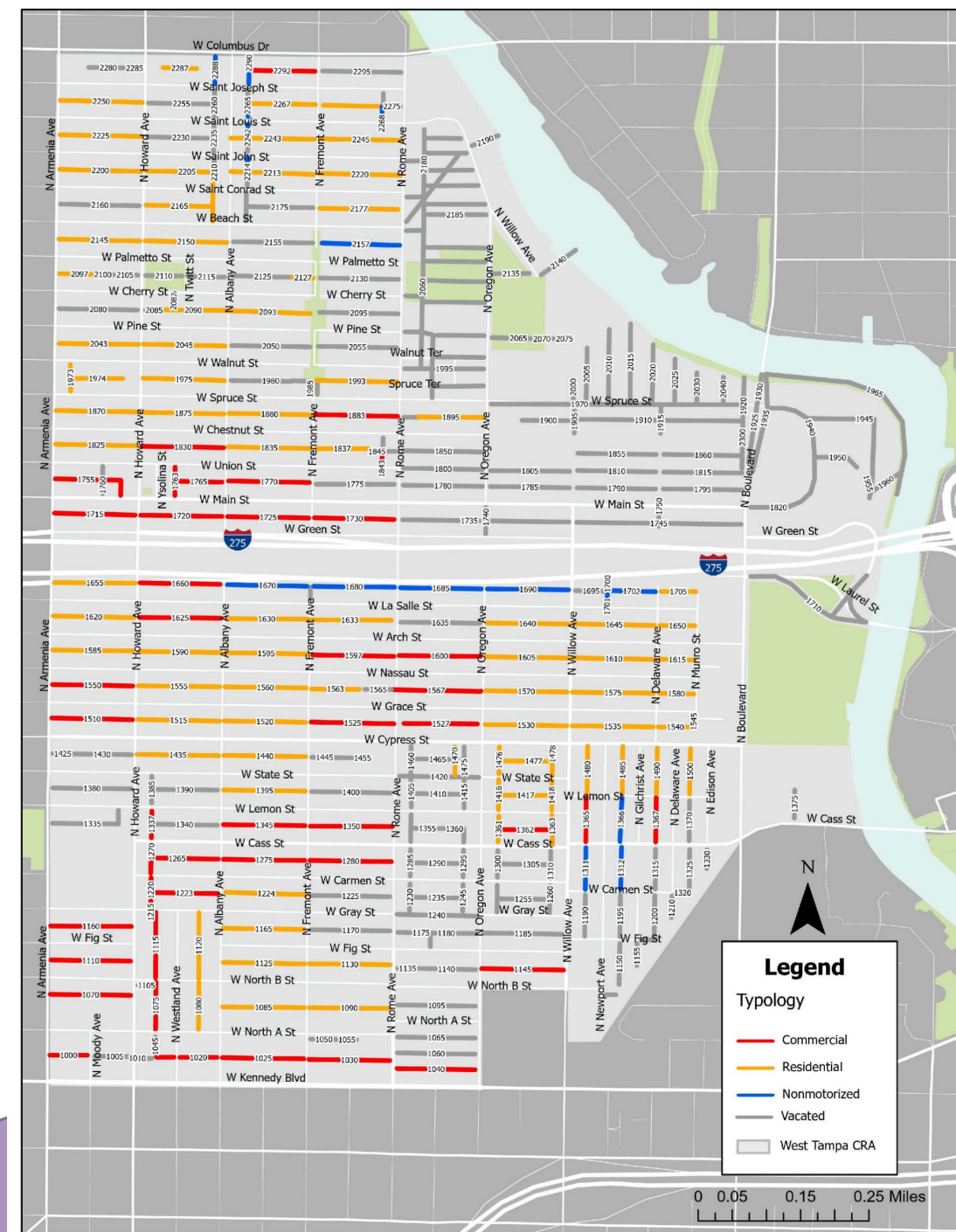
- Armenia/Howard/Columbus Gravity Sewer Rehabilitation (Wastewater)
- Armory Gardens (Water)
- Cass St Bridge (#105502) (Transportation)
- Electrical/Mechanical Rehabilitation (Transportation)
- Foundation for Tampa's Neighborhoods Project-Wastewater Improvements for MacFarlane Park Area (Wastewater)
- Foundation for Tampa's Neighborhoods Project_MacFarlane Park Area (Water)
- Green Spine Cycle Track, Phase 2A (Transportation)
- Oregon Pumping Station (Wastewater)
- Rey Park Improvements (Parks & Recreation)
- Salcines Park Improvements (Parks & Recreation)
- West River District Multi-Modal Network and Safety Improvements BUILD Segments 1 - 6 (Transportation)

The main map area shows a street grid with colored overlays representing project locations. The right sidebar provides details for the 'Armenia/Howard/Columbus Gravity Sewer Rehabilitation' project:

- Project ID:** 1002321
- Department ID:** WW1002321
- Contract #:** 22-C-00009
- Description:** This project includes the rehabilitation of approximately 33,286 linear feet of 8-inch to 24-inch diameter gravity sewers and the rehabilitation of 81 manholes.
- Rationale:** The collection system rehabilitation project will restore aging sewer pipes and manholes to restore their service life. Project impacts will be minimal compared to a collection system "open cut" replacement project since the rehabilitation methods are trenchless. The collection system rehabilitation will reduce pipeline failures and blockages that cause wastewater overflows that impact public health, safety, and the environment. Additional project benefits include reduction in leaks that allow ground water and stormwater runoff to enter the collection system and cause wastewater overflows, reduction in energy needed to treat and convey the additional wastewater flow caused by leaking pipelines/manholes and reduction in pipeline failures that cause roadway depressions and cave ins.
- Construction Fiscal Year:** 2023
- Funding Source:** PIPES
- Projected Start Date:** December 1, 2022
- Projected End Date:** July 1, 2024
- Project Cost:** \$2,200,000
- Phase:** A progress bar shows the project is in the 'Construction' phase, with 'Planning', 'Design', and 'Procurement' completed.
- Status:** Construction in Progress

Visioning & Improvement Alternatives

- Developed an **alleyway vision map** and categorized each alleyway into one of the **three typologies**:
 - Residential alleys
 - Commercial alleys
 - Non-vehicular alleys
 - Public Spaces
 - Passive
- **Identified potential improvements** for alleys based on typology and community feedback at the January 2024 workshop



Proposed Alleyway Typologies

COMMERCIAL



RESIDENTIAL



NON-VEHICULAR



Potential Improvements

Surface Types

ASPHALT PAVEMENT



BRICK OR PERMEABLE PAVERS



CONCRETE RIBBON WITH GRAVEL OR GRASS CENTER



COMPACTED SURFACE



Beautification

PATHWAYS FOR PEDESTRIANS & BICYCLISTS



SPACE FOR OUTDOOR SEATING



ACCESSORY DWELLING UNIT OR EXTENDED DWELLING SPACE ACCESS



DECORATIVE LIGHTING

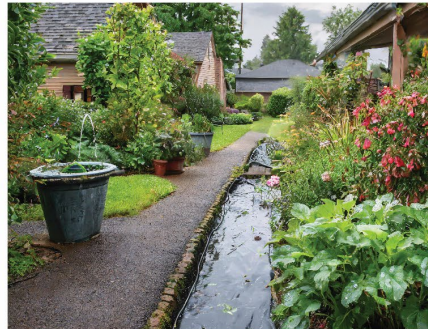


Community Amenities

COMMUNITY GARDENS



RAIN GARDENS & STORMWATER



WAYFINDING & SIGNAGE



PUBLIC ART/MURALS



Allowable Alleyway Improvements

	Commercial	Residential	Non-vehicular Access	Public Space	Passive
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Allowable Alleyway Surface Treatments

Asphalt	●	●	●	●	
Permeable Pavers/Brick	●	●	●	●	
High-Albedo Concrete	●	●	●	●	
Concrete Ribbon		●	●		
Stabilized Surface		●			
None					●

Preferred Alleyway Improvement Standards

Min. ROW Width	12 ft.	12 ft.	10 ft.	14 ft.	None
Min. Surface Width	10 ft.	10 ft.	5 ft.	10 ft.	None
Min. Height Clearance	24 ft.	14 ft.	10 ft.	10 ft.	None

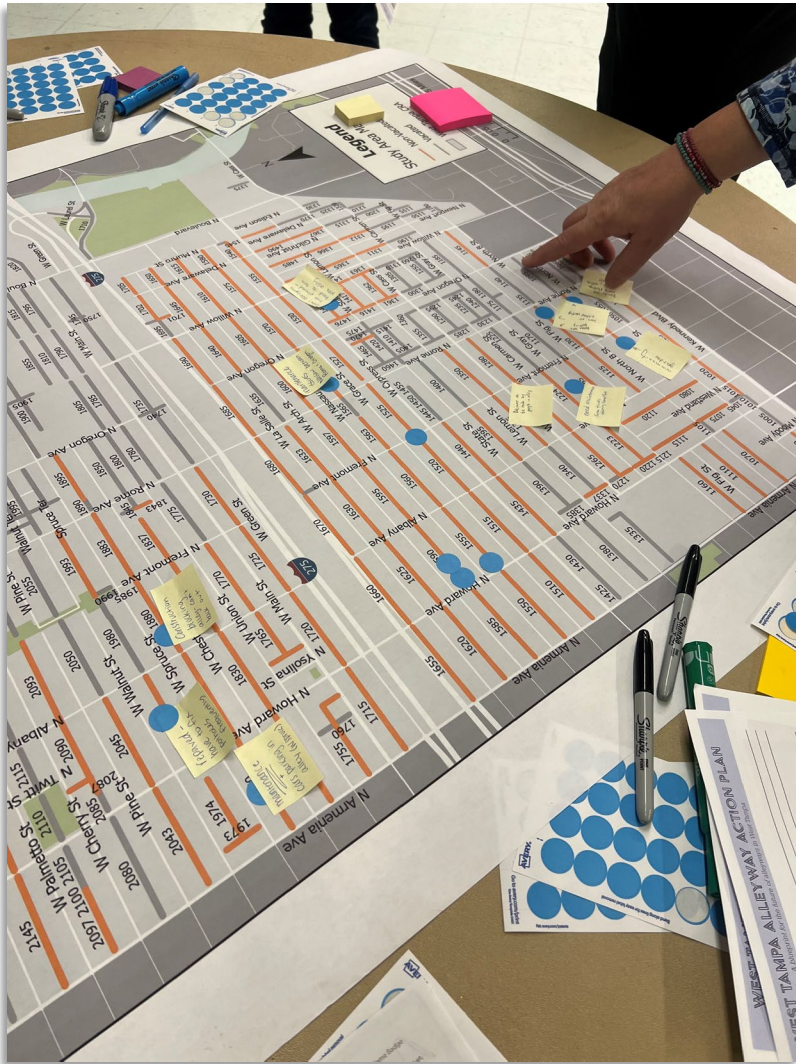
Other Improvement Treatments

Murals/Public Art	●	●	●	●	
Outdoor seating or walkways	●		●	●	
Decorative Lighting	●	●	●	●	
Landscaping/Rain Gardens	○	○	○	○	●

● = Allowable ○ = Allowable with Limitations

Community Workshop: January 25, 2024

- Over 50 community members attended
- Attendees were asked to share:
 - Their concerns with existing alleyway conditions
 - Their vision for West Tampa's alleyways
 - Where alleyway improvements should be prioritized



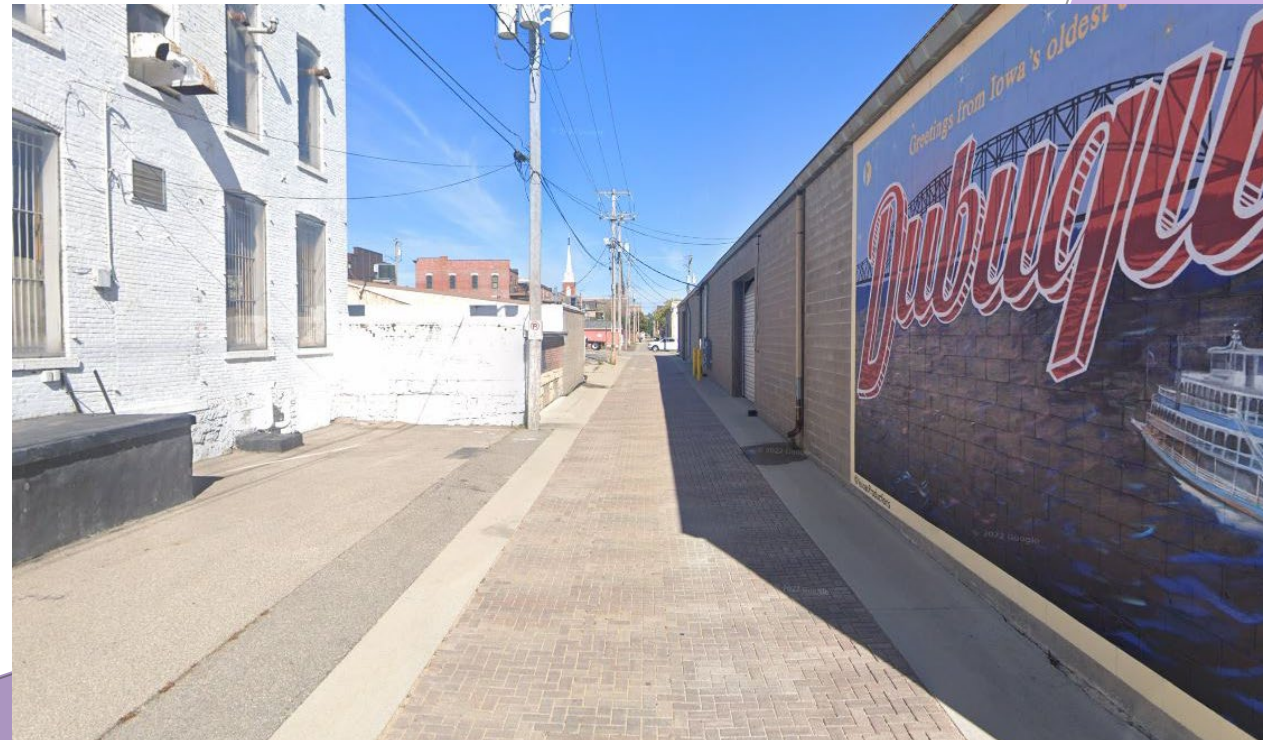
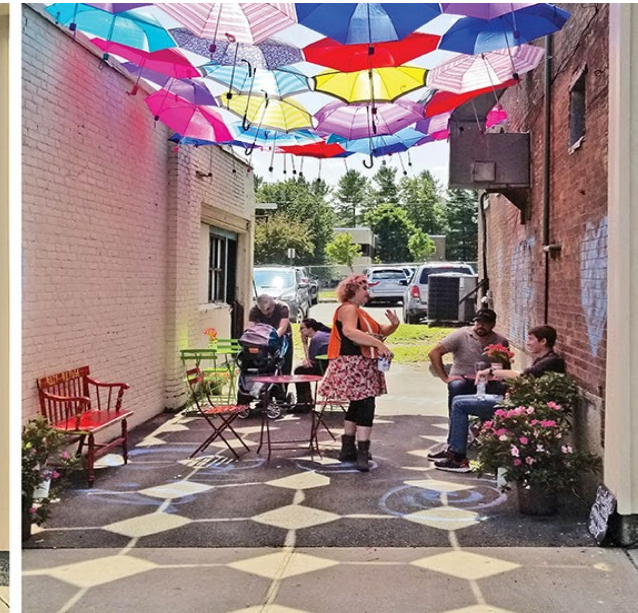
Recommendations Summary

- Types of Recommendations
 - Alleyway Improvements
 - Funding
 - Partnerships
 - Regulatory
 - Safety
- Timing of Recommendations



Alleyway Prioritization for Pilot Projects

- The CRA is interested in funding alleyway improvement pilot projects
- Project team developed **prioritization criteria** and **planning cost estimates**
- Using scoring criteria and community feedback, the project team will recommend **top alleyways for varying improvements, such as:**
 - Paving or resurfacing
 - Lighting
 - Landscaping/beautification
 - The creation of public spaces



Alleyway Improvement Examples



Alleyway Improvement Examples



Alleyway Improvement Examples



Alleyway Improvement Examples



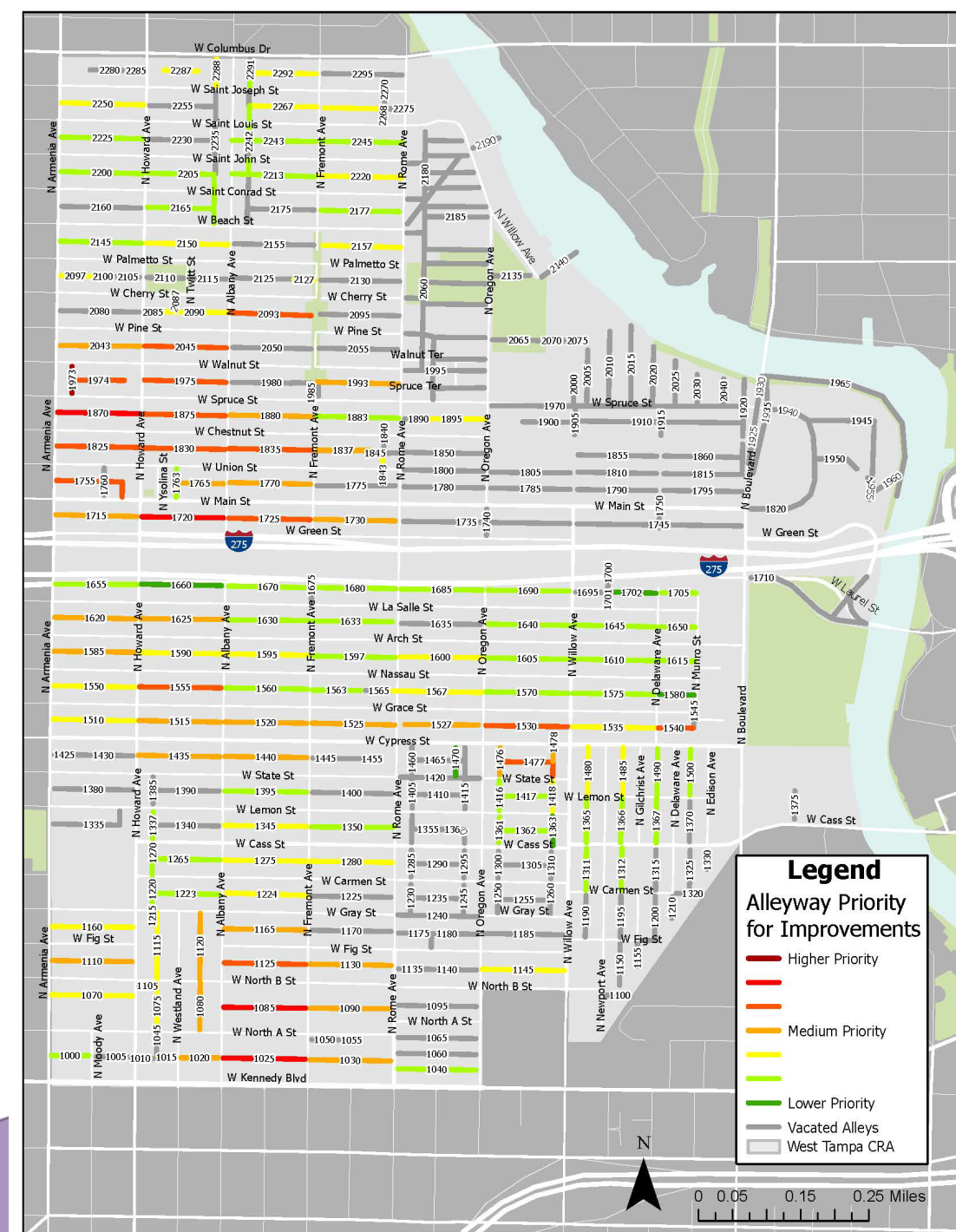
BEFORE



AFTER

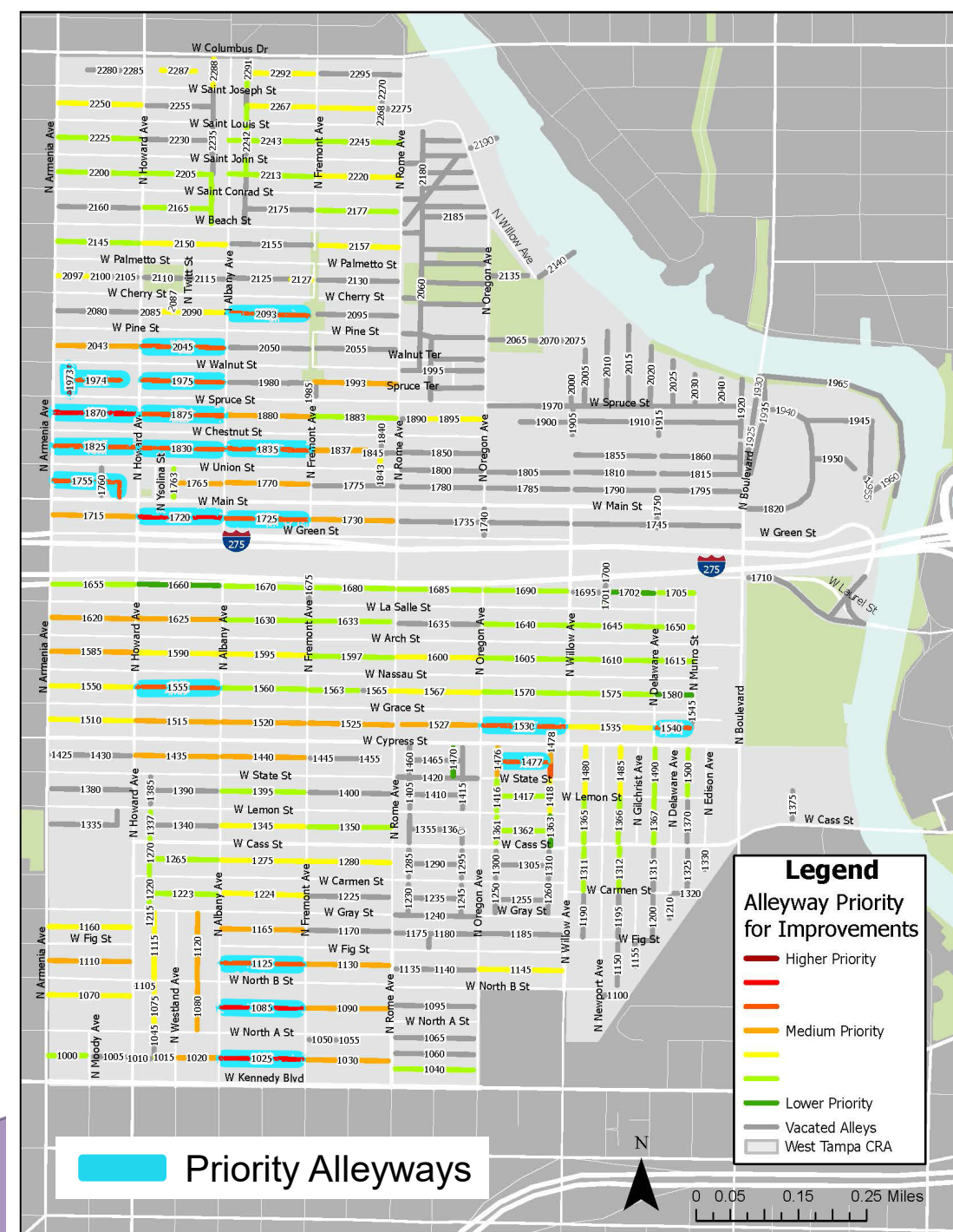
Priority Alleyways

- Starting point for alleyway improvements
- Prioritization Criteria
 - Alleyway Conditions
 - Existing Alleyway Use
 - Narrow Lots
 - Redevelopment Potential
 - Zoning District
 - Adjacent Streets
 - Community Priority
- Priority Ranking
 - Higher
 - Medium
 - Lower



Top 20 Priority Alleyways

- Higher priority alleyways
- Improvements may include:
 - Improving drainage
 - Resurfacing or adding pavement
 - Removing overgrown vegetation
 - Removing debris
- Next step:
 - Identify top 5 to develop improvements, renderings and costs



Alleyway Action Plan

All the preceding information will be summarized in the **West Tampa Alleyway Action Plan** to provide a framework and strategic approach to future alleyway improvements in the CRA

WEST TAMPA ALLEYWAY ACTION PLAN

A blueprint for the future of the
alleyways in West Tampa.



TAMPACRA



Implementation: Policy Updates



Land Development Code: West Tampa Overlay

- Clarify criteria for when vehicular access from an alley is required
- Develop standards for when alley improvements are required based on the scale of the development project to facilitate the development of a functional alleyway network over time



Transportation Technical Manual (TTM)

- Update the TTM with design and construction standards for alleyways based on typology and acceptable surface treatments



Chapter 22 - Streets and Sidewalks

- Create criteria for evaluating requests to vacate alleyways to bring a level of standardization and predictability to processing applications

Schedule and Next Steps

Schedule

- Action Plan is anticipated to be completed in the Summer/Fall of 2024

Next Steps

- CRA: Finalize prioritization, capital planning/budgeting discussion, alley activation demonstrations
- City: Code and TTM Amendments
 - Quick Wins – July cycle workshop in Fall
 - Code Reform – TBD

Questions?

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