



West Tampa Alleyway Action Plan

West Tampa CRA CAC Meeting – November 28, 2023

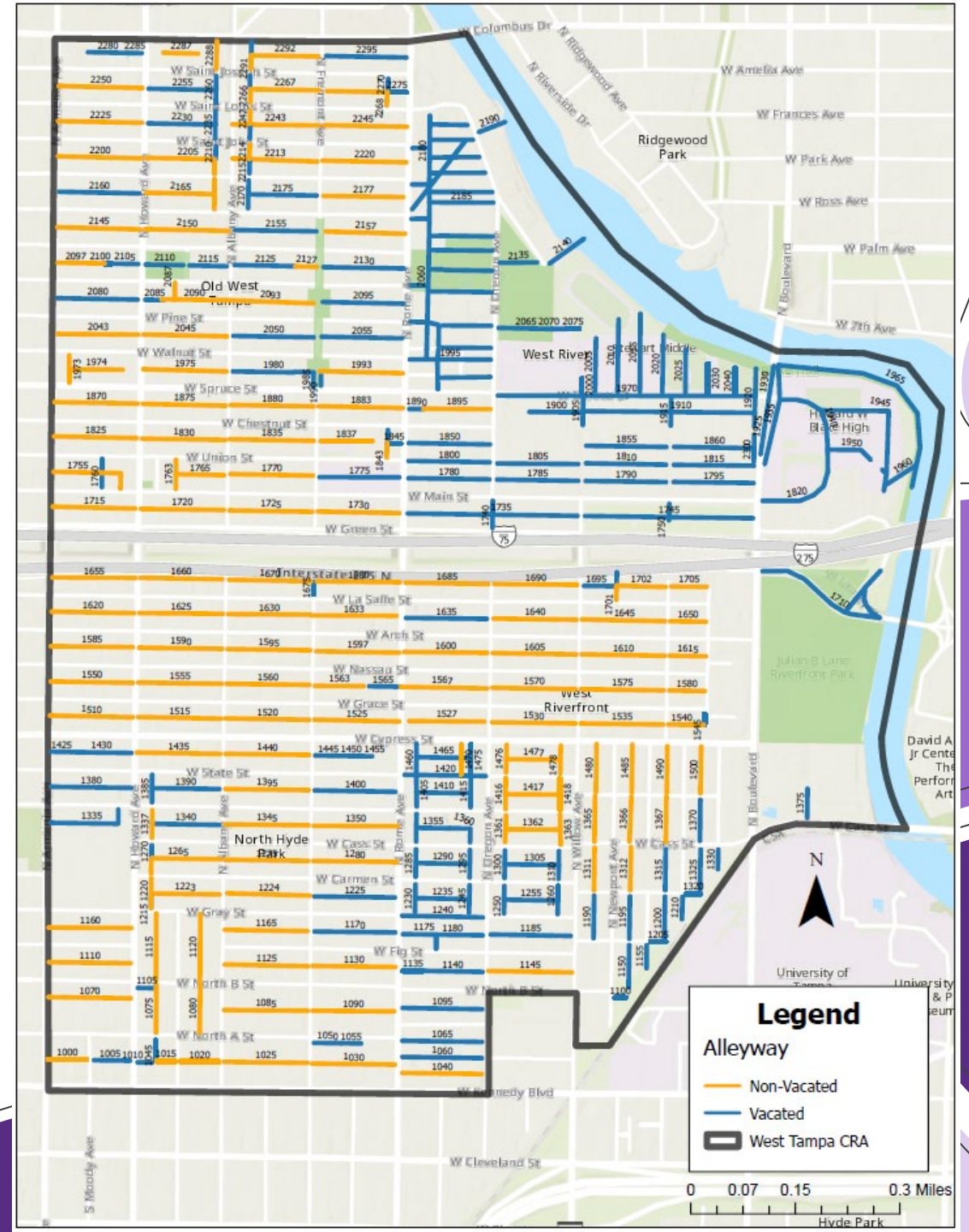


Agenda

- Project Overview and Goals
- Inventory and Field Collection
- Best Practices
- Alley Typologies
- Design Standards and Alternatives
- Schedule/Next Steps

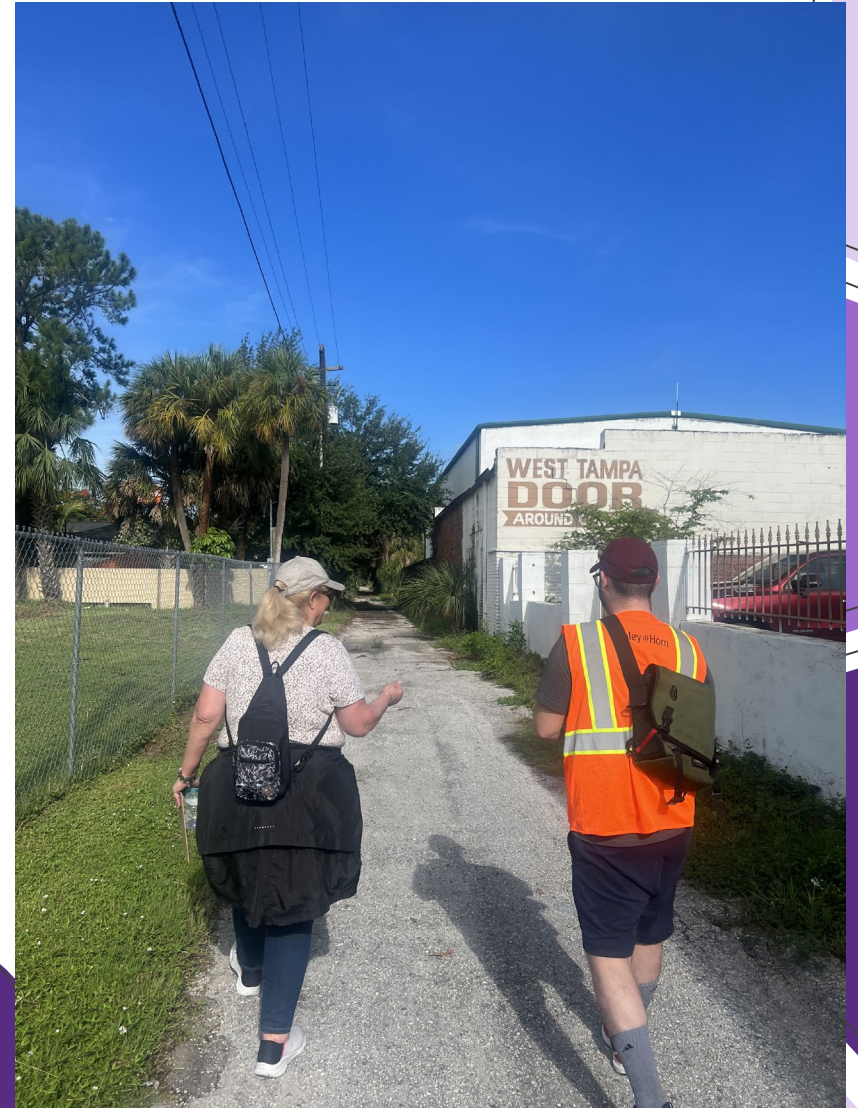


Study Area Map



Project Overview and Goals

- Create a **comprehensive inventory of alleys**
- **Develop a long-term vision** for the alleyway system in the West Tampa CRA
- Update the Transportation Technical Manual Standards and Land Development Code to help **provide clear standards and alternative(s) for alleys** in the area



Benefits of an Alley

- Increased walkability and pedestrian safety
- Reduces the need for front driveways
- Place for green infrastructure
- Spaces to avoid busy streets
- Additional store frontages
- Back of house/service activity
- Community activity space
- Placemaking/placekeeping opportunity
- Improves additional access to private property



Inventory and Field Collection

- 143 non-vacated alleyways (13.41 miles)
- Existing conditions including:
 - General conditions
 - Alley widths
 - Surface types
 - Surface conditions
 - Presence of utilities
 - Obstructions
- Data used to guide future uses and needed improvements



Inventory and Field Collection Findings

- 143 non-vacated alleys
- Surface Type:
 - 82 (57%) alleys are paved
 - 34 (24%) alleys with grass/dirt
 - 21 (15%) alleys are partially paved
 - 6 (4%) alleys with gravel



Encroachments

- Encroachment: any permanent or temporary horizontal and/or vertical intrusion that extends into the right-of-way of an alley.



1.96 miles (17%) of alleys with no encroachments



7.43 miles (52%) of alleys with both vertical and horizontal encroachments

Encroachments



2.50 miles (19%) of alleys
with horizontal
encroachments only



1.52 miles (12%) of alleys
with vertical
encroachments only

Clear Alleys

- Alley that can be safely traversed by a vehicle, pedestrian, or bicyclist, and has a minimum clear path of 10 feet horizontally and 14 feet vertically, unobstructed by debris or overgrowth



82%

(11.18 miles) are
Clear Alleys



Semi-obstructed Alleys

- Alley that is not clear due to a temporary obstruction but can become traversable by removal of debris or overgrowth, fixing broken fencing, or relocation of a parked vehicle



17%
(2.05 miles) are
Semi-obstructed
Alleys



Obstructed Alleys

- Alley that is not clear or traversable due to permanent or semi-permanent obstructions such as a grand or specimen tree, utility poles or structure, or have been overtaken by a different use



1%
(0.18 miles) are
Fully Obstructed
Alleys



Pavement Conditions of Paved Alleys

16%

(1.07 miles) of
alleys have
Good Pavement



82%

(6.84 miles) of
alleys have **Fair**
Pavement



2%

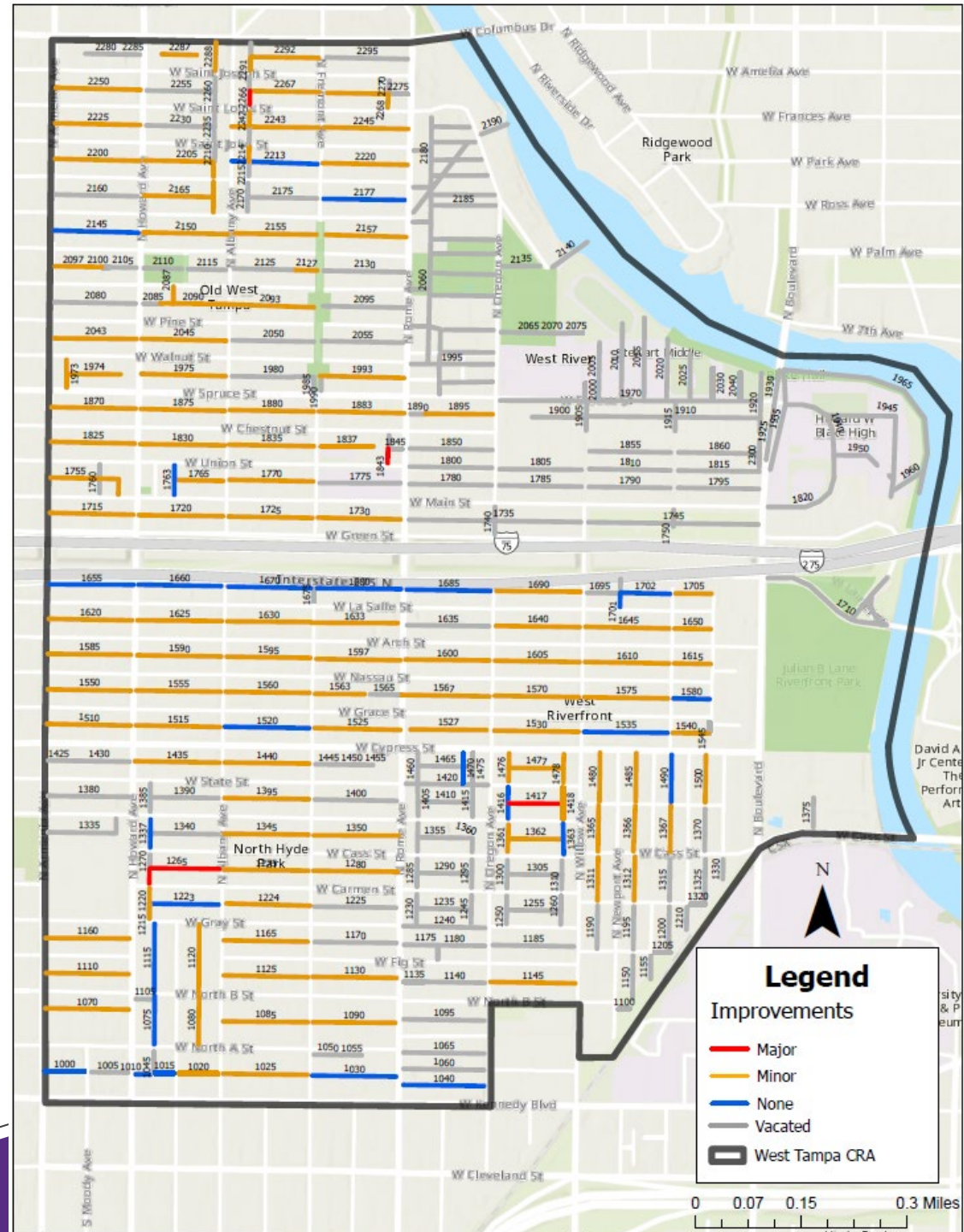
(0.19 miles) of
alleys have **Poor**
Pavement



Ownership and Dimensions



Needed Improvements



Needed Improvements

3%

(0.24 miles) of
alleys needing
**Major
Improvements**



79%

(11 miles) of
alleys needing
**Minor
Improvements**



18%

(2.17 miles) of
alleys need **no
improvements**



Best Practices

- Design Standards and Alternatives
- Prioritization and Funding for Improvements
- Regulatory Processes and Code Language



Best Practices

- Recommendations
 - Clarify definitions and descriptive language related to alleys
 - Develop an alley design exception checklist
 - Develop criteria for alley vacation requests
 - Update the Transportation Technical Manual Standards to include specific pavement standards and alternative pavement improvements
 - Establish criteria for when an alternative standard may be used

Alleyway Typologies

- Commercial Access
- Residential Access
- Nonmotorized Access/Pathway
- Public Space
- Passive Alley



Typology – Commercial Access

Description

- Vehicle access to commercial and multifamily development
- Accommodate larger commercial vehicles
- Surface type should accommodate delivery vehicles and garbage trucks
- Desired minimum widths:
 - Right-of-way: 12 feet (91% meet criteria)
 - Pavement: 10 feet (30% meet criteria)
 - 30% of commercial alleys meet both desired minimum widths

Potential types of improvements:

- Surface improvements: asphalt, concrete, or permeable pavers
- Delivery/loading access
- Supplemental improvements - Decorative lights, destination wayfinding, planters, murals, seating



31%
(4.45 miles)
**Commercial
Alleys**

Typology – Residential Access

Description

- Vehicle access to residential development
- Surface type should accommodate residential vehicular traffic
- Desired minimum widths:
 - Right-of-way: 12 feet (90% meet criteria)
 - Pavement: 10 feet (14% meet criteria)
 - 14% of residential alleys meet both desired minimum widths

Potential types of improvements:

- Surface improvements: asphalt, ribbon pavement, stabilized surface
- Alternative improvements: lighting, low maintenance landscaping, rain gardens



57%

(7.91 miles)
**Residential
Alleys**

Typology – Nonmotorized Access/Pathway

Description

- Primarily used for non-vehicular modes of travel such as pedestrians and cyclists
- ADA compliant connections
- May serve as connection to larger trail system or access to a neighborhood
- Desired minimum widths:
 - Right-of-way: 10 feet (44% meet criteria)
 - Pavement: 5 feet (17% meet criteria)
 - 17% of nonmotorized access/pathway alleys meet both desired minimum widths

Potential types of improvements:

- Trail and multimodal transportation signage and surface improvements
- Other potential improvements: Decorative lights, seating, trash cans, enhanced landscaping, murals

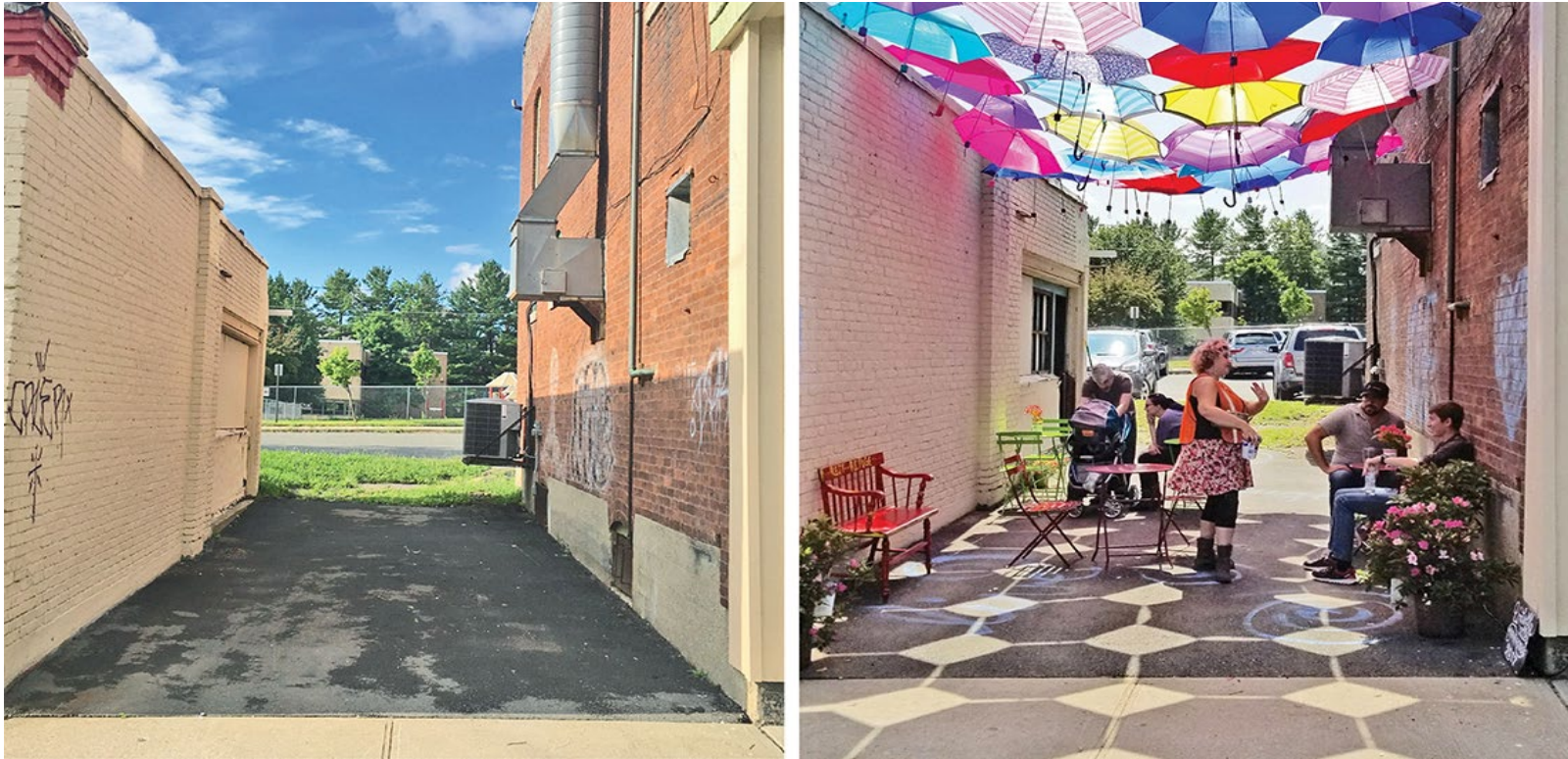


12%
(1.05 miles)
**Nonmotorized
Access/Pathway
Alleys**

Additional Typologies

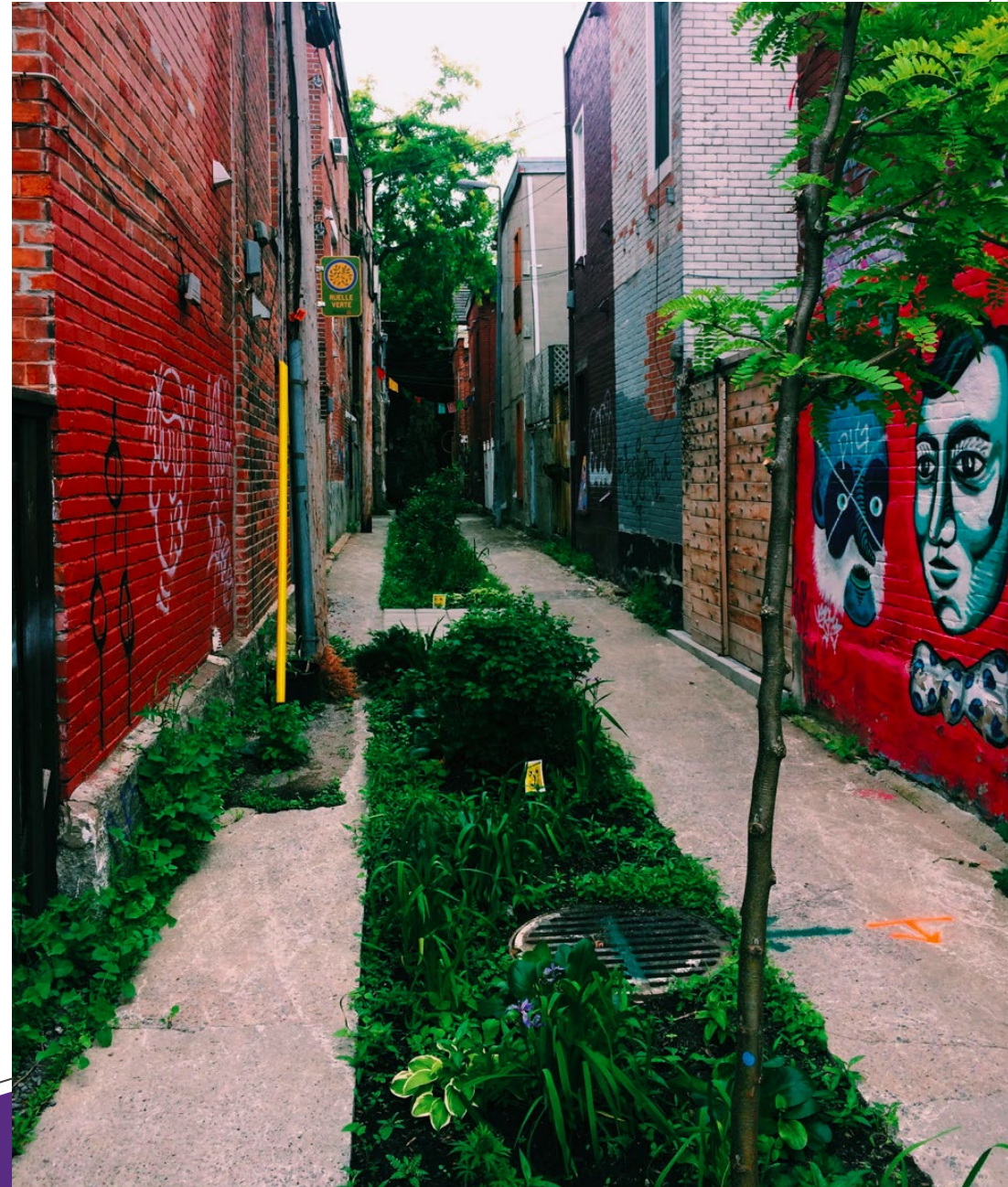
- **Public Space**

- Used for any public use other than motor vehicle access
- Intended to function as a linear public space



Additional Typologies

- **Passive Alley**
 - Not intended for general public access
 - Provide maintenance access
 - Used for environmental purposes if feasible

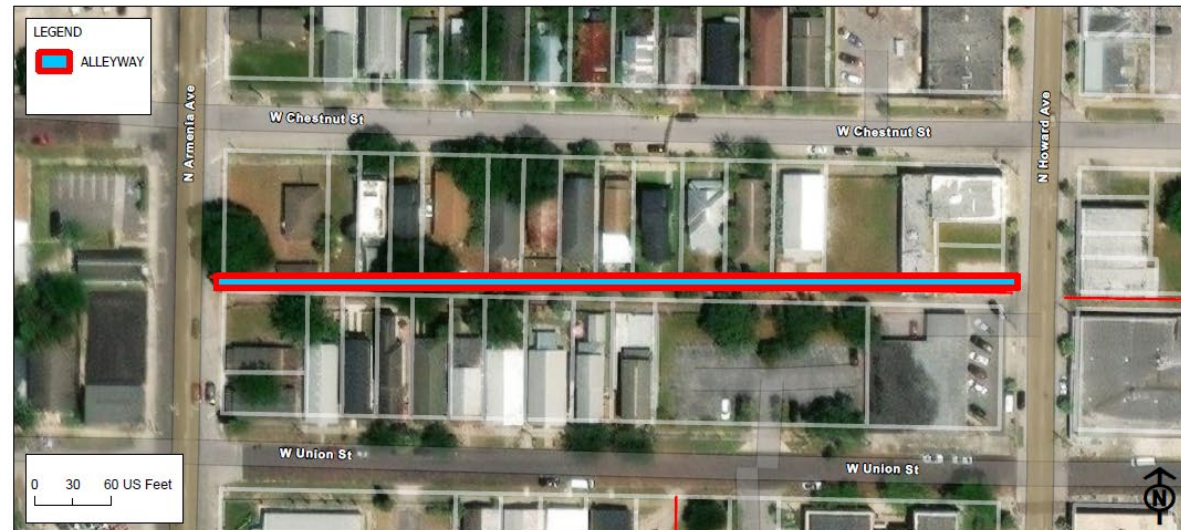
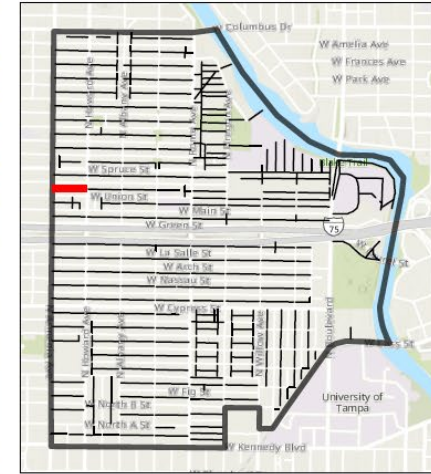


Initial Pilot Project Areas

- Howard Avenue to Armenia Avenue between Union Street and Chestnut Street

Alleyway ID: 1825

Facility ID	1825
Existing Conditions	Clear
Type of Access	Thru Alley
Sole Access to Parcel	No
Length (ft)	626.17
Width (ft)	13
Surface Type	Gravel
Surface Width (ft)	
Pavement Conditions	N/A
Power Poles	Yes
Lighting	No
Stormwater Facilities	No
Wastewater Facilities	No
Private Utilities	No
Landscaping	Maintained
Maintaince	Fair
Private Use	No
Debris	No
Trash Bin	No
Solid Waste	Yes
Encroachments	Side Clearance
Crowned	None
Notes	Standing water at entrance; frequent use; structure encroachment
Alley Quadrant	2
Vacated	No
Vacated Ordinance	N/A
Plat Dedication	Dedicated
Plat Name	MacFarlanes Additions To West Tampa
Plat Subdivision Number	3
Plat Width	14
Improvements	Minor Improvements

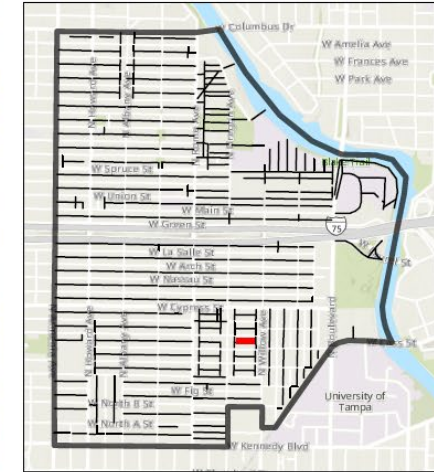


Initial Pilot Project Areas

- Oregon Avenue to Willow Avenue between Lemon Street and Cass Street

Alleyway ID: 1362

Facility ID	1362
Existing Conditions	Clear
Type of Access	Thru Alley
Sole Access to Parcel	No
Length (ft)	390.74
Width (ft)	15
Surface Type	Paved
Surface Width (ft)	10.5
Pavement Conditions	Fair
Power Poles	Yes
Lighting	No
Stormwater Facilities	No
Wastewater Facilities	No
Private Utilities	No
Landscaping	Minor Overgrowth
Maintaince	Fair
Private Use	No
Debris	No
Trash Bin	No
Solid Waste	No
Encroachments	Both Side and Height Clearance
Crowned	None
Notes	
Alley Quadrant	5
Vacated	No
Vacated Ordinance	N/A
Plat Dedication	Dedicated
Plat Name	Woodlawn Park
Plat Subdivision Number	5
Plat Width	14
Improvements	Minor Improvements

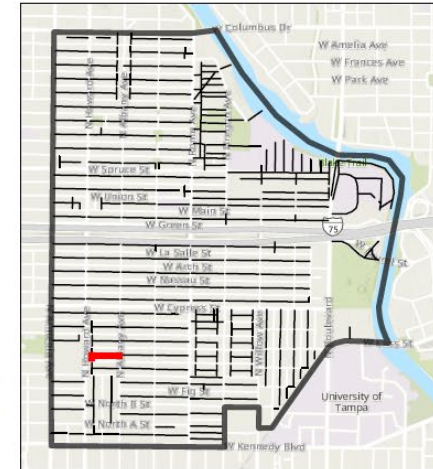
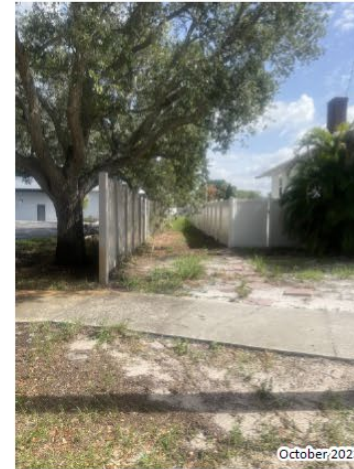


Initial Pilot Project Areas


- Howard Avenue to Albany Avenue between Cass Street and Carmen Street

Alleyway ID: 1265

Facility ID	1265
Existing Conditions	Semi Obstructed
Type of Access	Thru Alley
Sole Access to Parcel	No
Length (ft)	638.11
Width (ft)	
Surface Type	Grass/Dirt
Surface Width (ft)	
Pavement Conditions	N/A
Power Poles	Yes
Lighting	No
Stormwater Facilities	No
Wastewater Facilities	Yes
Private Utilities	No
Landscaping	Overgrowth
Maintaince	Poor
Private Use	No
Debris	Yes
Trash Bin	No
Solid Waste	Yes
Encroachments	Both Side and Height Clearance
Crowned	None
Notes	Useable?
Alley Quadrant	4
Vacated	Yes
Vacated Ordinance	6-14-1999
Plat Dedication	Dedicated
Plat Name	Benjamin's 4th Addition
Plat Subdivision Number	7
Plat Width	14
Improvements	Major Improvements



Schedule/Next Steps

- Community Workshop
 - December 2023/January 2024
 - Develop Land Development Code Updates and Transportation Technical Memorandum
 - Identify and prioritize alleys for Pilot Project Areas
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Questions and Answers?

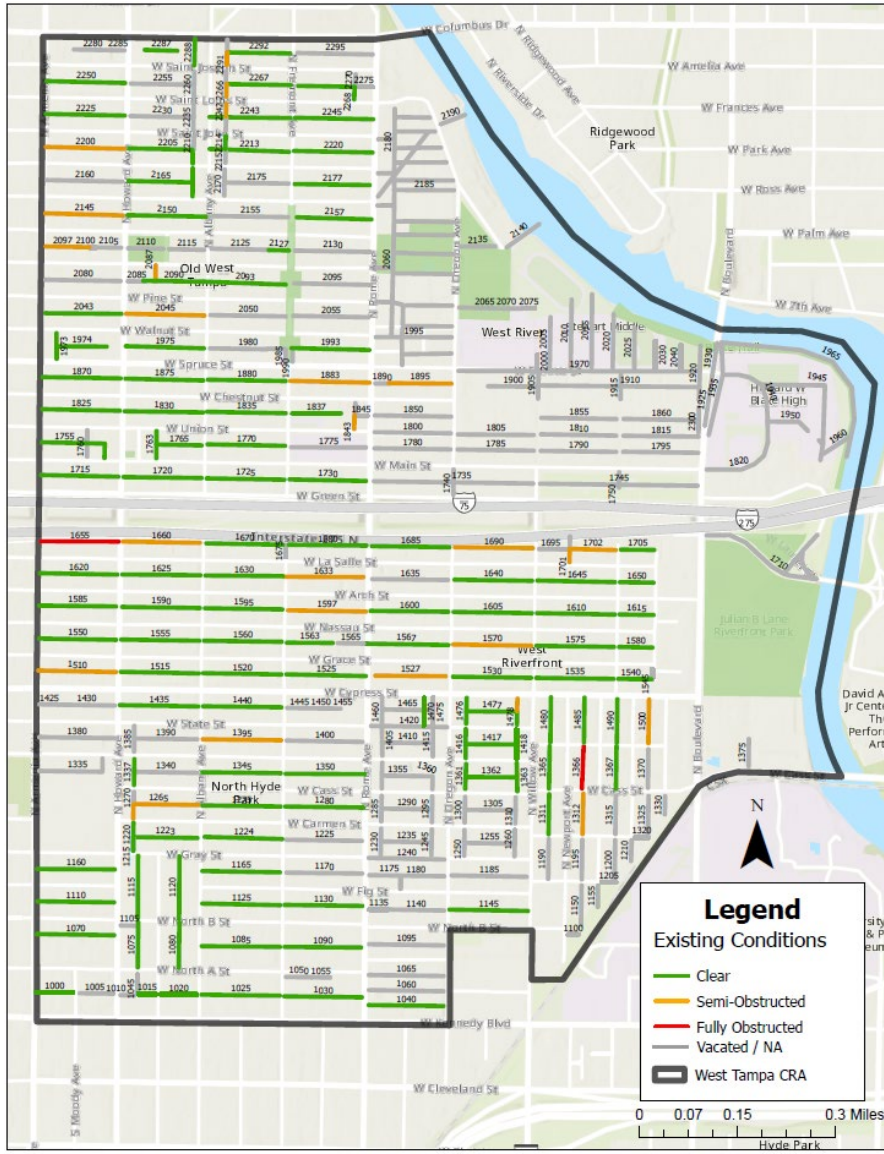
Please contact Andy Mikulski or Jesus
Nino for questions or more info:
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Jesus.Nino@tampagov.net



Backup Slides



Existing Conditions



Solid Waste

	Design Criteria
Width	Minimum alley width – 19 ft
Clearance	Minimum overhead clearance – 13.5 ft
Encroachment	Zero obstructions – allow free and safe passage of vehicles within clearance requirements
Surface	3" sub-base and 2.5" asphalt or concrete
Set-backs	Minimum setback of 10 ft to accommodate receptable storage & automated collection
Turnouts	<u>42"</u> Minimum inside curb turning radius <u>40"</u> Minimum outside curb turn radius
Maintenance	Free from vegetation and overhanging limbs. Safe surface conditions and load bearing standards (City Code 19-50)

Solid Waste



31%

(2.29 miles)
Residential
Typology Eligible
for Garbage
Truck Usage

0%

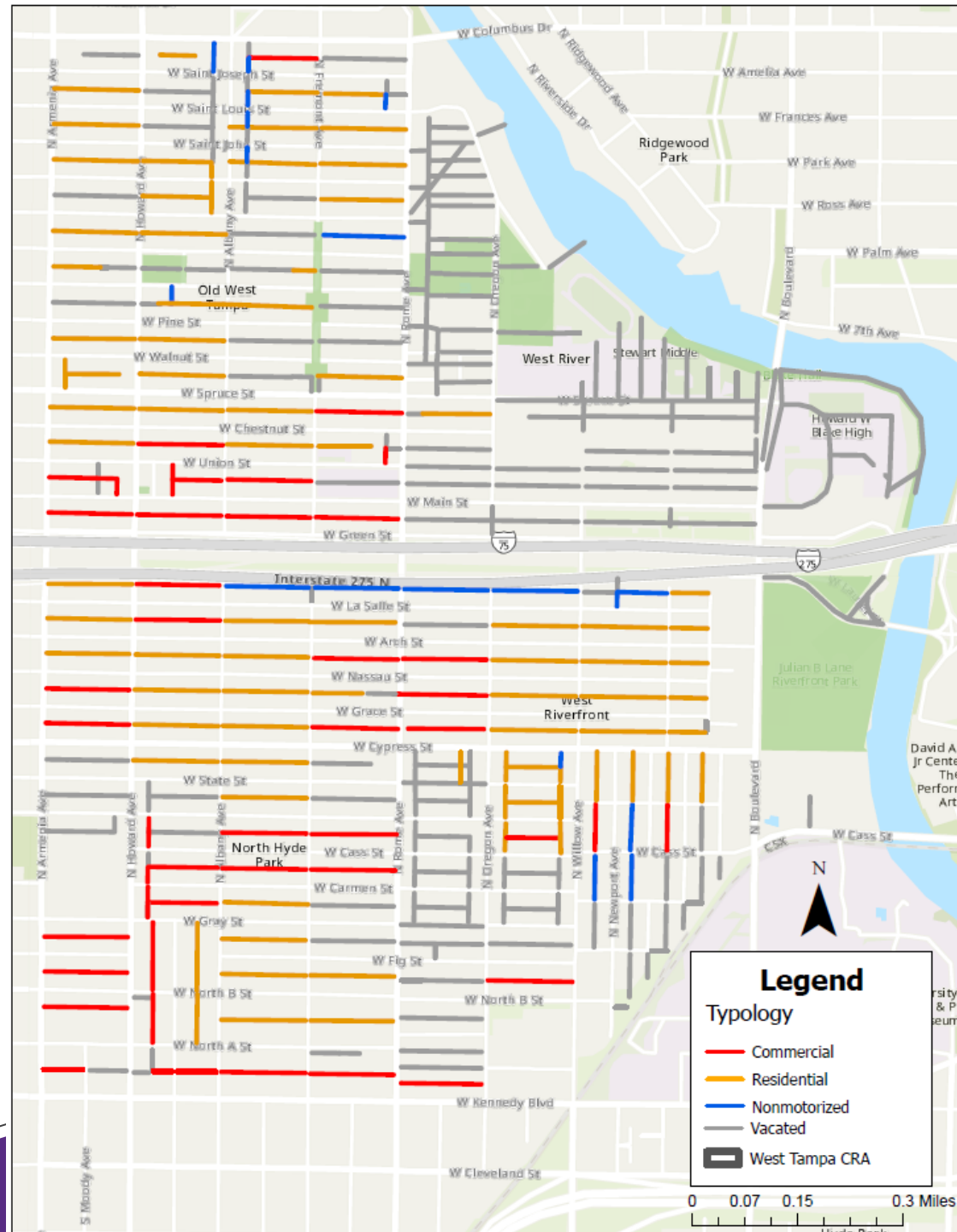
Residential
Typology Meet
Solid Waste
Design Criteria



Typologies Descriptions

Alley Typologies	Definition	Proposed Standards				
		Total Width (Platted ROW)		Preferred Surface Width and Surface Type		Alternative Surface(s)
		Desired Min. Width	Range (based on plat data)	Min. Surface Width	Preferred Surface Type	
Commercial Access	A commercial access alley is generally used to provide motor vehicle access to commercial and multi-family development. A commercial alley is typically designed to accommodate larger commercial vehicles.	12 ft. - Minimum width determined by solid waste operational standards. (12-14) Narrower alleys may continue to exist if not contrary to health/safety.	10 ft. - 20 ft.	10 ft.	Asphalt, concrete	Permeable pavers, brick
Residential Access	A residential access alley is generally used to provide motor vehicle access to single family development.	12 ft. - Alleys as narrow as 10 may continue to exist if not contrary to health/safety	10 ft. - 18 ft.	10 ft.	Asphalt, concrete, or concrete ribbon with gravel fill	Compacted surface, stabilized surface with geoblock
Nonmotorized Access/Pathway	A nonmotorized access alley is an alley that is primarily used for non-vehicular modes of travel such as pedestrians and cyclists. Non-vehicle access to adjacent development may be provided. For example, this type of alley may serve as a connection to a larger trail system or access to a neighborhood destination.	10 ft.	10 ft. - 14 ft.	5 ft.	Asphalt, concrete, or permeable pavers	Alternative surfaces may be approved subject to maintenance agreement.

Typologies



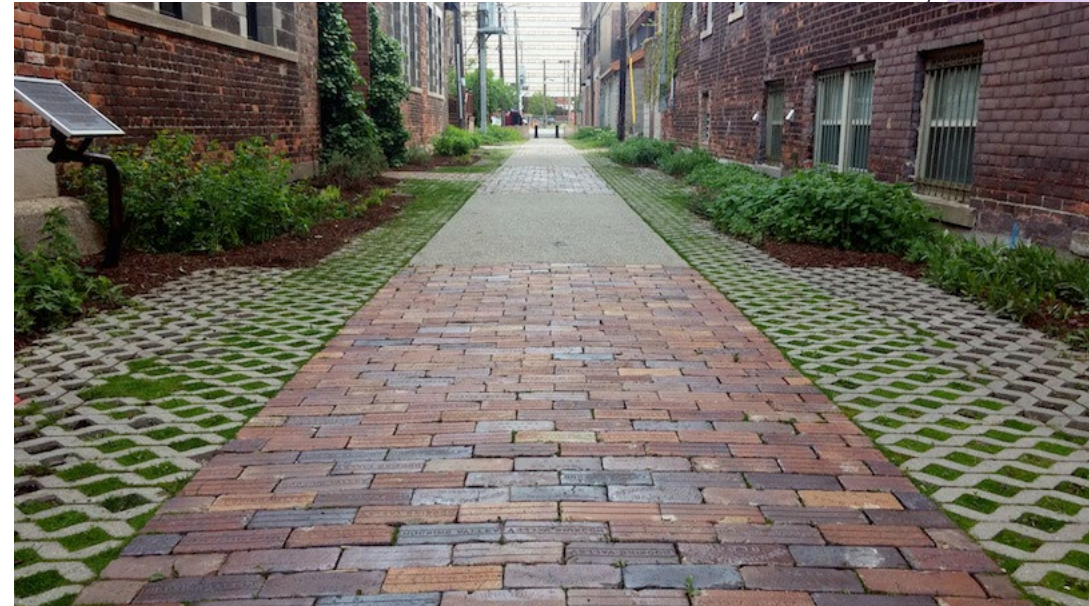
Recommended Alley Improvements

- Pavement
 - Asphalt, gravel, permeable pavement, concrete
- Lighting
 - Decorative, street lighting
- Wayfinding
 - Street/trail signage, destination wayfinding



Recommended Alley Improvements

- Uses
 - Community garden, recreation, outdoor restaurant/bar seating, accessory dwelling units, extended dwelling space
- Landscaping Elements
 - Rain gardens, low maintenance landscaping, mix of materials, planters
- Public Art & Placemaking
 - Neighborhood murals, neon murals, painted garbage containers, wayfinding



Recommended Alley Improvements by Typology

Allowable Features by Alley Typology						
Typology	Lighting	Pavement	Wayfinding	Adjacent Uses	Landscaping Elements	Public Art and Placemaking
Commercial Access	Pole or building mounted, decorative lights	Asphalt	Street signs, destination wayfinding, pavement wayfinding	Overflow restaurant space, delivery/loading access, trash collection, special event space	Planters, seating, shade structures, trash cans, enhanced landscaping	Murals, sculptures, painted/mural dumpsters
Residential Access	Pole or building mounted, decorative lights	Asphalt, gravel, permeable pavers	Street signs, pavement wayfinding	Accessory dwelling units, trash collection, recreation (basketball hoop, etc.), driveway/garage access, gate access	Low maintenance landscaping, rain gardens, bioswales	Murals, painted/mural trash cans
Nonmotorized Access/Pathway	Pole or building mounted, decorative lights	Concrete, permeable pavers, gravel, low maintenance ground cover (shell, mulch, soil, etc)	Trail signage, destination signage, pavement wayfinding	Community garden, pocket parks, recreation activities, pedestrian/bicycle trails	Rain gardens, bioswales, planters, seating, trash cans, enhanced landscaping	Murals