

PROJECT OVERVIEW

What is the West Tampa Alleyway Action Plan?

The West Tampa CRA funded the West Tampa Alleyway Action Plan to develop a long-term vision and plan for improving the alleyway system in the West Tampa CRA. This plan is a collaborative effort between the City of Tampa staff, the West Tampa CRA, the project consultant Kimley-Horn and local community members/stakeholders. Goals of the Plan include:

- Develop an inventory of alleyway locations, status, and conditions
- Ensure that alleyways have consistent rules for design and use
- Ensure required improvements benefit the public
- Develop standards for alternative surfaces and uses
- Identify priority alleyways for potential CRA-funded capital improvements

Project Schedule

The project schedule shows the timelines associated with each phase of the Plan.

As the Plan progresses, we want to hear from you to learn about **what issues with the current alleyway system are important to you, the right typology for each alley in West Tampa**, and how those issues can be addressed in future project recommendations. Please fill out the comment card located near the sign-in area or throughout the room.

We encourage you to follow the project website for the latest updates on the project via the QR Code.



Study Area

The West Tampa Alleyway Action Plan study area is bounded by the West Tampa CRA. The map below showcases the study area along with vacated and non-vacated alleyways.



Plan Outcomes

The proposed recommendations that will be used to guide alleyway improvements and design, will provide a future vision for alleys in West Tampa.

As new development occurs in West Tampa, the West Tampa Overlay works in conjunction with the zoning and building regulations to promote the vision for West Tampa and encourage development that:

- Creates a sense of interest
- Promotes a physically attractive and functionally integrated environment
- Ensures compatibility with pedestrian access
- Access to all residential development must be configured to minimize driveway proliferation, limit additional conflict points between vehicles and pedestrians, and prioritize safety for pedestrians.

Task	Summer 2023	Fall 2023	Winter 2023/24	Spring 2024	Summer 2024
Stakeholder and Community Engagement	●				
Alleyway Inventory and Field Collection	■				
Typologies and Improvement Alternatives	■				
Alleyway Prioritization and Costs	■				
Recommendations and Action Plan Development	■				
Alleyway Best Practices	■				
Transportation Technical Manual and Land Development Code Updates	■				

BENEFITS OF AN ALLEYWAY NETWORK



Safety

Alleyways increase walkability and pedestrian safety by reducing the need for front driveways which reduces conflict points between vehicles and pedestrians using the sidewalk.



Connectivity

Alleyways may provide additional pathways for pedestrians and bicyclists and allows people to use alleyways to avoid busy streets.



Placemaking

Alleyways provide additional space for public art, green space, community spaces space, or commercial space for adjacent businesses like outdoor seating or retail sales.



Housing

Alleyways may provide access to Accessory Dwelling Units (ADUs), providing a greater range of housing options in the community.



Urban Design

Alleyways allow for continuous sidewalks and more on-street parking spaces by minimizing the number of driveway openings. Alleyways are also opportunities for additional store frontages, especially along busy roads.



Stormwater Management

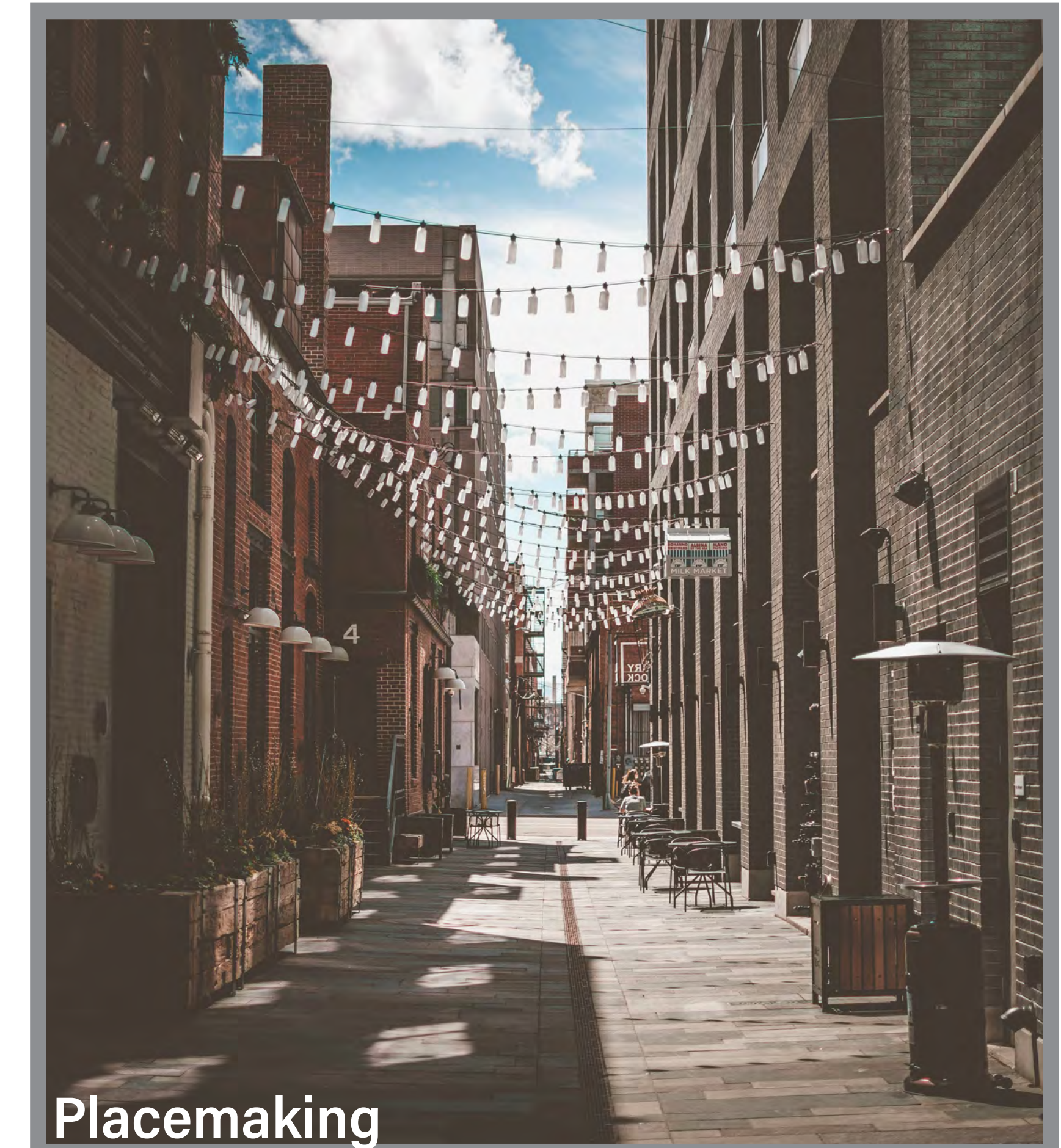
Alleyways may be constructed with permeable pavers and other green infrastructure materials and designs to filter stormwater runoff.



Connectivity



Stormwater Management



Placemaking



Safety & Urban Design

POTENTIAL ALLEYWAY IMPROVEMENTS

There are examples around the country that show how an alleyway can be transformed into a safe space for all users. Improvements to an alleyway include using different surface type, adding a community garden, displaying public art, and adding landscaping.

ASPHALT PAVEMENT



BRICK OR PERMEABLE PAVERS



CONCRETE RIBBON WITH GRAVEL OR GRASS CENTER



COMPACTED SURFACE



PATHWAYS FOR PEDESTRIANS & BICYCLISTS



SPACE FOR OUTDOOR SEATING



ACCESSORY DWELLING UNIT OR EXTENDED DWELLING SPACE ACCESS



DECORATIVE LIGHTING



COMMUNITY GARDENS



RAIN GARDENS & STORMWATER



WAYFINDING & SIGNAGE



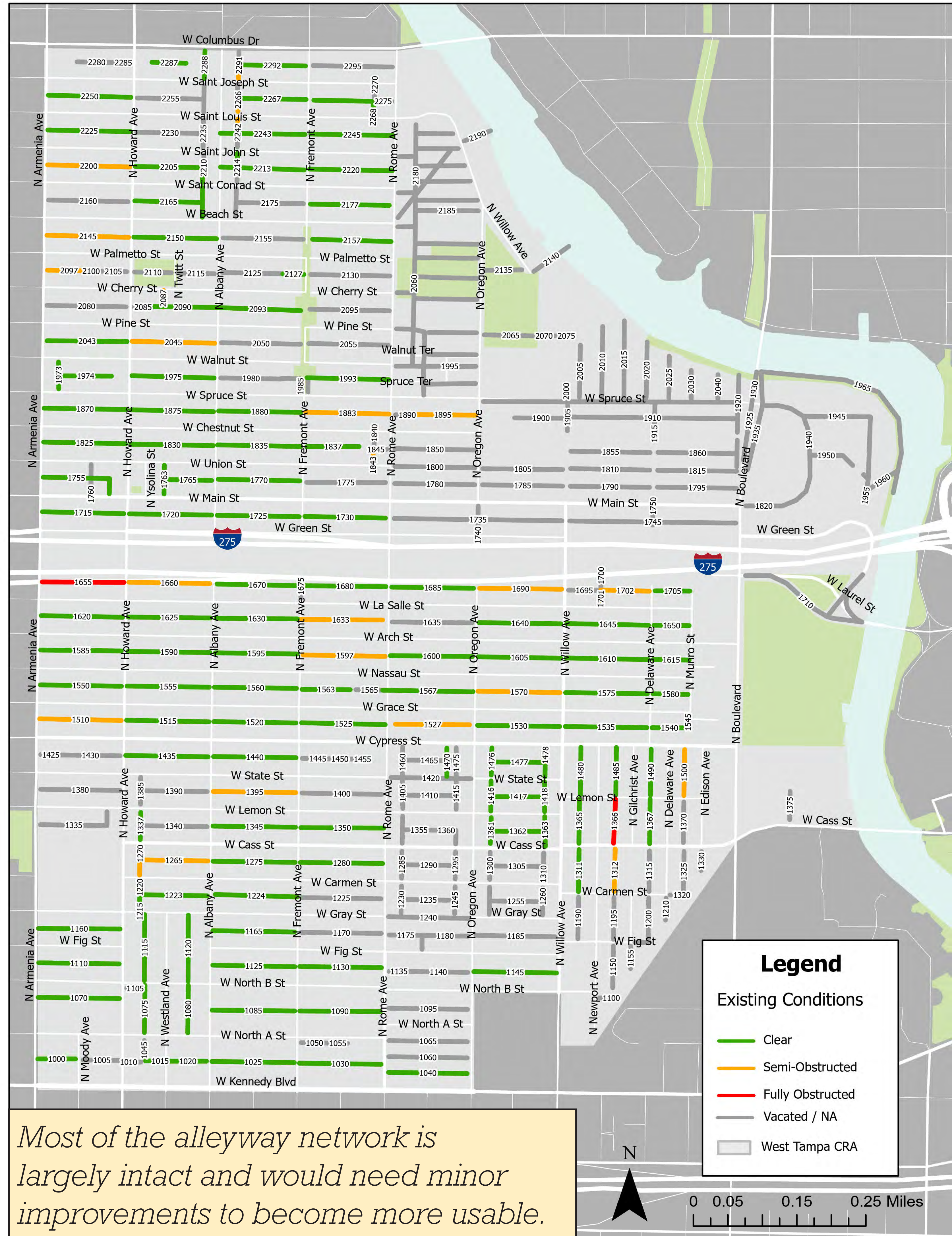
PUBLIC ART/MURALS



EXISTING ALLEYWAY CONDITIONS

ALLEYWAY CONDITIONS MAP

In July 2023, an inventory of each non-vacated alleyway was taken to determine the state of the alleyways within the West Tampa CRA. Data on pavement condition, current alleyway usage, and code violations were collected and summarized. The existing alleyway conditions are shown in the below map.



Most of the alleyway network is largely intact and would need minor improvements to become more usable.

CLEAR ALLEYWAY

A clear alleyway 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.



81%

of alleyways in the West Tampa CRA are clear
(116 alleyways)



SEMI-OBSTRUCTED ALLEYWAY

An alleyway 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.



18%

of alleyways in the West Tampa CRA are semi-obstructed
(25 alleyways)



FULLY-OBSTRUCTED ALLEYWAY

An alleyway 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%

of alleyways in the West Tampa CRA are fully-obstructed
(2 alleyways)

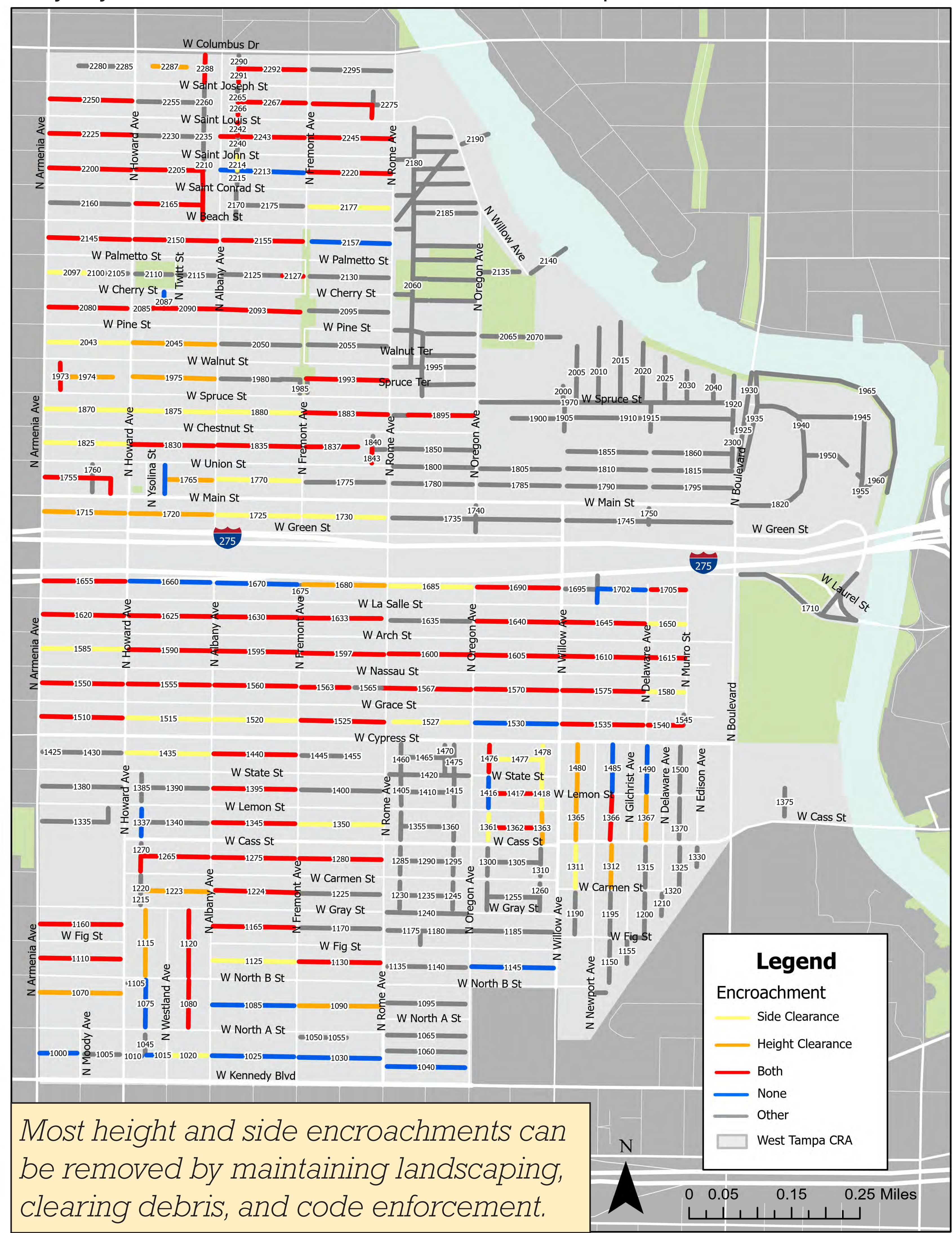


WEST TAMPA ALLEYWAY ACTION PLAN

ALLEYWAY ENCROACHMENTS

ALLEYWAY ENCROACHMENTS MAP

In July 2023, an inventory of each non-vacated alleyway was taken to determine the state of the alleyways within the West Tampa CRA. Data on whether alleyways had side, height, both, or no encroachments were collected and summarized. Alleyway encroachments are shown in the below map.



Most height and side encroachments can be removed by maintaining landscaping, clearing debris, and code enforcement.

SIDE ENCROACHMENT

A side encroachment is when the horizontal clearance of an alleyway is restricted by trees/plants, debris, fences, utility poles, etc., making so that vehicles do not have the minimum width needed to safely travel in the alleyway.

19%

of alleyways in the West Tampa CRA have only a side encroachment (27 alleyways)



HEIGHT ENCROACHMENT

A height encroachment is when the vertical clearance of an alleyway is restricted by trees, utility wires, or some other object hanging over the alleyway, making it so that vehicles do not have the minimum height clearance needed to safely travel in the alleyway.

12%

of alleyways in the West Tampa CRA have only a height encroachment (17 alleyways)



BOTH SIDE & HEIGHT ENCROACHMENTS

Alleyways with both side and height encroachments do not have the vertical or horizontal clearance needed for vehicles to safely travel in the alleyway.

52%

of alleyways in the West Tampa CRA have both side and height encroachments (75 alleyways)



NO ENCROACHMENTS

Alleyways with no encroachment are not obstructed in width or height and therefore have the minimum horizontal and vertical clearance needed for vehicles to safely travel in the alleyway.

17%

of alleyways in the West Tampa CRA have no encroachments (24 alleyways)

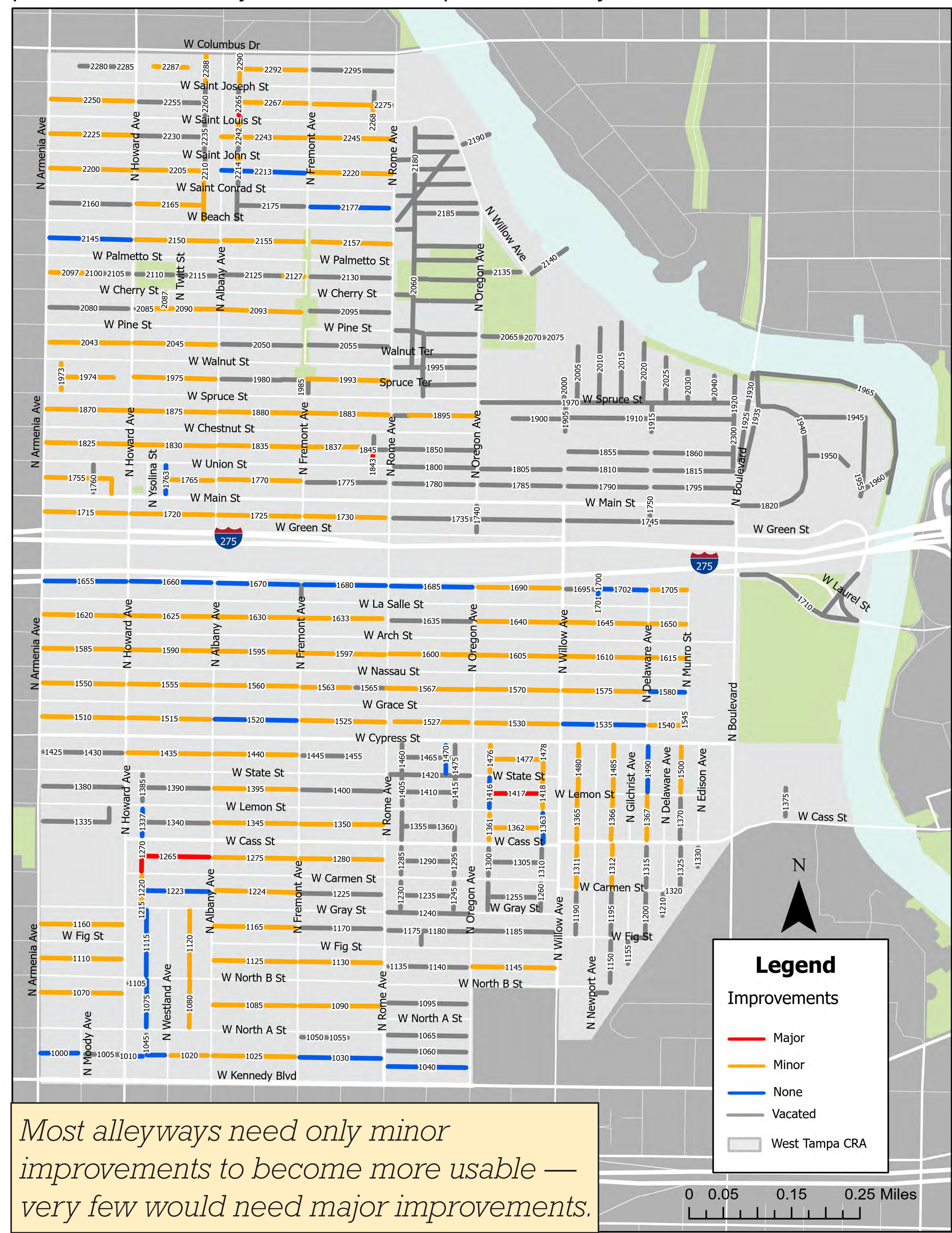


WEST TAMPA ALLEYWAY ACTION PLAN

NEEDED ALLEYWAY IMPROVEMENTS

NEEDED IMPROVEMENTS MAP

In July 2023, an inventory of each non-vacated alleyway was taken to determine the state of the alleyways within the West Tampa CRA. Data was collected to better understand the level of effort needed to make alleyways more usable for vehicles, pedestrians, and bicyclists. Needed improvements by level of effort are shown below.



Most alleyways need only minor improvements to become more usable — very few would need major improvements.

NO IMPROVEMENTS

No improvements are defined by alleyways not having issues like encroachments, pavement condition, or landscaping to address.



18%

of alleyways in the West Tampa CRA need no improvement
(26 alleyways)



MINOR IMPROVEMENTS

Minor improvements are defined by the need to address landscaping issues and minor encroachments. This can also include minor surface improvements.



79%

of alleyways in the West Tampa CRA need minor improvements
(113 alleyways)



MAJOR IMPROVEMENTS

Major improvements are defined by the need to address major encroachments, surface type, and surface condition in order to make the alley usable for vehicles, pedestrians, and/or bicyclists.



3%

of alleyways in the West Tampa CRA need major improvements
(4 alleyways)

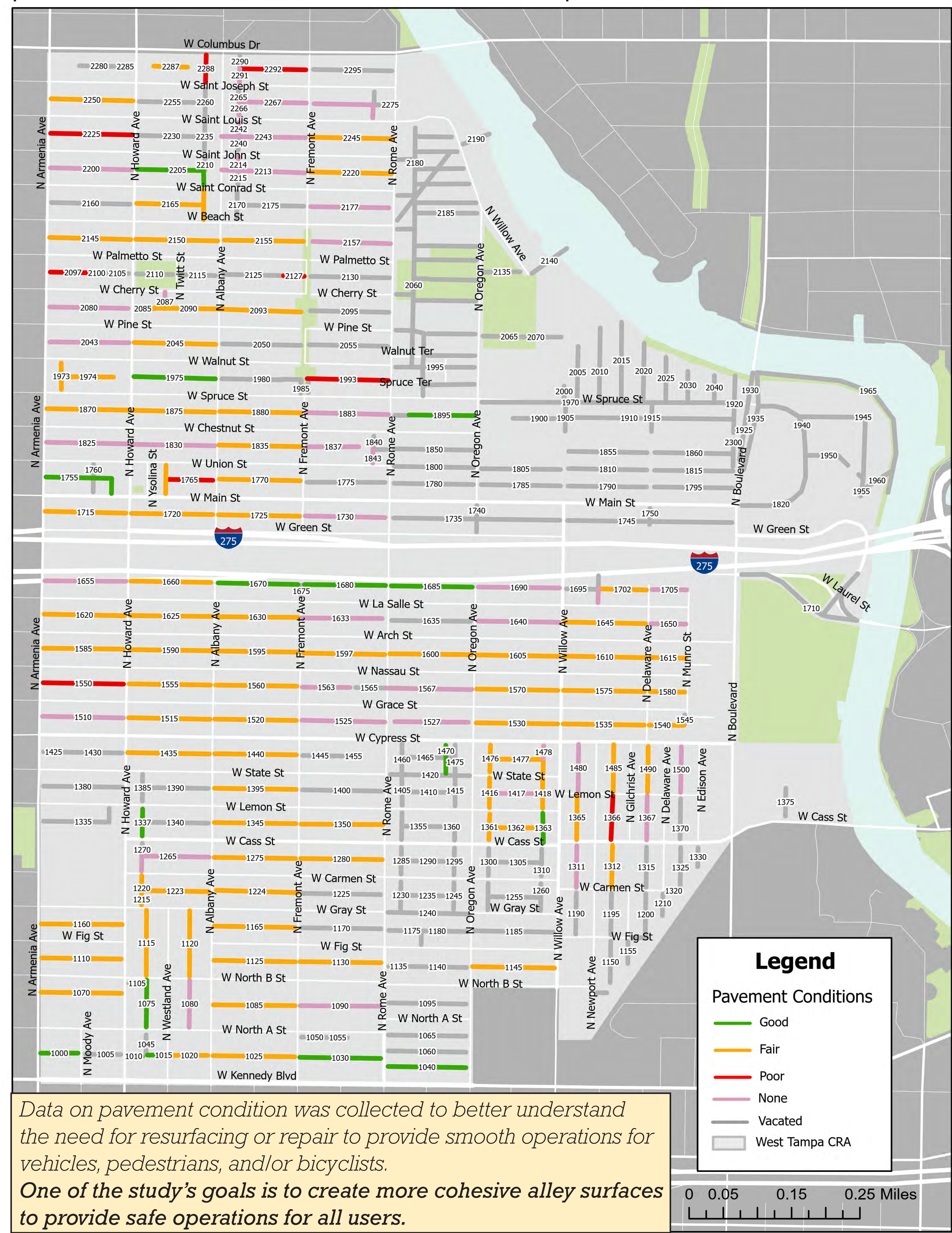


WEST TAMPA ALLEYWAY ACTION PLAN

PAVEMENT CONDITIONS

PAVEMENT CONDITIONS MAP

In July 2023, an inventory of each non-vacated alleyway was taken to determine the state of the alleys within the West Tampa CRA. Data on the current condition of pavement found in each alleyway was collected and summarized. Alleyway pavement conditions are shown on the below map.



Data on pavement condition was collected to better understand the need for resurfacing or repair to provide smooth operations for vehicles, pedestrians, and/or bicyclists. One of the study's goals is to create more cohesive alley surfaces to provide safe operations for all users.

GOOD CONDITION

Good pavement has minimal to no cracking and potholes and is generally flat.

10%

of paved alleyways in the West Tampa CRA have good pavement conditions (15 alleyways)



FAIR CONDITION

Fair pavement has some cracks, holes, and other impurities that do not hinder a vehicle, pedestrian, or bicyclist from operating on the alley smoothly.

55%

of paved alleyways in the West Tampa CRA have fair pavement conditions (78 alleyways)



POOR CONDITION

Poor pavement is pavement that would need extensive leveling, repairs, and/or landscaping maintenance to create a more seamless surface.

6%

of alleyways in the West Tampa CRA have poor pavement conditions (9 alleyways)



NONE

These alleys currently do not have any pavement in any part of the alley.

29%

of alleyways in the West Tampa CRA have no pavement (41 alleyways)

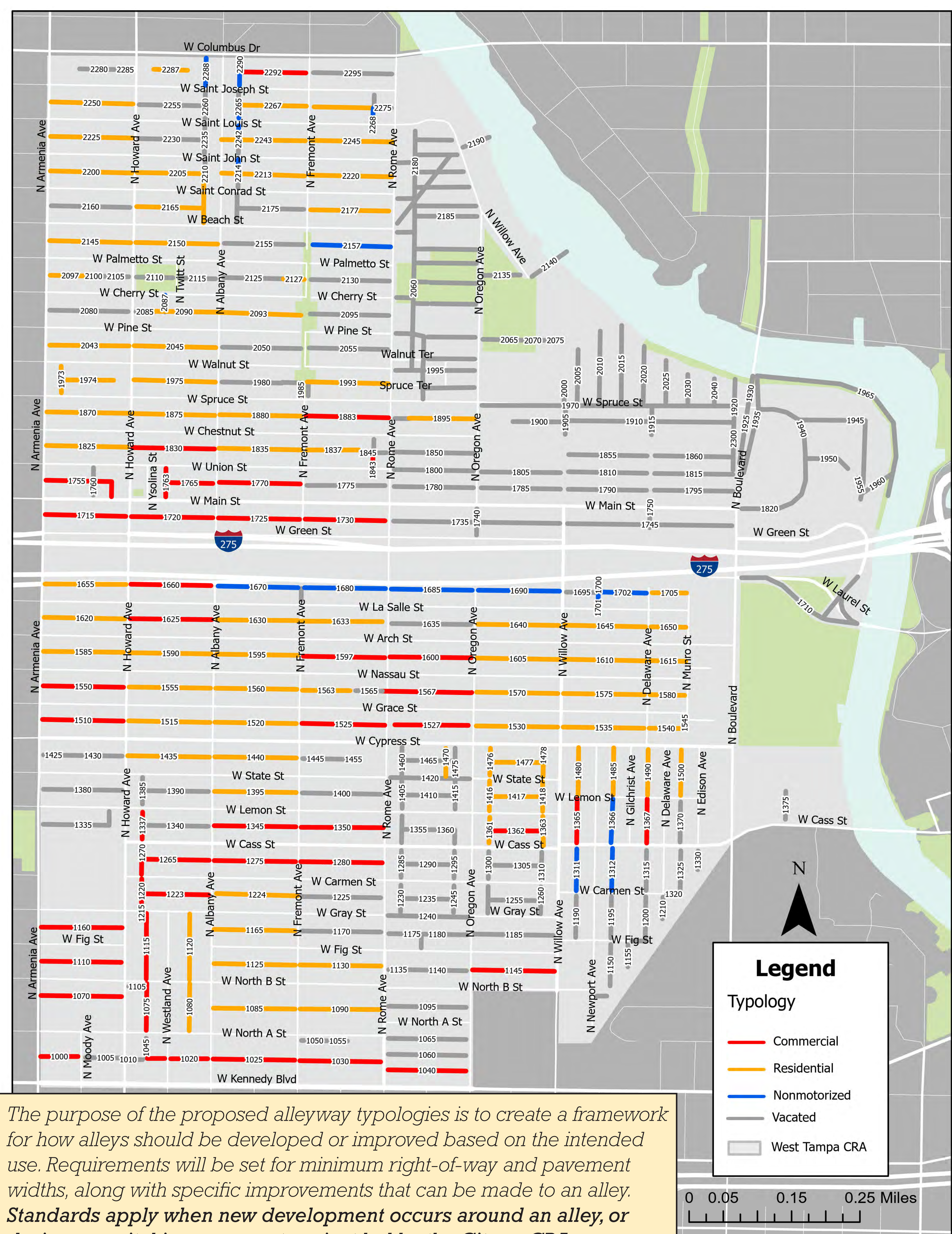


WEST TAMPA ALLEYWAY ACTION PLAN

PROPOSED ALLEYWAY TYPOLOGIES

PROPOSED ALLEYWAY TYPOLOGIES MAP

Based on the inventory collection, stakeholder feedback, and a review of industry best practices, three typologies have been proposed to shape future development. The proposed alleyway typologies are shown in the below map.



The purpose of the proposed alleyway typologies is to create a framework for how alleys should be developed or improved based on the intended use. Requirements will be set for minimum right-of-way and pavement widths, along with specific improvements that can be made to an alley. Standards apply when new development occurs around an alley, or during a capital improvement project led by the City or CRA.

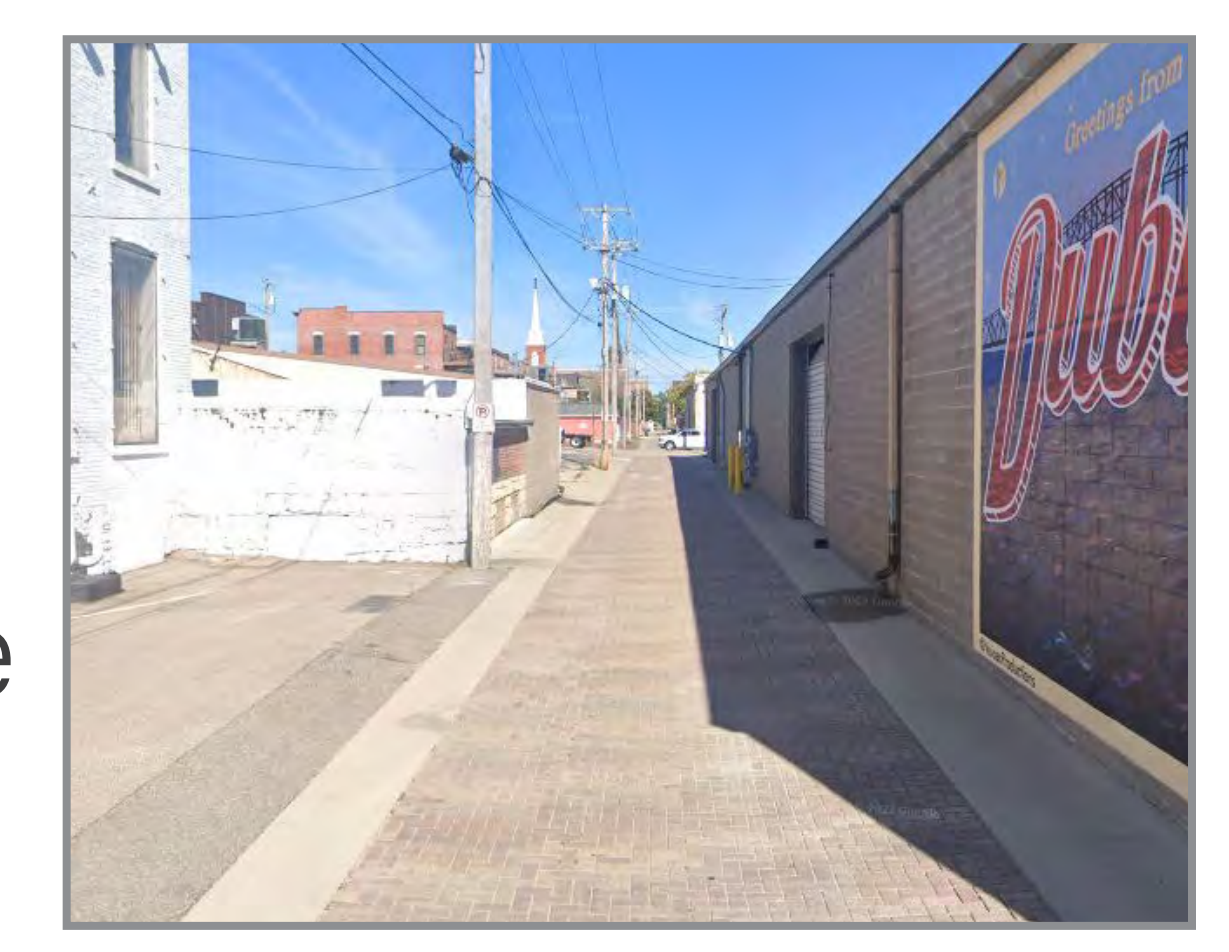
COMMERCIAL ALLEYS

Provide vehicle access to commercial and multi-family developments and will accommodate larger commercial and delivery vehicles.



31%

of alleyways in the West Tampa CRA are recommended for the commercial typology (44 alleyways)



RESIDENTIAL ALLEYS

Provide vehicle access to residential properties and may include low maintenance landscaping and pedestrian scale lighting.



12%

of alleyways in the West Tampa CRA are recommended for the residential typology (18 alleyways)



NON-MOTORIZED ALLEYS

Primarily used for non-vehicular modes of travel such as pedestrians and cyclists. These alleys may also serve as connection to larger trail system or access to a property or neighborhood.



57%

of alleyways in the West Tampa CRA are recommended for the non-motorized typology (81 alleyways)



One word that describes alleys in the West Tampa CRA **TODAY**...

A large, empty rectangular box with a thin grey border, intended for a community member to write a single word describing alleys in the West Tampa CRA today.

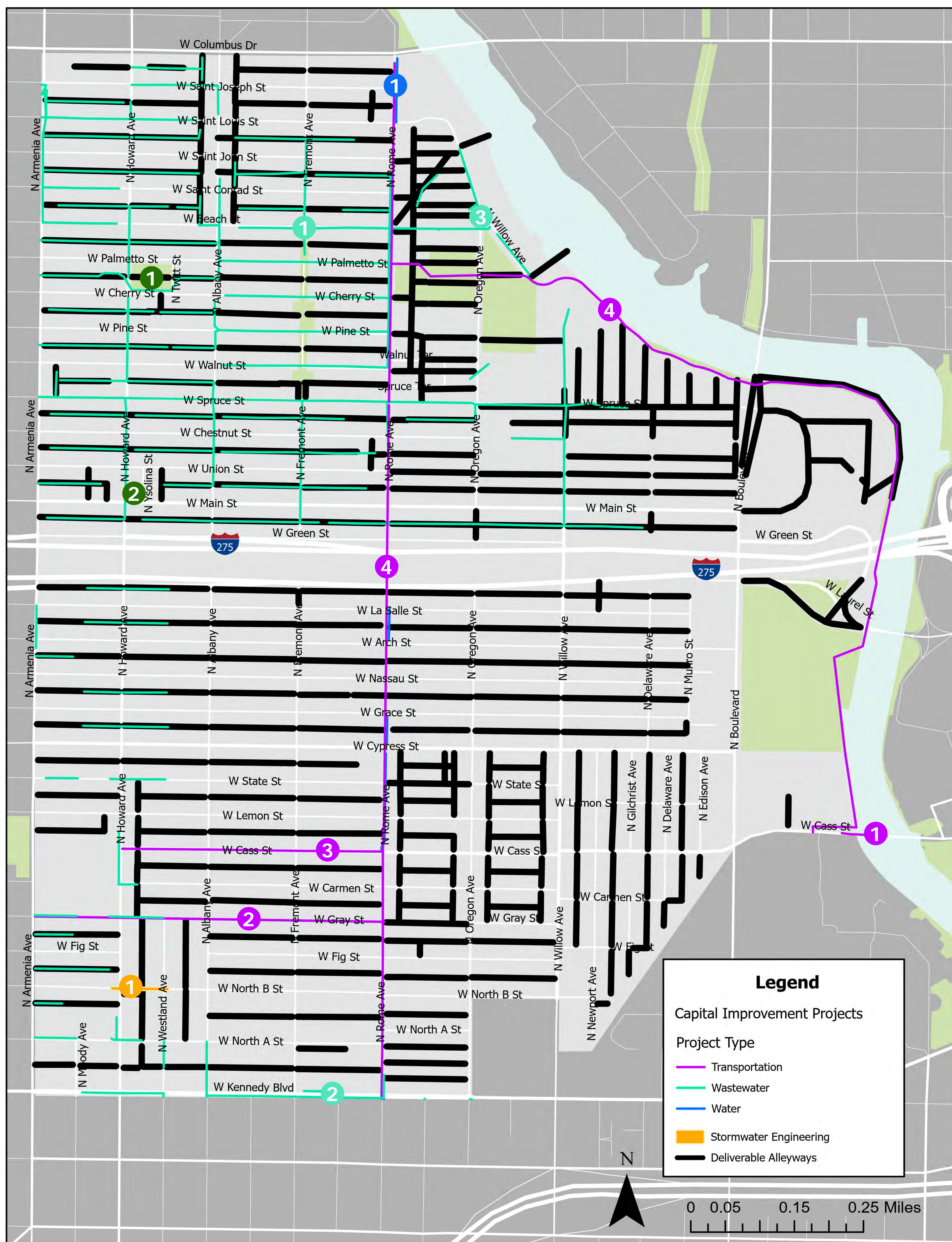
One word that describes **MY VISION** for alleys in the West Tampa CRA...

A large, empty rectangular box with a thin black border, intended for participants to write their response to the question above. The box is currently blank.

ACTIVE CAPITAL IMPROVEMENT PROJECTS

ACTIVE CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS IN THE AREA

There are currently 10 active capital projects in the West Tampa CRA.



Transportation Projects

- 1 Cass Street Bridge Electrical & Mechanical Rehabilitation
- 2 Gray Street Bike Boulevard
- 3 Green Spine – Segment 2A
- 4 West River District Multi-Modal Network & Safety Improvements – Segments 2 and 4

Wastewater Projects

- 1 Armenia/Howard/Columbus Gravity Sewer Rehabilitation
- 2 Kennedy Blvd Gravity Sewer Rehabilitation
- 3 Oregon Pumping Station

Park Projects

- 1 Rey Park Improvements
- 2 Salcines Park Improvements

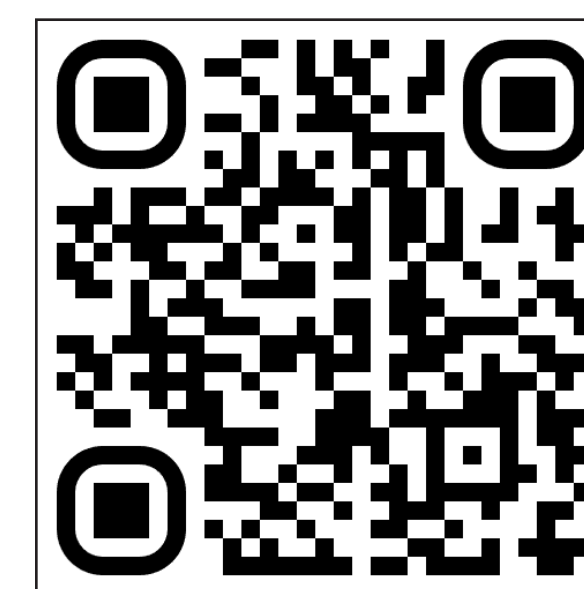
Stormwater Projects

- 1 Howard & North B Street Flooding Relief

Water Projects

- 1 West River Water Main Relocation
(this project is planned but not yet funded)

To learn more about the City's active projects, visit the Capital Improvement Program Viewer at tampa.gov/projects or scan the QR Code.



UTILITY INFRASTRUCTURE

The below maps show the location of wastewater, stormwater, and electrical infrastructure relative to West Tampa's alleyways. Knowing the location and condition of utility infrastructure provides the City with an opportunity to couple capital improvement utility projects with alleyway improvements. Coupling infrastructure and alleyway improvement projects allows for a more efficient use of resources and minimizes ongoing disruption by consolidating the construction timeline.

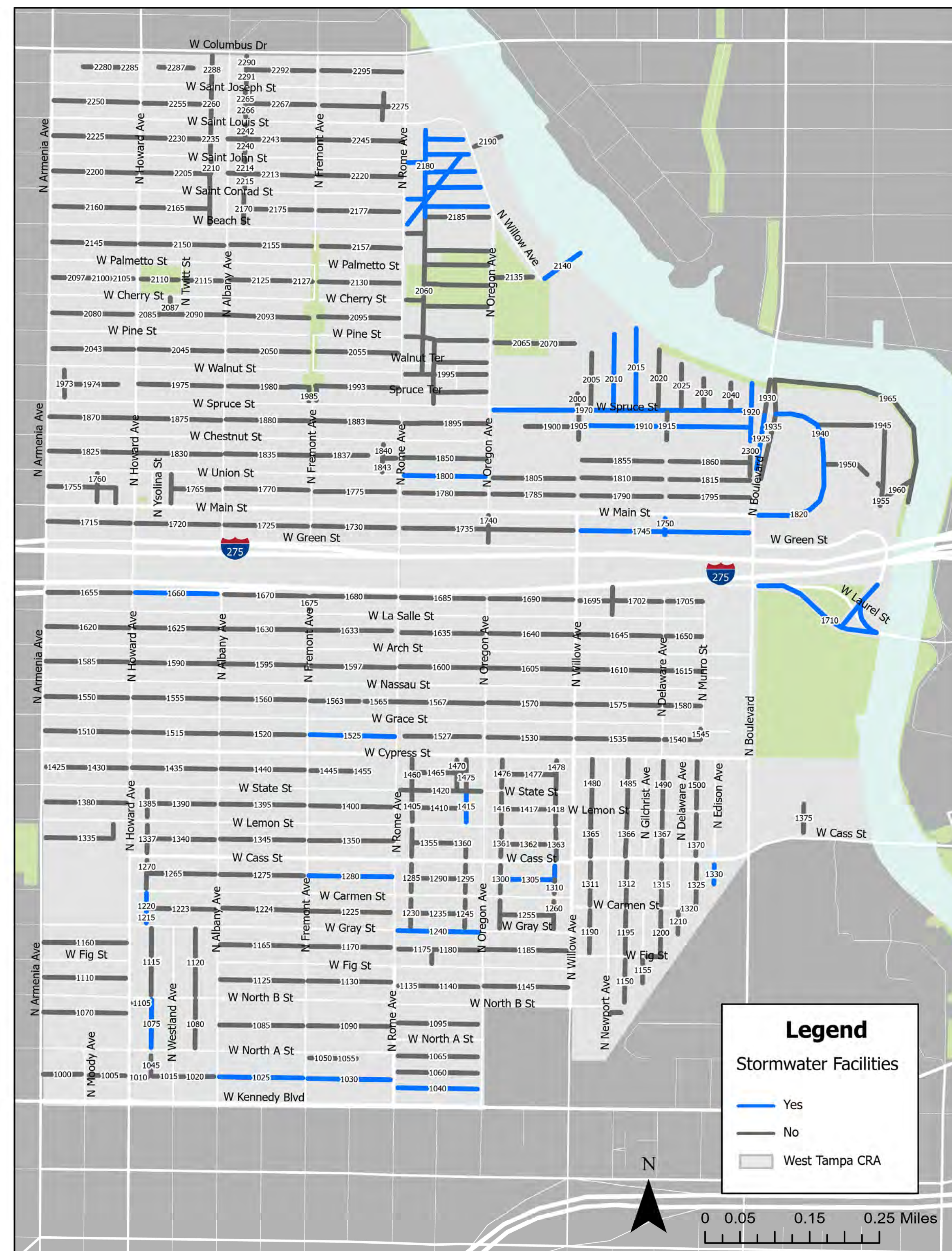
WASTEWATER GRAVITY LINE CONDITIONS MAP



15%

of alleyways in the West Tampa CRA have wastewater gravity mains that require rehabilitation prior to any resurfacing project within the area (21 alleyways)

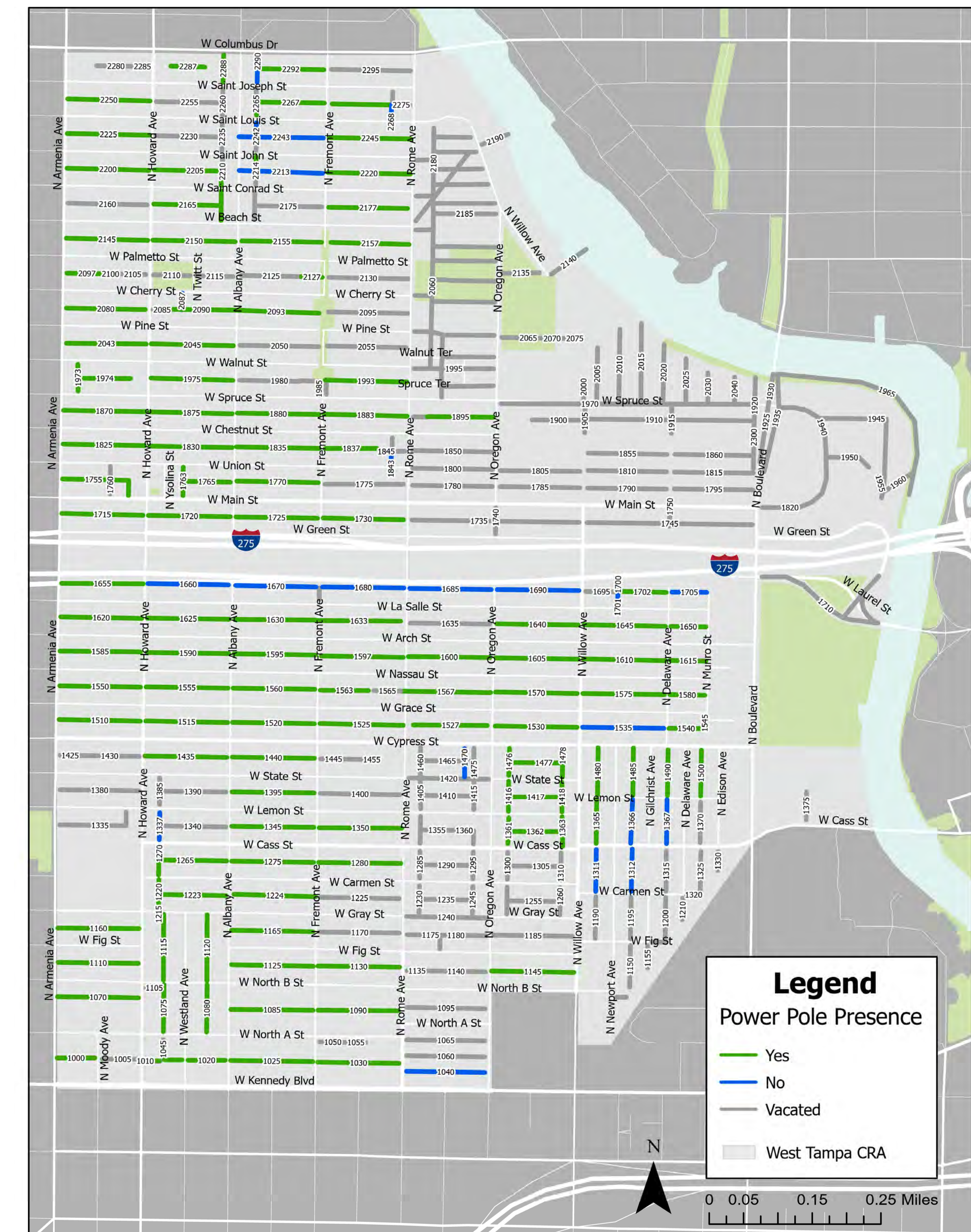
ALLEYS WITH STORMWATER FACILITIES



6%

of alleyways in the West Tampa CRA have stormwater infrastructure (8 alleyways)

ALLEYS WITH POWER POLES



84%

of alleyways in the West Tampa CRA have power poles (120 alleyways)