



Gated Alley Program Pilot

This report provides information regarding a proposed Gated Alley Program Pilot in the Royal Palm and Sunnyslope neighborhoods in City Council Districts 3 and 5.

THIS ITEM IS FOR DISCUSSION AND POSSIBLE ACTION.

Summary

Alleys in Phoenix currently serve as access points for utility companies and solid waste services. Approximately 22 percent of households, or about 80,000 residents, receiving City refuse collection have alley service. There is increased interest from neighborhoods for the City to gate alleys for safety and security reasons as well as illegal dumping concerns in some areas of the City. On Nov. 14, 2016, the Public Works Department responded to a memo from Councilmembers Stark and Valenzuela, requesting an alley solid waste relocation and gate pilot program in the Royal Palm and Sunnyslope neighborhoods. During the process of developing the proposed structure of the pilot program, neighborhood leaders in Royal Palm requested that the program include both relocation of solid waste service from the alley to the curbside and installation of gates at the ends of alleyways.

Programs in Other Jurisdictions

Staff has gathered information on similar programs in other jurisdictions. The City of Mesa Alley Gate Program began as a pilot in 2008. The current program at the City of Mesa includes gating all alleys, based on funding availability, at no cost to homeowners. In Mesa, after an alley is closed it continues to be a public right-of-way and maintenance continues to be the responsibility of the homeowner/occupant per city code. In fiscal year 2016-17, Mesa spent approximately \$182,000 on the program, which includes cleanup of illegal dumping and installation of 6-foot chainlink fencing with locks and keys. Mesa residents have expressed to city staff that the alley gates are having a positive impact, stating the gates reduce illegal dumping, reduce crime, and restrict pedestrian and vehicle traffic.

The City of Los Angeles Nuisance Alley Conversion Project allowed homeowners to petition the city for closure of alleys at no cost to homeowners. Only property owners whose homes abut the alley were eligible to sign a petition, and the majority must

agree to the closure. Any opposition to the petition was communicated to the city, and the petition was submitted to the city board for approval during a public meeting. Los Angeles provided a final cleaning of the alley prior to closure. Alley maintenance continued to be the responsibility of the homeowners once the alley was closed. Closures occurred under a revocable permit, which allowed for either the petitioners or the city to revoke the permit at a later date if guidelines were not met or if the resident requirements changed.

City of Phoenix Gated Alley Program Pilot

The proposed Gated Alley Program Pilot provides a new approach to deterring unwanted activities in alleys. The program will provide homeowners whose properties abut an alleyway the opportunity to submit an application to the City requesting relocation of solid waste services at no charge to residents and permission to install locked gates at the ends of the alley adjacent to their properties at the owners' cost.

A program application will be submitted to the Planning and Development Department (PDD) by one Neighborhood Representative who will serve as the primary contact for the specific alley throughout the process. The application process will require a petition with consent from a majority of the homeowners along the alley, issuance of a revocable permit, and a fence permit to allow for view-fencing gates to be erected in the alley by a licensed contractor. The Public Works Department will fund application fees associated with the program during the Pilot Program. Public Works Department staff will conduct a final cleanup of any illegal dumping in the alley and relocate all solid waste services, including bulk trash, from the alley to curbside. PDD will then coordinate the revocable permit with the Street Transportation Department. The City will waive the requirement to provide insurance/indemnification of the City for the revocable permit. The value of the permits paid by the City is \$400 per alley.

The cost to purchase and install the gates will be the responsibility of the homeowners. Costs are estimated at approximately \$2,800 per alley for chainlink fencing/gates or \$5,000 per alley for wrought iron. Homeowners will be responsible for ongoing maintenance and repair costs of the gates. Alleys gated through this program will remain in the right-of-way and the owners/lessees or other persons in control of the land abutting the alley will continue to be responsible for alley maintenance per Phoenix City Code Chapter 31-10. Access to the gated alley will be limited to keyholders, including adjacent property owners, the City, and public utilities. The City will coordinate with utility companies and emergency responders to ensure they have access to the alley.

The Neighborhood Representative is responsible for coordination of funding, purchases, and installation and maintenance of the gates upon approval. The

Representative will distribute and manage keys for access to the alley to all homeowners adjacent to the alley. The City will provide the Neighborhood Representative with one key per property. The Neighborhood Representative also will coordinate required ongoing alley maintenance by the adjacent owners/tenants.

Upon approval of the pilot program, staff will implement Phase I, which consists of the six alleys identified in the City Council Packet for the Week of Nov. 14, 2016, Council Report in the Royal Palm Neighborhood (**Attachment A**). Staff will send notice to all property owners abutting these alleys and hold a community meeting to provide details of the program. Staff will concurrently set up meetings with community leaders in Sunnyslope to assist with identifying the potential area for Phase II of the pilot program. Staff will research potential funding sources for a sustainable program. The Police, Public Works, Street Transportation, and Planning and Development departments, in consultation with the Human Services and Neighborhood Services departments, and the community will monitor the progress of the program and provide a six-month and a 12-month update to the Sustainability, Housing, Efficiency, and Neighborhoods Subcommittee.

Concurrence/Previous Council Action

The Sustainability, Housing, Efficiency and Neighborhoods Subcommittee recommended City Council approval of this item on June 20, 2017, by a vote of 4-0.

Location

The Royal Palm Neighborhood is defined as the area from Northern Avenue to Dunlap Avenue and from 19th Avenue to 7th Avenue. The Sunnyslope Neighborhood is defined as the area from the Grand Canal to Mountain View Road and from Central Avenue to 12th Street.

Responsible Department

This item is submitted by Deputy City Managers Mario Paniagua and Karen Peters, and the Planning and Development and Public Works departments.