



Date: June 22, 2016

To: Patrick H. West, City Manager

From: Craig Beck, Director of Public Works

For: Mayor and Members of the City Council

Subject: Alley Program (Citywide)

City Council requested the City Manager to provide an update on the City's alleys and make recommendations to address their condition. This memorandum responds to that request.

Background

Alleys are roadways less than 25 feet in width that are primarily used for access to the rear or side entrances of abutting property. Although they are public right-of-way, their improvement generally benefits the abutting property owners. Typically there is no public parking, nor sidewalks along alleys. Funding is limited for alleys and, as such, there has been little investment in upgrading alleys over the last 25 years.

Most of the City's alleys were installed by developers, through assessment districts financed by property owners, or, in special cases, through redevelopment. The standards for alleys have changed over time, which has resulted in both concrete and asphalt alley paving. The City's ongoing standard is to have alleys paved in concrete.

Inventory

The City has approximately 221 miles of alleys, approximately 209 miles are paved and 12 miles are unpaved. Of the paved alleys, approximately 166 miles are concrete, and 43 miles are asphalt. Many alleys were paved more than 65 years ago when they were constructed by developers at the time the neighborhoods were built.

Maintenance

Alley maintenance is funded within the City's street program and accomplished by the Public Works Department. Due to lack of funding, maintenance work is limited to repairing potholes. As a result, the alleys throughout the City have been deteriorating for many years and are in need of rehabilitation or reconstruction to bring them to good condition.

Recommendations

Staff estimates that up to 132 miles of the concrete and 41 miles of the asphalt paved alleys are in need of rehabilitation or reconstruction. The cost to accomplish this work, and pave the 12 miles of unpaved alleys is approximately \$60 million. It is reasonable to plan to complete this work over a 15-year period, however, this would require an annual commitment of \$4 million in General Fund resources.

Staff believes it would be beneficial to develop an Alley Rehabilitation Plan (ARP), similar to the City's Pavement Management Plan. ARP will provide an evaluation and prioritization reports to systematically and efficiently design and manage rehabilitation and reconstruction of the alleys. The data collected will include identification of power poles, utility lid covers, and other utility objects. The cost for this plan is estimated to be \$250,000.

Next Steps

Staff has started the process of selecting a consultant to prepare the ARP. This process is estimated to take 90 days, plus another six months to complete the report. As indicated in the Measure A Capital Investment Plan, \$5 million was targeted for alleys. A portion of these funds will be used to pay for the ARP. Additionally, Measure A prioritized the reconstruction of dirt alleys. Staff will be initiating design work for the Measure A alleys starting in FY 2017.

If you require additional information, please contact Deputy Director of Public Works, Sean Crumby at (562) 570-6695.

CB:CT:JC

CC: CHARLES PARKIN, CITY ATTORNEY
LAURA L. DOUD, CITY AUDITOR
TOM MODICA, ASSISTANT CITY MANAGER
ARTURO SANCHEZ, DEPUTY CITY MANAGER
REBECCA JIMENEZ, ASSISTANT TO THE CITY MANAGER