



Presentation to South Bend Common Council

Improving the Street / Alley Vacation Process

Topics

- Alley 101
 - Current Street | Alley Vacation Process & Ordinance
 - Proposed Street | Alley Vacation Process
 - Potential Ordinance Revisions
 - Next Steps
- 

Alley 101



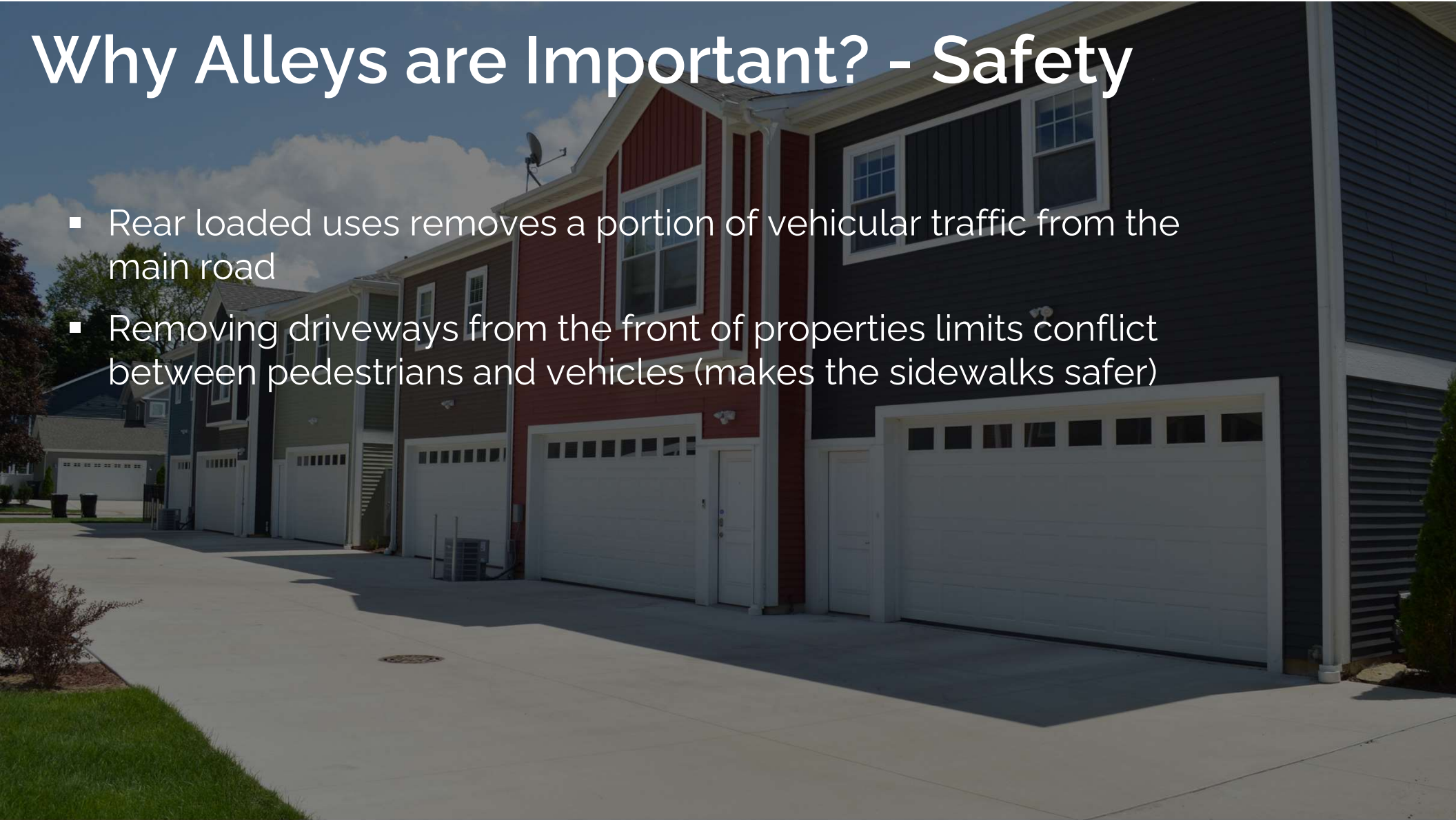
Why Alleys are Important? – Aesthetics

- Alleys allow for uses to be accessed from the back of the lot by automobiles
- Removes front facing garages, eliminates driveways at the front of properties, and limits curb cuts onto the main road which allows for more of the lot to be taken up by the home
- Provides a more consistent residential streetscape
- Allows for more space for street trees by providing a continuous tree lawn throughout the block



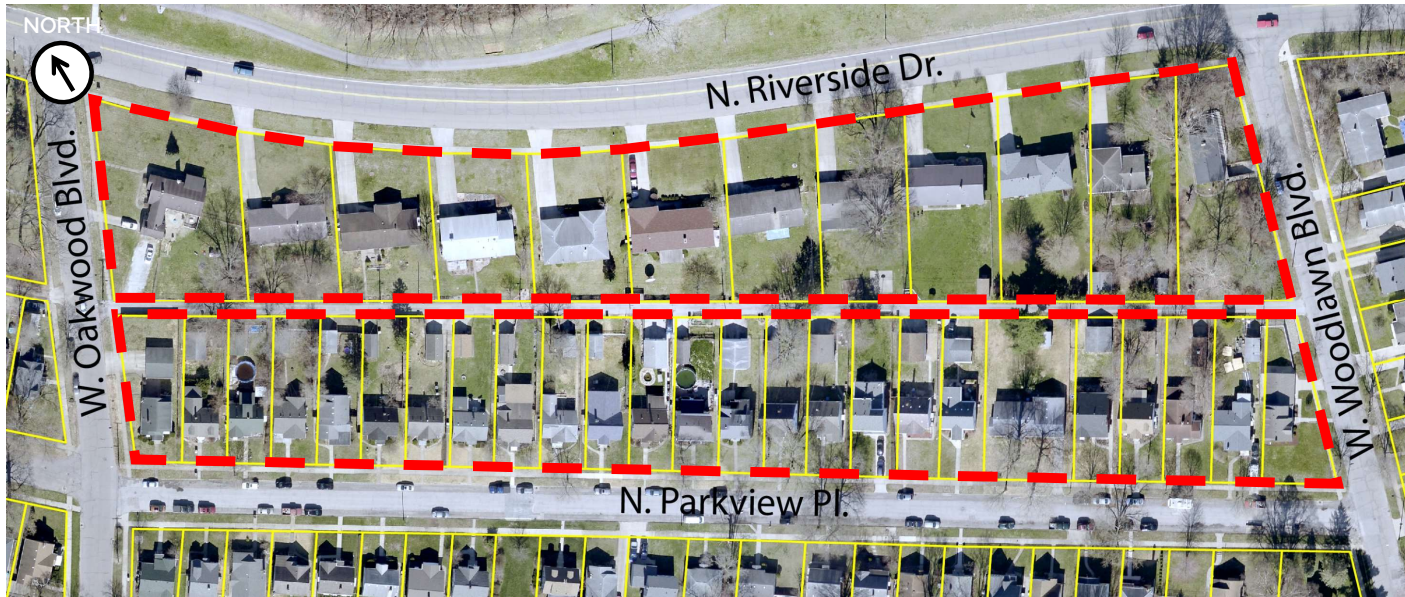
Why Alleys are Important? - Safety

- Rear loaded uses removes a portion of vehicular traffic from the main road
- Removing driveways from the front of properties limits conflict between pedestrians and vehicles (makes the sidewalks safer)



Why Alleys are Important? – Economics

- Alleys allow for a finer grain development, resulting in the following:
 - City's investment in utilities yields a higher rate of return (more customers per linear foot);
 - there is a larger tax base per acre;
 - allows for a greater variety of housing and as such a greater variety of housing affordability



Understanding the Economics

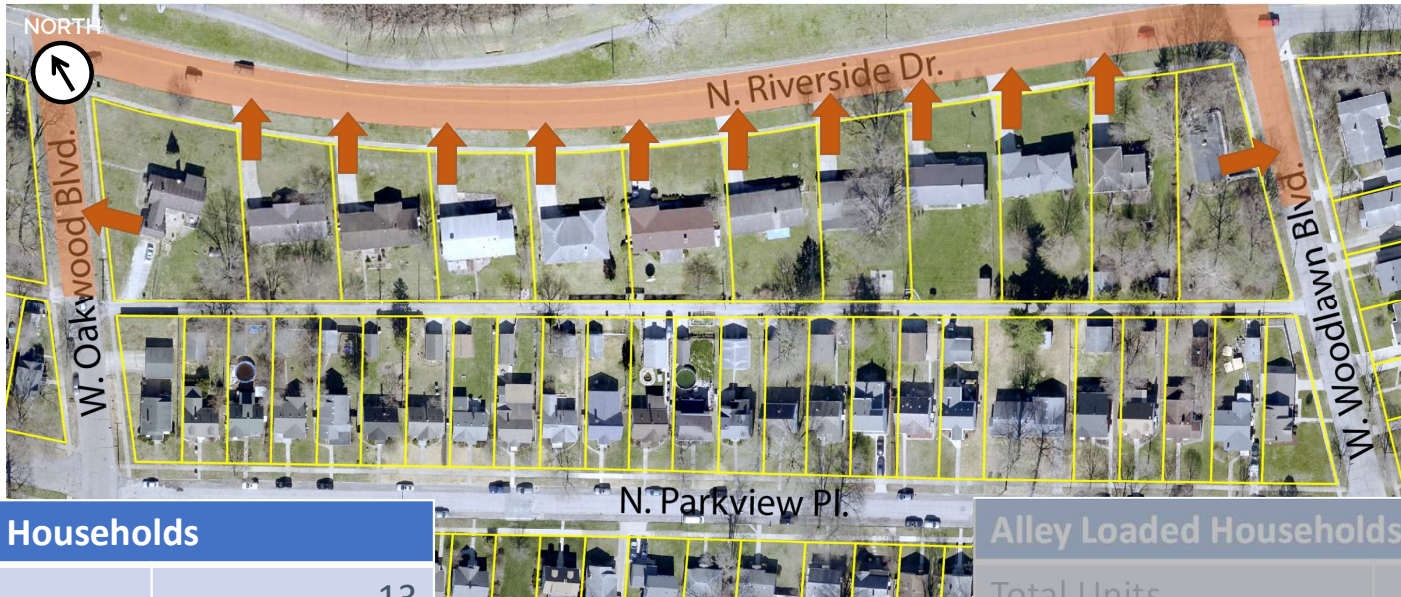
One Alley, Two Sides



RIVERSIDE DRIVE



PARKVIEW PLACE

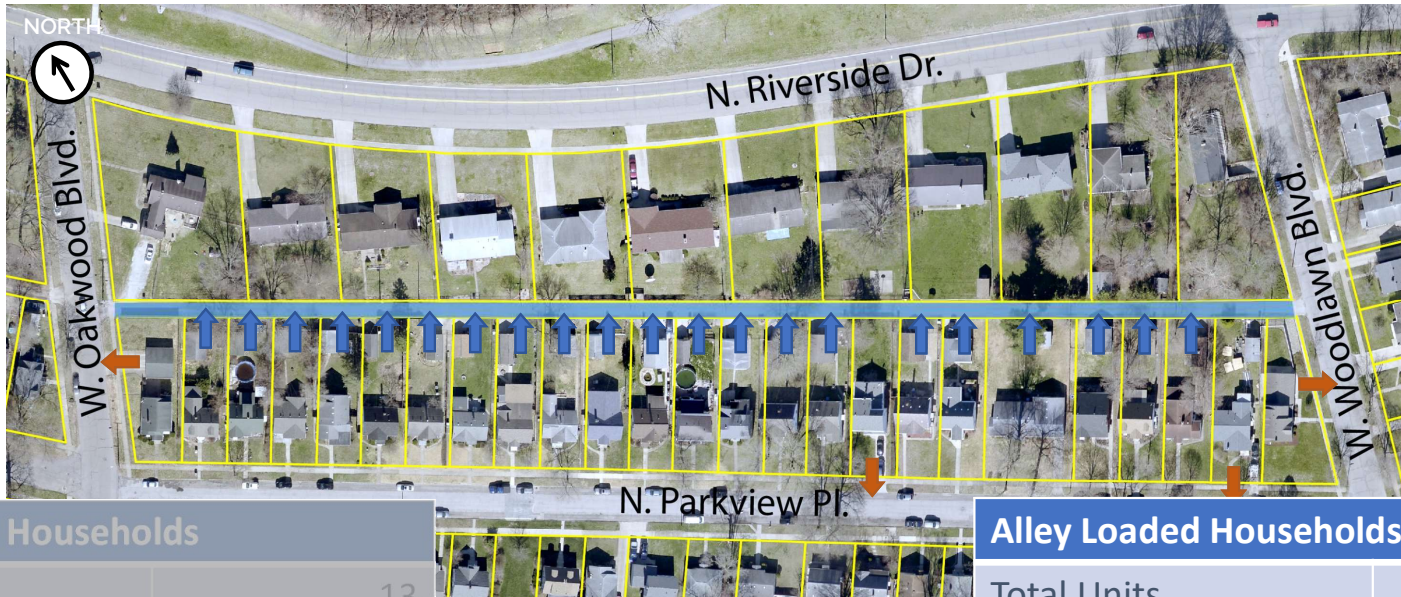


Street Loaded Households

Total Units	13
Total Frontage	1,432 ft.
Average Frontage	110 ft.
Street Loaded	13
Alley Loaded	0
Alley Access Available	Yes

Alley Loaded Households

Total Units	25
Total Frontage	1,078 ft.
Average Frontage	43 ft.
Street Loaded	4
Alley Loaded	21
Alley Access Available	Yes



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Streets

- Approximately 1,500 linear ft. serving 25 households
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Sewers

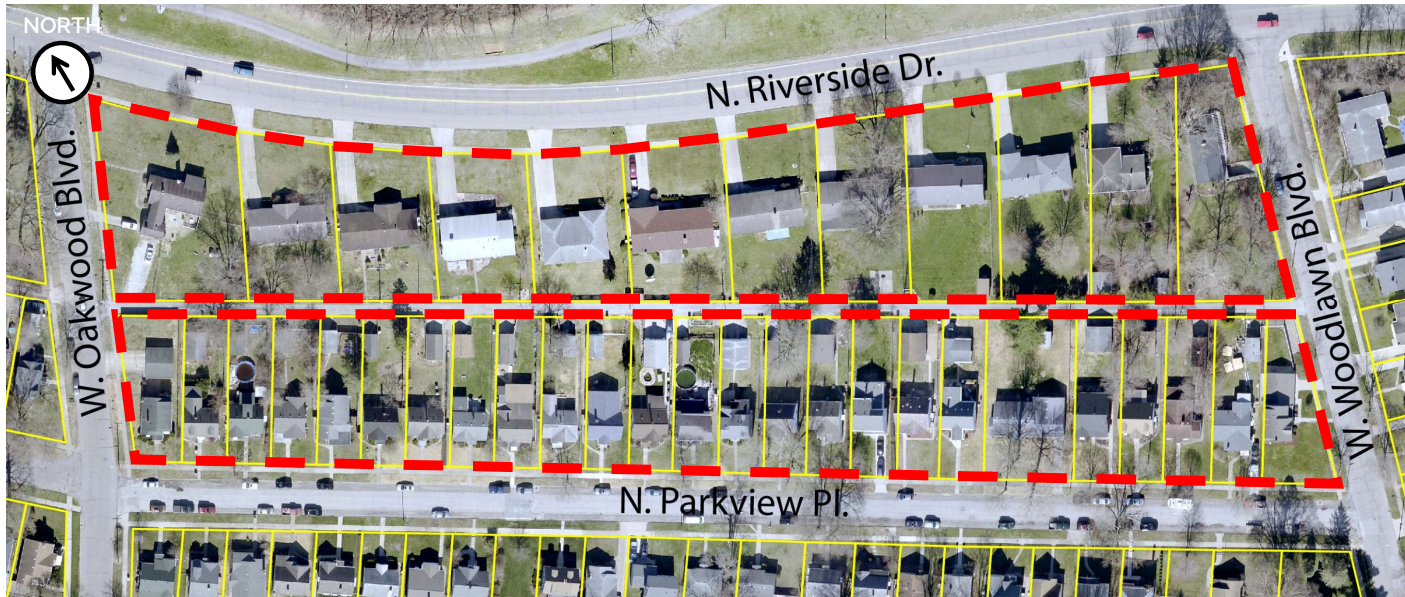


Streets

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Sewers

Water



Additional Services

- Waste removal and recycling
- Fire / Police
- Street lighting
- Snow removal

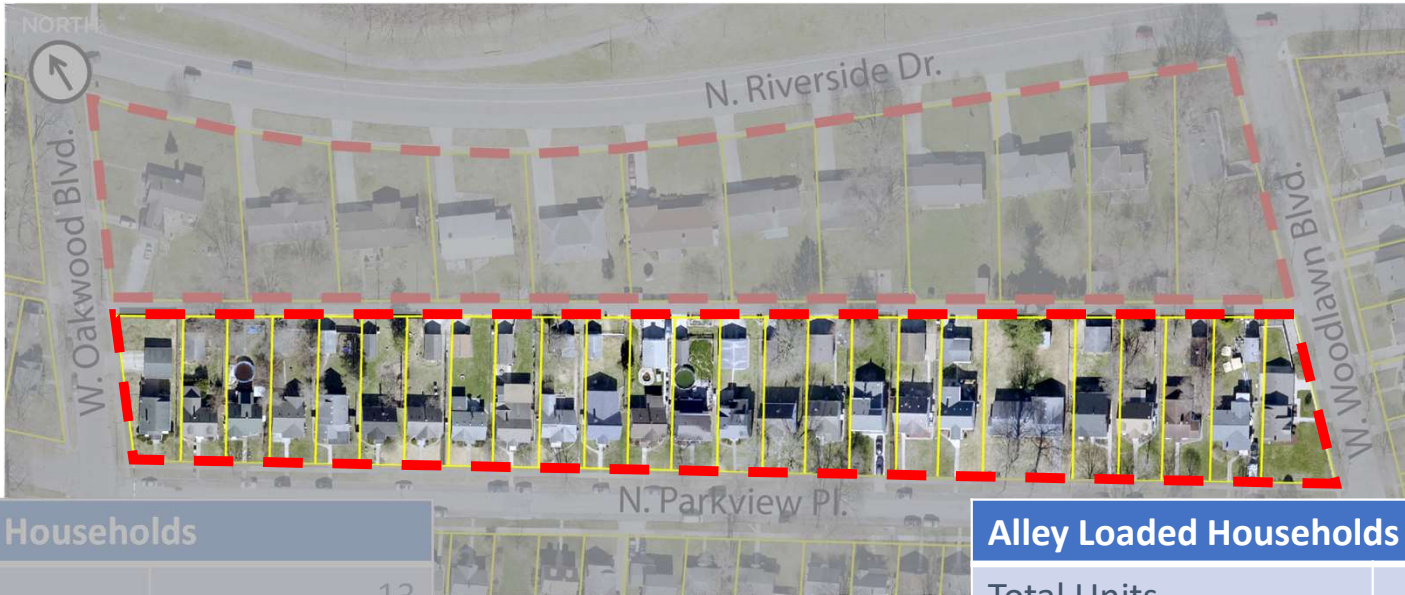


Street Loaded Households

Total Units	13
Total Acres	3.88
Total Assessed Value	\$1,721,900.00
Total Net Taxes	\$16,452.10
Assessed Value / Acres	\$443,788.66
Taxes / Acres	\$4,240.23

Alley Loaded Households

Total Units	25
Total Acres	3.42
Total Assessed Value	\$2,232,300.00
Total Net Taxes	\$22,151.58
Assessed Value / Acres	\$652,719.30
Taxes / Acres	\$6,477.07

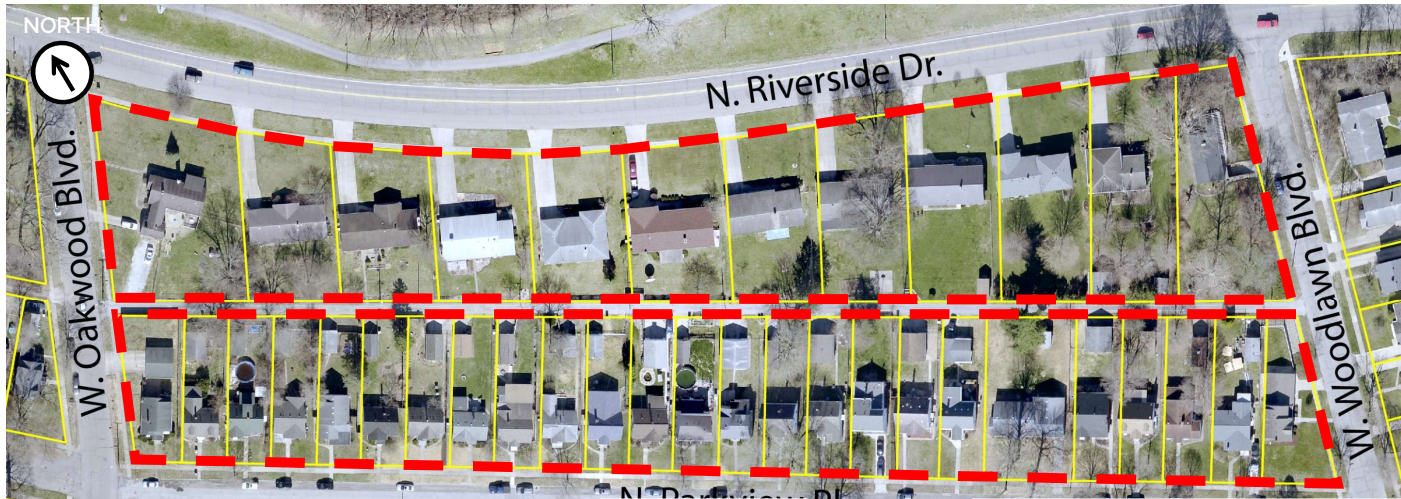


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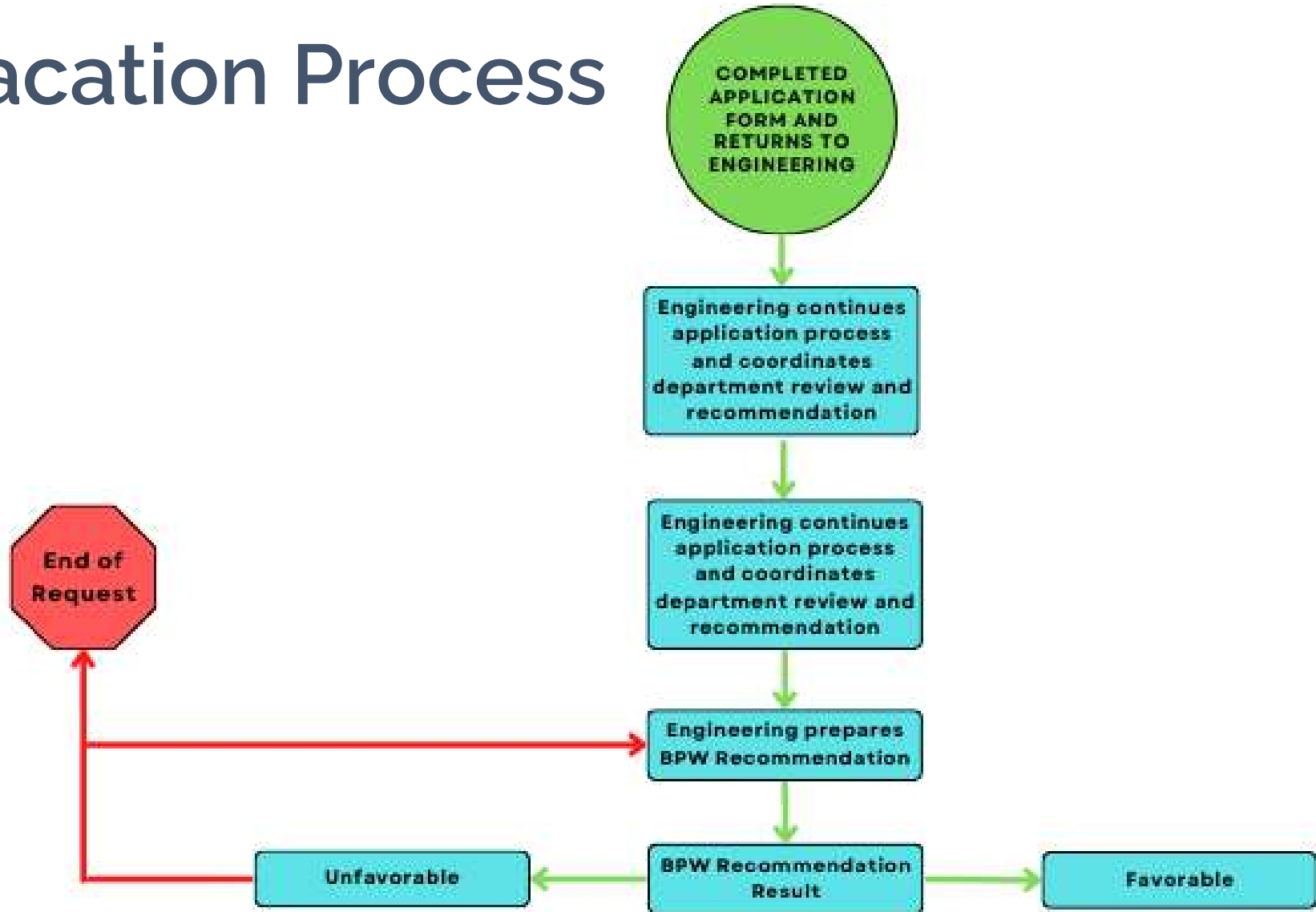
Difference
48%
-13%
23%
26%
32%
35%

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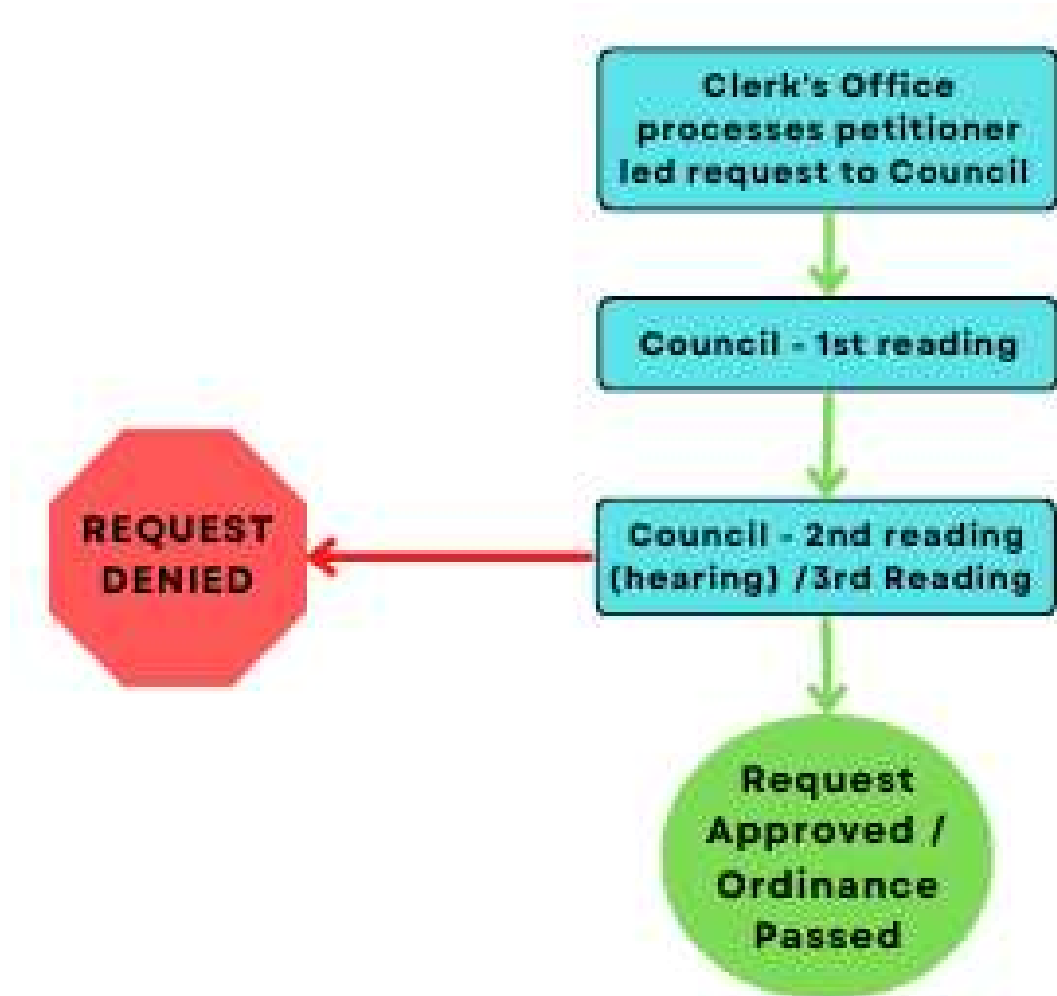
Alley Vacation Process




Alley Vacation Process Current




Alley Vacation Process Current



Current Process Issues

- Applicants lack guidance [Alleys 101]
 - Errant referrals suggesting vacation is solution
 - Misunderstanding of alley maintenance responsibilities
 - Difficulty preparing petition, particularly the legal description
 - No proper recommendation criteria
 - Requests do not expire and can change following BPW recommendation
 - Some requests have been submitted up to a year or more later
 - Lack of staff monitoring through public meeting/hearing process
- 

Current Ordinance Issues


- No proper recommendation criteria
 - Current state ordinance criteria applies to “reasons for objection”
 - No advance notification to appropriate city departments and agencies in advance of petition filing
 - Requests do not expire and can change following BPW recommendation
 - Notifications to property owners may fail to cover the full block beyond the 150 ft radius
- 

Potential Ordinance Changes

- Department of Community Investment and Department of Engineering initiates review of application request **using recommendation criteria as determined by the Board of Public Works (BPW)** and engages with applicant
- Engineering conducts review of any utilities in the area and the preparation of a map/drawing and legal description
- Engineering shares request with appropriate departments and other public agencies determined by the BPW prior to BPW review and filing of petition
- Add “file by” date of 90 days following BPW recommendation
- Amend notification radius to include all properties within block containing alley and require signature from half of abutting owners (LLC's are not solicited)

Proposed Criteria

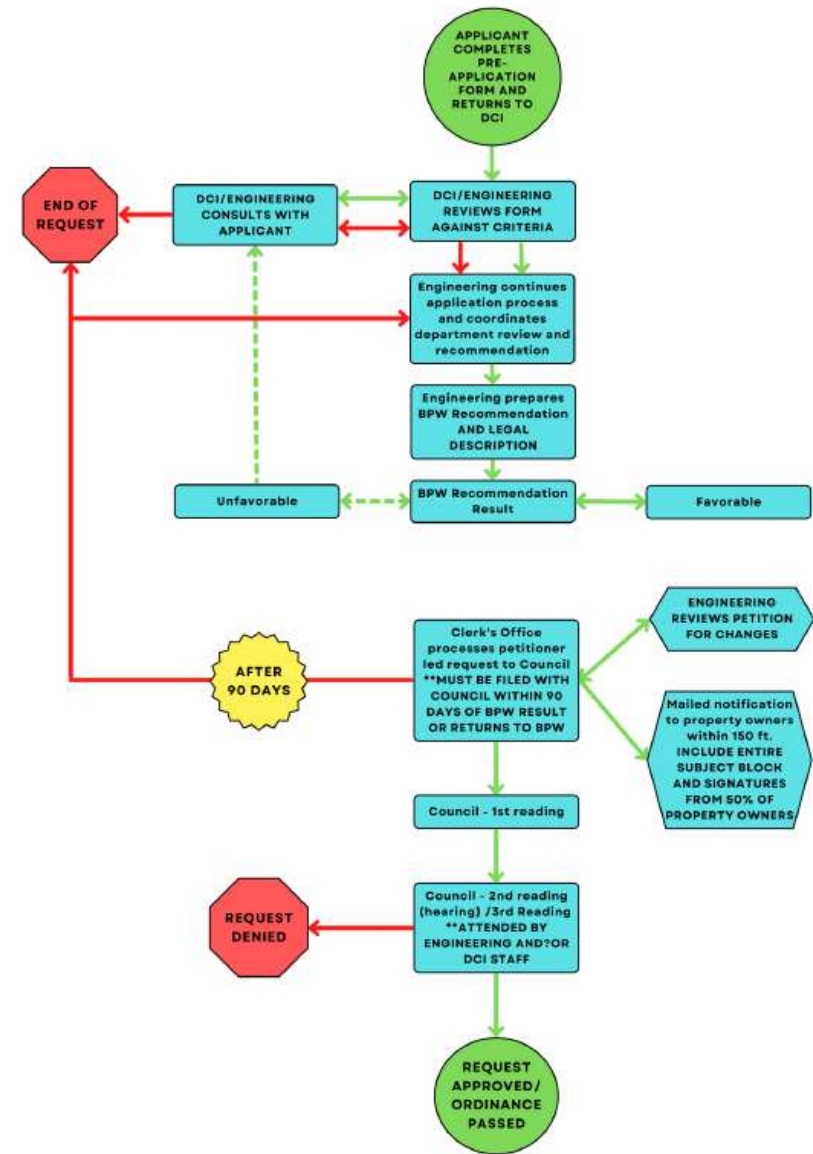
If the answer to any of the following questions is **YES**, a request to vacate should be denied:

- Do any property owners currently use the alley?
 - Do less than 50% of properties on the full block face have direct access to the street? (entire perimeter)
 - Is this the only midblock connection?
 - Is the block length greater than 600'?
 - Will the vacation result in a dead-end alley?
 - Will vacating the alley allow for direct street access and interfere with a designated bike route?
 - Will vacating the alley allow for direct access to the street in a manner that will not meet minimum engineering standards for traffic safety?
 - Are there public or private utilities in the alley?
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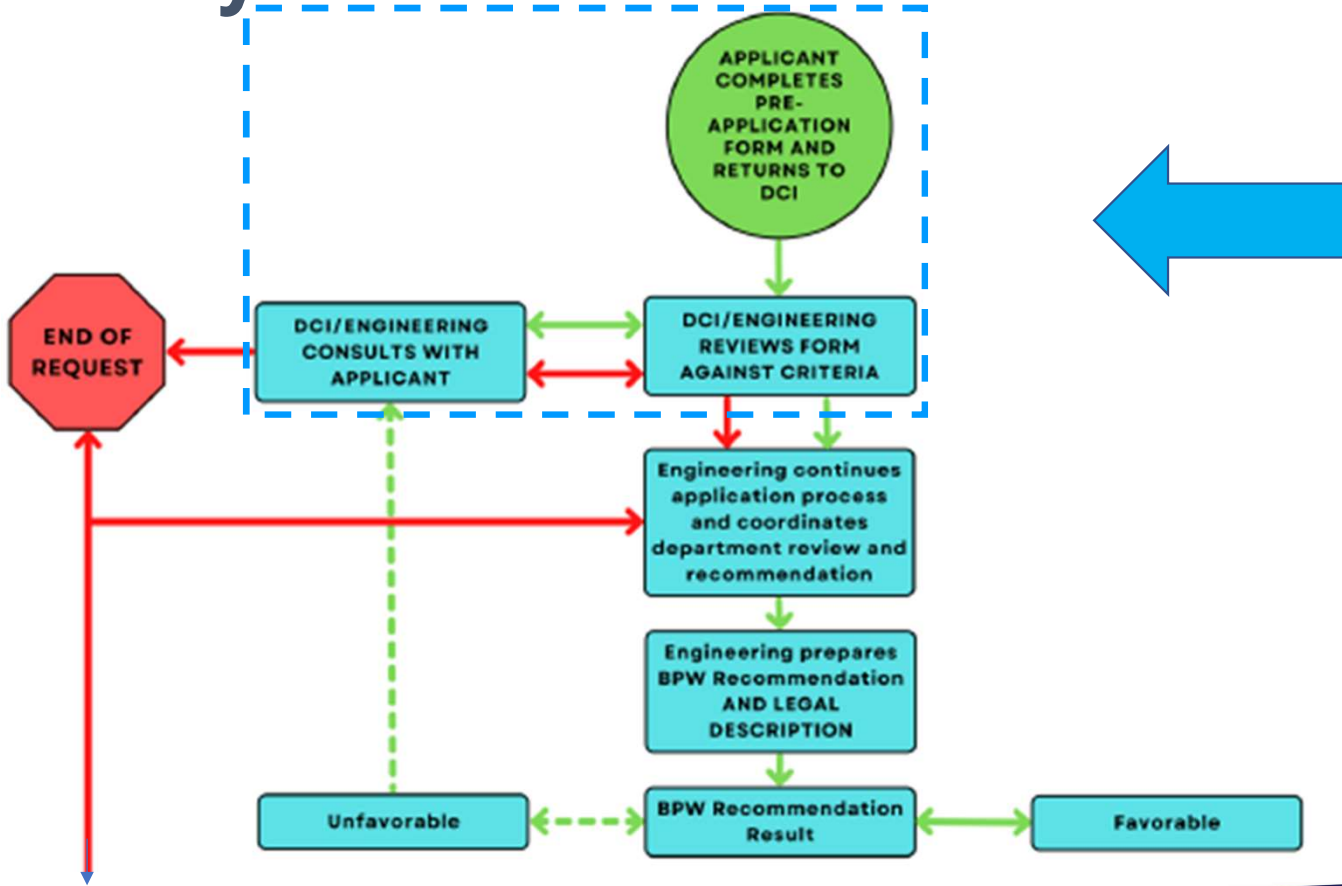
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Alley Vacation Process Proposed

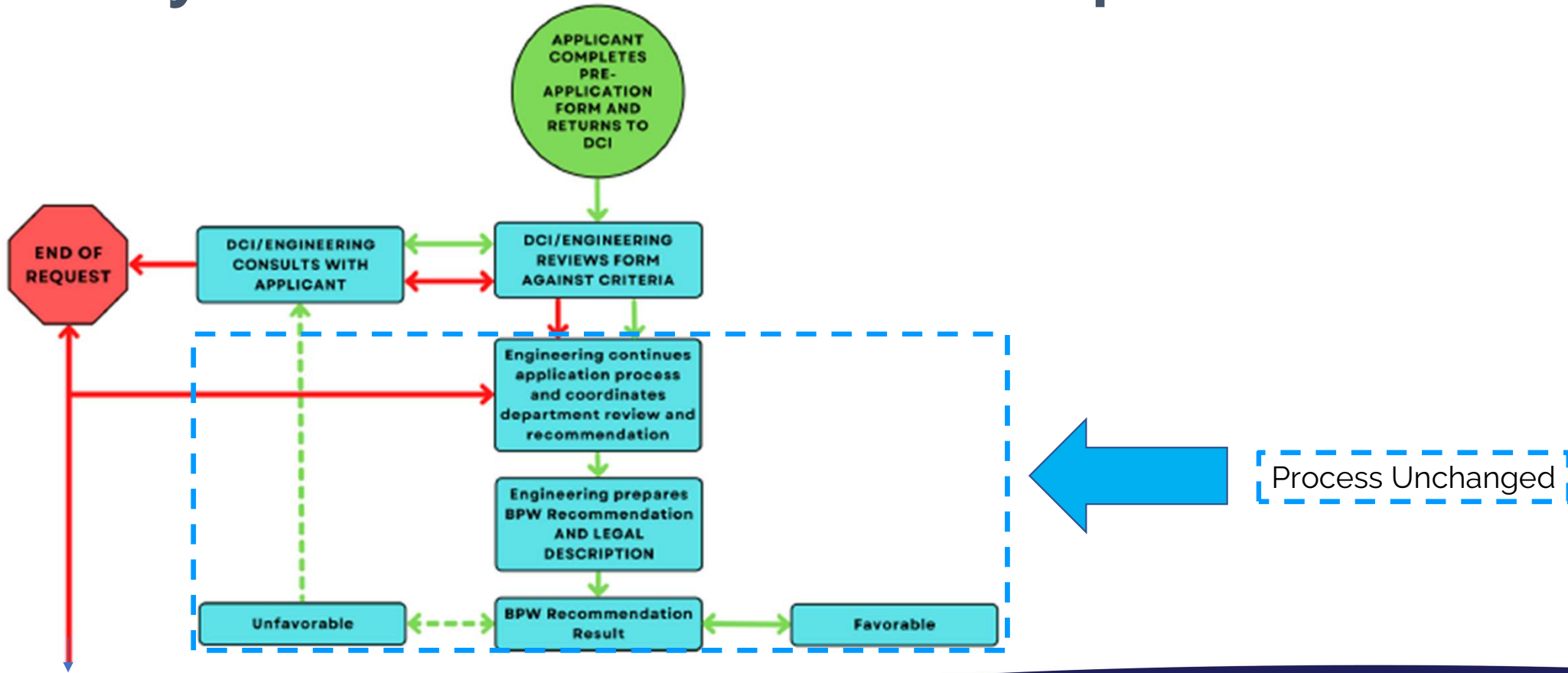


Alley Vacation Process - Proposed



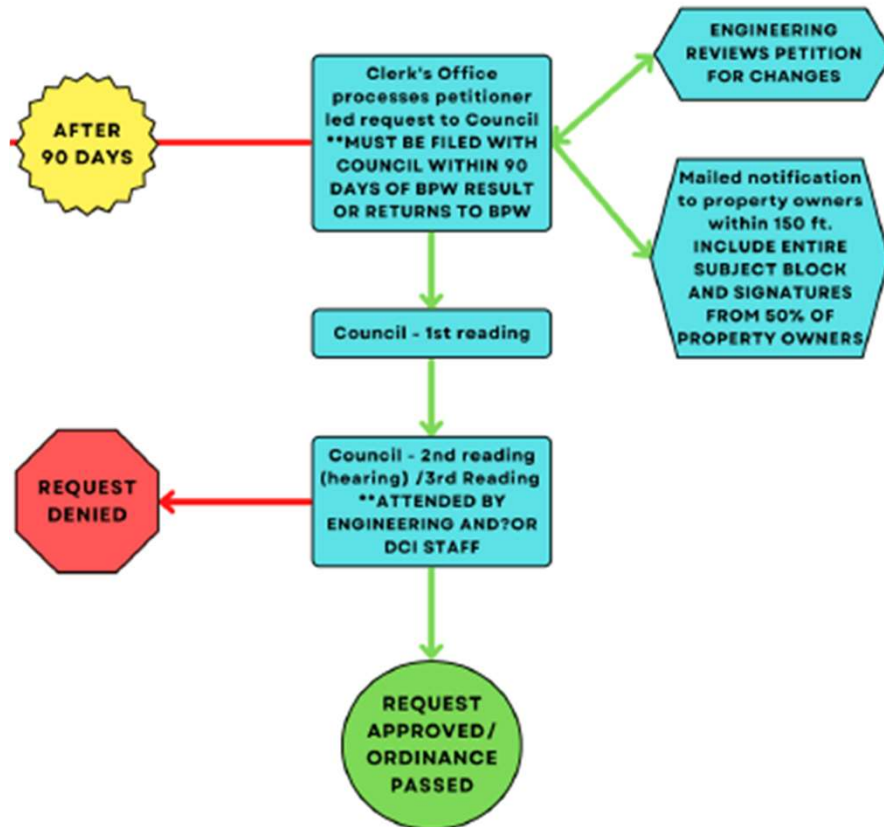
Alleys 101
New intake/engagement improves consultation with applicants/petitioners and quality of requests

Alley Vacation Process - Proposed

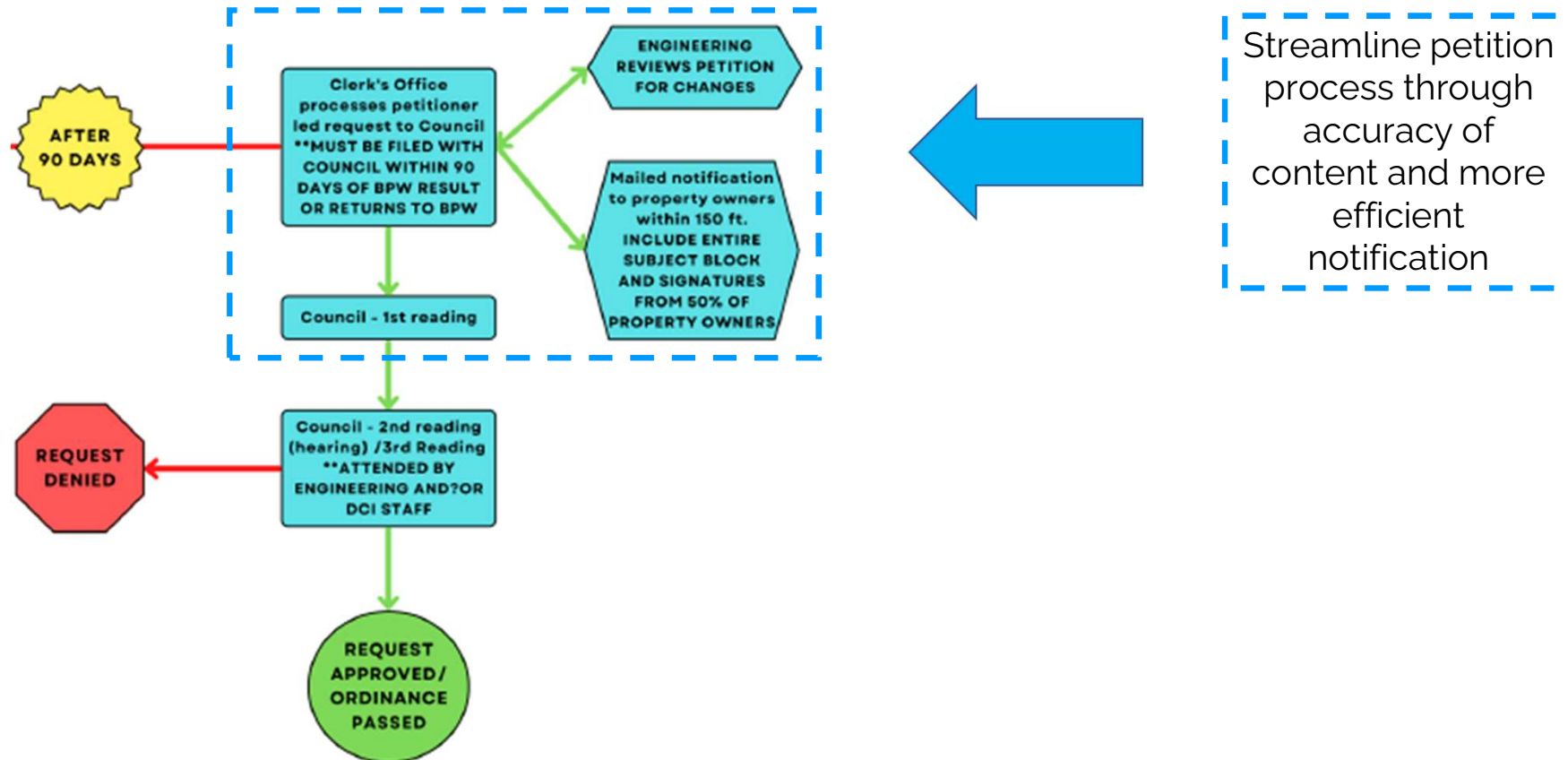


Alley Vacation Process - Proposed

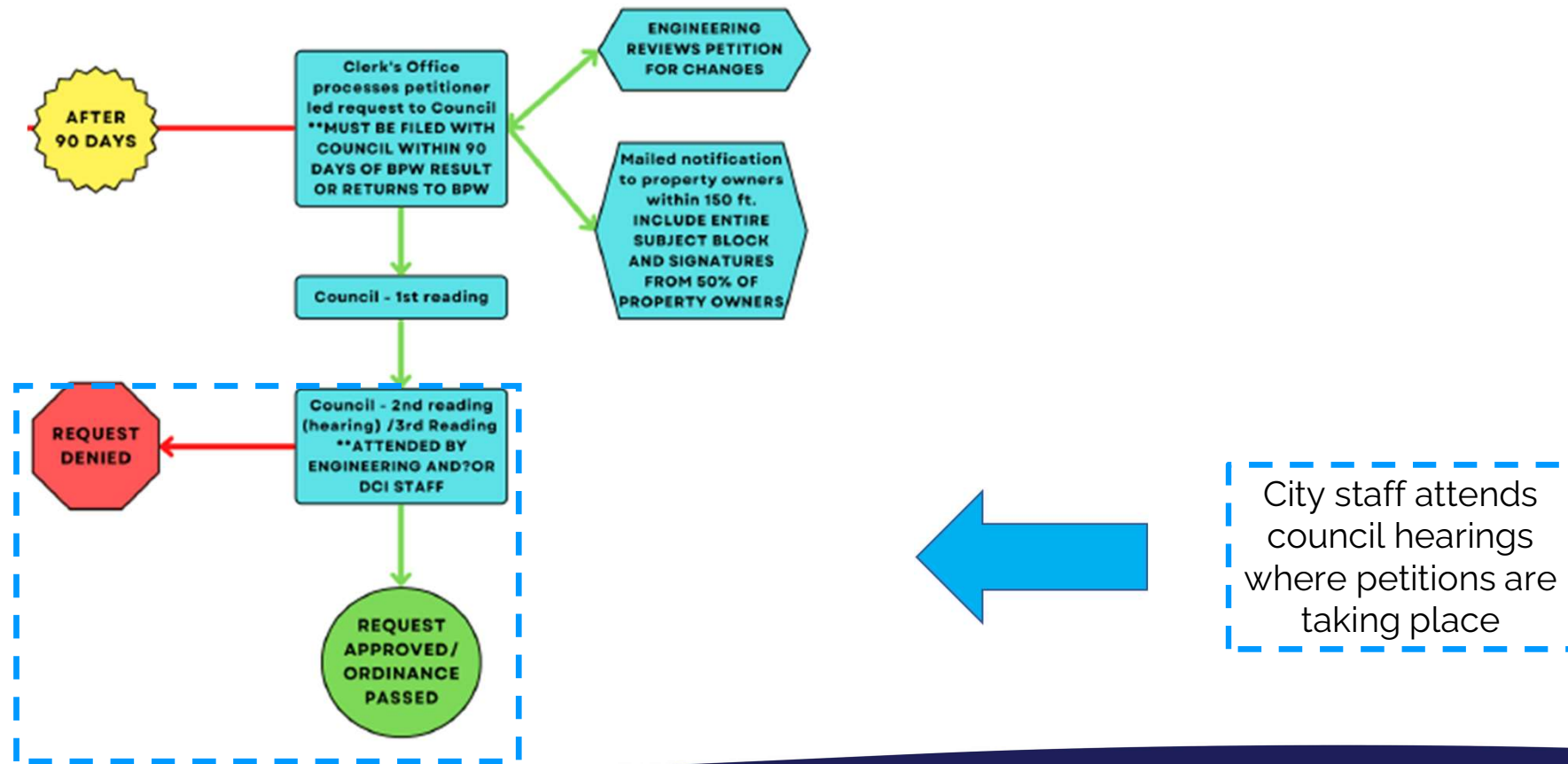
90-day limit
between
BPW result
and petition
filing




Alley Vacation Process - Proposed




Alley Vacation Process - Proposed



Summary of Proposal

- Provide additional guidance to applicants/petitioners
 - Use of Pre-Application form/engagement process
 - Update evaluation criteria
 - Update ordinance language to reflect changes to criteria, process, and responsibilities
 - Set a 90-expiration date for petition requests
 - Staff to attend the public hearing process.
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Next Steps

- Update Board of Public Works
 - Present to Common Council for ordinance adoption
 - Conclude with Board of Public Works for policy consideration
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Questions?

