

## DOWNTOWN ALLEYS PROGRAM -- Existing Issues and Challenges Identified to date

The following themes are not ranked in any particular order of priority

Theme	Issues, related considerations, and questions								
<b>Maintenance and Overall Cleanliness</b>	<b>Atmosphere/aesthetics and public health</b>								
	<table border="1"> <tr> <td data-bbox="294 360 431 397"></td> <td data-bbox="431 360 1804 397">Customer tolerance/visitor perception</td> </tr> <tr> <td data-bbox="294 397 431 435"></td> <td data-bbox="431 397 1804 435">Dangerous &amp; inappropriate materials (glass, needles, vomit, feces, condoms) (<i>overlap with "illicit behaviors"</i>)</td> </tr> <tr> <td data-bbox="294 435 431 472"></td> <td data-bbox="431 435 1804 472">Pest control</td> </tr> <tr> <td data-bbox="294 472 431 500"></td> <td data-bbox="431 472 1804 500">Odor</td> </tr> </table>		Customer tolerance/visitor perception		Dangerous & inappropriate materials (glass, needles, vomit, feces, condoms) ( <i>overlap with "illicit behaviors"</i> )		Pest control		Odor
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<b>Pavement/surface maintenance and repair: winter maintenance, sweeping, potholes, other?</b>									
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<b>Equipment/container service and repair (compactor breakdowns, compactor door-jam)</b>									
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<b>Access</b>	<b>Illegal parking/blocking of alleys</b>								
	<table border="1"> <tr> <td data-bbox="294 2032 431 2069"></td> <td data-bbox="431 2032 1804 2069">Parking restrictions, enforcement, authority to tow (public vs. private)</td> </tr> </table>		Parking restrictions, enforcement, authority to tow (public vs. private)						
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<b>Capacity</b>	<b>Service limitations and missed pickups</b>								
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<b>Container space and placement</b>									
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<b>Capacity (cont.)</b>	Grease collection containers. <i>Potential solution: Identify users and remove unused containers; Franchise approach? Collection managed by the City? Elimination of grease containers, retain grease onsite remove by hose/tube (indoor grease collection system); Design future trash corrals and alleys with grease storage in mind</i>	
	Equity and appropriate use; What constitutes fair use of alley? Do tenants get a definitive space allotment? Inconsistent solid waste impacts within one zoning classification.	
	Opposition to on-street cart placement (in front of business)	
	Suitability of size/type (How are container selections made (cart, dumpster, compactor)? What is the appropriate number of users for shared-use containers?)	
	<i>Potential solution: More compactors; Bigger dumpsters; Create more alleys; Permits for special alley usage (i.e. grease, linens, etc.); Include alley practices and uses in the building code?; Close attention to solid waste impacts of new development during site plan review process</i>	
<b>Service Agreements (billing, use, ownership)</b>	<b>Billing consistency, challenges, confusion</b>	
	Customer tracking (Changes with unit turnover/new businesses- tracking mechanism needed; Tenet vs. landlord payments; Service set-up for downtown residents; Container inventory needed)	
	Equity (Determination of cost? Shared containers? Fees in addition to millage?)	
	Confusion about what is paid and when (Quarterly billing cycle= time lapse between what happens and when they are billed for it -- violation? Notice provided? Services billed by City vs. WM)?	
	<b>Overlapping service providers (e.g. Recycling: City, RAA, others?; Grease)</b>	
	Confusion about multiple entities (Who selects which service to use? Can/should we require only one service provider per alley?)	
<b>Security and Public Safety</b>	<b>Vehicular and Pedestrian Risks</b>	
	Signage (parking restrictions, one-way, hidden driveway and other)	
	Pedestrian safety, lack of marked crosswalks	
	Lighting and visibility of alley spaces	
	Risks to waste collection and delivery drivers	
	Cars speeding	
	<i>Potential solution: Pavement markings (pedestrian crosswalks, one-way directional arrows); Restrict vehicles from entering alleys or restrict pedestrians from entering alleys</i>	
	<b>Illicit and undesirable behaviors</b>	
	Loitering, drug and alcohol use, public urination and defecation, sexual activity	
	Homelessness and panhandling; persons sleeping in dumpster containers (particularly recycling containers)	
Concern regarding safety of police personnel when entering alley spaces		
<i>Potential solution: More presence of Community Standards and Ann Arbor Police Department</i>		
<b>Enforcement</b>	<b>Lack of enforcement presence (Community Standards and Ann Arbor Police)</b>	
	Sufficient staff and resources? (No dedicated alley enforcement staff, competing demands)	
	Time of violation vs. work schedule; Response time for enforcement	
	<i>Potential solution: utilize video surveillance footage already collected by downtown businesses</i>	
	Need better enforcement: parking, illegal dumping, one-ways, improper container use, illicit behaviors	
	<b>Effectiveness of enforcement</b>	
	Proactive not complaint driven	
	Insufficient severity of consequences (punishment, fines, etc.)	
	Staff authority to enforce/ willingness to enforce/ training for enforcement	
	Non-franchise containers?	
	Enforceability of site plan	
<b>Confusion about enforcement practices</b>		
What is the violation needing enforcement?		
Are we appropriately enforcing existing ordinances and regulations (Ticketing)?		
Who to enforce against? (determine appropriate recipient of violation)		
<b>Stormwater Management</b>	<b>Fats, oils and grease (FOG)</b>	
	Grease spills and illegal FOG dumping = pollution to the Huron River	
	<i>Potential solution: Catch basin filters, pervious surfaces, green infrastructure</i>	
	Limitations of existing regulations, enforcement, program, information (education needed?)	
	Concerns related to dumping unauthorized materials in the storm drain	
	Concerns related to alley cleaning and power washing	
	<i>Potential solution: Training about grease impacts and best practices for restaurant employees; Distribute management information; Routine inspection for compliance with best practices; Routine inspection of grease collection containers for leaks, etc.; Potential grease use opportunity - AA biodigester</i>	
<b>Flooding</b>		
	Alley runoff entering buildings, sometimes due to snowmelt	
<b>Organics Collection</b>	<b>Coordination with existing project</b>	
		Related to capacity and parking/circulation
		Potential odor concerns
<b>Other</b>	Site Plan Review: Challenges to determining solid waste solutions may deter site plan submittal	
	Alley ownership/jurisdiction: Privatize/Publicize all alleys? What is the appropriate/desired City role in alley administration?	
	Vision: What are the appropriate alley uses? What should alleys look like? Space allotment for adjacent tenants? What is the desired alley Definition of alley?	
	Project scope/boundary: suggestion that this extend beyond DDA boundary	
	Redesign - underground storage, space within buildings for sorting and storage, an emphasis on pedestrian accommodations, a consolidated	
	Communication: Overarching communication barriers in public contact to appropriate city staff to resolve issues; Dissatisfaction with A2 fix-it;	