Selleh Park Area Alley

Los Feliz to McClintock Between Aspen Drive/ Concorda Drive

Alley Improvement Project Assessment

June 2025

WERK ur·ban | design

Y2K ENGINEERING

ALAMEDA MEADOWS

McClintock Neighborhood Association

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1.0 Introduction

1.1 Purpose of Study

This study explores the feasibility of landscape and mobility improvements to the 60’ wide alley that runs west from South Los Feliz Drive to South McClintock Drive in Tempe, Arizona. This project seeks to achieve the long-term goals for the neighborhood, which include walkability, increased beautification, reduction of urban heat through the addition of plants and trees supported by Green Stormwater Infrastructure (GSI), and improved safety of specific neighborhood issues. The future Reflector BIKEiT path will intersect at Los Feliz.

The Selleh Park Area Alley has historically experienced dumping and litter accumulation. Around 2017, the neighborhood was able to work with the First Church of Christ, Scientist and Tempe Solid Waste to deed the alley to the City. Once deeded, the alley was fenced with a walkway opening. The fence reduced the alley dumping issue, but has not eliminated it. The alley is currently a missed opportunity for a pathway that could be used to walk and bike from Selleh Park to South McClintock Drive, provide shade/urban heat reduction, and help reduce dumping.

1.2 Study Area

The study area is approximately 0.5 mile portion of a 60 foot wide alley. The current primary use of this alley is a trash pickup area for adjacent residents. However, the alley is large enough to accommodate multiple uses, such as the proposed multi-use path. The closest bus stops are illustrated in Figure 6. The McClintock Neighborhood is considered bike friendly with relatively low traffic volumes and dedicated bikes lanes on S McClintock Drive.

Figure 1: Current conditions

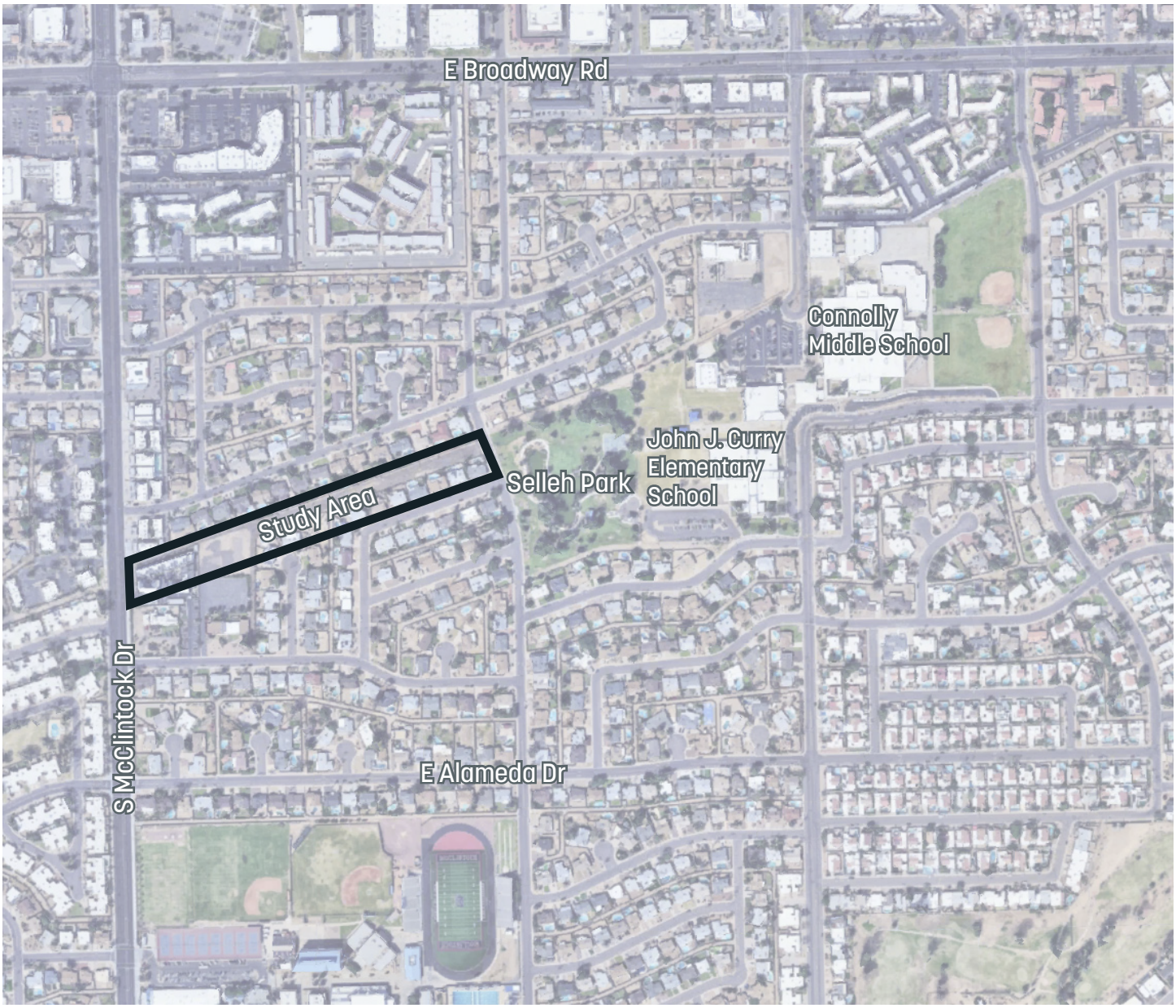


Figure 2: Vicinity Map

1.3 Project Benefits

The alley improvements will provide multiple benefits not only to the McClintock Neighborhood Community, but will also be a value add to the City of Tempe at large. The plantings proposed by the design team will contribute to urban cooling as well as provide shade to users. The multi-use path will provide a safe and dedicated connection for cyclists and pedestrians from McClintock to Selleh Park, Curry Elementary School, Connolly Middle School, and other BIKEiT routes. Improvements, such as the ones proposed in this project, have shown to produce benefits such as increased safety and property values for residents with properties adjacent to sites like these.

Figure 3: Study Area

2.0 Background Data

2.1 Maryanne Corder Neighborhood Grant Application

The McClintock Neighborhood community seeks to create more pedestrian and cyclist connection corridors within the neighborhood and from major arterial roads such as South McClintock and East Alameda Drive. The existing alley is occasionally used by cyclists and pedestrians, but the existing primary use of this alley is trash pickup. While trash pickup in the alley will remain, the remainder of the 60’ space will be activated as a pedestrian and bike pathway, provide shade, reduce urban heat, and beautify the Selleh Park area.

2.2 Surrounding Area Characteristics

The Selleh Park Area Alley is bordered on the north and south sides by the back yard fences of 25 residential properties. The alley meets South Los Feliz Drive and South McClintock Drive on the east and west ends of the study area, respectively, and meets Selleh Park perpendicularly on South Los Feliz Drive. Where South Los Feliz Drive meets the alley is an unmarked, residential road. South McClintock Drive, by contrast, is a five lane arterial road with a center turn lane and bike lanes on both sides. There is no pedestrian scaled lighting on South McClintock Drive and sparse vehicular scaled lighting on South Los Feliz. Sidewalks, curbs, and gutters exist on both South Los Feliz Drive and South McClintock Drive where they meet the study area. The sidewalks in this area are approximately 5-feet wide.

There are two streets, East Aspen Drive and East Concorda Drive, that run parallel to the alley and connect South Los Feliz Drive. These streets are similar in character to South Los Feliz Drive in that they are unmarked, residential streets. There is only one posted speed limit of 25 miles per hour on East Loma Vista Drive amongst the roads that surround the study area.

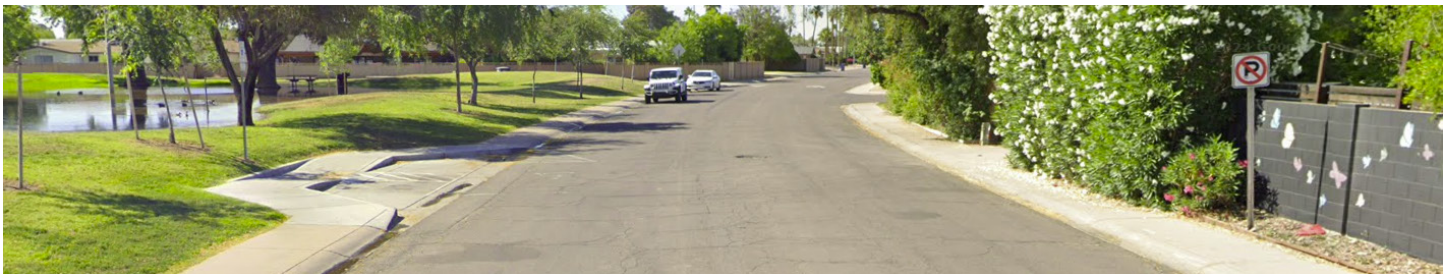


Figure 4: South Los Feliz Dr (Source: Google Earth)

While many of the roads in the immediate area are unmarked residential roads, there are few posted speed limits, pedestrian scaled lights, and no dedicated areas for cyclists with the exception of bike lanes on arterial roads that border this neighborhood. Adding a well lit, multi-use path from an arterial road with dedicated bike lanes that connects users to Selleh Park and two schools would be a value add not only to the neighborhood, but to Tempe cyclists and pedestrians.

Figure 5: Current alley conditions

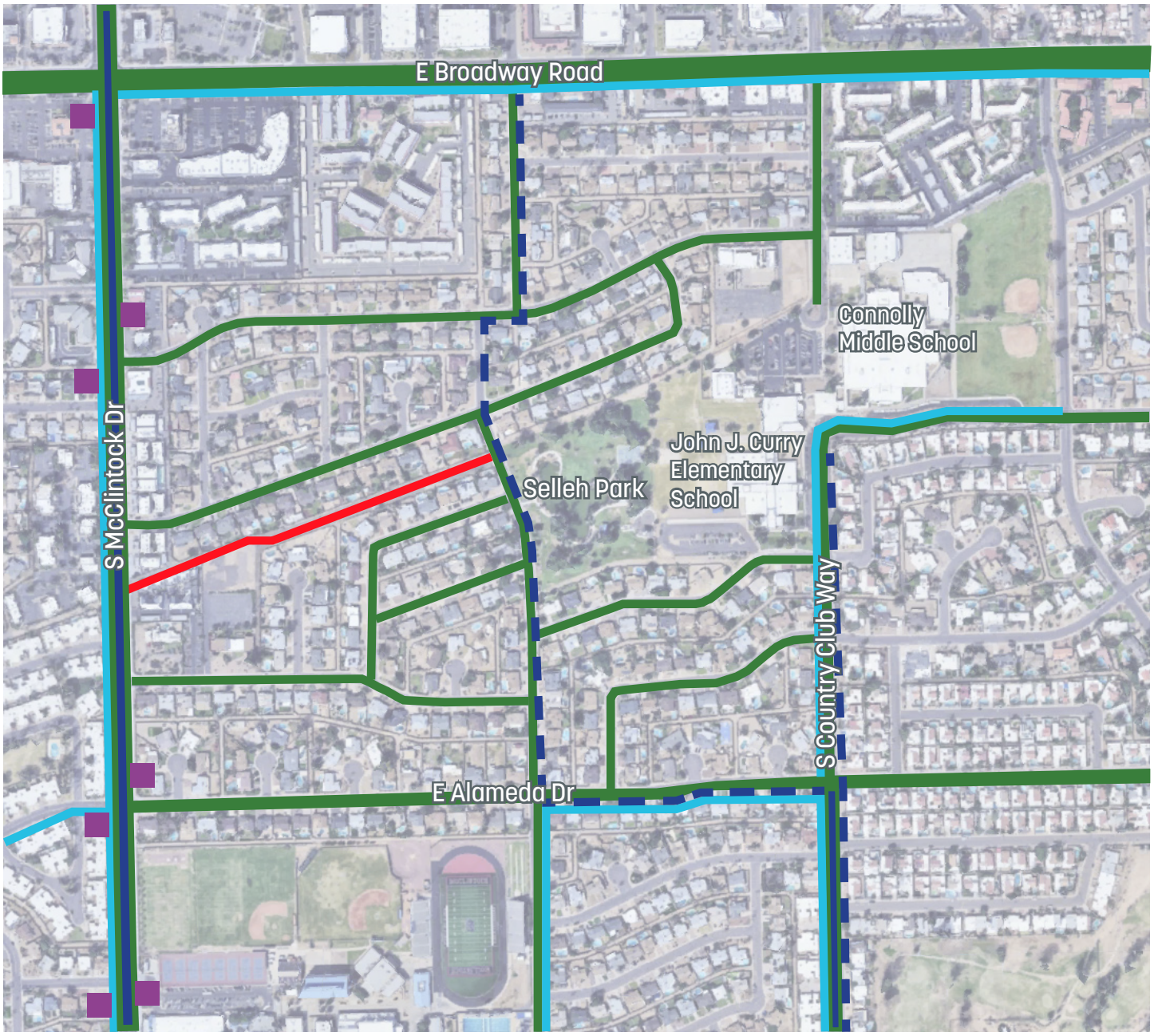


Figure 6: Mobility Map

2.3 Existing Mobility

Many of the streets in the surrounding area have sidewalks on both sides of the road, nearly all of which have no planting strip separating the street and sidewalk. South McClintock Drive and a southern portion of South Country Club Way have sidewalks in addition to dedicated bike lanes. The major arterial block that borders the Selleh Park Area is on two bus routes:

- Local Service 45 on East Broadway Road runs east to west from Tempe to Mesa on Broadway Road
- Local Service 81 runs north to south on Hayden Road/McClintock Drive from Chandler to Scottsdale
- The Orbit Jupiter bus also runs from Tempe to South Los Feliz Drive with a thirteen minute walk to the study area and Selleh Park

Figure 7: John J. Curry Elementary School and Connolly Middle School

2.4 Schools

John J. Curry Elementary School abuts the eastern side of Selleh Park from the study area. Connolly Middle School is located north east of the study area and east of the adjacent Curry elementary school. Two yellow school crosswalks exist to cross Country Club Way, where one is at the intersection of Meadow Drive and the other is 400 feet north of Meadow Drive where Country Club Way turns east to become Concorda Drive. The section of Country Club Way adjacent to Curry Elementary School is a 15-mph school zone on normal school days indicated by school zone signs placed and removed by crossing guards or school employees.

Another recent design project, the Alameda Meadows Country Club Drive project, will provide safety and mobility enhancements to this area. The Selleh Park Area Alley project is another opportunity to improve the pedestrian and cyclist experience leading to these schools and the adjacent park, especially from South McClintock Drive.

2.5 Existing Utilities

There are four different utilities running through the alley on three parallel lines:

- A gas line with a 5 foot easement is the northern most line running the length of the alley
- An SRP underground irrigation water line with an 11 foot easement runs nearly in the middle of the alley
- A septic sewer line and a communications line with a combined 16 foot easement run in tandem as the southern most utility lines in the alley

As illustrated in the diagram below, all of the utilities have been considered and none will be disturbed. The new path for trash pickup will be outside of the two foot gas easement and the multi-use path will be outside of the two foot communications easement. The multi-use and decomposed granite paths will not disturb soil deep enough to affect the septic sewer or electrical lines.

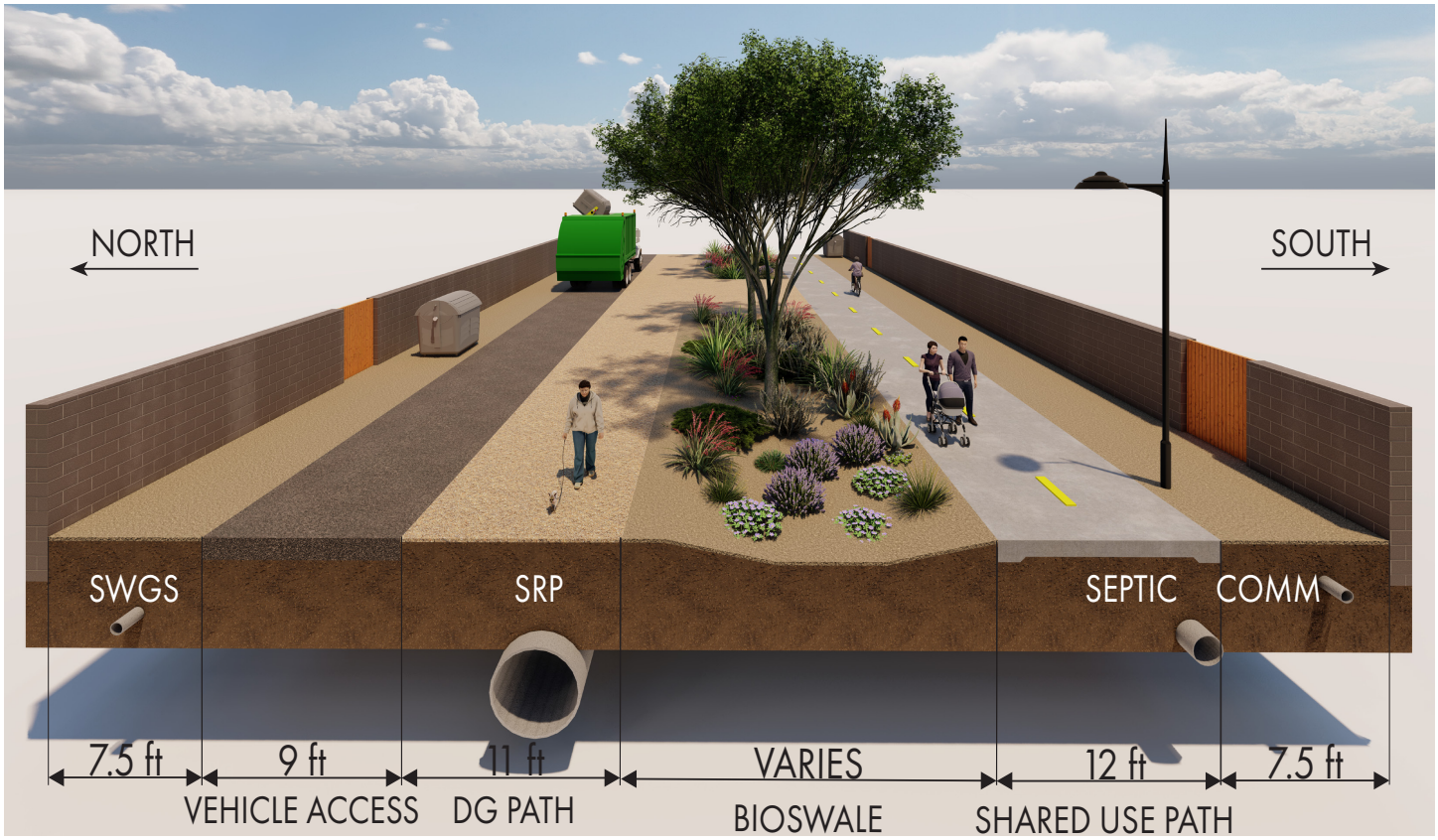


Figure 8: Utilities diagram presented at Public Meeting #2

3.0 Public Involvement

3.1 Outreach and Engagement

Three surveys were distributed by the design team at three public meetings from December 2024 to May 2025. Meeting invitations were sent out by the City of Tempe to residents living adjacent to the study area. The majority of respondents for all surveys were property owners or residents. However, over half of respondents for the first two surveys answered that they did not use the alley. An additional question was added to the second survey that asked whether the respondent's property backed up to the alley and a majority of respondents answered "no," but twelve people responded "yes," which is approximately half of the number of properties that abut the alley. In the third and final survey, five respondents were verifiable residents whose property abutted the alley. The final alley design was majority supported in the third survey by respondents.

The full survey results can be found in Appendix B: Survey Responses.

Figure 9: Public Meeting #2

3.2 Stakeholders

Key stakeholders for the site include the McClintock Neighborhood Association, Alameda Meadows residents, and residents whose properties abut the site. Other stakeholders include Selleh Park users and students who attend Curry Elementary School and Connolly Middle School. Peripheral stakeholders include Tempe cyclists.

3.3 Public Meetings

Public Meeting #1:
- Design team presented an initial design concept
- Answered questions and received responses about the design concept
- Opened Survey #1 online

Public Meeting #2:
- Design team presented a revised design concept that included input from Survey #1
- Answered questions and received responses about the design concept
- Opened Survey #2 online

Public Meeting #3:
- Design team presented a revised design concept that included input from Survey #2
- Answered questions and received responses about the design concept
- Opened Survey #3 online

4.0 Conceptual Design of Preferred Alternative

4.1 Perspectives and Plan

The design team presented an initial design at the first public meeting and received feedback through the first survey. Many respondents expressed safety concerns with the initial design due to lack of lighting. As a result of this feedback, the design team added lighting to future design iterations.

Two design alternatives were presented at the second public meeting. The majority of respondents preferred the second alternative with light poles on the south side of the path. Respondents explained that they preferred this alternative not only because it includes light shields for abutting properties, but also because the unobstructed light pole aesthetically balanced the path with trees on the other side.

Figure 10: Perspective facing East

Figure 11: Perspective facing West

CONCEPTUAL ILLUSTRATION

LIGHTING LEGEND

SYMBOL	DESCRIPTION	QTY
●	Proposed Pathway Lighting - Alt 2	LIGHT SPACING TO BE DETERMINED LATER BY PHOTOMETRIC STUDY.

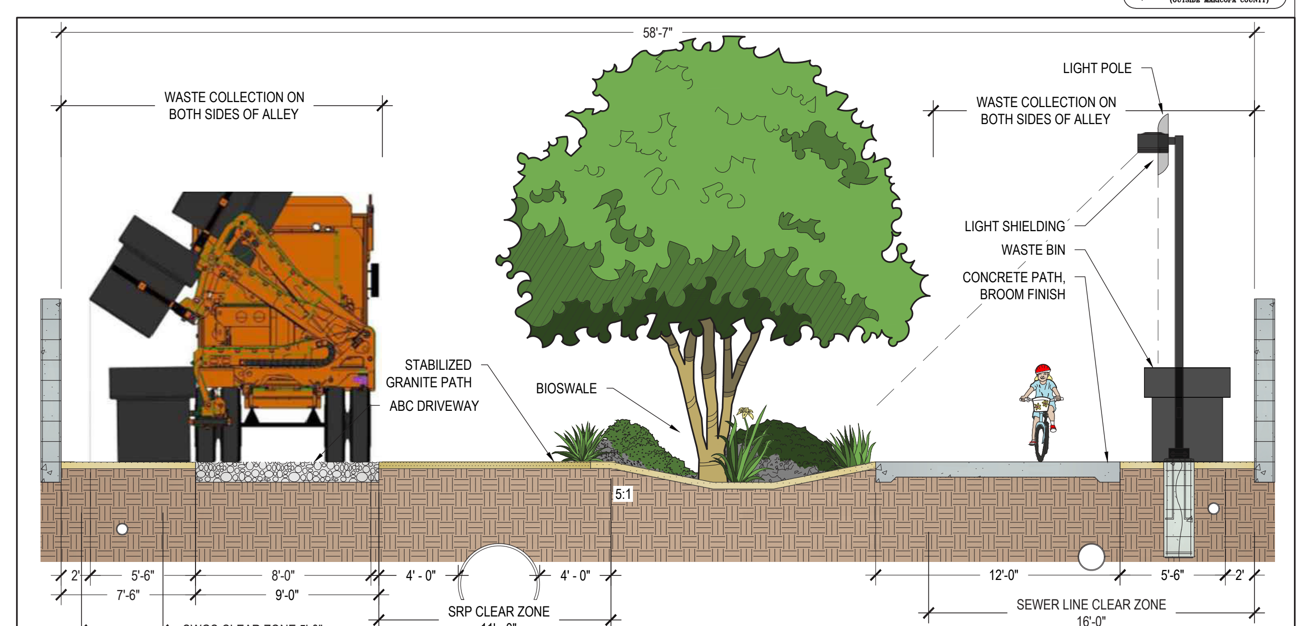
HARDSCAPE LEGEND

SYMBOL	DESCRIPTION
	Concrete
	Decomposed Granite
	Stabilized DG
	Asphalt
	Compacted Aggregate Base Course

LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL / COMMON
TREES		
	38	Tree / Tree
SHRUBS/BIOSWALE		
		Native Planting

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



1 TYPICAL ALLEY SECTION - LIGHT POLE ON SOUTH SIDE OF PATH

SCALE: 1/4" = 1'-0"

WERK | urban design
WERK, LLC.

CITY OF TEMPE

REV | DESCRIPTION | BY | DATE | APPR

CONCEPTUAL ILLUSTRATION

SELLEH PARK ALLEYWAY
PREPARED FOR
CITY OF TEMPE
TEMPE ARIZONA

PROJECT No. 24024

SCALE (H):	1" = 50'
SCALE (V):	NONE
DRAWN BY:	CTB
DESIGN BY:	BAS
CHECK BY:	BAS
DATE:	06/24/2025

LS 0.00
1 OF 1 SHEETS

Figure 12: Conceptual illustration plan

4.2 Proposed Cross-Section

The alley is functionally divided into 6 sections because of existing utility lines and associated easements:

- **A** 7.5 feet of DG for trashcans on the north and south sides of the alley. The northern section contains a 5 foot easement for an existing gas utility line. The southern section is meant to accommodate both trash cans and lamp posts, which are to be placed 100 feet on center. Part of the southern section of DG is above a sewer and communications line easement.
- **B** 9 foot wide compacted aggregate base course garbage truck path
- **C** 11 foot wide stabilized DG path over the SRP easement of the same width.
- **D** 10-14 foot wide GSI bed with occasional breaks to allow property owners vehicular access to their backyards. The planting strip will feature an 8 foot tree canopy that will provide shade to the stabilized granite path and 3 foot native grass and shrub plantings to maintain a safe environment and increase visibility in the alley.
- **E** 12 foot wide concrete multi-use path. Part of the multi-use path will be in the 16 foot sewer and communications line easement.

The design team organized the site to abide by each utility's easement and construction requirements in accordance with the City of Tempe regulations.

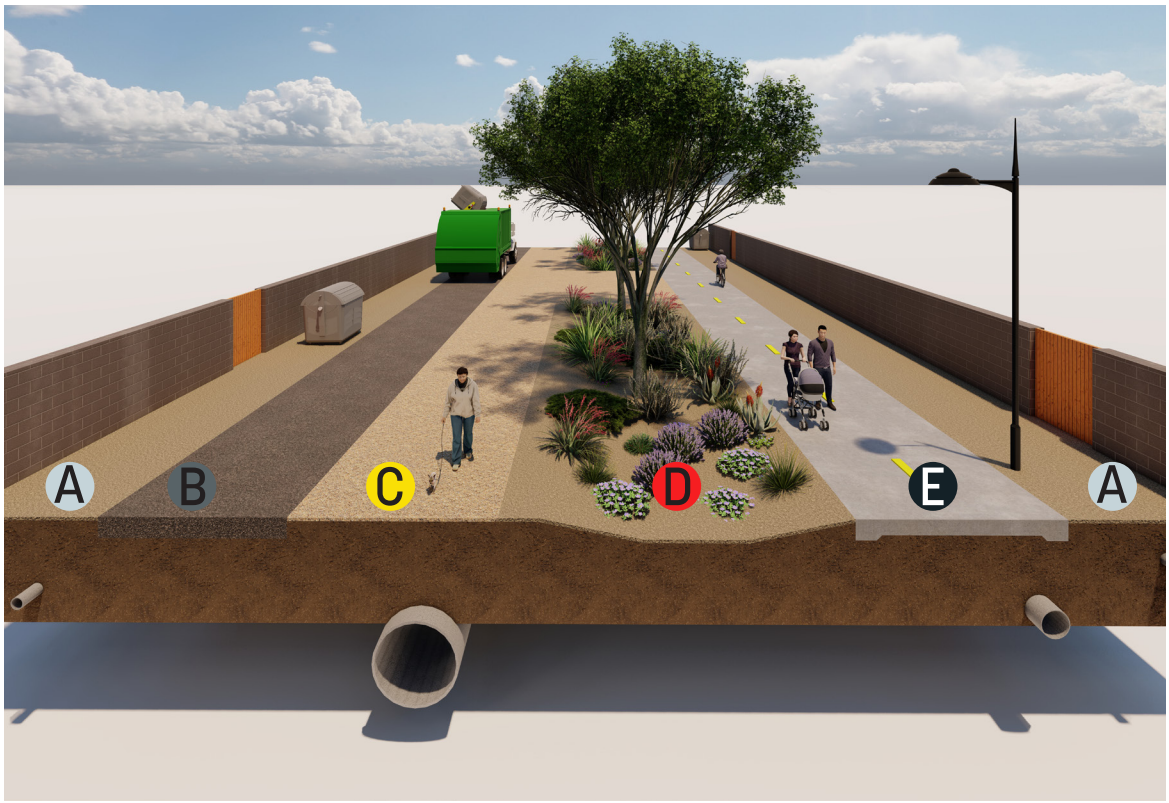


Figure 13: 3D model depicting the preferred design alternative

4.3 Design Alternatives

The majority of respondents answered in the third and final public survey that they were in favor of the design illustrated in Figures 10-13. Because this project has not acquired funding, the design team also asked the public in the third survey if they would support a less programmed alternative if funding for this project is limited. The contingency alternative includes only planting trees and vegetation with no formalized path or lighting, which would categorize this site as an urban cooling project.

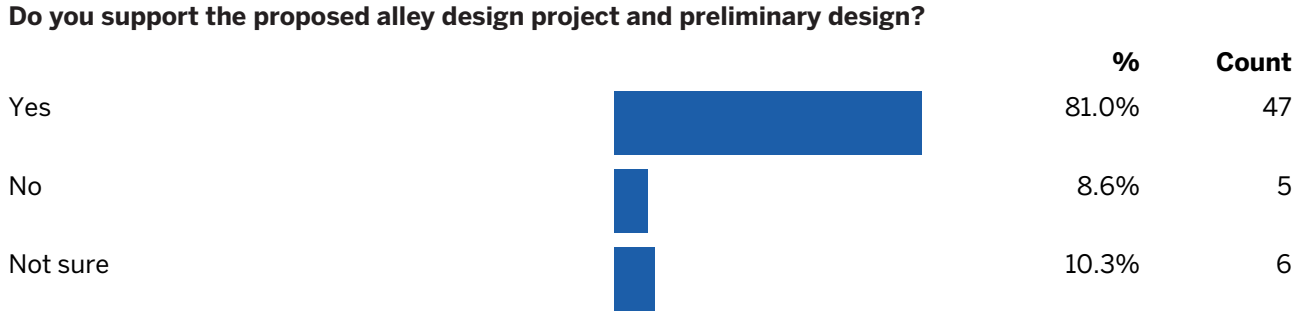


Figure 14: Survey response graph

The responses to this question were split almost evenly three ways with “no” being the slightly more common answer. Fourteen respondents supported the original design but answered “no” to the planting-only design citing safety concerns. Many residents commented that the primary reason they supported the original plan was because of the lighting that was offered in the design. The main explanation for why respondents supported the original design but answered “not sure” to the planting-only design was because they would prefer the original design, but they understand if funding is limited and would still like to see alley improvements at some level.

Other design alternatives which incorporate this feedback while saving cost:

- Changing the multi-use path from concrete to stabilized DG
- A planting and lighting-only alternative with no formalized path

5.0 Development Considerations

5.1 Traffic Signs and Pavement Markings

There are currently no traffic signs within the study area. Any traffic signs to be added will be reviewed during final design for compliance with the most current version of the MUTCD. Signs are anticipated to be added or replaced, including “Yield Here to Pedestrians” and “Bicycle WRONG WAY.” All traffic signs will be located and installed to current City of Tempe and MUTCD standards.

5.2 Right-of-Way Requirements

Right-of-way acquisition will not be required for this project. The City has owned the alley since it was deeded to the City by First Church of Christ, Scientist. Property owners who require alley access to park an RV, truck, or trailer in their backyard will still be able to do so with GSI breaks.

5.3 Public Feedback Considerations

The design team incorporated public feedback throughout the design process and evolved each design iteration as a result of this feedback. **The final design was majority supported by public stakeholders in the third and final survey.** The full presentation materials and survey results of all three public meetings can be found in Appendices A and B, respectively.

5.4 Public Art

Public art was added to the top of the pedestrian fence when it was installed. The art not only adds character to the alley, but also creates a sense of place. The design team suggests that these pieces be repurposed by an artist and uplit in the GSI planting to highlight it as a focal point.

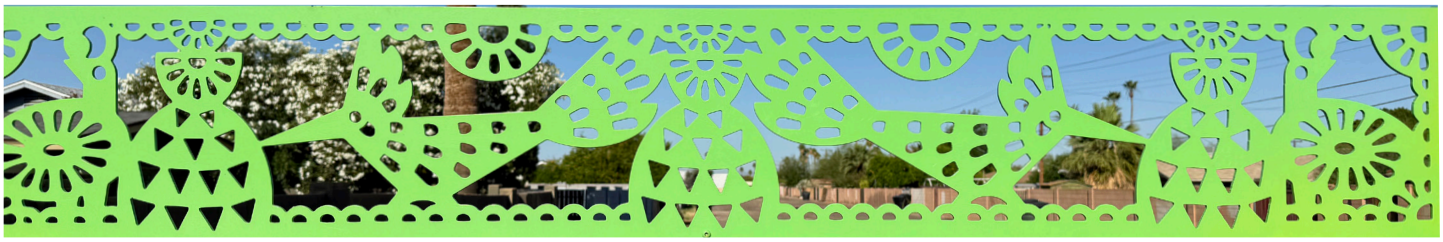


Figure 15: Existing public art to be repurposed

5.5 Site Landscape

From the project beginning, the project goals have included the enhancement of public space, heat mitigation, and urban ecology. Therefore, landscape enhancements have been an integral part of the conceptualization of this project. In addition to these goals, enhanced landscape will help manage stormwater, add visual interest, increase property values, and provide shade and comfort to residents and users.

The existing landscape conditions are limited to what can grow in an unmanaged, dirt path alley and strangled by years of neglect and illegal trash dumping. Visually, the alley is a stark contrast to the activated and managed Selleh Park directly across South Los Feliz Drive.

The project strives to introduce more landscape and green stormwater infrastructure to the study area. Plants include native and arid adapted trees, shrubs, and accents. Plant selection will maintain a clear path to respect pedestrian and cyclist's needs.

The planter groundplanes will be topped with organic mulch, which matches the recent landscape enhancement south of Curry Elementary parking lot. Like decomposed granite (DG), organic mulch functions to slow evaporation of water from the surface of the soil. Unlike DG, organic mulch keeps the soil surface cooler. Organic mulch is created by shredding trimmed tree limbs and similar organic material, which eventually breaks down and adds nutrients to the soil. The Organic Mulch will need to be re-applied regularly.

Figure 16: Current landscape conditions

5.6 Green Stormwater Infrastructure

There are two means of directing stormwater: conventional (or gray) stormwater infrastructure and green stormwater infrastructure (GSI). Conventional stormwater infrastructure directs stormwater off site using gutters, pipes, and tunnels. Green stormwater infrastructure, by contrast, collects, filters, and absorbs water where it falls using vegetation, soil, and other permeable surfaces (Roots to Rain Master Plan and Feasibility Study). GSI not only manages stormwater and beatifies our communities, but it also reduces urban heat. Refer to Figure 17 for how this system works.

The Selleh Park Area Alley is located in an area that is considered a high heat priority area and as such would disproportionately benefit from native plants and GSI. Refer to Figure 18 for the heat priority map.

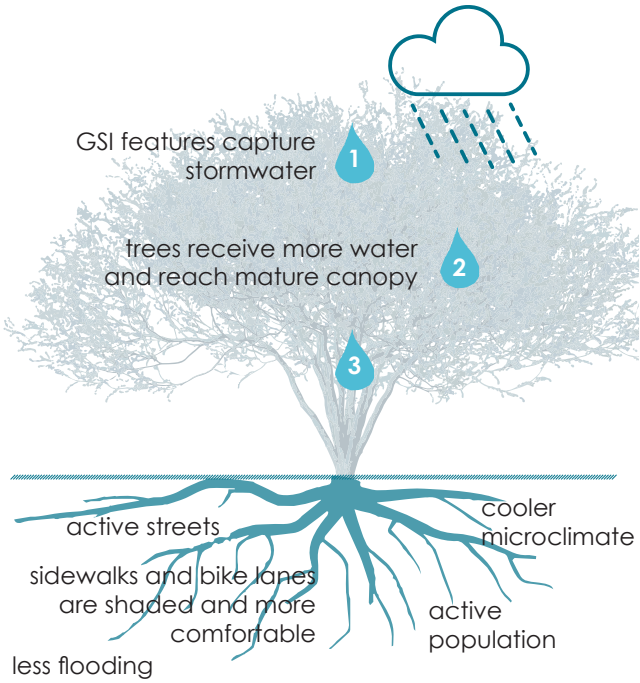


Figure 17: Green Stormwater Infrastructure

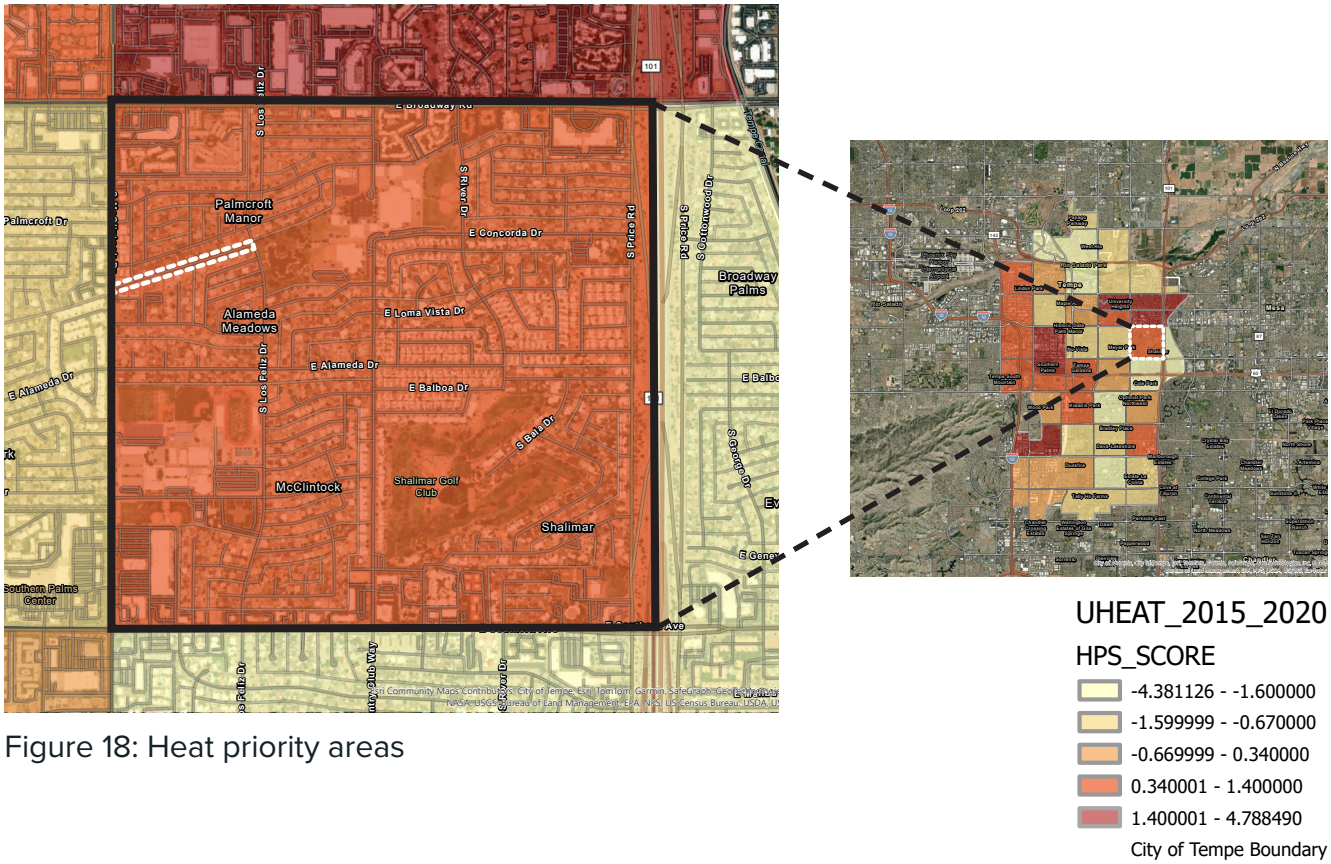


Figure 18: Heat priority areas

5.7 Maintenance

Currently, property owners that abut the alley are responsible to maintain the alley to the center of the alley for the length of their lot. This project would alleviate some of that burden, as the City will take on maintenance responsibilities of the landscape and pathway components. Therefore, the property owners' responsibilities will reduce to maintaining the 7.5 foot bin zone area only. Their maintenance will be to maintain weeds and clean trash. City maintenance will be required for the multi-use path. Maintenance activities will include replacement of unhealthy plants, pruning and trimming shrubs and trees to keep them from overhanging the travel lanes, and maintenance of the irrigation system. However, typical management practices such as pruning accents and shrubs into ball-like forms are discouraged. Plant selection will observe the anticipated mature form and size of the plants, and over-pruning will not be necessary. When pruning does occur, the tree limbs and pruned material can be shredded on site and re-applied to thin areas of the organic mulch. Erosion can be reduced using rip rap at stormwater entry and exit points, but some erosion may occur. Any displaced soil or mulch should be replaced or repaired.

5.8 Coordination with Nearby Projects

- **Country Club Way Bicycle & Pedestrian Improvement Project:** this improvement project is a 10 foot wide concrete path that includes landscaping, lighting, a shade structure, and a pedestrian-activated signal at Warner Road. On-street improvements for this project include bike lanes, new crosswalks, sidewalk ramps, and pavement resurfacing.
- **Eighth Street Streetscape Project:** this project is an on-going effort to enhance user experience for cyclists and pedestrians on Eighth Street between Rural Road and McClintock Drive. The discovery of a significant prehistoric archaeological find delayed this project and the City of Tempe is in the process of redesigning the streetscape with the archaeological discovery in mind.
- **Smith Road Improvements:** the improvements in this project are meant to enhance visibility and bicycle and pedestrian safety along Smith Road between Apache Boulevard and Rio Salado Parkway. The improved safety measures include pavement markings and signage for protected bike lanes, sidewalks, bus shelters, ADA ramps/driveway improvements, and lighting.

5.9 Funding Source

No funding has been allocated for this project.

5.10 Estimated Costs

Facility	Project Cost
Final Design	$85,000.00
Post-Design Services	$25,000.00
Construction Management Services	$35,000.00
Survey/Potholing	$15,000.00
Fees (3%)	$23,796.00
Contractor General Conditions/Demolition	$56,200.00
Pavement	$225,000.00
Landscape/GSI/Public Art	$125,000.00
Irrigation	$34,500.00
Lighting	$192,500.00
Sub Total - Construction	**$816,996.00**
10% Contingency	**$81,699.60**
Grand Total	**$898,695.60**

Table 1: Estimated Costs Table

6.0 Summary

The Selleh Park Area Alley is a proposed project that would create another pedestrian and cyclist corridor, reduce heat in a heat priority area, sustainably manage stormwater, raise property values for adjacent properties, and beautify a currently neglected alley. The design team held three public meetings to inform and receive feedback from the community. Community feedback was received both in-person and via survey online. The feedback received from each survey informed the next design iteration. The final design includes designated areas for trashcans, GSI planting, public art, lighting, paths for trash trucks as well as pedestrians and cyclists. While there is no current funding for alley improvements, the multi-purpose nature of this project makes it eligible for multiple means of financing.

APPENDIX A

Public Meeting #1

Selleh Park Alley Pathway Design

Public Meeting #1 - December 9, 2024

Meeting begins at 5:35

Meeting ends at 6:30

Please mute your mic during the meeting

Agenda:

Introductions

Project Backgrounds

Project Goals

Public Input

Close

Introductions:

Anne Till, Ellie Tieni

Neighborhood Participants

City and Consultant Team

McClintock
Neighborhood Association

ALAMEDA MEADOWS

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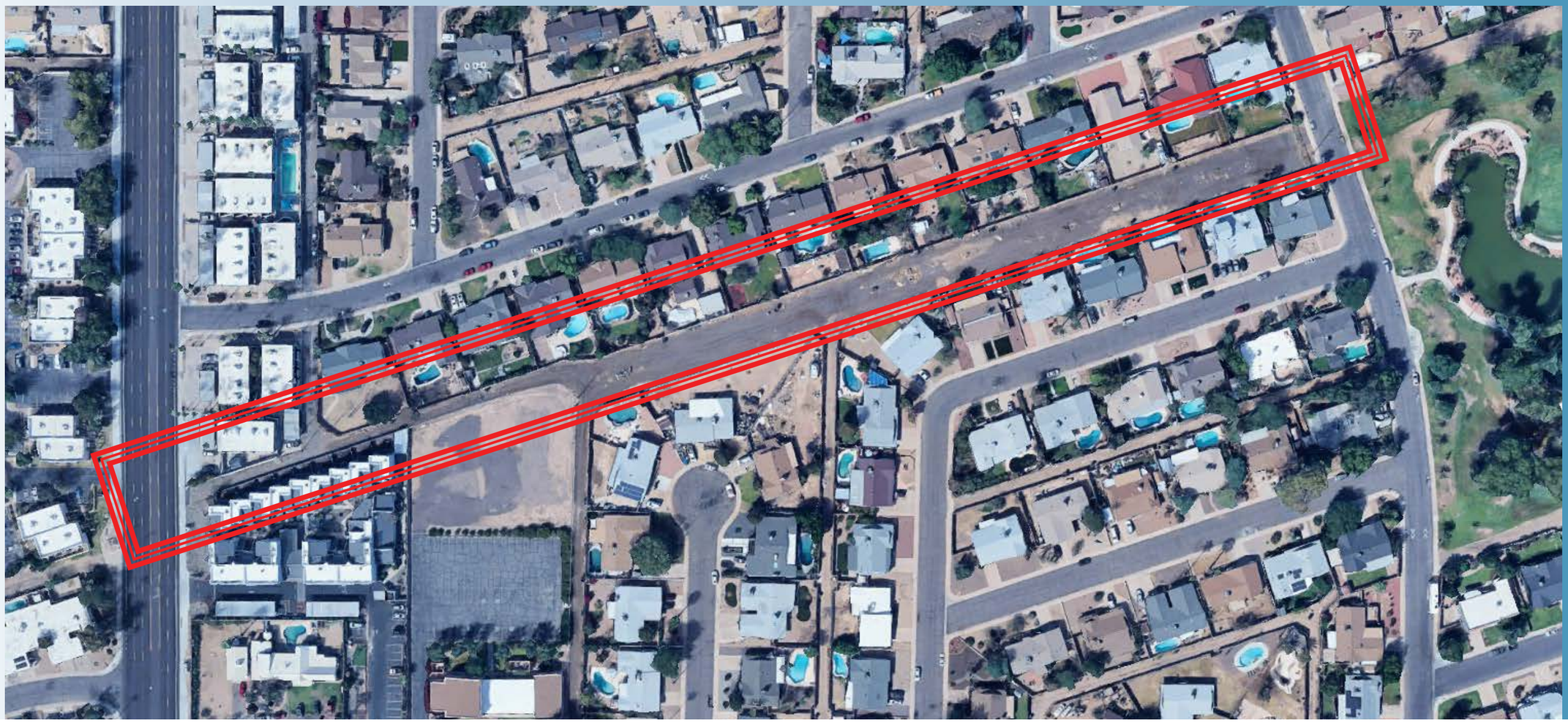
Y2K ENGINEERING

Tempe
Making waves in the desert

Project Background:

Project Area



Project Background:

Project Background:

Wide Alleyway

Waste collection on both sides of Alley

Residences on both sides

Fencing installed after 2017, Artwork installed 2023

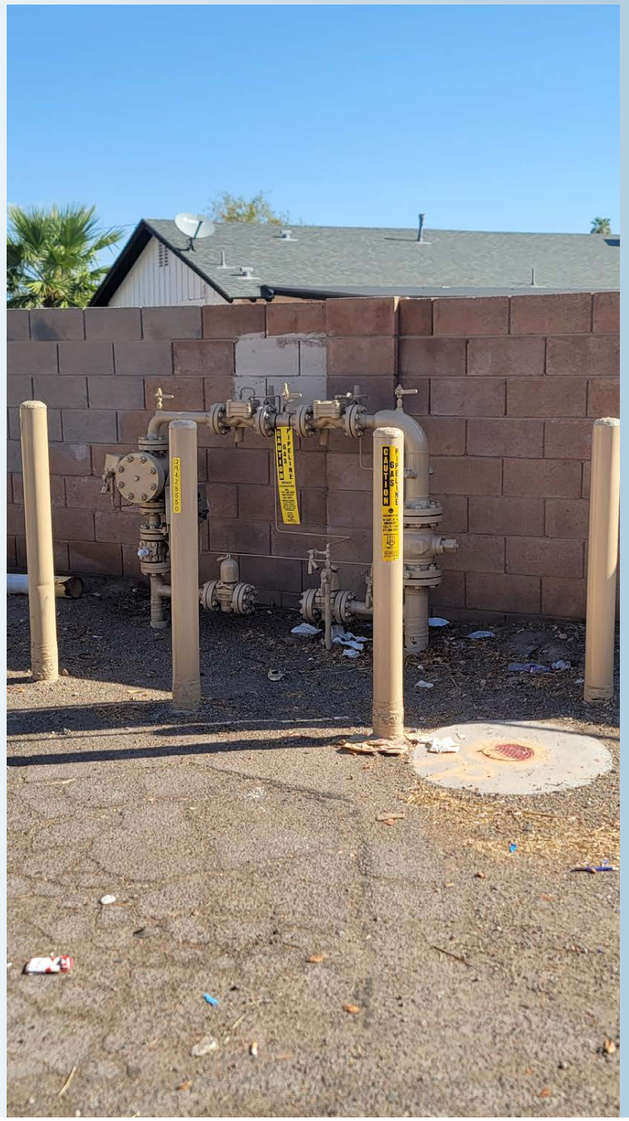
Utilities

Project Background:

Project Background:

Project Background:

Project Background:



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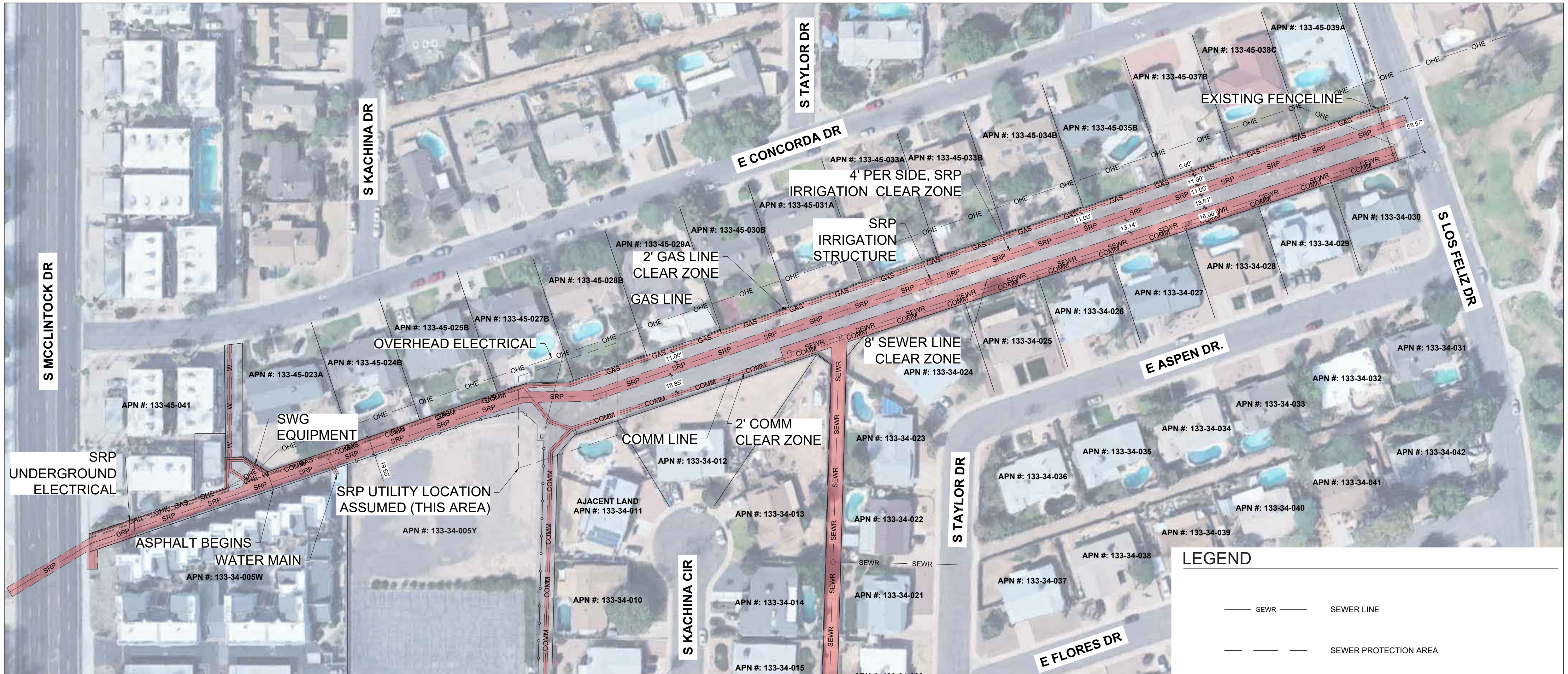

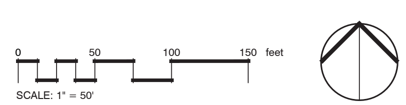

SWG - GAS - UTILITY FIELD MARKED AND SHOWN HEREIN
SRP - ELECTRIC - UTILITY FIELD MARKED AND SHOWN HEREIN
SRP - COMMUNICATIONS - NO CONFLICT
SRP - WATER - UTILITY FIELD MARKED AND SHOWN HEREIN
SRP - GROUNDWATER - NO CONFLICT
SRP - GENERATION - NO CONFLICT
AT&T - COMMUNICATION - NO CONFLICT
COX COMMUNICATIONS - CATV, FIBER - NO CONFLICT
MCI (VERIZON BUSINESS) - FIBER - NO CONFLICT
CENTURYLINK - COAXIAL, FIBER - UTILITY FIELD MARKED AND SHOWN HEREIN
CITY OF TEMPE - SEWER, TRAFFIC SIGNALS, WATER - UTILITY FIELD MARKED AND SHOWN HEREIN
CITY OF TEMPE PARKS - ELECTRIC - NO CONFLICT
CITY OF TEMPE PARKS - IRRIGATION - NO CONFLICT
ZAYO GROUP COMMUNICATIONS - FIBER - NO CONFLICT

LEGEND

Symbol	Description
— SEWR —	SEWER LINE
— — —	SEWER PROTECTION AREA
— COMM —	COMM LINE
☐	COMMS BOXES
— GAS —	GAS LINE
— OHE —	OVERHEAD ELECTRICAL
— ELEC —	UNDERGROUND ELECTRICAL
— SRP —	SRP WATER LINE
———	SRP OPENING
— W — W —	WATER MAIN
(shaded)	UTILITY PROTECTION AREA

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CITY OF TEMPE

REV	DESCRIPTION	BY	DATE	APPR

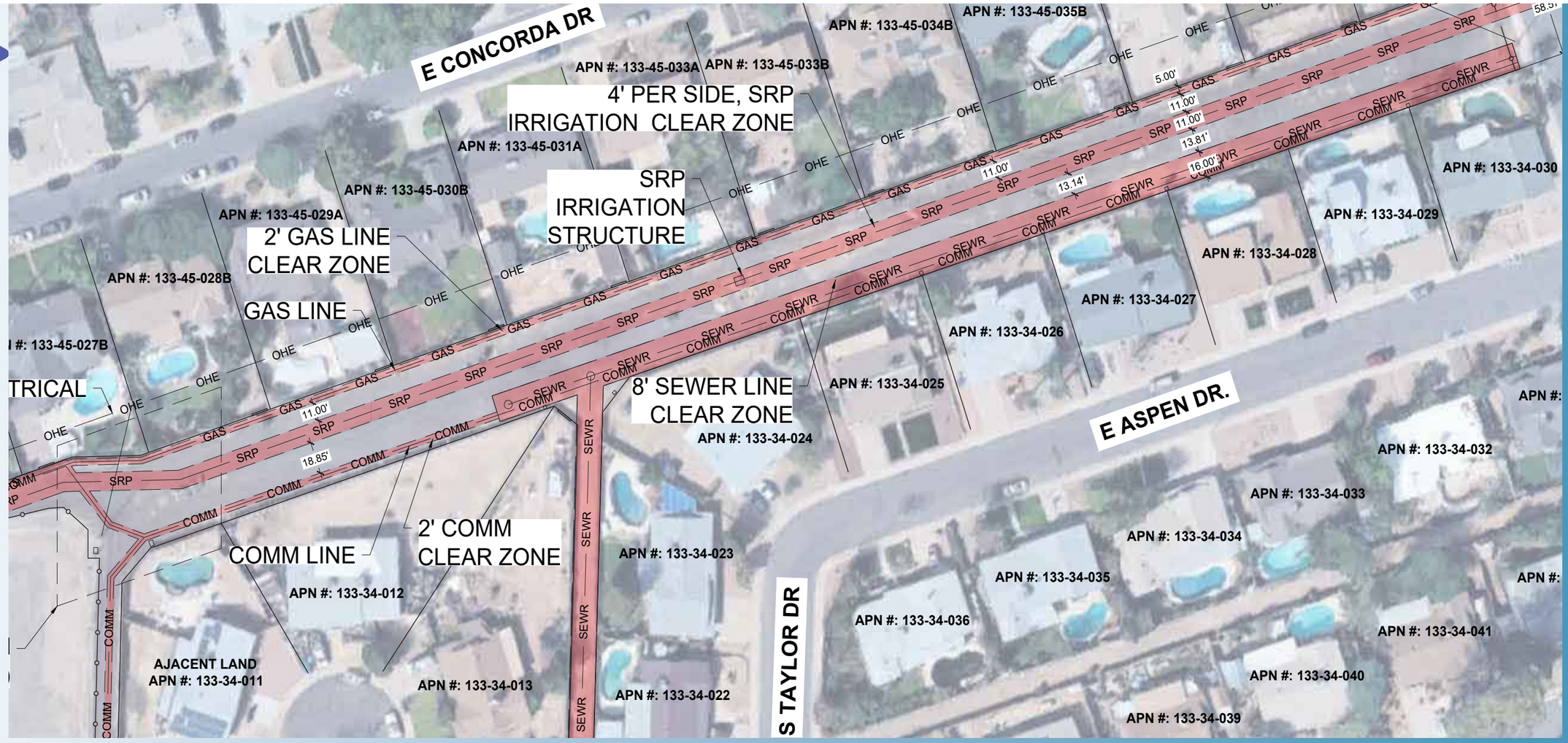
UTILITY LOCATIONS

SELLEH PARK ALLEYWAY
PREPARED FOR
CITY OF TEMPE
TEMPE ARIZONA

PROJECT No. 24024

SCALE (H):	1" = 50'
SCALE (V):	NONE
DRAWN BY:	CTB
DESIGN BY:	BAS
CHECK BY:	BAS
DATE:	12/03/2024

24024VF.dwg
VF 0.00
1 OF 2 SHEETS


E CONCORDA DR
4' PER SIDE, SRP
IRRIGATION CLEAR ZONE
SRP
IRRIGATION
STRUCTURE
2' GAS LINE
CLEAR ZONE
GAS LINE
TRICAL
8' SEWER LINE
CLEAR ZONE
COMM LINE
2' COMM
CLEAR ZONE
AJACENT LAND
APN #: 133-34-011
E ASPEN DR.
S TAYLOR DR
APN #: 133-45-035B
APN #: 133-45-034B
APN #: 133-45-033A
APN #: 133-45-033B
APN #: 133-45-031A
APN #: 133-45-030B
APN #: 133-45-029A
APN #: 133-45-028B
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GAS
SRP
SEWR
COMM
11.00'
18.85'
13.14'
16.00'
13.81'
5.00'

Project Goals:

Activate the Alleyway

- Add Connectivity option
- Prevent Accumulation of Trash

Add Trees and Shrubs

- Shade
- Cooling

Harvest Rainwater

- Supplement/ Sustain vegetation

Coexist with Alley Functions

Project Goals:

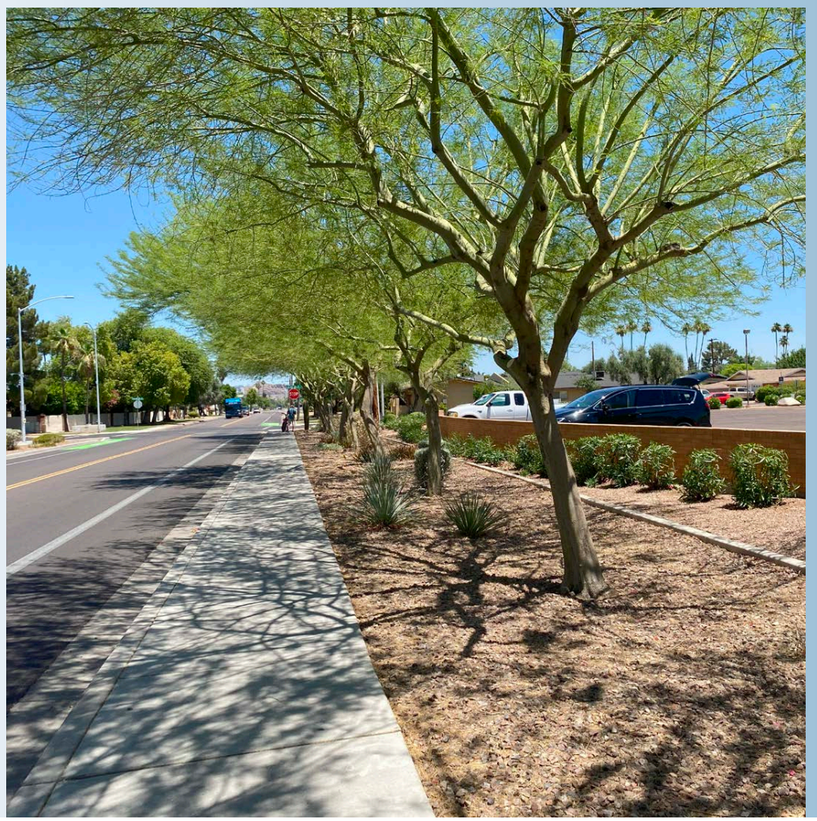
Activate the Alleyway

Add Connectivity option

Prevent Accumulation of Trash

Project Goals:

Add Trees and Shrubs
- Shade
- Cooling



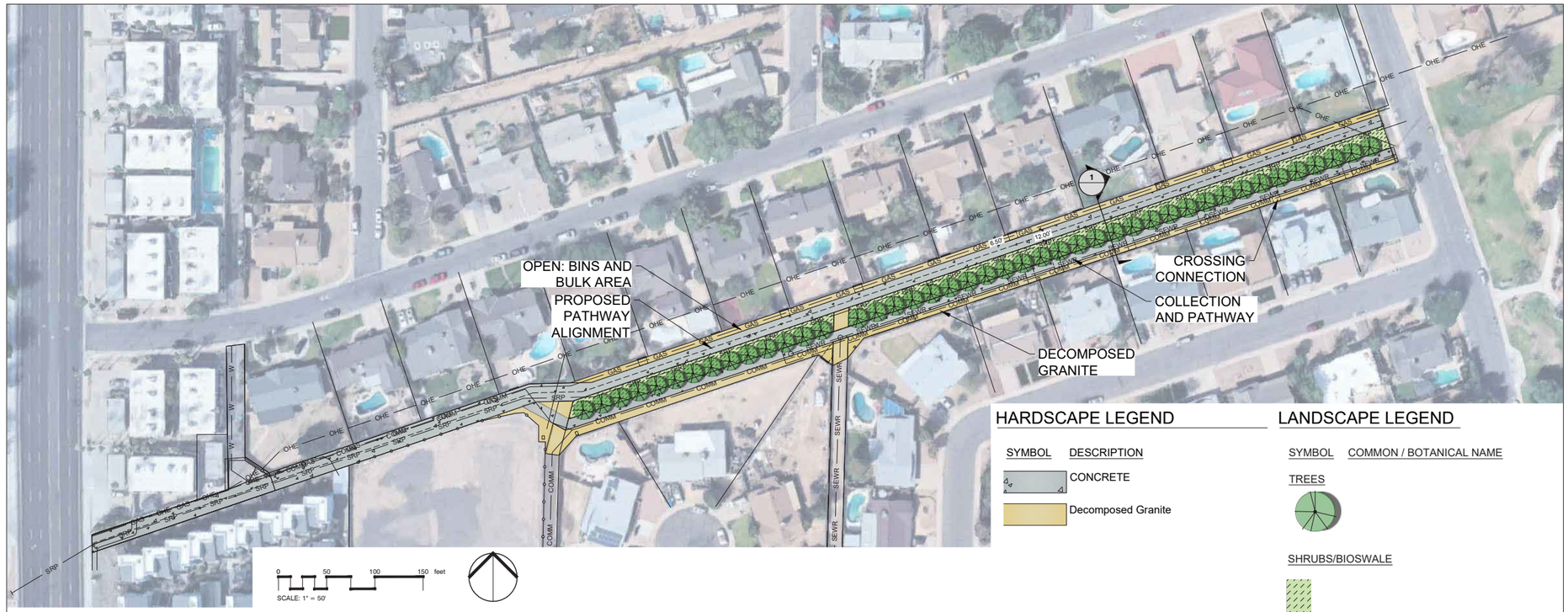
Project Goals:

Harvest Rainwater
Supplement/ Sustain Vegetation

Project Goals:

- Coexist with Alley Functions

Project Idea:

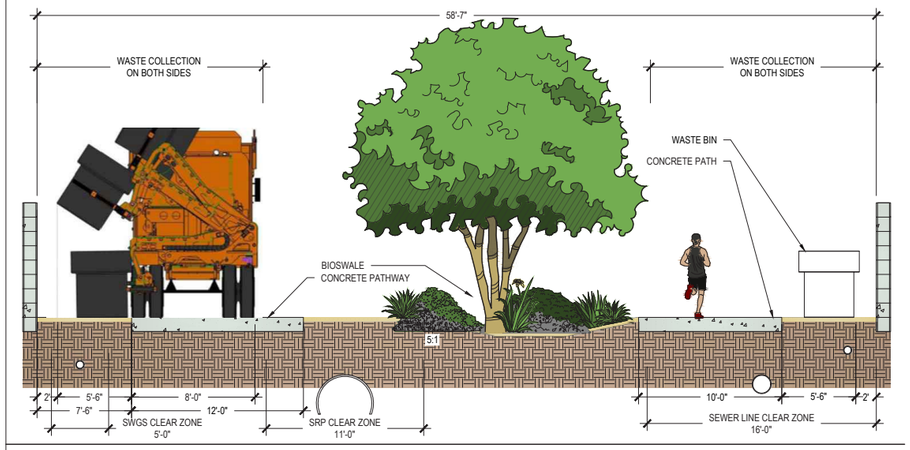


HARDSCAPE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	Decomposed Granite

LANDSCAPE LEGEND

SYMBOL	COMMON / BOTANICAL NAME
TREES	
SHRUBS/BIOSWALE	



1 ALLEY SECTION

SCALE: 1/4" = 1'-0"

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CITY OF TEMPE

REV	DESCRIPTION	BY	DATE	APPR

ALIGNMENT CONCEPT

SELLEH PARK ALLEYWAY
PREPARED FOR
CITY OF TEMPE
TEMPE ARIZONA

PROJECT No. 24024

SCALE (H):	1" = 50'
SCALE (V):	NONE
DRAWN BY:	CTB
DESIGN BY:	BAS
CHECK BY:	BAS
DATE:	12/04/2024

L1.00
2 OF 2 SHEETS

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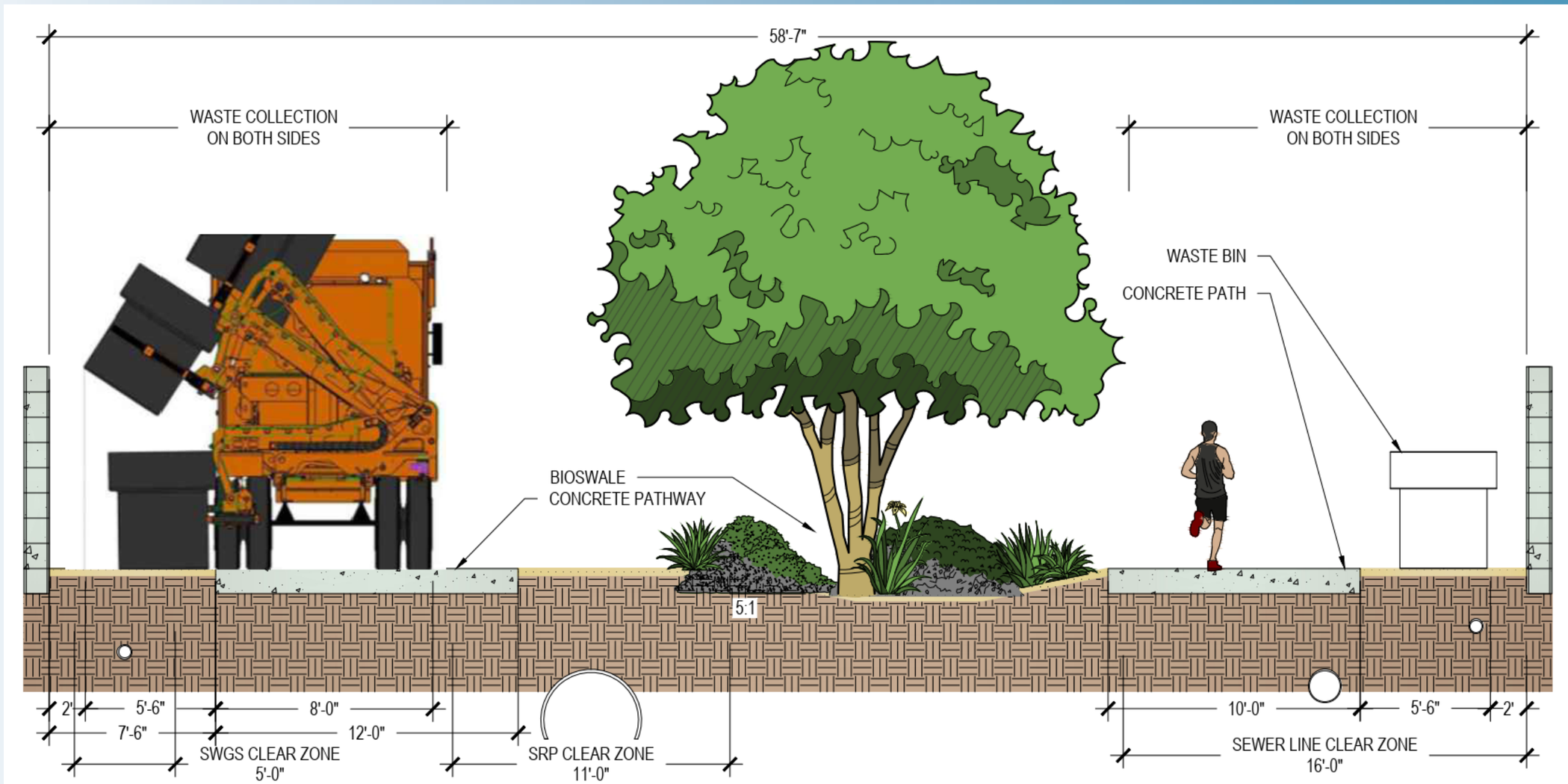
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

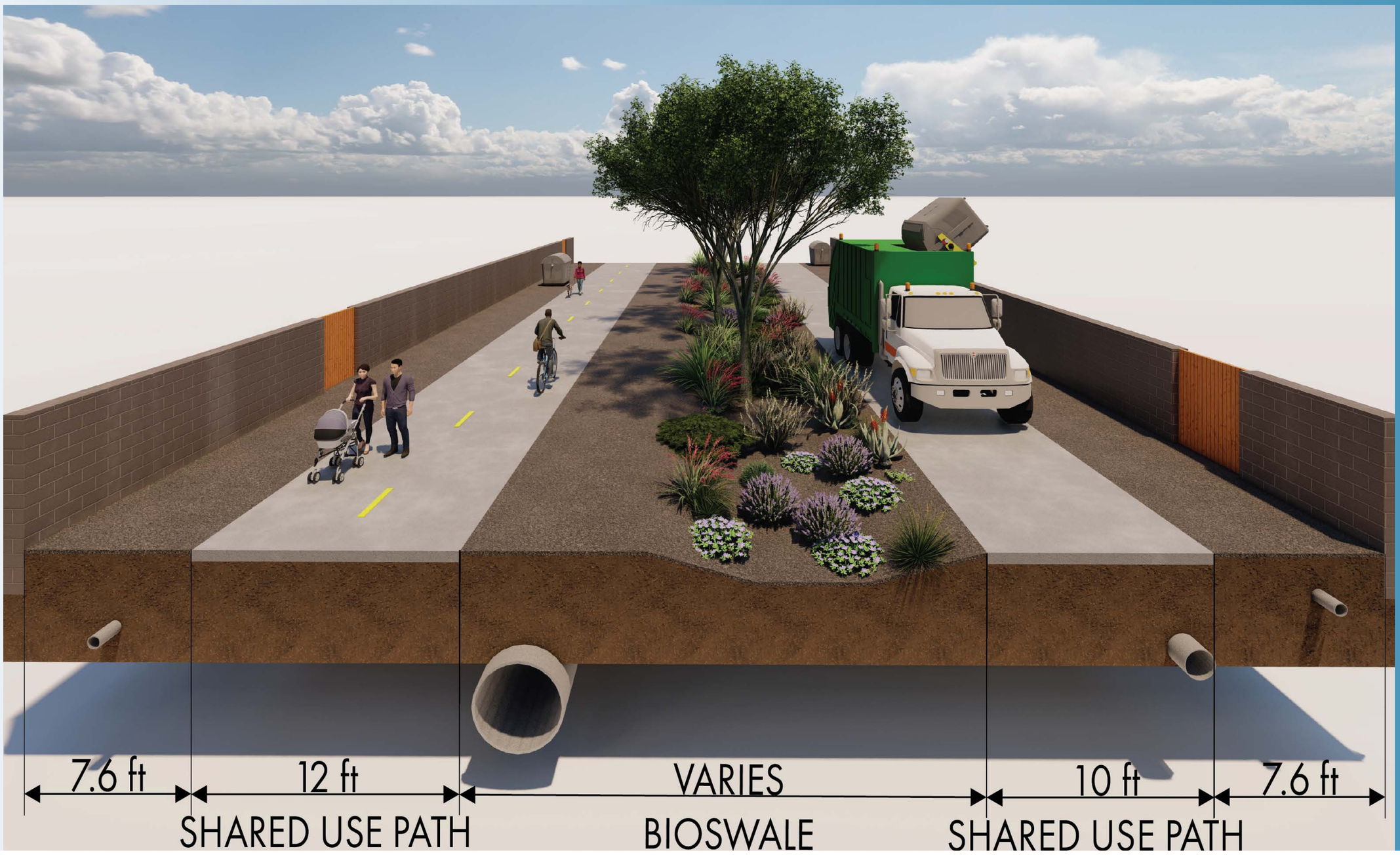
Project Idea:



1 ALLEY SECTION

SCALE: 1/4" = 1'-0"

Project Idea:



Schedule:

Project Initiation

September 2024

Public Outreach

Public Meeting 1 - December 2024

Public Meeting 2 - Jan/ Feb 2025

Public Meeting 3 - March/Apr 2025

Design Development

March 2025

Project Finalization

May 2025

Dicussion

Survey Link
https://bit.ly/4g3ZXhD

Now, it's your turn

We have an online survey that we would like you to use to provide feedback

Comments are welcome on the website

Or just speak up in this forum if you have thoughts.

Discussion

Survey Link
https://bit.ly/4g3ZXhD

Next Steps

Survey Link
https://bit.ly/4g3ZXhD

Complete the online survey

- Survey open from Dec. 9 at 5pm to Dec 23 at 11:59pm

Next Community Meeting: Jan/Feb 2025

Third Community Meeting: Spring 2025

Thank You!

APPENDIX A

Public Meeting #2

CONCEPTUAL ILLUSTRATION

LIGHTING LEGEND

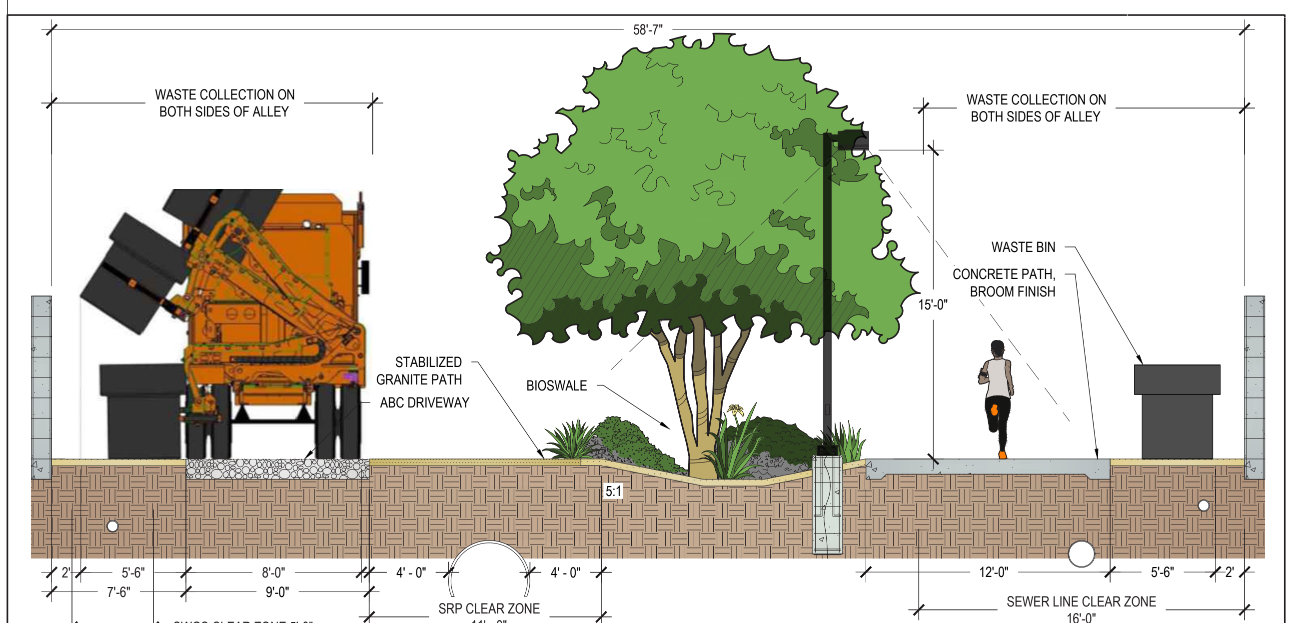
SYMBOL	DESCRIPTION	QTY
	Proposed Pathway Lighting	LIGHT SPACING TO BE DETERMINED LATER BY PHOTOMETRIC STUDY.

HARDSCAPE LEGEND

SYMBOL	DESCRIPTION
	Concrete
	Decomposed Granite
	Stabilized DG
	Asphalt
	Compacted Aggregate Base Course

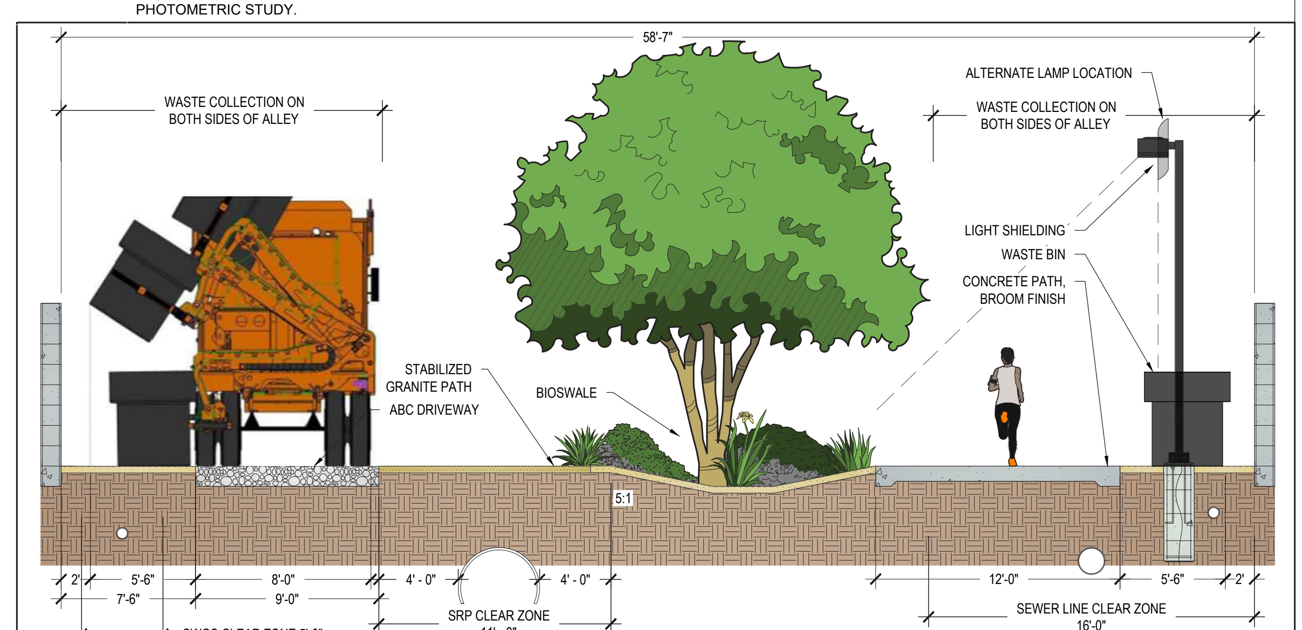
LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL / COMMON
TREES		
	38	Tree / Tree
SHRUBS/BIOSWALE		
		Native Planting



1 TYPICAL ALLEY SECTION ALT 1 - LIGHT POLE ON NORTH SIDE OF PATH

SCALE: 1/4" = 1'-0"



1 TYPICAL ALLEY SECTION ALT 2 - LIGHT POLE ON SOUTH SIDE OF PATH

SCALE: 1/4" = 1'-0"

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CITY OF TEMPE

REV	DESCRIPTION	BY	DATE	APPR

CONCEPTUAL ILLUSTRATION

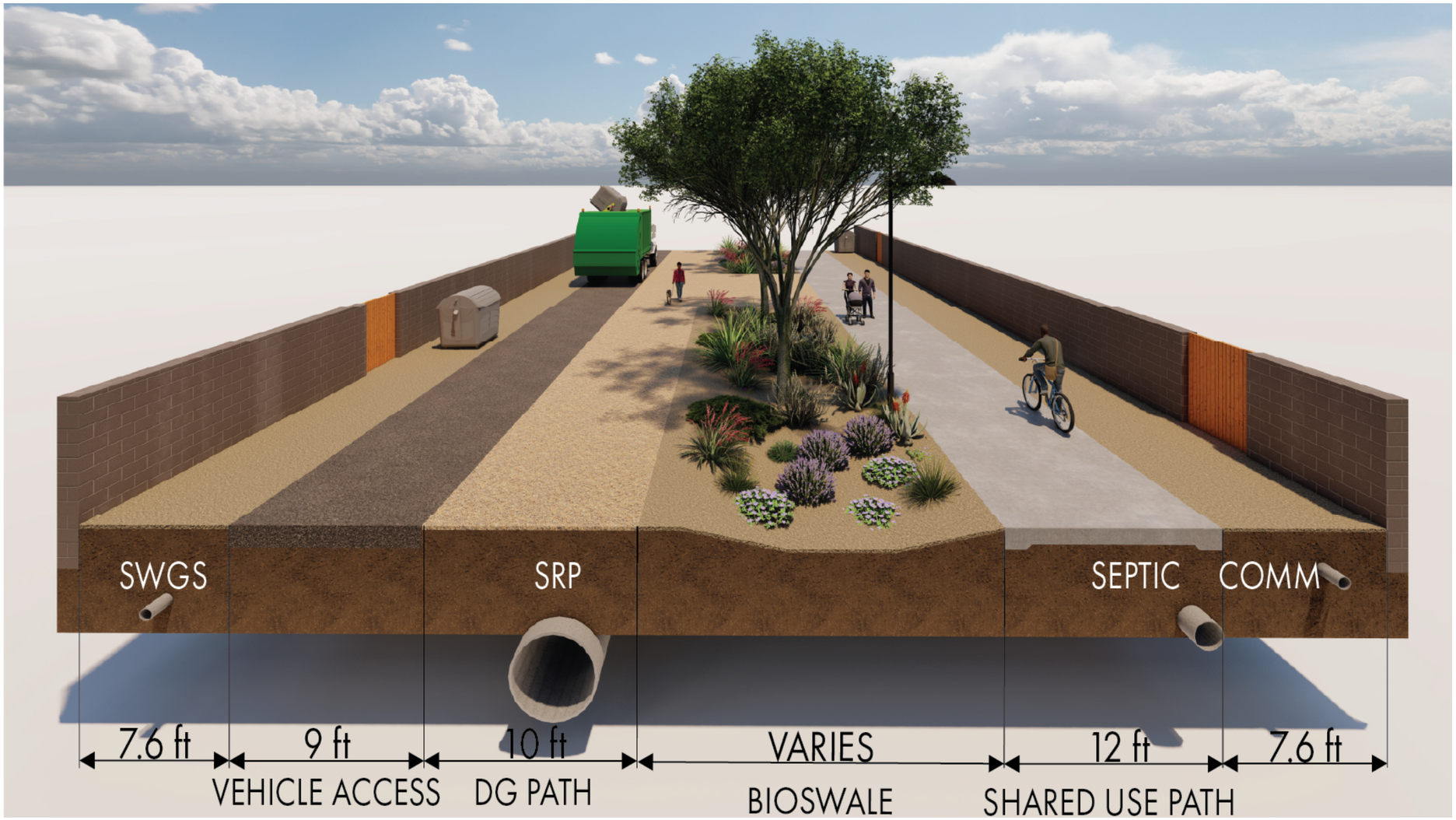
SELLEH PARK ALLEYWAY
PREPARED FOR
CITY OF TEMPE
TEMPE ARIZONA

PROJECT No. 24024

SCALE (H):	1" = 50'
SCALE (V):	NONE
DRAWN BY:	CTB
DESIGN BY:	BAS
CHECK BY:	BAS
DATE:	03/27/2025

24024LS.dwg

LS 0.00
1 OF 1 SHEETS



LINK TO PUBLIC SURVEY #2

Illustration

Selleh Park Area Alley Pathway

Activate the Alleyway

Add Connectivity option

Prevent Accumulation of Trash

Harvest Rainwater

Supplement/ Sustain vegetation

Coexist with Alley Functions

Add Trees and Shrubs

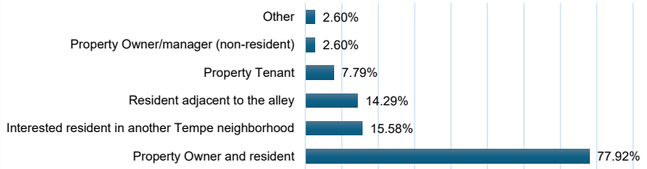
Shade

Cooling

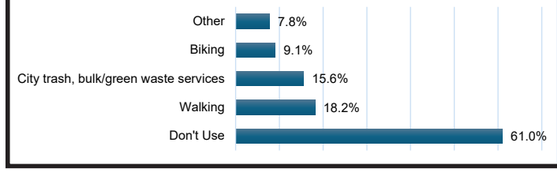
LINK TO PUBLIC SURVEY #2

McClintock Neighborhood Association · ALAMEDA MEADOWS · WERK urban | design · Y2K ENGINEERING · Tempe. Making waves in the desert

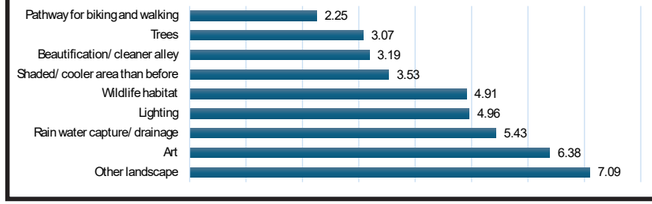
Are you... (select all that apply):



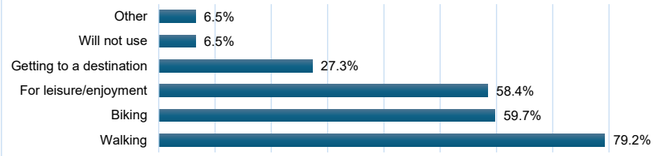
How do you currently use the alley? (select all that apply):



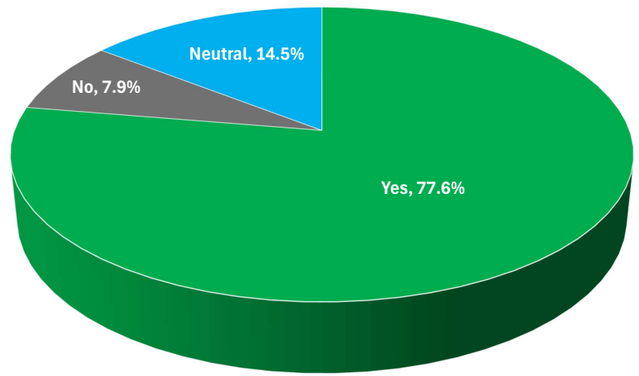
What should be prioritized for this project? (avg order / low score = high priority)



If they alley is improved, how would you used the alley? (select all that apply):



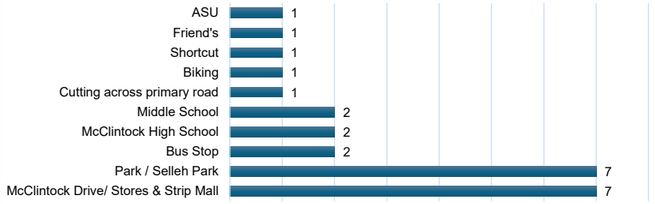
Do you support the proposed alley concept design?



Do you have other priorities for this alley that are not listed above?

- Community Garden
- Usage of native plants / pollinators
- Mulch instead of rocks
- As little concrete as possible
- Keep homeless out
- Safety / Security
- Dog leash signs
- Dumping prevention / pollution
- RV / backyard accessibility
- Do not increase wildlife, too many feral cats already
- Do not want foot traffic back there
- Don't like more people in the alley at night
- Fine with reducing dust, otherwise, not liking this
- Shrubs instead of trees (hopbush/ tecoma/ coursetia)
- Seating - individual benches that don't encourage encampments
- Not a place for people that don't live in the area to hang out
- Personal residential alley like it currently is
- Don't want excessive lighting adding to light pollution
- Power lines on the North Side, how will they be affected?
- How will power be provided for lighting?
- Is SRP ok with planting trees over irrigation pipes?
- Backyard privacy will be compromised, is

If you selected "getting to a destination", what destination would that be?



Do you have any additional comments or feedback?

- Mulch instead of rocks
- Homeless issue
- Community garden
- Native plants / sustainability
- Don't approve - privacy
- How is bulk trash to be handled?
- Leave as is, sell it to the home owners
- Safety / security / lighting / Provide 911 emergency phone on pathway
- Bike path safety going on to busy roads and from park
- Let's keep making Tempe a more bike friendly city
- No water fountains, playgrounds, or workout stations. Keep to a path and not a place to congregate.
- Project should be a demonstration of creative thinking in town planning, setting an example.
- Tempe, it is time for a creative reexamination of alley land use options for city improvements.
- Too many unanswered questions… proposal is not functional for homeowners and will hurt resale

Other than using the space as a pedestrian and bike path, do you have any other suggestions for improving it?

- Garden Areas
- Reduce dust
- Murals
- No, it's an alley, not a place for entertainment
- Don't allow sleeping (homeless)
- Add lights that won't disturb houses
- Move residential trash to the front instead of the alley
- Provide dog poop bags
- Periodic community cleanups
- Native trees/ shrubs and wildlife habitat
- Native landscaping supporting pollinators and wildlife with educational signage about the plants/ features.
- More trees, shade, and wildlife habitat
- Not too much hardscape, reduce heat
- Concept as shown will increase graffiti, wall damage, and will not reduce people dumping in the alley.
- Make it an area where people can sit and relax a little.
- With trash, debris, broken glass…is there a way to separate the multi-use path and the garbage truck path to prevent people from stepping on glass or puncturing tires?
- A stage for local concerts, plays, meetings, stories, poetry.
- Ensure residents approve improvements/ increase in use
- Exercise path or place to stretch or large bench to rest at / outdoor workout equipment
- Path flows smoothly and safely onto Rural
- Neighborhood birdwatching, wildflower watching.
- Can blooming ground cover or plants less than 2 ft be used in the utility zones where there isn't trash collection?
- Engaging Signage on birds and possible places for signage on rainwater harvesting, plants used, etc.
  Consider Tucson's Dunbar neighborhood as an example, though that was done on the streets themselves.

McClintock Neighborhood Association · ALAMEDA MEADOWS · WERK urban design · Y2K ENGINEERING · Tempe. Making waves in the desert

LINK TO PUBLIC SURVEY #2

Public Meeting #1 Public Opinion Survey Response Summary

Selleh Park Area Alley Pathway

APPENDIX A

Public Meeting #3

CONCEPTUAL ILLUSTRATION

LIGHTING LEGEND

SYMBOL	DESCRIPTION	QTY
●	Proposed Pathway Lighting - Alt 2	LIGHT SPACING TO BE DETERMINED LATER BY PHOTOMETRIC STUDY.

HARDSCAPE LEGEND

SYMBOL	DESCRIPTION
	Concrete
	Decomposed Granite
	Stabilized DG
	Asphalt
	Compacted Aggregate Base Course

LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL / COMMON
TREES		
	38	Tree / Tree
SHRUBS/BIOSWALE		
		Native Planting

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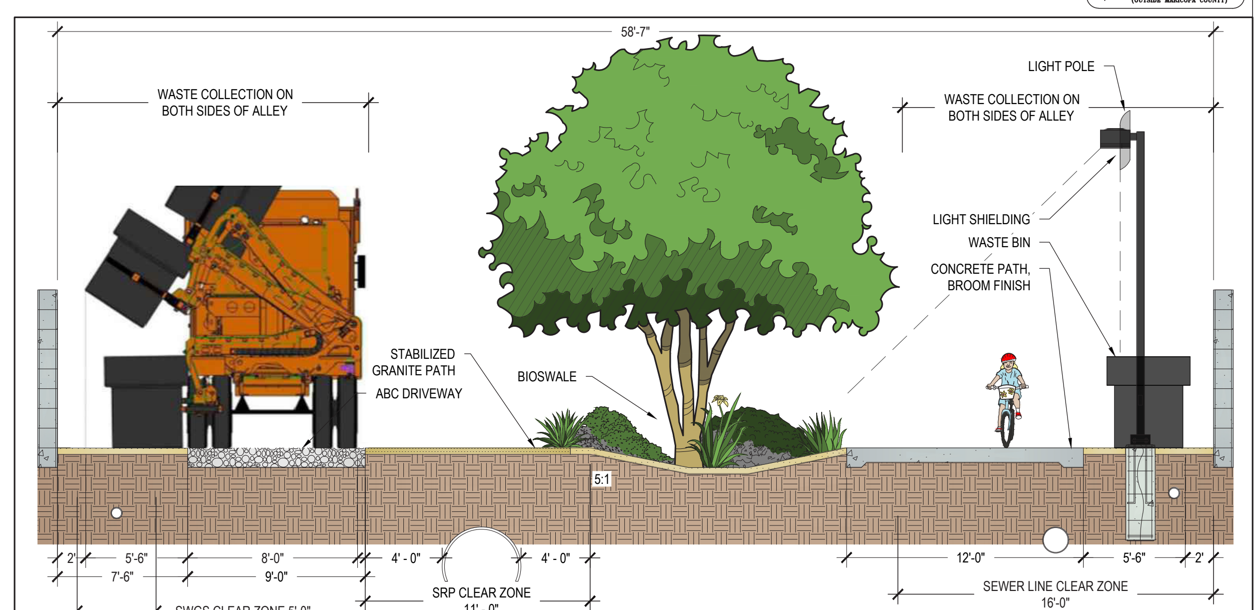

1 TYPICAL ALLEY SECTION - LIGHT POLE ON SOUTH SIDE OF PATH

SCALE: 1/4" = 1'-0"

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CITY OF TEMPE

REV	DESCRIPTION	BY	DATE	APPR

CONCEPTUAL ILLUSTRATION

SELLEH PARK ALLEYWAY
PREPARED FOR
CITY OF TEMPE
TEMPE ARIZONA

PROJECT No.
24024

SCALE (H):	1" = 50'
SCALE (V):	NONE
DRAWN BY:	CTB
DESIGN BY:	BAS
CHECK BY:	BAS
DATE:	05/27/2025

24024LS.dwg

LS 0.00
1 OF 1 SHEETS

Alley Design Renderings

Alley perspective facing east

Native plants

Public art

Lights with shields

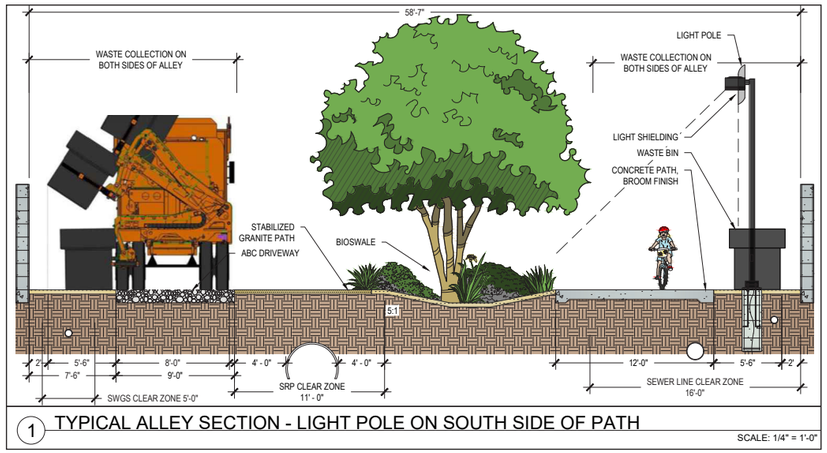
Alley perspective facing east at night

Alley perspective facing west

Stabilized DG path

Trash pickup path

Design Alternative Chosen in Public Meeting #2



Native Plants for Bioswale

Desert Marigold (Baileya multiradiata)

Ocotillo (Fouquieria splendens)

Milkweed (Asclepias subulata)

Parry's Penstemon (Penstemon parryi)

Design

Selleh Park Area Alley

Los Feliz to McClintock Between Aspen Drive/Concorda Drive

WERK ur·ban | design

Y2K ENGINEERING

McClintock Neighborhood Association

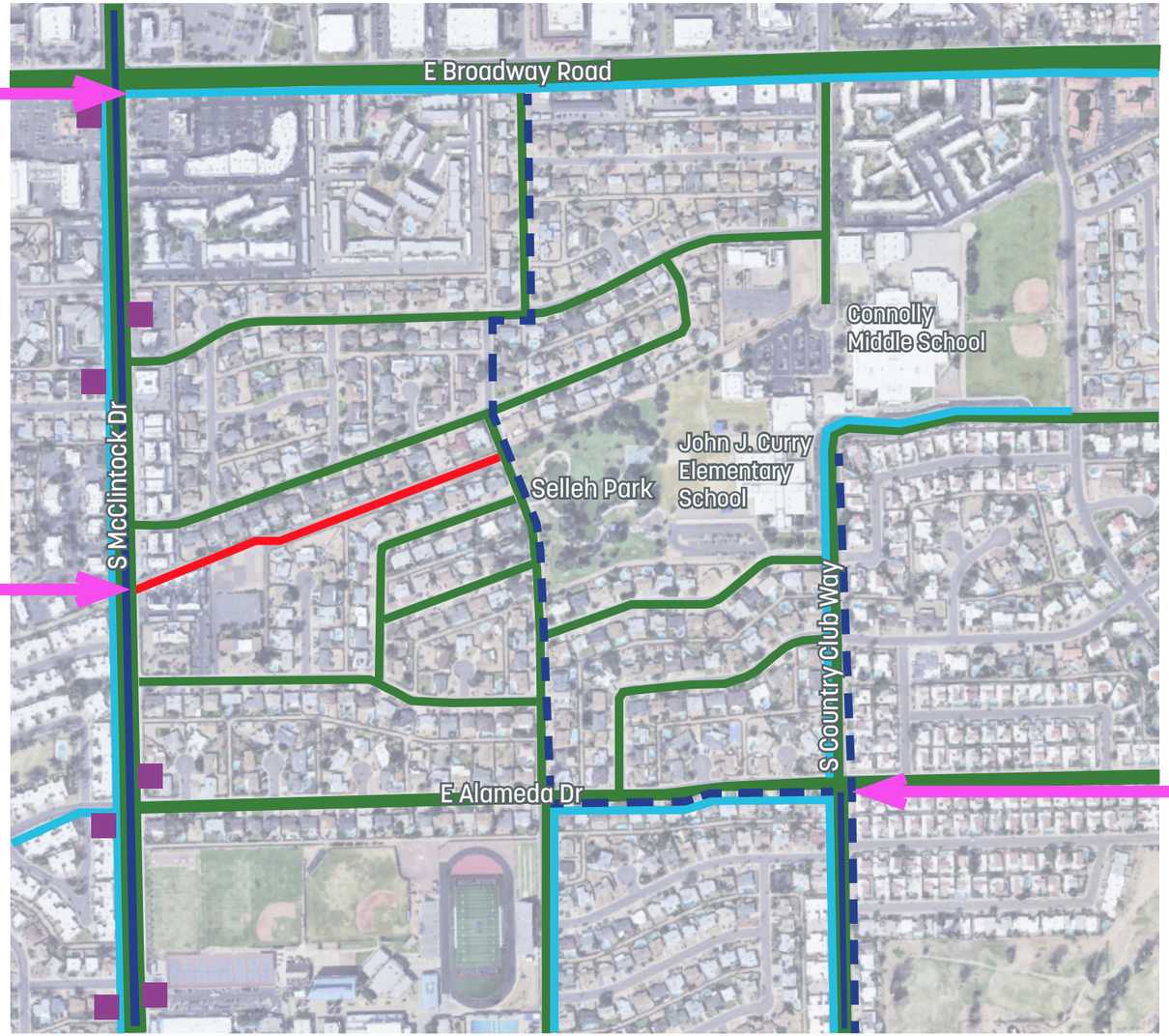
ALAMEDA MEADOWS

There are three bus routes on S McClintock Dr, E Broadway Rd, E Alameda Drive, and S Country Club Way.

The proposed multi-use path connects existing bike lanes on S McClintock Dr to future bike lanes on S Los Feliz Dr, E Alameda Dr, and S Country Club Way.

Legend

- Bus Route
- Proposed Multi-Use Path
- Sidewalk
- Bike Lanes and Sidewalk
- Bus Stops
- Future Bike Lane



Let's create a **multi-use path** from an arterial road with dedicated bike lanes that **connects** users to **Selleh Park** and **two schools**

A typical arterial road in the area with both dedicated bike lanes and sidewalks.

Mobility

Selleh Park Area Alley

Los Feliz to McClintock Between Aspen Drive/Concorda Drive

The figure above is a word map created from responses to the open ended question in Survey #2. Words are sized according to the number of times they appeared in responses.

Safety and Privacy

- Residents expressed that they do not feel safe using the alley as it exists now → Lighting and space activation are demonstrated crime deterrents[1]
- Residents had questions about increased crime from increased activity in the alley → There is no causal relationship between multi-use path installation and crime increases[2]

1 "Can Deterrence Persist? Long-Term Evidence from a Randomized Experiment in Street Lighting" by Mitre-Becerril et al. (2022)
2 "Greenways and Crime on Nearby Properties: An Investigation of Reported Crimes Along Three Greenways" by Jane Alice Love (2005)

Environmental Factors

- Residents had questions about light pollution →
  - The lights will have shields not only to block light into abutting properties but also on top to minimize light pollution.
  - We are offsetting our light pollution contribution by planting native plants for native and migratory species

Design Considerations

- Residents expressed a desire to walk their dogs on the proposed multi-use path → We are looking into adding dog stations in the study area for ease of use
- Residents had questions about how they could access their RV gates with the alley improvements → We tested turn radii for RVs and trucks so residents with gates would still have access

Maintenance

- Residents had questions about their maintenance responsibilities for the alley → Residents will only be responsible for the decomposed granite strip directly abutting their property where their trash cans are placed

Property Values & Funding

- Residents had questions about how the alley improvements will affect their property values → Greenways and multi-use paths have increased property values across the country[1]

1 "Economic Benefits of Trails and Greenways" by Rails to Trails Conservancy and "Property Value/Desirability Effects of Bike Paths Adjacent to Residential Areas" by Racca and Dhanju (2006)

- Residents had questions about the alley improvement funding → The alley exists, the project is exploring various improvements, but no funding for further work has been allocated

Public Feedback

Selleh Park Area Alley

Los Feliz to McClintock Between Aspen Drive/Concorda Drive

WERK ur·ban | design
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McClintock Neighborhood Association
ALAMEDA MEADOWS

APPENDIX B

Survey #1 Results

Alameda Meadows and McClintock Neighborhood Alley Design Project

What do you want to see in the wide alley between Concorda Drive and Aspen Drive, west from Selleh Park?

Summary Of Responses

Topic Registration Type: No registration

As of February 3, 2025, 8:02 AM, this forum had:		Topic Start	Topic End
Attendees:	101	December 9, 2024, 11:55 AM	January 23, 2025, 10:40 AM
Responses:	77		
Hours of Public Comment:	3.9		

QUESTION 1

Name:

Answered	77
Skipped	0

QUESTION 2

Property address:

Answered	77
Skipped	0

QUESTION 3

Email:

Answered	70
Skipped	7

QUESTION 4

Are you (select all that apply):

Alameda Meadows and McClintock Neighborhood Alley Design Project

What do you want to see in the wide alley between Concorda Drive and Aspen Drive, west from Selleh Park?

	%	Count
Property owner/manager (non-resident)	2.6%	2
Property owner and resident	77.9%	60
Property tenant	7.8%	6
Resident adjacent to the alley	3.9%	3
Interested resident in another Tempe neighborhood	15.6%	12
Other	2.6%	2

QUESTION 5

How do you currently use this alley? Select all that apply.

	%	Count
Biking	9.1%	7
Walking	18.2%	14
City trash, bulk/green waste services	15.6%	12
Don't use	61.0%	47
Other	7.8%	6

QUESTION 6

If the alley is improved, how would you use the alley? Select all that apply.

	%	Count
Biking	59.7%	46
Walking	79.2%	61

Alameda Meadows and McClintock Neighborhood Alley Design Project

What do you want to see in the wide alley between Concorda Drive and Aspen Drive, west from Selleh Park?

		%	Count
Getting to a destination		27.3%	21
For leisure/enjoyment		58.4%	45
Will not use		6.5%	5
Other		6.5%	5

QUESTION 7

If you selected "getting to a destination" in the previous question, what destination would that be?

Answered	25
Skipped	52

QUESTION 8

What should be prioritized for this project (number in order of items that you would like to see):

1. Pathway for biking and walking
2. Trees
3. Beautification/cleaner alley
4. Shaded/cooler area than before
5. Wildlife habitat
6. Lighting
7. Rain water capture/drainage
8. Art
9. Other landscape

QUESTION 9

Do you have other priorities for this alley that are not listed above?

Answered	20
Skipped	57

Alameda Meadows and McClintock Neighborhood Alley Design Project

What do you want to see in the wide alley between Concorda Drive and Aspen Drive, west from Selleh Park?

QUESTION 10

Do you support the above proposed alley concept design?

		%	Count
Yes		77.6%	59
No		7.9%	6
Neutral		14.5%	11

QUESTION 11

Other than using the space as a pedestrian and bike path, do you have any other suggestions for improving it?

Answered	32
Skipped	45

QUESTION 12

Do you have any additional comments or feedback for this project?

Answered	35
Skipped	42

APPENDIX B

Survey #2 Results

Alameda Meadows and McClintock Neighborhood Alley Design Survey #2

What do you want to see in the wide alley between Concorda Drive and Aspen Drive, west from Selleh Park?

Summary Of Responses

Topic Registration Type: No registration

As of May 2, 2025, 12:09 PM, this forum had:		Topic Start	Topic End
Attendees:	72	April 1, 2025, 3:45 PM	April 28, 2025, 11:59 PM
Responses:	49		
Hours of Public Comment:	2.5		

QUESTION 1

Name (will not appear in survey results if you chose to share other responses):

Answered	44
Skipped	5

QUESTION 2

Property address (will not appear in survey results if you chose to share other responses):

Answered	49
Skipped	0

QUESTION 3

Email (will not appear in survey results if you chose to share other responses):

Answered	42
Skipped	7

QUESTION 4

Are you (select all that apply):

Alameda Meadows and McClintock Neighborhood Alley Design Survey #2

What do you want to see in the wide alley between Concorda Drive and Aspen Drive, west from Selleh Park?

	%	Count
Property owner/manager (non-resident)	6.3%	3
Property owner and resident	77.1%	37
Property tenant	8.3%	4
Interested resident in another Tempe neighborhood	12.5%	6

QUESTION 5

Does your property back up to the alley?

	%	Count
Yes	25.0%	12
No	75.0%	36

QUESTION 6

How do you currently use this alley? Please select all that apply.

	%	Count
Biking	4.2%	2
Walking	22.9%	11
City trash, bulk/green waste services	22.9%	11
Don't use	52.1%	25
Other	4.2%	2

QUESTION 7

Alameda Meadows and McClintock Neighborhood Alley Design Survey #2

What do you want to see in the wide alley between Concorda Drive and Aspen Drive, west from Selleh Park?

Which alternative do you prefer?

		%	Count
Alternative 1		19.1%	9
Alternative 2		59.6%	28
No build alternative		21.3%	10

QUESTION 8

Why did you select your answer in the previous question?

Answered	40
Skipped	9

QUESTION 9

For the alternatives that you do not prefer, what elements can be added or removed to make this a more appealing alternative?

Answered	23
Skipped	26

QUESTION 10

Do these alternatives address your concerns?

Answered	27
Skipped	22

QUESTION 11

How would you use the space if one of these alternatives moves forward?

Answered	41

Alameda Meadows and McClintock Neighborhood Alley Design Survey #2

What do you want to see in the wide alley between Concorda Drive and Aspen Drive, west from Selleh Park?

Skipped	8

QUESTION 12

What safety concerns do you have about the alley as it is used today?

Answered	33
Skipped	16

QUESTION 13

What should be prioritized for this project (number in order of items that you would like to see):

1. Beautification/cleaner alley
2. Pathway for biking and walking
3. Shaded/cooler area than before
4. Trees
5. Wildlife habitat
6. Lighting
7. Rain water capture/drainage
8. Other landscape

QUESTION 14

Do you have other priorities for this alley that are not listed above?

Answered	17
Skipped	32

QUESTION 15

Do you support the proposed alley design project?

		%	Count
Yes		78.3%	36

Alameda Meadows and McClintock Neighborhood Alley Design Survey #2

What do you want to see in the wide alley between Concorda Drive and Aspen Drive, west from Selleh Park?

		%	Count
No		15.2%	7
Other		6.5%	3

QUESTION 16

Do you have any additional comments or feedback for this project?

Answered	28
Skipped	21

APPENDIX B

Survey #3 Results

Alameda Meadows and McClintock Neighborhood Alley Design Survey # 3

What do you want to see in the wide alley between Concorda Drive and Aspen Drive, west from Selleh Park?

Summary Of Responses

Topic Registration Type: No registration

As of June 20, 2025, 8:55 AM, this forum had:		Topic Start	Topic End
Attendees:	80	May 28, 2025, 4:00 PM	June 11, 2025, 11:59 PM
Responses:	58		
Hours of Public Comment:	2.9		

QUESTION 1

Name (will not appear in survey results if you chose to share other responses):

Answered	47
Skipped	11

QUESTION 2

Property address (will not appear in survey results if you chose to share other responses):

Answered	58
Skipped	0

QUESTION 3

Email for project updates (will not appear in survey results if you chose to share other responses):

Answered	40
Skipped	18

QUESTION 4

Are you (select all that apply):

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	%	Count
Property owner/manager (non-resident)	8.6%	5
Property owner and resident	72.4%	42
Property tenant	12.1%	7
Interested resident in another Tempe neighborhood	10.3%	6
Other	5.2%	3

QUESTION 5

Does your property back up to the alley located between Aspen Drive and Concorda Drive from Los Feliz Drive to McClintock Drive?

	%	Count
Yes	10.3%	6
No	89.7%	52

QUESTION 6

Do you support the proposed alley design project and preliminary design?

	%	Count
Yes	81.0%	47
No	8.6%	5
Not sure	10.3%	6

QUESTION 7

Why did you select your answer in the previous question?

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Answered	45
Skipped	13

QUESTION 8

Do you support only planting trees and vegetation and no formalized path or lighting? This would remove the project as a transportation facility, due to ADA requirements for paths and would instead categorize it as an urban cooling project with different funding sources to compete for.

	%	Count
Yes	29.3%	17
No	37.9%	22
Not sure	32.8%	19

QUESTION 9

Do you have any additional comments or feedback for this project?

Answered	33
Skipped	25