



Dime Alley Restorative Project

Dime Alley Resident Community
Long Beach Community Design Center
O.C.E.A.N Org
HED

Project Overview - Participants

Dime Alley Resident Community



The community consists of approximately 21 residential buildings and 1 commercial building. The majority of the population are renters including families with children and middle-aged individuals. The alley is frequently used by families walking to Amigos Market and as a pathway by students attending Franklin Middle School.

Alejandra Perez-Serrato
-Community Liaison Volunteer
Blanca Mora, Timothy Davis,
Maria Rodriguez, Fransico
Espinoza, Maria Cruz Alvarez,
Swani, Maurice Smith, Aurora
Barboza, Nayeli Perez, Maria
Guadalupe, Annabel Doss,
Francisco Morales
-Resident Participants

Long Beach Community Design Center



The role of the Long Beach Community Design Center (LBCDC) is to act as a liaison to identify, facilitate and manage a group of volunteer urban planners, architects, and designers to provide pro bono urban planning and other types of design assistance to nonprofit community-based organizations that would otherwise not have access to such services.

David Salazar, FAICP
-Founder & Executive Director

O.C.E.A.N Org



O.C.E.A.N Org LB is grassroots, nonprofit entity established on July 3rd 2020. O.C.E.A.N [“One Current Ebbing All Nations”] evolved out of a group formerly known as Oceanz.

Its present commitment is to amplify equity through creativity by integrating art and culture in the process.

The organization operates on dedicated volunteer board members, a group of local artists, volunteers and partners that help ensure the completion of the events/projects.

Chance Powers
-President

HED Los Angeles



Full-service architecture and engineering firm with eight office locations across the country. HED is active in mixed-use, life science, higher education, workplace design, urban planning, K12, and healthcare. Consulting services include architecture, landscape architecture, interiors, mechanical, structural, and electrical engineering, sustainable design, and experiential graphics.

Martha Ball
-Principal
Keith Tyschper
-Project Manager
Niccolo Boldrin
-Design
Heather Foley
-Landscape

Table of Contents

1 | Project Overview

Overview
Participants
Timeline

03

2 | Community Engagement & Input

Community 1st Meeting
Community 2nd Meeting

06

3 | Challenges

Illegal Dumping and Parking
Insufficient Illumination and Greenery
Dangerous Blind Turn
Lack of Vitality
Flooding Issue
Urinating Issue

08

4 | Opportunities

Connection
Beautification
Safety
Cleanliness

10

5 | Inspiration/Precedents

Culture Alley- Superkilen Park- World Exhibition
Green Alley- Sunland, CA

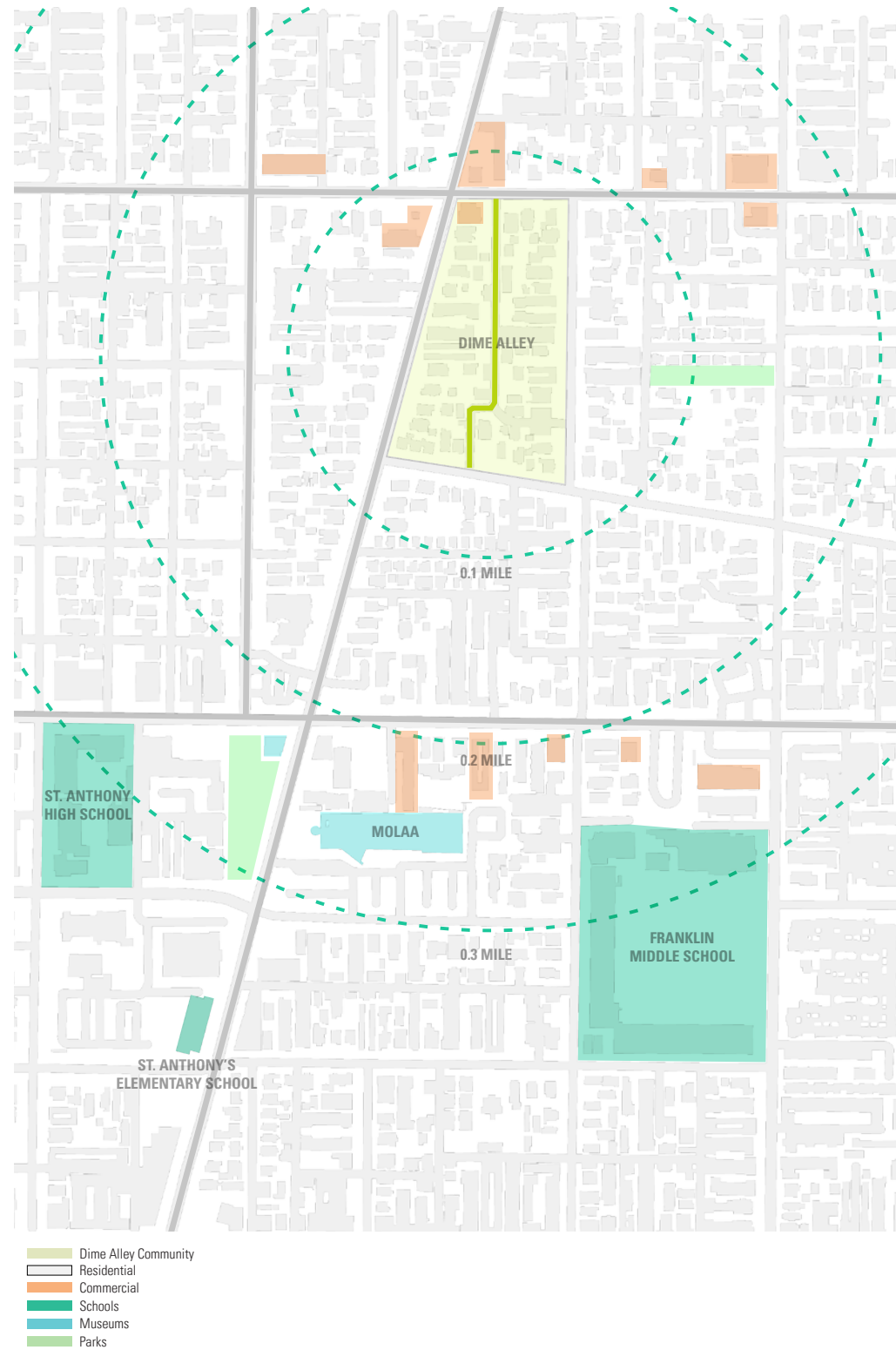
12

6 | Strategies

Clean
Safe
Beautiful
Engaging

14

Project Overview



Project Goals

The restoration of Dime Alley is part of the Long Beach Community Design Center's Restorative Pathway Project initiative. The initiative is focused on holistic placemaking that cultivates community empowerment and stewardship where creative design, safety, open space, public art, and culture intersect. The goal is to repurpose alleys to address neighborhood equity, connectivity, and community well-being. The voice of the community is integral to the success of the initiative. Residents are thoughtfully engaged throughout the process to provide input on the vision.

About Dime Alley

Dime Alley is bound by Alamitos and Cerritos Avenues to the west and the east and by 10th and Hellman Streets to the north and south. The one-way alley is accessible at the north end from 10th Street. The length of the alley is approximately 730 linear feet and 19' wide. The alley experiences pedestrian and vehicular traffic throughout the day. Secure parking for residents along the alley is access through the alley. Amigos Market on 10th Street is a neighborhood anchor and nearby residents use the alley to access the store and students from Franklin Middle School walk through the alley to get to and from school. The alley serves several important neighborhood connections. Unfortunately, the alley also serves as place where people dump trash. Poor lighting and lack of "eyes on the street" make Dime Alley an attractive target for undesirable activities. Primary concerns expressed by the residents are lack of lighting, trash, crime, and safety.

Process & Timeline

Project Initiation

HED and the representatives of the Long Beach Community Center met onsite in April 2023. Together, with a resident from Dime Alley and a local artist, we toured the alley. We learned more about the community, adjacent uses, primary concerns, and a preliminary wish list of changes they would like to see.



Draft Design

Preliminary design recommendations focused on integrating feedback from the community. Illegal dumping of trash, lack of lighting, standing water, and loitering outside of Amigos Market were among the primary concerns. Secondary areas of focus centered on beautification of the alley with green infrastructure and public art. Residents were invested in the idea of the alley becoming a community destination.



Next Steps

HED will continue to be a resource to test ideas and implementation strategies. The Long Beach community will work together to identify funding sources and priorities to make Dime Alley a safe place for residents of all ages.



Community Engagement



In May, an informal charette-style exercise was hosted in the front yard of a nearby resident. Participants were asked to design their ideal alley with building blocks representing green infrastructure, public art, and safety enhancing measures. It was a great opportunity for the neighbors to engage with one another to share ideas in a safe space. The exercise built trust and created common ground from which the design team could make more definitive recommendations.

Ongoing Engagement



A second community meeting in mid-July brought residents back together around a physical model and inspired vignettes of the design potential of the alley. The depictive imagery and the physical model gave residents the tools to be more specific about what they want to see and understand how the solutions could be implemented.

Community Engagement | Meeting #1

1) The first engagement activity “Place It!” is a design and participation based urban planning practice founded by urban planner and artist James Rojas. At its core, Place It! engages people in urban planning, design, landscape, and neighborhood change through their hands and senses so that they can be creative and expansive in their thinking and offer up real solutions to the challenges facing our cities and neighborhood. It created a collective investment in the outcome of the study and subsequent design for Dime Alley.



Community Engagement | Meeting #2

2) After learning more about what the community wants to see, a 3-D physical model of the alley demonstrated the possible design interventions along from 10th to Hellman Streets. Residents responded to the design suggestions and provided additional feedback. A representative cross-spectrum of residents participated in the discussion. The depictive vignettes were helpful to distill information and gain valuable feedback.



1) La primera actividad de compromiso “¡Colócalo!” es una práctica de planificación urbana basada en el diseño y la participación, fundada por el planificador urbano y artista James Rojas. En su esencia, ¡Colócalo! involucra a las personas en la planificación urbana, el diseño, el paisaje y el cambio en el vecindario a través de sus manos y sentidos, para que puedan ser creativos y expansivos en su pensamiento y ofrecer soluciones reales a los desafíos que enfrentan nuestras ciudades y vecindarios. Creó una inversión colectiva en el resultado del estudio y el diseño posterior para Dime Alley.



2) Después de aprender más sobre lo que la comunidad quiere ver, se creó un modelo físico tridimensional del callejón que demostró las posibles intervenciones de diseño desde la 10 calle a Hellman. Los residentes respondieron a las sugerencias de diseño y proporcionaron comentarios adicionales. Una representativa muestra de residentes de diferentes sectores participó en la discusión. Las viñetas descriptivas fueron útiles para destilar información y obtener comentarios importantes.



Challenges & Observations



Illegal Dumping

- Household trash dumped illegally creates unsanitary conditions for pedestrians and residents.
- La basura doméstica arrojada ilegalmente crea condiciones insalubres para los peatones y los residentes.*
- Neighborhood cleanup days demonstrate the investment of the residents.
- Los días de limpieza en el vecindario demuestran la inversión de los residentes.*



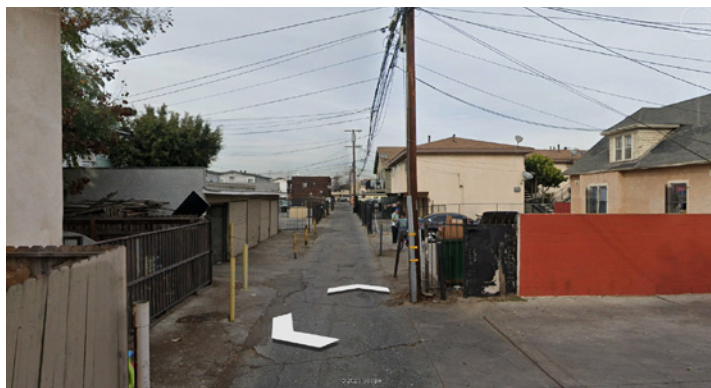
Illegal Car Parking

- Cars parked illegally make it difficult for vehicles to safely navigate the narrow alleyway.
- Los coches estacionados ilegalmente dificultan que los vehículos naveguen de manera segura por el estrecho callejón.*
- Parking enforcement would decrease the number of illegal cars and provide more room for pedestrians.
- La aplicación de las normas de estacionamiento reduciría el número de vehículos estacionados ilegalmente y proporcionaría más espacio para los peatones.*



Dangerous Blind Turn

- Illegally parked cars and trash decrease the area where pedestrians can move safely through the alley.
- Los autos estacionados ilegalmente y la basura disminuyen el espacio donde los peatones pueden moverse de manera segura por el callejón.*
- Traffic calming measures would be helpful to reduce speed and make the blind turn safer.
- Medidas de calmado de tráfico serían útiles para reducir la velocidad y hacer la curva ciega más segura.*



Insufficient Illumination

- The alley feeds the back of there is secured parking separating homes from the alley. It is difficult for residents to monitor activity in the alley.
- El callejón conduce hacia la parte trasera, donde hay un estacionamiento seguro que separa las viviendas del callejón. Es difícil para los residentes supervisar la actividad en el callejón.*
- New lighting would make the alley safer and allow residents to see into the alley from their homes.
- Nueva iluminación haría el callejón más seguro y permitiría a los residentes ver dentro del callejón desde sus hogares.*

Challenges & Observations



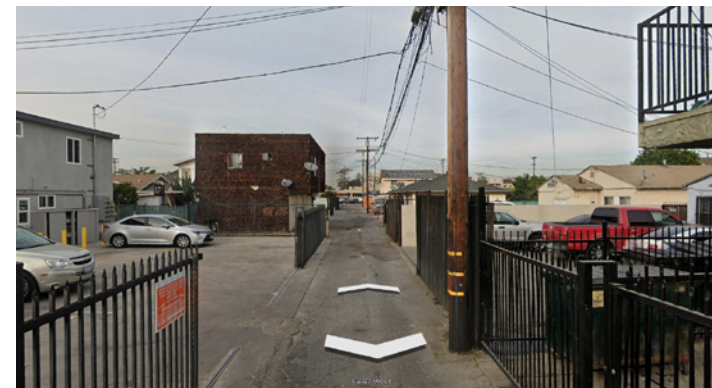
Loitering and Public Urination

- Amigos Market on 10th Street is the only commercial use in the vicinity of Dime Alley. After dark, the space in front of the market becomes a place where people loiter.
- El Amigos Market en la Calle 10 es el único uso comercial en las cercanías de Dime Alley. Después del anochecer, el espacio frente al mercado se convierte en un lugar donde las personas merodean.*
- With a lack of sufficient lighting and trash, it can attract unwanted activity including public urination. Lighting and aesthetic improvements will help deter this behavior.
- Con la falta de iluminación suficiente y la presencia de basura, se pueden atraer actividades no deseadas, incluida la micción en público. Las mejoras en la iluminación y el aspecto estético ayudarán a disuadir este comportamiento.*



Insufficient Green Space

- Lack of greenery in the alley contributes to an uninviting place. Simple addition of planters and other green will provide a much needed green backdrop.
- La falta de vegetación en el callejón contribuye a un espacio poco acogedor. La simple adición de macetas y otras plantas proporcionará un fondo verde muy necesario.*



Standing Water

- The asphalt and concrete are damaged and following a rain storm, there is standing water that can become unsanitary and a nuisance for pedestrians.
- El asfalto y el concreto están dañados y, después de una tormenta de lluvia, se acumula agua estancada que puede volverse insalubre y molesta para los peatones.*
- Intermittent use of permeable pavers would help alleviate this issue.
- El uso intermitente de adoquines permeables ayudaría a aliviar este problema.*



Lack of visible signage

- Existing signage for "ONE WAY" and "DO NOT ENTER" are not very apparent.
- Las señales existentes de "UNA DIRECCIÓN" y "PROHIBIDO EL PASO" no son muy evidentes.*

Challenges - Poor Road Condition



LEGEND

- Poor condition
- Very Poor condition

Challenges - Poor Road Condition

1.2 THE PAVEMENT MANAGEMENT PROCESS

The actual pavement management process involves three unique, but important steps, and is presented graphically in **Figure 4**. Each activity builds on the previous, until the end result is a prioritized paving and rehabilitation program.

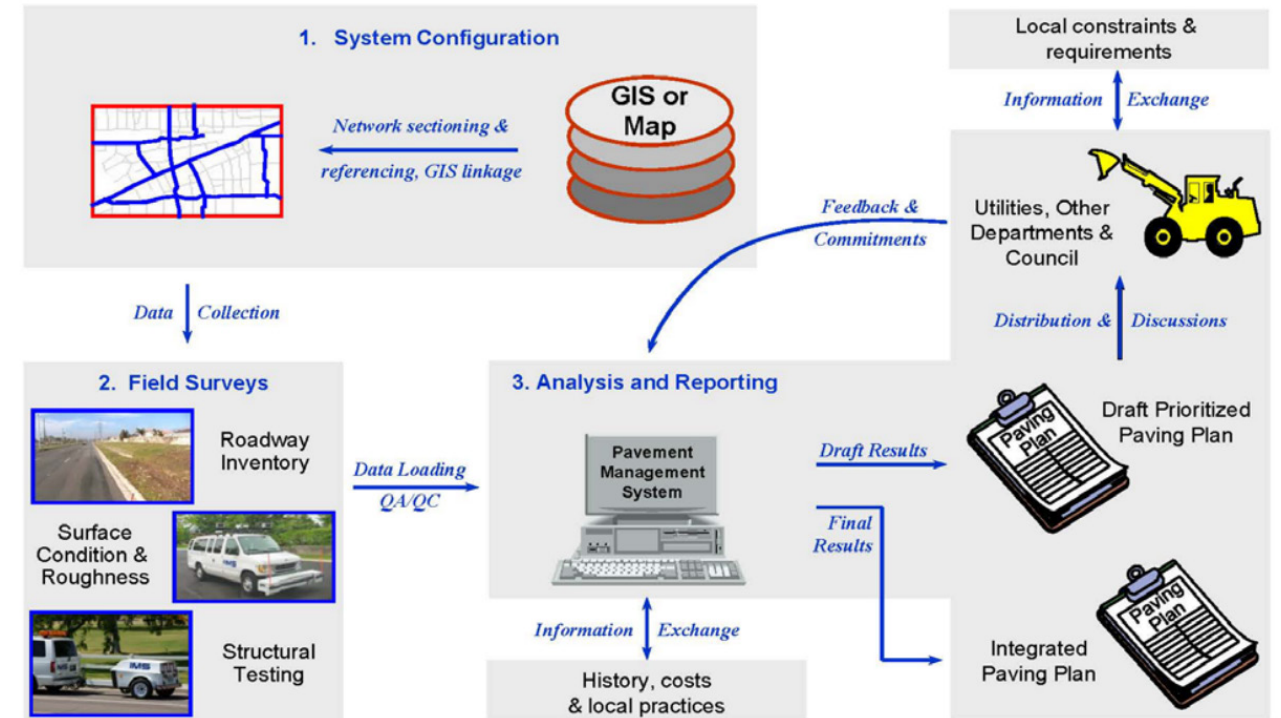


Figure 4 – The Pavement Management Process

Figure 6 – Understanding the Overall Condition Index (PCI) Score

The general idea of what these condition levels mean with respect to the relative average cost to rehabilitate and typical rehabilitation actions is included in the following table:

PCI Range	Description	Relative Average Cost		Definition
		Per Square Foot		
85 – 100	Excellent	\$18 - \$45/ SQFT		Like new condition – little to no maintenance required when new; routine maintenance such as crack and joint sealing.
70 – 85	Very Good	\$75 - \$230/ SQFT		Routine maintenance such as patching and crack sealing with surface treatments such as seal coats or slurries.
60 – 70	Good	\$180 - \$513/ SQFT		Heavier surface treatments and thin overlays. Localized panel replacements.
40 – 60	Fair to Marginal	\$414 - \$810/ SQFT		Heavy surface-based inlays or overlays with localized repairs. Moderate to extensive panel replacements.
30 – 40	Poor	\$612 - \$1,062/ SQFT		Sections will require very thick overlays, surface replacement, base reconstruction, and possible subgrade stabilization.
0 – 30	Very Poor	\$720 - \$2,277/ SQFT		High percentage of full reconstruction.

Opportunities

Signage

Upgrade one-way sign

Connection

Create a safe gathering space outside Amigos Market where the community can come together safely

Beautification

Public art and / or green space

Safety

Provide lighting and traffic control

Cleanliness

Remove trash and enforce fines for illegal dumping

LEGEND

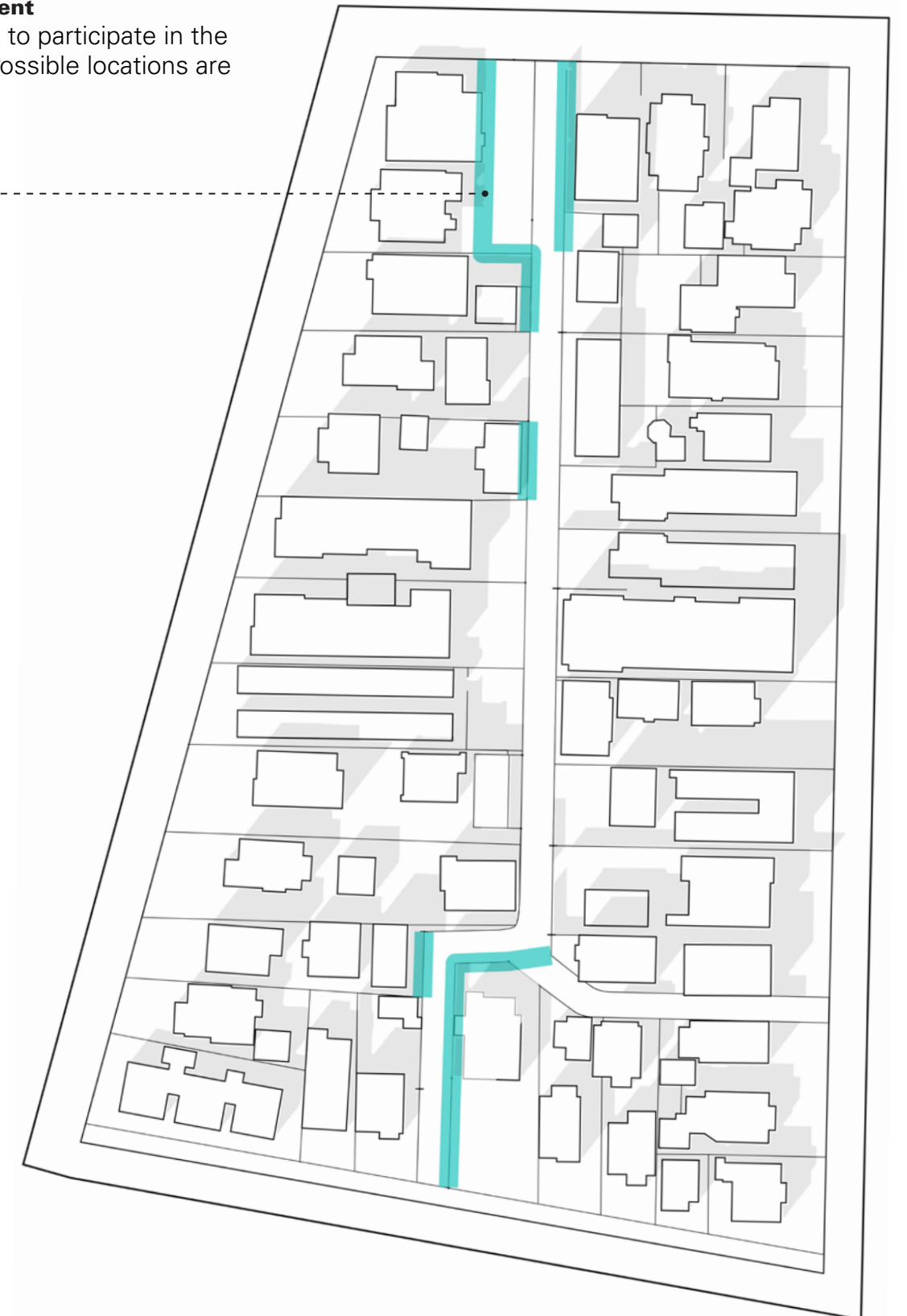
- Alley Anchors
- Public Art / Green Space
- Traffic Control
- Existing Light Pole
- Proposed Light Pole



Opportunities

Community Involvement

Some residents want to participate in the public art program. Possible locations are indicated on the plan.



Precedents

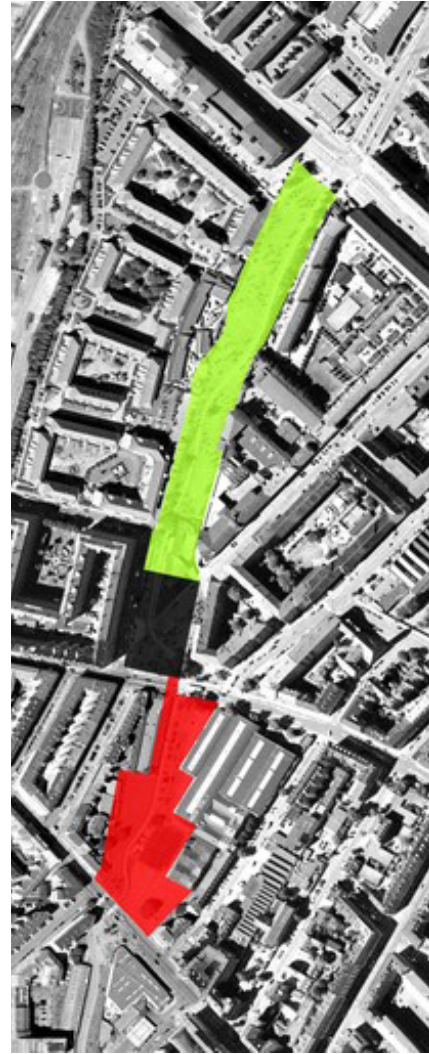
Culture Alley - Superkilen Park - World Exhibition

The Superkilen Urban Park is a collaboration between artists, architects and landscape architects all having the same design focus to create a space in which celebrates and connects all residents from 60 different nationalities who now call Norrebro home.

The Superkilen Urban Park is a driver for celebrating the multi-cultural heritage of the area as well as working as an urban exhibition space it creates a positive experience for those entering, using and passing through it as it forces residents to come together and be one socially interconnected community.

El Parque Urbano Superkilen es una colaboración entre artistas, arquitectos y paisajistas, todos con el mismo enfoque de diseño, para crear un espacio que celebre y conecte a todos los residentes de 60 nacionalidades diferentes que ahora llaman hogar a Norrebro.

El Parque Urbano Superkilen es un motor para celebrar la herencia multicultural de la zona, además de funcionar como un espacio de exhibición urbana, crea una experiencia positiva para quienes entran, lo utilizan y lo atraviesan, ya que obliga a los residentes a unirse y formar una comunidad socialmente interconectada.



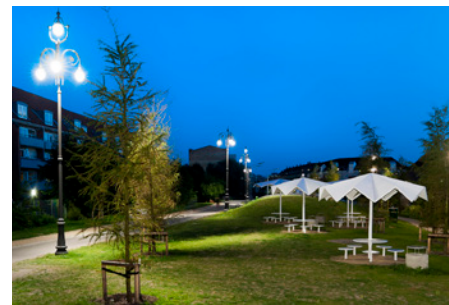
Green Park Sports play



Black Square Urban living room



Red Square



Precedents

Green Alley - Sunland, CA

The Bradley Plaza and Green Alley Project is a two-block section, with entrance to the plaza at the intersection of Bradley Avenue and Van Nuys Boulevard. The transformed project area increases open space, captures and infiltrates polluted stormwater runoff for improved water quality, and increases mobility for the San Fernando Gardens housing complex—all while helping to restore the natural environment of the Tujunga Wash and Los Angeles River. The San Fernando Valley gets significantly hotter in the summer months compared to other regions of Los Angeles. This, combined with a low tree canopy coverage, industrial pollutants, and paved roads, creates conditions for the urban heat island (UHI) effect and heat-related illnesses.

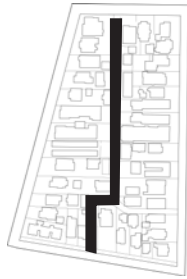
To combat the UHI effect, the project's pavement coloring has a high albedo characteristic which reflects solar rays and reduces the absorption of heat. In this way, green infrastructure projects like the Bradley Plaza and Green Alley help us address many community needs: clean air, cooler temperatures, and safe places where kids can go and play.

El Proyecto de la Plaza Bradley y Callejón Verde es una sección de dos manzanas, con entrada a la plaza en la intersección de la Avenida Bradley y la Calle Van Nuys. El área transformada del proyecto aumenta el espacio abierto, captura e infiltra el agua de escorrentía contaminada para mejorar la calidad del agua y aumentar la movilidad para el complejo de viviendas de San Fernando Gardens, al tiempo que ayuda a restaurar el entorno natural del Tujunga Wash y el río Los Ángeles. El Valle de San Fernando se calienta significativamente durante los meses de verano en comparación con otras regiones de Los Ángeles. Esto, combinado con una baja cobertura de dosel arbóreo, contaminantes industriales y carreteras pavimentadas, crea condiciones para el efecto de isla de calor urbano (ICU) y enfermedades relacionadas con el calor.

Para combatir el efecto de la ICU, el pavimento del proyecto tiene una característica de alto albedo que refleja los rayos solares y reduce la absorción de calor. De esta manera, proyectos de infraestructura verde como la Plaza Bradley y el Callejón Verde nos ayudan a abordar muchas necesidades de la comunidad: aire limpio, temperaturas más frescas y lugares seguros donde los niños pueden jugar.



Strategies



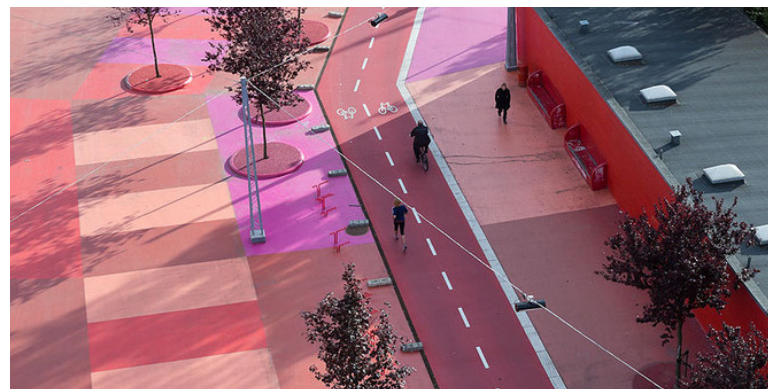
Community Activation

Dime Alley should be a place where the community feels safe and accommodates the multi-generational needs of the neighborhood. It should reflect the values of the community and offer something for everyone. The alley is divided into smaller zones to celebrate art, give children a place to play, anchor the alley with smaller gathering space, and integrates green infrastructure for storm water management and heat island reduction.

Dime Alley debería ser un lugar donde la comunidad se sienta segura y acomode las necesidades multigeneracionales del vecindario. Debería reflejar los valores de la comunidad y ofrecer algo para todos. El callejón está dividido en zonas más pequeñas para celebrar el arte, brindar a los niños un lugar para jugar, anclar el callejón con un espacio más pequeño para reuniones, e integrar infraestructura verde para la gestión de aguas pluviales y la reducción de islas de calor.



- LEGEND**
- Anchors & Gathering Space
 - Public Art & Community Identity
 - Recreation
 - Green Infrastructure and Infiltration



Zone Floor Painting



Activity Zone

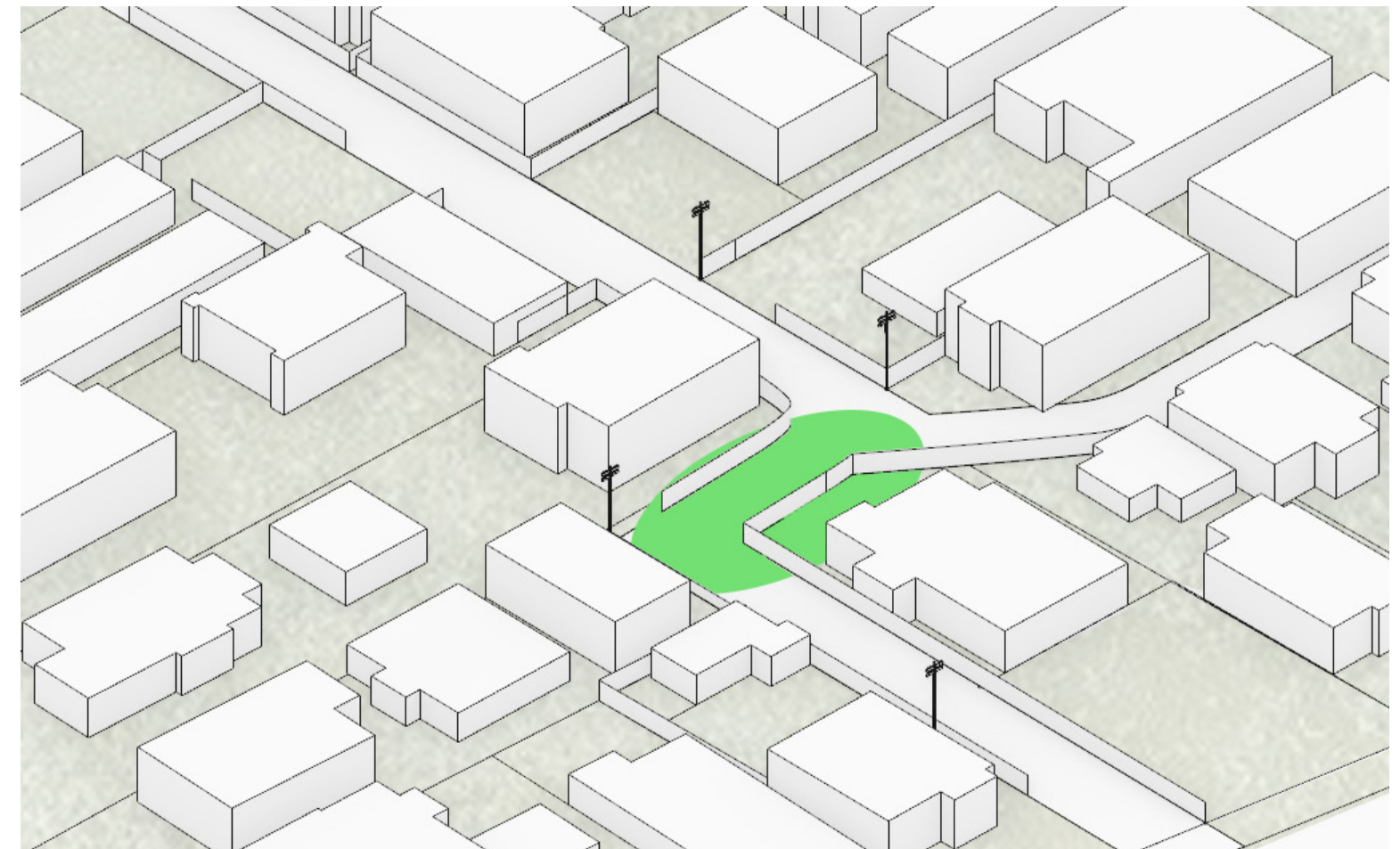
Strategies



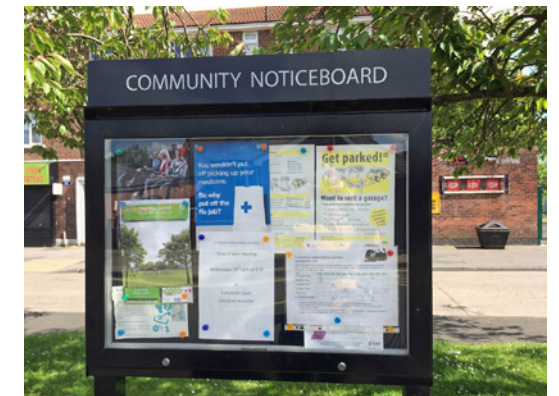
Improve Sanitary Conditions

Illegal dumping is compromising the health and well being of the residents. The trash attracts unwanted pests, impedes safe movement of vehicular and pedestrian traffic, and can be a health and safety hazard. Trash drop off areas should be clearly defined with bollards and enclosures that are accessible to residents along the alley. Improved lighting conditions will deter illegal dumping. Other improvements to the primary dumping area include new green infrastructure such as green walls and permeable paving materials.

El vertido ilegal está comprometiendo la salud y el bienestar de los residentes. La basura atrae plagas no deseadas, obstaculiza el movimiento seguro del tráfico vehicular y peatonal, y puede representar un peligro para la salud y la seguridad. Las áreas designadas para dejar basura deben estar claramente definidas con bolardos y cercos que sean accesibles para los residentes a lo largo del callejón. Mejorar las condiciones de iluminación disuadirá el vertido ilegal. Otras mejoras en la zona principal de vertido incluyen nuevas infraestructuras verdes como paredes verdes y materiales de pavimentación permeables.



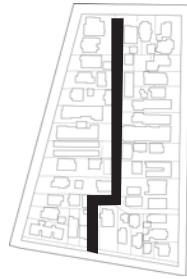
Vertical Greenery



Vertical Greenery with Seating



Strategies



Safety

Lighting is an integral design intervention to increase the sense of security for the residents of Dime Alley. Lighting will not only deter illegal activity but it will also aid pedestrians with geographic orientation to help people find their way. A photometric study will be required to assess the number of new street light poles needed. New speed bumps will calm traffic and enhance the sense of pedestrian safety. A reflective safety mirror will assist with the blind spot turn.

La iluminación es una intervención de diseño integral para aumentar el sentido de seguridad de los residentes de Dime Alley. La iluminación no solo disuadirá la actividad ilegal, sino que también ayudará a los peatones a orientarse geográficamente y encontrar su camino. Será necesario realizar un estudio fotométrico para evaluar la cantidad de nuevas farolas necesarias. Nuevas lomas de velocidad calmarán el tráfico y mejorarán el sentido de seguridad peatonal. Un espejo de seguridad reflectante ayudará con el punto ciego al girar.

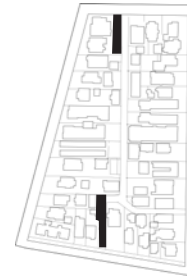


Lighting



Speed Bump

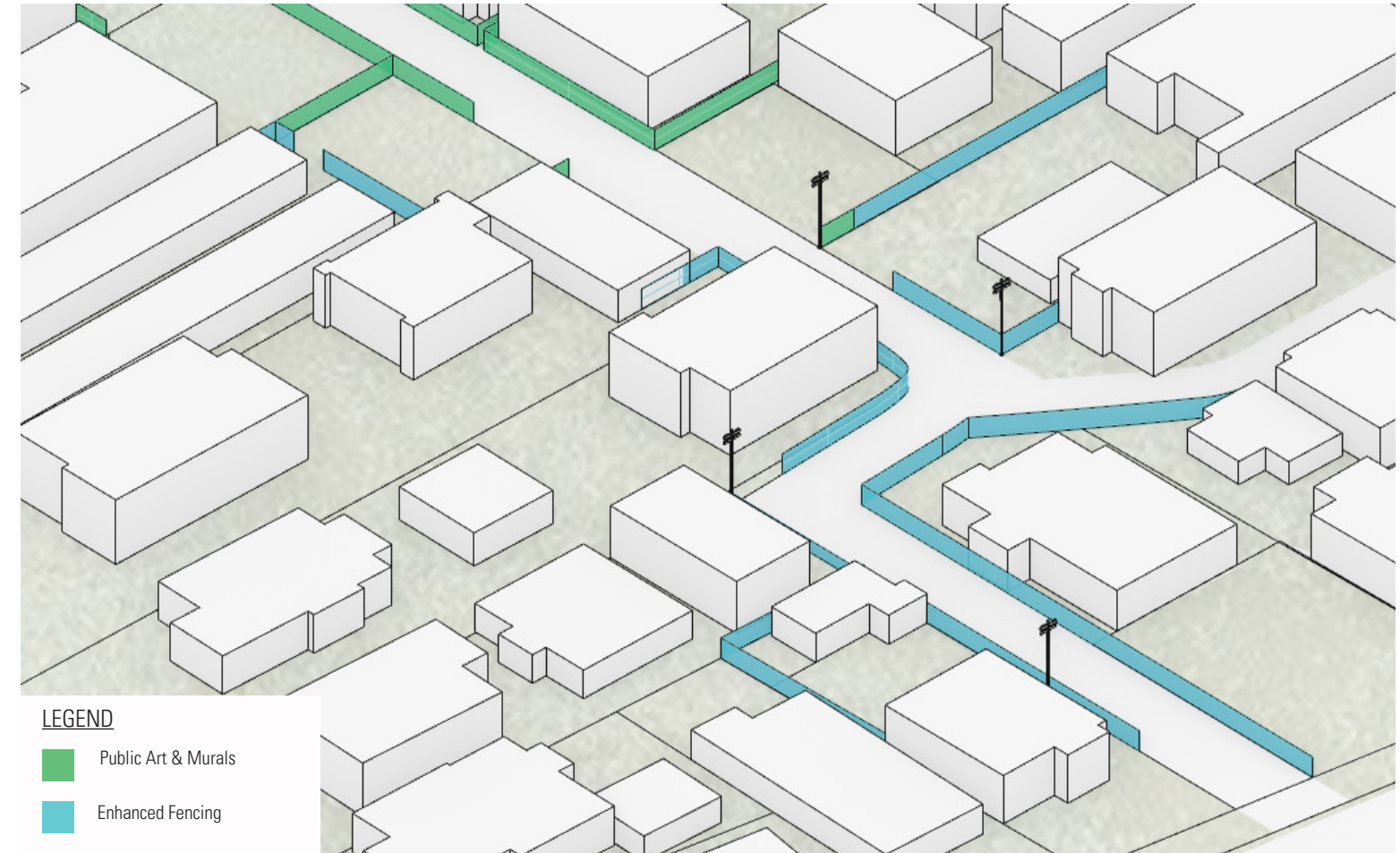
Strategies



Beautification

Enhancing the aesthetics along the alley will instill a sense of pride and share local history and identity of the neighborhood. Public art has the power to enhance the quality of life for nearby residents and establish the alley as culturally significant in the City of Long Beach. There is an opportunity to enhance some of the fencing along the alley to add color and dimension.

Mejorar la estética a lo largo del callejón infundirá un sentido de orgullo y compartirá la historia local y la identidad del vecindario. El arte público tiene el poder de mejorar la calidad de vida de los residentes cercanos y establecer el callejón como un lugar culturalmente significativo en la ciudad de Long Beach. Existe la oportunidad de mejorar algunas de las cercas a lo largo del callejón para agregar color y dimensión.



Painted Fence



Artistic Mural for Facade





Facade Mural

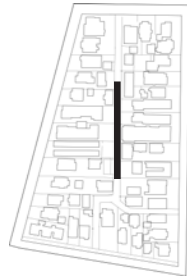
Street Lighting

Facade Mural

Porous Asphalt

Colorful Painted Fence

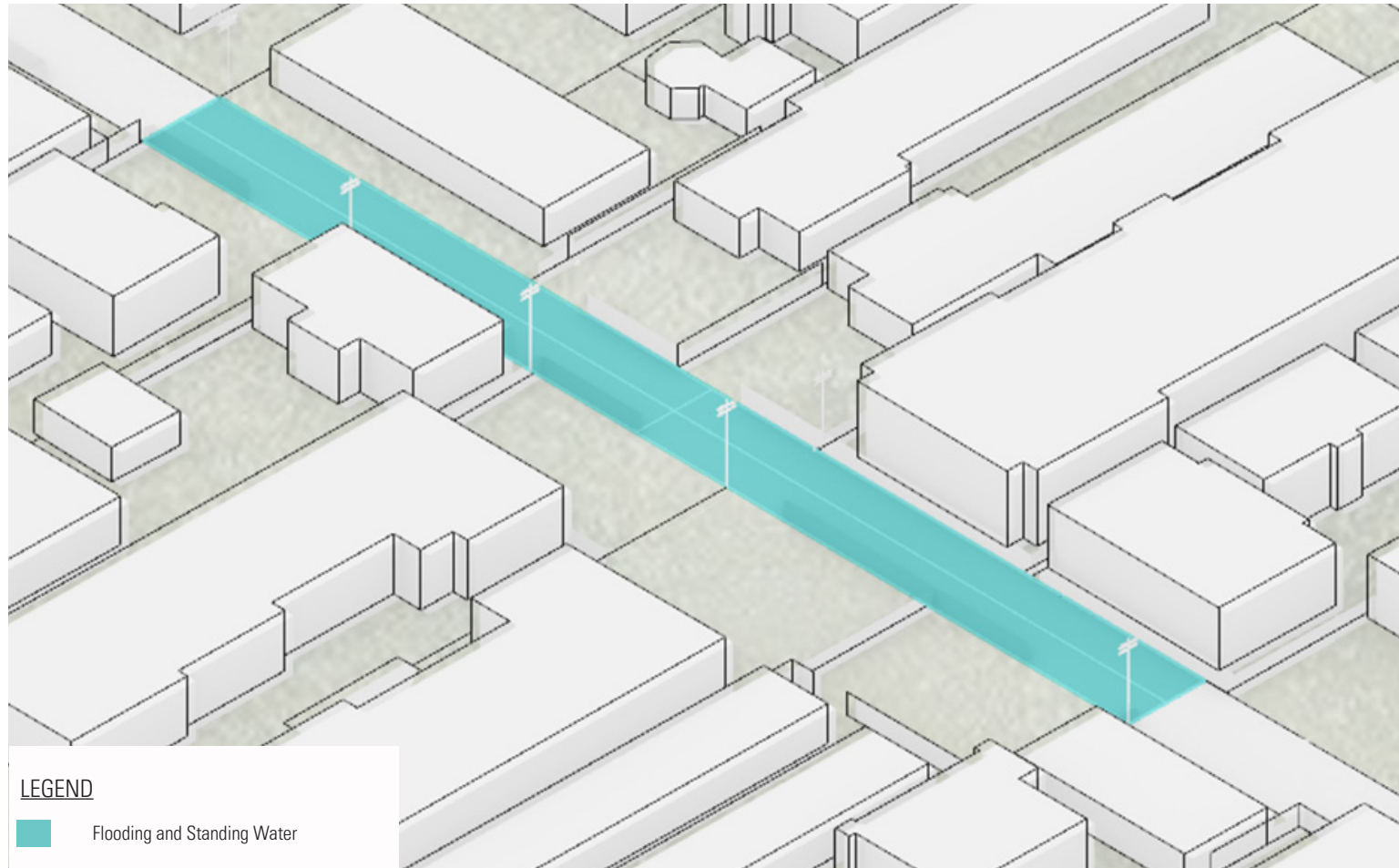
Strategies



Stormwater Infiltration & Improved Drainage

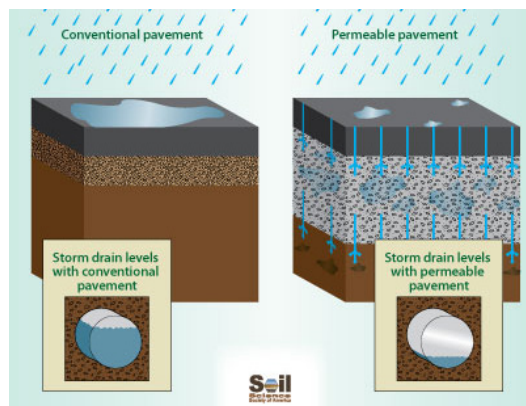
Cracked and uneven asphalt are both a tripping hazard and a sanitation issue. Repaving the alley and using permeable pavers or permeable asphalt in key areas will improve both issues. The alley will be cleaner and easier to navigate for pedestrians.

El asfalto agrietado y desigual representa tanto un peligro de tropiezo como un problema de saneamiento. Repavimentar el callejón y utilizar adoquines permeables o asfalto permeable en áreas clave mejorará ambos problemas. El callejón estará más limpio y será más fácil de transitar para los peatones.



LEGEND

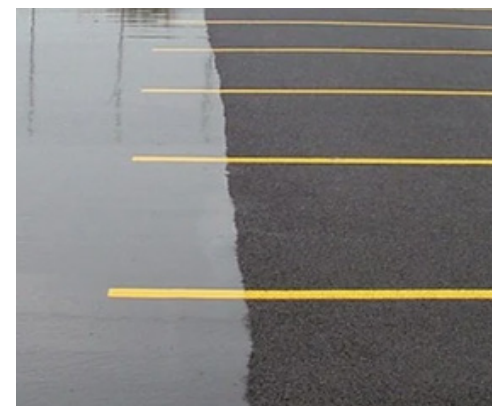
■ Flooding and Standing Water



Permeable Pavers



Permeable Concrete



Permeable Asphalt

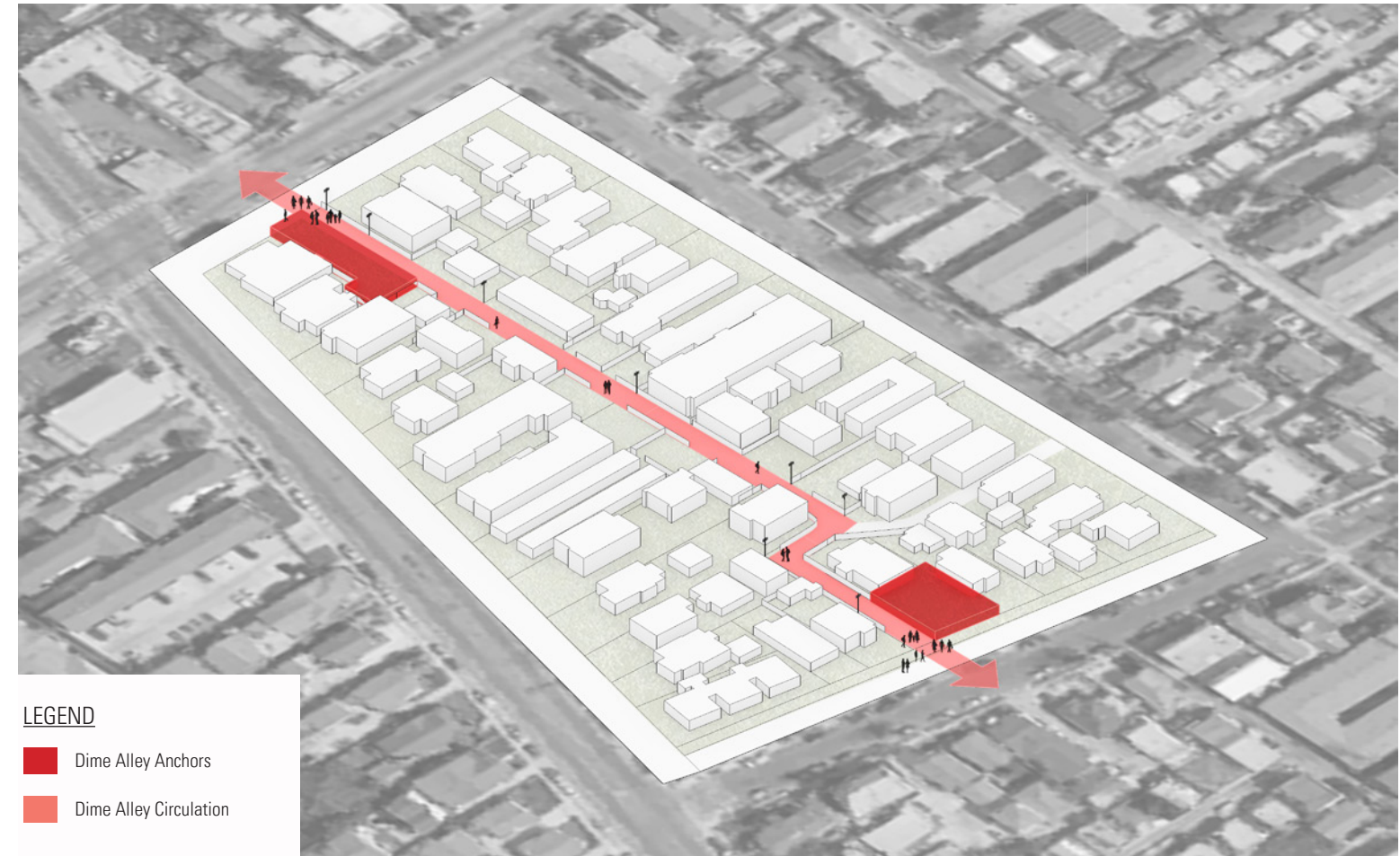
Strategies



Community Gathering Space

There are opportunities to create small gathering spaces at the north and south ends of Dime Alley. There is room outside of Amigos Market to add seating, lighting, and landscape to activate the space and deter loitering. It will improve the safety of the market and potentially drive new business. On the south end, the property owner is willing to share a portion of their yard for raised vegetable beds. The community can come together and care for the space while sourcing fresh healthy food.

Existen oportunidades para crear pequeños espacios de reunión en los extremos norte y sur de Dime Alley. Hay espacio fuera de Amigos Market para agregar asientos, iluminación y paisajismo para activar el lugar y disuadir el vagabundeo. Esto mejorará la seguridad del mercado y posiblemente atraerá nuevos negocios. En el extremo sur, el propietario está dispuesto a compartir una parte de su terreno para crear camas elevadas de cultivo de vegetales. La comunidad puede unirse para cuidar el espacio y obtener alimentos frescos y saludables.



LEGEND

■ Dime Alley Anchors
■ Dime Alley Circulation



Outdoor Gathering Space



Canopy



Drought resistant planters

Alley Signage

Planters with seating





LONG BEACH
COMMUNITY
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