

ALOE BAY

“TOWN CENTER” MASTER PLAN



Welcome!
GMC

DOVER, KOHL & PARTNERS
town planning

RGDE | RANDALL GROSS
DEVELOPMENT ECONOMICS

hargrove



Ephraim & Associates
Environmental Consulting



South Coast
Engineers, LLC

ALOEBAY.ORG/CHARRETTE-HUB

ALOE BAY CHARRETTE KICK-OFF AGENDA

- 5:30pm: Welcome from Mayor Jeff Collier
- 5:35pm: Intro to Project
- 5:40pm: Sustainability Initial Findings
- 5:45pm: Economic Development Findings
- 6:00pm: Live Polling – Who is in the Audience
- 6:05pm: Town Planning & Preliminary DRAFT Scenarios
- 6:15pm: Small Group Exercise
- 7:00pm: Small Group Report Back
- 7:30pm: Conclude

PROJECT TIMELINE



INITIAL
ANALYSIS

VIRTUAL PUBLIC
CHARRETTE
JAN 18 - 22

PRESENTATION
OF THE **DRAFT**
PLAN

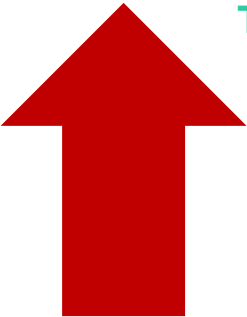
APPROVAL
PROCESS

STAKEHOLDER
MEETINGS

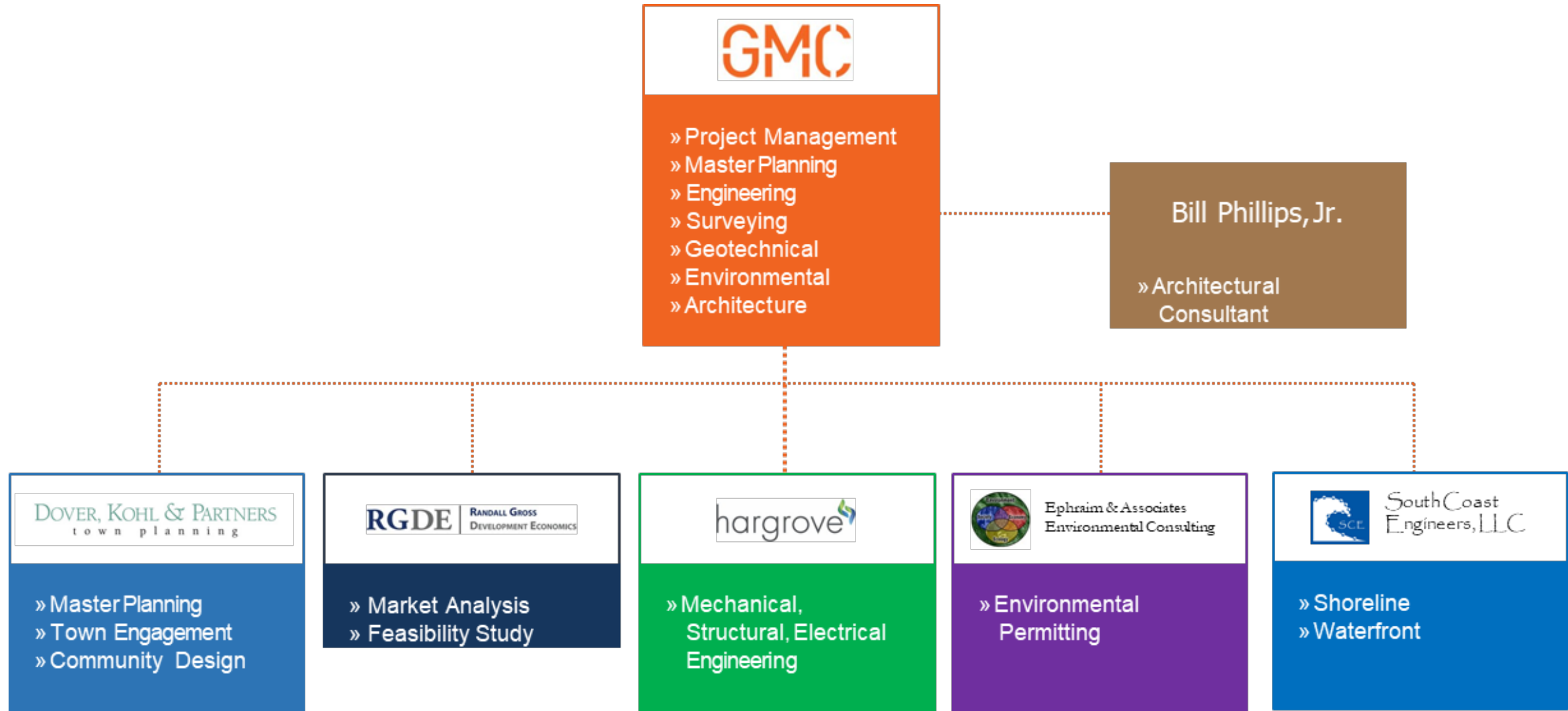
DRAFTING
THE PLAN

PLAN
REVISIONS

PLAN
ADOPTED



PLANNING TEAM STRUCTURE



Aloe Bay Steering Committee

Participants on the Steering Committee are leaders in and around the community, who serve as ambassadors to the process. Their role is to ensure residents, property and business owners, tourists, and others related to Dauphin Island all have a voice in the process.

- | | |
|-----------------|-----------------|
| » Eric Bay | » Craig Greene |
| » Renee Collini | » Michael Hardy |
| » Earle Connell | » Trish Kerr |
| » Robert Dixon | » Beth Lyons |
| » Pat Edwards | » Eliska Morgan |
| » David Felton | » Tina Sanchez |
| » Gene Fox | |



**ECO-TOURISM
SITE**

Hudson Bay

El Dorado Ave

Delchamps Ave

Indian Bay

**BOAT
LAUNCH**

Aloe Bay

ADSFR

193

DI-PBB

**BOAT LAUNCH
AND OTHER
PARKING**

De Soto Ave

**OTHER TOWN
PROPERTY**

**ALOE BAY TOWN
CENTER SITE
(PROPER)**

Chaumont Ave

Levert St

Leeklan

Le Vent



Plan to Implementation

Dauphin Island Strategic Plan A 20 Year Vision

Final Report & First Five Years of Implementation Recommendations

submitted by

Five E's Unlimited

Seattle, WA 98101
rwflint@eeee.net



October 15, 2007

This publication was supported by the National Sea Grant College Program of the U.S. Department of Commerce's National Oceanic and Atmospheric Administration under NOAA Grant # NA06OAR4170078, the Mississippi-Alabama Sea Grant Consortium, The Town of Dauphin Island, Five E's Unlimited, Mobile Bay National Estuary Program, and the Alabama Department of Conservation and Natural Resources-State Lands Division. The views expressed herein do not necessarily reflect the views of any of those organizations. Publication number: MASGP07-023.



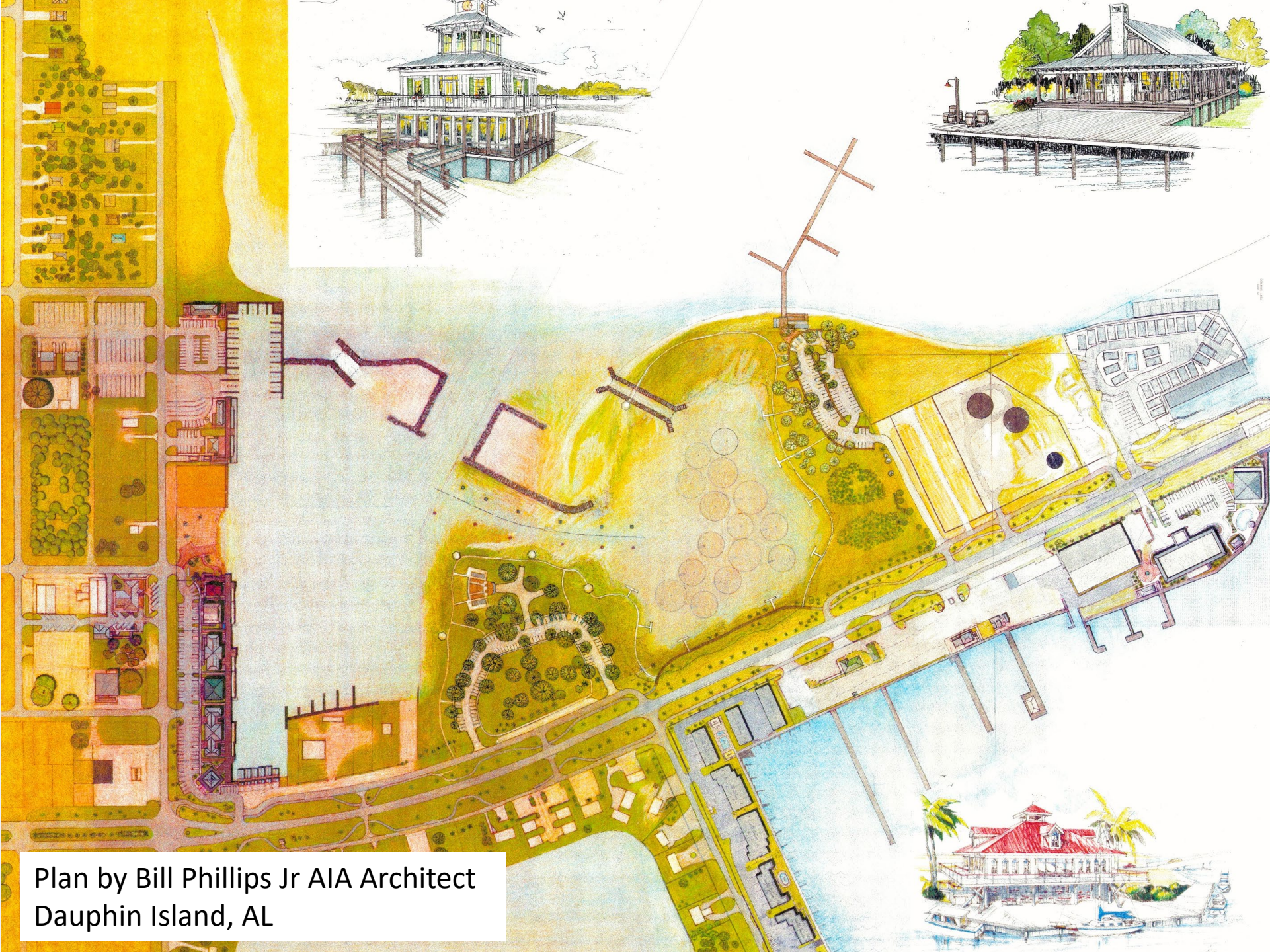
ZONING ORDINANCE DAUPHIN ISLAND, ALABAMA

Prepared by:
South Alabama Regional Planning Commission
In Cooperation With
The Town Planning Commission
And
Town Council



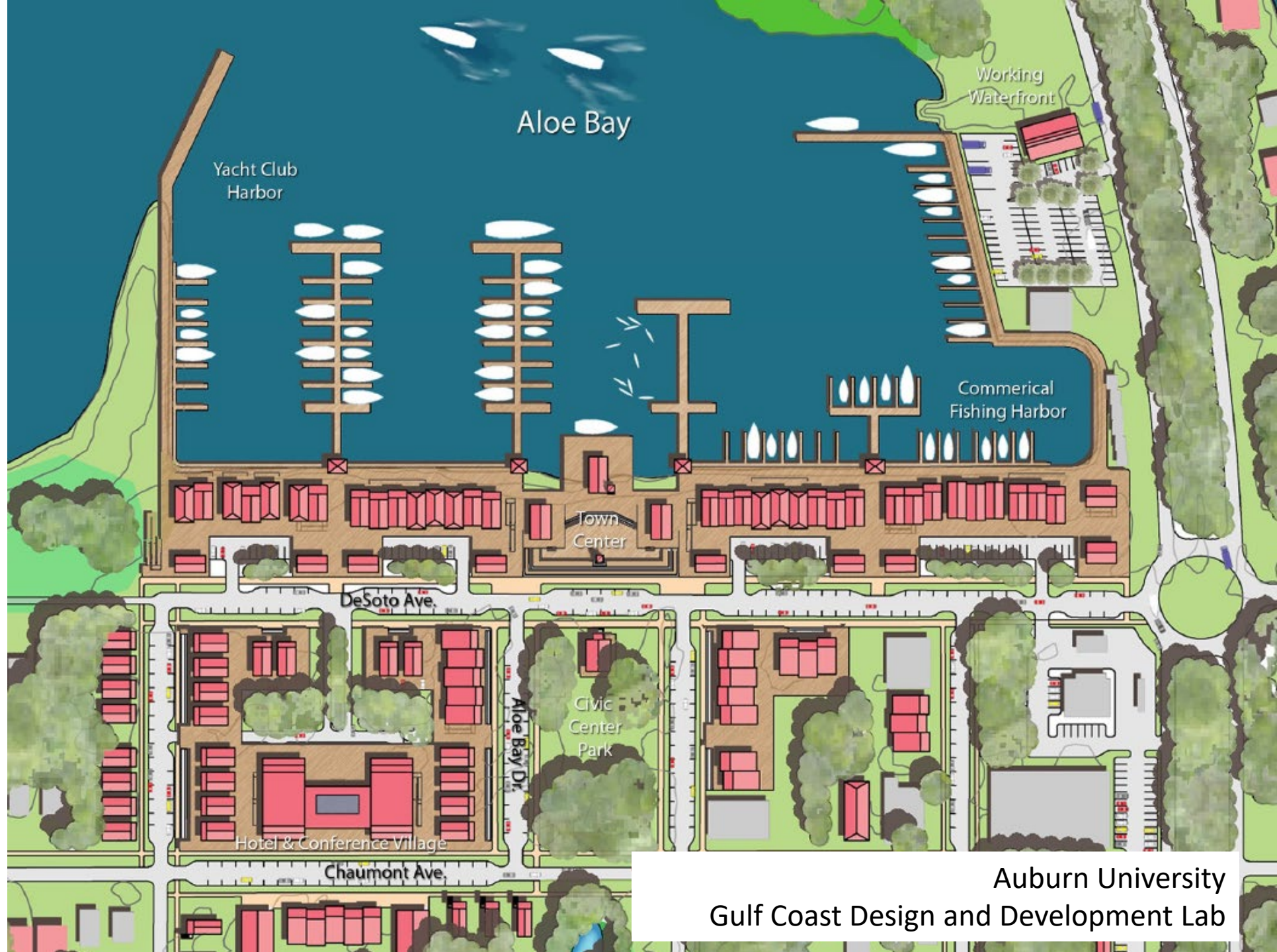
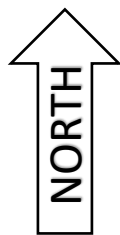
DATE OF ADOPTION
November 18, 2014

ORDINANCE # 96
Amendments through June 2015



Plan by Bill Phillips Jr AIA Architect
Dauphin Island, AL

NORTH



Auburn University
Gulf Coast Design and Development Lab

What WE are hearing...

ADSFR June Kickoff // Steering Committee // Local Leadership

Some things YOU celebrate about Dauphin Island!

- » Sunsets! With Beautiful Natural largely uninterrupted shorelines
- » Active / working waterfront (either through tourism, fishing, or other means of commerce)
- » Natural Ecologies being explored by the local community and visitors
- » Accessible family fun
- » Architectural and development language of the island

Some things YOU want!

- » Public Board Walk
- » Venue Space
- » Water Side Dining
- » Public Facilities
- » Small Vessel (motorized and non-motorized)
- » Live music venue
- » Oyster Bar / Farming Experience
- » Market Experience
- » Coffee shop / sweet shop
- » “Entertainment District”
- » Hotel
- » Urgent Care
- » Public open space (active and passive)
- » Local Business opportunities
- » Parking
- » Public Boat Ramps
- » Year Round Income
- » Rooftop Bar
- » Fuel Dock
- » Boat Mooring / Parking
- » Access to Water
- » Home Owned Seafood shop
- » Incubator or micro retail spaces

What WE are learning...

Community Goals and Economic Feasibility Study Summary

Key Specific Objectives Identified

- Stay unique to Dauphin Island.
- Consistent with the context of the island.
- Generate sustainable revenue for a stable economic base.
- Model for urban ecology, sustainability, and resiliency.
- Transparent and responsive implementation.



Sustainability & Green Infrastructure / Low Impact Development (LID)



Rob Brown, Ph.D., P.E.
GI/LID Specialist / Engineer

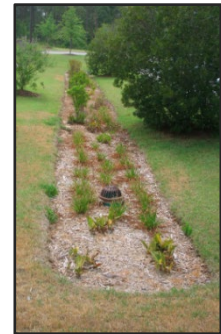
What is **Green Infrastructure**

“Green Infrastructure is a cost-effective, resilient approach to managing WET WEATHER IMPACTS that provides many community benefits... **Green Infrastructure** *reduces* and *treats stormwater* at its source while delivering ENVIRONMENTAL, SOCIAL, AND ECONOMIC BENEFITS (USEPA).”

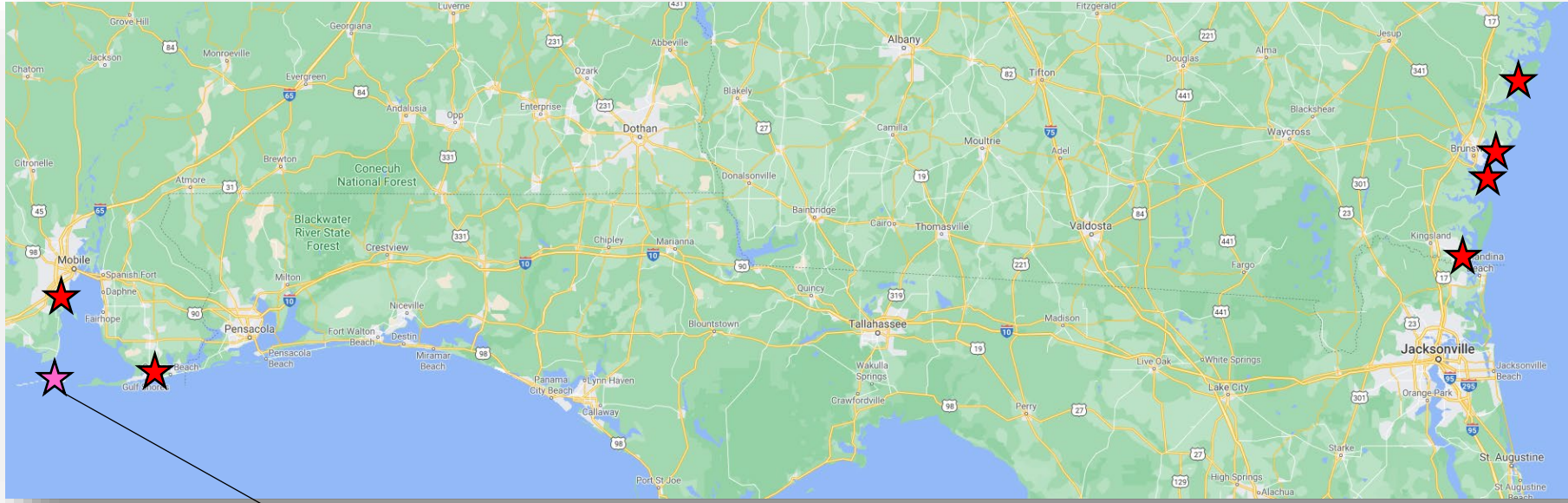
“Green Infrastructure is an approach to **water management** that protects, restores, or mimics the natural *water cycle* (American Rivers).”

“...an interconnected network of undisturbed natural areas and open space that helps preserve the ecological function of our watersheds (Benedict and McMahon, 2006).”

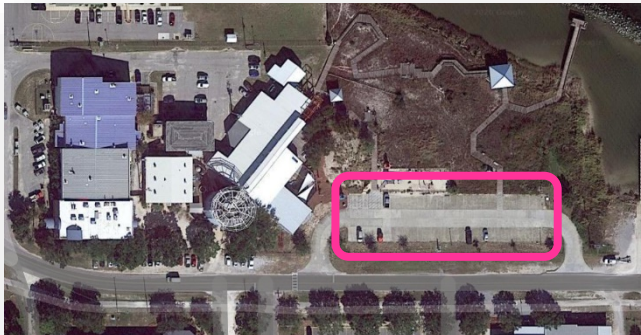
Examples of Green Infrastructure



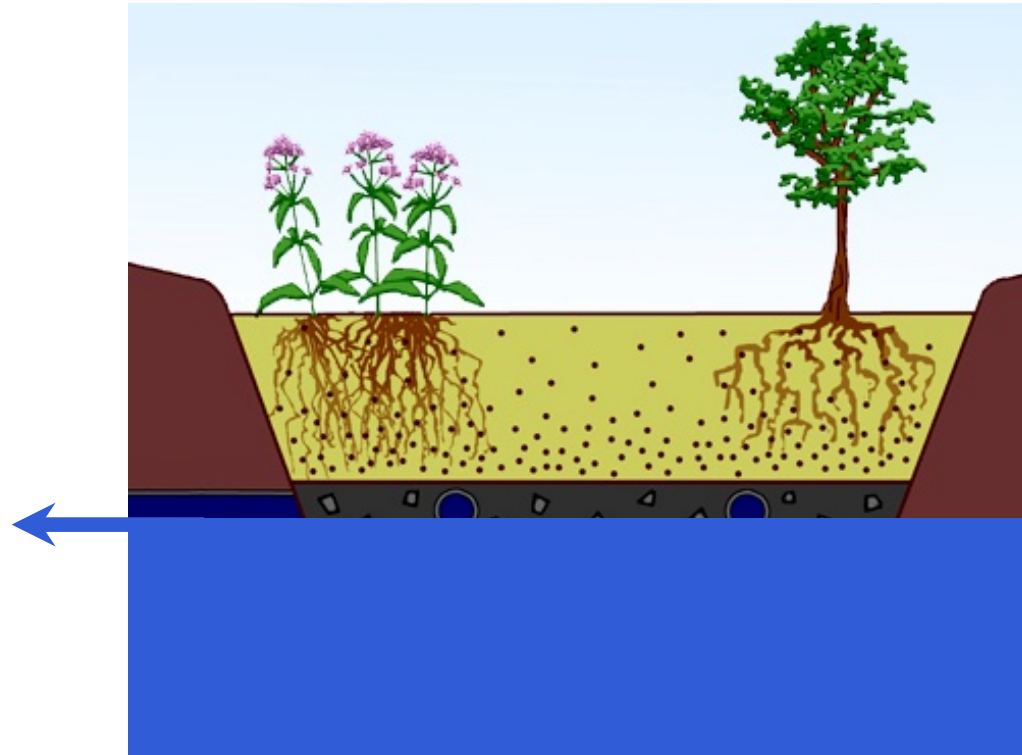
LID Examples in Coastal Settings



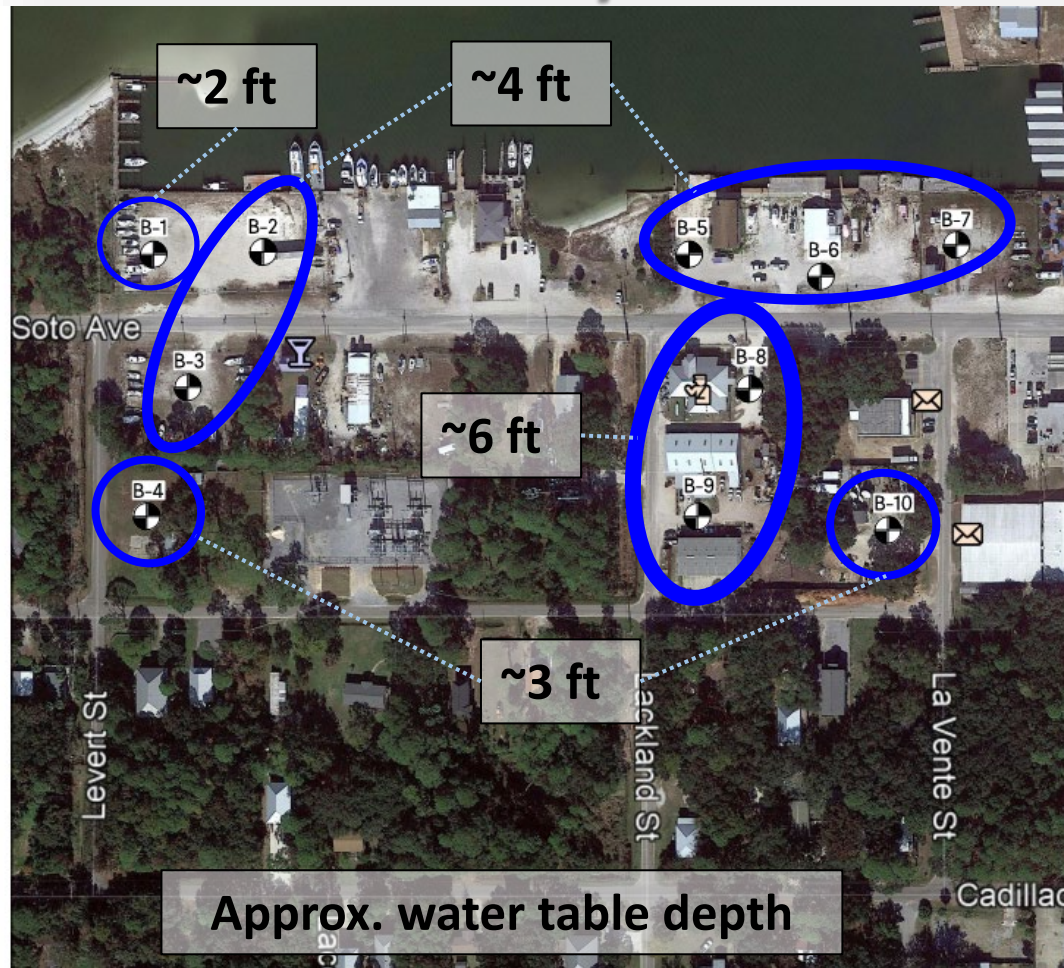
Parking Lot at “The Estuarium”



Primary Coastal Constraint



Geotechnical Exploration & GI/LID Suitability



- » 10 soil borings
- » Most were “sand” & “sand to silty sand”
 - » Good for infiltration
- » Groundwater depth was approx. 2 to 6 ft at the site
- » Deeper water tables have more options and better performance

Sustainability Virtual Workshop

» *Tune in on Wed., Jan 20th from 3-4PM*

» Green Infrastructure / Low Impact Development

» Additional coastal examples

» Suitability of GI/LID practices in Aloe Bay

» Permeable Pavement & Bioretention/Bioswales

» Additional discussion on low impact development stormwater techniques, sustainability, and resiliency

The background of the slide is a photograph of a coastal scene. In the foreground, there is a dense field of green, leafy plants, likely aloe vera. To the right, a person is standing, looking out over the water. The water is calm, and in the distance, there are trees and a small structure. The sky is a clear, pale blue. The title text is centered over the image.

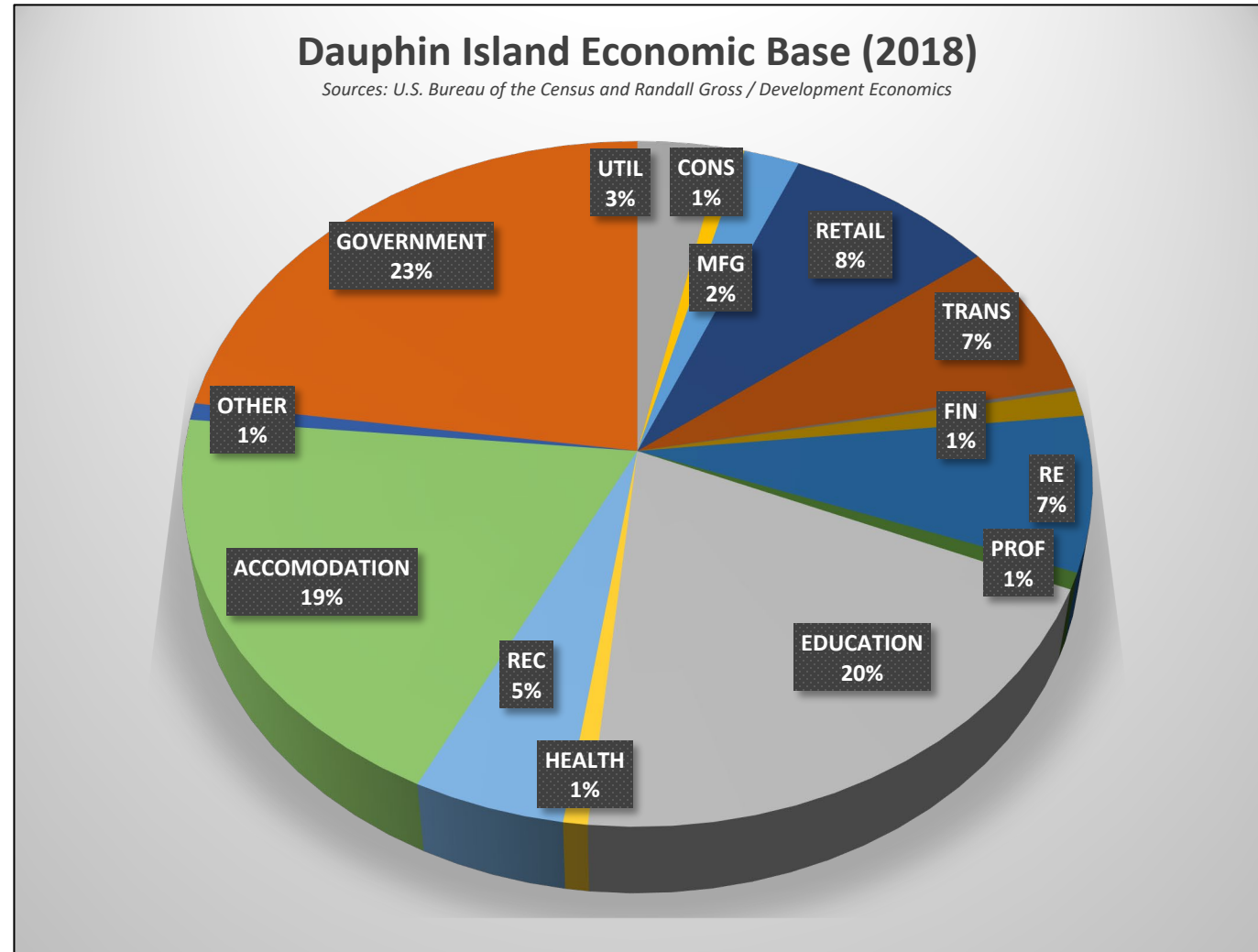
Aloe Bay Market Potentials

*Preliminary Market Findings to Inform Community Planning:
Randall Gross / Development Economics*

Background:

Economic & Demographic Base

Table EMPLOYEE COMMUTING PATTERNS, DAUPHIN ISLAND, 2010-2020				
Zip Code	2010	2020	2010-2020 Change Number	Percent
36523-Coden	49	87	38	77.6%
36528-DAUPHIN IS	34	54	20	58.8%
36582-Theodore	40	43	3	7.5%
36544-Irvington	76	38	-38	-50.0%
36608-Mobile West	17	25	8	47.1%
36541-Grand Bay	18	22	4	22.2%
36695-Mobile SW	26	22	-4	-15.4%
36619-Tillmans Cnr	15	17	2	13.3%
36509-Bayou La Bat	19	15	-4	-21.1%
36605-Mobile South	10	15	5	50.0%
36693-Mobile Skylar	26	14	-12	-46.2%
36609-Mobile Jax Ht	8	13	5	62.5%
36604-Mobile GA Av	8	11	3	37.5%
36526-Daphne	13	8	-5	-38.5%
Other	125	122	-3	-2.4%
TOTAL	484	506	22	4.5%
Commuting (89.3%)	450	452	2	0.4%
Sources:	U.S. Bureau of the Census and Randall Gross/ Development Economics			



Growing Sectors: Management, Health Services, Recreation, Accommodation, Transport, & Professional Services

Background: *Demographics and Housing*

Table. DEMOGRAPHIC TRENDS, DAUPHIN ISLAND AND MOBILE COUNTY, 2010-2019				
Factor/Area	2010	2019	2010-2019 Change	
			Number	Percent
Population				
Dauphin Is	1,238	1,324	86	6.9%
Mobile County	408,620	413,210	4,590	1.1%
Age 65+				
Dauphin Is	20.8%	35.6%	0.15	71.1%
Mobile County	12.6%	16.7%	0.04	32.5%
Households				
Dauphin Is	582	585	3	0.5%
Mobile County	153,302	155,946	2,644	1.7%
Median HH Income				
Dauphin Is	\$ 66,514	\$ 87,596	21,082	31.7%
Mobile County	\$ 48,065	\$ 49,639	1,574	3.3%
Note:	Income in 2019 Dollars (adjusted for Inflation).			
Sources:	U.S. Bureau of the Census and Randall Gross / Development Economics.			

Table. HOUSING UNITS IN DAUPHIN ISLAND, 2019-2020			
Factor	ACS-2019	Adjusted	Percent
Housing Units	2,060	2,115	100.0%
Occupied-Annualized	1,510	1,551	73.3%
Vacant-Annualized	550	564	26.7%
Owner-Occupied	533	564	100.0%
Occupied	518	548	97.1%
Vacant	15	16	2.9%
Rentals	1,527	1,551	100.0%
Occupied-Annualized	992	1,008	65.0%
Vacant-Annualized	534	543	35.0%
Notes:	ACS is American Community Survey 2019 Estimates; Annualized by RGDE. Adjusted is Based on Local Input.		
Sources:	U.S. Bureau of the Census, Re/Max Realty, and Randall Gross / Development Economics.		

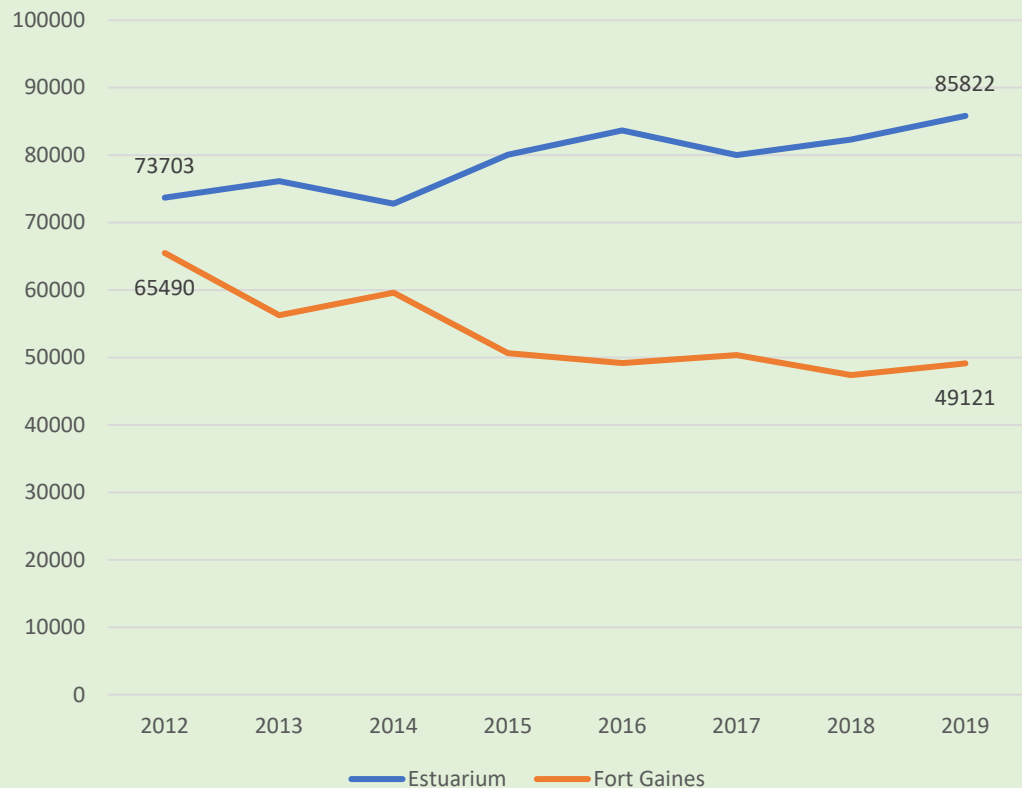
Background: *Tourism*

DI Discreet Visitors: 311,000



Estuarium vs Fort Gaines Attendance, 2012-2019

Sources: Dauphin Is. Park and Beach Board, D.I. Estuarium, and RGDE



• Tourist Attractions & Events (Visitors)

- Beaches
- Estuarium (85,800)
- AL Deep-Sea Fishing Rodeo (75,000)
- 38 IS+DS Fishing Charters (126,000 Capacity)
- Fort Gaines (49,100)
- Audubon & DI Bird Sanctuaries, Goat Tree Reserve
- Shell Mound Park
- Gulf Seafood Gala
- Isle Dauphin Club
- DI Native American Heritage Festival
- Research & Conservation Agencies
 - DI Sea Lab
 - US FDA Center for Food Safety & Applied Nutrition
 - AL Dept of Conservation & Natural Resources: Marine Resources Division

Background: *Strengths and Challenges*

- Strengths
 - Quiet “Laid-Back” Island
 - Waterfront
 - Public & Community-Owned Sites
 - Strong Leisure & Sport Fishing Base
 - DI Sea Lab, Estuarium, & Govt Research
 - Coastal Ecology, Natural Environment
- Challenges
 - “Gateway” Uses (Sewer Treatment, Trailers)
 - Relative Isolation from Market Drivers/Traffic
 - Narrow/Constricted Development Sites
 - Competition: Bayou La Batre





Market Findings

to Inform Aloe Bay Community Planning & Visioning

Market Analyses: Housing, Retail/Restaurants, Lodging

Opportunities Assessment: "Waterfront Industrial"

Market Potentials: Lodging Possibilities

Helps Leverage DI Meeting Market

Table. HOTEL POTENTIALS, ALOE BAY, 2026-2030		
Source Markets	Roomnights	Rooms
"Quiet Alternative" & Weekenders	32,083	88
Growth	2,517	7
Convention Off-Sites	632	2
Weddings-Beach & Boat/Other	5,489	15
Destination Research Mtgs	324	1
Eco-Tourism	4,015	11
TOTAL	45,060	123
Source:	Randall Gross / Development Economics.	



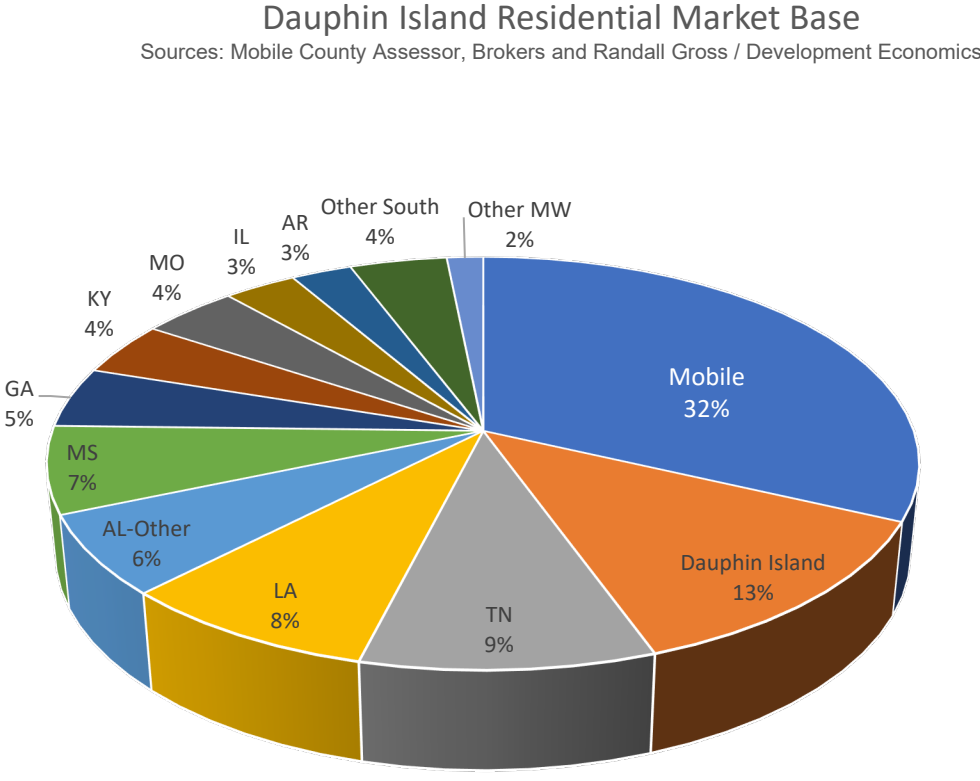
Pier House Resort & Spa

Saybrook Resort & Marina



Market Potentials: Residential Possibilities

Table. RESIDENTIAL POTENTIALS, ALOE BAY, 2026-2030		
Market Sources	Dev. Units	Price Range
Full-Time Residents (Buyers) Long-Term Rentals Investors/Weekly Rentals <i>(Includes 2nd Homes)</i>		
	5-12	\$330-\$390,000
	95	\$650-\$2250/mo*
	16	\$280-\$370,000
TOTAL	116-123	\$280-\$390,000
Source:	RGDE	





Residential
Concepts (Based
on Market
Findings) for
Your Input

Opportunities: Waterfront Industrial

Inventory: 28+ IS, DS charters, 8 DI-based commercial fishing fleets (25 use DI w/1.1 million lbs), 2 Oyster farms, Major Fishing Event (ADSFR). Service: Dauphin Island Marina



- Marine Ice & Fuel Supply*
- Clean Oyster Grading & Sorting*
- Commercial Docks*
- Harbor Packing*
- Eco-Tours (Land & Sea)
- Kayak & Paddle Boat Rentals
- Yacht Marina*

**Assumes dredging, water treatment remediation*

Market Potentials: Retail Possibilities

Type of Good	Gross Demand (SF)		Existing Uses	Warranted Demand
	2021	2026/7		
Convenience	46,798	52,423	3,162	49,261
Shoppers Goods	45,993	51,085	504	50,581
Eating/Drinking	33,923	37,652	1,550	36,102
Limited Service	7,598	8,571	-	8,571
Full Service	19,903	22,121	1,550	20,571
Entertainment	19,258	21,260	-	21,260
Personal Services	6,254	7,373	504	6,869
TOTAL	152,226	169,794	5,720	164,074
Existing Vacant			-	
Net New Space				164,074
Note:	Potentials net of existing/planned commercial space.			
Source:	Randall Gross / Development Economics.			

Type of Good	Gross Demand (Sq Ft)		Existing Uses	Warranted Demand
	2021	2026		
Convenience				
Grocery	7,729	8,751	-	8,751
Convenience	2,994	3,335	-	3,335
Specialty Food	9,355	10,353	-	10,353
Fish/Seafood	8,467	9,326	-	9,326
Health/Pers Care	4,665	5,540	-	5,540
Gas/Convenience	4,404	5,019	3,162	1,857
Florist	261	307	-	307
Liquor/Smoke	7,523	8,191	-	8,191
Misc Convenience	1,400	1,600	-	1,600
Sub-Total	46,798	52,423	3,162	49,261
Shoppers Goods				
Apparel	5,490	5,985	504	5,481
Accessory	995	1,104	-	1,104
Jewelry	2,543	2,771	-	2,771
Shoes	1,705	1,872	-	1,872
Furniture	604	741	-	741
Home Furnishings	366	450	-	450
Appliances	113	138	-	138
Hardware	1,168	1,359	-	1,359
Garden Supply	584	694	-	694
Home Supply	1,193	1,407	-	1,407
Department Store	1,733	1,991	-	1,991
Non DS GM	2,159	2,338	-	2,338
Used Mdse	728	811	-	811
Auto Dealer	559	673	-	673
Auto Supply	1,000	1,169	-	1,169
Electronics	286	341	-	341
Books/Music	2,232	2,492	-	2,492
Musical Instrument	315	357	-	357
Gift, Novelty, Svr	6,660	7,281	-	7,281
Hobby/Toy/Game	3,565	3,898	-	3,898
Luggage/Leather	427	482	-	482
Office Supply/Sta	543	632	-	632
Misc SG	5,740	6,377	-	6,377
Sporting Goods	5,284	5,724	-	5,724
Sub-Total	45,993	51,085	504	50,581
Dining & Entertainment				
Restaurant-LS	7,598	8,571	-	8,571
Restaurant-FS	19,903	22,121	1,550	20,571
Drinking Est.	4,305	4,611	-	4,611
Snack/Bev	2,117	2,349	-	2,349
Entertainment	19,258	21,260	-	21,260
Sub-Total	53,181	58,912	1,550	57,362
Personal Services	6,254	7,373	504	6,869
TOTAL	152,226	169,794	5,720	164,074
Existing Vacant			-	
Net New Space				164,074
Source:	Randall Gross / Development Economics.			

RETAIL: Concepts & Business Mix **for Your Input**

Working Waterfront / DeSoto Main Street

- **ANCHOR: “Fishmarket”**
- Restaurants, Bars & Entertainment (live music)
- Maker/Art and Gift Galleries
- Specialty Apparel, Jewelry & Accessories
- Liquor/Convenience - Boaters

Environmental Research & Eco-Tourism

- **ANCHOR: DI Sea Lab Research / Visitor Center**
- Bookstore
- Sporting Goods – Kayak, Bicycle
 - Kayak Rentals
- Health & Personal Care

Table 2. RECOMMENDED RETAIL MIX, ALOE BAY		
Type of Business		Square Feet
Seafood Market/Specialty Food		10,400
Liquor/Misc Convenience		8,100
Health/Personal Care		5,000
Apparel & Accessory/Boating		6,500
Hand Crafted Jewelry		2,700
Art/Maker Gallery		3,000
Shoes		1,800
Books/Estuary Environment		2,400
Gifts/Souvenirs		6,200
Hobby/Toys/Games		3,800
Sporting Goods-Kayak/Bike		5,700
Breakfast/LS Restaurants		7,500
Full-Service Restaurants/Music		19,000
Drinking Establishments/Music		8,600
Ice Cream/Snack/Coffee		2,500
Personal Services		6,000
Total		99,200
Source:	Randall Gross / Dev. Economics	

Aloe Bay Fishmarket

DI Sea Lab Research/Visitors Center

Concepts for your Input!



Summary of Market Findings (2026-2030)

*Total Market Potentials
(**NOT** What Can/Will be Built)*

*Your Input is Critical to Help
Guide the Overall
Development Concept*

Aloe Bay Waterfront & DeSoto Avenue Main Street

- Retail & Fish Market (Anchor) 71,600 Square Feet
- Restaurants / Entertainment 27,600 Square Feet
- Sea Lab Research/Visitor Center 1,500 to 5,000 Square Feet
- Residential (MR & Affordable) 116-123 Development Units
- Working Waterfront Industrial 15,000 Square Feet + Water Access
- Lodging / Hospitality 123 Rooms
- Marina Slips to Residential/Lodging
- Kayak/ Blue Ways, Trails

Next Steps

- Refine Market Findings
- Development Concepts **With Your INPUT!!**
- Work with Community to Refine Scenarios
- Test Basic Financial Viability of Scenarios
- Produce Strategic Recommendations
 - Marketing & Development Concepts
 - Development Phasing
 - Financing, Management, and Structure
 - Implementation Action Plan



Public Design Charrette

ALOE BAY



SAVE THE DATE!!
Jan. 18-22, 2021

Join us for the Public Design Charrette and help define the vision for Aloe Bay!

More info at www.aloebay.org

Kick-Off & Hands-On Design Session

Monday, January 18 | 5:30pm | Online

Join us for an informative online presentation on town planning and community design. You will have the chance to answer our live polling questions and ask your own. Register to join via Zoom.

Open House

Tuesday, January 19 | 4 - 6pm

Location: Shelby Center, Dauphin Island Sea Lab

For those unable to participate online, drop by anytime during the open house hours to ask the project team questions, view the team's work and offer comments. This is an informal session that will allow you to provide the team feedback as the plans are being drafted.

Virtual Studio

Tuesday, January 19 | 11am | Online

Wednesday, January 20 | 5pm | Online

Thursday, January 21 | 11am & 5pm | Online

Join these informal online meetings to talk openly with the design team and provide feedback and ask questions as the plan ideas evolves. Register to join via Zoom.

Sustainability Virtual Workshop

Wednesday, January 20 | 3pm | Online

Listen to Dr. Robert Brown present his initial findings for Aloe Bay, and ask your own questions about how sustainability will play a role in the Aloe Bay project. Register to join via Zoom.

Development Strategies Workshop

Thursday, January 21 | 3pm | Online

Listen to Randy Gross of Randall Gross Development Economics present his initial findings for Aloe Bay, and ask your own questions about how this initial analysis will play a role in the Aloe Bay project. Register to join via Zoom.

Work-in-Progress Presentation

Friday, January 22 | 5:30pm | Online

See all of the work completed during the Charrette week at the "wrap-up" presentation. Register to join via Zoom

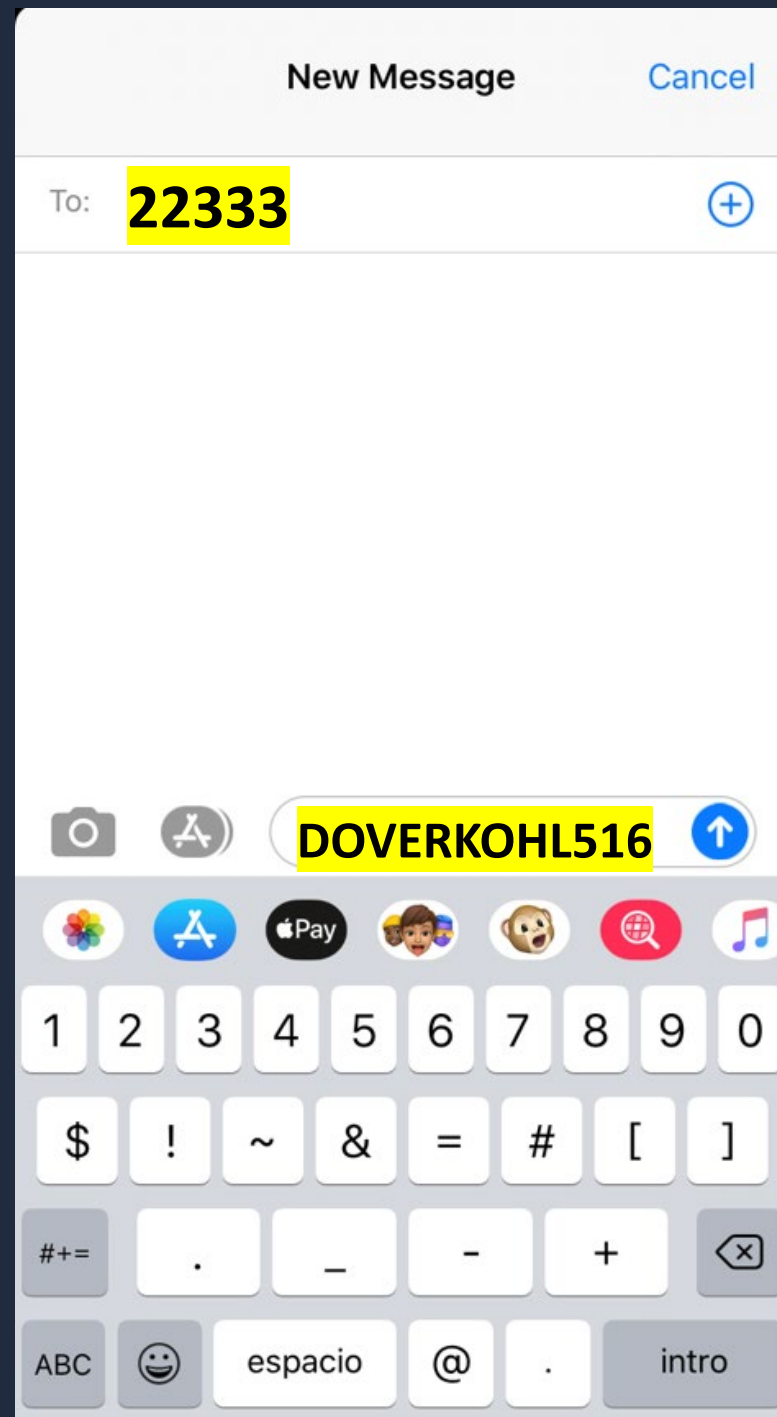
Get out your cell phones!

Live Polling

Who is attending?

First:
Sign In

Enroll in our
live poll by
texting us!
Only do this
once.

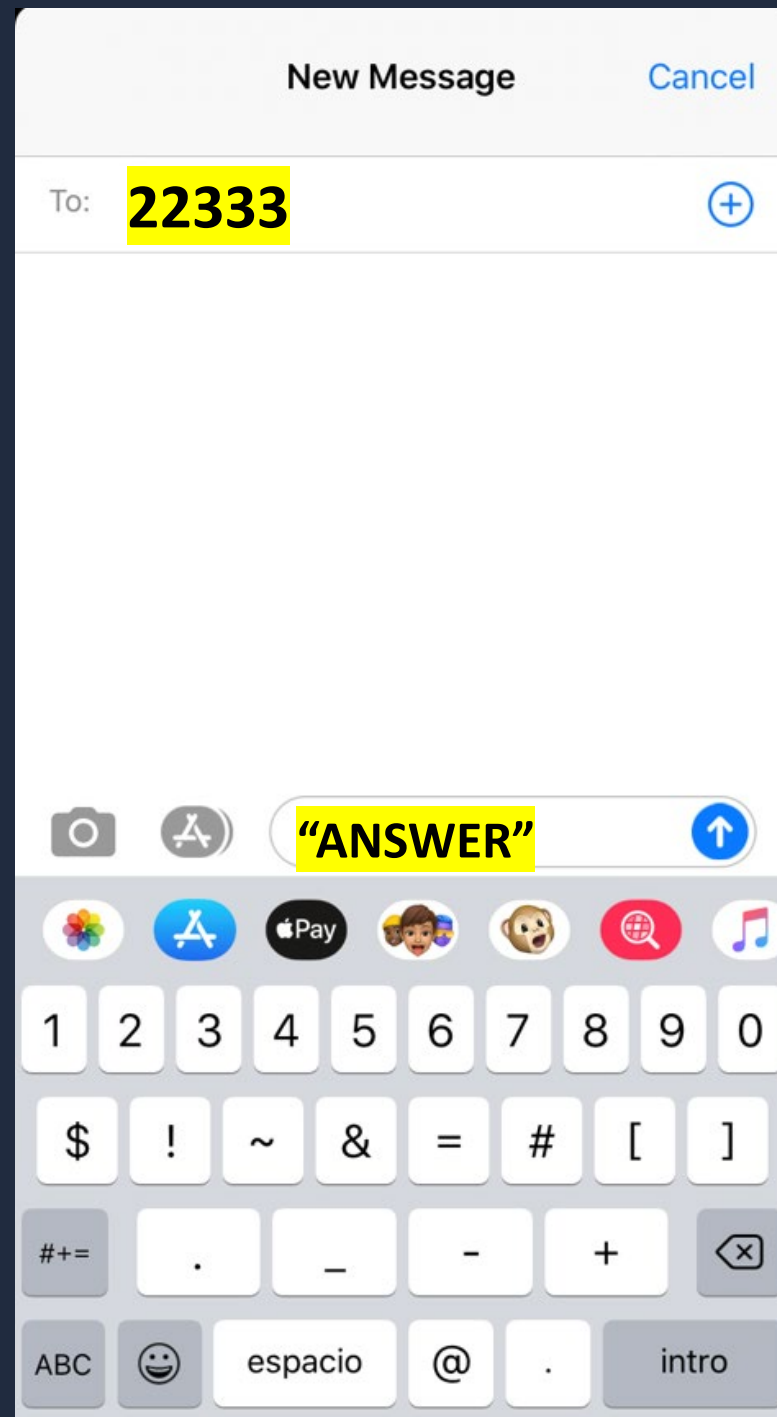


Send a text to 22333

Send this message

Second: Text Answers

There is no
reply. Your
newest answer
is saved.



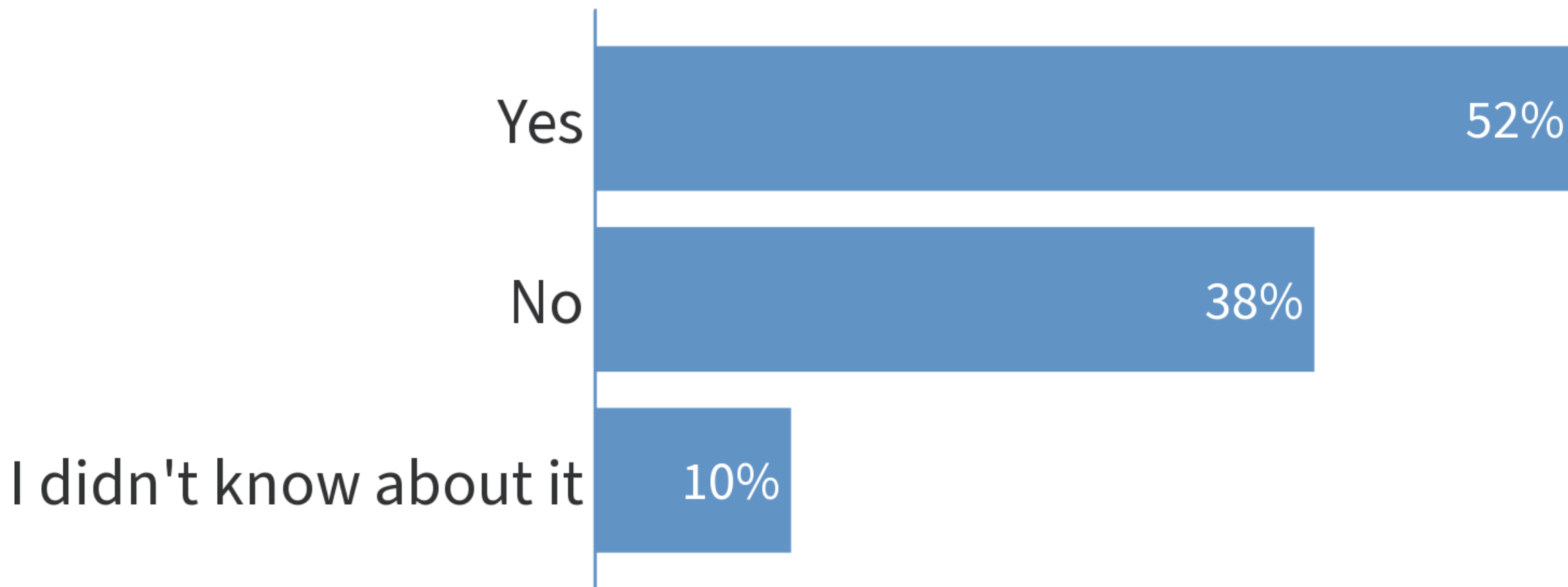
← Send a text to 22333

← Send your answer



Poll locked. Responses not accepted.

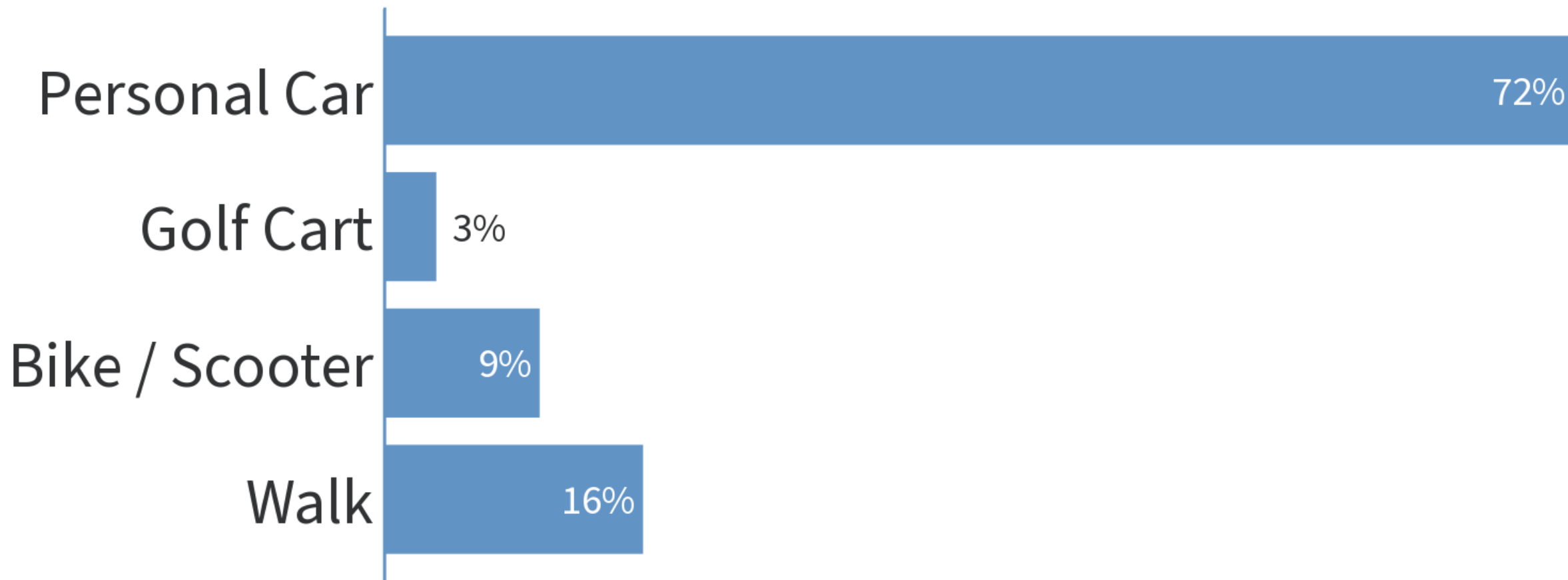
Did you attend the Aloe Bay Visioning Kick-off event on June 25th?



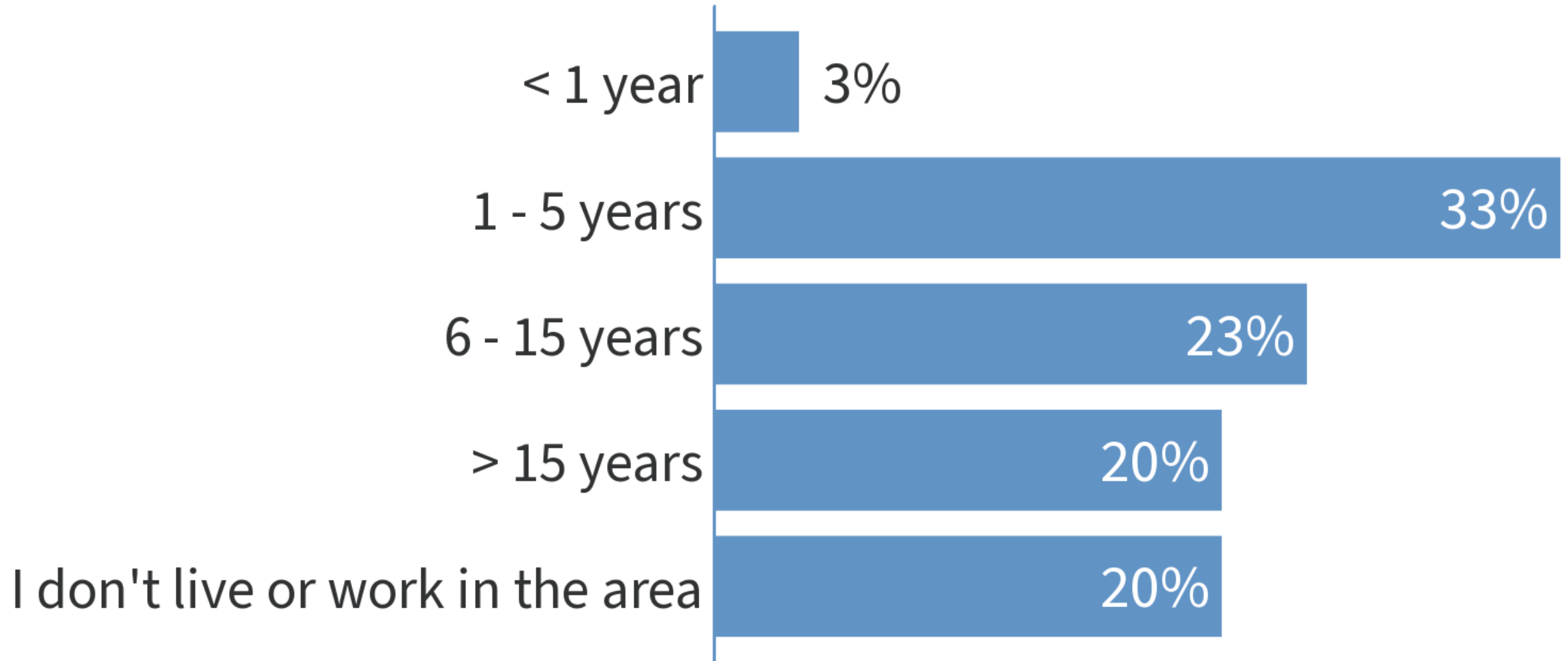


Poll locked. Responses not accepted.

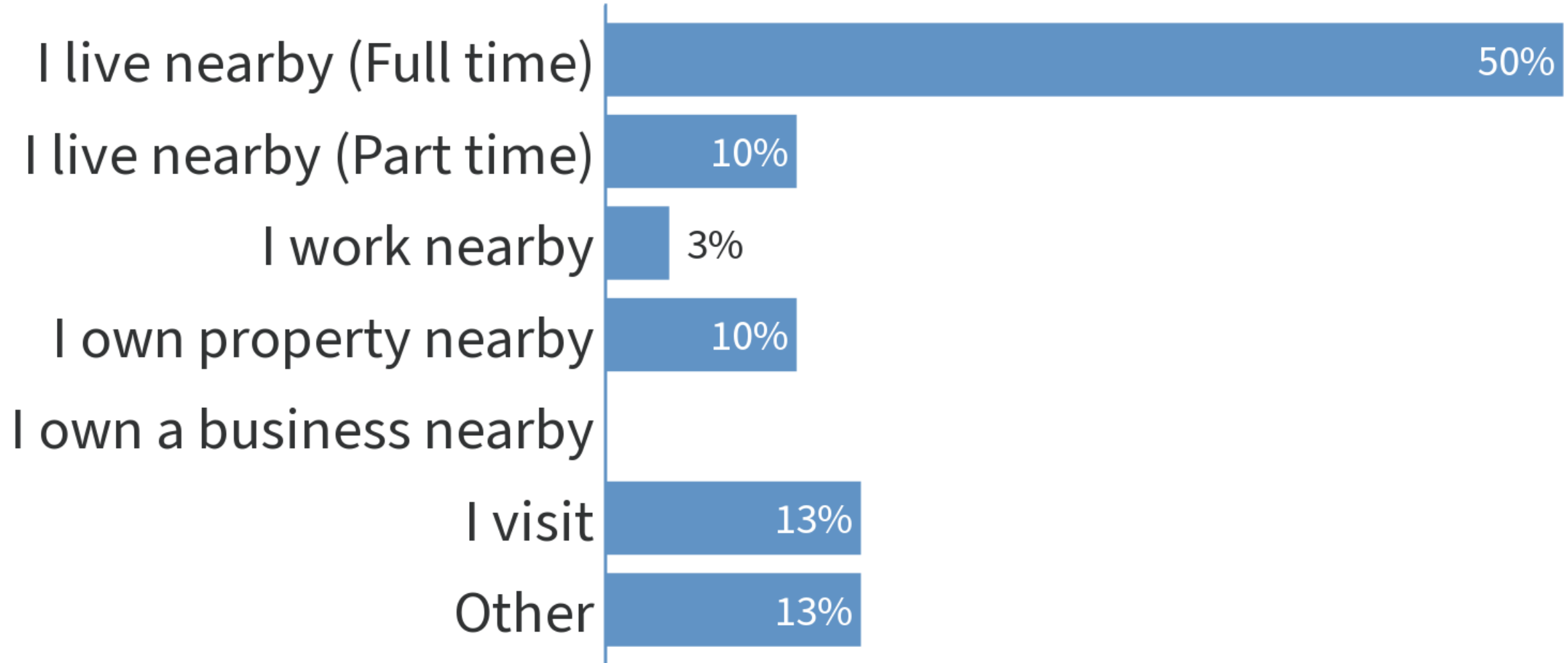
What is your primary way of getting around Dauphin Island?



How long have you lived or worked in Dauphin Island?



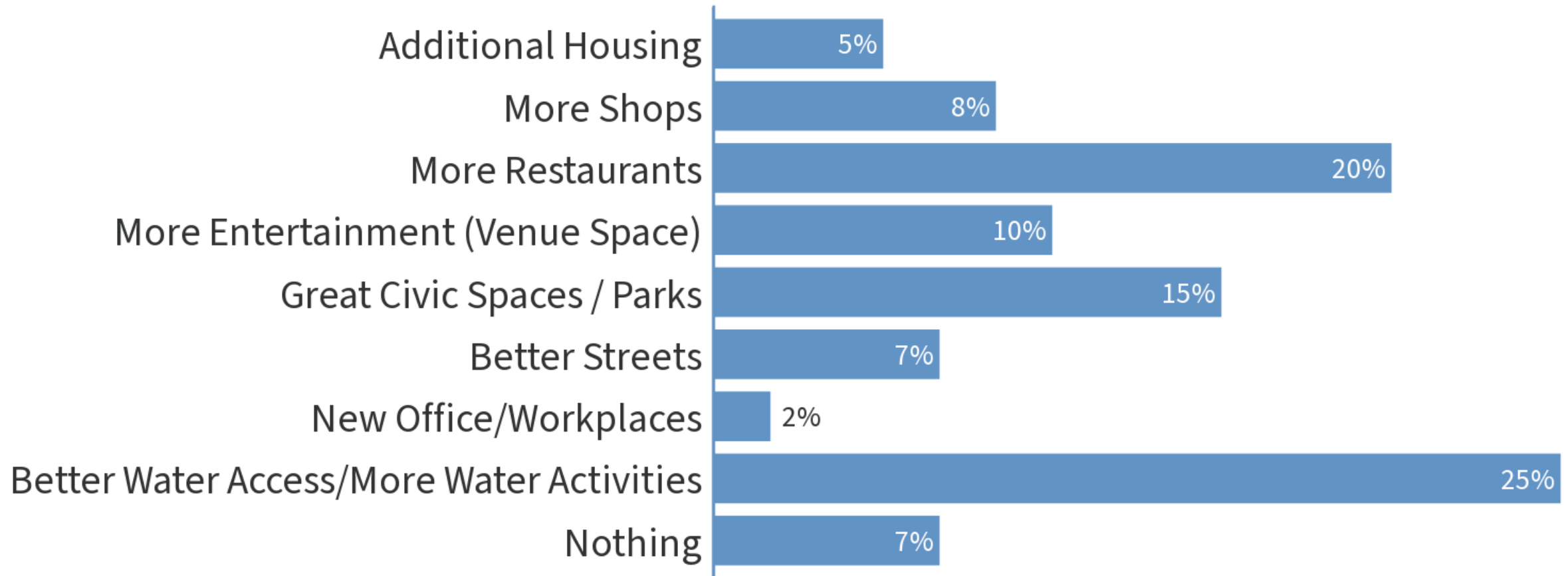
What is your primary interest in the area?





Poll locked. Responses not accepted.

What can make Aloe Bay even better? (Text your top two answers)





Poll locked. Responses not accepted.

In the future, I would like Aloe Bay to be...

“Non-parking”

“Fun”

“Quiet”

“Walkable”

“Definitely”



BRISTOL, RHODE ISLAND

BRISTOL, RHODE ISLAND



BRISTOL, RHODE ISLAND



CEDAR KEY, FLORIDA

Dock Street



ISLAMORADA, FLORIDA

Morada Bay, Florida Keys



PACIFIC GROVE, CALIFORNIA

Lover's Point



KEY WEST, FLORIDA

Historic Boardwalk



SEASIDE, FLORIDA

Walton County, FL



STUART, FLORIDA

Martin County

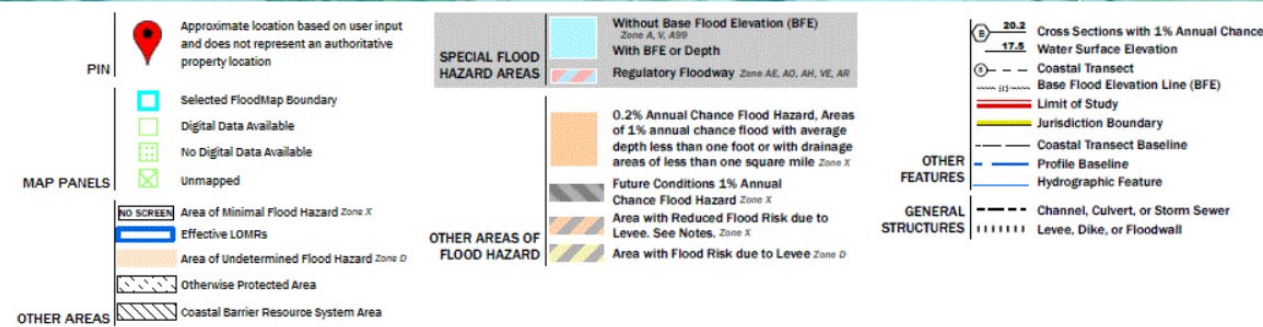


ALOE BAY

ALL NEW STRUCTURES MUST BE ELEVATED TO 12' (12' BFE)

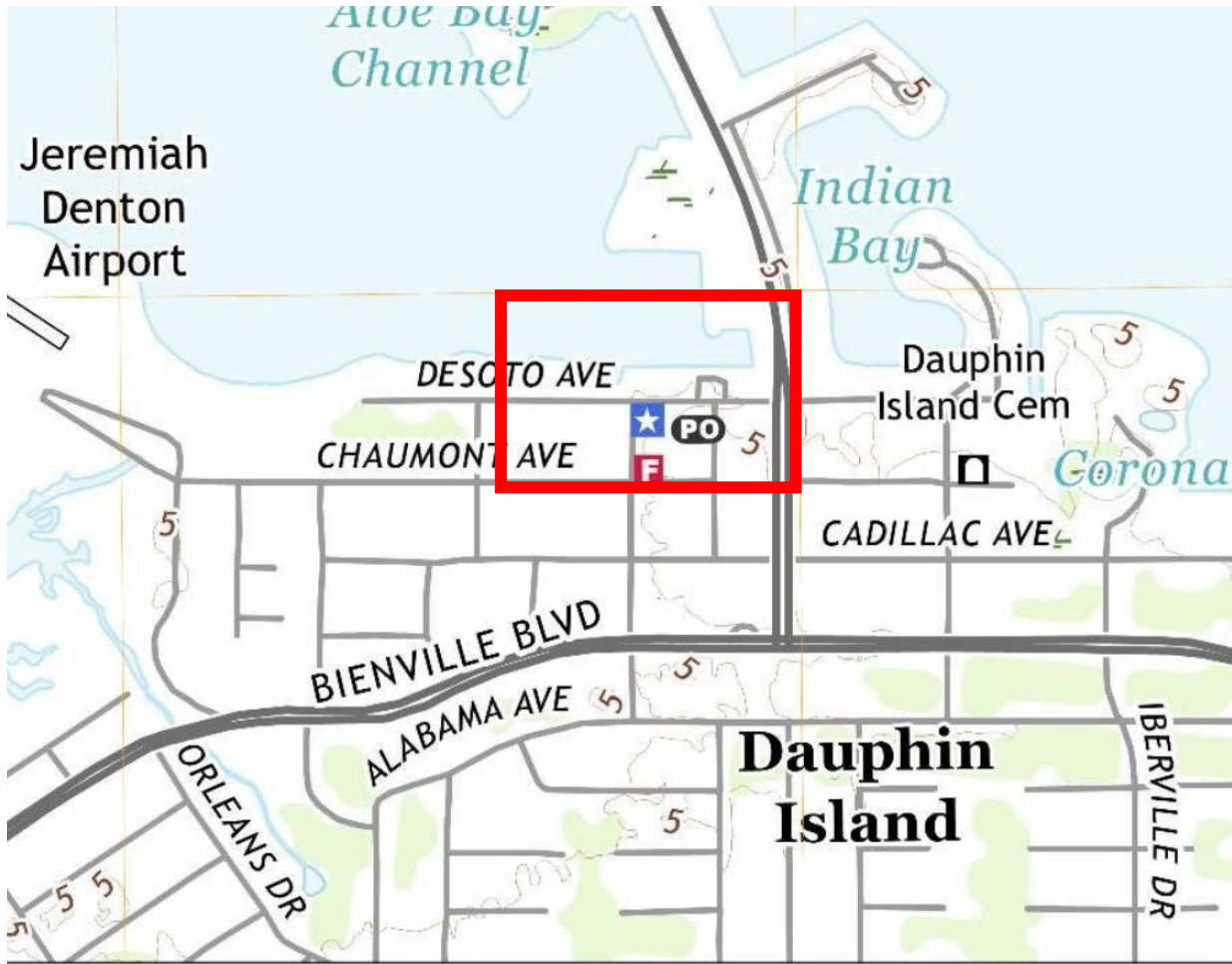
FLOOD ZONE AE10

SOURCE: FEMA



ELEVATION 5' (0'-10')

SOURCE: USGS



RESILIENT FIRST FLOORS (BFE 12') ON 6' ELEVATION



Scenario 1: Main Street



ILLUSTRATIVE LEGEND

- Project Boundary
- Lot Lines
- Civic Building
- New Building
- Existing Building
- Lots
- Alleys
- Blocks
- Streets
- Boardwalk
- Primary Greens
- Secondary Open Space
- Beach front
- Water
- Trail path
- Trees/Landscape

The Main Street Scenario focuses on making Desoto Ave a small town main street with parking behind shops and restaurants and a large public dock on the bay.

PROS:

1. Retains existing buildings and businesses
2. Provides a walkable commercial street
3. Allows for extra dock space along water
4. Buildings elevated out of the floodplain

CONS:

1. Modest scale
2. Will require new form-based regulations



1 BUILDINGS FACE THE STREET

DeSoto Ave becomes a 'Main Street' with wide sidewalks, building fronts, and cafes.

2 EXISTING BUSINESSES AND BUILDING REMAIN

The working waterfront remains while new buildings and businesses fill in around them.

3 RAISED BOARDWALK

Boardwalk along the water is elevated with open air public structures for picnics, fishing, and strolling.



Scenario 2: *The Living Shoreline*



ILLUSTRATIVE LEGEND

	Project Boundary
	Lot Lines
	Civic Building
	New Building
	Existing Building
	Lots
	Alleys
	Blocks
	Streets
	Boardwalk
	Primary Greens
	Secondary Open Space
	Beach front
	Water
	Trail path
	Trees/Landscape

The town center in this scenario is set back from the waterfront allowing more open space between the bay and the buildings.

PROS:

1. Living shoreline and dedicated green space
2. Human-scale buildings
3. Connected pathways
4. Buffer from flooding

CONS:

1. Less development
2. Requires coordination between property owners
3. Infrastructure investment



1 RAISED BOARDWALK

Storefronts are facing the boardwalk; Parking on the other side

2 CONNECTION TO THE BAY

Developments are raised from base flood line

3 CAFE/BREWERY/MARKET

A nexus that provides gathering



Scenario 3: *Two District Center*



ILLUSTRATIVE LEGEND

- Project Boundary
- Lot Lines
- Civic Building
- New Building
- Existing Building
- Lots
- Alleys
- Blocks
- Streets
- Boardwalk
- Primary Greens
- Secondary Open Space
- Beach front
- Water
- Trail path
- Trees/Landscape

A Town Center consisting of two distinct districts (mixed-use center and fishing village) connected along a waterfront boardwalk

PROS:

1. Town center consisting of two distinct districts
2. Extension of parks from waterfront across DeSoto Ave
3. Public waterfront Boardwalk
4. Walkable DeSoto Ave
5. Retains many existing buildings

CONS:

1. Larger buildings on raised platforms
2. Some existing waterfront structures replaced
3. Entails considerable costs



1 BOARDWALK

A public waterfront boardwalk connecting Lemoyne Dr to the new town center

2 PARKS

New or enhanced waterfront parks extend across DeSoto Ave into the neighborhood

3 ELEVATED MIXED-USE BUILDINGS

New, mixed-use structures built on elevated platforms with parking and space for vendors below.

4 FISHING VILLAGE

Smaller-scale working waterfront area retaining existing buildings with several new market structures

5 REPURPOSED EXISTING BUILDINGS

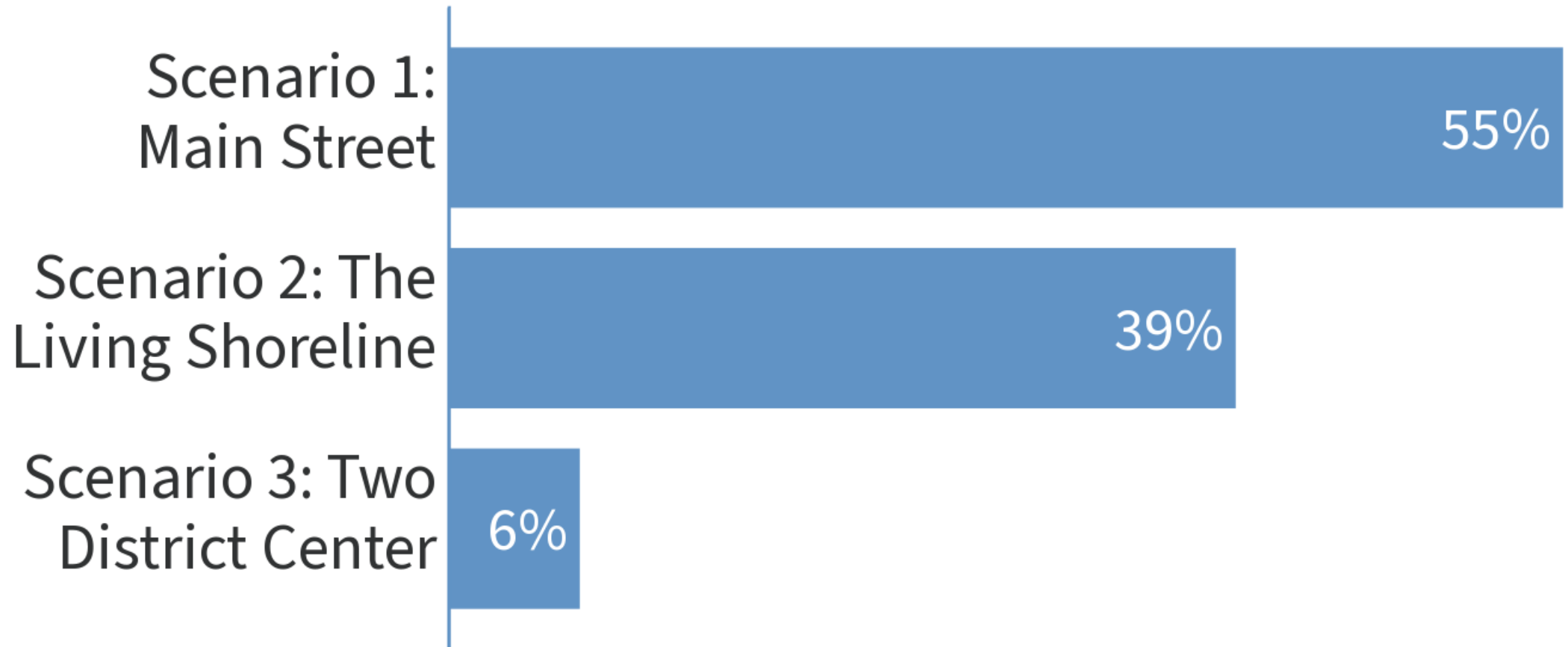
Several existing public buildings are repurposed to new uses

6 AMPHITHEATER SEATING

Public deck with flexible uses overlooking Aloe Bay with amphitheater-style seating leading to the adjacent park.



Which scenario do you think best fits your vision for the future of Aloe Bay?



Now it's time to
hear **YOUR** ideas!

Visioning exercise & report back

Group Visioning Exercise

Aloe Bay Charrette Base Map

This map shows an overview of the Aloe Bay area for the Hands-On Design Session of the Charrette. 1 view

All changes saved in Drive

[Add layer](#)
[Share](#)
[Preview](#)

- Other City Property
- Boat Launch
- Boat Launch and Other Parki...
- Community Center Property
- Alabama Deep Sea Fishing R...
- Eco-Tourism Site
- Park and Beach Board - Aloe ...
- Aloe Bay Proper
- Primary Planning Area
- Secondary Planning Area

☒ Your Input
 [Import](#)

Add places to this layer by drawing or importing data. [Learn more](#)

☐ Base map
 ☐ Street view

Public Design Charrette

ALOE BAY

"Town Center" Master Plan

Group Activity - 3 Big Ideas

One survey per Breakout Room.

*** Required**

What is your Breakout Room number? *

Your answer

Participant names (include Facilitator) *

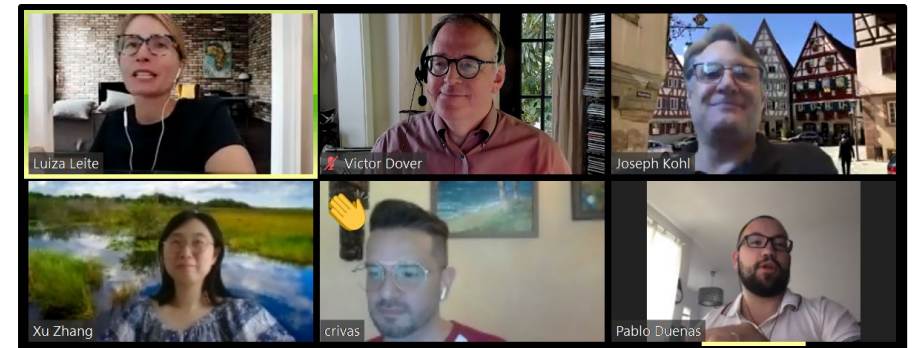
Your answer

1a. What is your 1st Big Idea? *

Your answer

Report Back

YOUR 3 BIG IDEAS



FIRST: MARK YOUR IDEAS ON THE MAP

Aloe Bay Charrette Base Map

This map shows an overview of the Aloe Bay area for the Hands-On Design Session of the Charrette. 1 view

All changes saved in Drive

☰ Add layer 👤 Share 👁 Preview

- 📍 Other City Property
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☒ Your Input

📍 Import

Add places to this layer by drawing or importing data. [Learn more](#)

☒ Base map

The map displays the Aloe Bay area, including Bayou Aloe, Hudson Bay, and Dauphin Island Bay. Key locations marked include Chugae Point, Capt'n Snapper's, ATM, FinAtics Dauphin Island Fishing Charters, Alabama Deep Sea Fishing Rodeo Site, Jt's Sunset Grill, Dauphin Island Beach Rentals, Island Golf, Ship & Shore Supplies, Lighthouse Bakery, Miguel's Beach'n Baja, Skinkers Seafood, Dauphin Island Chamber Commerce, Mobile Bay Park Office, Willow Tree Cottage, Salt Creek Park (DIPOA), Salt Creek Park, Dauphin Island, Indian Shell Mound Park, Coronado Cove, Dauphin Island Harbor House, and Dauphin Island Bay. The map also shows the Jeremiah Denton Airport and the Dauphin Island Beach Rentals area. The map is overlaid with a grid and various colored lines and shapes indicating planning areas and points of interest.

SECOND: 3 BIG IDEAS SURVEY

Public Design Charrette
ALOE BAY
"Town Center" Master Plan

Group Activity - 3 Big Ideas

One survey per Breakout Room.

* Required

What is your Breakout Room number? *

Your answer

Participant names (include Facilitator) *

Your answer

Pick the top 3 ideas discussed in your room as a group

BIG IDEA CATEGORIES

1. Town Center Activity
2. Employment / Workplaces
3. Civic Space and Streets
4. Sustainability / Resilience
5. Water Access / Activities
6. Codes & Standards
7. Other

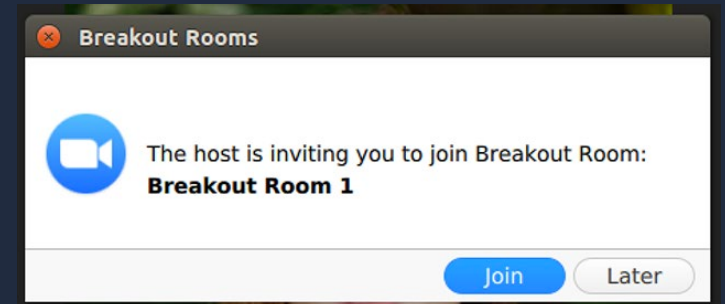
QUESTIONS TO GET STARTED:

1. What types of places are missing from Dauphin Island? How can the future Aloe Bay help meet Dauphin Island's needs?
2. How can Aloe Bay add to the job opportunities in Dauphin Island today?
3. Where would you like to see future public civic spaces (plaza, neighborhood square, shared street, pocket park, etc.)
4. Where are improvements needed to infrastructure (stormwater/sewer, water utilities)?
5. What does “Working Waterfront” mean to you?

A COUPLE OF GROUND RULES

1. Each breakout room will have a facilitator, able to mark the map and fill in the 3 Big Ideas survey; tell them your ideas!
2. Focus on what, not just how
3. Add notes in “chat” area
4. If there is a lot of background noise where you are, please mute your mic when you are not speaking
5. Be open and courteous to everyone’s ideas. The host has the ability to remove those who don’t listen to the facilitator.
6. Everyone will have a chance to speak, so please let others have their turn.
7. Have fun!

You will now be
sorted into
Breakout Rooms
See you back here soon!



Breakout Rooms In Session

See you back here soon!

**You Have Joined: Aloe Bay “Town Center” Master Plan
Charette Kick-Off & Interactive Design Session**

Welcome Back!

Group Spokesperson, get ready to report your group's BIG 3 ideas.

**Share with those who
couldn't join live!**

Check the website to watch later:
aloebay.org/charrette-hub

Thanks for attending...

Public Design Charrette

ALOE BAY



SAVE THE DATE!! Jan. 18-22, 2021

Join us for the **Public Design Charrette** and help define the vision for Aloe Bay!

More info at www.aloebay.org

Kick-Off & Hands-On Design Session

Monday, January 18 | 5:30pm | Online

Join us for an informative online presentation on town planning and community design. You will have the chance to answer our live polling questions and ask your own. Register to join via Zoom.

Open House

Tuesday, January 19 | 4 - 6pm

Location: Shelby Center, Dauphin Island Sea Lab

For those unable to participate online, drop by anytime during the open house hours to ask the project team questions, view the team's work and offer comments. This is an informal session that will allow you to provide the team feedback as the plans are being drafted.

Virtual Studio

Tuesday, January 19 | 11am | Online

Wednesday, January 20 | 5pm | Online

Thursday, January 21 | 11am & 5pm | Online

Join these informal online meetings to talk openly with the design team and provide feedback and ask questions as the plan ideas evolves. Register to join via Zoom.

Sustainability Virtual Workshop

Wednesday, January 20 | 3pm | Online

Listen to Dr. Robert Brown present his initial findings for Aloe Bay, and ask your own questions about how sustainability will play a role in the Aloe Bay project. Register to join via Zoom.

Development Strategies Workshop

Thursday, January 21 | 3pm | Online

Listen to Randy Gross of Randall Gross Development Economics present his initial findings for Aloe Bay, and ask your own questions about how this initial analysis will play a role in the Aloe Bay project. Register to join via Zoom.

Work-in-Progress Presentation

Friday, January 22 | 5:30pm | Online

See all of the work completed during the Charrette week at the "wrap-up" presentation. Register to join via Zoom

See you later!