



Bayou La Batre

**CITY DOCKS**



**REDEVELOPMENT PROJECT**

*Master Plan*

June 2021





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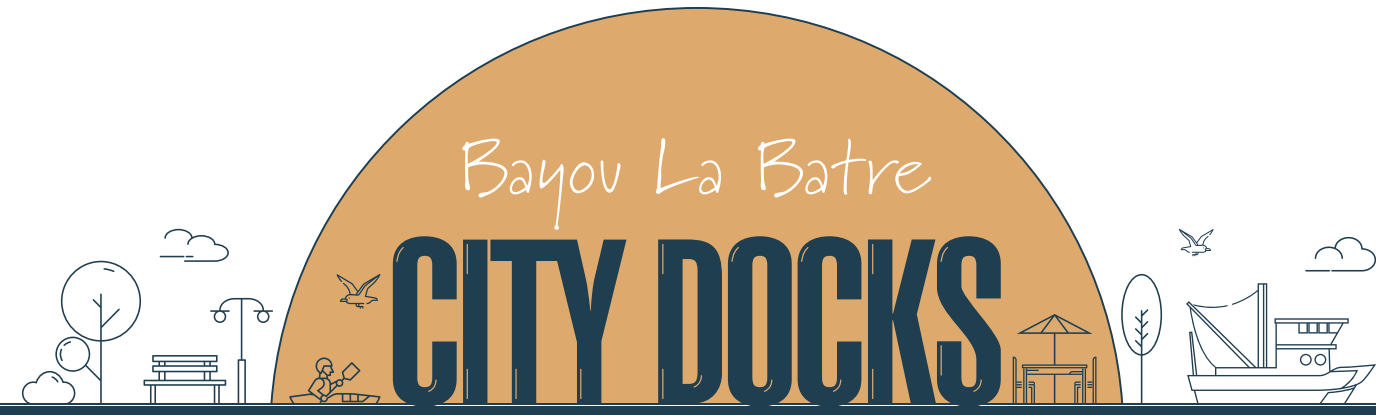
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# Introduction



# LOOKING TOWARDS REVITALIZATION

The Redevelopment of Bayou La Batre City Docks Project is an opportunity to revitalize this important community site.

The goal is to meet current and future economic, environmental, and recreational needs by planning sustainable retail and commercial developments and recreational opportunities that support direct seafood sales, charter fishing operations, private anglers, and ecotourism

The City Docks Project provides a means for developing amenities that attract both locals and tourists while showcasing Bayou La Batre's small-town coastal atmosphere and historical heritage as the Seafood Capital of Alabama. The project will enhance local communities by giving people a desirable place to live, work, and play, while creating opportunities for new and existing businesses of all sizes, especially those dependent on natural resources.

## PROJECT SCHEDULE

The City Docks Project is a three-phase, multi-year project:

- Phase 1 – development of this Master Plan supported by an economic analysis and a feasibility study
- Phase 2 – engineering and design, and permitting
- Phase 3 – construction, will begin as each successive phase is completed.

## PHASE 1 – MASTER PLANNING

### Compilation of Data

Topographic and bathymetric surveys, a Phase 1 Environmental Site Assessment, geotechnical investigations, and a marine structural inspection were performed to characterize the site and document the condition of the existing infrastructure. Additionally, data on utility regulations and other site requirements were compiled to inform feasibility.

### Feasibility Study/Economic Analysis

The City Docks Project Feasibility Study identified economically feasible and sustainable project opportunities for revitalizing the area that will guide engineering and design elements to improve the City Docks. The economic analysis has ensured that business development opportunities and multiuse conceptual project elements are economically sound and sustainable. The results of this study and analysis were required deliverables to provide to the Alabama RESTORE Council and the Federal Treasury for review and approval of subsequent stages (full reports are available upon request).

### Master Plan

This Master Plan provides a framework for long-range planning and decision making. It recognizes multi-use goals and objectives for the entire property, identifies business development and waterfront recreational opportunities, and prioritizes conceptual designs.

### Phase 1 Results

**\$21,000,000**  
AVAILABLE GRANT  
BUDGET



**\$20,758,532**  
CAPITAL INVESTMENT  
FOR CONSTRUCTION

- ✓ INCLUDES ALL COMMUNITY-DESIRED SITE ELEMENTS
- ✓ BENEFIT-TO-COST RATIO OF GREATER THAN 1.0

## PHASE 2 – ENGINEERING AND DESIGN, AND PERMITTING

Over a 12-month period a team of engineers, architects, and scientists will work to design and engineer the concepts in the City Docks Master Plan. This will include marine structural engineering for the waterside components, civil and architectural engineering of the landside elements, and landscape design. Full engineering drawing, specification and bid packages will be produced. All applicable permits will be applied for and obtained.

## PHASE 3 – CONSTRUCTION

This phase is where ground will be broken, and the City Docks site will be constructed. Bidding of the project will occur and the successful contractor will commence construction. The Project could take up to 12+ months to build, creating some 100+ jobs for the region for construction.





### Key Features

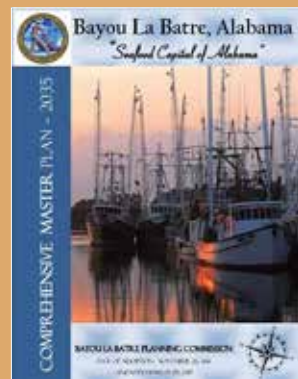
Project Site Area (+/- 14 acres)	
<i>Market District</i>	
Multi-use Pavilion	1
Northern Parking Lot Improvements	2
Waterside Structural Improvements	3
Portable Restroom Trailers	4
Greenspace	5
<i>Marina District</i>	
50 Slip Marina	6
Multi-use Building – Marina Office, Public Restroom, Bait Shop	7
Utility Service Dock and Fuel Infrastructure	8
Waterside Structural Improvements and Boat Launch	9
<i>Lightning Point District</i>	
Southern Parking Lot Improvements	10
Transient South Dock	11
Sidewalks, Pavement, Stormwater Improvements	12
Kayak Launch	13



# THE PAST, PRESENT, AND FUTURE

The City Docks site has a rich history of supporting the local industry and recreational activities for waterfront public access.

The local docks were primarily used in support of the critical seafood and boat building industries, including numerous activities housed within a 90,000-square-foot warehouse. Both the docks and the warehouse were completely destroyed by Hurricane Katrina in 2005. Many of the city docks' tenants moved away, relocated to other property within the City of Bayou La Batre, or closed their doors. The resulting economic downfall was further compounded by the Deepwater Horizon oil spill in 2010, which caused fishery closures and consumer-related seafood safety concerns.



The Redevelopment of Bayou La Batre City Docks Project has been discussed for many years and was prominent in the Bayou La Batre Comprehensive Master Plan developed in 2016 and amended in 2018. This plan discussed development of a multi-use site that included boat ramp repairs, fishing opportunities, a pier, additional parking and dockage, kayak launches, and a full-service marina services and accommodation.





CITY DOCKS COULD BE...



Artist impression of what the Bayou LaBatre City Docks Project could look like









Bayou La Batre

**CITY DOCKS**



Project Site





# CITY DOCKS SETTING

**Bayou La Batre is known as the Seafood Capitol of Alabama. It is estimated the commercial seafood landing in Bayou La Batre has an economic impact on the state which exceeds \$80 million annually.**

Shrimp is the lifeblood of the Bayou La Batre commercial fishery, as well as oysters, crabs, and finfish. In addition to the dockside value of Alabama landings, the seafood processing sector and ship building industry are mainstays of the local economy.

The Bayou La Batre City Docks Project site is located about 30-miles southwest of Mobile, AL, in South Mobile County and two miles south of Hwy-188 that runs through downtown Bayou La Batre. Heading south down the winding Shell Belt Road that follows the Bayou, people pass the ship building yards and seafood processing plants of the working waterfront of Bayou La Batre. Shell Belt Road follows along the Bayou and is lined with barges, tugboats, and the shrimping fleet, typifying the mainstays of the Bayou La Batre economy and culture.

Bayou La Batre is surrounded by several small rural farming communities that utilize the City Docks site for waterfront access and water-based recreational activities. To the west of Bayou La Batre are thousands of acres of the Grand Bay Savannah which are public conservation lands that extend further into Mississippi connecting to the Grand Bay National Wildlife Refuge and National Estuarine Research Reserve.

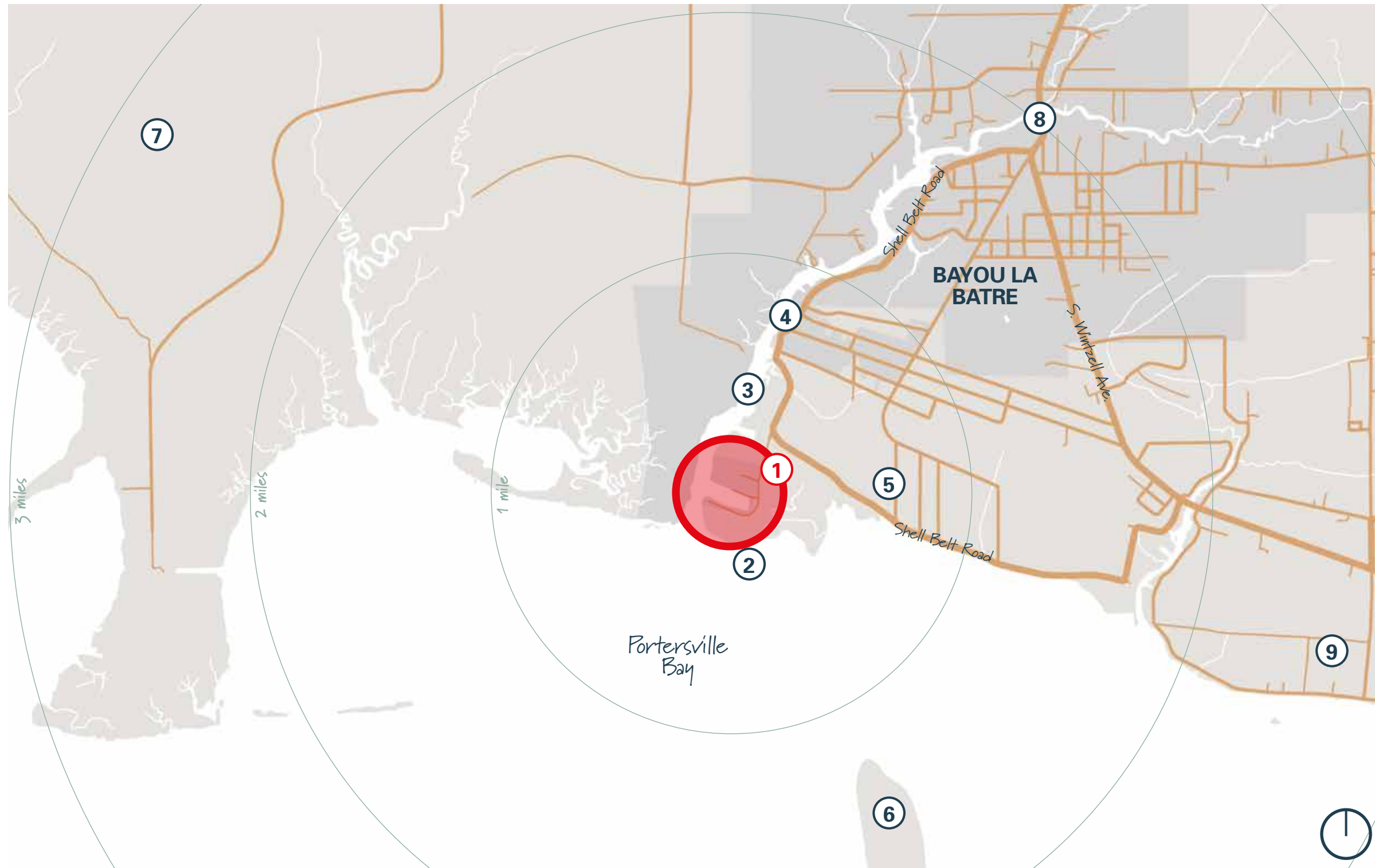
To the south of the City Docks site there is access to Portersville and Grand Bays as well as associated marsh islands that provide recreational fishing and boating opportunities. Just 12 miles south of the site past the Mississippi Sound are the white sand beaches of Petit Bois and Dauphin Island.

Ideally situated amongst natural land and water features, the City Docks site is a outdoor recreational gem. The City Docks Project aims capitalize on this location by creating a multipurpose recreational and business development site that maintains public day-use features with additional enhancement of infrastructure and facilities which will cater to retail business and associated marine recreational opportunities offered within waterfront developments. The initial targeted economic opportunities will be direct seafood sales, charter fishing operations, private anglers, and ecotourism.

*"I would love to see Bayou La Batre restored for future generations. Build it, and they will come!"*  
PUBLIC SURVEY RESPONDENT







### Key Features

Project Site Area (+/- 14 acres)	1
Lightning Point Shoreline Restoration Project	2
Bayou La Batre Federal Navigation Channel	3
Coastal Connection Scenic Byway	4
Dockside RV Resort and Alabama Gulf Coast Campground	5
Coffee Island	6
Grand Bay Savanna Nature Preserve	7
Bayou La Batre Draw Bridge	8
Rolston Park	9

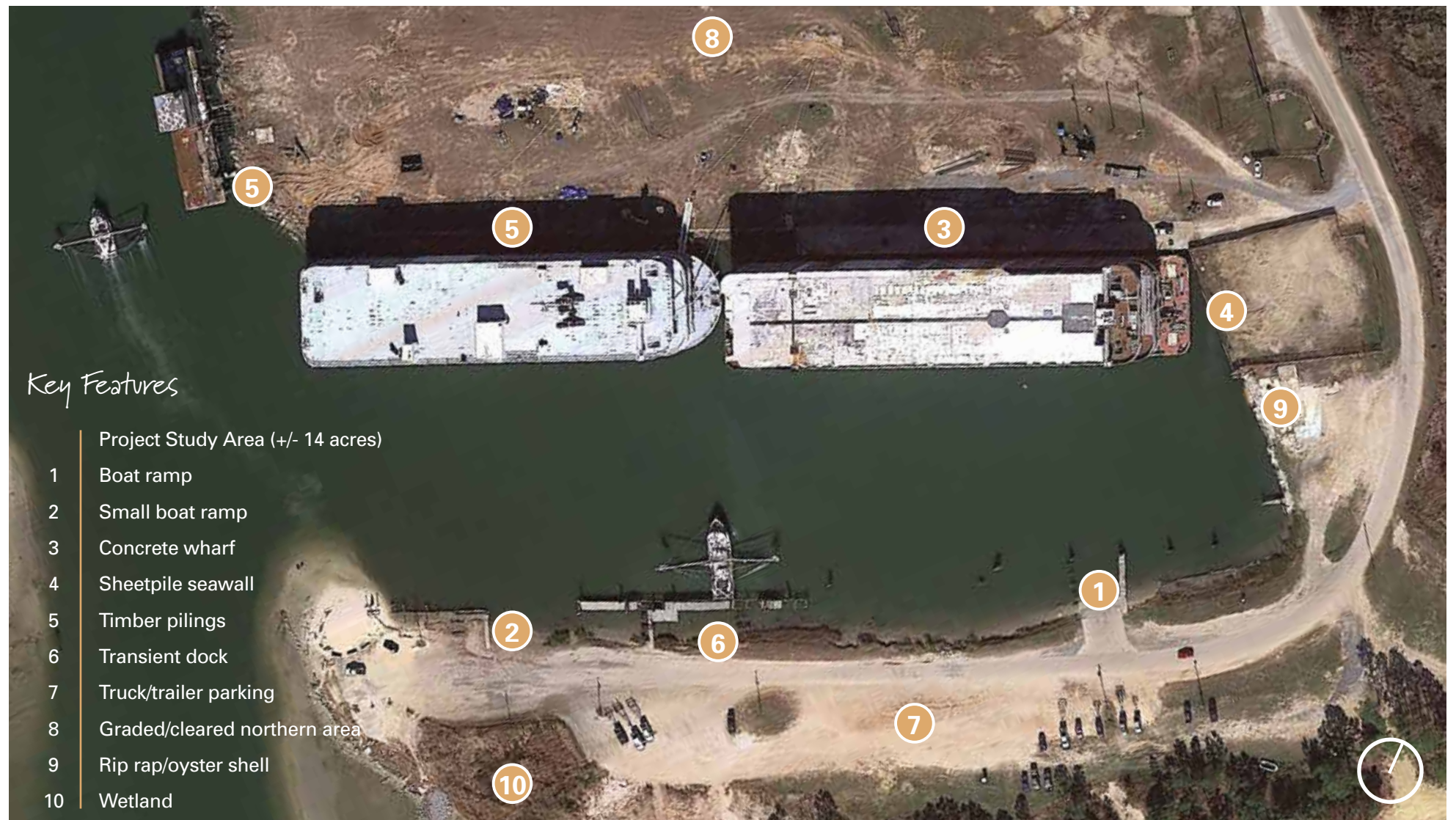


# CURRENT CONDITIONS

The City Docks project site is generally described as having three main features: northern area, the boat basin, and the southern boat launch and parking area.

Existing infrastructure on the property includes utility services (electric power, water, and sewer), a City maintained paved street, areas of unimproved gravel parking used for boat launch trailer parking, and various timber dock structures accessible to the public for fishing and boat tie-up. Topographic and bathymetric surveys, a Phase 1 Environmental Site Assessment, geotechnical investigations, and a marine structural inspection were performed to characterize the site and document the condition of the existing infrastructure. Additionally, data on utility regulations and other site requirements were compiled to inform feasibility.

There are several priority infrastructure improvements that are essential to make the site more safe and friendly for increased public access. Major infrastructure includes the boat ramp, the water/land interface, and parking lots north and south of the basin. There are several amenity elements that address both the economic viability and the public outreach aspects including a multi-use pavilion, restrooms, marina, multi-use building/bait shop, utility service dock and fuel, and a kayak launch.







Bayou La Batre

**CITY DOCKS**



# Planning Process

# 03



# THE PROCESS

**How should the Project enhance economic and recreational opportunities for local and regional communities? How do we balance these aims while also maintaining environmental stewardship for the surrounding waters? These are the central questions posed for this Master Plan creation.**

## Goals and Objectives

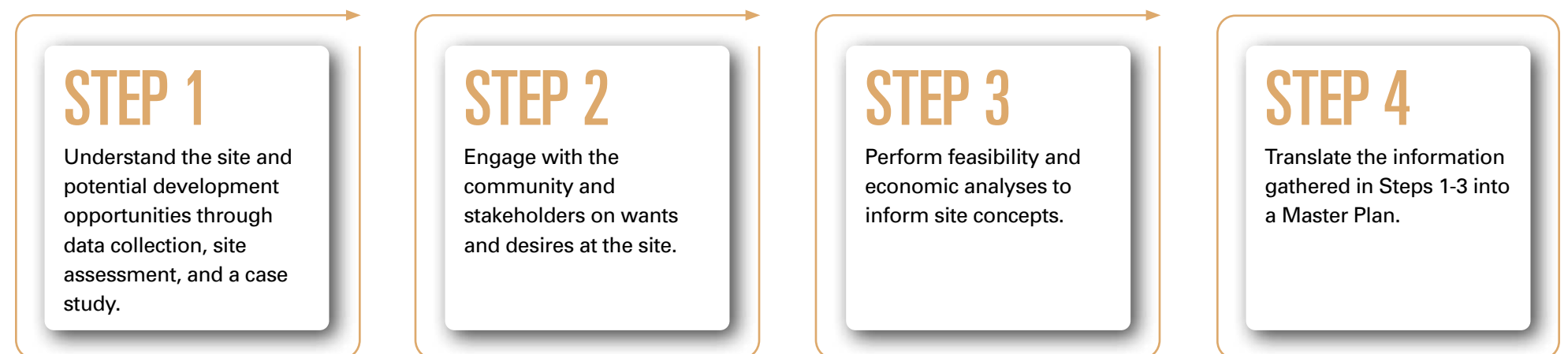
The goals of the Master Plan included:

- ✓ Explore innovative ideas, uses, and community priorities for the Project Site through outreach and engagement
- ✓ Develop multiple concepts depicting upland and in-water uses informed by community input, consultant expertise, and cost-benefit analysis
- ✓ Consider methods for incorporating existing upland and in-water facilities into wider regional offerings
- ✓ Organize approaches for an informed evolution of site operations and investments that create a compelling future for City Docks.

The planning team was also tasked with an economic analysis to determine the potential economic value gained (or lost) from the final plan implementation. The Master Plan presented herein is a starting point for actionable implementation.

## Planning Process

The planning process commenced in August of 2020 and included four key steps.



*The Bayou has a long and very interesting history, great seafood, beautiful coastal scenery and wonderful people who live in the area.*

PUBLIC SURVEY RESPONDENT



# TRANSLATING COMMUNITY DESIRE

The Redevelopment of Bayou La Batre City Docks Project has been discussed for many years and was prominent in the Bayou La Batre Comprehensive Master Plan developed in 2016, amended in 2018.



The community at that time wanted a multi-use site that included boat ramp repairs, fishing opportunities, a fishing pier, additional parking and dockage, kayak launches, and a full-service marina services and accommodations. It was important to build on that Comprehensive Master Plan effort to determine specific uses and features important to the community and visitors alike.

A community outreach and engagement effort was conducted to further inform this plan. This effort included several methods for reaching this community for input and for providing information. These included:

- Dedicated project website (BayouLaBatreCityDocks.com) to keep the community up-to-date on the planning process
- Tent Events at the City Docks to reach users of the site
- Online survey to capture local and surrounding community input
- Poster graphics and fact sheets were created and placed around the community at prominent sites to reach those that may not be online
- Email and social media blasts to subscribers and regional community to push out project planning information and updates
- One-on-one meetings with Mobile County, the Mayor of Bayou La Batre, and other key stakeholders and project ambassadors
- Presentations to Bayou La Batre Chamber of Commerce and Town Council.

In the following pages, we highlight the results derived from the community outreach and engagement efforts. All detailed survey results, and other materials produced in the planning effort, continue to reside on the project website and remain available for public review.



3,406  
WEBSITE  
VIEWS



498  
SURVEY  
PARTICIPANTS



24,681  
SOCIAL  
IMPRESSIONS



12,352  
PEOPLE  
REACHED



17,325  
RESPONSES



1,167  
COMMENTS



201  
SUBSCRIBERS



509  
WEBSITE  
CLICKS

## BY THE NUMBERS

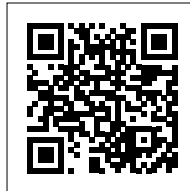
- FORMAL SURVEY OVER 2 MONTHS WITH 498 SURVEY PARTICIPANTS
- TWO ON-SITE TENT EVENTS
- CONTINUAL ONLINE PRESENCE THROUGH THE PROJECT WEBSITE: BAYOULABATRECITYDOCKS.COM
- 20 ONE-ON-ONE PERSONAL MEETINGS WITH COMMUNITY MEMBERS
- MULTIPLE PRESENTATIONS TO LOCAL ELECTED OFFICIALS AND KEY STAKEHOLDERS



# COMMUNITY FEEDBACK

## Project Website

A project website—BayouLaBatreCityDocks.com—was launched in mid-2020 to serve as an information portal, host surveys, and function as a storing house for all community feedback. Content was tailored to reflect project materials for each step of the planning process, and importantly, ask a series of questions about community priorities and preference. The website offered open ended questions to gather community ideas and points-of-view. Digital copies of all community poster-sized graphics, and survey results were also made available via the project website. Overall, the website was well received by all involved, garnering over 3,406 views and 201 subscribers.



## Tent Events

The Project Team hosted two Tent Events at the City Docks project site. Events were held September 5 and 12, 2020. The Project Team engaged members of the public accessing the docks through one-on-one engagement and printed materials. All individuals were encouraged to participate in the project survey. Additionally, attendees were invited to provide email or postal addresses to receive additional information. Approximately 100 citizens participated and visited during the on-site Tent Events. All meeting feedback was archived on the project website for viewing at any time.

## Online Survey

Surveys were available digitally on the project website, at the community center, and at Tent Events. Survey questions were tailored to reflect the major themes of the planning process and ask a series of questions about community priorities and preferences. The survey offered both closed- and open-ended questions to gather community ideas and points of view. Nearly 500 individuals answered one or more survey questions, generating 17,325 survey responses.

## Poster Graphics and Fact Sheets

Key materials generated as part of the public engagement effort and made available on the project website were also summarized into posters. Posters were provided at both Tent Events and put up around the town at high traffic areas including Greer's, Sugar Rush Donuts, AL Power, and Town Hall. This enabled the team to reach those that may not have an on-line presence. Furthermore, fact sheet overviews and updates were provided to Town Council and on the website to further provide information on the planning efforts.

## Email and Social Media Blasts

Four email blasts provided project updates on the survey launch, results, and project happenings. Over 200 subscribers received these email updates. Seven social media posts were provided to the City, Chamber, and other project advocates to post to their social media walls allowing us to reach a large number of people in different circles.

## Stakeholder Meetings

Some 20 different one-on-one, virtual, or in-person meetings were held over the seven-month duration of the planning process. Several community ambassadors representing different businesses and site uses were updated in-person on the project. Town Council and Chamber of Commerce were given presentations on results of feasibility and economic analyses. The project planning team had people in-residence in Bayou La Batre for a week talking to the general public at key locations and listening to feedback.

“

I love Bayou La Batre, and for me and many others the docks is a place of comfort to just ride and sit on the water alone and think.

PUBLIC SURVEY RESPONDENT

Overall, the message from the community was overwhelming support of the project. The community has been waiting a long time to improve this heavily used site and would like to see this project happen quickly. The boat ramp and parking area were important features to be improved as current conditions make it difficult to launch large boats. This was important to both recreational and working boats. Everyone would like the return of the bait shop and to provide some usable greenspace.

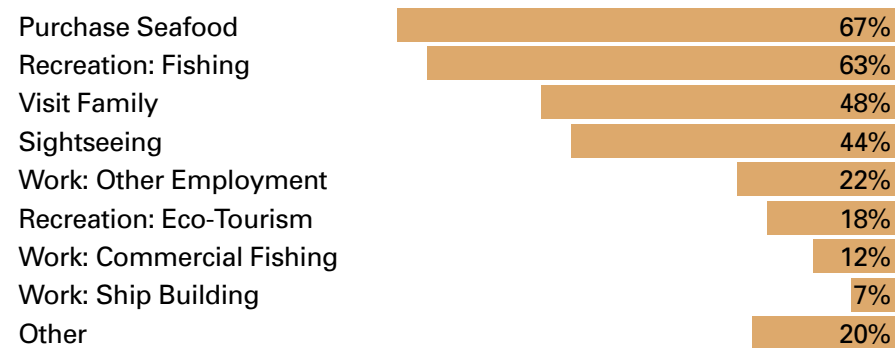


# IDENTIFICATION OF SITE USES

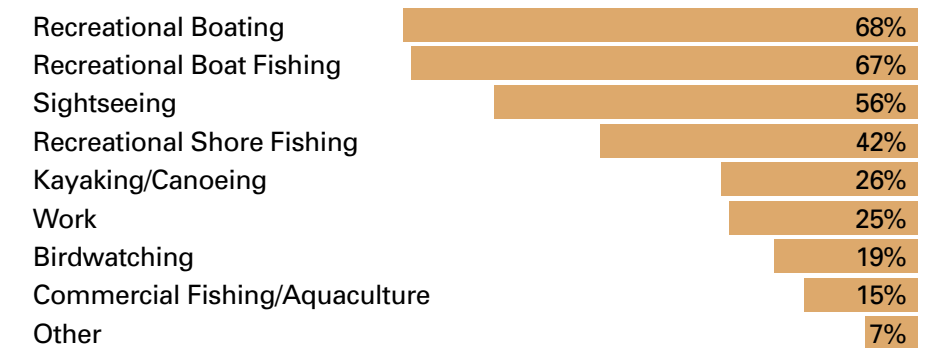
Survey 2. Q9. PLEASE INDICATE YOUR LEVEL OF INTEREST IN PARTICIPATING IN THE FOLLOWING ACTIVITIES WHEN TRAVELING TO ALABAMA COASTAL AREAS.

	NO INTEREST	SLIGHT INTEREST	MODERATE INTEREST	STRONG INTEREST
Purchasing Fresh Seafood from a Fishing Vessel	5%	8%	18%	69%
Walking on a Nature Trail	5%	19%	32%	44%
Canoeing or Kayaking	20%	21%	22%	37%
Fishing Trip on a Private Boat	9%	18%	21%	52%
Fishing Trip on a Charter Boat	21%	25%	26%	28%
Attending a Coastal Farmer's Market	3%	13%	29%	55%
Birdwatching	28%	33%	20%	19%
Attending a Coastal Festival	3%	14%	25%	58%
Beachcombing	8%	18%	28%	46%
Staying Overnight at a Camp/ Lodge	19%	21%	26%	34%
Shore Fishing	12%	17%	26%	45%
Shopping	9%	17%	32%	42%
Eating Fresh Seafood	2%	4%	10%	84%
Visiting Museums and Culturally Significant Sites	6%	21%	30%	43%
Employment	37%	16%	14%	33%

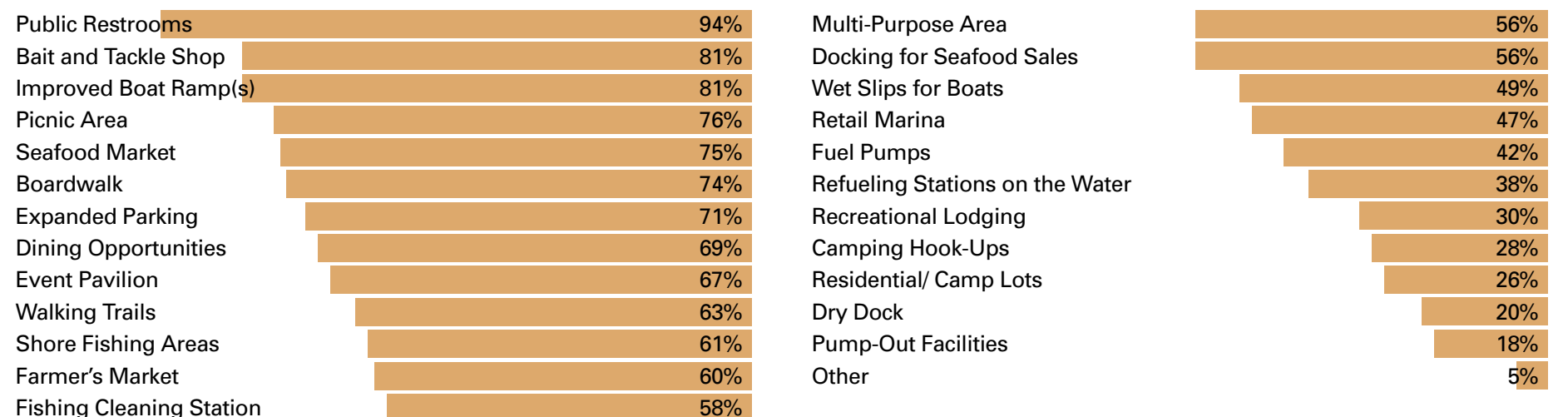
Survey 3. Q11. WHAT HAVE BEEN YOUR TOP 3 REASONS FOR VISITING?



Survey 4. Q13. WHAT ACTIVITIES WERE YOU ENGAGING IN?



Survey 4. Q14. WHAT TYPES OF IMPROVEMENTS DO YOU THINK SHOULD BE INCLUDED AT CITY DOCKS?





# ECONOMIC ANALYSIS

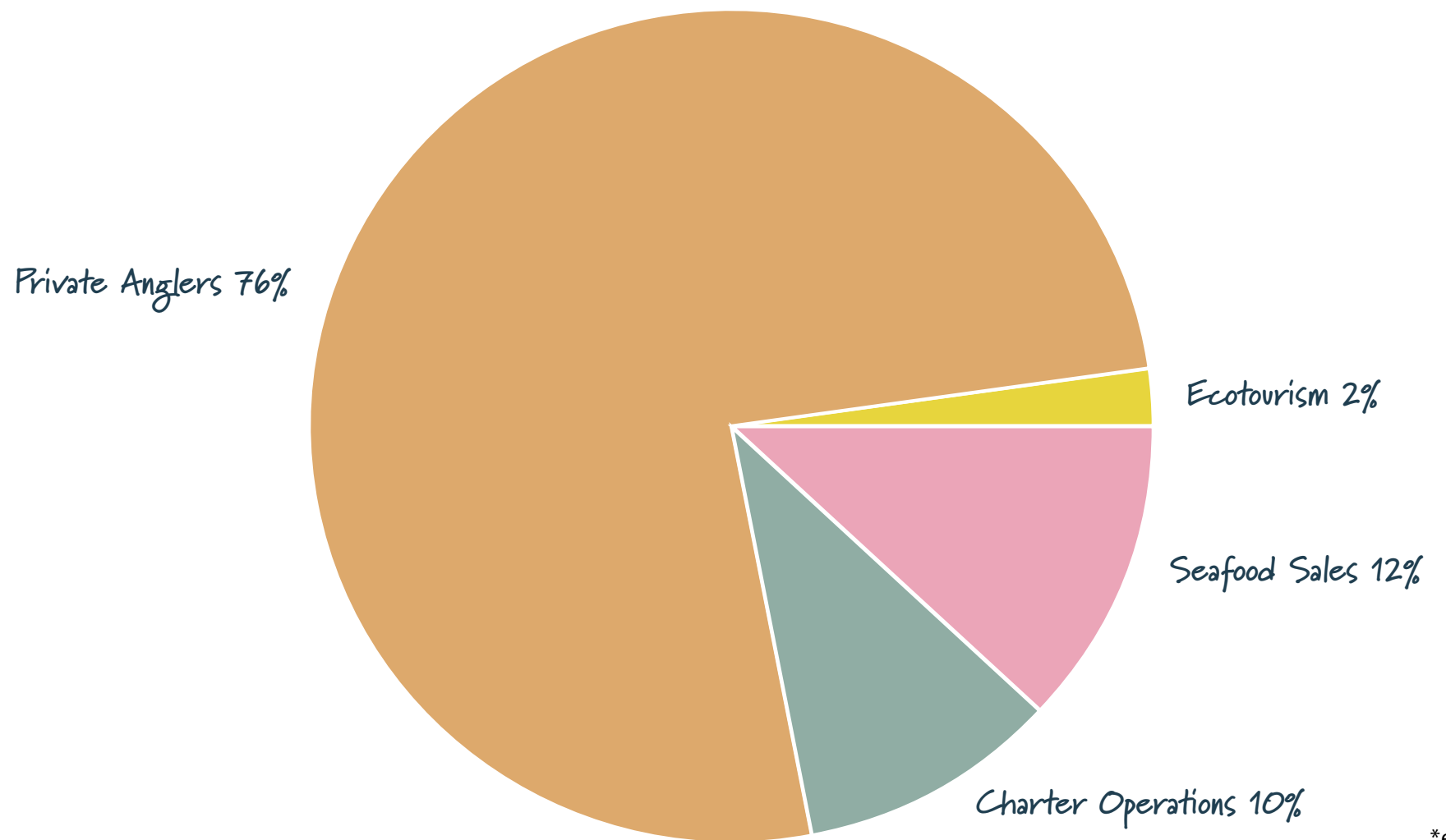
A detailed Economic Analysis was performed to determine user demand for the project site and project associated economic activity, benefits, and impacts for a variety of potential uses and business development opportunities.

The Economic Analysis also quantified the potential cost effectiveness of the identified uses and business opportunities. Projections were estimated for local, regional, and national economic benefits. Based on the input from the public outreach, four distinct economic sectors were evaluated for the project.

I was raised in Bayou La Batre, it will always be home! I come here to shop for whatever I need and most times they have it. I just feel safe here! I love our little town!

PUBLIC SURVEY RESPONDENT

ECONOMIC ACTIVITY PROJECTIONS AT YEAR 10\*



\*estimated





### Seafood Sales

Direct seafood sales to the public is a niche strategy that has proven financially viable with small-scale, inshore operations. The trend is supported by increasing demand from consumers focused on quality, sustainable, and locally sourced food. From an operational standpoint, the project's success would depend on an investment in vessel recruitment and participant training in terms of public relations, quality control, and business planning. Public outreach for the program would need to be guided by a standing advisory committee of local leaders. Public outreach indicated that, once operational, the project would attract a sufficient level of cultural tourism to support this growth in the direct seafood sales market, with a consistent demand from major urban areas of Mobile County.

**ANNUAL SALES**  
**\$370,000**  
**BY END YEAR 10\***



### Charter Operations

The recreational-for-hire (RFH) or charter fishing industry in the Gulf of Mexico has enjoyed three decades of economic growth and expansion. Favorable trends in effort, participation, and profitability appear to be bolstered by site-specific demand. Seventy nine percent of respondents to the in-person and on-line project survey expressed some level of interest in future charter fishing options at the site. Over the 20-year planning horizon, it is anticipated that RFH operations at the site would eventually yield annual revenues in excess of \$500,000 from a resident fleet of small and large charter boats.

**ANNUAL SALES**  
**\$300,000**  
**BY END YEAR 10\***



### Private Anglers

Trip related expenditures from private anglers represent the largest potential economic contribution of any sector outlined in this analysis. This projected potential was documented through a review of recreational licensing, target species, and private angling effort at the State (Alabama) and Regional (Gulf of Mexico) levels. Data from the Alabama Department of Conservation and Natural Resources indicate a 16% increase in licensed saltwater anglers in the past five years, with out-of-state anglers fueling a large portion of that increase. Non-resident license sales increased by 31% in the state since 2015, accounting for 43% of Alabama's saltwater angling population by 2019. Such increases suggest that the expansion of baseline activity, both in regard to in-state and out-of-state anglers, is already occurring.

**ANNUAL SALES**  
**\$2.2 MILLION**  
**BY END YEAR 10\***



### Ecotourism

This analysis limited the definition of ecotourism at the City Docks and Lightning Point Restoration area to non-consumptive activities. These activities are associated with terrestrial visitation (wildlife watching via green space and nature trails) and aquatic visitation (paddle-boat access to nearby nature preserves). This strategy avoids the "double counting" of effort and expenditures previously forecasted for other sectors of this Economic Analysis (i.e., private angling). Projected expenditures from ecotourism at the project site are considerably lower than other economic sectors considered in this analysis. However, the growth rate and market share of ecotourism at the project site is projected to exceed that of direct seafood sales, charter fishing and private angling.

**ANNUAL SALES**  
**\$65,000**  
**BY END YEAR 10\***

\*estimated



# INITIAL PLANNING CONCEPTS

**Developing initial planning concepts is an iterative and arduous task involving a team of architects, engineers, economists, scientists, and planners.**

The planning team conducted four day-long workshops over several months to ensure that initial design concepts met all community, economic, feasibility, and grant requirements.

Initial identified required improvements included infrastructure elements – things that are required to make the site usable, safe, and friendly for increased public access. These elements include a boat ramp, an improved water/land interface, and parking lots to the north and south of the basin. Amenity elements were also identified that were clearly important to the public but which also would be economically viable. These elements included fuel capabilities, an open market pavilion, bathrooms, a multi-purpose building, and recreational and commercial fishing amenities.

The planning team knew the preferred project elements that were initially identified in the grant application and during public outreach. This gave the team one set of book-ends. The feasibility of project elements was informed by site investigations (e.g. marine structures, geotechnical, bathymetric, topographic, environmental, and utilities) and sustainability parameters for this dynamic site. Furthermore, the feasibility had to compliment the results of the market opportunities identified by the detailed economic analysis (Feasibility Study and Economic Analysis Reports are available upon request). The optimum combination and orientation of project elements was evaluated under the requirements that the project be implemented within the existing project footprint, be constructable within the \$21 million available for construction grant funds and be operated and maintained with a Cost Benefit Analysis net revenue of greater than 1.0.

During working sessions, functionality of certain elements was found to be directly correlated to their location. The project site was broken into three areas. Three concepts were ultimately vetted with the Team and then with Mobile County and the City of Bayou La Batre. The location of the boat ramp for traffic flow became an anchor element upon which all other elements followed.

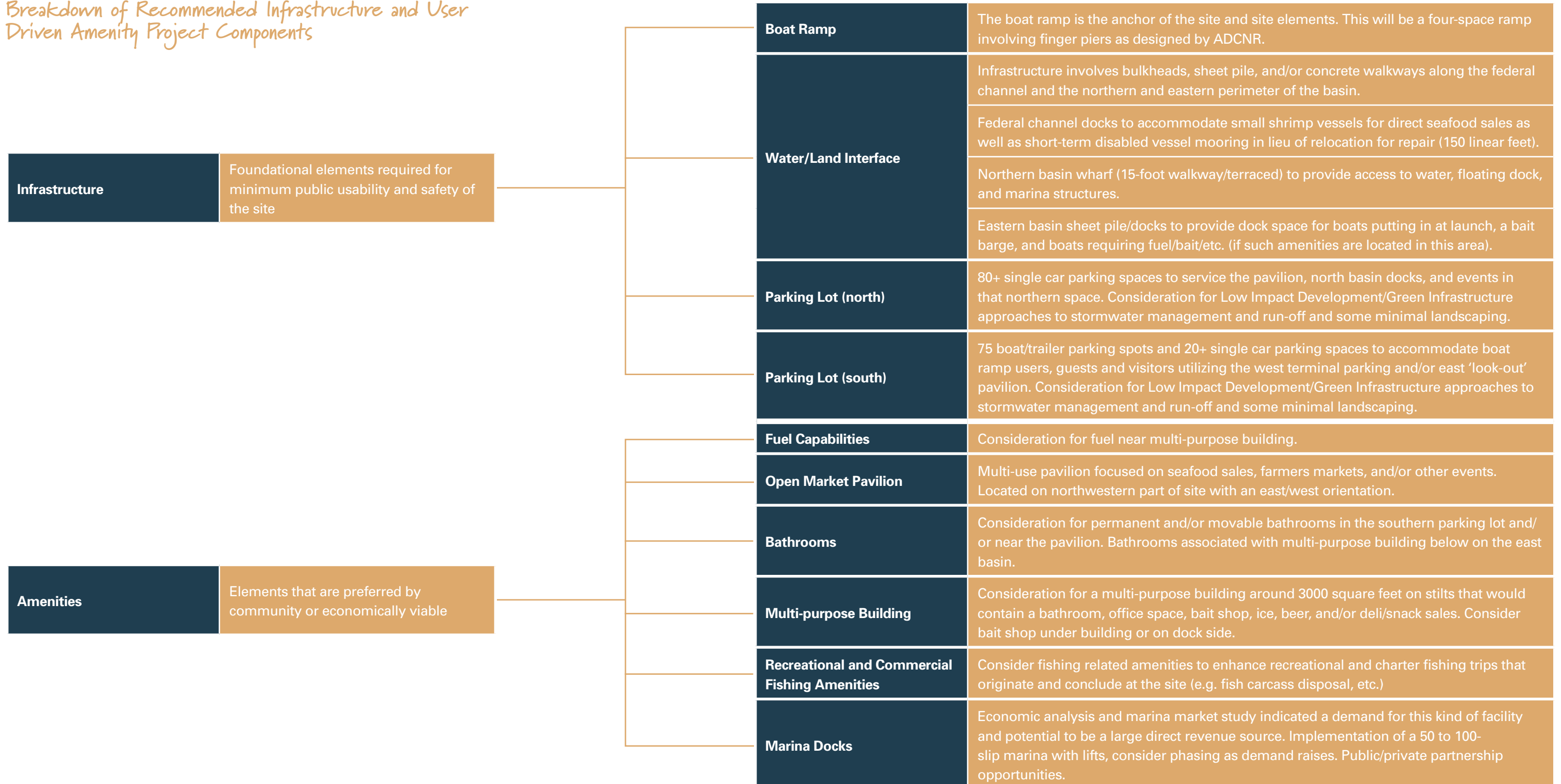


I think the Bayou needs something. My husband and I both grew up there. Two of our grown children live there now with their families. The town needs this to help with employment and tourism. We would love have more restaurants and shopping. I think it would be a wonderful place to do it. Hopefully the rest of the bayou would grow.

PUBLIC SURVEY RESPONDENT



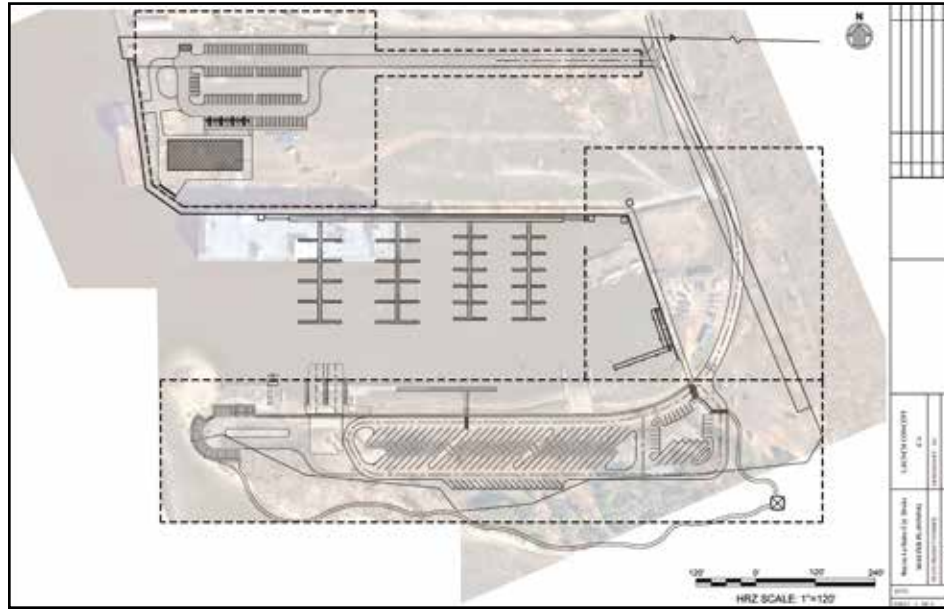
### Breakdown of Recommended Infrastructure and User Driven Amenity Project Components



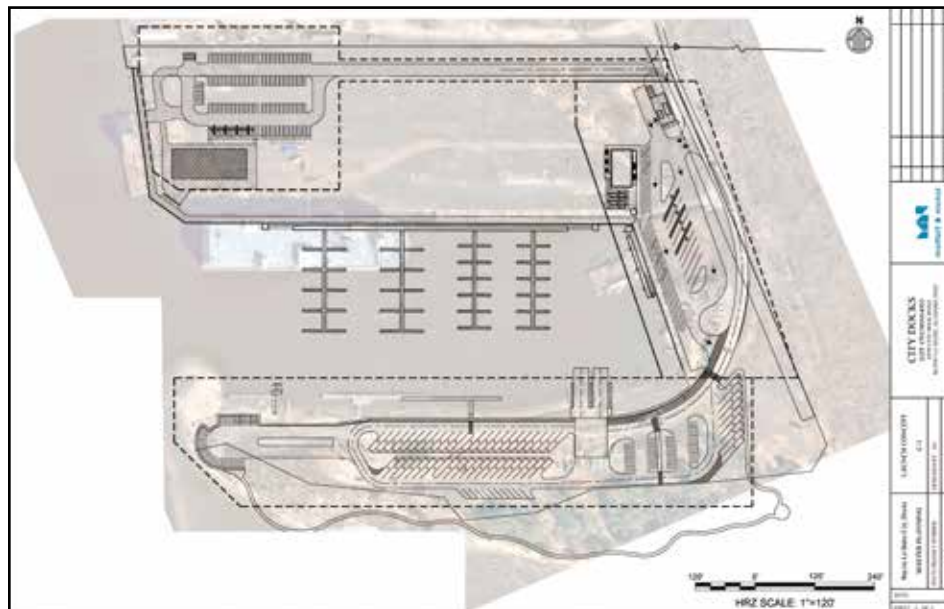
# Planning Process

## INITIAL PLANNING CONCEPTS

### CONCEPT 1

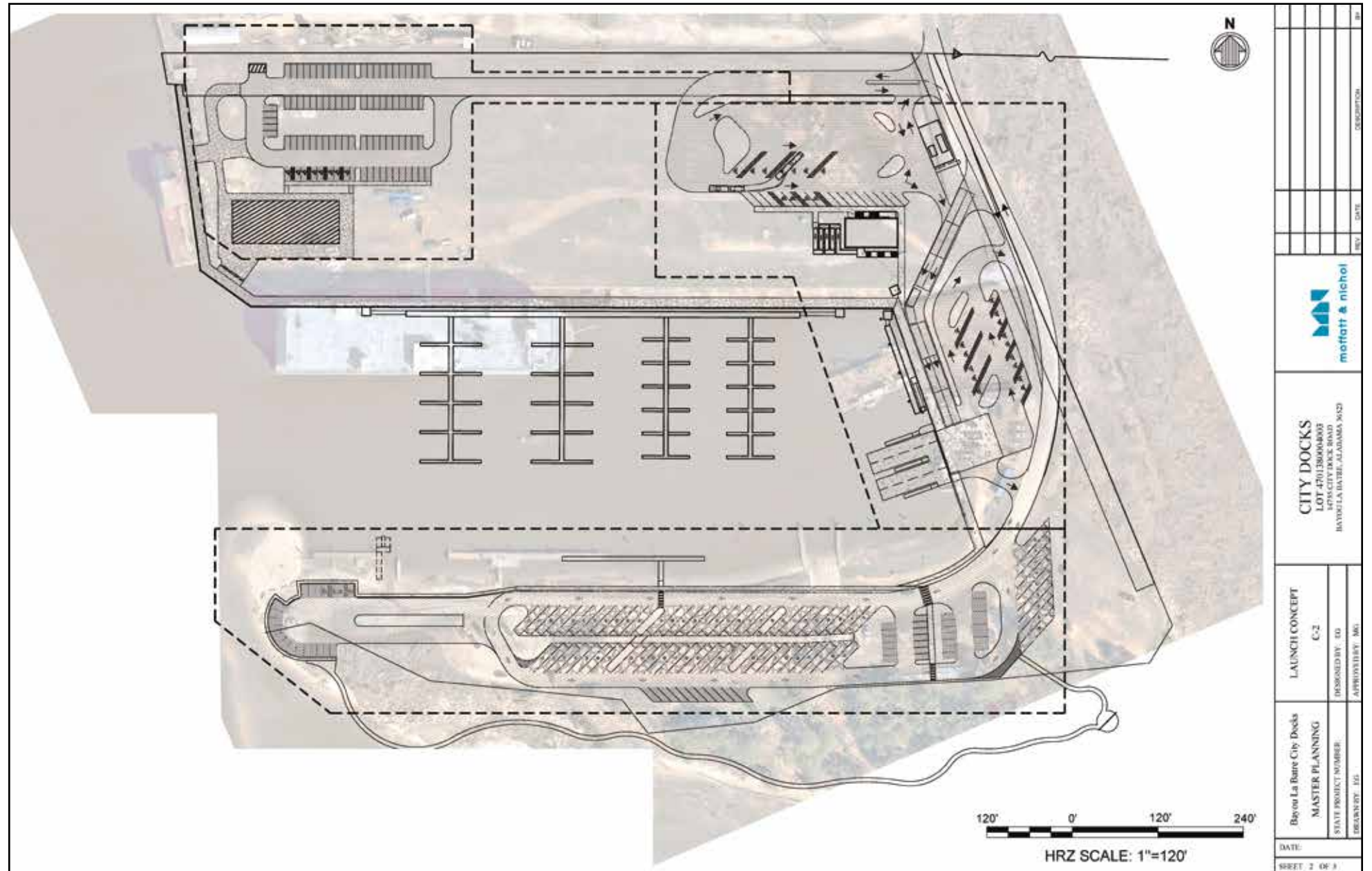


### CONCEPT 2



### CONCEPT 3

This preferred concept places the boat ramp on the eastern part of the boat basin. Truck/trailer traffic flow is off the main road allowing single cars to easily traverse into the southern area. The boat ramp is in a location where the pitch can be better designed for larger vessels. The multi-purpose building is located to provide for easy access to both land and small vessels and is more protected in this location at a higher elevation.







Bayou La Batre

**CITY DOCKS**



# Master Plan



# MASTER PLAN OVERVIEW

The City Docks Project is an opportunity to revitalize this important community site. The goal is to meet current and future economic, environmental, and recreational needs by planning sustainable retail and commercial developments and recreational opportunities that support direct seafood sales, charter fishing operations, private anglers, and ecotourism.

The project provides a means for developing amenities that attract both locals and tourists while showcasing Bayou La Batre's small-town coastal atmosphere and historical heritage as the Seafood Capital of Alabama.

The project would enhance local communities by giving people a desirable place to work and play, while creating opportunities for new and existing businesses of all sizes, especially those dependent on natural resources.

The project site can be described as three distinct Districts of activities – Market, Marina, and Lightning Point Districts. These Districts include elements which are specific to that distinct District.



Artist's impression of the redeveloped Bayou La Batre City Docks, including the Lightning Point Project (constructed 2019)



# Master Plan

## MASTER PLAN OVERVIEW



### Key Features

Project Site Area (+/- 14 acres)	
<i>Market District</i>	
Multi-use Pavilion	1
Northern Parking Lot Improvements	2
Waterside Structural Improvements	3
Portable Restroom Trailers	4
Greenspace	5
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# MARKET DISTRICT

## PROMOTING DIRECT SEAFOOD SALES AND CONSUMPTION

The Market District is where direct seafood sales would occur. Direct seafood sales are an economic driver for this site and for this community.

Small shrimp vessels would tie up along the federal channel so as not to disrupt recreational vessels in the boat basin. This area would also service disabled vessels for short-term repairs. The public would be able to wheel coolers directly up to the boats, and buy “boat to table seafood” while interacting with the shrimpers directly, a unique experience that would attract cultural tourists as well as seafood lovers. An oyster restoration area visible from the southwest point of the wharf would offer an educational experience, giving the public a glimpse into the oyster life cycle, and the growth of oysters for restoration activities across the region. An open pavilion off the wharf would allow the Market District to host City Dock Market Days with other local vendors selling wares, art and crafts, local honey and produce, etc.

The pavilion would also serve as an event location for weddings, corporate, or community events. When not reserved for events, the pavilion would be a public amenity – a shelter from the elements for sunset celebrations or people simply enjoying the view of the shrimp vessels as they come and go. The adjacent Market Green is an unprogrammed flexible landscape that could host food trucks, additional vendors, live music, and more for larger events and festivals.



The Market Green would also provide a park-like setting for the public to picnic or just relax in the sun, or where children could run and play. Perimeter landscaping of the Market Green would create habitat for migrating birds and butterflies to further activate the green space.

### SUMMARY

- ✓ **Direct seafood sales with provision of three (3) 40-ft length commercial shrimp boat mooring berths on eastern edge of federal channel.**
- ✓ **3+ acres of green space for events.**
- ✓ **9,000 square foot slab-on grade, multi-purpose pavilion.**
- ✓ **80+ single car parking spaces.**
- ✓ **Portable City-owned public restroom.**
- ✓ **Replacement of all existing waterfront infrastructure with 1,575 linear feet of steel-sheet-pile bulkhead, fixed docks and/or floating dock system.**
- ✓ **150 foot space for short-term disabled vessel maintenance.**



Master Plan  
MARKET DISTRICT





# MARINA DISTRICT

## A VIBRANT FOCAL POINT FOR RECREATIONAL BOATING AND CHARTER FISHING

The Marina District would be the economic driver of this site, attracting the boating community for easy, short-term and long-term access to the back barrier islands, barrier islands, and offshore fishing adventures. Initially the 50-slip wet marina could hold boats ranging in size from 20-50+ feet. Charter fishing opportunities would be realized at this site and are another large market in this area with inshore and offshore fishing.



The Marina District is immediately adjacent to and served by the Market Green, and boaters would have a front row seat to Market District events. An elevated multi-purpose building would serve as a harbor master office and public restroom. There would be both conditioned space and shaded space under the building for a leased business serving bait, deli foods, and cold drinks, for example. Offering bait from an in-water bait boat or bait dock would give the multi-use building more programmatic flexibility to provide an expanded shade deck with great views across the Harbor or other lease opportunities.

The Marina District would be anchored by the 4-lane public boat launch and loading docks. The launch location would allow for ease of flow of traffic off the main road and plenty of space for boat preparation and loading.

A utility service dock for marine fuel would also be a welcomed amenity for local boaters who currently have to trailer and/or get fuel up the Bayou.

### SUMMARY

- ✓ 50-slip marina with associated docks, gangways, and dry utility hook-ups.
- ✓ 3,150 square foot pile supported, multi-purpose building to support public and private needs.
- ✓ Utility service dock – marine fuel.
- ✓ Removal and replacement of the existing steel bulkhead.
- ✓ 4-lane public boat launch with loading docks.



# Master Plan

## MARINA DISTRICT





# LIGHTNING POINT DISTRICT

## PROVIDING RECREATIONAL ACCESS TO THE WATERFRONT

The Lightning Point District offers sweeping views of the newly restored shoreline and Portersville Bay at one of the highest spots in South Mobile County. With a pavilion and walking trail being constructed to enjoy the view and natural habitat, this district would provide amenities to both boaters and “eco-tourists”, including paddlers, birders, hikers, beachgoers, and shoreline anglers.



Some 75 boat/trailer parking spots would be filled during high demand holiday and fishing season days. Additionally, there would be single car parking to allow visitors to view the water from their car or to park near the trail head to walk along the shoreline. A kayak launch would allow paddlers better access to the new tidal creeks of Lightning Point and kayak fishing along Little Bay.

A transient dock would allow the recreational boaters to pick up their friends and family easily after they have parked. Importantly, the parking lot would be designed to filter and absorb stormwater, protecting the waterway from pollutants. A living shoreline area between the transient dock and shore would stabilize the harbor shoreline, provide an additional buffer from siltation and pollutants, create habitat, and provide education for the public with some interpretive signage.

Lighting, security cameras, and improved sidewalks would make this District safer and better organized than current conditions. The sandy spit at the terminal end of the parking lot is a popular fishing spot and will remain accessible to the public, with improved ADA access so the area can be enjoyed by all.

### SUMMARY

- ✓ 75 boat/trailer parking spots and 20+ single car parking spaces.
- ✓ 200-foot transient dock.
- ✓ ADA accessible kayak launch.
- ✓ Improvements to pavement, sidewalks, storm drainage, lighting.



# Master Plan

## LIGHTNING POINT DISTRICT











Bayou La Batre

**CITY DOCKS**



# Implementation and Next Steps



# DEVELOPMENT COSTS

## MEETING THE GRANT CONSTRUCTION BUDGET

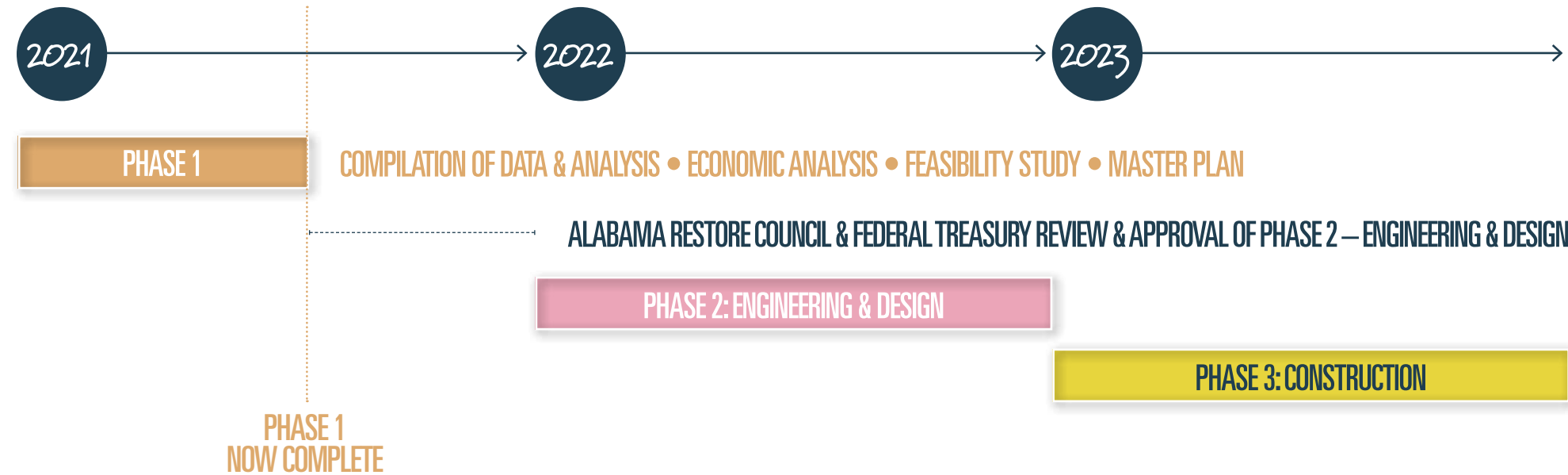
Proposed site improvements and their respective costs are categorized as either:

- Infrastructure elements that are essential to make the site more safe and friendly for increased public access or
- Amenity Elements which address both the economic viability and the public outreach features that are desired.

During Phase 1 Investigation of Project Feasibility, an opinion of probable cost +/-30% was developed to include preferred project elements within the grant budget of \$21 million. A high-level preliminary cost estimate for project elements is provided in following table. Both the raw construction costs – an estimate of the contractor’s bid – and the total project costs with markups inclusive of mobilization, contingencies, and soft costs are provided.

Category	Description	Markup/ Soft Cost	Raw Cost	Total Cost	Upper Bound (30%)
Infrastructure Elements	Marine Waterfront Improvements	\$2,083,669	\$4,630,375	\$6,714,044	\$8,728,257
	Transient Dock	n/a	\$324,000	\$324,000	\$421,200
	Boat Ramp with Docks	n/a	\$500,000	\$500,000	\$650,000
	Boat Trailer/Car Parking	\$740,336	\$1,645,190	\$2,385,526	\$3,101,183
Amenity Elements	50-slip Marina and Utilities	\$1,305,000	\$2,900,000	\$4,205,000	\$5,466,500
	Marina Utility Service Dock	\$194,045	\$431,210	\$625,255	\$812,831
	Marina Utility Yard	\$160,200	\$356,000	\$516,200	\$671,060
	Kayak Launch	n/a	\$110,000	\$110,000	\$143,000
	Fishing Amenities	n/a	\$50,000	\$50,000	\$65,000
	Portable Restrooms	n/a	\$75,000	\$75,000	\$97,500
	Pavilion	\$892,135	\$1,982,522	\$2,874,657	\$3,737,054
	Multi-purpose Building	\$738,264	\$1,640,586	\$2,378,850	\$3,092,505
<b>Totals</b>		<b>\$6,113,649</b>	<b>\$14,644,883</b>	<b>\$20,758,532</b>	

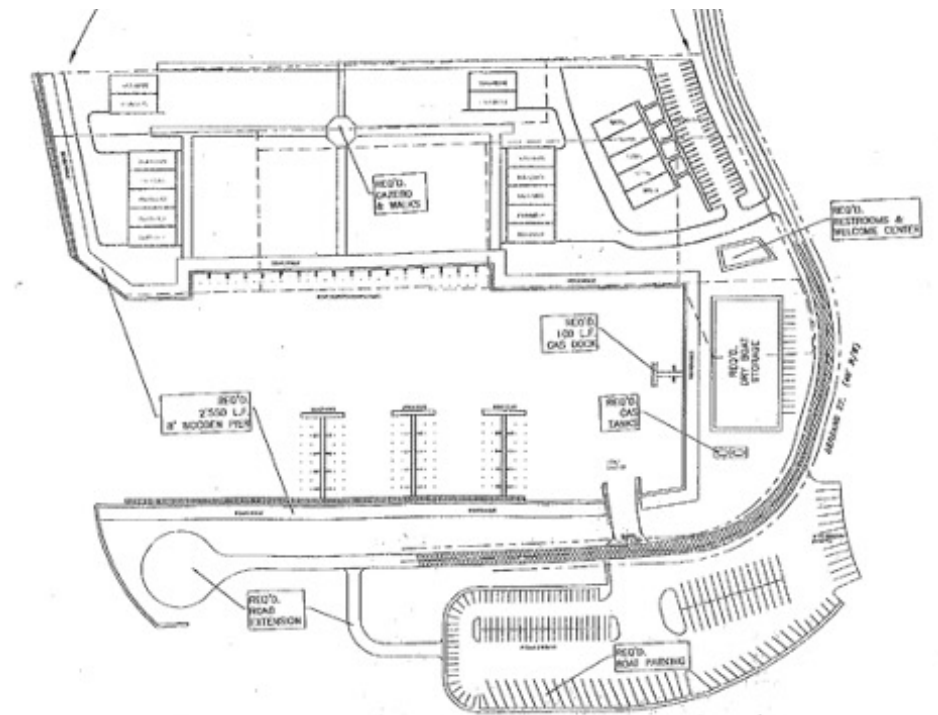
### TIMELINE



### GRANT FUNDING

With the passing of the Resources and Ecosystems Sustainability, Tourist Opportunities, and Revived Economies of the Gulf Coast States Act (RESTORE Act), the City of Bayou La Batre was given an opportunity to revitalize this City Docks site as described in their Comprehensive Master Plan.

A proposal to the Alabama RESTORE Council was approved in 2018 for the Alabama RESTORE Act – Bucket 1, Multi-year Implementation Plan. In that proposal, the new vision for the City Docks included upgrades and repairs to the dock’s property, with public space for the enjoyment of residents and tourists and a dock area where local seafood boats could sell seafood directly to the public. The revitalization is to be accomplished in three phases. The first phase of the project was to perform a feasibility study and economic analysis to identify best use options for the property and for long-term economic sustainability of this Master Plan. Phase 2 will include design and engineering and permitting, and Phase 3 will be dedicated to implementing the findings of the first two phases. Mobile County is managing grant funding to support the City of Bayou La Batre in the implementation of this project. The available grant budget for the City Docks project is \$21 million.



“As a local, I think this project is a wonderful idea IF the focus would be more on things for families/children to do with the environment that is there... Don't try to commercialize the space and turn it into something the Bayou isn't... Think about the Bayou as a whole.”

PUBLIC SURVEY RESPONDENT



# ENGINEERING AND DESIGN

Upon approval by the Alabama RESTORE Council and Federal Treasury of the results presented here for Phase 1 – Feasibility Study, Economic Analysis, and Master Plan, the engineering and design team will move feasible and economic viable design concepts forward into full design for construction.

This process will take about a year and involve marine structural, civil, and electrical engineers as well as architects and scientists. The team will work to get proper permits, design and engineer a detailed site layout, and produce all the necessary construction documents to put the project out to bid.

*I love sitting at the state docks and watching the water, and watching the boats come and go.*

PUBLIC SURVEY RESPONDENT



# PLANNING FOR SUCCESS

Upon completion of construction, the site will physically be redeveloped, but significant planning is required to make the City Docks a community success.



## BUSINESS AND MARKETING PLAN

Create a board or committee that steers the development of a Business Plan.

Develop a Business Plan that includes operations and financing, facility services, a marketing plan, organization and personnel outline, and a financial strategy.

Engage an expert to help with marketing promotion of the site activities:

- For example, develop branding and signage that leads visitors to the site from Highway 188.

Work with the South Mobile County Tourism Authority and the Alabama Seafood Marketing Commission.



## OPERATIONS AND MAINTENANCE PLANNING

Operations:

- Develop an operations plan with consideration for responsible entities and long-term sustainability.
- Establish lease agreement guidelines for use of the property.

Maintenance:

- There will be a 30-year design service life for all project components, but this assumes that a regular inspection and maintenance program will be implemented.
- Maintain financial reserves for the expansion of marina operations and maintenance of the site.



## GRANT OPPORTUNITIES

Explore all grant opportunities for events, community development, agriculture and seafood sales.

Work with extension agencies for the promotion of agriculture and seafood markets as well as working waterfronts.

*I think this is a wonderful undertaking and will showcase this region.*

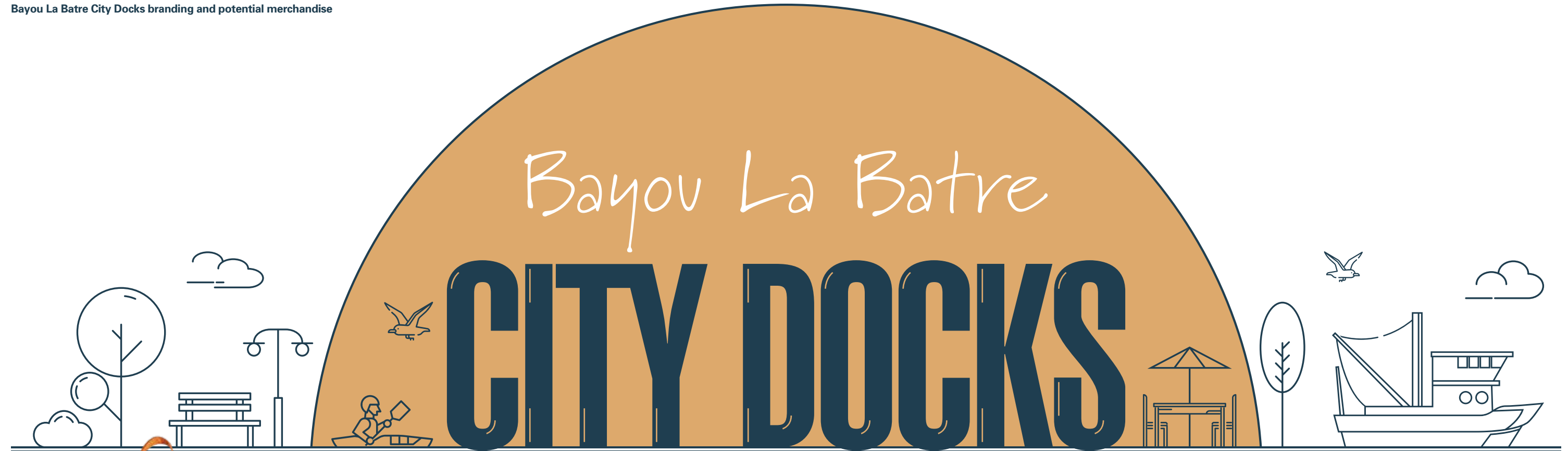
PUBLIC SURVEY RESPONDENT



# Implementation and Next Steps

## PLANNING FOR SUCCESS

Bayou La Batre City Docks branding and potential merchandise











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