



**REQUEST FOR QUALIFICATIONS
PROFESSIONAL SERVICES**

**CITY OF MOBILE
Perch Creek Preserve Design and Engineering
Project No. 2024-2045-08
June 13, 2025**

1.0 INTRODUCTION:

The City of Mobile is soliciting qualifications and proposals from engineering and design firms to provide engineering design services related to the Perch Creek Preserve Park project.

2.0 DESCRIPTION OF PROJECT:

This project will be implemented by the City of Mobile. The purpose of this project is to design and update a series of public access waterfront and riverfront parks in the southern City of Mobile. Situated across multiple parcels (Zone 1, 2 and 3A in Masterplan), this park will be an integral part of continued growth within the City of Mobile by providing waterfront access and recreational opportunity to locals while showcasing the beautiful natural resources of Mobile Bay. Project area consists of 190.3 acres of waterfront property that stretches along 2.3 miles of shoreline and 2.7 miles of creek frontage. See Exhibit A for project area map. See Exhibit B for Masterplan.

3.0 SCOPE OF WORK & DELIVERABLES:

The Scope of Work is anticipated to include, but not be limited to, the following tasks associated with the planning, design, and completion of plans and specifications for Perch Creek Preserve. Scope of Work and Deliverables will be addressed in a phased approach, including Project Planning, Conceptualizing, Design and Construction Document Development and Technical Support.

Phase 1

1. Convene project delivery team to identify and re-assess project needs and requirements based on Perch Creek Preserve Masterplan for Zone 1, 2 and 3A and current City initiatives and projects. See Exhibit A for project area map. See Exhibit B for Masterplan.
 - a. Please note that some Masterplan items will not be included in the full design based on data and lessons learned since release (e.g. wood overlook structures at Ziebach).
 - b. The Helen Wood Park Project has been completed (3B).
2. Identify and plan connectivity (bike/ped/vehicle) between Perch Creek Preserve properties (Zone 1, 2, 3A, 3B), including connection to the Crepe Myrtle Trail and Brookley by the Bay.
3. Assist the City with designing and implementing meaningful engagement and communication regarding project and design activities (e.g., compliance, permitting, project implementation, monitoring, adaptive management) as deemed appropriate and as directed by the City, which

will include but is not limited to, citizens, local stakeholders, businesses, community organizations, government agencies, etc.

Phase 2

4. Develop unique design concepts based off Phase 1.
5. Outcome of Phase 2 should have the ability to be phased for construction as multiple projects to allow for multiple funding sources over multiple years.
6. Concepts to include phasing plan, cost estimates and renderings of completed products for communication purposes.
7. Participate in community engagement meetings as required by the City.

Phase 3

8. Identify and execute project related permitting. Participate in regulatory compliance and correspondence.
9. Coordinate with all utilities throughout design and during pre-bid.
10. Conduct all necessary surveys and geotechnical studies.
11. Prepare 30% plans, specifications and cost estimates as required by the Programs and Project Management Department.
12. Prepare 60% plans, specifications and cost estimates as required by the Programs and Project Management Department.
13. Prepare 90% plans, specifications and cost estimates as required by the Programs and Project Management Department.
14. Create bid documents (100%) as required by Programs and Project Management Department.
15. Prepare final plans and bid documents.
16. Assist City of Mobile with Pre-Bid and Bid Opening Process.
17. Assist City of Mobile with community engagement meetings or events, as requested.

Phase 4

18. Provide technical assistance during construction observation, including but not limited to submittal reviews, design supplements, site reports and construction invoicing review.
19. Selected consultant will be Engineer of Record throughout entire project, to include pre-construction, construction, and post-construction activity.
20. Prove as-built certification.

4.0 PROPOSAL REQUIREMENTS:

Firms interested in performing the work will be considered based on a written response to the Request for Qualifications. Please limit this section addressing 1-4 to no more than 10 single-sided pages. The page limit does not include resumes or required Attachment B or Attachment C. All proposals should be organized in the following manner:

1. Cover Letter

The Statement of Interest must include a cover letter accompanying the Statement and acknowledging receipt of any issued amendments to the RFQ. The letter should be addressed to:

Jennifer Greene, Director
PROGRAMS AND PROJECT MANAGEMENT DEPARTMENT
205 Government Street, 2nd Floor, Mobile, AL 36644

- a. The letter should indicate a primary contact for the Statement and that person's title, address, phone number, email address, and the UEI number for the firm. The letter should introduce the Respondent's project team. The Project Team is defined as the lead plus any key team members who are critical for consideration by the evaluation team and include relevant professional certifications for each.
- b. The letter should include a general statement of prior relevant experience and proposed approach for this project.
- c. The letter should include a statement that the Project Team is adequately staffed and will execute the Project in a timely manner.
- d. The letter should include the following documents: (1) Attachment B: City of Mobile UEI Number Documentation and SAM.gov Verification Form, (2) Attachment C: City of Mobile Federal Funding Accountability and Transparency Act Disclosure Statement.

2. Conceptual Approach, Methodology, & Competencies

The Statement of Interest should provide a description of the methods that will be used to accomplish the following tasks:

- a. Park/Public Space Programming Competency – The use of the space influences design and vibrancy in a waterfront environment. A specific plan to program the space on a daily basis must be done by those experienced in public space use and management.
- b. Design Competency – Experience in this kind of space design, inclusive design and how spaces are best used is critical. Additionally, for not only the park design but the neighborhood around it, a design team needs to be steeped in civic use and space design.
- c. Cultural Competency – Must be able to connect with all potential audiences and be skillful in processing a variety of viewpoints and ideas.
- d. Resilience Competency – Understanding how ecosystems work, what land and hardscaping work best in our climate. Addressing normal environmental factors (saltwater, stormwater, coastal winds, humidity, high temperatures) as well as extreme environmental hazards (heavy rain, sunlight, hurricanes).
- e. Budget Design and Ongoing Sustainability Competency – An understanding of how to assess costs, construction and phasing is essential to giving the City a plan that it can execute. Emphasis on what is easiest to manage and maintain are important for sustainability.
- f. Community Engagement Competency – Must be able to demonstrate a strong background in executing effective community engagement in diverse communities, demonstrate involvement in similar projects where stakeholders are involved in the project design process to create meaningful design concepts, and creating plans for a continuum of community involvement over a project lifecycle
- g. Site design including approach to site layout, utilities work, surveying, geotechnical, permitting/environmental compliance, grading and drainage, parking and drives, landscaping, site lighting and signage.
- h. Building and structure design, including approach to building plan.
- i. LID/GI design, implementation, and education.

3. Experience and Background

Firms interested in performing the work will be considered based on a written response to the RFQ. All applicants must submit their qualifications and list any prior experience with projects

similar in nature and scope to the above services being requested. The following information must be submitted in written form:

- a. Statement of registration of the firm.
- b. Statement of the names, and duties of the individuals that will be involved in this project (when performing professional services) and their experience.
- c. Statement of qualifications of individuals who will perform professional work.
- d. Statement as to professional standing including any pending controversies. If none exists, such a statement should be made.
- e. Statement of experience in the fields that the proposed services are requested and work of a similar nature which the proposed staff for requested services was in responsible charge, including a description of the work, the client for whom it was performed, the location of the work, and dates of performance. Provide proposed staff names and specific experience.
- f. Statement of experience within the local jurisdiction, with local utility providers, and knowledge of local standards and specifications.
- g. Statement of experience with conducting community engagement and outreach for this type of project. Please include specific examples of successful community engagement.
- h. Statement of availability and adequacy, in both number and quality of remaining staff, to perform all other functions needed for the proposed services.
- i. List of qualified personnel in other disciplines required for proposed services, both in-house and those to be acquired from outside sources and their experience.
- j. Statement as to whether the firm is operating on a sound fiscal basis.
- k. Statement of where the work will be accomplished.

4. Project Team / Level of Participation

The Statement of interest shall provide the following information so that it can be clearly understood by the Evaluation Team and City personnel.

- a. Identify key Project Team members with responsibility for leading main project tasks, including the percentage of time each is expected to commit through the duration of the planning process. *Prime consultant must be a firm with in-house engineering capabilities.*
- b. Identify key Project Teams members that qualify as a Minority Owned Business, Women's Business Enterprise, or labor surplus area firm, including the percentage of time each is expected to commit through the duration of the planning process.
- c. Minority and women's business enterprises are solicited to submit a statement of qualifications and are encouraged to make inquiries regarding potential subcontracting opportunities. When subcontracting, all potential contractors must make positive efforts to use small and minority owned business and women business enterprises. Identify key Project Team members that qualify as a Minority Owned Business, Women's Business Enterprise, or labor surplus area firm. Proof of solicitation is required
- d. Include an organization chart of the Project Team showing lines of communication, clearly defined roles, availability and decision-making hierarchy.

5.0 SUBMITTAL OF PROPOSALS:

Questions concerning this Request for Qualifications should be directed to **Jennifer Greene** at **jennifer.greene@cityofmobile.org**. Responses will be received until 12:00pm CST on July 18, 2025. Please limit narrative to 10 pages. Please submit three (3) hard copies and one (1) electronic version to:

Jennifer Greene, Director

PROGRAMS AND PROJECT MANAGEMENT DEPARTMENT
205 Government Street, 2nd Floor, Mobile, AL 36644

NO SUBMITTALS WILL BE ACCEPTED AFTER THE STATED DEADLINE.

Any items submitted as part of a response to this RFQ shall become property of the City of Mobile. After written proposals have been reviewed, discussions with prospective firms may be required to clarify any portions of the proposal.

The following is a tentative schedule for the selection process. The schedule is subject to change with notice on www.cityofmobile.org/bids.

06/13/2025	Request for Qualifications advertised
06/26/2025	Mandatory Q&A Meeting at 1:30pm CST
07/02/2025	Final Q&A questions must be submitted via email before 5:00 pm CST
07/08/2025	Q&A Addendum released with responses to questions
07/11/2025	Final questions must be submitted via email before 3pm
07/15/2025	Addendum 2 released with responses to final questions
07/18/2025	Packages submitted by candidate firms by 12:00 pm CST (see instructions above)
07/22/2025	Short list selected and interview requests sent, if City deems appropriate. Those not selected will be notified.
07/29 - 08/01/2025	Short list interviews
08/06/2025	Selection
08/26/2025	Target date for contract approval by City Council
08/29/2025	Target date for notice to proceed

PLEASE NOTE: At the discretion of the City, presentations may be requested in conjunction with this Request for Qualifications.

6.0 CONTRACT PROVISIONS:

The successful firm or individual practitioner will enter into a contract with City that may at the discretion of the City include the following provisions:

1. Contractor will have current City of Mobile Business License, UEI number and active sam.gov registration. Subcontractors must have current UEI and active SAM.gov registration.
2. Contractor will be accessible by telephone and available for consultation between the hours of 8:00 AM and 5:00 PM, Monday through Friday.
3. Contractor will furnish proof of Insurance as follows:
 - a. General Liability Insurance each in the minimum amount of:
 - i. Bodily Injury - \$1,000,000 each person / \$1,000,000 each occurrence, and

- ii. Property Damage - \$1,000,000 per occurrence, or
 - iii. Combined single limit - \$1,000,000
 - b. Automobile Liability Insurance each in the minimum amount of:
 - i. Bodily Injury - \$1,000,000 each person / \$1,000,000 each occurrence, and
 - ii. Property Damage - \$1,000,000 each occurrence, or
 - iii. Combined single limit - \$1,000,000
 - c. Excess/Umbrella and Employer's Liability Insurance in the minimum amount of:
 - d. Combined single limit - \$1,000,000 each occurrence for bodily injury and/or property damage
 - e. Workmen's Compensation Insurance: Statutory-Amount and coverage required by the State of Alabama
 - f. Professional Liability Insurance in the minimum amount of: \$1,000,000.
4. Contractor will affirm, for the duration of the contract, that they will not violate federal immigration law or knowingly employ, hire for employment, or continue to employ an unauthorized alien in the State of Alabama. Evidence of the firm's or individual's enrollment in the federal E-Verify program shall be submitted as a condition of contract approval.
 5. *Waiver of Subrogation* - All policies of insurance shall be endorsed to waive rights of subrogation in favor of the City of Mobile.
 6. *Additional Insured* - All policies of insurance shall be endorsed to name the City of Mobile as an Additional Insured
 7. *Primary Insurance* - All policies of insurance shall be endorsed to provide that all such insurances are primary and non-contributing with any other insurance maintained by the City of Mobile.
 8. *Certificates of Insurance* - Prior to commencement of the work, consultant shall deliver to the City of Mobile certificates of insurance certifying the existence and limits of the insurance coverages, noting applicable endorsements, described above and shall deliver same and renewals thereof to the City of Mobile. The certificates shall provide that such insurance shall not be subject to cancellation, non-renewal nor material change without 30 days or more (except 10 days for non-payment) prior written notice thereof to the City of Mobile.
 9. **EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE REQUIREMENT**
 - (a) Bid awardee (or "contractor") shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, inter alia, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under contract be awarded to socially and economically disadvantaged individuals and business entities.
 - (b) During the performance of this contract, the bid awardee agrees as follows:
 - (i) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
 - (ii) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for

employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(iii) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(iv) The contractor will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(v.) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(vi) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(vii) In the event of the contractor's non-compliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(viii) The contractor will include the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

10. All respondents will be required to certify that they are not on the Federal list of debarred, suspended, or voluntarily excluded contractors and are not in default on any obligations due to the State of Alabama including, but not limited to, payment of taxes, fines, penalties, or other monies due. Selected firm will be required to register with www.sam.gov to confirm debarment/suspension status, provide evidence of required insurance, possess a City of Mobile

business license, and be enrolled in the E-Verify program. Selected firm will be required to supply Unique Entity Identifier (formerly DUNS Number) and to register with www.sam.gov.

11. The successful firm will be required to keep and maintain documents in compliance 2 CFR 200.333, as well as all other applicable federal, state, and local laws.
12. The successful firm shall comply with the Davis Bacon Act, 40 U.S.C. 3141-3148, as supplemented by Department of Labor regulations at 29 CFR Part 5.
13. The successful firm will be required to comply with applicable federal, state, and local laws relating to lobbying activities including, but not limited to, the Byrd Anti-Lobbying Amendment (31 U.S.C. §1352.)
14. The successful firm will be required to comply with all applicable federal, state and local environmental laws, regulations and policies.
15. The successful firm will be required to comply with the Copeland "Anti-kickback" Act, 40 U.S.C. 3141-3148, as supplemented by Department of Labor regulations (29 CFR Part 5), the Contract Work Hours and Safety Standard Act Section 103 and 107 of the Agreement Work Hours and Safety Standard Act (40 U.S.C. Chapter supplemented by Department of Labor regulation (29 CFR part 5), the requirements of 37 CFR 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," the Clean Air Act (42 U.S.C. 7401-7671), the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), and pursuant to EO 130443, encourage employees and to wear seatbelts when operating any vehicles in connection with performance of activities associated with this Agreement.
16. The successful firm will be required to document compliance with 2 CFR 200.321. In accordance with this section, the prime contractor must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible. Affirmative steps must include:
 - (1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
 - (2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
 - (3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
 - (4) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; and,
 - (5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.
17. City will not agree to any contract provisions seeking to limit liability of contractor for breach of contract, negligence or wrongful acts. City will within the parameters of Alabama law ask contractor to indemnify City for any claims against City related to performance by the Contractor.

7.0 MISCELLANEOUS

1. RFQ is not to be construed as a contract or a commitment of any kind, nor does it commit the City of Mobile to pay for any costs incurred in the preparation of a submission or of any costs incurred prior to the execution of a formal contract.
2. If awarded, a contract will be awarded to the responsible firm whose proposal is deemed most advantageous to the City of Mobile.
3. The City of Mobile will (1) evaluate submittals; (2) waive any irregularities therein; (3) select candidates for selection interviews; (4) request supplemental or additional information as deemed necessary; (5) contact others to verify information provided in the submittal; or (6) reject any and all submittal(s), should it be deemed in the best interest of the City of Mobile.
4. In the event that a mutually agreeable contract cannot be negotiated between the selected consultant and the City, the City reserves the right to select an alternate consultant.
5. The successful firm will have to complete an Affidavit of Ownership or Control prior to completion of contract negotiations. The affidavit certifies that the firm is not delinquent in any debt owed to the City of Mobile (taxes, fines, fees, etc.).
6. Any future agreements arising from this RFQ may be subject to 31 C.F.R. Part 19 compliance.
7. *Applicants (except procurement contracts for goods and services under \$25,000 not requiring the consent of a Treasury official) are subject to 2 C.F.R. Part 180, "OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Non-procurement)." In addition, applicants or bidders for a lower tier covered transaction for a subaward, contract, or subcontract greater than \$100,000 of Federal funds at any tier are subject to relevant statutes, including among others, the provisions of 31 U.S.C. 1352, as well as the common rule, "New Restrictions on Lobbying," published at 55 FR 6736 (February 26, 1990), including definitions, and the Office of Management and Budget "Governmentwide Guidance for New Restrictions on Lobbying," and notices published at 54 FR 52306 (December 20, 1989), 55 FR 24540 (June 15, 1990), 57 FR 1772 (January 15, 1992), and 61 FR 1412 (January 19, 1996).*
8. The City utilizes e-Builder as its project management system. E-Builder is a secure data collection site: <https://www.e-builder.net> . Firms, including subconsultants, shall use e-Builder as an essential component to project management with the City of Mobile.

8.0 Evaluation and Anticipated Schedule

Submittals received will be fully reviewed by an evaluation team and responses will be considered in the following categories:

- 1. Cover Letter / Comprehensive Project Team (5 %)**
 - a. Completeness of information on proposed project team.
 - b. Conciseness and ingenuity of the statement of approach.
 - c. Timeliness of approach.
- 2. Conceptual Approach & Methodology (20%)**
 - a. Strategy for addressing identifying, researching, and documenting sites.
 - b. Plan for preparing planning, architectural and construction documents.
 - c. Demonstration of methods for communication and soliciting community engagement, comments, and suggestions during project development.
 - d. Strategy for completing the work in a timely manner.
- 3. Experience and Background (65%)**
 - a. Experience with administration of City of Mobile projects.
 - b. Experience in park planning and design.

- c. Coordinating with local utilities and their standard specifications.
- d. Diversity of expertise of key team members.
- e. Experience with LID/GI design and implementation.
- f. Experience with coastal wetland design and construction.
- g. Demonstrated team experience in completing projects of the scale and complexity on budget and on schedule.
- h. Provision of at least two references.

4. Project Team / Level of Participation (10%)

- a. Roles, availability, and time allocation of key Project Team members are clearly defined and reasonable.
- b. The level of participation and roles of any MBE, WBE and Labor Surplus firms.
- c. Provided organizational chart of key Project Team members that clearly delineates roles/responsibilities, lines of communication and decision-making hierarchy.

9.0 QUESTIONS AND CONTACT

A mandatory Q&A meeting will be hosted by project managers and appropriate City staff at 1:30 p.m. on June 26, 2025. See www.cityofmobile.org/bids for Zoom link. The Project Manager will answer additional questions via addendum on the schedule provided on Pg. 5.

Questions must be emailed to jennifer.greene@cityofmobile.org and receive email confirmation of receipt to be considered accepted. All interested firms should reply an acknowledgment to addendum emails within 24 hours.

EXHIBIT A



EXHIBIT B

PERCH CREEK PARKS DISTRICT



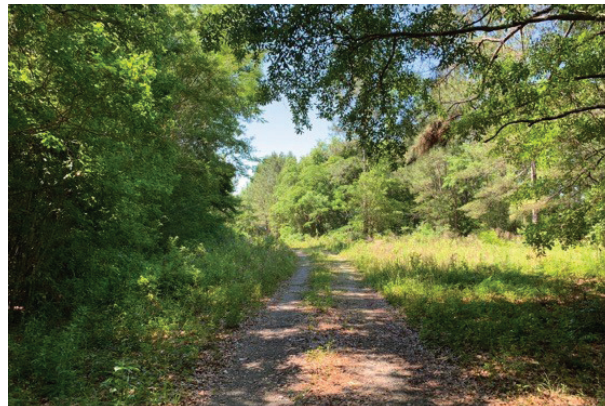
Connect.Conserve.Create

*A plan to Connect, Conserve, and Create park lands
that will serve as a destination and economic asset
for the Peninsula of Mobile.*



CPLA

Connect . Conserve . Create



ABOUT THE PLAN

The City of Mobile has embarked on a comprehensive planning effort for existing and proposed parks in the Perch Creek area.

This is a plan to Connect, Conserve, and Create park lands that will serve as a destination and economic asset for the Peninsula of Mobile.

PLAN PARTICIPANTS

Steering Committee

Cathy Bair
Jacob Blandford
John Cutts
Harriet Dykes
Debi Foster
Yail Girard
Jenn Greene
Kim Harden
Judy Haner
Matt Jollit
Shannon McIntyre
Michelle Melton
Dan Otto
Shonnda Smith
Gena Todia
Connie Whitaker

Consultants

Meg Goecker, Moffatt Nichol, Inc.
Christian Preus, CPLA
Oliver Preus, CPLA
Patricia Hughes, CPLA



TABLE OF CONTENTS

Introduction	6 - 7
Analysis	10 -15
Community	18 - 27
Vision	30 - 37
Values	40 - 41





INTRODUCTION III ■

INTRODUCTION

BACKGROUND

Dauphin Island Parkway (DIP) is an isolated arterial with the primary function of connecting Dauphin Island to Interstate 10. Along this Parkway, is an area known by locals as "The Peninsula of Mobile."

The first 3.5 miles of this portion of DIP is a mixture of commercial and residential properties. Throughout the community are six creeks and streams that meander their way toward the River, the largest being Perch Creek whose headwaters begin over two miles upstream. Around the 4.5 mile marker to the west, the Creek cuts its way across DIP and connects to the River. A few residential neighborhoods are tucked in among coastal oaks and pines lining river, creek and bay shorelines. This area contains sensitive tidally influenced marshes and flats where the brackish water of the Bay meets the fresh waters of Dog River.

Before that convergence happens, miles of sensitive wetlands lie on both sides of the narrowing landmass along the shorelines of the creek, the river and the bay acting as sponges to rising tides while slowing and cleansing urban stormwater from up river before it reaches the nursery grounds of Mobile Bay. The area is rich in wildlife. Whether its tall shorebirds or tiny migrating hummingbirds making their way via the North American bird and butterfly migration routes, Red Fox or American Alligator, West Indian Manatee or Bald Eagle, they all find food and refuge among the quiet wetlands.

Efforts have been made by various groups to establish an identity for the corridor, and promote walkability, along with trail connectivity. The Crepe Myrtle Trail is a bay-side bike path that currently connects Doyle Park to McNally Park where two launches await to enter the Perch Creek part of the Dog River Scenic Blueway. This area is also where cyclists make the transition from the bay-side to the western "Dog River Loop" part of the increasingly popular trail. And, since the final mile of the land mass is filled with wetlands and the natural ecosystems they provide, the area is alive with wildlife so much so that in 2018, the Perch Creek part of the Blueway was officially added to the Alabama Coastal Birding Trail. (thepeninsula.org)

PARKS DISTRICT

In recent years, the City of Mobile has worked towards the acquisition of several large parcels of land along Perch Creek for preserves, and passive recreational use. In 2019, the City organized a team to analyze these various parcels, along with some of the existing parks in the area. As this process was kicked off, it was determined by the planning teams that the synergy of existing parks, along with the addition of the other surrounding green spaces afforded the City the opportunity to establish this system as the Perch Creek Parks District.

The Perch Creek Parks District is divided into three zones. Zone 1 is a tract of land that is approximately 80 acres. Zone 2 is predominately made of City owned land, primarily dedicated to McNally Park. Zone 3 is made up of Helen Wood Park, some undeveloped marsh land, and the decommissioned Ziebach Waste Water Treatment facility. This report will go into great details of these zones.

THE PROCESS

After carefully analyzing each of the three zones, the planning team kicked off the project with a steering committee, made up of City staff, and vested stakeholders from various affiliations within the community.

The community was then invited to participate in an engagement workshop where the consultants allowed attendees the opportunity to voice ideas and concerns. Visual preference images were also presented to better understand the community's preferences towards park improvements. Residents were also forwarded an online survey for additional input.

Taking the initial input from the steering committee, and the feedback from the community engagement, the planning team developed preliminary concepts to strive to incorporate the desired planning goals and presented them to the City. After making modifications, the team finalized Implementation Plans for the three zones of the parks district. Taking those plans, the City's priorities for improvements will be broken up into multiple phases for implementation.



peninsula

pen · in · su · la \ pe ' ninsele

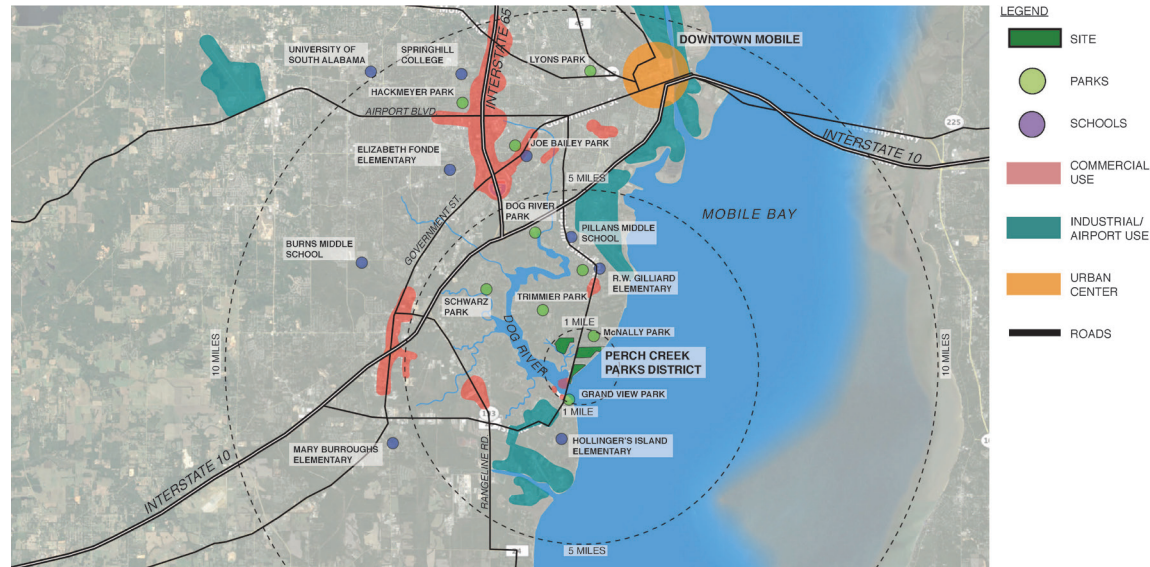
noun: a piece of land almost surrounded by water or projecting out into a body of water.





ANALYSIS III

CONTEXT ANALYSIS



CONTEXT

The core of the Perch Creek Parks District is approximately eight miles south of Downtown Mobile on Dauphin Island Parkway (DIP) in the heart of what is known as the Peninsula of Mobile. The newly renovated and operating Brookley Field Airport is immediately to the North of the parks. Dog River borders the Peninsula on the West and South, and Mobile Bay covers the entire eastern shore and fronts several of the park sites that are a part of this study.

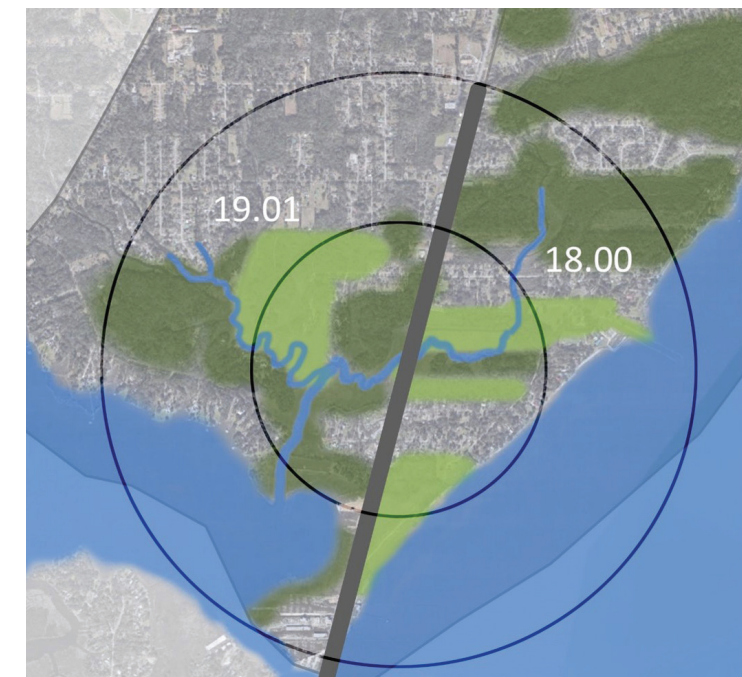


DIP is the primary means of transportation connecting Interstate 10 to Dauphin Island. The development patterns along the DIP corridor are dominated by conventional strip development, with scattered remnants of the 1960's & 70's architectural styles. Neighborhood pockets are scattered throughout the landscape divided by waterways and marsh.

DEMOGRAPHICS

In reviewing the 2015 U.S. Census Data for the census tracts that fall in the one half mile and one mile radius of the center of the Parks District were 19.01 and 18.00. Using geographic information system (GIS) the planning team collected the following data from the park district impact area.

There is a good cross-section of ages represented in the area with no real predominant age group. The area is made up of approximately 51% African Americans, and 45% Caucasian races with slightly more females than males. The range of ages of children between 0 - 19 years old is broken down into four age categories. Each category is almost the same, with the exception that there are slightly fewer children ages 0-4 year olds.

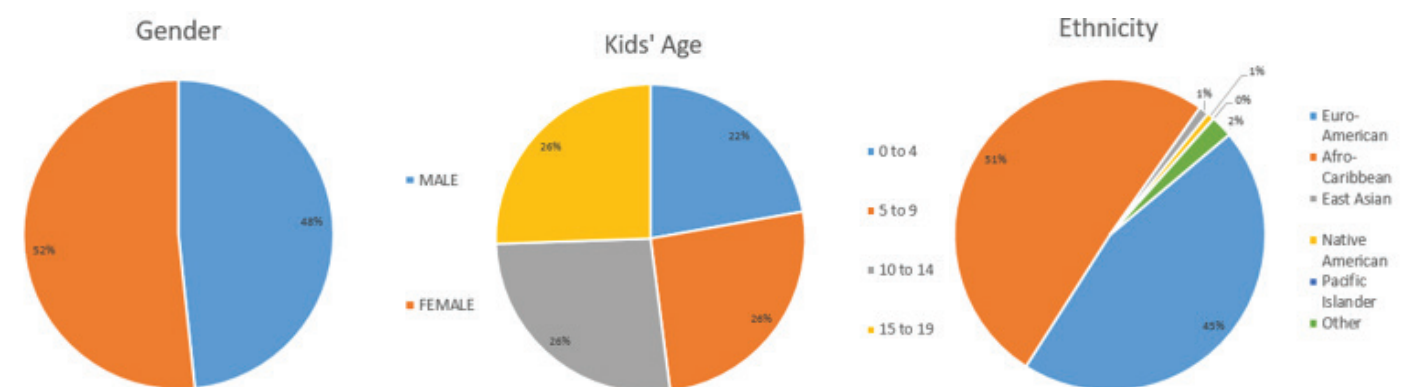


RACE
51% African American
45% Caucasian

GENDER
52% Female
48% Male

AGE
30% 0-19 Ages
24% 20-39 Ages
28% 40-59 Ages
18% >60 Ages

KIDS
22% 0-4 Ages
26% 5-9 Ages
26% 10-14 Ages
26% 15-19 Ages



SITE ANALYSIS



PARK DISTRICT - ZONES

The graphic above depicts the three park zones that make up the Perch Creek Parks District. Each zone has its own special attributes, but the planning team focused in on the opportunity to make this a larger system and network.

The planning team spent several days evaluating the current site conditions of each of the zones to better understand the opportunities and challenges within the individual sites while analyzing ways that the sites could be connected through a network of land and water trails (blueways).

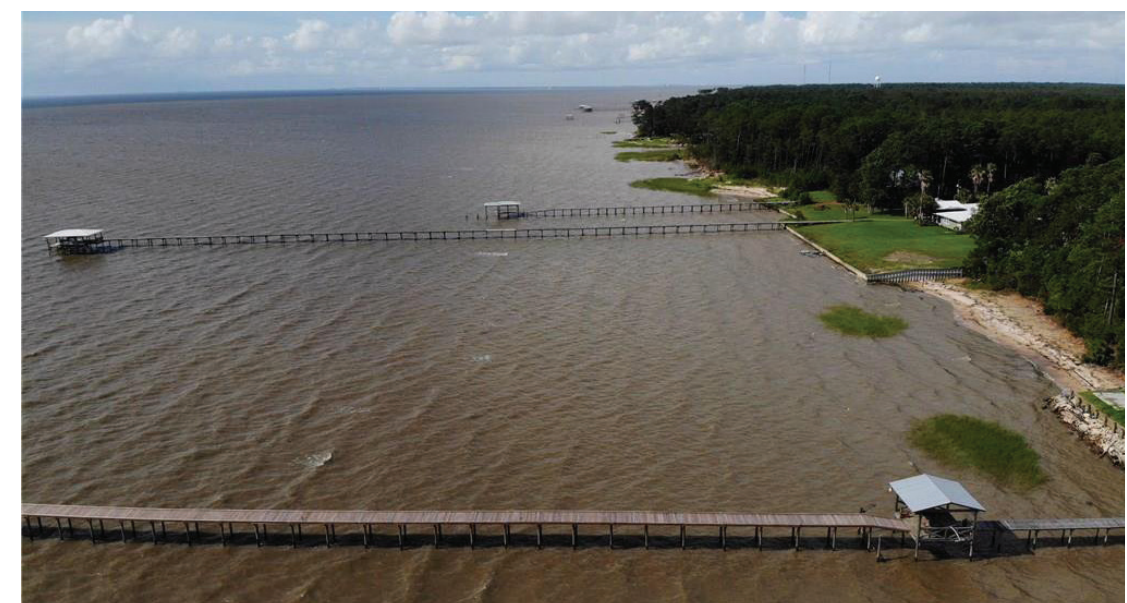
PLANNING & DESIGN GOALS

- CONNECTIVITY – 3 ZONES MAKE A LARGER SYSTEM
- EACH ZONE HAS ITS OWN SPECIAL ATTRIBUTES – HIGHLIGHT THEM
- HABITATS NEED TO BE PRESERVED & ENHANCED
- ASSESS WHAT THE NEEDS OF THE COMMUNITY ARE (PROGRAM)
- DEFINE WHAT EACH ZONE WANTS TO BE
- DETERMINE BEST ACCESS POINTS
- SECURITY IS A PRIORITY

ZONE BREAKDOWN

The following pages depict images of current site conditions and begin to articulate the obstacles to overcome in each zone in order to create meaningful opens paces that fit the character and context of each site.

A bulleted list of each of the zones' opportunities and challenges are reflected on each of the pages, along with a summary of the planning team's impression of each site.



ZONE 1 - PERCH CREEK PRESERVE

ZONE 1 OPPORTUNITIES:

- BEAUTIFUL PROPERTY
- EXISTING TRAILS
- PERCH CREEK ACCESS
- NATURE PRESERVE FEEL
- WILDLIFE HABITAT
- BLUEWAY CONNECTIONS

ZONE 1 CHALLENGES:

- IMPROVE ACCESS
- SIZE / IMPLEMENTATION
- INCREASE VISIBILITY
- IMPLEMENT SECURITY PLAN

ZONE 1 SUMMARY:

Zone 1 has many special attributes that showcase the beauty of Perch Creek. Named the Perch Creek Preserve, this site beckons to be spared from development and preserved as a natural habitat for birds and indigenous wildlife.

Strategic locations for public access to and through the site will afford visitors the opportunity to experience this natural beauty first hand.

Existing paths traverse the site allowing opportunities to create a trail network with minimal amounts of infrastructure.



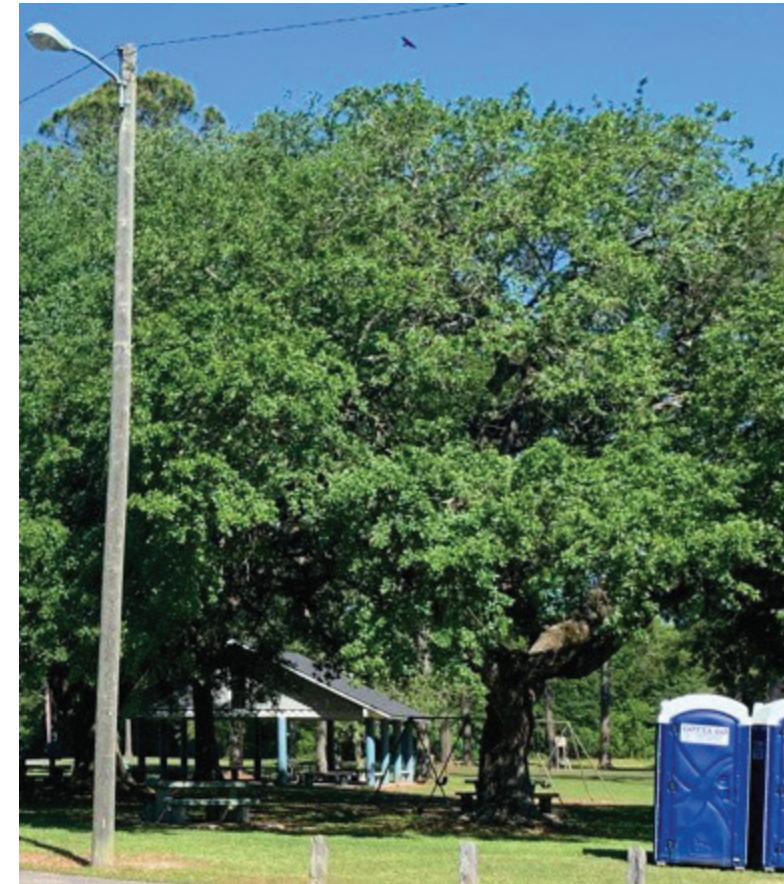
ZONE 2 - MCNALLY PARK

ZONE 2 OPPORTUNITIES:

- VARIETY OF ACTIVITIES
- GREAT OPEN SPACE
- EVENT SPACE
- SHADE STRUCTURES
- BOATING ACCESS
- BLUEWAY CONNECTIONS
- AMPLE PARKING

ZONE 2 CHALLENGES:

- UPDATE FACILITIES
- PERMANENT RESTROOMS
- IMPROVE CIRCULATION
- ENHANCE PENINSULA
- UPDATE LIGHTING
- IMPROVE ORGANIZATION



ZONE 2 SUMMARY:

McNally Park is a wonderful community park that has a great deal of potential. The current vehicular patterns do not cater to a strong pedestrian framework. There are significant opportunities to enhance views and expand connectivity to land and water trails. The primary uses in this park are related to fishing, and family gatherings.



ZONE 3A - ZIEBACH / ALBA BEACH

ZONE 3A OPPORTUNITIES:

- CONNECT HELEN WOOD & ZIEBACH
- ENHANCE EXISTING BEACH
- REPURPOSE SOME EX. STRUCTURES
- BIRDING HABITAT
- LIVING SHORELINE
- FISHING OPPORTUNITIES
- MULTIPLE ACCESS POINTS
- POTENTIAL BLUEWAY NODE

ZONE 3 A CHALLENGES:

- IMPLEMENT SECURITY PLAN
- REDUCE FLOODING IMPACTS
- IMPROVE AWARENESS
- REPURPOSE WASTE WATER SITE

ZONE 3 A SUMMARY:

This zone encompasses many interesting facets. An existing beach, marsh areas, wooded areas, and a decommissioned waste water plant make up this portion of Zone 3. All of the attributes give this area a character unlike any other waterfront park on the bay.

The planned demolition of the waste water treatment facilities will help to create a core greenspace.



ZONE 3B - HELEN WOOD PARK

ZONE 3B OPPORTUNITIES:

- NEW BOARDWALK EDGE
- EXISTING PAVILION
- GREAT FISHING
- EXISTING PARKING
- BLUEWAY CONNECTIONS

ZONE 3B CHALLENGES:

- IMPROVE ACCESS
- NO RESTROOMS
- INCREASE VISIBILITY
- IMPLEMENT SECURITY PLAN
- LIGHTING

ZONE 3B SUMMARY:

Helen Wood Park is an existing park that is heavily utilized by nearby residents. Recent improvements, such as a boardwalk and pavilion have enhanced user interface with the water. However, security and vandalism are a concern at this park.

Helen Wood Park receives a good deal of wave action from the bay, and floods periodically throughout the year. Therefore, any proposed improvements must be resilient to wave action.







COMMUNITY III ■■■

COMMUNITY ENGAGEMENT



CIVIC ENGAGEMENT

During the design process, the design team and city officials reached out to community members seeking their input on what they would like to see happen in the Perch Creek Parks District. This process began with a civic engagement workshop at Riverside Baptist Church, in the heart of the community. Over 120 residents attended the meeting, to provide their input, and voice their ideas and concerns.

The workshop allowed 8-10 people to gather around a table with some aerial context maps. Table Facilitators handed out nine post-it notes and had each person write their suggestions on them and stick to an aerial map of the site. Each post-it note was color coordinated according to what participants would like to see, challenges, and saw as an opportunity.

The individual remarks were collected, and recorded by the team. Those comments are depicted in the following pages, as they relate to each park zone. All comments reflected in this report are exactly as the citizens made them at the workshop. Only spelling errors were corrected.

PREFERENCES

The table leaders also handed out 3 green dots and 3 red dots to the participants, and instructed them to place the dots on the images of similar waterfront conditions and uses.

The participants used the red dots on images that they did not like and the green dots on the images that they did like. This helped the planning team have a clearer understanding of what the communities preferences were for future park improvements. The totals of the likes / dislikes are tallied on the images on this page.



Zone 1 - Perch Creek Preserve



OPPORTUNITIES

- There are no opportunities for the protected animals that live in this area if humans occupy it
- Raise it for boat access
- Close it – Useless
- Multi access points
- Walking trails with displays about flora and fauna
- More restaurants, Taco Bell? Pizza?
- Sportsplex
- Better access
- Better fishing access
- Fishing Pier
- Sandy beach for swimming like Chickasabougue Park
- Keep it as natural as possible
- Kayaking
- Signage for walking
- Directions and better access from DIP
- Lighting
- Wildlife Preserve
- Decreasing lanes at PC Bridge will be dangerous
- Dredge Perch Creek and Robinson Bayou
- Bike Trails

- Kayak Trails
- Walking Trails
- Need police presence

CHALLENGES

- Our established parks need restoration before making new ones at MAWSS
- Parking
- Litter
- Security
- Very unsafe area now
- Safe walkways
- Community buy-in
- Police patrol – how often – more presence on parkway
- Homeless camping
- Litter
- Protection for wildlife
- Trash
- Cleaning up constant trash that gets stuck in vegetation
- Stopping drug use
- Mosquitos
- Lighting – hard to see where you go
- Playing a positive role for having a place to enjoy outings
- Grass cutting
- Acquire deplorable property along Terrell Road and Staples Road
- Speeding boats
- How will this be accessible
- Kayak launch
- Debris in water
- Speed bumps
- Motorist access

LIKE TO SEE

- Raise Dip at Perch Creek Bridge
- Safe walking & biking trails
- Security at all entrances and exits
- Low impact, not cement kayak launch at parks
- Trash facilities
- Playground
- Preserve wildlife
- Fishing pier
- Raise bridge
- Improve boat launch
- Separate fenced dog area
- Repair parking from road construction
- Improved access by bike and road
- Once a month family day
- Fishing ramp and better fishing area
- Covered pavilions
- Permanent restrooms
- Water access
- Kayaking, canoes
- Picnic tables
- Lighting
- Food Trucks
- DIP police substation
- Trim bushes on Perch Creek
- Community center
- Boat launch to Dog River and Perch Creek
- Low to no entrance fees
- Beach area
- New bridge you can go under
- Boardwalk
- Public access from water and DIP
- Clean paths and well kept
- Clean water
- Kayak trails
- Parking

Zone 2 - McNally Park



OPPORTUNITIES

- Cleaner
- Shops and stores
- More possibilities on the water
- Splash pad
- Fishing pier
- Kids
- Restrooms
- To look like West Mobile
- Repair boat launch
- Raise the bridge
- Meeting place
- Soccer field
- Jetty top pier at channel next to Buccaneer Yacht club – cement or pillar construction to withstand storms
- Picnic areas for families
- Baseball
- Wharf
- Improve boat launch
- Kayak launch
- Active neighborhood watch
- Mini strip boardwalk with shopping, bars & live music, entertainment

- Improve restrooms
- Relaxing and fishing area
- Tennis courts
- Better playground for kids
- Improve boating access at McNally
- Beaches separate
- Bring more upscale groceries and restaurants
- New DIP Police Precinct
- Lighting
- Better directional signing from DIP
- Encourage private investment on the peninsula between Dog River and Mobile Bay
- Bicycle, foot, golf cart bayfront extension – no thru traffic
- Clean up blight conditions

CHALLENGES

- Big pier McNally
- No public beach
- No bike trails
- Garbage is always overflowing and blowing into the bay/harbor
- Need more garbage collection days
- Crime
- Access after dark
- Limit after-hours access
- Halting firearm use
- Better stories
- Keep the drinks out of the park
- Safe walkways
- Community buy-in
- Security
- Police patrol – how often
- Homeless camping

- Litter patrol / control
- Someone to pick up beer cans and crack pipes
- What protection for wildlife
- Make sure there is enough lighting
- Make sure there is security
- Mosquito control
- Erosion
- Traffic
- Narrow streets
- Drug activity
- Parking on grass
- Blighted homes
- Gun fire
- Lack of security – cars and people are there overnight
- Opportunities for all the community people
- Leave the cats alone
- Remove the alligators from McNally Park
- Open the water for swimming again near canal as it was originally
- Litter receptacles
- Limit access to personal property on Perch Creek
- No seating on jetty
- Maintain and cut grass
- Why is Bayshore Park no zone to work on
- Road is caving in at both ends of park – needs to be fixed
- Illegal activities
- Lockable gates
- Speeding on Park Road
- Perch Creek lines my property and allows additional access for crime
- Put sidewalk down Park Road
- Storm protection and sea level rise

Zone 2 - McNally Park, continued



- Raise Terrell Rd. Bridge to encourage redevelopment of Driftwood subdivision
- Better boat launch facilities
- Additional boat launch
- Better beach access
- Improve facilities
- Clear weeds to access beach
- Level rocky jetty for fishermen
- Traffic along Bayfront Extension more motor free
- Access for disabled

LIKE TO SEE

- Boating ramp
- Community center
- Playground
- Restrooms
- Benches
- Trash facilities
- Family area
- Picnic area to the original park
- Fishing

- Swimming
- Play area
- Fishing Pier
- Refreshments
- Do something at the end of peninsula – don't waste the view
- Take care of current parks before opening new ones
- Do not raise the bridge to allow for boat access
- Develop the beach
- My street paved
- Less crime
- Landscaping
- Improved boat launch and trailer parking
- Easy access to Dog River
- Maintenance and beautification
- Clean up
- Extend the end of the north side of jetty about 50' to stop trash from clogging
- No boat launching ramp
- Boardwalk
- Charge a nominal fee for entry to cut down undesirable
- Sports complex
- Swimming pool
- Seating areas with benches Walking ramp down the top of the north jetty so people can fish
- Promote area to remove fear
- Umbrellas over picnic tables near marina
- Permanent restrooms
- Control sewage spills
- Keep dogs on leashes
- Redevelop Gulf Dale and waterfront approaches on Dog River and Bay
- Better beaches
- Property improvement utilization
- Restaurants along DIP
- Police substation on parkway in shopping center
- Pier at McNally
- Secure the garbage cans
- Close down the Cost Plus 10% stores
- Nice places to eat
- Playground equipment / basketball
- Walking trails
- Regular scheduled trash pick up
- Fix boat launch at McNally
- More parking at Perch Creek
- Water park
- Wharf
- Fish cleaning station
- Splash pad
- Better drainage
- Video surveillance
- More signs
- Baseball field near McNally Park, near Perch Creek

Zone 3 - Ziebach - Helen Wood



OPPORTUNITIES

- Parking
- Bathrooms
- Bay access
- Public access to biggest playground in Mobile County
- Bird Sanctuary
- Boardwalk
- Connection to the water
- Night fishing
- Wall behind the houses on the south side of Alba
- Playground for children
- More public boat access to Dog River
- Canoe and kayak launch
- Biking trails from #2 to #3
- Paving roads

- More jobs
- Incorporate historic architecture and design elements
- Access and community gathering appreciation for area
- Beach area to walk on
- More business moving here by incentives
- Incorporate history of Mobile flag
- Love raising the bridge
- Kayak access through the creek
- Sandy beach for swimming
- Lighting/security
- Birding/walking trail added
- Better directional signage from DIP
- Shade play areas
- Recreation rentals, jet skis, kayaking
- Beach usage remains more natural than commercial
- Bring more people to our community to spend money with local businesses
- Food truck, waterfront eatery/restaurants
- Public access to natural places well kept
- Beaches this side of the toll

CHALLENGES

- Close at night/dark
- More fishing tournaments
- Make sure access is from DIP and not Alba or Park
- Clear off beach and update
- No Park Rd. access – DIP only
- Infrastructure along Park Road to deal with increased traffic with access
- Access from DIP – not through neighborhood
- Locking gates
- Sewage overflow

- Erosion
- Would Ziebach plant affect any potential beach area
- Relocate if it gives off a very bad odor
- Make accessible to soft shelling
- Playground area
- Tear down houses that have been vacant 30+ years
- Clear area to access beach
- Access for disadvantaged
- Consistency of locking gates
- Limiting gun use
- Limiting after hour use
- How will the cleanup be done of the soil?
- Where will boats launch from
- More activities at park for children
- Limit access to new park to DIP not Park Road
- Road repaired on Park Road
- Needs to entry ways
- Crime
- Lack of stores/shopping/restaurants to attract people to the area
- Level of water pollution
- No human access at or upon animal sanctuary on MAWSS property
- Vandalism
- No public beach
- No bike trails
- No public access at MASWW Plant
- Will we advise swimmers of pollution problems?
- Told at a neighborhood meeting that this was a done deal
- Paving paradise
- Too many security threats for homeowners at MAWSS property
- Vehicles access via DIP

Zone 3 - Ziebach - Helen Wood

- Residents concerned with traffic and property visibility
- Destruction of wildlife habitat
- Destruction of wetlands
- Clean fishing water
- Restrooms
- Lighting
- No public beach or bike trail at MAWSS
- Make bird sanctuary
- Many protected species live there
- Safe walkways
- Parking
- Community buy-in
- Don't know anything about it
- Severe beach erosion
- Locked gates
- Keeping the woodlands and marsh intact
- How often will there be police patrol
- Homeless camping
- Litter
- Fishing Pier
- What protection for wildlife?
- Where is the bike path?
- If you are going to put a bike trail sign up - put an actual lane in Dog River loop
- Has too many homes involved – don't agree
- What about area being trashed
- The City does not keep garbage cans emptied at McNally, more trash - bad deal
- No access to Park #3 from Park Road – only from DIP
- Clean beach
- Security and police presence
- Preservation of wildlife habitat

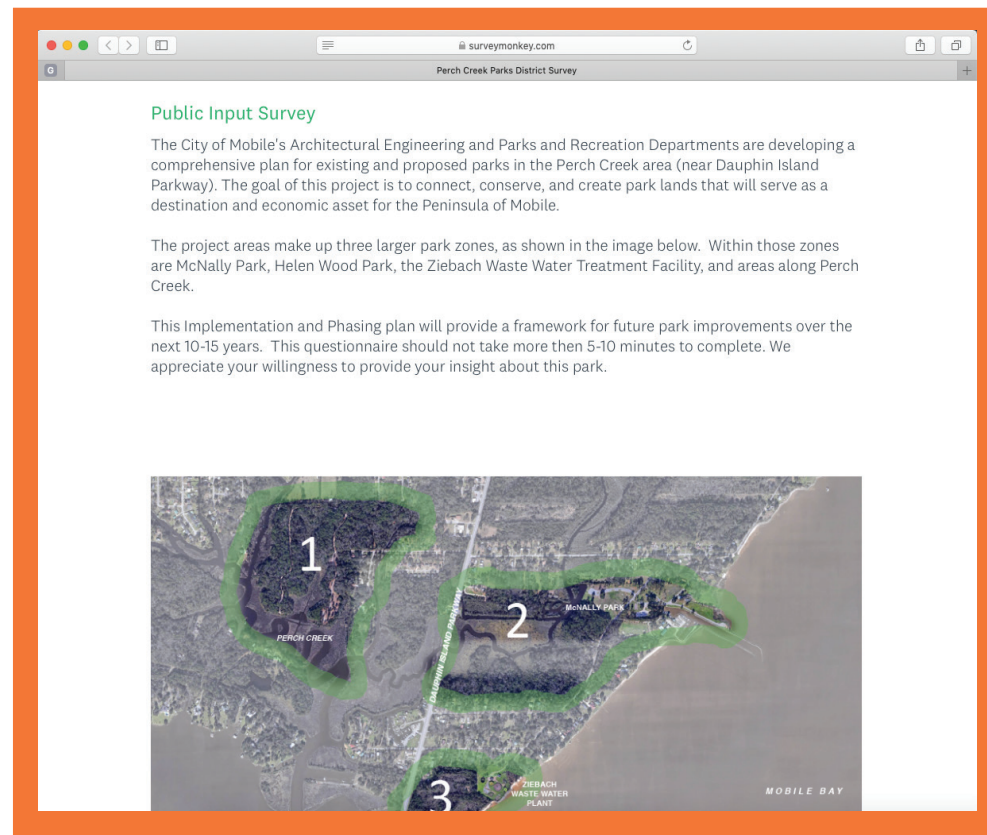
- Consistency of locking gates
- Limiting gun use
- Limiting after hour use
- How will the cleanup be done of the soil?
- Where will boats launch from

LIKE TO SEE

- Beaches / swimming
- Use rock jetties for protection (Grand Hotel)
- No parking by residential houses
- Low impact lighting
- Restrooms
- Entrance off DIP
- Beach with pier
- Bathrooms similar to Fairhope area
- More water access on Perch Creek with boat launch parking
- Possible boat dock and storage
- One more point of access south of Alba Ave to alleviate traffic
- Landscaping boat access
- Fishing pier
- Beach access
- Walkways
- Keep the woods
- Clean beach, well-kept paths, good lighting
- Need a fishing pier similar to Cedar Point pier
- Keep access off DIP
- Preserve wetlands
- Paid works to help with security
- Expanded living shorelines with natural habitat creation
- Partnership with homeowners between 2 parks to connect the habitats

- Charge a fee for entry – free for neighbors
- Clean up and leave it alone - Leave Helen Park only
- Improved sidewalks in the neighborhood
- Senior activities
- The horse mount on Ann Street
- Interaction with nature conservancy / Sierra Club
- Boardwalk from Helen Wood over the marsh areas
- Something more than a variety of dollar generals along DIP
- Shoreline restoration from Helen Wood to McNally
- No bike trail – preserve the natural habitat
- Security
- No through-way car access from park road
- Trash facilities
- Separate fenced dog area
- Picnic tables
- Kayak launch
- Easily accessible
- Close park at 8:00 pm
- Better drainage
- Change rout of bile path away from bird areas
- Wall behind the south side of Alba
- Playground
- Fishing pier
- Fish cleaning station
- High breakwaters with gaps between them to stop storm and ship waves from eroding beach
- Bike trails
- Playground equipment
- Keep it clean
- Speed bumps on Tallahassee Drive
- Zoo
- Community clean up days
- Better swimming area
- Covered pavilions

SURVEY DATA



SURVEY

To gather more in-depth input from the community, the planning team created an online survey for the City of Mobile to promote via social media. The survey had approximately 140 responses, and provided some valuable input regarding how residents interface with the current park facilities (McNally & Helen Wood), and what they would like to see in the way of future park improvements.

Visual preference were incorporated into the survey, with images similar to those used in the civic engagement workshop. Survey participants were allowed to rate how important certain park elements were to them.

DEMOGRAPHICS

- Majority of respondents were 60 + years of age
- Less than 30% have children under the age of 18
- 70% have no children in the household
- Most children 5-14 years old
- 90% of residents live in the City of Mobile
- 75% of respondents live or work near McNally Park
- Approximately 25% use McNally Park once a month
- 70% of respondents drive to McNally Park

MCNALLY & HELEN WOOD PARKS

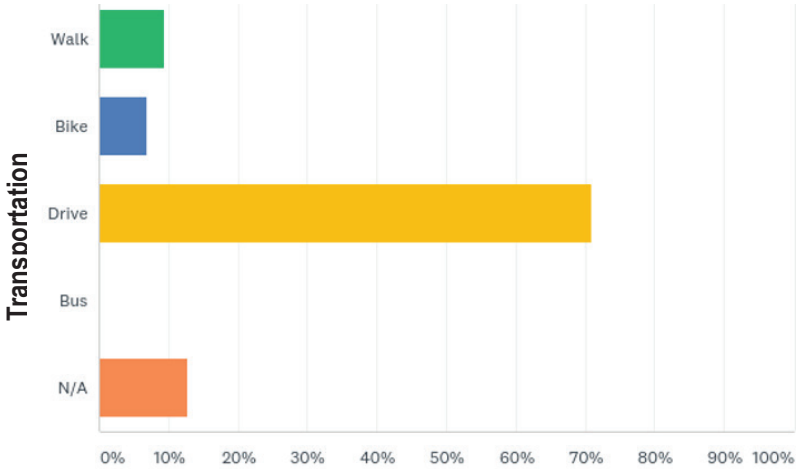
- Majority of people drive to the parks
- Most respondents visit parks once a year
- Popular activities involve water and passive recreation
- Respondents would like to see better lighting/security, restrooms, and improved water/fishing interface, as well as more pavilions
- They would like more stuff to do at the parks



24. Please rate how important Kayak/Canoe access are to you.



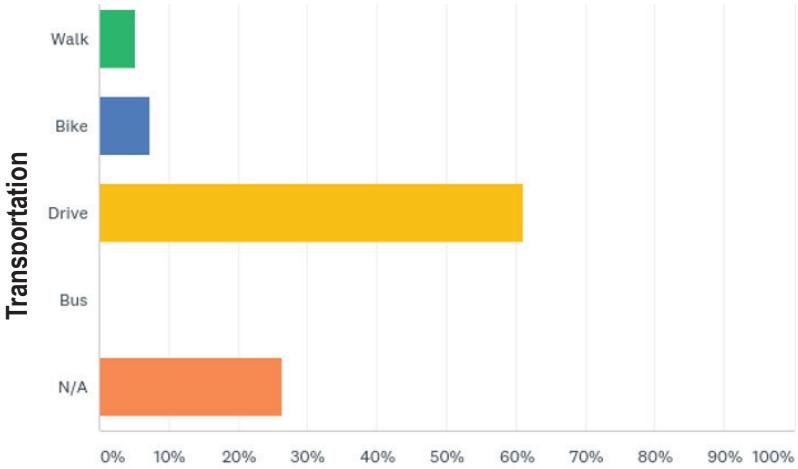
MCNALLY PARK



Survey Data:
The online survey provided valuable insight to the design team on how people use (or why they do not use) the park now, and what ideas they have to improve it in the future.

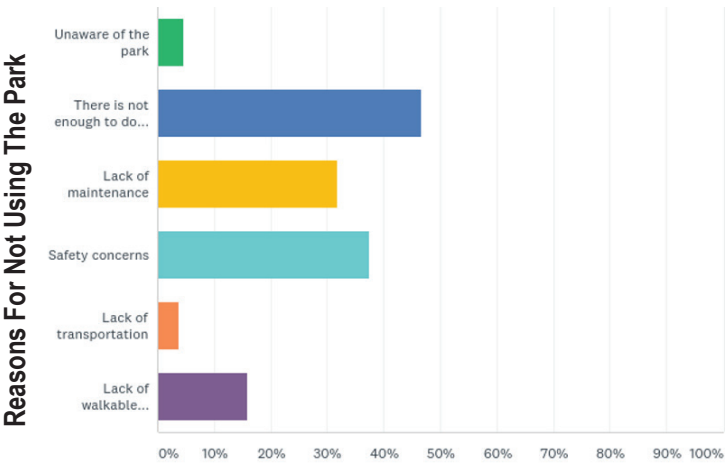
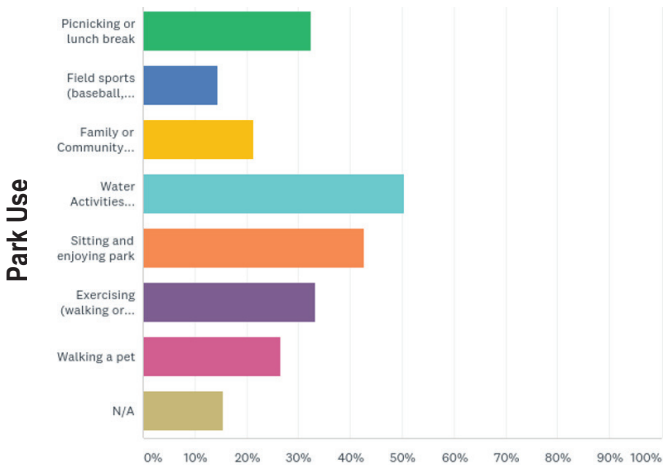
- Over 70% drive to park
- Less than 10% walk to the park
- Just over 5% bike to the park
- More than 10% responded n/a

HELEN WOOD PARK



Survey Data:
The online survey provided valuable insight to the design team on how people use (or why they do not use) the park now, and what ideas they have to improve it in the future.

- Over 60% drive to park
- Less than 10% walk to the park
- Less than 5% bike to the park
- More than 25% responded n/a

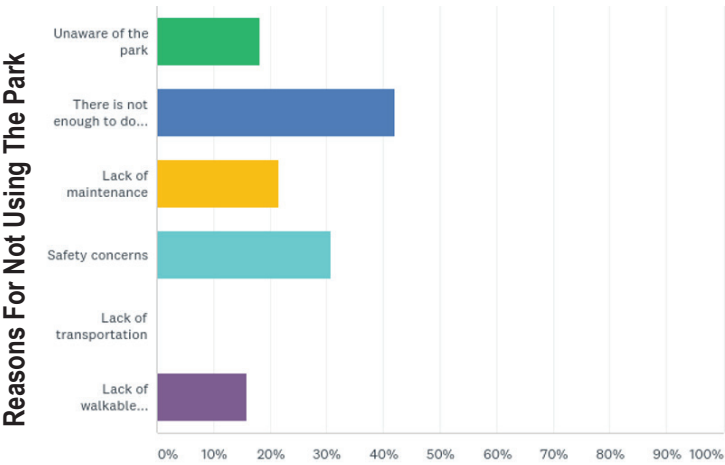
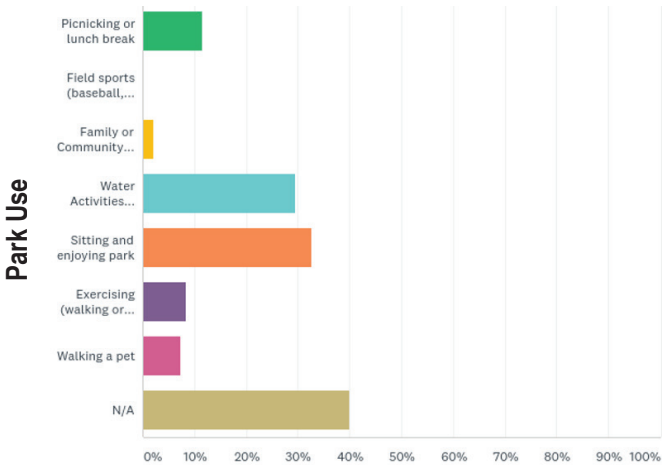


Activities for respondents at the park:

- Water activities and sitting and enjoying the park are the two most common activities
- Exercising at the park was the third most popular activity

Three highest ranked reasons for not using the park:

- Not enough to do (<50%)
- Safety Concerns (<40%)
- Lack of Maintenance (>30%)

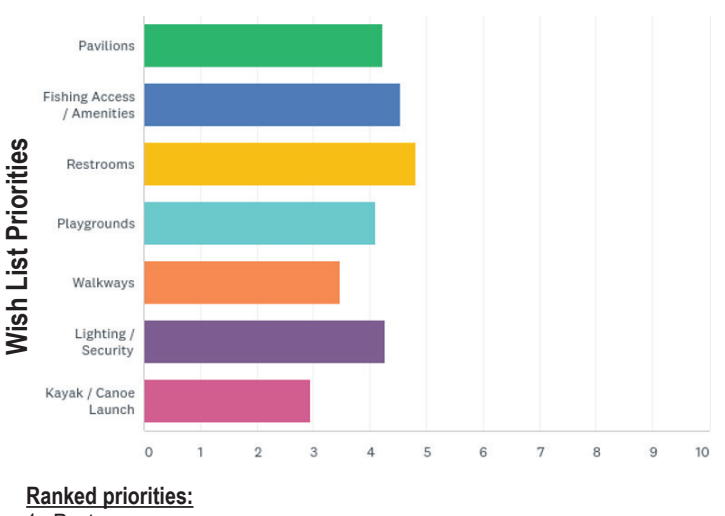
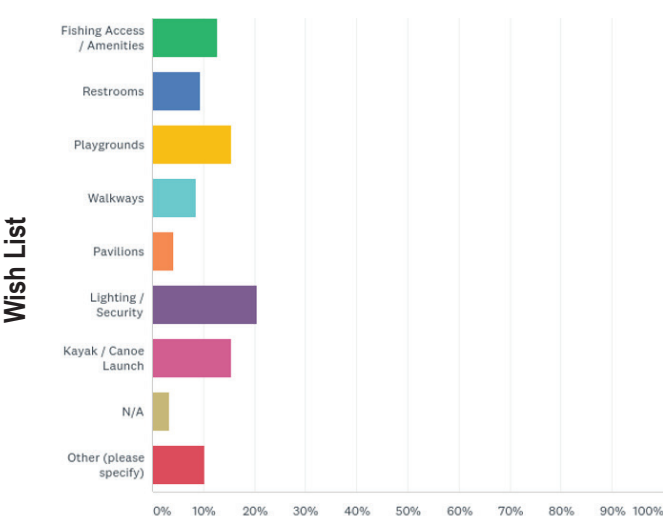


Activities for respondents at the park:

- The majority of respondents marked this as N/A
- Sitting and Enjoying the park was the highest ranked activity

Three highest ranked reasons for not using the park:

- Not enough to do (>40%)
- Safety Concerns (30%)
- Lack of Maintenance (>20%)

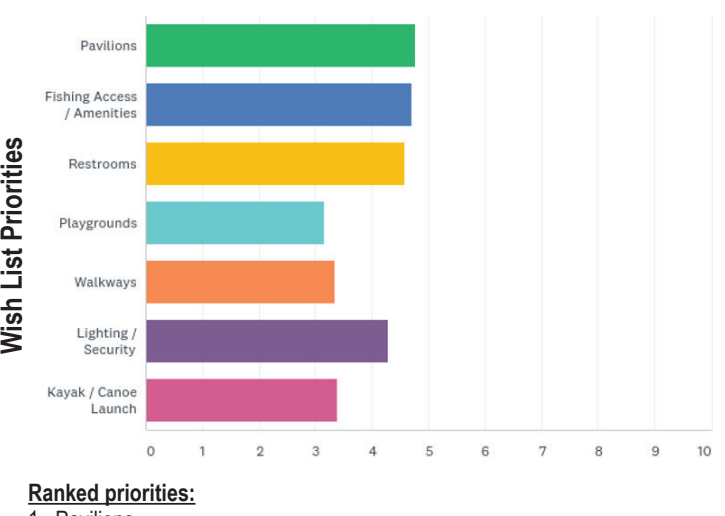
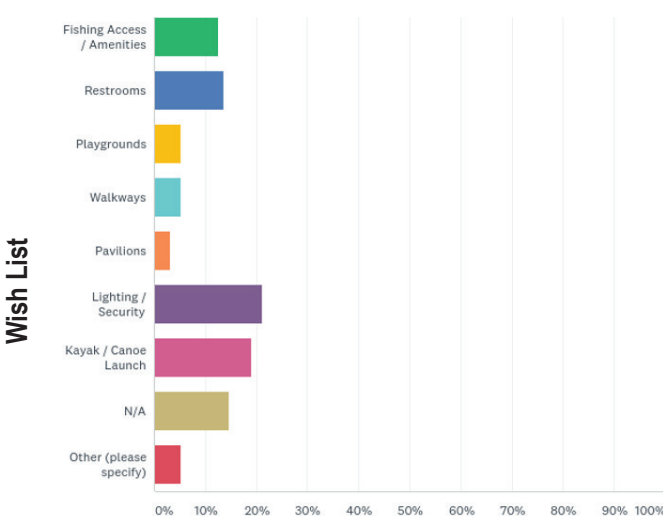


Wish List:

- Lighting and security
- Kayak and canoe launch
- Playgrounds

Ranked priorities:

1. Restrooms
2. Fishing Access / Amenities
3. Lighting and security
4. Pavilions
5. Playgrounds
6. Walkways
7. Kayak / Canoe Launch



Wish List:

- Lighting and security
- Kayak and canoe launch
- Restrooms

Ranked priorities:

1. Pavilions
2. Fishing Access / Amenities
3. Restrooms
4. Lighting / Security
5. Kayak / Canoe Launch
6. Walkways
7. Playgrounds

SURVEY DATA - FUTURE IMPROVEMENTS

VISUAL PREFERENCES:

Nearly half of the questions in the survey were related to images of different park or waterfront conditions. The questions posed were phrased in a way that residents could rate how important certain elements are to them.

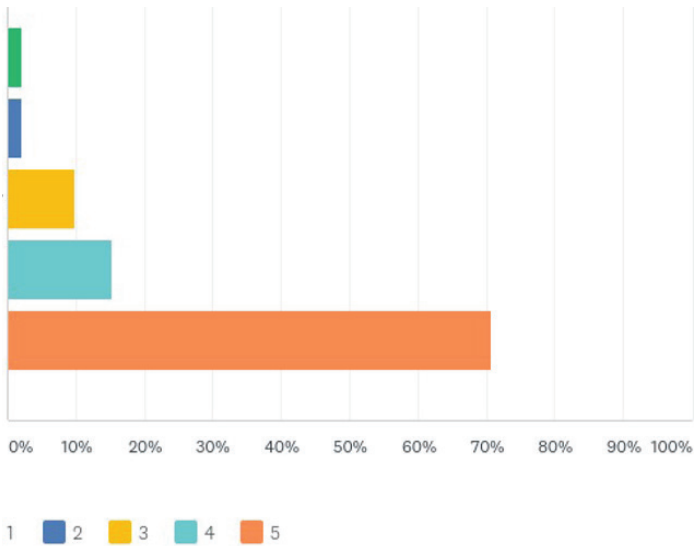
The data collected from these responses helped the design team to formulate and refine the program for the planned future improvements to each of the park zones.

TAKE AWAYS REGARDING FUTURE IMPROVEMENTS:

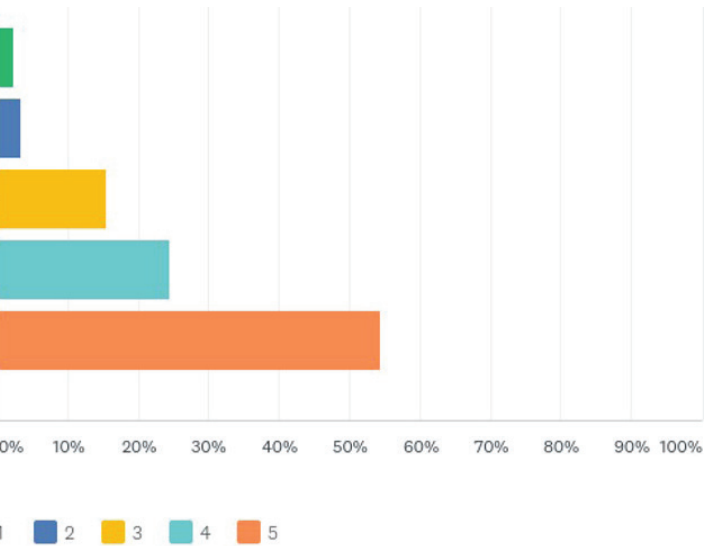
- Proper lighting is very important
- Like the idea of walkways – especially near water
- A lean toward passive recreation than active (sports)
- Restrooms are a top priority
- Fishing and Non-motorized boat access are important
- Splash and play areas... 50/50
- Do not really see a need in a performance venue



PROPER LIGHTING

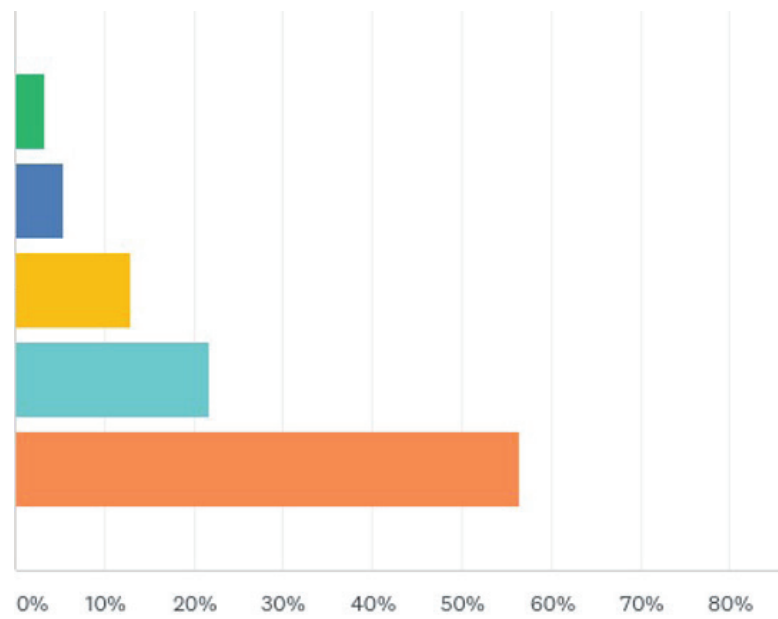


WALKWAYS





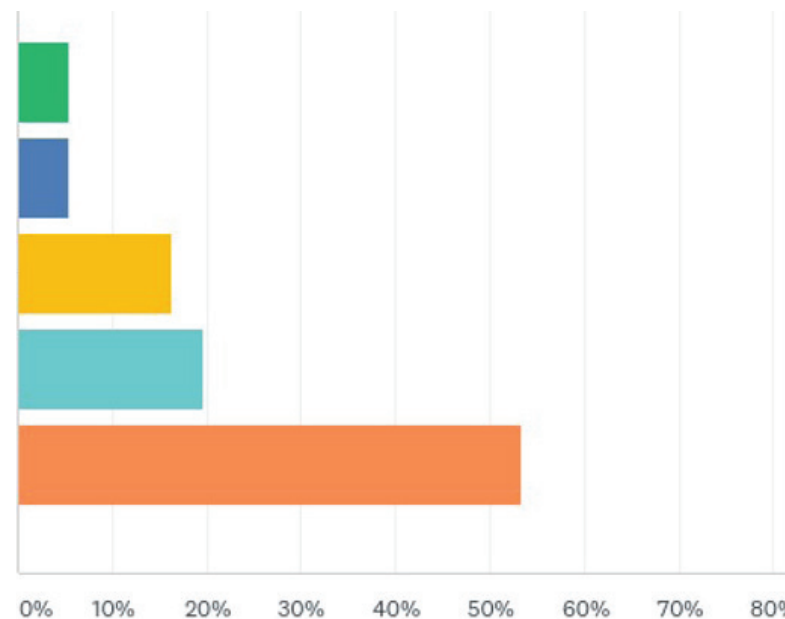
RESTROOMS



1 2 3 4 5



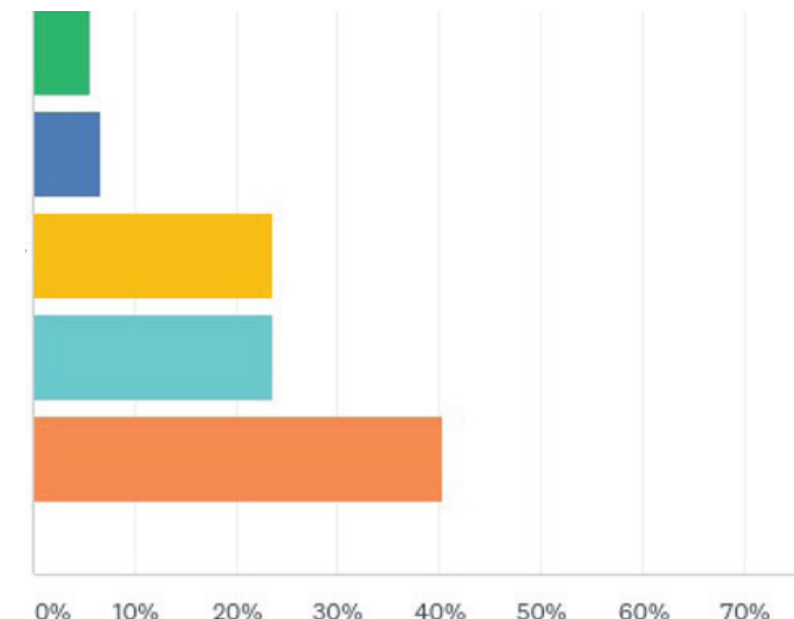
FISHING PIER



1 2 3 4 5



PASSIVE RECREATION



1 2 3 4 5





VISION III ■■■

DEFINING THE VISION

THE MISSION

During the planning process, the members of the steering committee were asked to define a singular mission for the project. Breaking up into teams, each team wrote out a mission statement. Using the messages formulated in each of those statements, the committee embraced the following text as a statement that encompassed all of the goals for the development of a long-range implementation and phasing plan.

Connect, Conserve, and Create park lands that will serve as a destination and economic asset for the Peninsula of Mobile.



ZONE PRECEDENTS

Each zone in this system of parks has its own unique characteristics that have been described in-depth in the previous pages. Throughout the analysis, engagement and planning process, the design team worked to define and determine the precedents (examples of park elements) that may apply to each zone.

Successful precedents from other parks provide visuals of the what the character of these parks might be as they develop. The precedents included signage, structures, landscape forms, and waterfronts.

VISION CASTING

Taking the feedback from the survey data, visual preferences, and the presented precedents the design team formulated character sketches for each zone to

help illustrate and display the vertical character of the horizontal plans. These sketches help City leaders, staff and residents have a better understanding of what the planning team envisions for the future development of each of the park areas.



THE PLANNING PROCESS

THE PROCESS

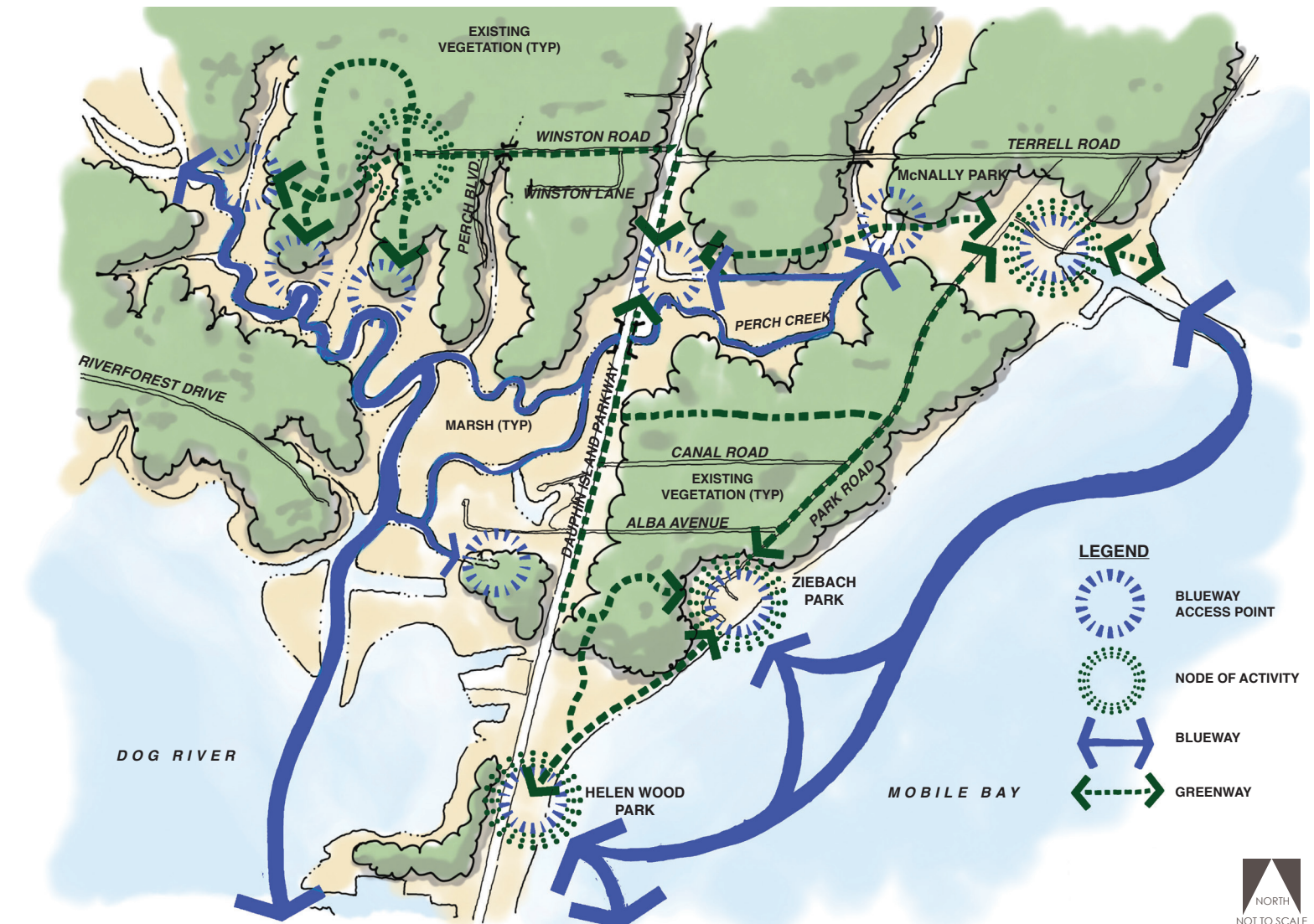
Gathering all of the insight provided through the community engagement, analysis, and steering committee discussions, the design team developed preliminary plans and ideas for each zone, all while looking at the greater context of tying all of the three zones together with land and water connections.

The preliminary plans were presented to the steering committee, and feedback was received through another "likes and dislikes" dot exercise. This feedback provided clear direction for the design team to move forward with the final implementation plans.



CONNECTING A LARGER SYSTEM

Each of the park areas are very large, and have their own identity but one of the directions given early on by the steering committee was for these parks to function as a larger system. Therefore, the need to not only look at each of the individual sites, but the connectivity of all the sites became extremely important to the design



team. With the goal of creating at least one pedestrian or greenway connection, and at least one water trail or blueway connection to the sites from the others, a network was developed. This network will afford residents and visitors the opportunity to spend not just two hours, but an entire day exploring these parks.



ZONE 1 - PERCH CREEK PRESERVE

CHARACTER

As previously stated in this report, the intended character of the Perch Creek Preserve Park is to be:

A park that allows people to engage with nature.

Therefore, the precedents and plan reflect very passive uses that allow park goers to be able to access the site by boat, walking, jogging, biking or by automobile.



THE PLAN

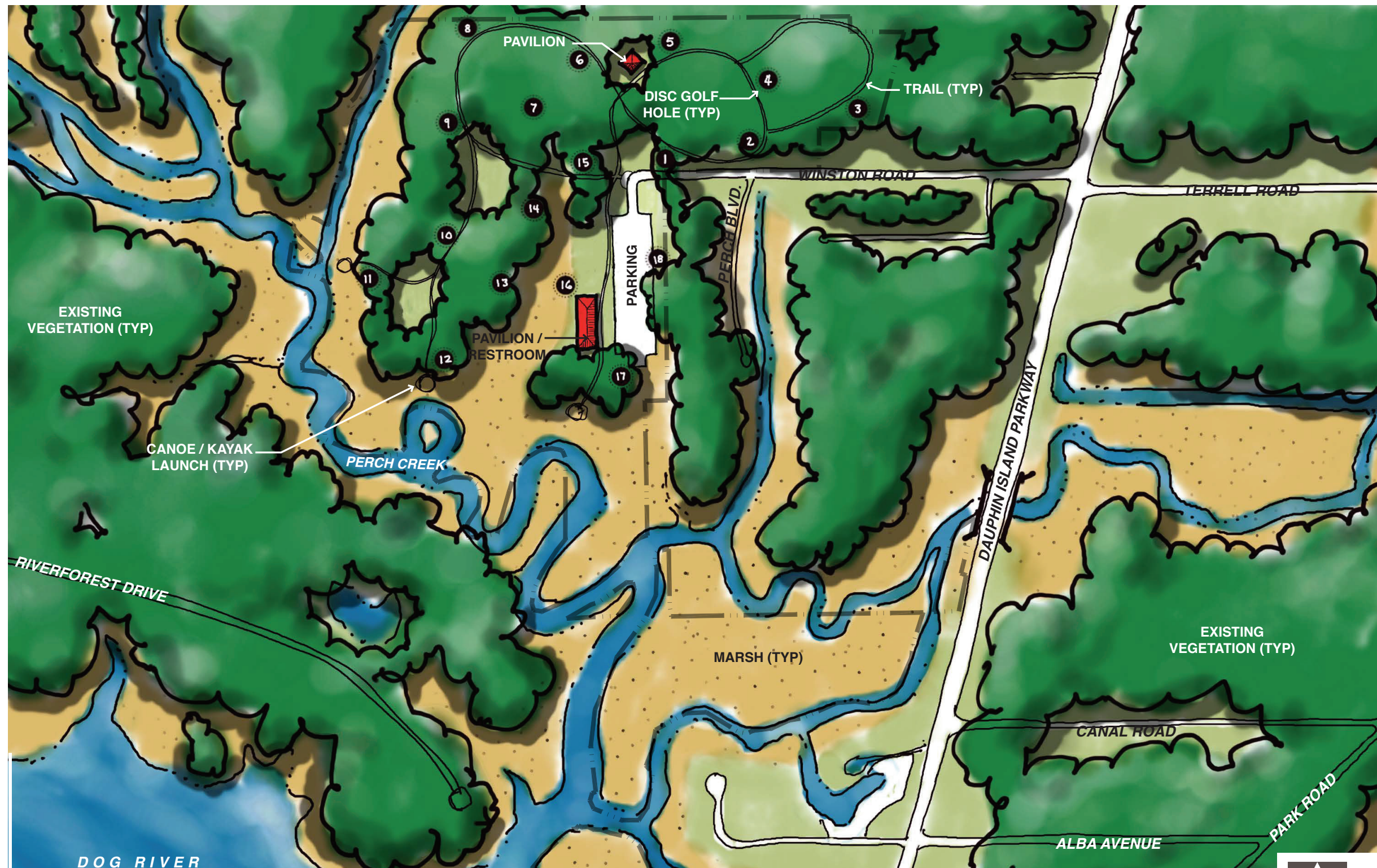
The design team presented a conceptual plan with preliminary ideas to the steering committee, and after several rounds of feedback and discussion, the final plan on the page to the right was developed to showcase the site's beauty and embrace the natural character. This whole zone will be under a conservation easement to ensure perpetual natural conservation of the area. The detail breakdown of the program elements shown on the plan are shown below.



ZONE 1 PLAN DETAILS:

- 3 KAYAK LAUNCH POINTS
- 1 RESTROOM / PAVILION (3,000 SF)
- 1 PAVILION (700 SF)
- PERMEABLE PARKING AREA
- DISC GOLF COURSE (18 HOLES)
- PARK / SECURITY LIGHTING
- UNDERBRUSHED WOODED AREAS
- WALKING & BIKING TRAILS

IMPLEMENTATION PLAN



PERCH CREEK PRESERVE

ZONE 2 - MCNALLY PARK

CHARACTER

McNally Park is a much loved park that seems that it is not living up to the full potential that it has. Building on the elements in the park that are working the overall vision to improve this park is to create a park that:



Enhances life on the Peninsula of Mobile, and provides a variety of recreational uses so that all ages can benefit from.

THE PLAN

The design team presented a conceptual plan that pushed the steering committee to think beyond the park elements that are currently in place on the site. After receiving feedback, the design team finalized a plan (shown on the adjacent page) that improves connectivity to DIP (with a bridge crossing Perch Creek), provides a variety of recreational amenities, a kayak launch, and pavilions throughout the park. The details of the plan are broken down below.



BIRD'S EYE VIEW

This sketch illustrates the proposed improvements in McNally Park, looking back from Mobile Bay. In the foreground, an iconic pavilion and plaza creates a gathering point on this peninsula jetty adjacent to the existing marina.

Beyond the pavilion and the marina, you can see another large gathering pavilion and improved vehicular circulation.

ZONE 2 PLAN DETAILS:

- 1 KAYAK LAUNCH POINT
- 1 RESTROOM
- 3 NEW PAVILIONS
- SIDEWALKS THROUGHOUT PARK
- PEDESTRIAN BRIDGE OVER CREEK
- PEDESTRIAN LIGHTING
- 2 TENNIS COURTS
- 2 PICKLEBALL COURTS



IMPLEMENTATION PLAN



MCNALLY PARK

ZONE 3 - ZIEBACH & HELEN WOOD PARK

BIRD'S EYE VIEW:

The sketch to the right illustrates all of the components of the park improvements on the Ziebach site looking back from Mobile Bay.



REPURPOSED:

There are several existing structures in the waste water treatment facility that the design team envision as repurposed park elements. This sketch illustrates the transformation of an old loading structure to a lookout tower and slide.



PAVILION:

An old office and weigh-in building shown to the left is being repurposed as a open-air pavilion with restrooms incorporated into it. The modifications propose to highlight the industrial components of this building.

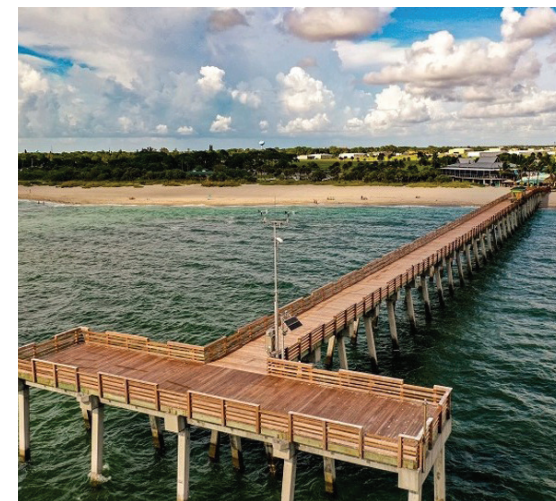
CHARACTER

The potential for Zone 3 is unlike any waterfront parks on Mobile Bay. Consisting of a decommissioned waste water treatment facility and a beloved fishing park, this plan lays out a road map to:

Embrace the industrial character of what once was, while highlighting the surrounding beauty of Mobile Bay.

THE PLAN

The final plan provides pedestrian access from the surrounding community, but vehicular access and parking only off of DIP. Some existing structures are slated to be preserved on the Ziebach site and incorporated into the park and recreational uses, such as pavilions, viewing platforms, and slides. At Helen Wood Park, a pier is proposed to enhance the fishing experience. The details of the plan are described to the right.



ZONE 3 PLAN DETAILS:

- 1 FISHING PIER
- 3 REPURPOSED STRUCTURES
- 2 OVERLOOKS
- 1 ICONIC PAVILION / STRUCTURE
- SIDEWALKS THROUGHOUT PARK
- PARKING
- PEDESTRIAN LIGHTING
- NEW PAVILIONS
- VOLLEYBALL COURTS

IMPLEMENTATION PLAN



ZIEBACH & HELEN WOOD PARK





VALUES III

VALUES

ESTIMATE VALUES

To help guide the implementation process, the design team has divided the cost estimates up for each zone. The approximate value of each zone is around \$3 million dollars, totalling approximately \$10 million dollar value for all zones combined. The estimate breakdowns per zone are shown throughout this section.

Zone 1 - Perch Creek Preserve				
Item Description	Unit	Quantity	Price/Unit	Item Price
Hardscape				
Site Survey	LS	1	\$150,000.00	\$150,000.00
Mobilization	LS	1	\$175,000.00	\$175,000.00
Grading & Site Prep	ACRE	3	\$25,000.00	\$75,000.00
Forestry Mowing	LS	1	\$25,000.00	\$25,000.00
10' Wide 6" Crushed Stone Trail	SY	3301	\$55.00	\$181,555.00
Crushed Stone Drive	SY	1120	\$60.00	\$67,200.00
Parking for Permeable Pavers 24'x246'	SF	5904	\$20.00	\$118,080.00
Landscaping	LS	1	\$72,300.00	\$72,300.00
Site Furnishings Allowance	LS	1	\$65,000.00	\$65,000.00
Disk Golf Units	EA	18	\$850.00	\$15,300.00
Site Electrical				
Site Pedestrian Lights	EA	35	\$6,500.00	\$227,500.00
Security Cameras At Pedestrian Lighting	EA	20	\$1,500.00	\$30,000.00
Utilities				
Water, Sewer, Electrical	LS	1	\$75,000.00	\$75,000.00
Storm Drainage	LS	1	\$15,000.00	\$15,000.00
Structures				
Disk Golf Pavilion	SF	625	\$96.00	\$60,000.00
Restroom Pavilion Elevated With Decks & Steps	SF	2856	\$250.00	\$714,000.00
Canoe/Kayak Launch	EA	3	\$22,500.00	\$67,500.00
Signage				
Park Entry Sign	LS	1	\$45,000.00	\$45,000.00
Education Signage	LS	1	\$18,000.00	\$18,000.00
Direction Signage	LS	1	\$19,000.00	\$19,000.00
Zone One Construction Subtotal:				\$2,215,435.00
20% Contingency				\$443,087.00
A&E Fees				\$265,852.20
ZONE 1 TOTAL				\$2,924,374.20

Zone 2 - McNally Park

Item Description	Unit	Quantity	Price/Unit	Item Price
Hardscape				
Site Survey	LS	1	\$37,500	\$37,500.00
Demo & Mobilization	LS	1	\$190,000	\$190,000.00
Grading & Site Prep	ACRE	3	\$25,000	\$75,000.00
Forestry Mowing	LS	1	\$25,000	\$25,000.00
10' Wood Walkway With Rail	SF	2380	\$45	\$107,100.00
Sidewalk 8' W	SF	16880	\$8	\$135,040.00
Prefab Steel Walkway Bridges 10' W (3Ea)	SF	950	\$150	\$142,500.00
DIP Parking Lot 6" Crushed Stone	SY	112	\$55	\$6,160.00
Tennis Court With Fencing	SY	1602	\$65	\$104,130.00
Landscaping	LS	1	\$100,000	\$100,000.00
Site Furnishings Allowance	LS	1	\$85,000	\$85,000.00
Tennis Court With Fencing	SF	3085	\$45	\$138,825.00
Playground Protective Surface	SF	1855	\$45	\$83,475.00
Modular Playground Equipment	PCS	3	\$35,000	\$105,000.00
Boat Launch Improvements	LS	1	\$65,000	\$65,000.00
Kayak/Canoe Launch	LS	1	\$45,000	\$45,000.00
Site Electrical				
Site Pedestrian Lighting	EA	27	\$6,500	\$175,500.00
Vehicle Lighting	EA	8	\$22,500	\$180,000.00
Security Cameras	LS	1	\$16,500	\$16,500.00
Utilities				
Water, Sewer, Electrical	LS	1	\$50,000	\$50,000.00
Storm Drainage	LS	1	\$15,000	\$15,000.00
Structures				
Tennis Pavilion	SF	420	\$115	\$48,300.00
Restroom Pavilion Elevated With Decks & Steps	SF	600	\$250	\$150,000.00
Existing Pavilion Renovation	SF	420	\$50	\$21,000.00
Large Pavilion	SF	940	\$150	\$141,000.00
Iconic Structure	SF	600	\$150	\$90,000.00
Signage				
Park Entry Sign	LS	1	\$28,000	\$28,000.00
Education Signage	LS	1	\$10,000	\$10,000.00
Direction Signage	LS	1	\$10,000	\$10,000.00
Zone Two Construction Subtotal:				\$2,380,030.00
20% Contingency				\$476,006.00
AE Fees				\$285,603.60
ZONE 2 TOTAL				\$3,141,639.60

Zone 3A - Ziebach Area				
Item Description	Unit	Quantity	Price/Unit	Item Price
Hardscape				
Site Survey	LS	1	\$75,000	\$75,000.00
Mobilization	LS	1	\$220,000	\$220,000.00
Grading & Site Prep	ACRE	3	\$25,000	\$75,000.00
8' Wide Sidewalk	SF	19056	\$9	\$161,976.00
DIP Parking- Crushed Stone w/ Drainage Pavers	SY	1317	\$80	\$105,360.00
Site Furnishings	LS	1	\$85,000	\$85,000.00
Landscaping	LS	1	\$375,000	\$375,000.00
Marsh Prep	LS	1	\$65,000	\$65,000.00
Site Electrical				
Pedestrian Lighting	EA	25	\$6,500	\$162,500.00
Security Cameras	LS	1	\$16,500	\$16,500.00
Park Electrical	LS	1	\$18,500	\$18,500.00
Vehicle Lighting	EA	5	\$3,000	\$15,000.00
Utilities				
Water, Sewer, Electrical	LS	1	\$50,000	\$50,000.00
Storm	LS	1	\$20,000	\$20,000.00
Structures				
Repurpose Existing Structure	SF	2000	\$225	\$450,000.00
Iconic Structure	LS	1	\$150,000	\$150,000.00
Pavilions	EA	1	\$65,000	\$65,000.00
Overlook Structures - Decking And Railing	EA	2	\$58,000	\$116,000.00
Signage				
Entrance Sign	LS	1	\$25,000	\$25,000.00
Educational Signs	LS	1	\$28,000	\$28,000.00
Directional Signs	LS	1	\$10,000	\$10,000.00
Ziebach Area Construction Subtotal:				\$2,288,836.00
20% Contingency				\$457,767.20
A/E Fees				\$274,660.32
ZIEBACH Area Total				\$3,021,263.52

PHASING

The phasing of implementation is challenging to foresee with these parks because the majority of the park areas are being created from scratch. Each of these park zones are viable candidates for State and Federal grants. The plans proposed in this report, coupled with the coinciding value estimates per zone can be used as tools for grant submittals in the future. The estimates can also be used by City staff to identify particular projects that may be compiled in a phase to be funded through the Capital Improvements Program.

Zone 3B - Helen Wood Park				
Item Description	Unit	Quantity	Price/Unit	Item Price
Hardscape				
Pier Parking	SY	425	\$60	\$25,500.00
Landscaping	LS	1	\$25,000	\$25,000.00
Site Furnishings	LS	1	\$25,000	\$25,000.00
Site Electrical				
Pier Lighting	EA	15	\$6,500	\$97,500.00
Site Lighting	LS	1	\$25,000	\$25,000.00
Security Cameras	LS	1	\$12,500	\$12,500.00
Utilities				
Water & Electrical	LS	1	\$20,000	\$20,000.00
Structures				
Fishing Pier 15' W	LF	285	\$750	\$213,750.00
Pier Entry Pavilion	SF	480	\$75	\$36,000.00
Pier Middle Pavilion	SF	950	\$75	\$71,250.00
Pier End Pavilion	SF	210	\$75	\$15,750.00
Signage				
Educational Signs	LS	1	\$15,000	\$15,000.00
Park Entrance Sign	LS	1	\$25,000	\$25,000.00
Helen Wood Park Subtotal				\$607,250.00
20% Contingency				\$121,450.00
AE Fees				\$72,870.00
Helen Wood Park Total				\$801,570.00
ZONE 3 TOTAL				\$3,822,833.52
GRAND TOTAL Zone 1, Zone 2, Zone 3				
				\$9,888,847.32