BROOKLEY BY THE BAY
PUBLIC WORKSHOP: MASTERPLAN ALTERNATIVES

NOVEMBER 2022

VOLKERT SCAPE
AGENDA

PRESENTATION (30 minutes)
- Project Team + Schedule
- What We’ve Studied
- Connectivity
- Design Alternatives

WORKSHOP (1 hour)

SHAREBACK + NEXT STEPS (30 minutes)
Gena Wirth  
Design Principal

Sophie Riedel  
Senior Designer

Brad Howe  
Design Director

Gabrielle Rashleigh  
Designer

Dylan Roth  
Designer

Kaede Polkinghorne  
Designer
## Project Timeline

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<th>Month</th>
<th>August</th>
<th>September</th>
<th>October</th>
<th>November</th>
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- **Mobilization + Kickoff**
- **Existing Condition Analysis**
- **Stakeholder Engagement + Workshops**
- **Masterplan Alternatives Development**
- **Master Plan Refinement**

**Workshop I:** Project Goal Setting

**Workshop II:** Draft Masterplan Alternatives Review

**Workshop III:** Visualizing the Master Plan

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**Key: Community Engagement Events**
- Community Engagement Event
- Client Presentation
- Delineable
PROJECT BACKGROUND

- 90+ ACRE SITE WATERFRONT PARK PLAN LED BY THE CITY OF MOBILE

- GOAL IS TO DEVELOP A VISION FOR A PUBLIC WATERFRONT PARK INFORMED BY COMMUNITY AND STAKEHOLDER INPUT

- FUNDING FOR LAND ACQUISITION HAS BEEN PROVIDED BY GOMESA FUNDS AND THE NFWF GULF ENVIRONMENTAL BENEFIT FUND. GOMESA FUNDS WERE FOR MAIN PARK AREA AND NFWF FUNDING TO PURCHASE WETLANDS AND WILL REMAIN UNDER CONSERVATION EASEMENT

- PARK DESIGN FUNDS ARE PROVIDED BY THE CITY. THE DESIGN PROCESS WILL ESTABLISH COST BENCHMARKS FOR PARK CONSTRUCTION, AND FURTHER FUNDING SOURCES WILL BE IDENTIFIED FOR IMPLEMENTATION
WHAT WE’VE HEARD
WHERE WE’VE BEEN

• 4 PROJECT PARTNER MEETINGS, 12 PROJECT PARTNERS

• 3 STAKEHOLDER MEETINGS, OUTREACH TO 40 STAKEHOLDER GROUPS

• ENGAGEMENT WITH CITY COUNCIL

• 1 PUBLIC OPEN HOUSE, 100+ PARTICIPANTS

• 22 EMAILS RECEIVED (ONLINE FEEDBACK)

• 159-_PERSON PROJECT EMAIL LIST

BROOKLEY BY THE BAY
November, 2022
PUBLIC WORKSHOP 1 FEEDBACK

LIGHT TOUCH  VOLLEYBALL COURTS
GREEN SPACE    PADDLE BOARD LAUNCH
BIKE PATH     NATIVE VEGETATION
WALKING TRAILS  NATURE TRAILS
DOG PARK      BOWLING ALLEY
MARKET        BIRDWATCHING
LEARNING      PLAY AREA
BOARDWALK     SKATEBOARD AREA
PIER          KAYAK LAUNCH
SPASHPAD      FISHING
BEACH         AMPHITHEATER
FISHING PIER  CONCERTS
TELESCOPE DOCK  DISC GOLF
PIVING PAVILION  BOAT DOCK
KAYAK RENTALS  SEAFOOD RESTAURANT
CAROUSEL  BOATING
SOFT SHELLING  RESTROOM
NATURE TRAILS  FERRY
PLAY AREA      ZOO
PIERS FOR FISHING AND CRABBING
PIQUICN PAVILIONS  AMUSEMENT PARK
BAND SHELL  OUTDOOR SHOWER
RUNNING PATH  CAMPING
BBQ  FISH PIER TO WATCH
TELESCOPE DOCK  PIER
SOLAR SYSTEM WALK  TELESCOPE DOCK
REDSAINTS  TELESCOPE DOCK
MEETING SPACE  TELESCOPE DOCK
BIKE TRAILS  TELESCOPE DOCK
BBQ  TELESCOPE DOCK
PAVILION  TELESCOPE DOCK
KAYAK RENTALS  TELESCOPE DOCK
CAROUSEL  TELESCOPE DOCK
SOFT SHELLING  TELESCOPE DOCK
NATURE TRAILS  TELESCOPE DOCK
BOWLING ALLEY  TELESCOPE DOCK
BIRDWATCHING  TELESCOPE DOCK
PLAY AREA  TELESCOPE DOCK
SKATEBOARD AREA  TELESCOPE DOCK
KAYAK LAUNCH  TELESCOPE DOCK
FISHING  TELESCOPE DOCK
AMPHITHEATER  TELESCOPE DOCK
BROOKLEY BY THE BAY
November, 2022

MOBILE ALABAMA  VOLKERT  SCAPES
BRING PEOPLE TO THE WATER’S EDGE
CREATE A VIBRANT GATHERING PLACE FOR ALL
ESTABLISH A CONNECTED SITE
ENHANCE HABITAT RESILIENCE
DESIGN AN ADAPTIVE, ENDURING PLACE FOR FUTURE GENERATIONS
THE SITE
WORK WITH THE STRUCTURE OF THE EXISTING LANDSCAPE

OPEN MEADOWS

AEROPLEX

LARGE TREES

BAY BEACH

WETLANDS
WEAVE PROGRAMMED SPACES THROUGH THE MATURE TREE CANOPY

SCATTERED LIVE OAKS

PINE PERIMETER
BALANCE SUCCESSIONAL LANDSCAPES WITH ACTIVE PROGRAMMED AREAS

SHADE TREES AT EDGE

LARGE MEADOWS
CELEBRATE THE DIVERSITY OF THE SHORELINE
NEARBY FISHING AND LARGER WATERCRAFT ACCESS POINTS

MAP KEY
- Fishing
- Kayaking
- Restrooms
- Trails
- Parking
- Wetlands
- Boat Launches
- Existing Bike Routes
- Planned Bike Routes
- Middle Boulevard
- Existing Roads
- City Limit
- Brookley by the Bay
- Existing Parks
- Industrial
- Brookley Aeroplex
- Wetlands

WE ARE HERE
James Seals Park + Community Center

Garroes Bend

Arlington Park + Pier

BROOKLEY BY THE BAY

McIntyre Park

Helen Wood Pier* - closed due to storm damage

MOBILE BAY

MOBILE AEROPLEX AT BROOKLEY

Crawfish Trail

DOWNTOWN
A SHALLOW BAY

Requires long pier to reach more optimal fishing depths, leaving the structure exposed and vulnerable.
CONNECT MULTIMODAL RECREATION ROUTES TO THE SITE

MAP KEY
- bicycle
- bicycle trail
- park
- community center
- baseball field
- swimming pool
- playground
- other amenities
- major road
- minor road
- city limit
- Mixed Use
- Industrial
- Mobile Aeroplex at Brookley
- Brookley by the Bay
- Mobile Bay
- Government
- water body
- Bellingrath Gardens

WE ARE HERE
- James Seals Park + Community Center
- Cooper Park
- Garrows Bend
- Arlington Park
- Doyle Park
- McNab Park

Brookley By the Bay

Municipal (Lamar) Park

Helen Wood Pier* - closed due to storm damage

DOWNTOWN

Downtown

Blakely Island

Cooper Riverside Park

Batteyship Park

MOBILE AEROPLEX AT BROOKLEY

Mobile Aeroplex at Brookley

MOBILE BAY

Mobile Bay

MOBILE WATERFRONT

Bellingrath Gardens

Bellingrath Gardens

Bellingrath Gardens

Bellingrath Gardens
HOUSEHOLDS WITHOUT ACCESS TO A VEHICLE

MAP KEY

- CITY LIMITS
- 0 - 5%
- 5 - 13%
- 13 - 25%
- 25 - 42%
- >42%

PARKS

BROOKLEY BY THE BAY SITE
PARK DESIGN ALTERNATIVES
PROGRAMMED DELTAS

LOOP & BERMS
LEAD PEOPLE TO THE WATER’S EDGE

- Relax
- Explore
- Play & Learn
EASE ACCESS TO THE WATER’S EDGE

EXPAND AND REFOREST UPLAND AREAS

VEGETATED EDGES WITH WALKWAYS

HEADLANDS PROVIDE SHORELINE ACCESS (BEYOND)

AVOID DISTURBANCE TO MATURE TREES

VEGETATED EDGES
LOOP STITCHES TOGETHER THREE GOALS

ACTIVATE

RESTORE

CONSERVE
TOPOGRAPHY ORGANIZES ACTIVITY

CREATE NEW VIEWS OF THE BAY

ESTABLISH THE MEADOW

ACTIVATE A RESILIENT SHORELINE

NATURE BOARDWALKS & HIKING TRAILS

NEST POCKETS OF ACTIVITY
ACTIVE, RESILIENT EDGE

ACTIVE SHORELINE

SHORELINE BERMS

UPLAND MEADOW BERMS

AVOID DISTURBANCE TO MATURE TREES

DYNAMIC BERMS ATTENUATE WAVES

STORM SURGE
HIGH TIDE

SWALES

WAVES PULL SEDIMENT FROM DYNAMIC BERMS TO BEACH
WATER ACCESS & SHORELINE CHARACTER

SO GLAD TO FIND PEACE AND QUIET BY THE BAY

DIVERSE SHORELINE CHARACTER & ACCESS

PROGRAMMED DELTAS

KAYAK LAUNCH

LONG SANDY SHORELINE WITH TOPOGRAPHIC EDGE

LOOP + BERMS

WHO KNEW I WAS SO GOOD AT BEACH VOLLEYBALL?!
FLEXIBLE LAWN

PROGRAMMED DELTAS

GREAT TO HAVE SPACE TO FLY OUR KITES

LOOP + BERMS

I FLEW IN FOR THE DISC-GOLF CHAMPIONSHIPS

WE COME HERE FOR THE FARMERS MARKET
PLAY - AN OPPORTUNITY TO ENGAGE KIDS

PROGRAMMED DELTAS

NATURE PLAY

IT'S A FAIRY HOUSE!

IT'S A GIANT'S FORK!

IT'S DRIFTWOOD

LOOP + BERMS

WATER PLAY

ROLLER SKATING

THEMATICAL PLAY

THERE'S SOMETHING FOR EVERYONE
PERFORMANCE SPACES

TERRACED LAWN AMPHITHEATER

COVERED PERFORMANCE STRUCTURE

ENJOYED THE INTIMATE VENUE

PROGRAMMED DELTAS

LOOP + BERMS

I CAN SEE THE FIREWORKS PERFECTLY FROM HERE

IT WAS NICE TO SPREAD OUT + LISTEN FROM THE HILL
NEXT STEPS
NEXT STEPS

- Share the project website, brookleybythebay.com
- Text MOBILEBROOKLEY to 91896 for project updates
- Come to the next public workshop in early 2023

Contact: brookleybythebay@cityofmobile.org
THANK YOU!