City of Gulf Shores
Coastal Resilience & Sustainability

- Population 11,000 full time residents
- Tourism-based economy
  - 5.7 million annual visitors
  - Baldwin County $3.5 billion in spending
  - $22 million lodging tax (38% of state total)
  - Annual events held at Gulf Shores Public Beach generate a total economic impact exceeding $100,000,000
- Hurricane Ivan 2004 – Category 3 Storm
- Deepwater Horizon Oil Spill 2010
City of Gulf Shores
Flood Damage Control Ordinance

Ordinance No. 1539, Sec. 7-70 to Sec. 7-91.

In 2005, the City amended its Flood Damage Prevention Ordinance to require 3 feet of freeboard for all AE and VE flood zones south of Fort Morgan Road.

Prior to this amendment, the City only required 1 foot of freeboard in all Flood Zones.

This additional requirement was added after evaluating high water marks from Hurricane Ivan that occurred in 2004.
City of Gulf Shores
Wetland Protection Ordinance

• Ordinance No. 1593, Sec. 7-5 (2009)
• The wetlands ordinance was an effort to strengthen the city’s environmental regulations and to better protect and preserve the wetlands within and around the City of Gulf Shores.
• The City received a grant from the Alabama Department of Conservation and Natural Resources (ADCNR) and contracted with the South Alabama Regional Planning Commission (SARPC) to develop the wetland protection ordinance.
• Presented at public workshops with the City Council and Planning Commission in April, June, July, and September 2008.
City of Gulf Shores
Wetland Protection Ordinance

Goals
Local control over the decision to allow wetland impacts.
More protection than the Corps of Engineers regulations.
Achieve local mitigation whenever possible.
Require conservation easements for wetland properties.

Requirements
Applies to jurisdictional wetlands as identified by the Corps of Engineers within city limits.
Prohibits specific activities that impact wetlands without a permit.
Provides for mitigation options including required approval by the Council for mitigation outside of the City.
Requires a setback from jurisdictional wetlands and regulates activities or encroachments allowed within the setback.
Provides for appeals through City Council and for penalties.
City of Gulf Shores
Waterway Village District

Established a mixed-use neighborhood downtown district on 130 acres of land on the north and south sides of the Intracoastal Waterway.

1.8 million dollar investment (BP Settlement, City funds)

Dense, compact, walkable district that encourages an active waterfront with a network of open spaces and greenways.

Geographically diversify the economy of Gulf Shores
City of Gulf Shores
Waterway Village District
City of Gulf Shores
Waterway Village District
Future Projects - Waterway Village District
FY 2016 TIGER Grant Application

Overview

The Gulf Shores Waterway Village Multimodal Access Project will construct much needed vehicular, bicycle, and pedestrian transportation infrastructure. The proposed project includes the construction of:

- Approximately 3 miles of complete streets (roadway, bicycle lanes, & sidewalks) including the 1 mile extension of Waterway East Blvd.
- Approximately 1.5 miles of roadway to provide access to the Future Terminal Area of the Jack Edwards Airport and access to future development properties within the Gulf Shores Business and Aviation Park.
- 2,000 linear feet of pedestrian bridge along the State Highway 59 (Gulf Shores Parkway) bridge.
- Approximately 1 mile of widening along State Highway 59 (Gulf Shores Parkway) to provide additional south bound lane and turn lane onto 20th Ave.
- Approximately 3 miles of sidewalks within the Waterway Village District

Benefits

- Provide bicycle and pedestrian access throughout the Waterway Village District and across the Intracoastal Canal
- Provide needed vehicular, bicycle, and pedestrian access from State Highway 59 to the Jack Edwards Airport, Gulf Shores Business and Aviation Park, and County Road 4 and Foley Beach Express.
- Improvements will promote investment, economic development, and job creation throughout the Waterway Village District, Intracoastal Canal Waterfront, Gulf Shores Business and Aviation Park, and Jack Edwards Airport.
- Proposed improvements to Waterway East Blvd will provide additional evacuation route connectivity to improve evacuation time during natural disasters.
- Economic development within the Waterway Village District, Gulf Shores Business and Aviation Park, and Jack Edwards Airport will create a sustainable and vibrant economic center that is resilient and will withstand the natural and man-made disasters that occur along the gulf coast.
Future Projects - Waterway Village District
FY 2016 TIGER Grant Application

Total Project Cost
$15,240,000
Tiger Grant Request
$7,820,000
Local Partnership Funding
$7,620,000
Total City Match
$4,343,000

Waterway East Improvements
Total - $1,233,500
City Match - $616,250

Business & Aviation Road Improvements
Total - $2,961,000
City Match - $1,180,500

Highway 59 Improvements
Total - $6,606,000
Tiger - $3,304,000
City Match - $1,652,000
ALDOT Match - $1,652,000

Complete Street Improvements
Total - $1,788,500
City Match - $894,250

Proposed New Road
Total - $3,250,000
Private Partner Match - $1,625,000
Future Projects – Gulf Beach District Revitalization
Future Projects – Oyster Bay, Bon Secour Wetland Acquisition Projects
Questions?

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