

**SCAPE / LANDSCAPE  
ARCHITECTURE DPC**

**VOLKERT ENGINEERS**

**FREDDIE STOKES**

**MOFFATT & NICHOL**

**THOMPSON ENGINEERING**

# **BROOKLEY BY THE BAY**

**A COLLECTIVE VISION FOR  
THE CITY OF MOBILE'S  
LARGEST WATERFRONT PARK**



# PROJECT BACKGROUND

From August 2022 to January 2023, the City of Mobile worked with SCAPE, Volkert, Moffatt & Nichol, and Thompson Engineering to develop a vision for Brookley by the Bay, a 98-acre waterfront park along Mobile Bay's western shore, just east of Mobile Aeroplex at Brookley.

This document presents a collective vision for Brookley by the Bay, guided by input from community members, local stakeholder organizations, and project partners. The park will be an integral part of Mobile's continued growth, provide waterfront access to its residents, and showcase some of the city's most cherished natural resources.

## PROJECT TEAM

### CITY OF MOBILE

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Shonnda Smith  
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MAINTENANCE, ACCESS & IMPROVEMENTS

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### PREPARED FOR

City of Mobile, Alabama

### PREPARED BY

SCAPE Landscape Architecture  
Volkert Engineers  
Moffatt & Nichol  
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Thompson Engineering

### IMAGE CREDITS NOTE

All reasonable efforts have been made to ascertain and obtain licenses to use third party images and materials. All images, unless noted in captions in each spread, are provided by the design team.

### DATE OF PUBLICATION

March, 2023

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March, 2023

# THANK YOU!

Between August of 2022 and February of 2023, the Brookley by the Bay master planning process received and incorporated feedback from more than 300 community members, partner agencies, and stakeholder organizations. Your invaluable contributions have grounded and guided the vision that follows. Thank you for your time, consideration, and support!



# A COLLECTIVE VISION FOR A NEW WATERFRONT PARK

Located at the mouth of the Mobile-Tensaw Delta, Mobile is a city with a strong and historic relationship to its waterfront. Since its establishment as a waterfront port in the early 18th century, the city has served as an economic hub in the region. Industry has played a major role in shaping Mobile's waterfront, but over time, this transformation has also separated its residents from the water's edge.

The collective vision for a new waterfront park at Brookley by the Bay presents an opportunity for people to reconnect with the water's edge and immerse themselves within the rich, biodiverse ecosystems that once defined and sustained the region – its tidal flats, marshes, forested wetlands, and shallow lagoons. This vision seeks to carefully weave programmed areas that support waterfront access and recreation through the site's incredible tree canopies, open fields, and varied shoreline and create new areas that enhance habitat resilience, enrich the understorey, and allow coastal ecosystems to emerge and thrive.

This idea for a patchwork of programmed spaces and dynamic ecosystems emerged through a collaborative process with community members, local stakeholder organizations, and project partners. Their input guided the development of a shared vision that creates vibrant gathering places for all and connects the site to the greater Mobile area. Providing multiple modes of access to the site and a range of flexible spaces that support a variety of waterfront activities – from smaller family gatherings to larger events – ensures Brookley by the Bay will be an adaptive and enduring place, helping foster a connection with Mobile Bay among current and future generations.

The collective vision for Brookley by the Bay incorporates these five key goals: (1) establish a connected site (2) bring people to the water's edge (3) create a vibrant gathering place for all (4) enhance habitat resilience and (5) design an adaptive and enduring place for future generations to establish a more resilient, accessible, and equitable waterfront for the City of Mobile and the greater Mobile region.

## ESTABLISH A CONNECTED SITE

The success of the vision hinges on the park's accessibility. To ensure people can reach Brookley by the Bay, the plan provides a framework for multiple modes of safe and equitable access for the neighborhood, city, and region. The proposal illustrates how the park could link into planned greenway initiatives, completing the connection between future Broad Street improvements and the Crepe Myrtle Trail, and establishing pedestrian and bike connections between Mobile's downtown and Dog River. Two shared-use paths, a 0.75 mile central loop and 1.15 mile meandering shoreline path, stitch the park areas together. Parking loops nested within a buffer of planted berms provide space for approximately 300 cars. Walking and hiking paths engage visitors while leading them to the water's edge. There, the bay beaches and kayak launch provide access to the water for paddle crafts, linking the park to the Mobile County Blueway.

BOARD

NORTH PARK  
ENTRANCE

BUFFER LANDSCAPE

MULTIPURPOSE FACILITY  
+ COMFORT STATION

SOUTH PARKING LOOP

SOUTH CYCLE  
ENTRANCE

KAYAK RENTALS  
+ STORAGE

ADA BEACH  
PARKING

FLEX LAWN



## BRING PEOPLE TO THE WATER'S EDGE

Within the site, a network of hills and paths direct visitors from the forested buffer to the water's edge, where three distinct shoreline experiences emerge. To the north, a bay beach provides unobstructed water access and a tranquil place to sit and observe the bay. An interactive habitat edge at the eastern tip of the site combines shoreline revegetation efforts with interactive, tactile access points to the water. Along the southern shoreline, a long stretch of beach lined with undulating berms supports water-based activities like kayaking, wading, and beach volleyball. Together, these three experiences re-establish waterfront access at Brookley by the Bay and celebrate Mobile's bayfront culture.

DRIFTWOOD  
SEATING EDGE

DESTINATION  
PLAY

BEACH  
VOLLEYBALL




## CREATE A VIBRANT GATHERING PLACE FOR ALL

The collective vision for Brookley by the Bay creates flexible and diverse spaces that support a range of waterfront activities for the neighborhood, city, and region. The input from community members, stakeholder groups, and project partners guided the development of these spaces. Destination spaces like the amphitheater, playground, and active shoreline support larger groups of people for event-based and everyday use.

Smaller, intimate spaces like the tranquil bay beach, park picnic shelters, hiking trails, and shoreline get-downs (stone steps that provide access points to the water) offer calmer places to experience the beauty of the bay landscape. At the park's center, a large flexible lawn supports a range of activities and events. Each of these spaces responds to community and city needs, creating a vibrant gathering place for all at Mobile's waterfront.

AMPHITHEATER  
LAWN



# ENHANCE HABITAT RESILIENCE

The park site is a mosaic of open fields and bay beaches, mature live oaks and pines, driftwood, sand, and rubble, with wetlands to the north and south. The project vision preserves and protects these natural assets while enhancing the site's habitat resiliency. In the upland areas, the introduction of a more dynamic understory of groundcovers, shrubs, and young trees helps support the mature tree canopy by increasing habitat diversity and supporting landscape succession. In the open fields, coastal meadows high in plant diversity serve to frame the edges of the flexible lawn areas. At the water's edge, a system of berms, swales, habitat-enhanced breakwaters, and living shorelines enrich the park's marine ecosystems while strengthening its resiliency to frequent storm events. Each of these strategies supports the biodiversity of the Mobile-Tensaw Delta, responds to changes along the coast, and forges connections between people and the natural environment.

FLEX  
LAWN

SUNRISE  
LAWN

OVERLOOK

SHORELINE  
PATH



# DESIGN AN ADAPTIVE, ENDURING PLACE FOR FUTURE GENERATIONS

Brookley by the Bay will be an incredible asset for the City of Mobile and the greater region, providing much-needed public waterfront access for all. The vision presents a feasible, implementable, and resilient design that draws on the site's rich history, supports Mobile's future growth, and fosters environmental stewardship through education opportunities and interpretation. The park is the beginning of a new era of public waterfront access along Mobile's waterfront.

- 1 North Park Entrance
- 2 Buffer Landscaping
- 3 Boardwalks
- 4 North Parking
- 5 Amphitheater
- 6 Comfort Station
- 7 Picnic Shelter
- 8 Tranquil Bay Beach
- 9 Overlook





# COLL DESIG

OVERVIEW | ENGAGE

# A COLLABORATIVE DESIGN PROCESS

## OVERVIEW

The Brookley by the Bay engagement strategy provided opportunities for public and stakeholder input at key points throughout the planning process. Each public meeting provided an opportunity for members of the community to provide feedback, inform the planning process, and express their vision for the park. Over the course of six months, more than 300 people provided in person or virtual comments on the park's design.

### **PUBLIC WORKSHOP 1 | GOAL SETTING**

*Harmon Community Center, 9/13/2022*

The first public workshop informed the public about the Brookley by the Bay project and invited the Mobile community to engage with the team throughout the life of the project. A key objective of the meeting was to understand the community's priorities as the team began to develop design alternatives. The meeting featured a presentation followed by an open house with stations that focused on major project themes, including programming, connectivity, environment, and history.

### **PUBLIC WORKSHOP 2 | DESIGN ALTERNATIVES**

*James Seals Community Center, 11/10/2022*

The second public workshop collected feedback on preliminary design alternatives and held facilitated discussions to identify elements of each alternative that should be prioritized as the project moved forward. Following an introductory presentation, participants broke

into smaller groups to workshop the two design alternatives. After discussing the alternatives for 45 minutes, the larger group came back together, and each table reported back one key takeaway that had been discussed.

### **PUBLIC WORKSHOP 3 | COLLECTIVE**

**VISION + SITE TOURS** *Harmon Community Center, 2/2/2023 | Project Site, 2/4/2023*

The third public workshop presented the draft vision for Brookley by the Bay. A presentation followed by an open house included plans and images that showed the vision for the park and shared how the community helped to shape it. More than 100 people joined a walking tour of the site the following Saturday.

### **STAKEHOLDER, PARTNER, + COUNCIL MEMBER MEETINGS**

In addition to larger public workshops, the Brookley by the Bay engagement strategy included focused work sessions with stakeholder organizations, City Council members, and project partners from commercial organizations and state agencies. The project team met with each of these key groups prior to each public workshop, and input from the work sessions informed specific elements of the park design. Throughout the planning process, the project team conducted outreach to more than 40 stakeholder groups and met with 12 partner agencies.

**EXISTING**  
BRING P  
THE WAT  
CREA  
GATHERIN





# TWO DESIGN ALTERNATIVES

## FROM PUBLIC WORKSHOP 2: ALTERNATIVES DEVELOPMENT



## PROGRAMMED DELTAS

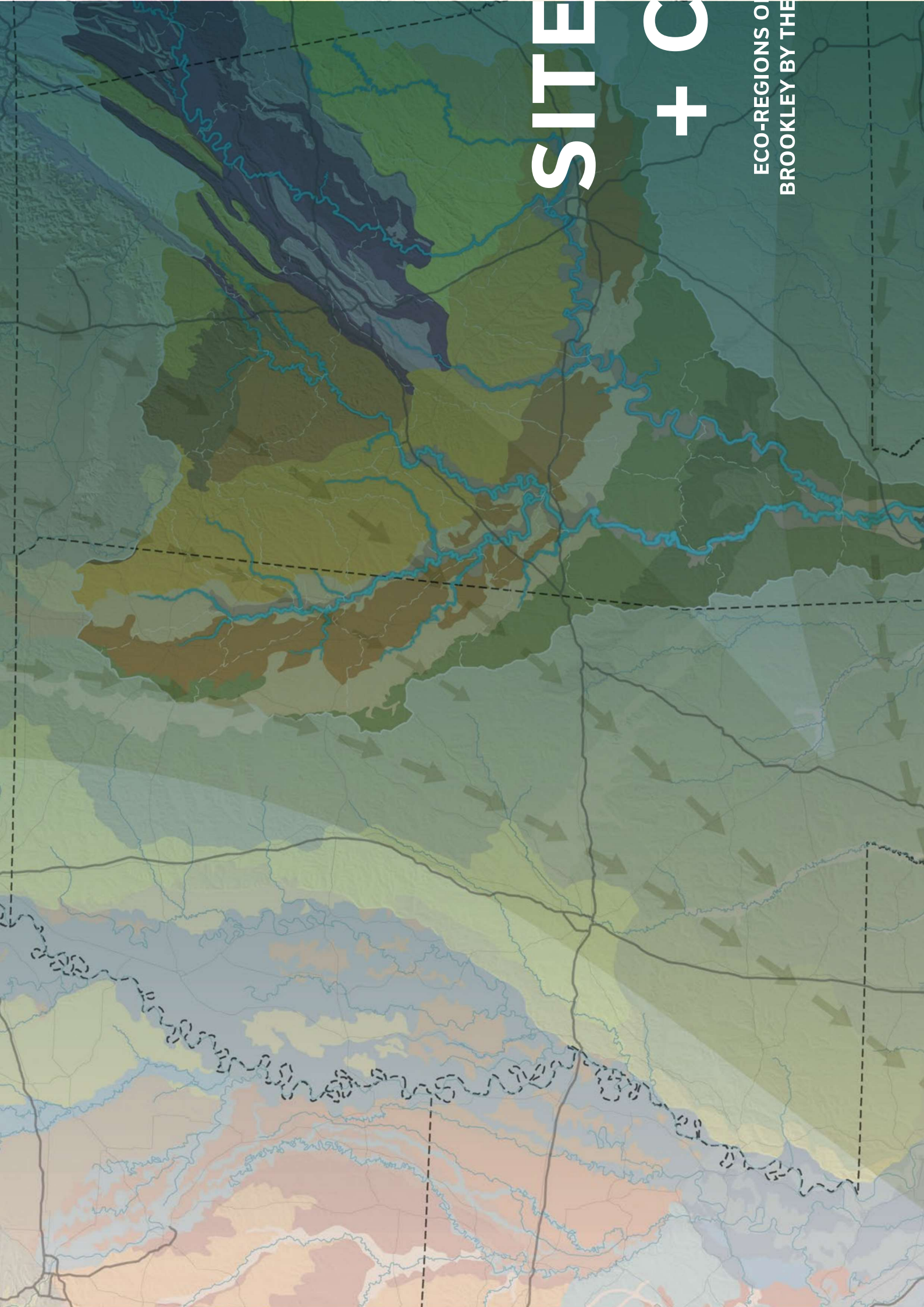
Inspired by the patterns and forms of the natural environment, the design is embedded in the natural environment.

## LOOP AND BERMS

The "Loop and Berms" scheme stitches

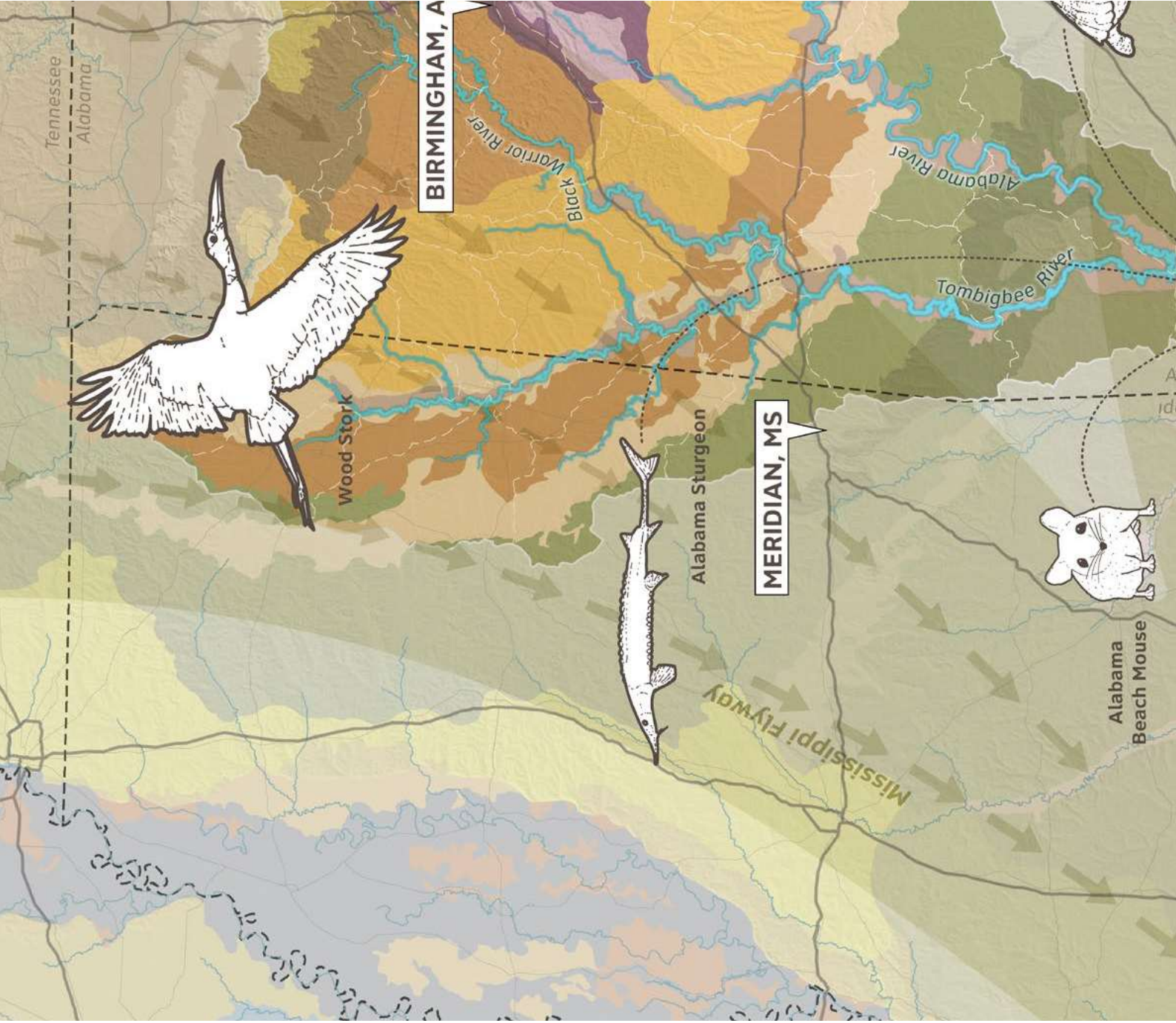
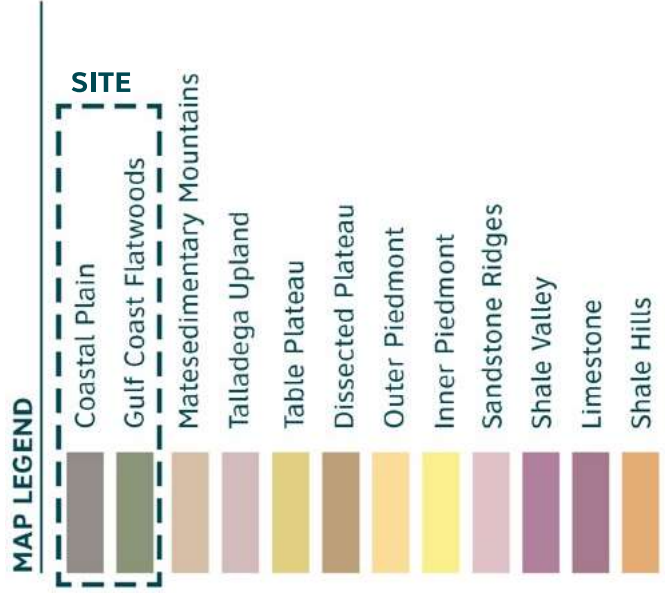
# SITE + C

ECO-REGIONS OF  
BROOKLY BY THE



# ECO-REGIONS OF THE MOBILE-TENSAW DELTA

Naturalist and Alabama native E. O. Wilson affectionately nicknamed the Mobile-Tensaw Delta "America's Amazon" for the hundreds of plant and animal species supported by its waters and wetlands. From old growth "ice-age forests" in the north to the largest number of turtle species in the world at the Gulf, the Delta is a stronghold of biodiversity where five rivers and the eastern and western Gulf Coastal Plain regions meet. In all, 20 eco-regions can be observed throughout the Delta's broader system, and two are represented at Brookley by the Bay: Coastal Plains and Gulf Coast Flatwoods.



# BEFORE BROOKLEY BY THE BAY

Mobile was stewarded by Choctaw, Chickasaw, Creek, and other indigenous communities prior to the 1700s. The land now occupied by Brookley by the Bay was underwater - part of one of the many shallow tidal flats lining the edges of the bay. It wasn't until the 1960's that the site was created using fill.

Many tribes still inhabit the region, while others were pushed along the Gulf Coast to Louisiana and Florida as European colonization progressed. In 1702, French settlers founded Mobile and held the City's first Mardi Gras in 1703. Over the course of the 1700s, Mobile cycled from French to British to Spanish control, lending the city a rich collection of historic architectural styles.

The fertile soils of the cotton belt and lucrative port activity led to a growing population and footprint, expanding Mobile well beyond its original fort walls. At one time, more cotton was shipped out of Mobile than any other port in the world besides New Orleans. Most of the land surrounding today's site remained agricultural until the turn of the 19th century.

Before the planning effort began, remains of the Clotilda, the last transatlantic slave ship to dock in America, were discovered approximately five miles north of the site. Before this discovery, the Clotilda story was preserved by descendants of its passengers, some of whom still reside in the Africatown neighborhood.

As part of the planning process, it was important to give community members the opportunity to share stories of areas adjacent to the site,



# RECENT HISTORY

In the latter half of the 19th century, Mobile continued to develop with streetcar lines extending south to new amenities like Monroe Park and the Country Club of Mobile, both located adjacent to the future Brookley by the Bay. Throughout the planning process, residents shared memories of visiting Monroe Park for movie nights, water recreation, baseball, and a pool.

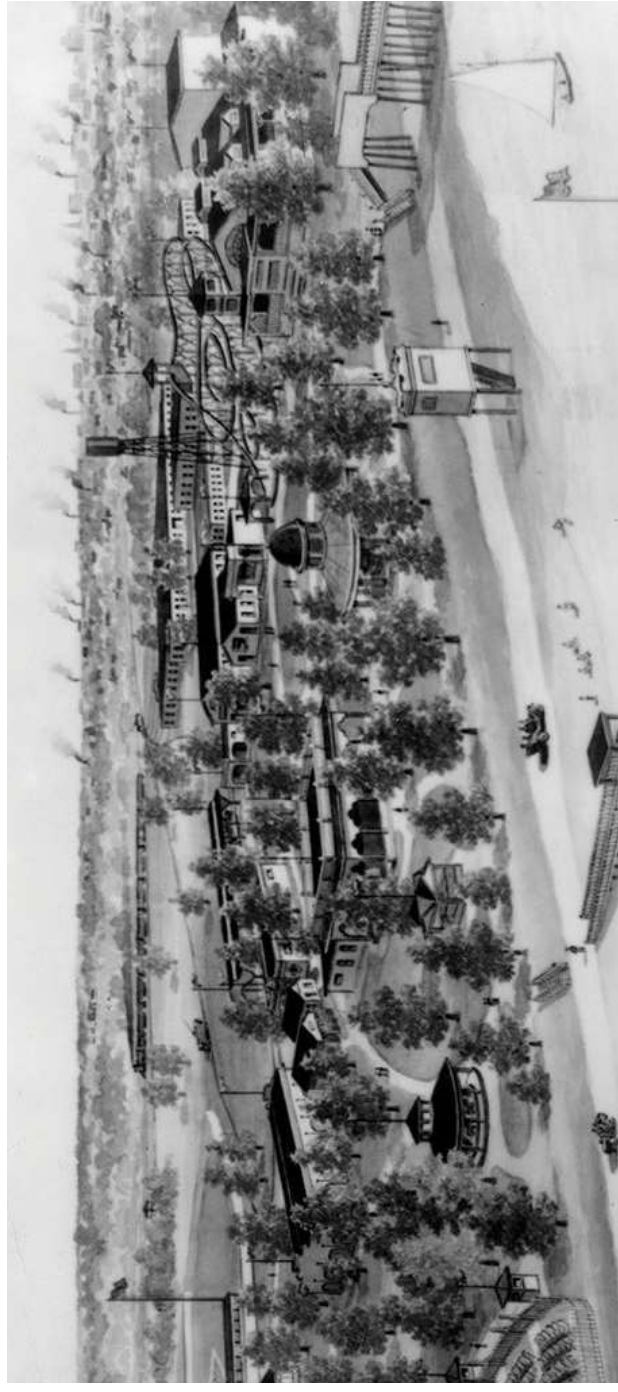
Around the same time, the Wright Brothers visited local aviation enthusiast John Fowler to inquire about his “flying machine.” By 1929, the City of Mobile acquired Bates Field and began operating the site as Mobile’s first municipal airport. Over the next decade, Bates Field provided a landing place for high-profile pilots – allegedly including Amelia Earhart and Charles Lindbergh.

The United States Army Air Corps purchased Bates Field in 1938 and established the Brookley Army Air Field, renamed to Brookley Air Force Base in 1948. The base is connected to many historic Mobile moments -- for example, both of Vivian Malone Jones’ (the first Black graduate of University of South Alabama) parents worked at the base. The Brookley Air Force Base closed in 1969, leaving approximately 10% of the local workforce without jobs. The University of South Alabama (USA) acquired the property that year and renamed it Brookley Complex.

In 1982, the Mobile Airport Authority was created to manage both the Brookley Complex and the Mobile Regional Airport. Since then, the former Air Force base has served as a secondary airport for the city and supported industrial tenants with limited access to the public.



**1960 AERIAL MOSAIC SHOWING FILLED SITE EAST OF AIRFIELD** (Retrieved from the Cartography Lab at the University of Alabama)



# THE AREA TODAY

With the support from Mobile's state, federal and nonprofit partners, the Stimpson administration secured one of the last undeveloped areas on Mobile's shoreline and pledged to turn it into a world-class waterfront park. This plan is another step toward fulfilling that promise.

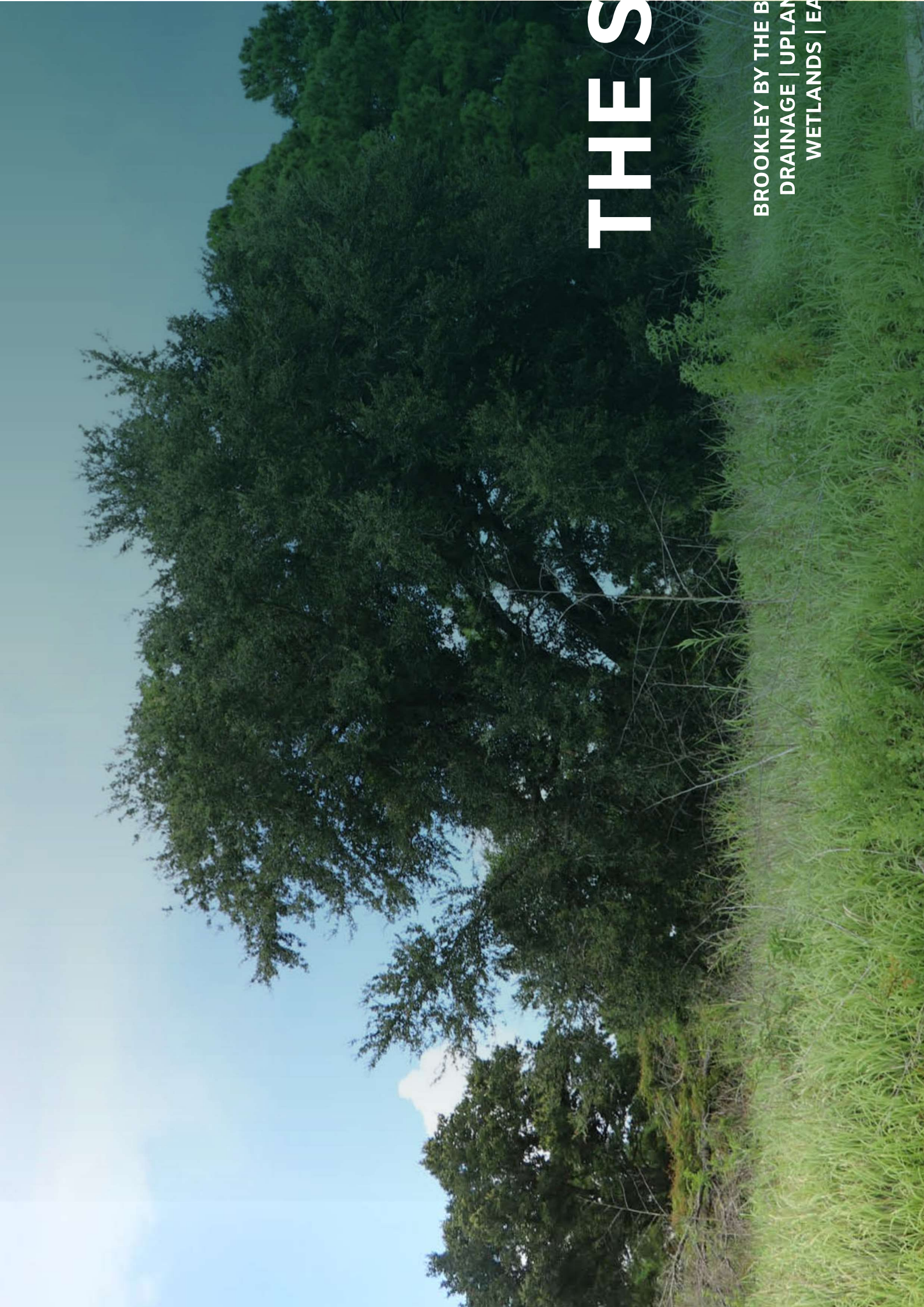
There are many existing neighborhoods surrounding the Mobile Aeroplex at Brookley. The Dauphin Island Parkway reaches into the "Peninsula of Mobile," surrounded by Mobile Bay to the east and Dog River to the west. The peninsula is well served by seven smaller, local parks, including McNally Park, which offers one of the existing boat launches on the western side of the Bay. Across I-10 to the north of the Aeroplex, access to the Bay is blocked by the port. In several census tracts immediately north of the Aeroplex, more than a quarter of households do not have access to a vehicle, highlighting the importance of ensuring multimodal access to the future waterfront park.

Throughout the planning process, many residents and stakeholders voiced the importance of the Bay to Mobile's identity and lamented the progressive loss of public shoreline access in the area immediately surrounding the park over past decades. Re-connecting future generations of Mobilians to the Bay was a focus of the plan.



## MAP LEGEND

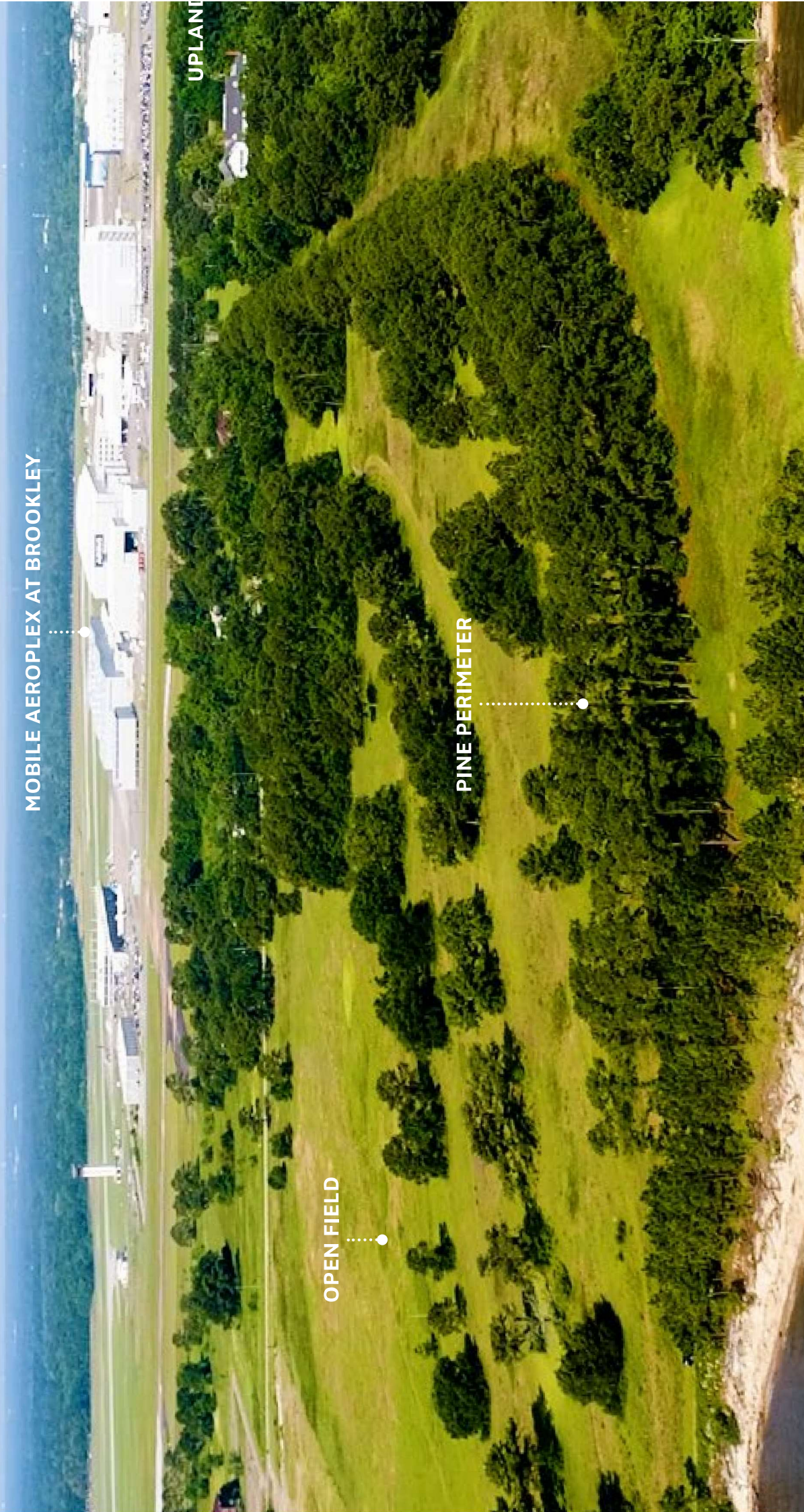
- Industrial Shoreline
- Brookley By The Bay Site
- Parks
- Commercial
- Industrial



# THE S

BROOKLEY BY THE B  
DRAINAGE | UPLAN  
WETLANDS | EA

# BROOKLEY BY THE BAY TODAY



MOBILE AEROPLEX AT BROOKLEY

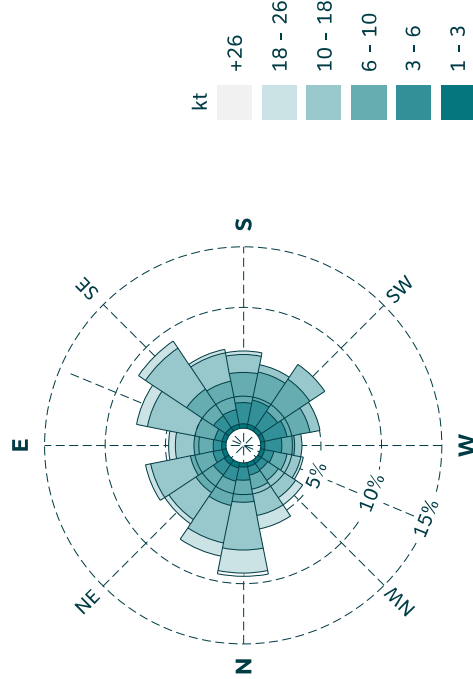
OPEN FIELD

PINE PERIMETER

UPLAND

# EXISTING SITE

The site features diverse shoreline types, a large open field, and scattered mature trees. Wetlands to the north and south of the site are protected by conservation easements. The shallow waters surrounding the site lend themselves perfectly to paddling activities. The sandy shores scattered with driftwood of Mobile Bay present a different character from the sandy Gulf Coast beaches, such as at Gulf Shores. A “bay beach” was constructed in 1998 on the site’s northeastern shore with small breakwaters. Areas along the site’s eastern shore show signs of erosion, potentially due to strong northern winds and stronger currents. Since the site is exposed to regular wave action, coastal erosion, and high winds and waves during storm events, it is important that the planning process includes amenities that are resilient and do not require major costly repairs following storm events.



**WIND ROSE** indicates high speed winds primarily come from the north and southeast. The southern shoreline along the site is exposed to these high winds and larger waves created by those winds.

## BAY BEACH



# FLOODING + DRAINAGE

## CURRENT + FUTURE HYDROLOGY ON SITE

The two maps on the right illustrate the diagrammatic drainage pathways and how the site is affected from coastal flooding today and in the future with four feet of sea level rise.

The potential storm drainage pathways are interpolated from LiDAR information and are for illustrative purposes only. They represent the general direction of water flow across the site.

The map showing the impacts of sea level rise is an interpolated map that adds 4' of sea level rise to the MHHW water elevation and the 12' base flood elevation of the FEMA Flood Hazard Area. This map is for illustrative purposes only to show visual impacts of sea level rise on the site, no modeling was conducted to produce this map.

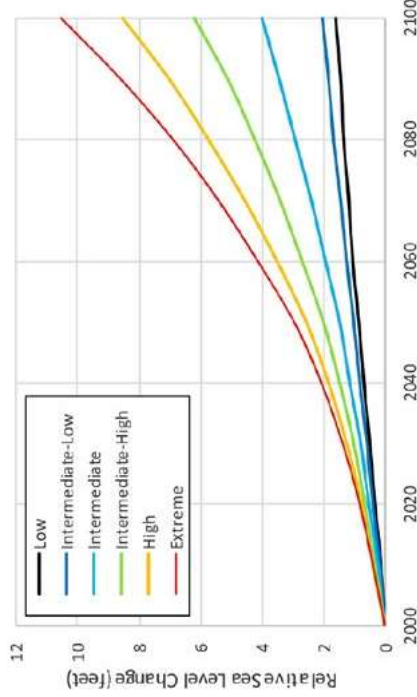
Because the site is historic fill, the upland portion is much higher than the rest of the coastal area, leaving portions of the park largely outside of the 100 year storm floodplain.

### CLOSEST NOAA STATION TIDAL DATA

Accepted August 18, 2020

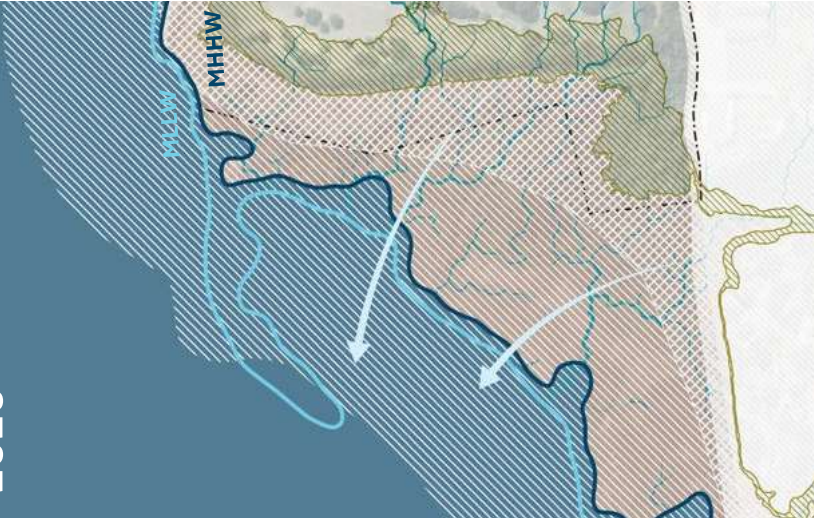
<b>STATION</b>	8736897 COAST GUARD SECTOR MOBILE, AL		
<b>CONTROL STATION</b>	6737D48 MOBILE STATE DOCKS, AL		
<b>DATUM</b>	NAVD88		
<b>DATUM</b>	<b>VALUE</b>	<b>DESCRIPTION</b>	
MHHW	1.16'	MEAN HIGHER-HIGH WATER	
MHW	1.09'	MEAN HIGH WATER	
MTL	0.32'	MEAN TIDE LEVEL	
MSL	0.31'	MEAN SEA LEVEL	
DTL	0.32'	MEAN DIURNAL TIDE LEVEL	

The chart below was developed by the National Sea Level Rise Task Force for Dauphin Island. In 2060, 4' of sea level rise is the high-intermediate estimate and in 2100, 4' of sea level rise is the intermediate estimate.



**PROJECTED INCREASE IN MEAN SEA LEVEL FOR DAUPHIN ISLAND, AL (National SLR Task Force)**

2020

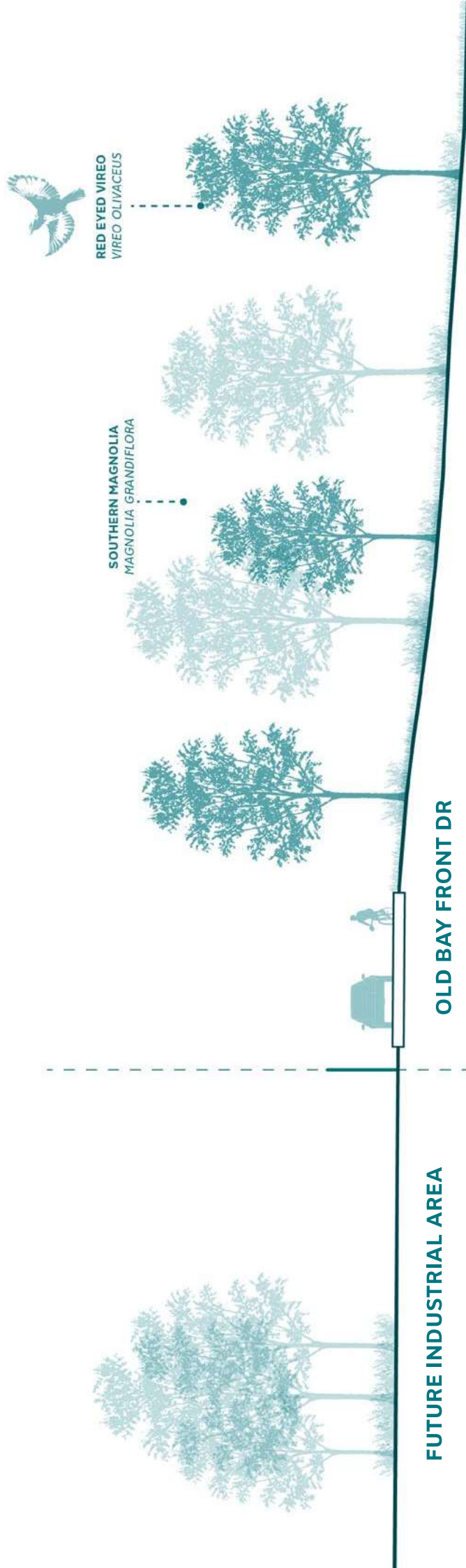


WITH 4' OF SEA LEVEL RISE



MAP KEY

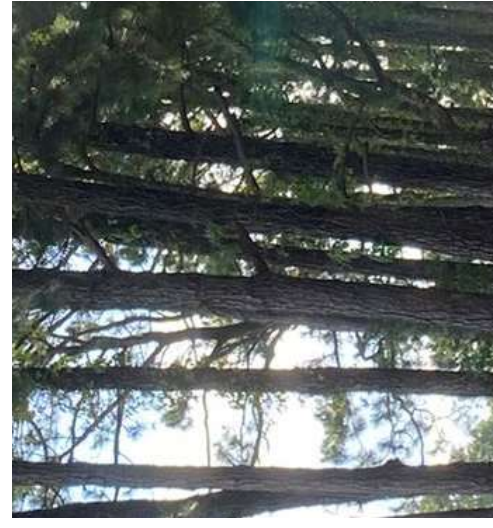
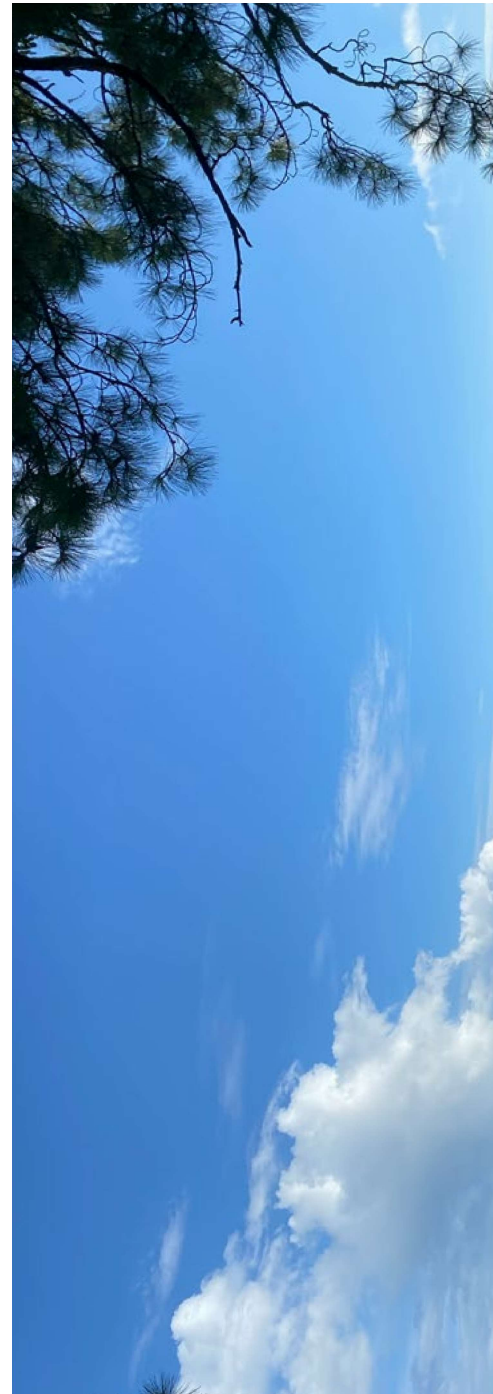
# UPLAND CONDITION



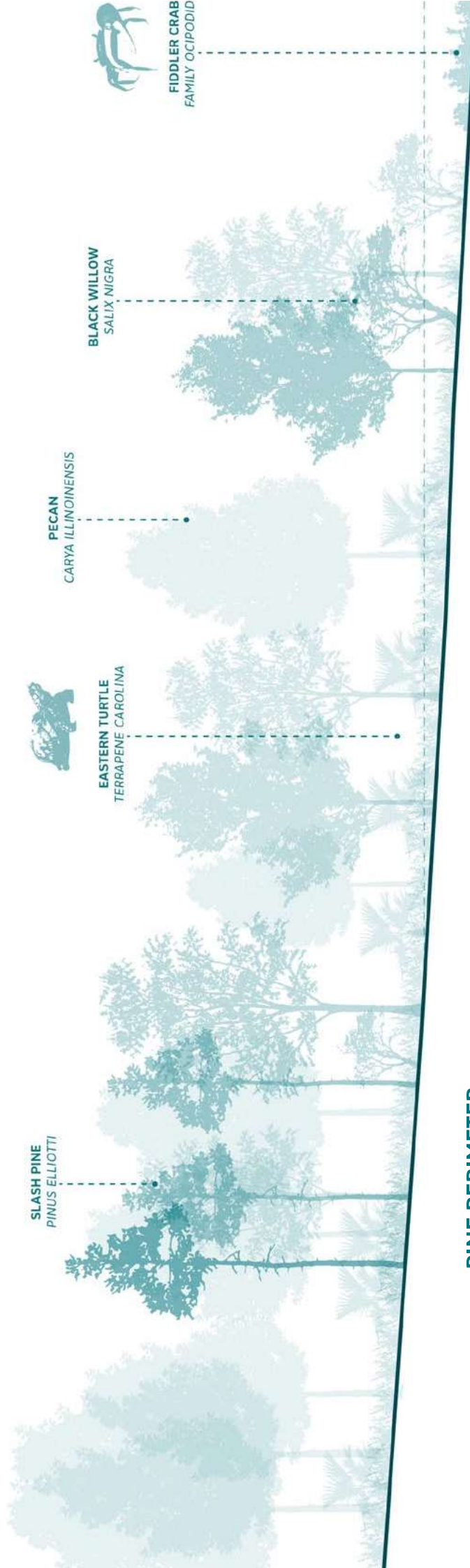
FUTURE INDUSTRIAL AREA

OLD BAY FRONT DR

SCATTERED LIVE OAKS  
NEAR ROAD



# NORTHERN BAY BEACH + WETLANDS



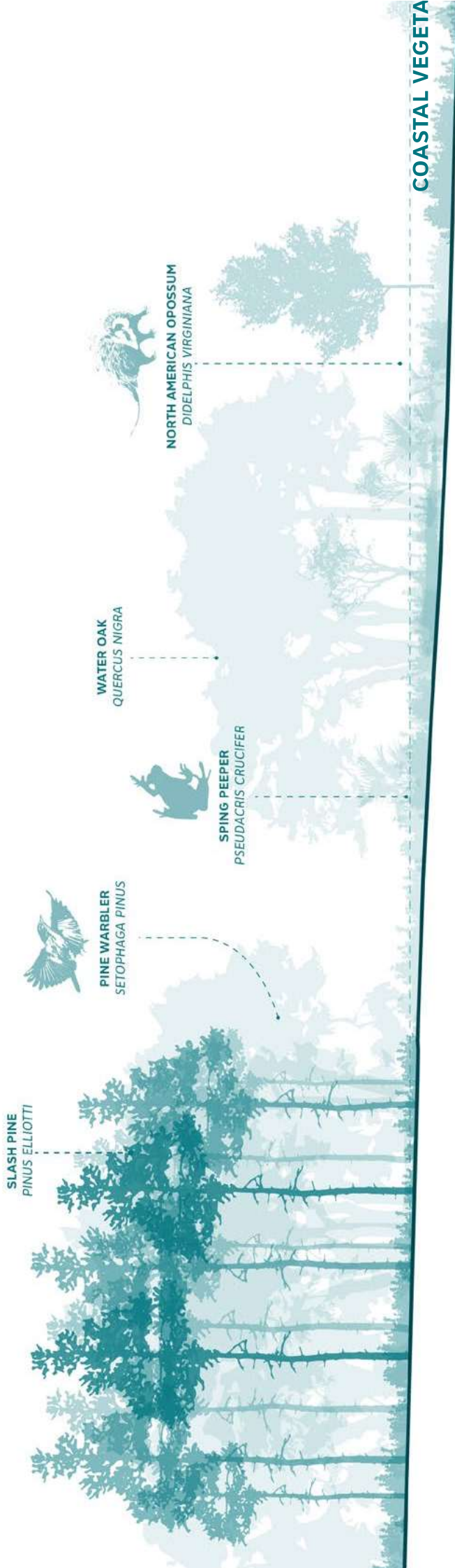
PINE PERIMETER

MA

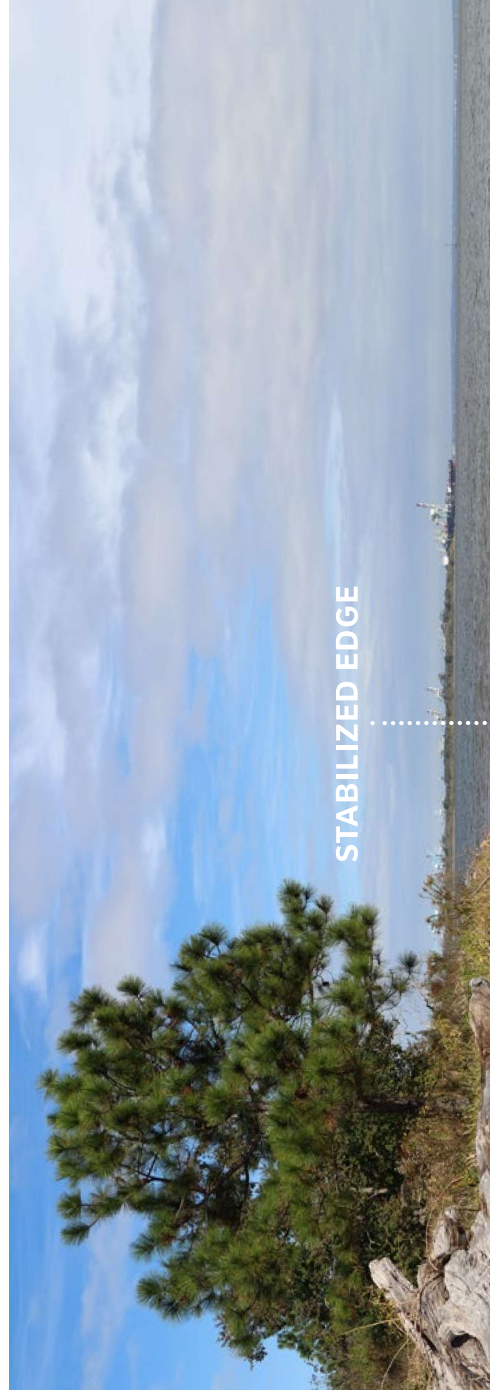


PINSIH A

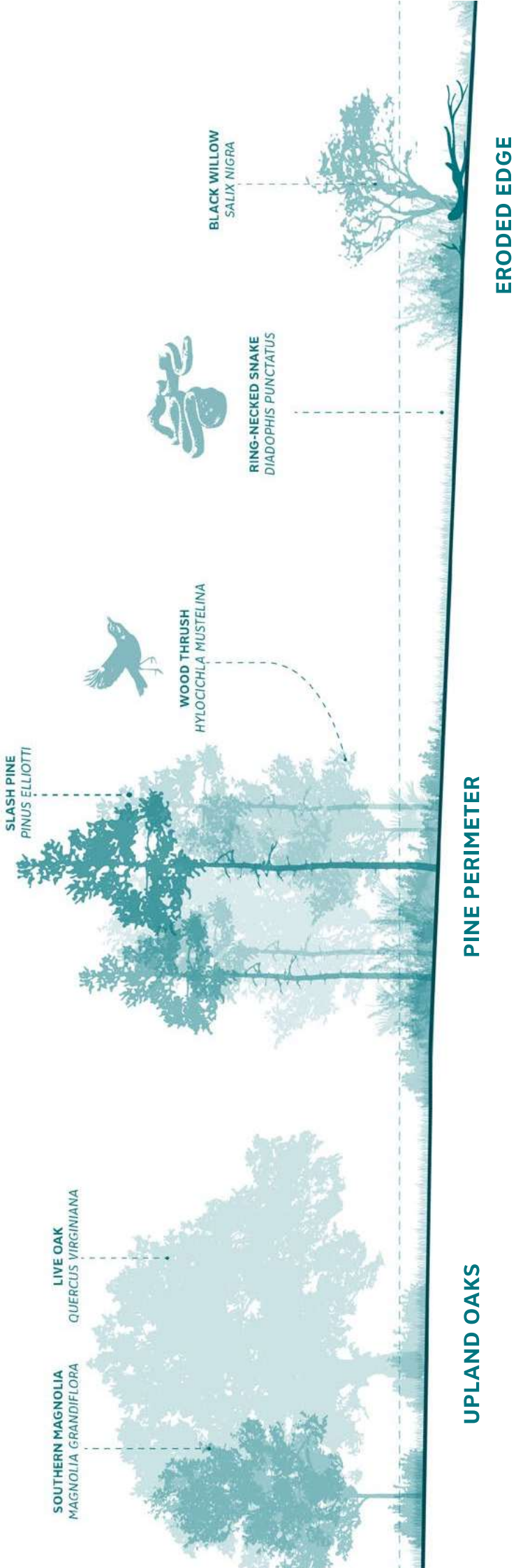
# EASTERN EDGE

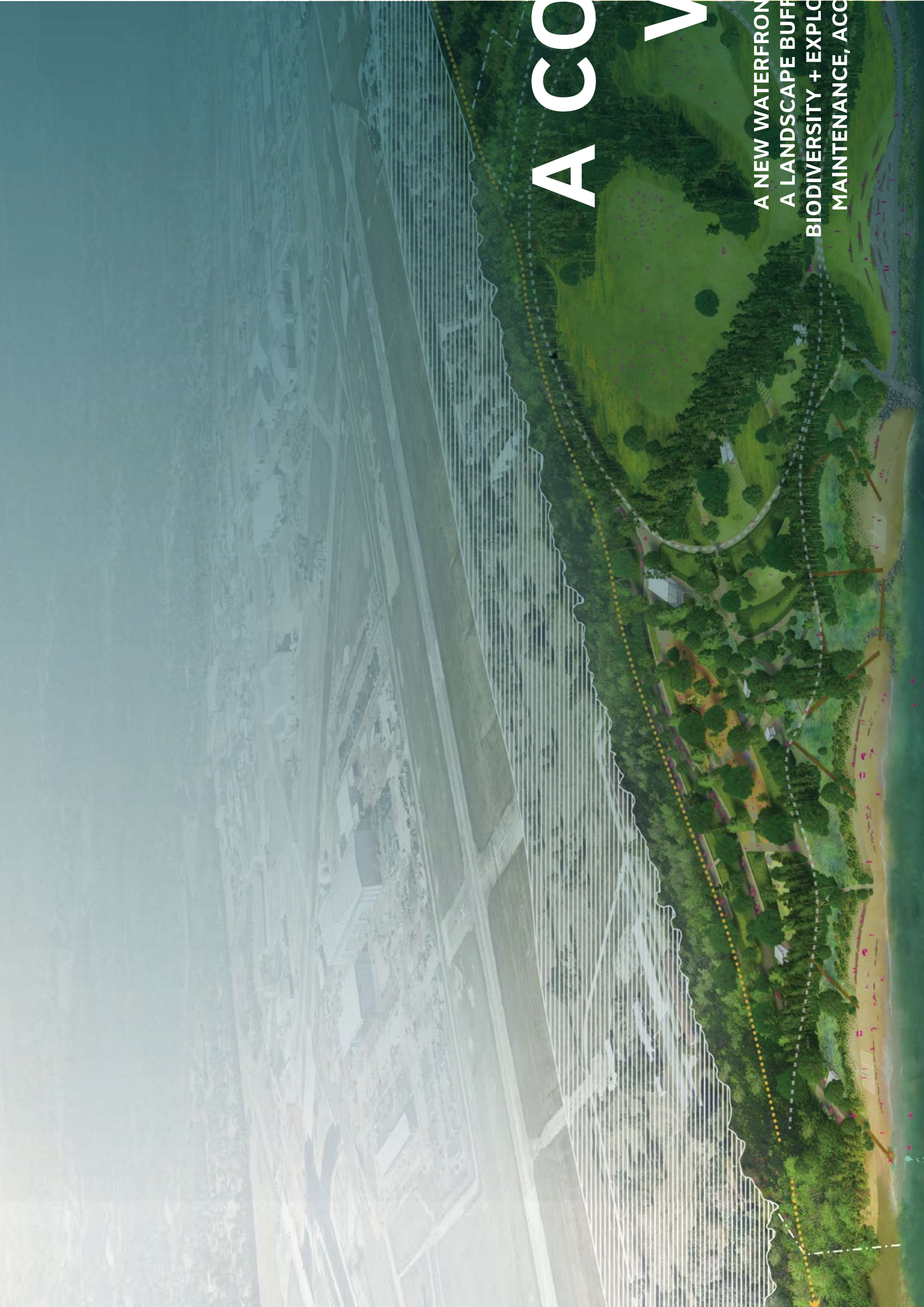


## PINE ALLEE



# SOUTHERN SHORELINE





# A COV

A NEW WATERFRONT  
A LANDSCAPE BUFFER  
BIODIVERSITY + EXPLORE  
MAINTENANCE, ACCO

# A NEW WATERFRONT PARK FOR THE CITY OF MOBILE

The Brookley by the Bay Masterplan establishes three distinct shoreline experiences: a tranquil beach and amphitheater to the north, an interactive shoreline that provides habitat and get-downs to the east, and an active, programmed shoreline that offers continuous water access to the south. These diverse experiences are stitched together by a meandering shared-use path that reaches out toward the shoreline and connects back to the park's central multi-modal loop. A destination play space, multipurpose center, and bay beach are part of an active southern zone of the park, while small open-air structures dispersed across the site provide smaller, intimate spaces for gathering. Park activities are nested within an undulating landscape, framing views to the bay

and buffering the park from the industrial uses to the west. Auto traffic enters the park to the far north of the site and accesses the amphitheater and southern shoreline through two parking loops. Within the park, a shared use central loop and meandering shoreline path combined with lighter-touch pedestrian paths, hiking trails, and boardwalks provide access to each distinct area. The park's path network connects to existing and planned initiatives, including the Broad Street Improvements and Crepe Myrtle Trail.

BOARD

NORTH PARK  
ENTRANCE

BUFFER LANDSCAPE

MULTIPURPOSE FACILITY  
+ COMFORT STATION

SOUTH PARKING LOOP

SOUTH CYCLE  
ENTRANCE

KAYAK RENTALS  
+ STORAGE

ADA BEACH  
PARKING

FLEX LAWN

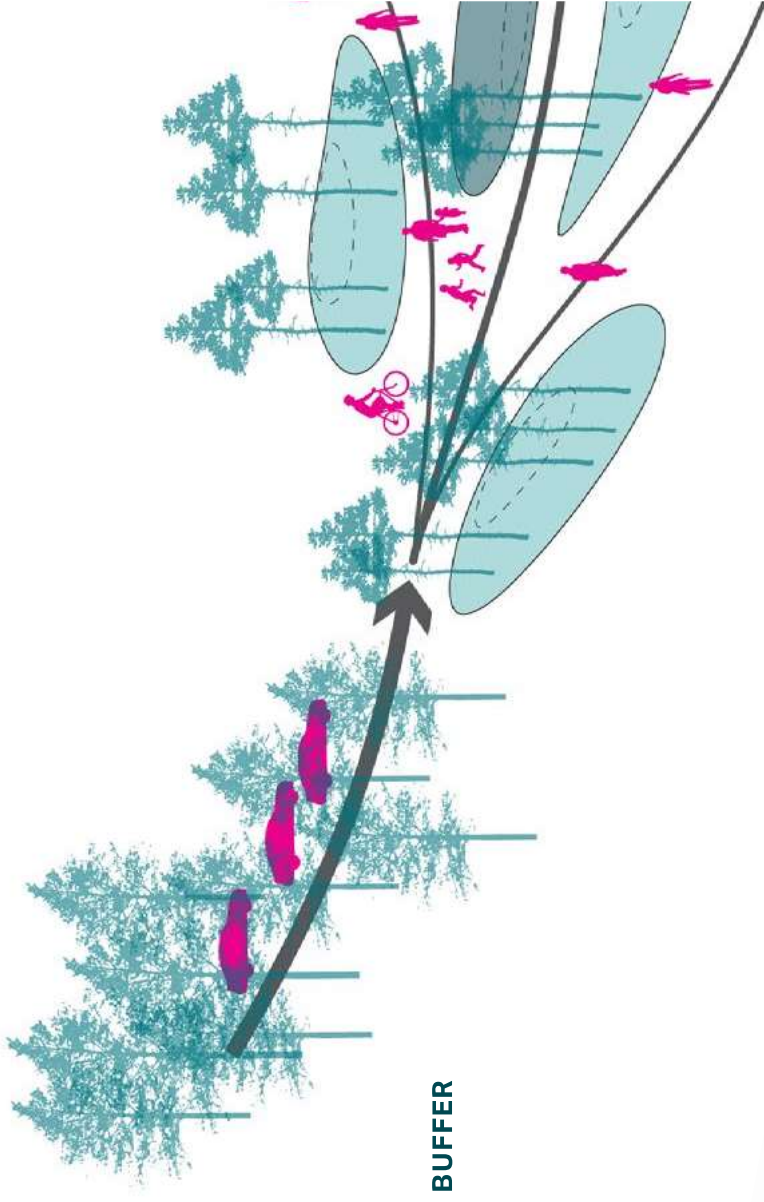


## CORE CONCEPTS

The core concepts for the landscape form three shoreline experiences and establish a gradient of landscape strategies to guide people to the water's edge.

### LANDSCAPE STRATEGY

The design introduces a gradient of landscape experiences as people move towards the water's edge. In the upland, a buffer landscape of forested berms forms the western edge of the park, contains vehicular traffic, and buffers park activities from adjacent industrial uses. A balanced cut-fill landscape of undulating berms and swales guides people to the waterfront, nesting pockets of program within the landscape.



INTERACTIVE  
HABITAT EDGE

TRANQUIL  
BAY BEACH

ACTIVE  
SHORELINE

PARKING  
LOOP

FLEX LAWN

TOPOGRAPHY GUIDES PEOPLE  
TO THE WATERFRONT

PRO

Along

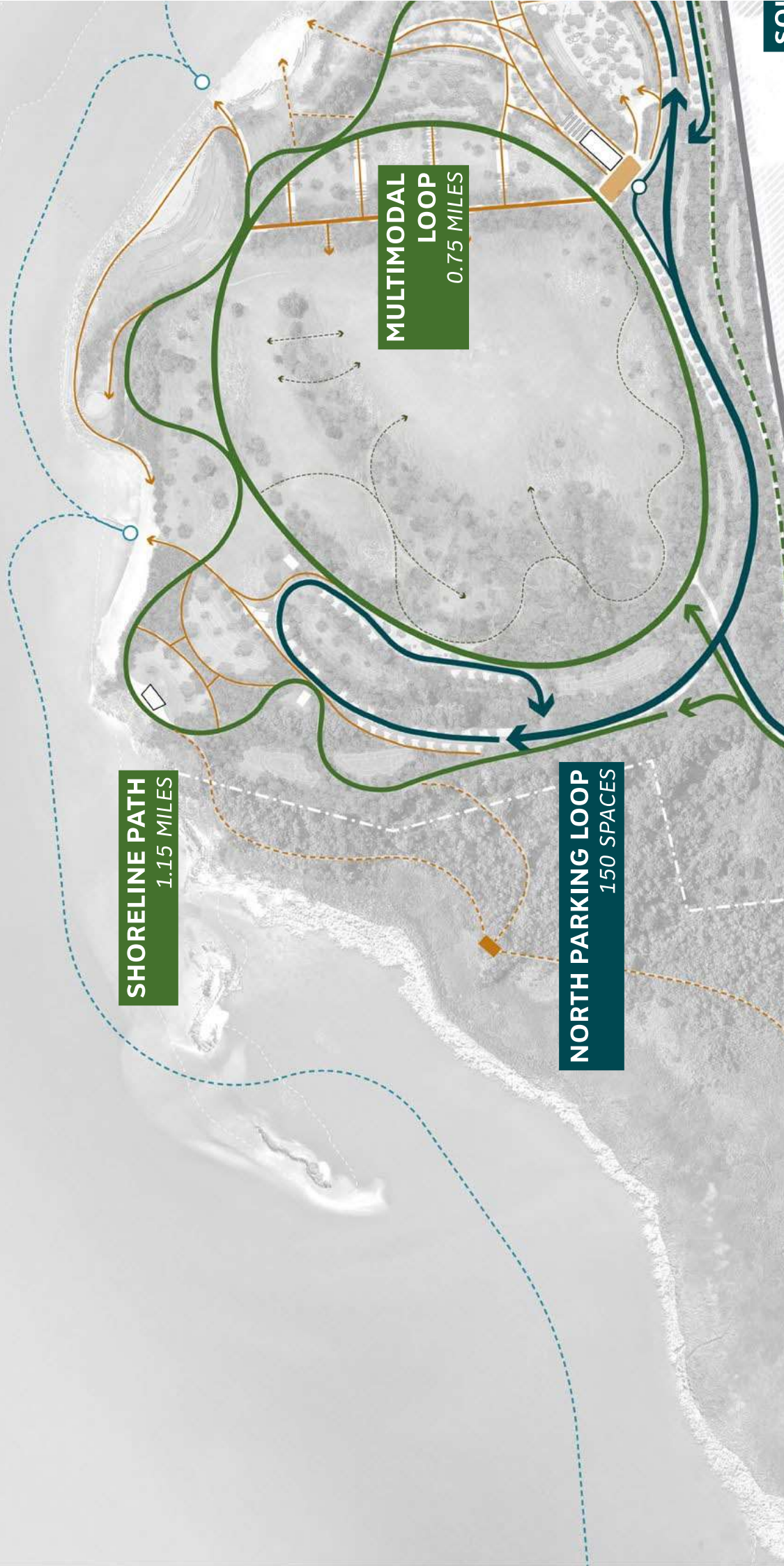
inter

creat

- ① North Park Entrance
- ② Buffer Landscape
- ③ Boardwalks
- ④ North Parking Loop (150 spaces)
- ⑤ Amphitheater
- ⑥ Comfort Station
- ⑦ Picnic Shelters
- ⑧ Tranquil Bay Beach
- ⑨ Overlook
- ⑩ Sunrise Lawn

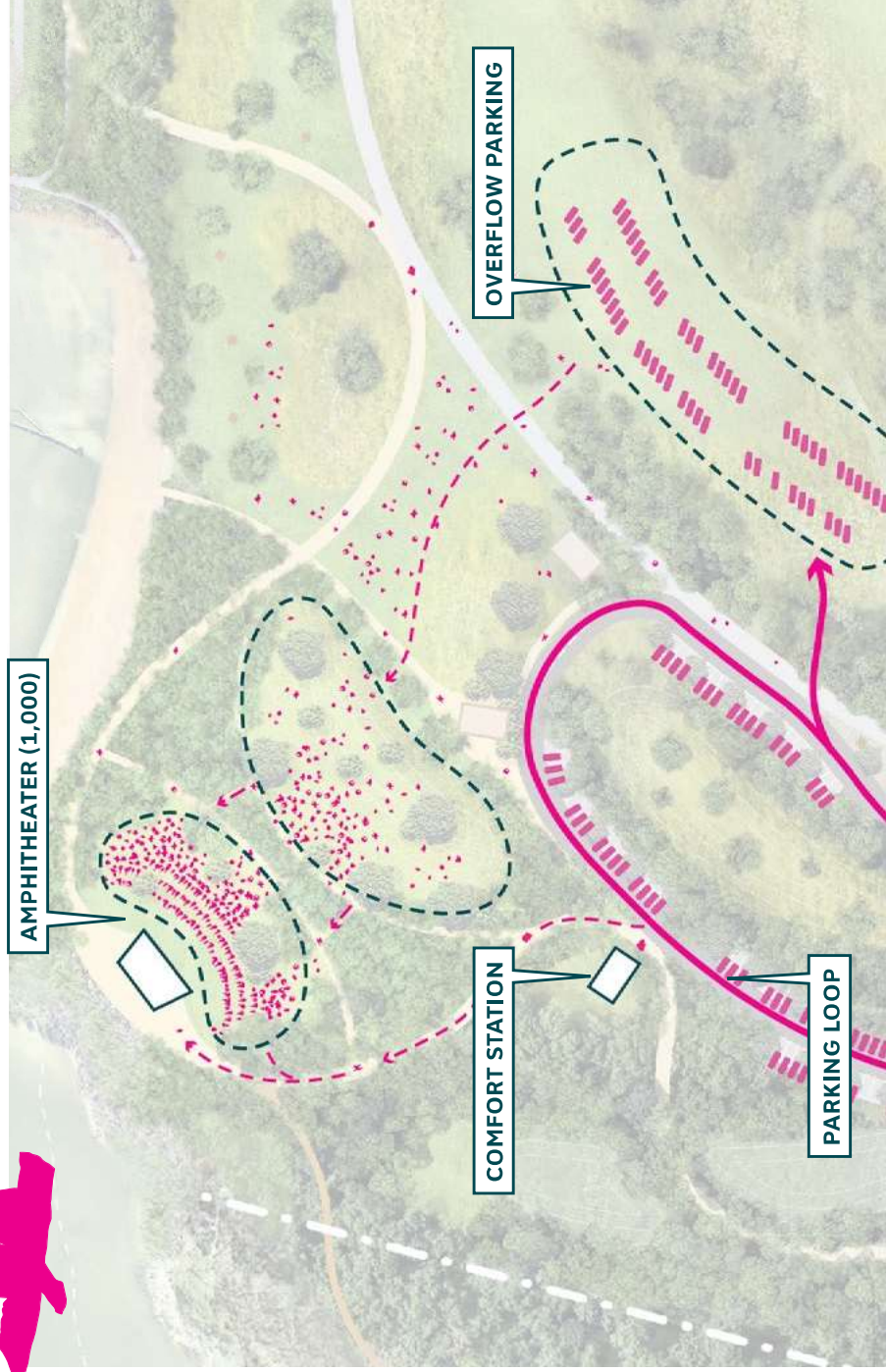
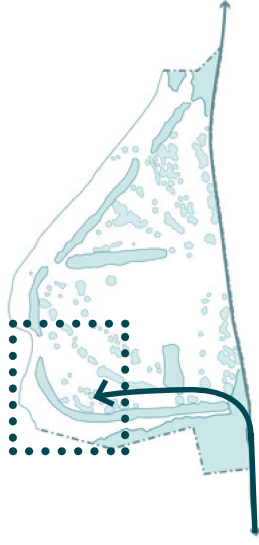


# PARK PATH NETWORK

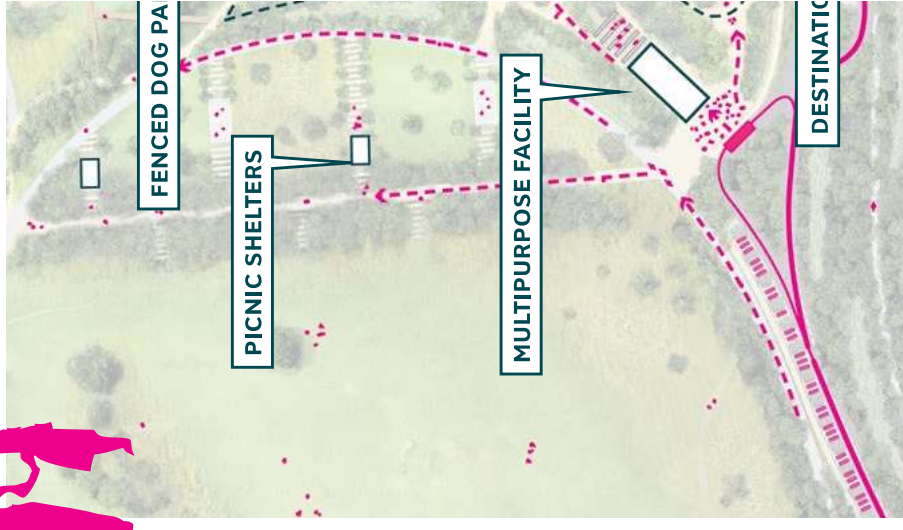


# ACTIVATION SCENARIOS | NORTH + SOUTH

WE LOVE LISTENING TO LIVE  
MUSIC AT BROOKLEY

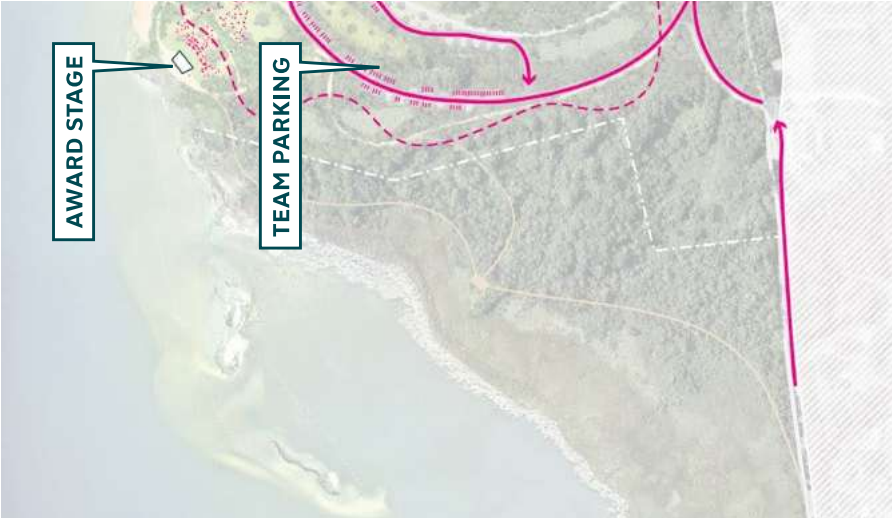
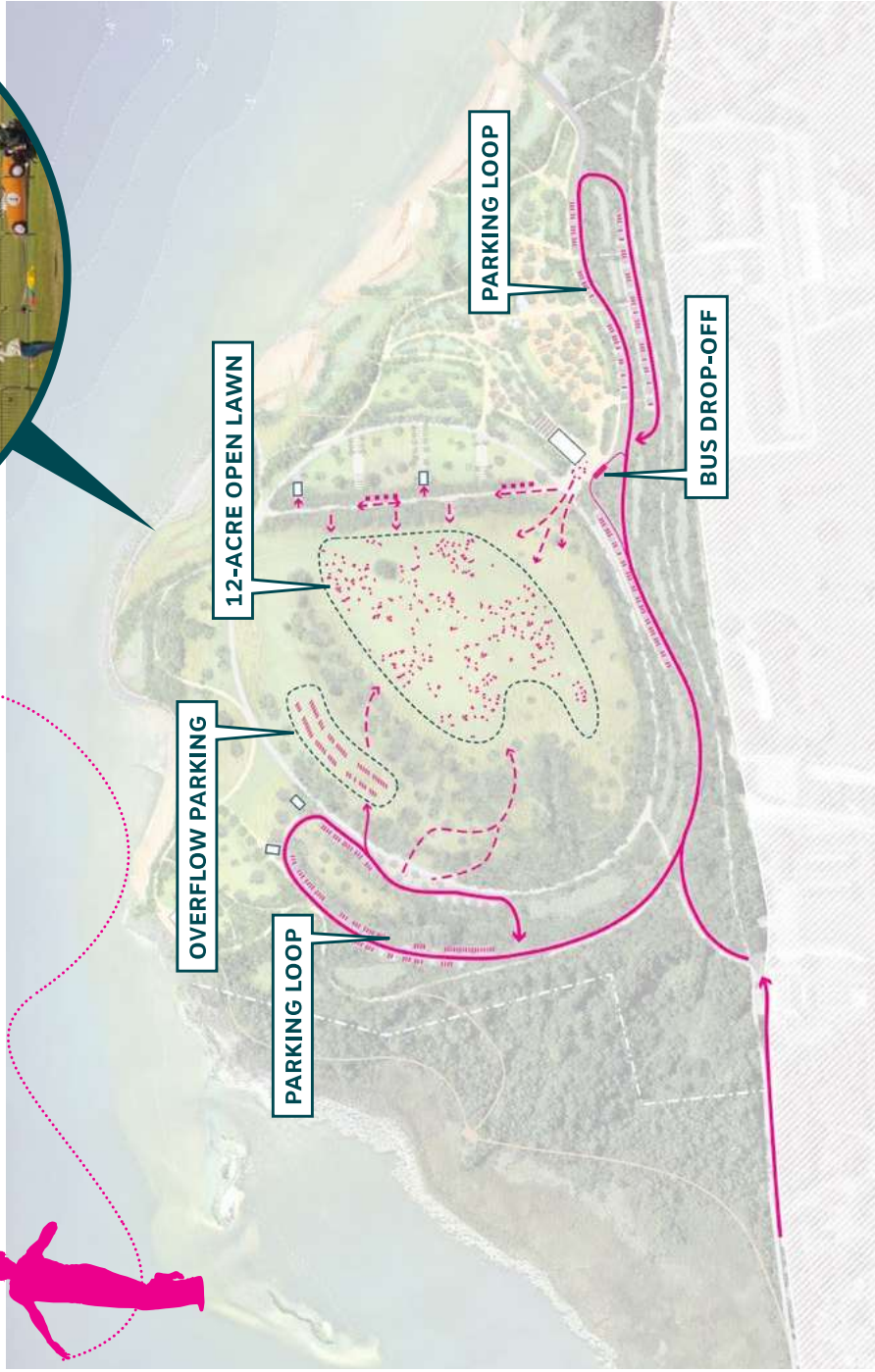


IT MEANS A LOT TO SHARE  
THE BAY WITH MY KIDS



# ACTIVATION SCENARIOS | FULL SITE

IT'S GREAT TO HAVE SPACE TO FLY OUR KITES







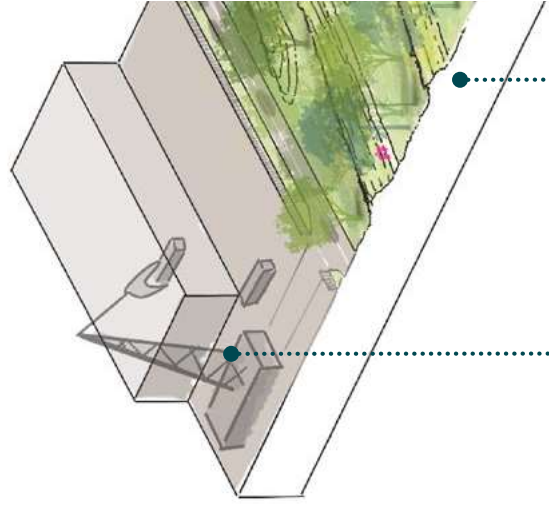
MOBILE AEROPLEX AT BROOKLEY

OLD BAY FRONT DR

OPEN LAWN

PINE ALLEE

FA

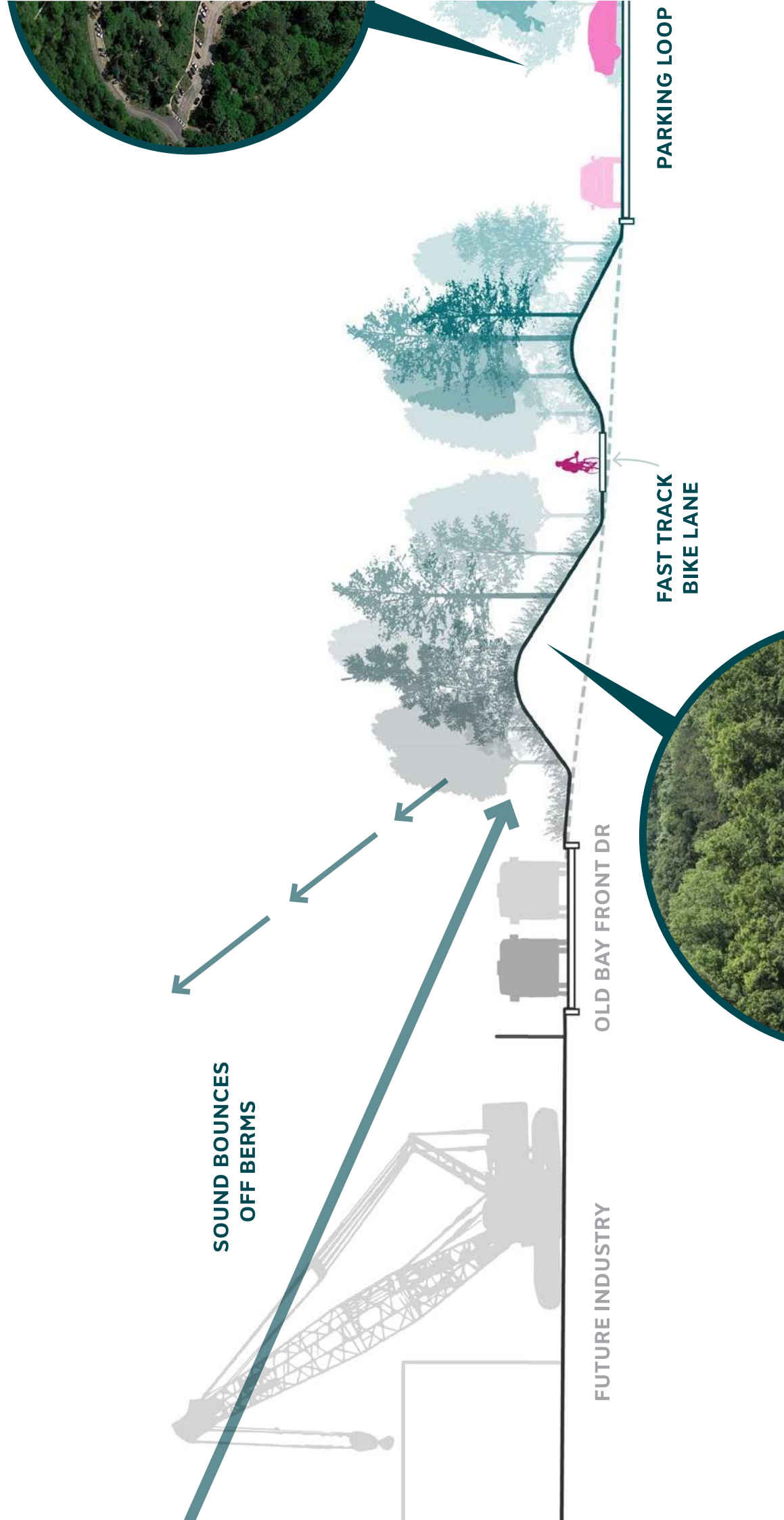


FUTURE INDUSTRY

NOISE ATTENUATION

## BERMS ALONG OLD BAY FRONT DR

Along the western edge of the park, forested sound attenuation berms absorb and deflect noise pollution from adjacent industrial activities. The buffer landscape also contains the main park road, parking loops, and fast-track bike lane (a bike route for faster cycle travel that bypasses the park).



## FORESTED ENTRANCE + BUFFER

The northern buffer thickens the edge between the park and the protected wetlands. Hiking boardwalks do not disturb the wetlands but weave through the upland forests and offer wetland views and wildlife viewing opportunities.





PROTECTED WETLANDS

PINE PERIMETER

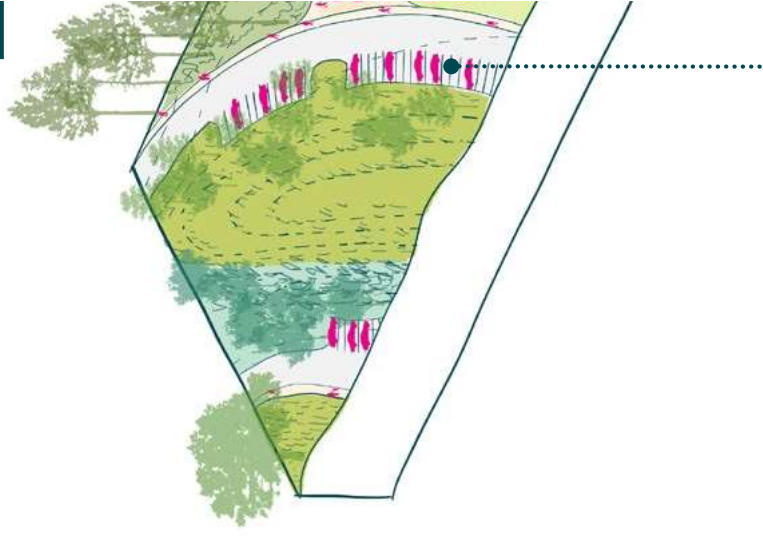
LAWN POCKET  
WITH PINE FRAME

OPEN FIELD

BAY BEACH

CO

PARKING LO



## AN AMPHITHEATER AT THE WATER'S EDGE

The amphitheater provides a flexible space in the park for performances by local musicians, worship services, or events like the Fourth of July fireworks show. The amphitheater consists of permanent seat walls that can accommodate approximately 300 people, an adjacent overflow lawn with a capacity of approximately 700 people, and a third overflow lawn for very occasional large events. In the upland areas that border the central flexible lawn, coastal meadows are introduced to add visual interest, habitat, and plant biodiversity to the open fields. Along the water, an upland vegetated stone feature serves as an on-land wave attenuator and debris-catcher in storm events, reducing the risk of the covered pavilion structure from storm damage. The stage beneath the structure will be floodable to withstand occasional flood events.

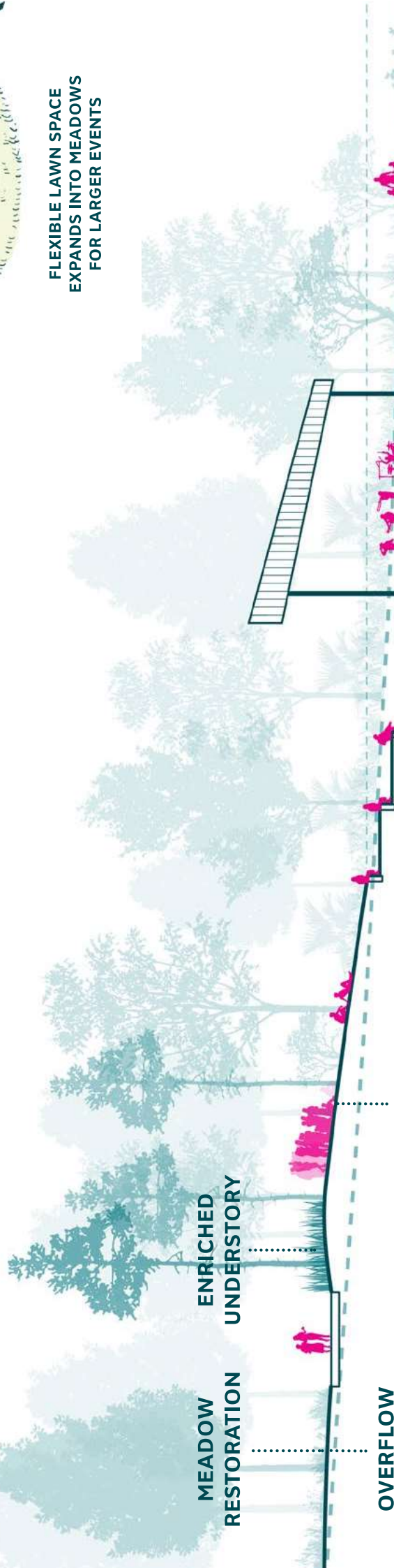
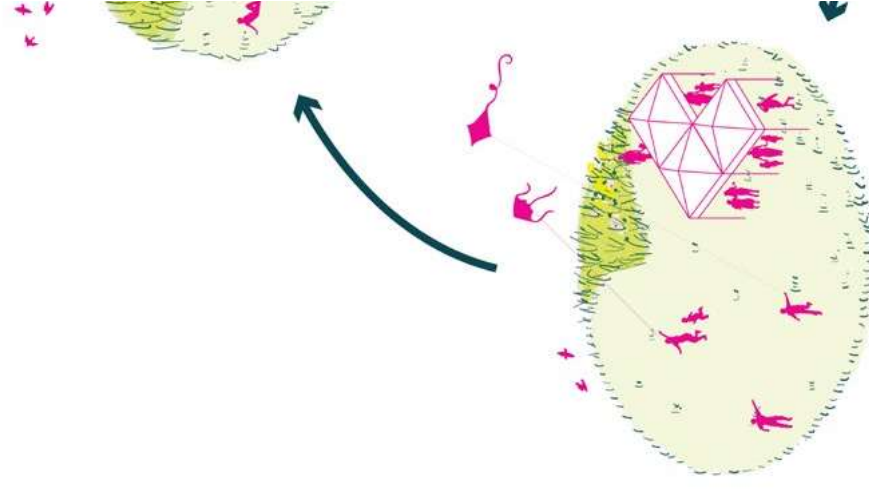
### AMPHITHEATER

FLEXIBLE LAWN SPACE  
EXPANDS INTO MEADOWS  
FOR LARGER EVENTS

MEADOW  
RESTORATION

ENRICHED  
UNDERSTORY

OVERFLOW





TRANC  
BAY BE

OVERFLOW LAWN

AMPHITHEATER +  
OVERFLOW LAWN

PERFORMANCE  
PAVILION

WAVE ATTENUATION  
STONE FEATURE

BOARDWALKS

NORTH PARKING  
LOOP (150 SPACES)

COMFORT STATION

PICNIC SHELTER



AMPHITHEATER  
LAWN

MOBILE AEROPLEX AT BROOKLEY

ARLINGTON PARK

PINE ALLEE

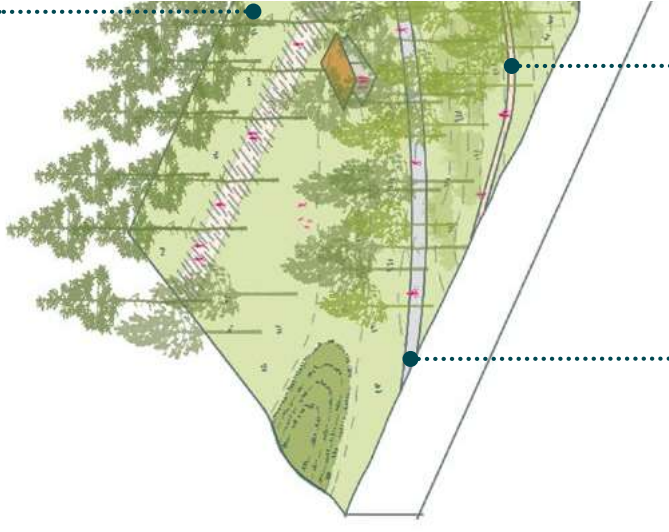
PINE PERIMETER

OVERLOOK

SHORELINE STABILIZATION

ABANDONED PIER

PINE A



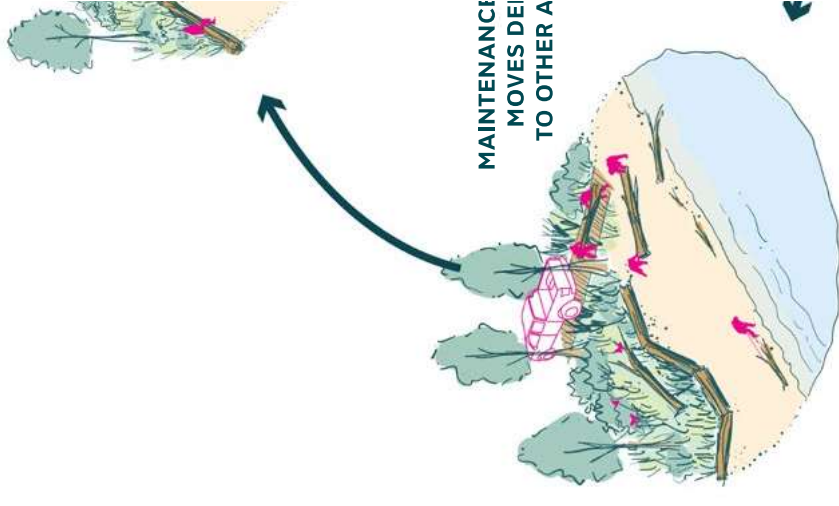
MULTIMODAL LOOP

MEANDERING

## INTERACTIVE HABITAT EDGES + DRIFTWOOD CYCLES

Today, the shoreline in this area of the park is stabilized with concrete rubble. The addition of stone and planted shelves form a living shoreline along this edge interspersed with get-downs for water access. Opportunities to integrate habitat enhancements to the rock revetments will encourage more life along the shoreline and in turn, provide a more immersive, natural experience for park visitors to birdwatch, enjoy a quieter walk along the water, or sit and enjoy the sunrise.

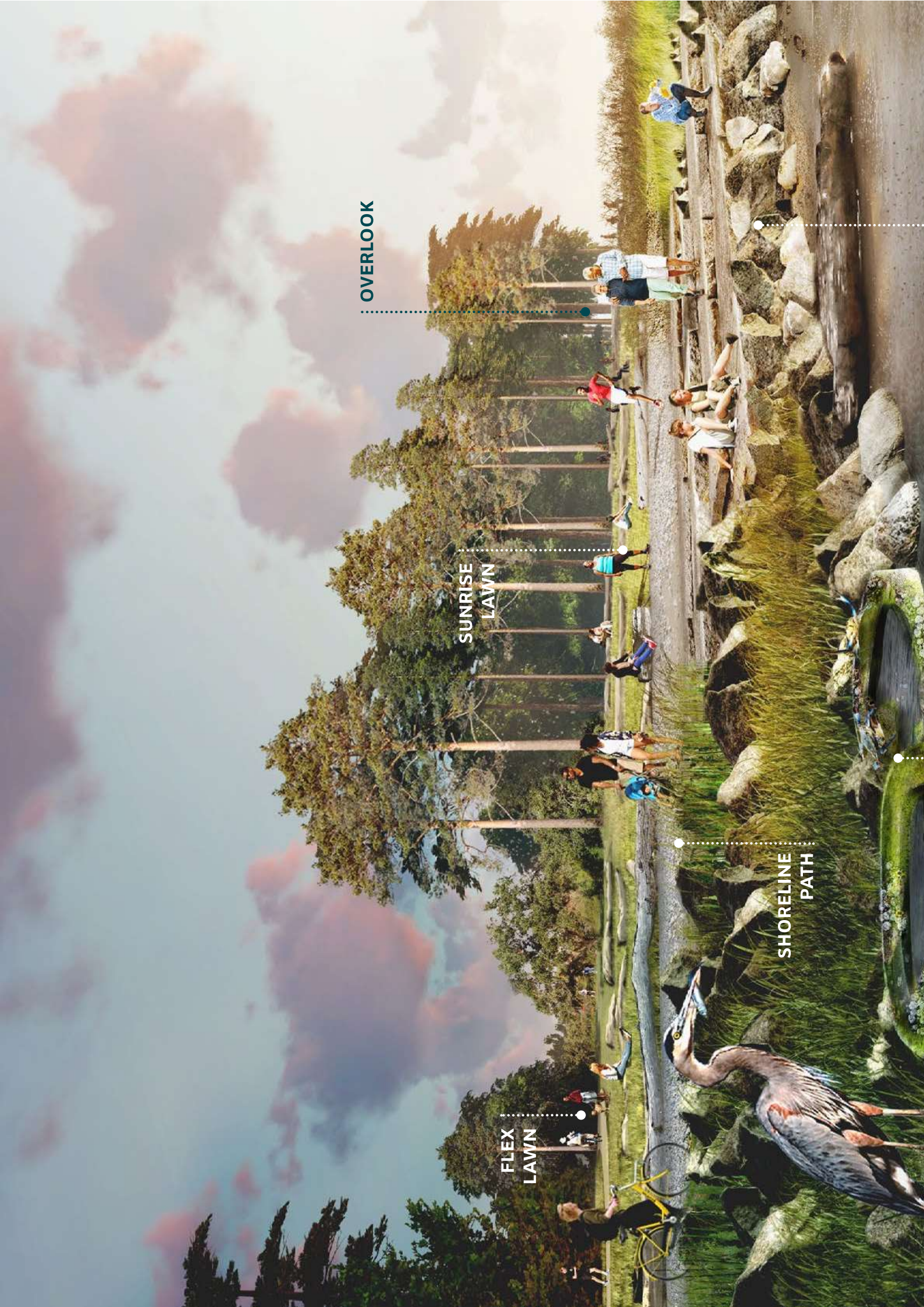
Because the site is at the mouth of the Mobile-Tensaw Delta, large accumulations of driftwood are deposited along the shoreline as tides ebb and flow and waters occasionally rise. Rather than removing driftwood after every storm event (a heavy maintenance lift), driftwood is celebrated and arranged to provide seating along the water's edge. This strategy is flexible, does not require deep, permanent foundations to stay in place, and embraces change and dynamism at the shoreline.



DRIFTWOOD IS  
ASSEMBLED INTO NEW  
CONFIGURATIONS

ELEVATED  
OVERLOOK MOUND  
+10'



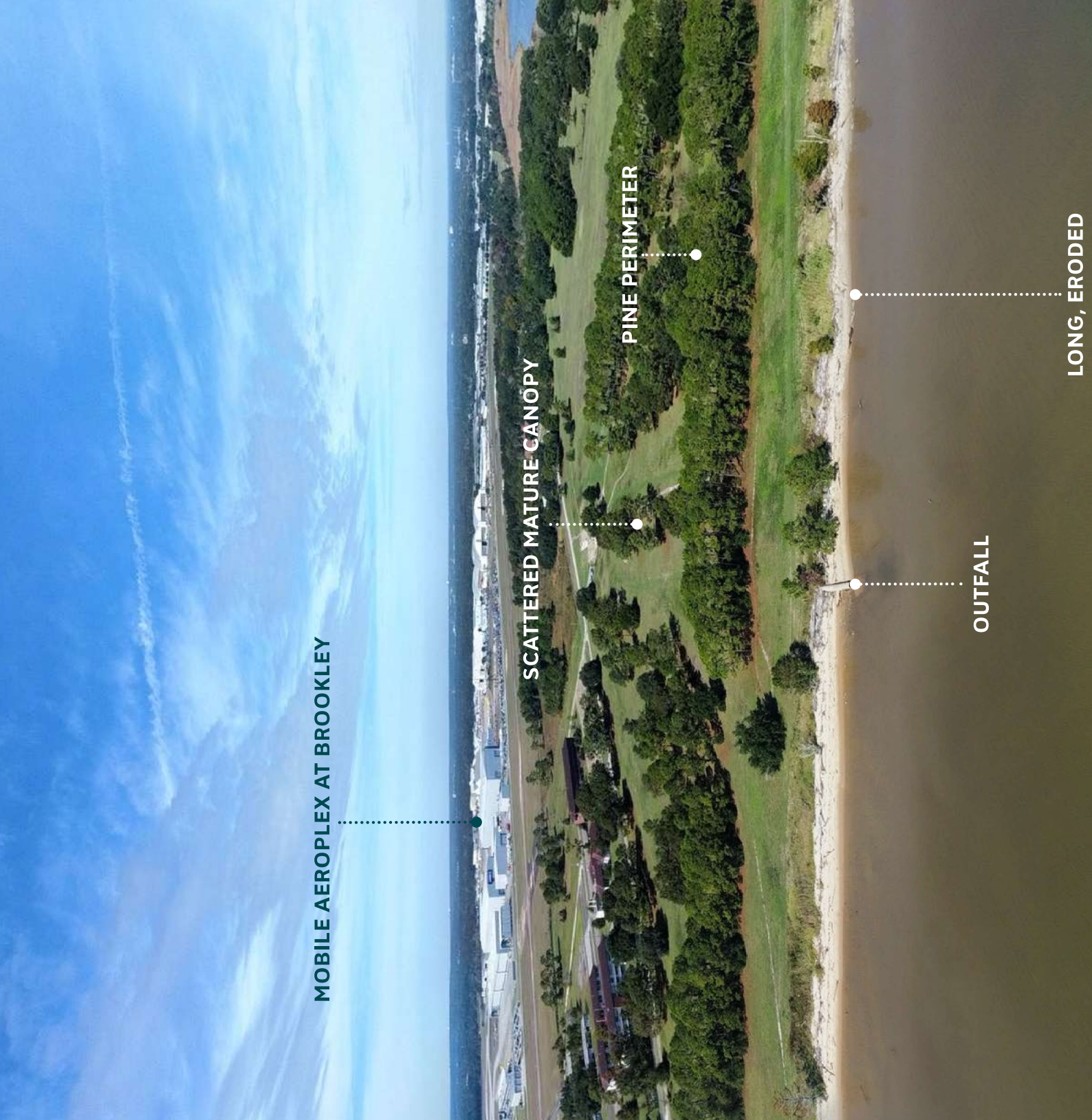


OVERLOOK

SUNRISE  
LAWN

FLEX  
LAWN

SHORELINE  
PATH



MOBILE AEROPLEX AT BROOKLEY

SCATTERED MATURE CANOPY

PINE PERIMETER

OUTFALL

LONG, ERODED

DESTINATION PLAN



STORMW

## A LAYERED SHORELINE STRATEGY

The southern shoreline reach is designed as a layered landscape with small habitat breakwaters that stabilize the continuous bay beach, sacrificial landscape berms, planted stormwater swales, and upland berms and swales that delineate distinct areas of the park. The low habitat breakwaters and sacrificial berms work together to maintain the bay beach at the water's edge. The habitat breakwaters stabilize the edge and protect from everyday erosion, while the sacrificial berms that have the potential to be built up through the beneficial use of dredged material are designed to erode in storm events, depositing sediment along the shoreline to re-nourish it. The upland stormwater swale accepts water from the park in rain events and provides low areas for floodwaters to recede after storm events. The upland berms and swales balance cut and fill across the site and attenuate storm waves to reduce the risk of storm damage in the upland programmed areas.

### TYPICAL CONDITION

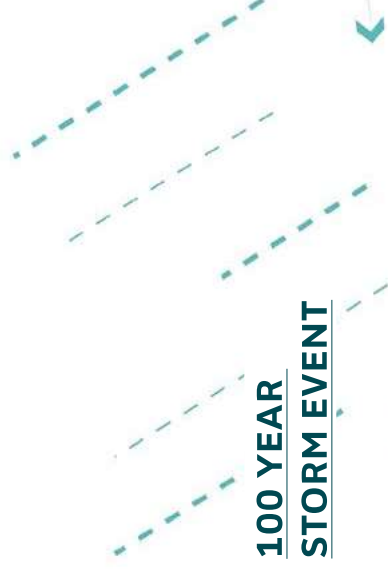
BERMS COULD  
FORM FROM THE BE  
OF DREDGE



STORM WAVE  
ATTENUATION BERM

SACRIFICIAL BERM

### 100 YEAR STORM EVENT



BERM REDUCES THE RISK  
OF STORM DAMAGE UPLAND

SACRIFICIAL BERM  
ERODES AND REFORMS



**BEACH  
VOLLEYBALL**

**STORMWATER  
LANDSCAPE**

**FENCED DOG RUN**

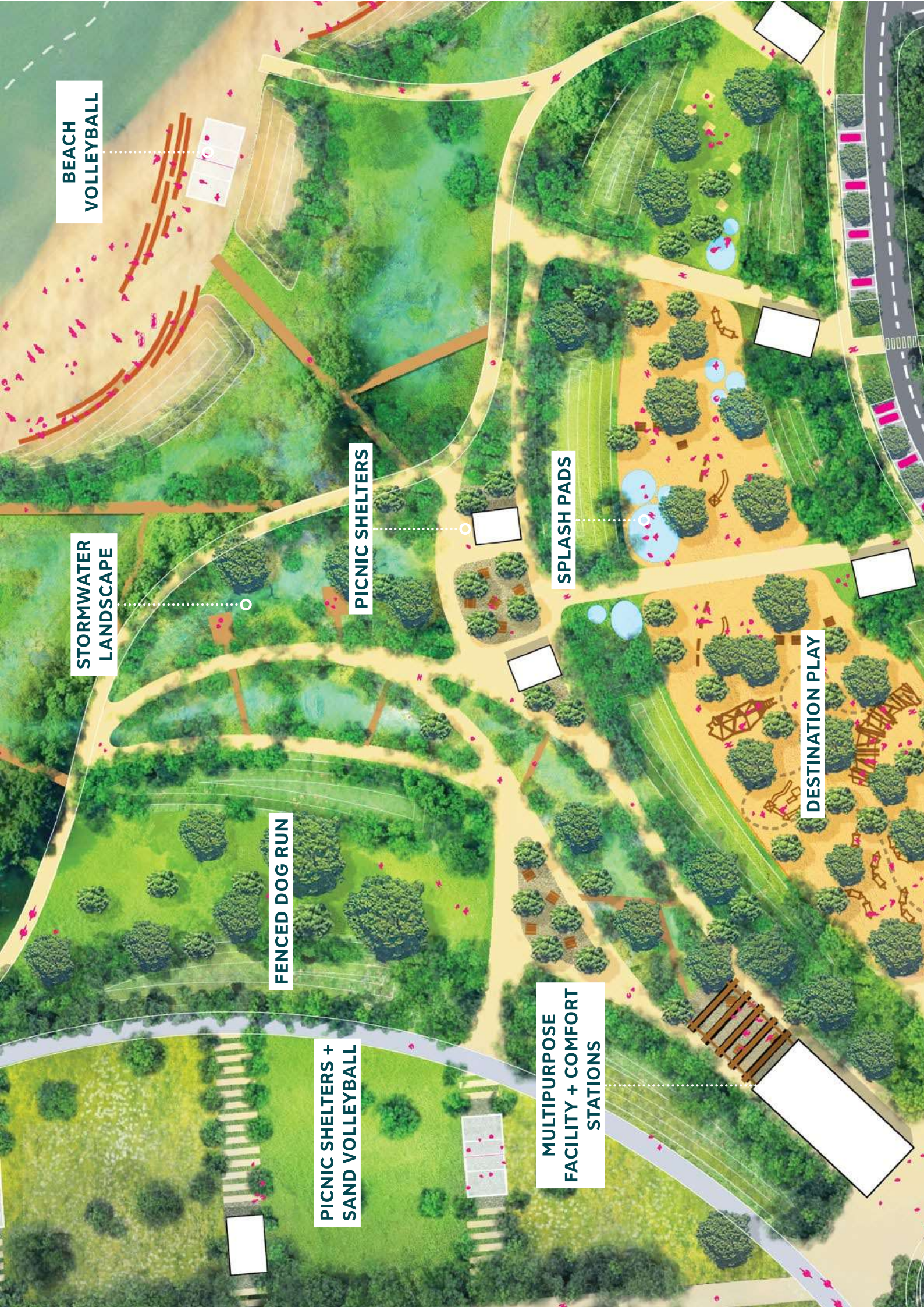
**PICNIC SHELTERS +  
SAND VOLLEYBALL**

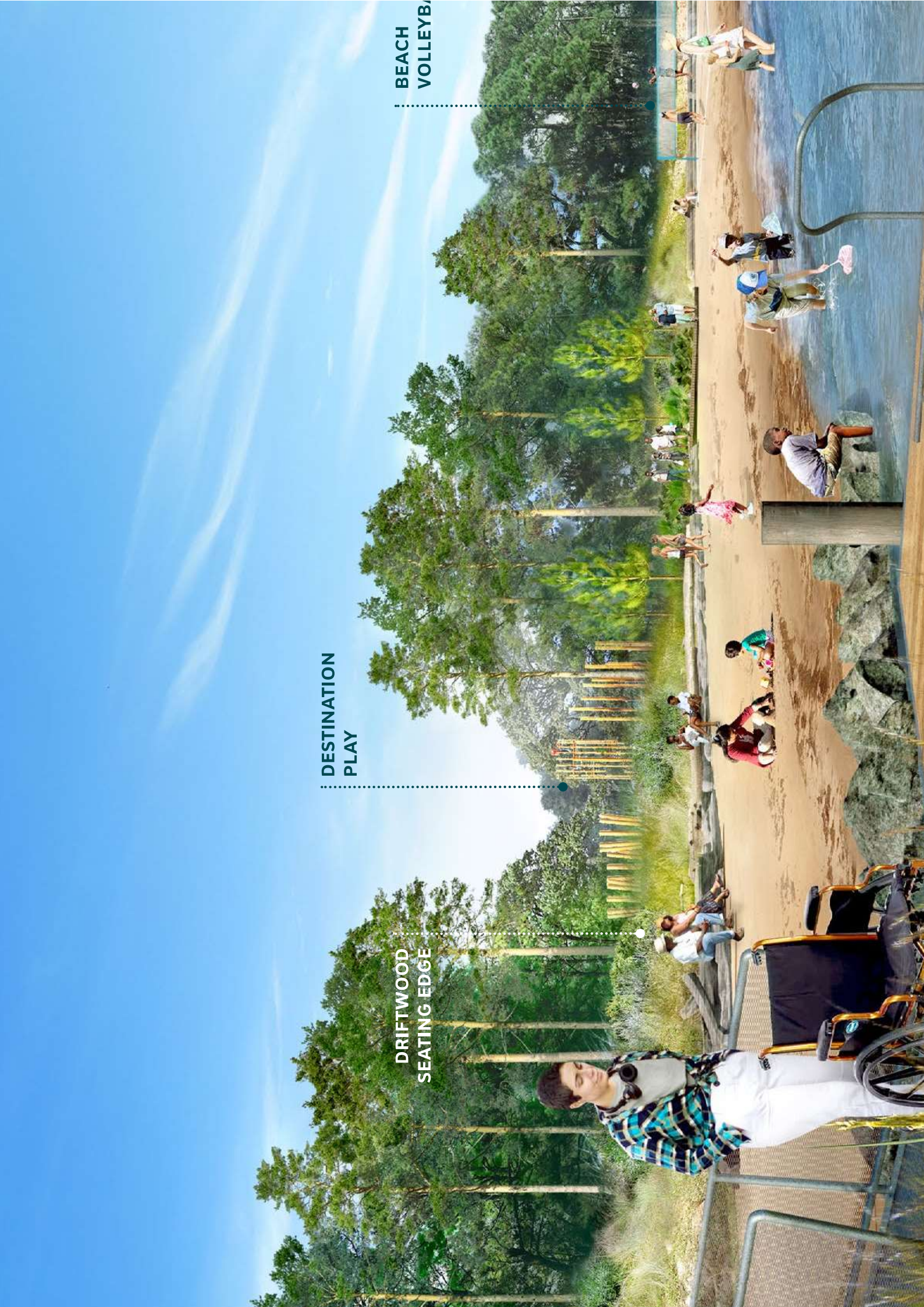
**PICNIC SHELTERS**

**MULTIPOSE  
FACILITY + COMFORT  
STATIONS**

**SPLASH PADS**

**DESTINATION PLAY**





DRIFTWOOD  
SEATING EDGE

DESTINATION  
PLAY

BEACH  
VOLLEYBALL

# MAINTENANCE, ACCESS + IMPLEMENTATION CONSIDERATIONS

As the project moves into detailed design and implementation, defining clear maintenance strategies and pathways for implementation for the 98-acre site will be critical in ensuring the park will remain a major recreation and waterfront public access destination.

## MAINTENANCE CONSIDERATIONS

A high level of maintenance across the entire park site is not feasible in the long term. As the park design advances into more detailed phases, an outline of “maintenance intensity areas” is recommended to assist the city or other maintenance entity in planning for the park’s long-term success. Recommended or possible categories may include:

**Low Maintenance Areas:** Areas would include landscape restoration zones that would require light annual, infrequent, to no maintenance. These may include meadow restoration areas, reforestation areas, or the buffer landscape. Other areas identified in the future may also fall into this category.

**Medium Maintenance Areas:** Areas would include park spaces that would require more frequent maintenance than the low maintenance areas. These areas may include the central lawn and lawn spaces that would require more regular mowing, the fenced dog run, picnic structures/areas, the destination play area, shared-use paths, or areas along the shoreline that are subject to debris accumulation following a more intense storm.

**High Maintenance Areas:** Areas or park facilities that require more frequent monthly or weekly maintenance. These facilities may

The park is a waterfront site that experiences frequent inundation and debris accumulation following intense coastal storms. In addition to the resilient shoreline strategies outlined in this document, it is recommended that site material use and selection consider frequent flooding and storms during detailed design phases. In some cases, planning for the mass accumulation of debris and embracing it as part of the park experience will enhance the overall experience and reduce the amount of maintenance required. Following a storm, driftwood can be moved to clear areas where driftwood is blocking park access and arranged to serve as seating along the bay beaches and sunrise lawn, and shoreline habitat at the interactive habitat edge.

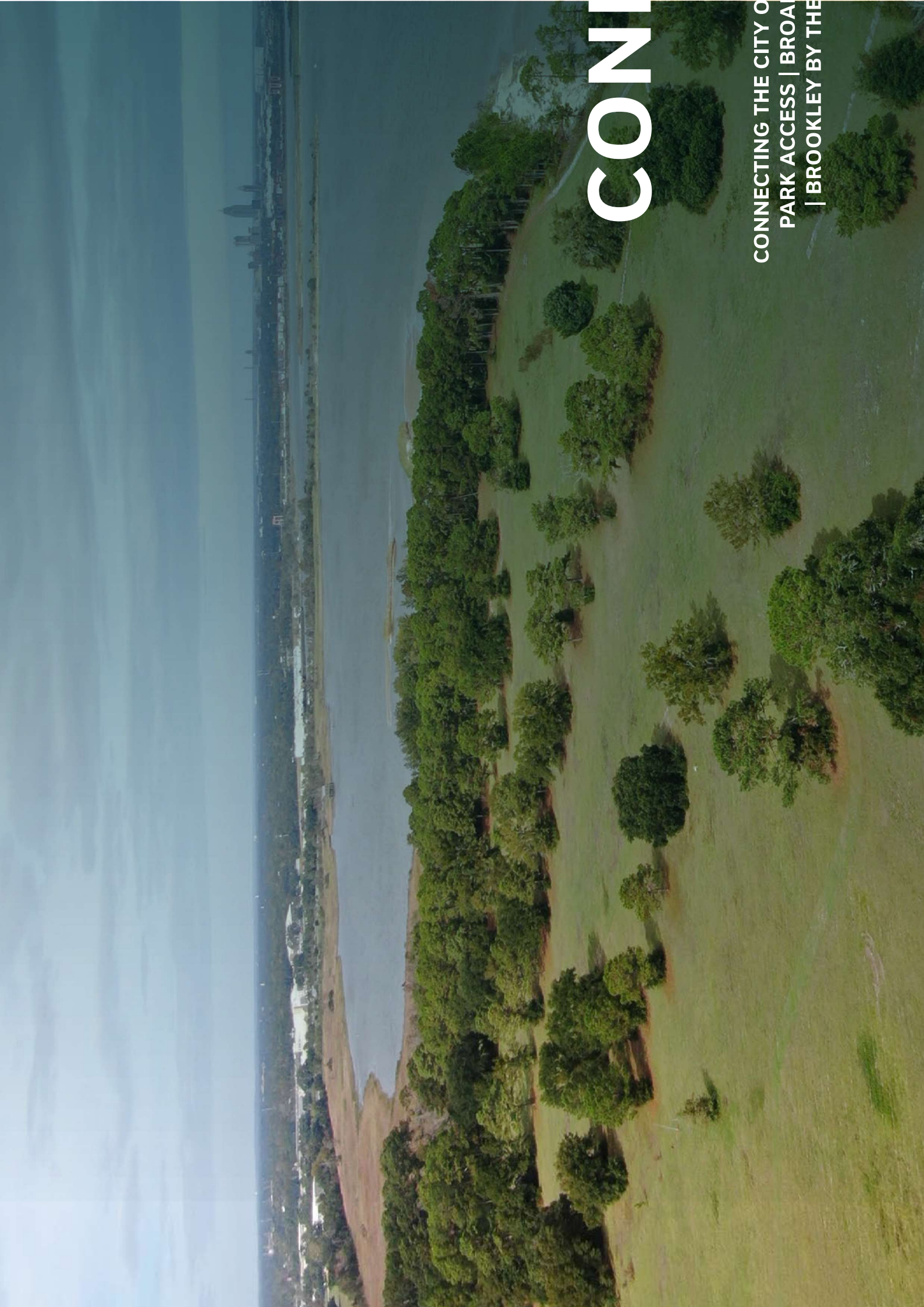
## IMPLEMENTATION PATHWAYS

GOMESA has provided funding for the purchase of the park site, NFWF Gulf Environmental Benefit Funds were used to purchase and protect the surrounding wetlands through a conservation easement, and the City of Mobile is providing park design funds. As the project continues, further funding sources will be identified for implementation. Benchmarks for park construction will be identified as future design phases progress. Opportunities for public-private partnerships may open up additional funding opportunities.



## ACCESS CONSIDERATIONS

All areas of the park must be accessible



# CON

CONNECTING THE CITY OF  
PARK ACCESS | BROOKLYN  
| BROOKLYN BY THE

# RECREATION ROUTES TO THE SITE

## MAP KEY

### WATER BASED PROGRAMMING



- FISHING
- KAYAKING
- BOAT LAUNCHES
- WETLANDS

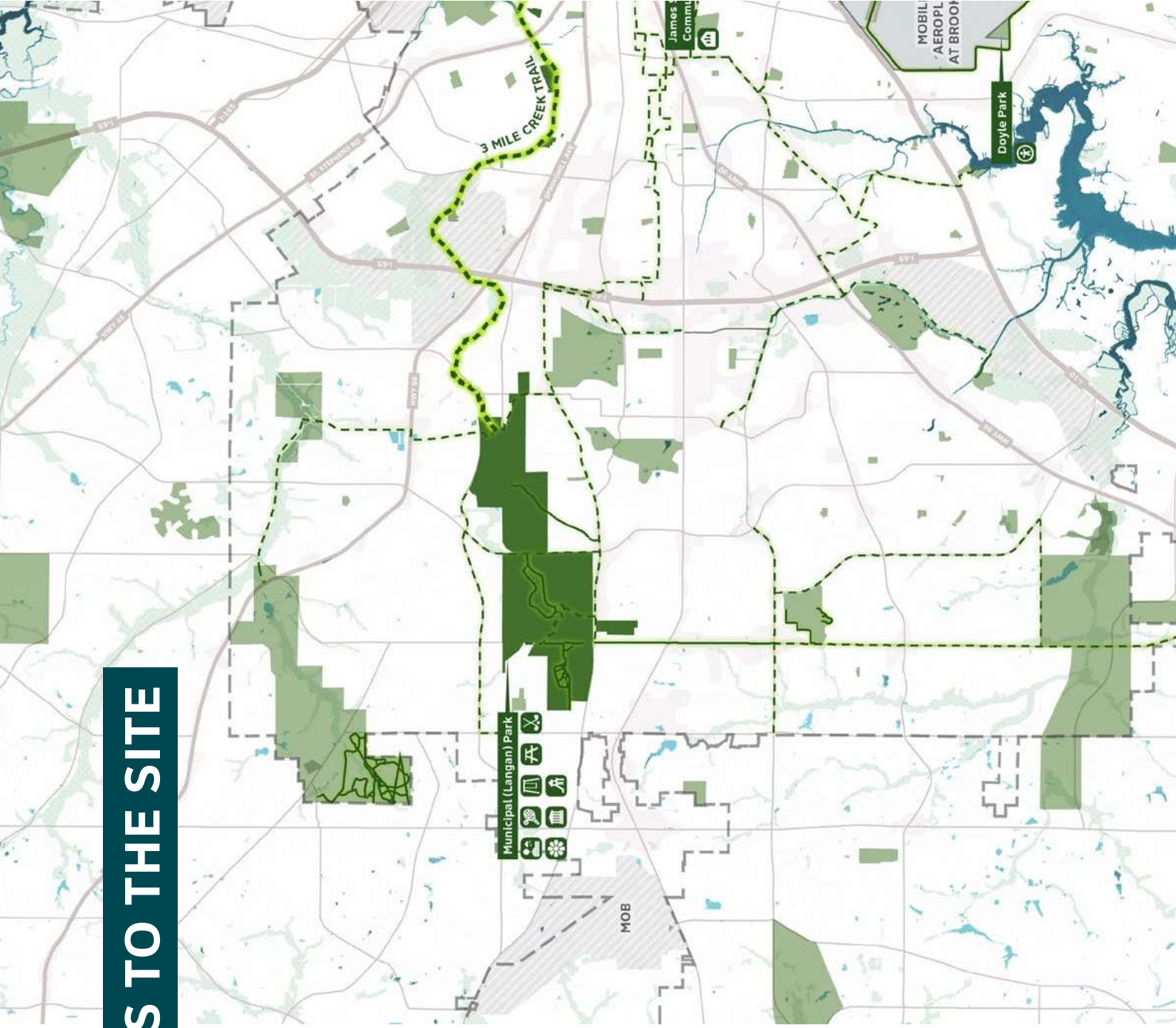
### OTHER RECREATIONAL AMENITIES



- BIRDING
- DREDGE FILL
- RESTROOMS
- TRAILS
- PARKING
- ADA PLAYGROUNDS
- COMMUNITY CENTER
- TENNIS
- PLAYGROUND
- PICNIC AREA
- MUSEUMS
- BASEBALL

### INFORMATIONAL

- EXISTING BIKE ROUTES
- PLANNED BIKE ROUTES
- "CITY OF MOBILE GREENWAY"
- PADDLE BLUEWAY
- CITY LIMIT
- MAJOR ROADS
- PROPOSED BY THE CITY



# MULTIMODAL PARK ACCESS

## 1 | BROAD STREET

Connect to planned Broad Street improvements and enhance multimodal access along the corridor.

## 2 | ARLINGTON PARK

Split a multimodal path off of Broad Street along Arlington Park.

## 3 | NORTH BAY FRONT

Add a shared use path along Old Bay Front Drive and separate park traffic from industrial traffic.

## 4 | BROOKLEY BY THE BAY PARK

Pull park auto-traffic into the site and create a "fast track" bike path along the site's edge, using sound attenuating berms to separate different kinds of traffic.

## 5 | SOUTH BAY FRONT

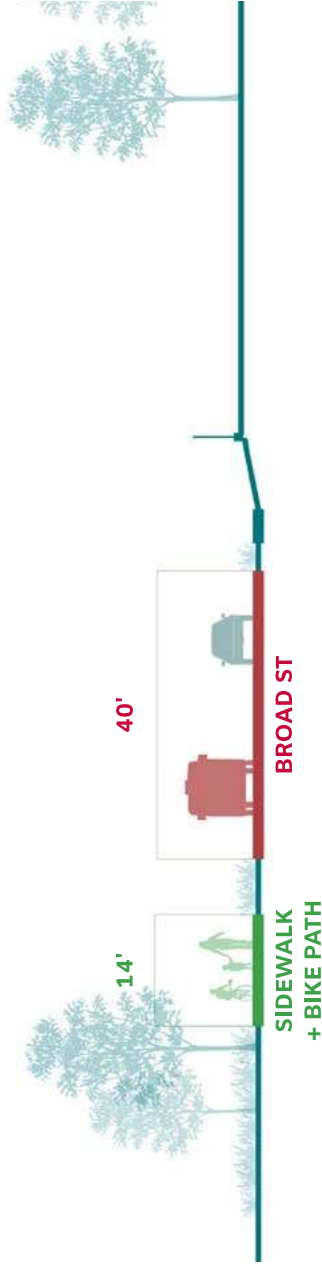
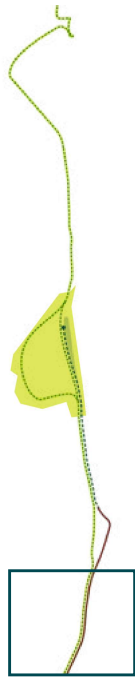
Continue a shared use path down Old Bay Front Drive



PARK + INDUSTRIAL TRAFFIC SPLIT

DOYLE PARK ENTRANCE

# 1 | BROAD STREET

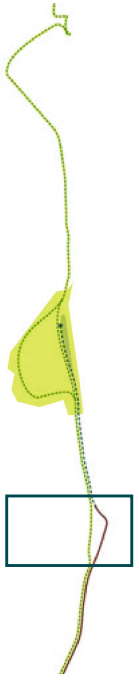


## GRAPHIC KEY

- SHARED INDUSTRIAL AND PARK VEHICULAR TRAFFIC
- PROPOSED BIKE + PEDESTRIAN (SHARED USE) PATHS
- IMPROVED NEIGHBORHOOD CONNECTIONS

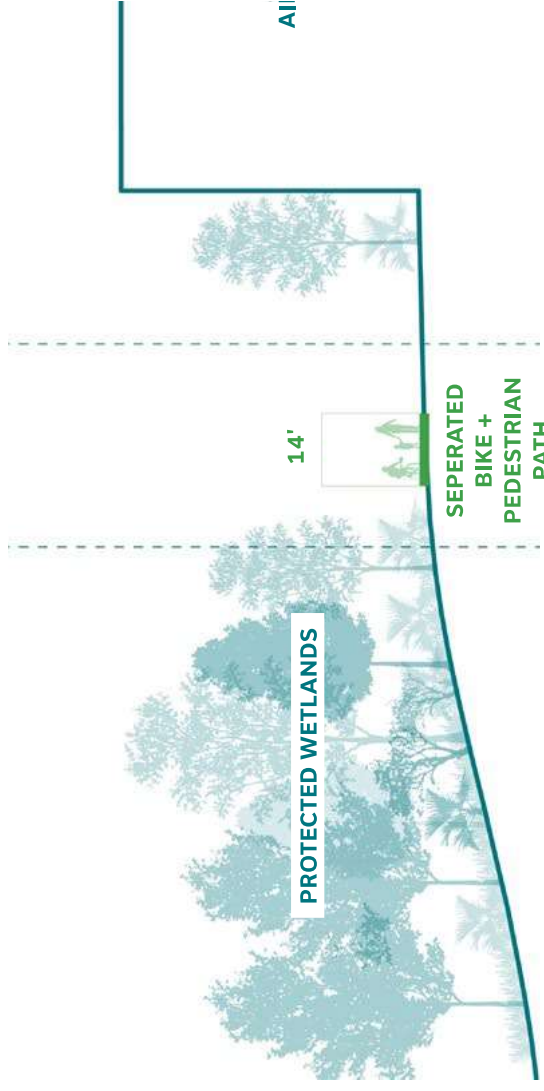


# 2 | ARLINGTON PARK



## GRAPHIC KEY

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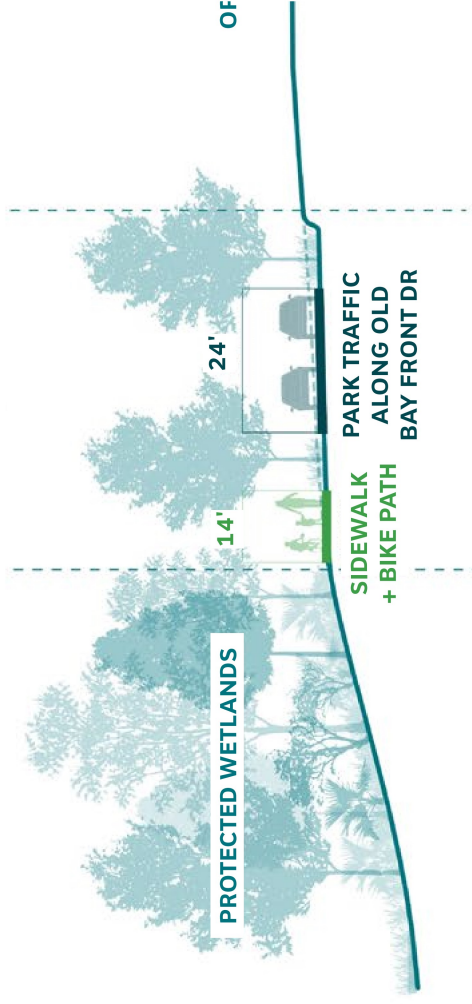


# 3 | NORTH BAY FRONT

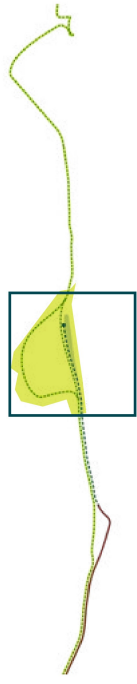


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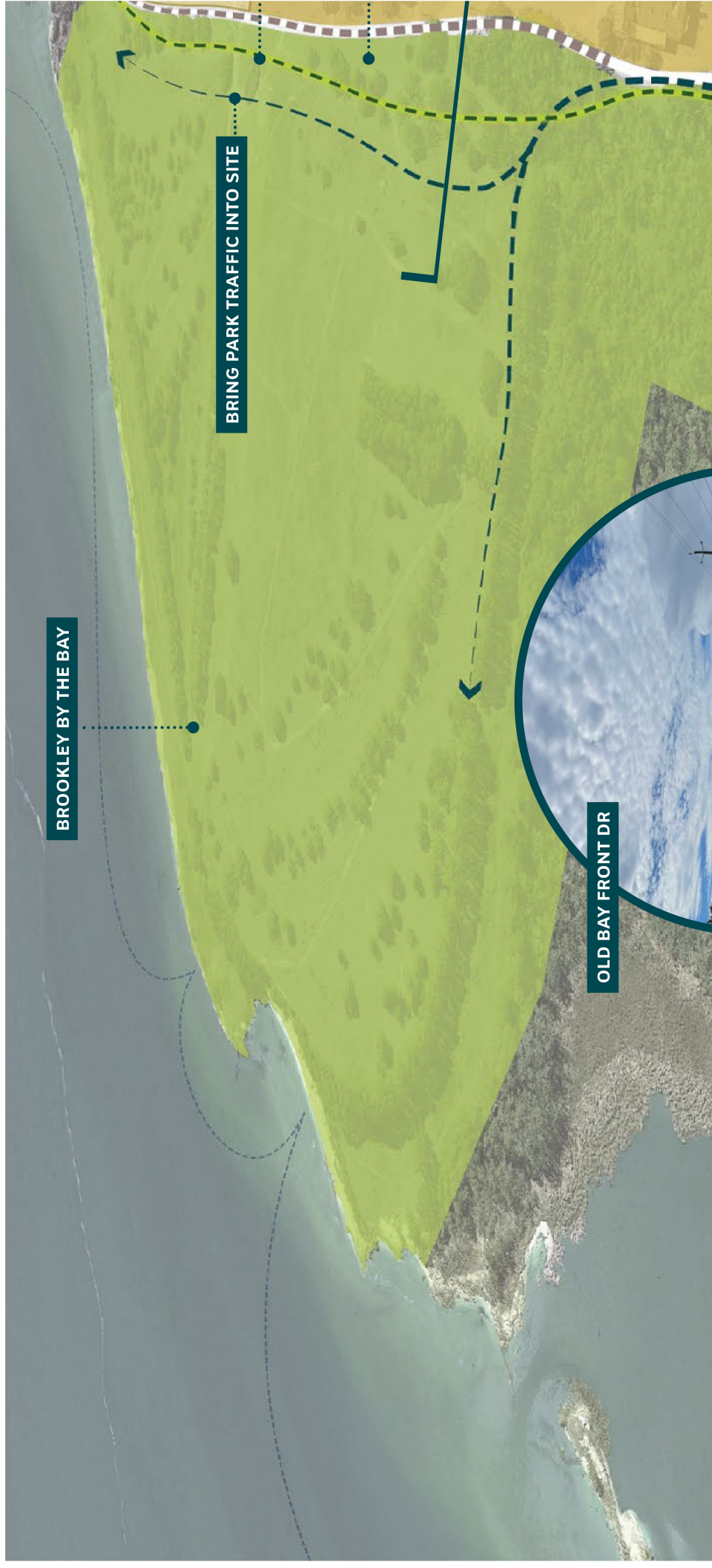
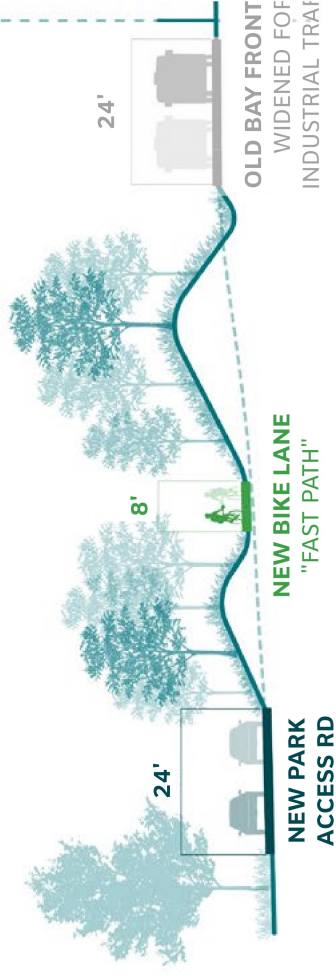


# 4 | BROOKLEY BY THE BAY PARK

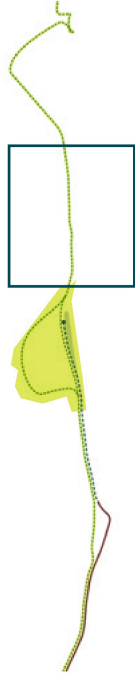


## GRAPHIC KEY

- POTENTIAL INDUSTRIAL TRAFFIC - TBD
- PROPOSED BIKE + PEDESTRIAN (SHARED USE) PATHS
- IMPROVED NEIGHBORHOOD CONNECTIONS



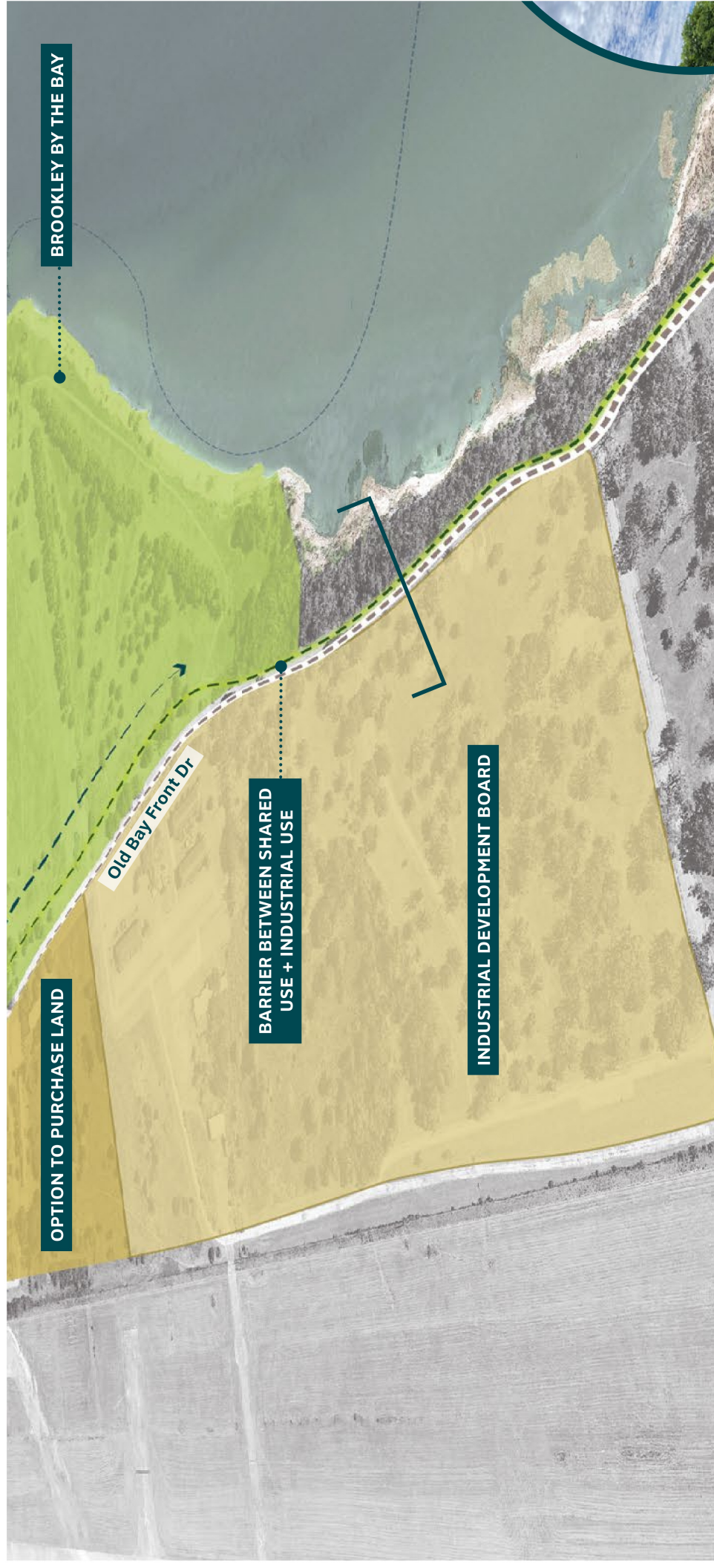
# 5 | SOUTH BAY FRONT



## GRAPHIC KEY

- POTENTIAL INDUSTRIAL TRAFFIC - TBD
- PROPOSED BIKE + PEDESTRIAN (SHARED USE) PATHS
- IMPROVED NEIGHBORHOOD CONNECTIONS

OLD BAY  
WIDE  
INDUSTR

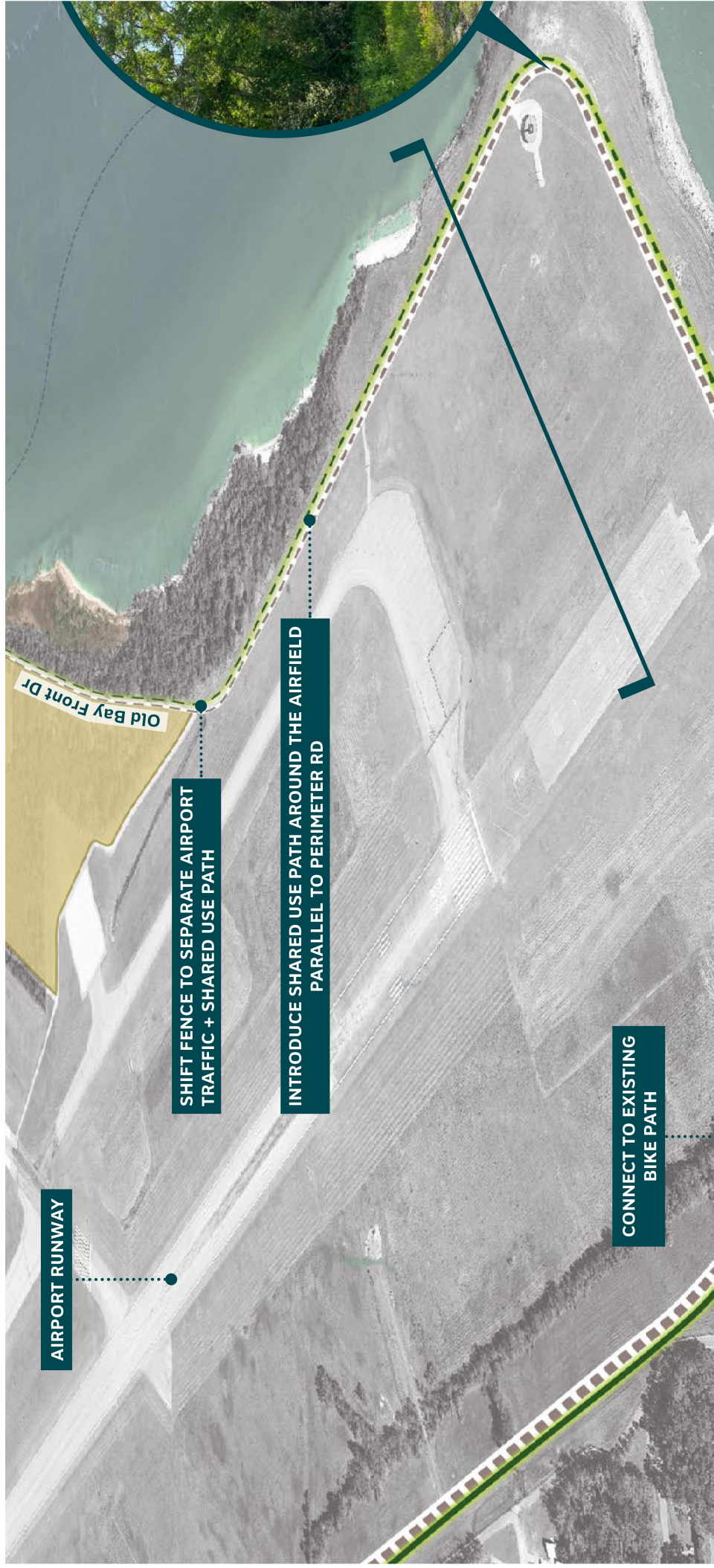


# 6 | AIRFIELD



## GRAPHIC KEY

- POTENTIAL INDUSTRIAL TRAFFIC - TBD
- - - PROPOSED BIKE + PEDESTRIAN (SHARED USE) PATHS
- EXISTING BIKE PATHS / ROUTES



AIRPORT RUNWAY

SHIFT FENCE TO SEPARATE AIRPORT TRAFFIC + SHARED USE PATH

INTRODUCE SHARED USE PATH AROUND THE AIRFIELD PARALLEL TO PERIMETER RD

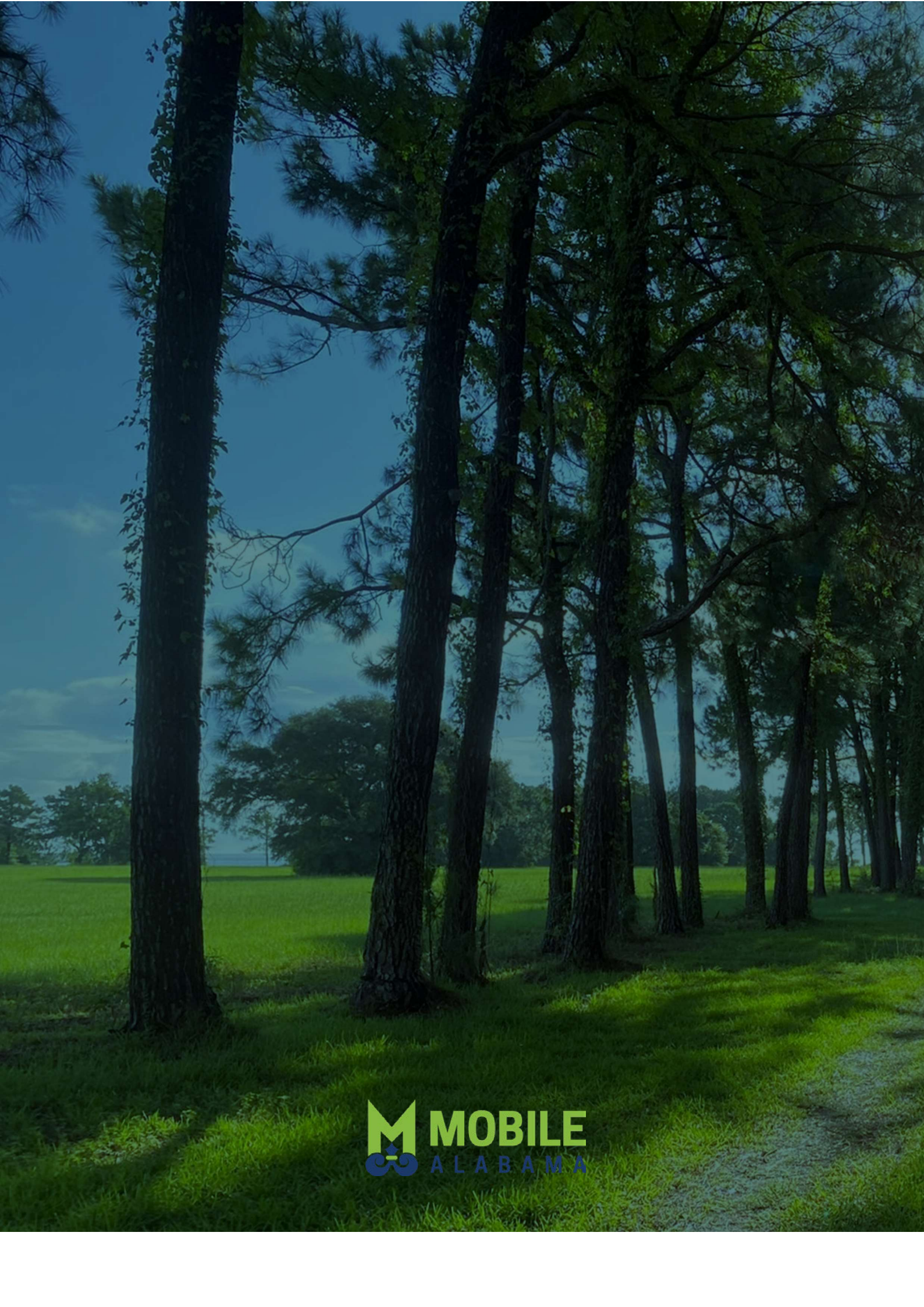
CONNECT TO EXISTING BIKE PATH

Old Bay Front Dr

EXPANDED DOWNTOWN AIRPORT

AIRPORT RUNWAY

PERIMETER RD



 **MOBILE**  
ALABAMA