



SMALL TOWN, BIG BEACH

DATE: March 20, 2023

TO: Mayor Craft & Members of the City Council

VIA: Lee Jones, Director of Planning & Community Development

SUBJECT: Gulf Shores International Airport Master Plan

ISSUE: Request the City Council to authorize the Mayor to sign a contract with Barge Design Solutions for the creation of an Airport Master Plan in an amount not to exceed \$151,619.

RECOMMENDATION: Staff recommends the City Council approve the Mayor to sign a contract with Barge Design Solutions for the development of an Airport Master Plan.

BACKGROUND: The Gulf Shores International Airport Master Plan will provide a clear vision for growth within the area immediately surrounding the airport. The Master Plan will be developed concurrently with the Airport Authority's Airport Layout Plan, also being performed by Barge Design Solutions. The Airport Master Plan will include the following components:

- Detailed Market Analysis –define and target businesses, new development, and placemaking elements
- Framework Plan – locate uses and broad development types based on recommendations of the Detailed Market Analysis
- Zoning Plan – recommend new zoning districts, changes to existing zoning districts, and/or the consolidation or modification of overlay districts
- Land Use Plan – depict existing and recommended uses of all land within the ultimate airport property line (on airport) and within the vicinity of the airport (off airport)
- Illustrative Plan – illustrate the building types and site layouts recommended in the Detailed Market Analysis and Zoning Plan
- Transportation Plan – analyze and recommend improvements to the transportation network, airport circulation, and transit
- Airport Area Masterplan Report – Existing Conditions Analysis, Market Study, Stakeholder Meetings, Concept Plan, Zoning Plan, Land Use Plan and Illustrative Plan will be packaged into final report.

The boundaries of the study area are State Highway 59, Cotton Creek Drive, the new ALDOT Road/Intracoastal Bridge, and the Intracoastal Waterway.

PREVIOUS COUNCIL ACTION: Not Applicable

BUDGET IMPLICATIONS: Funds will come from Executive Account for Airport Master Planning, Traffic Impact Statement Review Fee Account, and Planning & Zoning Department's Engineering and Consulting Services Account

RELATED ISSUES: Not Applicable

ATTACHMENTS: Barge Design Solutions Proposal and Study Area Map

DEPARTMENT: Planning & Community Development

STAFF CONTACT: Lee Jones