

WATERWAY VILLAGE MULTIMODAL ACCESS PROJECT

*Creating economic opportunities, improving traffic and pedestrian safety
and promoting a more sustainable community*



ATTACHMENT 1: PROJECT NARRATIVE



Project Type:
Multi-Modal Transportation

Location:
Gulf Shores, Alabama
Baldwin County
Congressional District 1

Area:
Rural

Requested Amount:
\$15,000,000.00

Contact:
Mayor Robert Craft
City of Gulf Shores, Alabama
P.O. Box 299
Gulf Shores, AL 36547
251-968-1124
mayor@gulfshoresal.gov



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I. Project Description

The FY 2019 BUILD Grant funding request is necessary to complete the much needed Waterway Village Multimodal Access Project in Gulf Shores, Alabama. Gulf Shores and the Alabama Gulf Coast Beaches are vital components to Alabama's economy. Each year Gulf Shores and the Alabama Gulf Coast Beaches generate over **\$4 billion** of economic impact to the State of Alabama and accounts for **40%** of the State's tourism revenues. The Waterway Village Multimodal Access Project will provide much needed capacity improvements and multi-modal connectivity for the residents, employees, and guest of Gulf Shores to access the economic hub along the Alabama Gulf Coast. The proposed project will construct the transportation infrastructure that is required to sustain and advance economic development within Gulf Coast region, as well as provide additional traffic capacity into and out of the City of Gulf Shores that will improve safety and traffic congestion. The proposed project will truly bring together Federal, local, and private funds to construct the transportation infrastructure necessary to connect workers to employment centers, and guests to economic hubs to advance the regional economy.

In recent years the City of Gulf Shores has recognized the importance, both socially and economically, of diversifying the regional economy to create a sustainable and resilient environment for economic growth. Located in the central Gulf Coast, Gulf Shores has experienced significant challenges in recent years. As the community works to recover from hurricane and oil spill impacts on its beaches, the City recognized the

"Together, our goal is to ensure greater impact for every dollar spent, faster project delivery, better performance and a balanced approach that reaches the entire country, urban and rural alike."

- U.S. Department of
Transportation Secretary Elaine
Chao

critical need to geographically diversify the regional economy and provide the transportation infrastructure needed to support economic growth. The City of Gulf Shores and the State of Alabama are committed to improving the transportation network by investing in over **\$80M** in transportation improvement projects in the Gulf Shores region in addition to the proposed Waterway Village Multimodal Access Project. Furthermore, in 2014 the City and community stakeholders developed Vision 2025 for Sustainability which developed a strategic plan to focus the growth and design the future Gulf Shores. The core values of Vision 2025 for Sustainability include: to protect and enhance the quality of life for our residents, visitors, and retirees; to protect and preserve our unique natural resources; to honor the family-centric and safety-oriented tradition; to maintain a relaxed, no-hassle environment; to support a clear culture of Southern hospitality; to enhance the sense of place; to embed sustainability into the fabric of the community; to promote economic prosperity in a business-friendly atmosphere; to boost competition in the market place unaccepting of the status quo; and to commit to excellence and the highest quality standard. The current BUILD Grant

funding request will implement key transportation components to achieve the goals set forth Vision 2025 for Sustainability and complete the proposed transportation capacity and multimodal access improvements within the Gulf Shores region that is necessary to sustain economic growth.

Bicycling and walking are integral components of an efficient transportation network. Bicycle and pedestrian friendly communities are vibrant, healthy, and highly desirable places to live, work, and play. Appropriate bicycle and pedestrian accommodations provide the public, including the disabled community, with access to the transportation network, connectivity with other modes of transportation and independent mobility regardless of age, physical constraint, or income. The transportation network improvements in the Gulf Shores region are centered around the following sustainable development strategies: A thoroughfare assembly plan and street design for maximum pedestrian and bicycle connectivity and to insure safe vehicular/pedestrian interactions; Improved access to economic centers by implementing alternative routes, greenways, and public spaces to further promote walkability and sustainability; and implementation of an innovative regional urban stormwater management strategy to include porous parking techniques, treatment inlet boxes, subsurface basins, water quality devices, native landscaping techniques, rain gardens, and bioswales. The transportation improvements proposed with the Waterway Village Multimodal Access project will follow all goals set forth in the BUILD Grant program and the transportation master plan for the Gulf Shores region.

The traffic capacity improvements proposed with this project will improve the level of service along the Alabama State Highway 59 corridor and provide residents, workers, and visitors with the transportation infrastructure necessary to access economic centers of the Alabama Gulf Coast region. In addition, the proposed transportation improvements will provide multimodal access throughout the region to encourage alternative transportation means and fulfill the goals set forth in the transportation master plan and Vision 2025 for Sustainability.

Gulf Shores has taken steps toward implementing transportation network improvements to sustain and improve the regional economy. Through a combination of Federal, local, state, and private funding the City of Gulf Shores and the State of Alabama has planned and are in the process of



State Road 182 Improvements

implementing over \$80M in transportation improvements that will improve transportation network for residents, workers, and guest to access the economic centers of along the Alabama Gulf Coast. In 2010, the City of Gulf Shores invested over \$6,000,000 to construct the Gulf Shores Basin Construction Project needed to construct the Saunders Engine Company marine dry dock facility that created over \$48,000,000 in private investment and 580 jobs. In 2013 the City of Gulf Shores invested more than \$1,650,000 in the initial phase of Waterway Village District improvements which included public parking and walkable streetscape. The initial phase of the Waterway Village District improvements resulted in four new restaurants creating approximately \$400,000 annually of additional annual tax revenue and over 150 additional jobs. In 2018 the City of Gulf Shores invested over \$5,000,000 in safety, capacity, and walkability improvements to State Highway 182. In 2018 the City of Gulf Shores invested over \$8,000,000 in capacity improvements along County Road 8 to improve connectivity between Alabama State Highway 59 and the Foley Beach Express. Furthermore, in 2018 the City of Gulf Shores and the State of Alabama began design and permitting on over \$50M of transportation network improvements that improve transportation connectivity from the Foley Beach Express to State Highway 59 and the Jack Edwards National Airport. The funding requested in this BUILD grant application will provide the additional resources needed to build upon the ongoing transportation projects and complete the transportation network improvements that are vital to the local and regional economy.

The City of Gulf Shores is up to the challenge of improving the regional transportation network that is necessary to improve the economic competitiveness and resiliency of not only the City of Gulf Shores but also the Alabama Gulf Coast. The following sections outline Gulf Shores' approach of how to get there.

A. The Challenge

Gulf Shores was settled as a small fishing village in the 1850's. From the 1930's to the 1980's the intracoastal waterfront served as the City's historic center and was home to shrimp boats, oyster docks, public water access, and seafood processing plants. Since the 1970's Gulf Shores has experienced continued growth with the population growing from 1,349 people in 1980 to over 12,000 people today. Additionally, tourism has continued to grow at a record pace over the same time period with over 6,000,000

people each year currently visiting the Alabama Gulf Coast beaches. As a result, the transportation infrastructure has continually been strained to keep up with such rapid growth and traffic congestion has become a significant issue that threatens the economic vitality and sustainability of the region.

Gulf Shores relies greatly on the beachfront tourism industry which generates 62% of the city's annual revenue base. Without transportation infrastructure improvements, the Gulf Coast region faces significant challenges of connecting residents to jobs and economic centers, as well as the guests to the tourism destinations that the regional economy relies upon heavily. The following is an outline of challenges that have been identified that will be addressed with the Waterway Village Multimodal Access Project:

i. Barriers Separating Workers from Employment Centers

- The Alabama Gulf Coast Region is deficient in roadway capacity causing significant traffic congestion and preventing residences and visitors from efficiently accessing economic and employment centers.
- Currently there are only 2 routes into and out of the Alabama Gulf Coast beaches causing significant traffic delays on a daily basis.
- The lack of transportation infrastructure causes significant delays and traffic congestion with State Highway 59 performing at a level of service D during peak AM and PM times within the project area currently. Continued growth in the region will exacerbate this issue further without infrastructure improvements.

“Infrastructure is a key factor in productivity and economic growth, which has provided millions of hard working Americans with a standard of living that is the envy of the world” - Secretary of Transportation Elaine Chao

ii. Safety

- Significant safety issues exist within the Alabama Gulf Coast Region transportation network.
- The lack of transportation infrastructure creates unsafe conditions leading to an increasing number of accidents involving serious injury and fatalities.
- Currently the project area averages over 160 accidents per year including on average four fatalities annually.
- Gulf Shores lacks proper evacuation routes during natural disaster events. Currently State Hwy 59 is the sole route in to and out of the City of Gulf Shores.

iii. Interaction Between Roadway Users

- Providing safe accommodations is a key factor to increase bicycling and walking as mode of transportation. Residents are 65% more likely to walk in a community with sidewalks.¹
- Communities that have more bike lanes per mile have higher levels of bicycle commuting.² The addition of bicycle and pedestrian facilities will improve the safety of bicyclists, pedestrians, and motorist alike. The bicycle compatibility index (BCI) is designed to measure a roadway's compatibility to serve both bicyclists and motor vehicles which is impacted by bicyclists' perception of that roadway. For example, if bike lanes are added to a moderate traffic, four lane roadway it increases the BCI from D+ (moderately low) to B- (very high). The lack of bicycle facilities within the project area would likely rate a D, E, or F.

iv. Barriers to Regional Economic Development

- Even though the region has grown at a record pace over the past 30 years, transportation network capacity improvements have not progressed to accommodate the continued growth creating a barrier to the sustainability and advancement of the regional economic growth.

B. The Solution

Never has there been such as strong multi-jurisdictional support for improving the transportation network in the Gulf Shores region and providing transportation options to include facilities that will alleviate traffic congestion along State Highway 59 while also providing bicyclists and pedestrian with safe and convenient facilities. This project will improve connectivity and transportation infrastructure, reduce traffic congestion, improve the health of the community, improve safety, and increase the economic vitality by providing adequate transportation capacity and infrastructure. Letters of support from municipalities in the region, local businesses, and state and federal elected officials can be found at www.gulfshoresal.gov/BUILD2019.

"If we are going to grow our economy and create good jobs -- and I think the President is right about this -- we have got to address our infrastructure inadequacy"

- Senator Richard Shelby,
United States Senate

To achieve the goals set forth in the Waterway Village Multimodal Access project, the City of Gulf Shores has developed a partnership between the City and State of Alabama Department of Transportation to improve transportation infrastructure in the Gulf

¹ Giles-Corti, B., & Donovan, R.J. (2002). "The relative influence of individual, social, and physical environment determinants of physical activity." *Social Science & Medicine*, 54 1793-1812.

² Dill, Jennifer and Theresa Carr. (2003). "Bicycle Commuting and Facilities in Major US Cities: If You Build Them, Commuters Will Use Them." *Transportation Research Record: Journal of the Transportation Research Board*, No. 1828, TRB, 2003, pp 116-123.

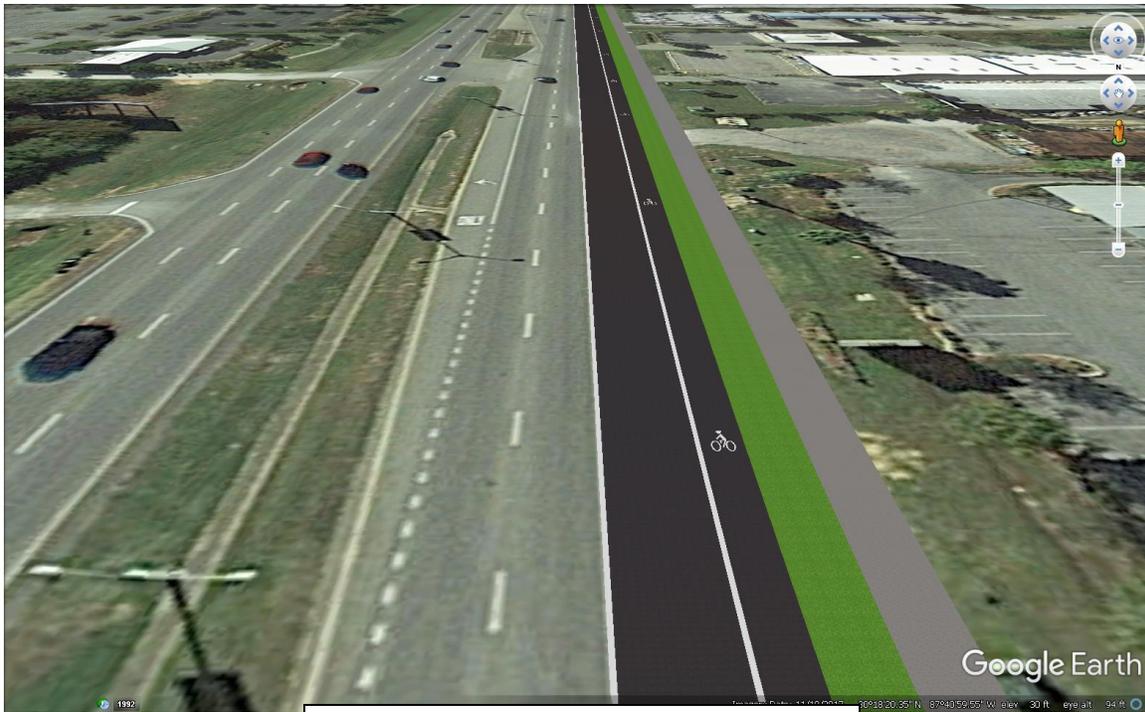
The Waterway Village Multimodal Access Project can be divided into four segments, each of which, although integral to the other, serves their own distinct purpose.

Alabama State Highway 59 Improvements

The State Highway 59 improvements include the widening of the south bound vehicular lanes to construct a 3rd south bound lane to improve traffic capacity. In order to streamline project delivery and reduce overall project costs, the paved shoulders on the existing Gulf Intracoastal Waterway bridge that are currently used for bicycle and pedestrian access across the waterway will be converted to an additional south bound travel lane. The pedestrian and bicycle access across the Gulf Intracoastal Waterway will be accommodated by the proposed pedestrian bridge described in this application. The proposed improvements will begin at County Road 8 and continue south for approximately 2 miles to Alabama State Highway 180. The proposed capacity improvements along Alabama State Highway 59 will improve traffic congestion and safety.



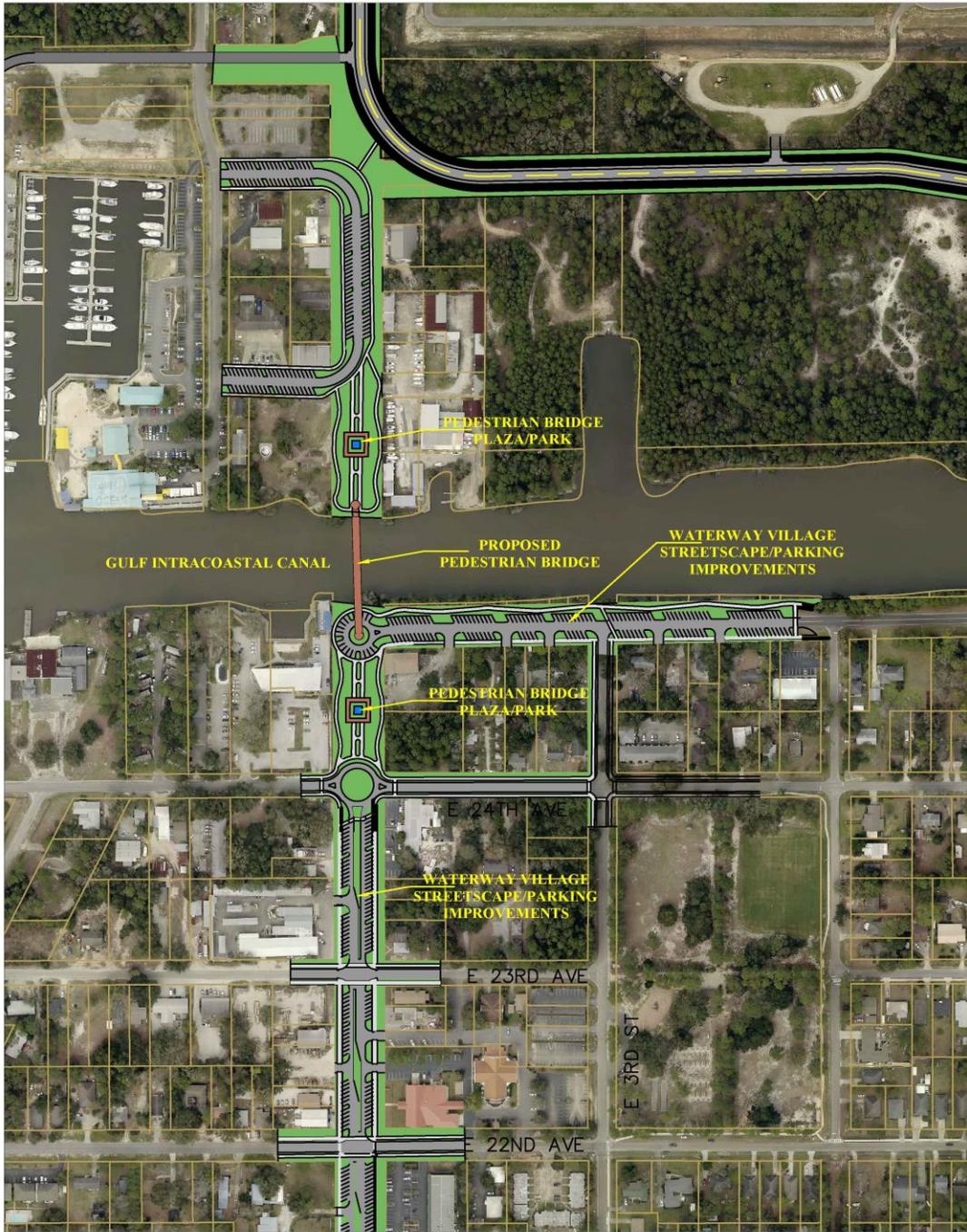
Existing



Proposed

Gulf Intracoastal Canal Pedestrian Bridge

In order to utilize the existing Alabama State Highway 59 bridge over the Gulf Intracoastal Waterway the existing shoulder currently utilized by pedestrians and bicyclist will be converted to a vehicular lane. Therefore, a new pedestrian bridge over the Gulf Intracoastal Waterway will be required to maintain bicycle and pedestrian connectivity between the north and south sides of the waterway. This pedestrian bridge will provide safe access for pedestrians and bicyclists to safely cross the intracoastal canal without conflicting with vehicular traffic. Additional pedestrian improvements will include shared-use paths along State Highway 59 from 20th Avenue to County Road 4. The proposed pedestrian bridge will provide an alternative mode of transportation to connect multiple commercial and neighborhood centers.



BUILD GRANT 2019

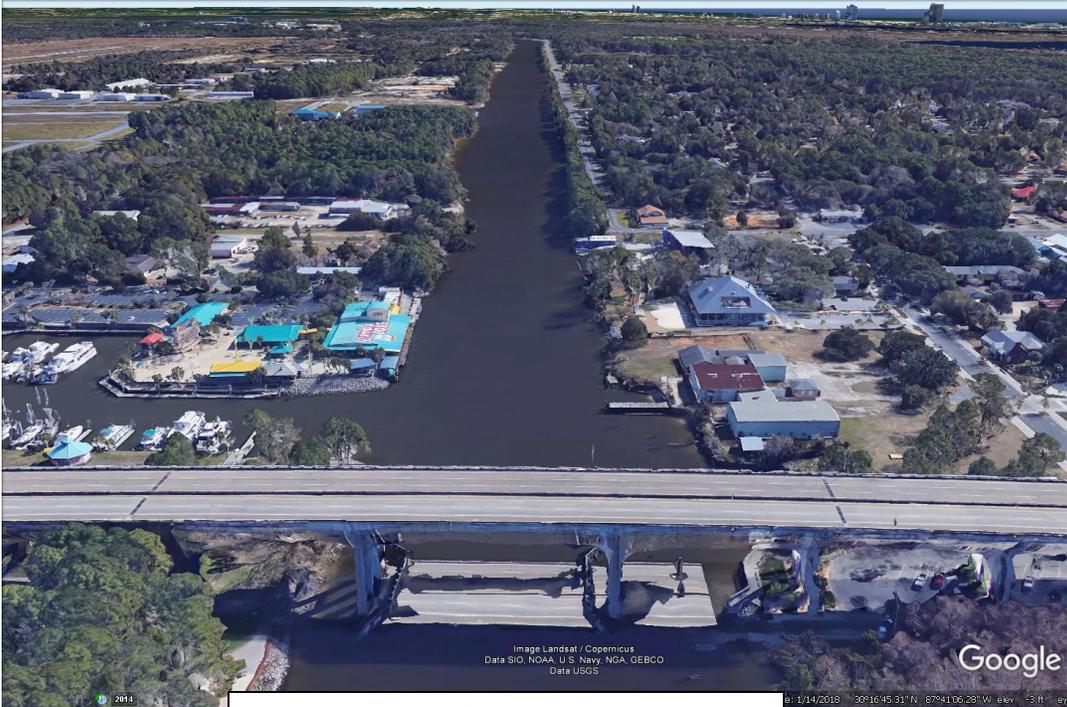
VOLKERT

PEDESTRIAN BRIDGE/STREETSCAPE IMPROVEMENTS



SCALE: 1"=300'

**Proposed Gulf Intracoastal Canal
Pedestrian Bridge**



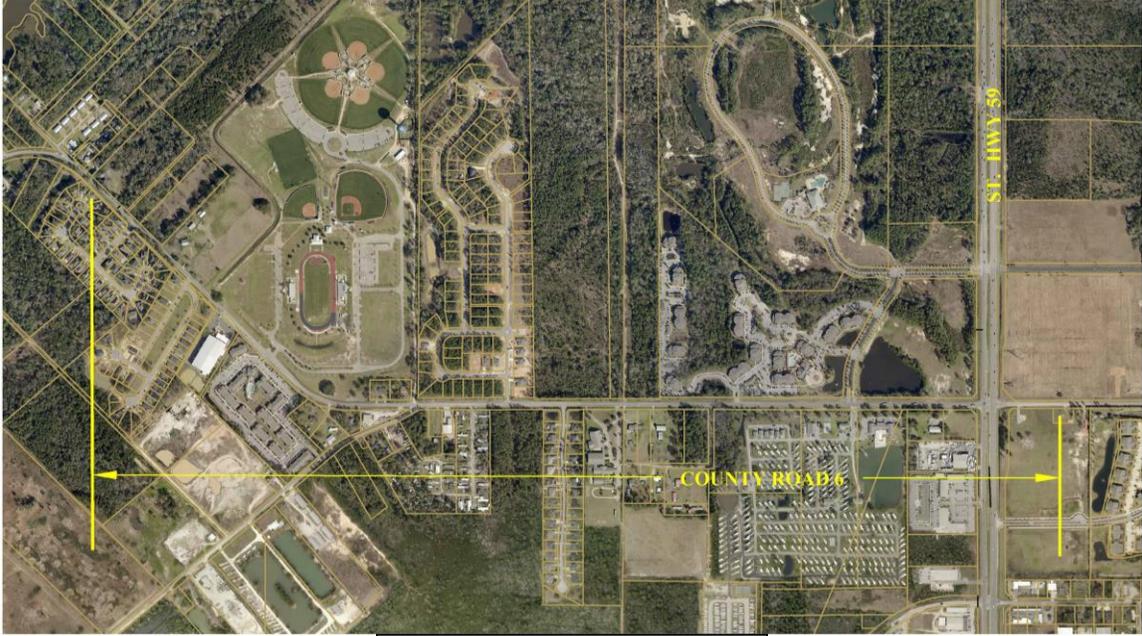
Existing



Proposed

County Road 6 Improvements

The County Road 6 improvements will expand the existing 2-lane roadway to a divided 4-lane boulevard roadway with dedicated bicycle lanes and 8' wide shared use pedestrian paths between State Highway 59 and large areas of mixed-use residential development within the City. The improvements to County Road 6 will provide additional capacity and connectivity between State Highway 59 and residential areas to improve efficiency and alleviate congestion along Alabama State Highway 59. The County Road 6 area has a large amount of property that is currently being developed and will have a significant impact on the regional economy. Providing the transportation infrastructure in this area is vital to the functionality of the overall transportation network and the economic growth of the region. Additionally, the transportation improvements to County Road 6 will improve access to the City's 100 acre sports complex that currently lacks sufficient transportation capacity during sporting events.



Existing



Proposed



Existing

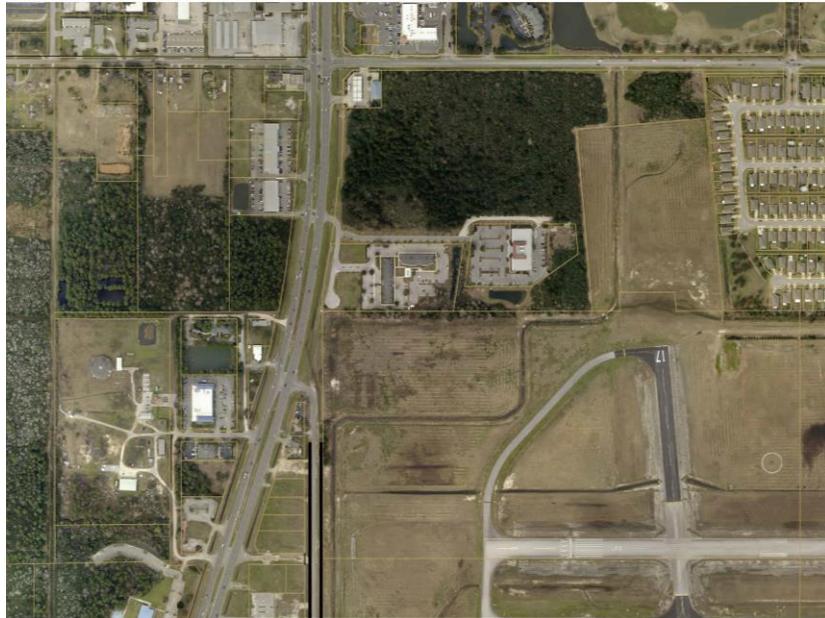


Proposed

Medical Complex Access Improvements

In 2018, the City of Gulf Shores purchased an existing medical facility building as the first step towards improving access to healthcare along the Alabama Gulf Coast as planned in the Vision 2025 strategic plan for the City of Gulf Shores. In 2019, South Baldwin Regional Medical Center announced the construction of a free standing emergency medical center adjacent to the City’s medical facility. To fully achieve this vision, transportation access to the medical complex will need to be improved to accommodate

the planned growth within the City's medical complex. The proposed Medical Complex Access improvements will provide more efficient and safe vehicular and pedestrian access to the complex by connecting the improvements to Waterway Boulevard East, State Highway 59, and Cotton Creek Drive. These improvements will include a 2-lane boulevard roadway with bicycle lanes, 8' wide sidewalks, and water, sewer, broadband internet, and telecommunication utilities. Additionally, access management will be performed along State Highway 59 that will include a new traffic signal that will improve the safe access for citizens and emergency vehicles.



Existing



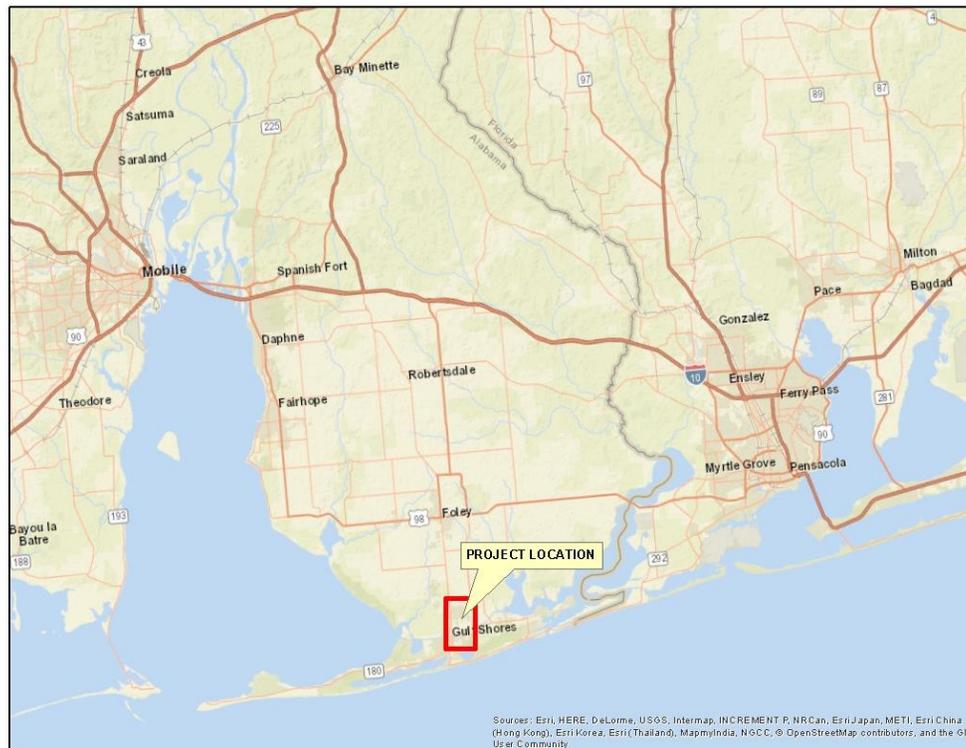
Proposed

Connections to Existing Transportation Infrastructure

The success of this project relies on implementation of safe vehicular, pedestrian, and bicycle facility improvements utilizing the current transportation system and constructing additional traffic capacity along Alabama State Highway 59. Enhancing the existing transportation system and adding traffic capacity into and out of the City of Gulf Shores ensures that the proposed improvements maximize connectivity and mobility, while minimizing lifecycle costs. The improvements proposed in this application focus not only on providing better multi-modal transportation, but ensuring that those facilities provide connectivity between the residents, major employment centers and economic engines, the Interstate system, other major arterial roadways and shopping, educational, employment, and recreational destinations. By providing improved transportation facilities within the Gulf Shores region, the economic competitiveness of the City of Gulf Shores and Alabama Gulf Coast will continue to grow. In addition, the alternative modes of transportation that will be provided will increase the number of Gulf Shores' residents using alternative modes of transportation and the city will provide those who are currently bike/pedestrian dependent with the improved services and infrastructure they deserve.

II. Project Location

The Waterway Village Multimodal Access project is located in Alabama Congressional District 1 in south Baldwin County, Alabama. The northern extent of the proposed project is at the intersection of Alabama State Highway 59 and County Road 8 and the southern extent of the proposed project is at the intersection of Alabama State Highway 59 and Alabama State Highway 180. The project includes improvements to Alabama State Highway 59, County Road 6, and access improvements along Alabama State Highway 59 to serve the new medical facility and free standing emergency medical center located south of the intersection of Alabama State Highway 59 and Cotton Creek Drive.



PROJECT LOCATION MAP

III. Grant Funds and Sources and Uses of Project Funds

INFRA Grant request: \$15 million

BUILD Grant funds: 65 percent

Total project costs: \$23 million

Other secured funds: 35 percent

Improvements	BUILD Grant Request	Local Funds	Other Federal Funds	
Alabama State Highway 59	\$4,600,000	\$400,000		
Gulf Intracoastal Canal Pedestrian Bridge	\$9,200,000	\$800,000		
County Road 6	\$600,000	\$4,040,000		
Medical Facility Access Improvements	\$600,000	\$2,760,000		
				Total Project Cost
Total	\$15,000,000	\$8,000,000		\$20,000,000

The proposed project budget includes preliminary engineering, environmental permitting, right-of-way acquisition, and construction costs. Additionally, a 15% contingency is included in the preliminary budget to insure the project can be delivered within the proposed budget. Letters of funding commitment from each funding partner can be found at www.gulfshoresal.gov/BUILD2019.

IV. Selection Criteria

The following is an outline of how the Gulf Shores Waterway Village Multimodal Access Project fits the BUILD program requirements:

A. Safety

Ability to reduce number, rate and consequences of crashes

- FHWA crash-reduction factor statistics show that upgrading pedestrian facilities with improvements such as continental crosswalks, pedestrian signals, raised medians, refuge islands, etc., decreases pedestrian injuries by over 70% and fatalities by over 90%. Improved bicycle facilities such as bike lanes provide separated, safe bicycle accommodations while also raising awareness for drivers of bicyclist’s right to the road, reducing crashes, injuries, and fatalities over 70%³.
- Improving transportation infrastructure to include bicycle and pedestrian facilities will reduce vehicle speeds and cause drivers to become more aware and attentive reducing the number and severity of vehicle-to-vehicle crashes⁴.
- Projected safety benefits include reducing injury and property damage only crashes by 30 accidents annually and reducing fatal accidents by 1 accident annually. This results in \$14,926,006 of annual safety related benefits.

³ <http://safety.fhwa.dot.gov/tools/crf/resources/briefs/pedissuebrief.cfm>

⁴ <http://www.fhwa.dot.gov/publications/research/safety/10053/index.cfm>

B. State of Good Repair

Consistent with efforts to maintain transportation systems in a state of good repair

- The project will include reconstruction and revitalization of the existing County Road 6 as well as capacity improvements along Alabama State Highway 59 which will improve the state of repair of the transportation system within the project area.
- Gulf Shores Waterway Village transportation improvements will include bicycle and pedestrian to provide alternative modes of transportation.
- Biking and walking trips reduces the number of VMT and lessens the impact on roadway infrastructure.

Rehabilitate projects that threaten future economic growth due to poor condition

- Rehabilitation of the Waterway Village District transportation infrastructure to provide additional capacity and safe multimodal access with bicycle and pedestrian facilities to promote economic revitalization and reinvestment within the district.
- Waterway Village District transportation rehabilitation will include facilities for alternative modes of transportation which will revitalize the entire district and achieve the neighborhood renewal goals set forth in Waterway Village District Master Plan further enhancing the local and regional economy.
- Without the Waterway Village transportation rehabilitation, the future economic growth of the City of Gulf Shores and the Alabama Gulf Coast is limited due to the aging infrastructure within the Waterway Village District. Economic growth within the Waterway Village District is vital to establishing a resilient economy that is not solely dependent on gulf front activities and susceptible to natural and man-made disasters.

Project is appropriately capitalized; optimizes long-term cost structure

- The City of Gulf Shores has secured \$8 million (35% of total project cost) in matching funds for Gulf Shores Waterway Village Multimodal Access project.
- The City of Gulf Shores and the Alabama Department of Transportation are committed to the long term maintenance of the proposed improvements and have annual budget appropriations to adequately maintain the proposed improvements.

Sustainable source of revenue for long-term operations

- The City of Gulf Shores and the Alabama Department of Transportation adopted annual budget and adopted capital improvement plan incorporates maintenance requirements of both motorized and non-motorized transit facilities. Revenue sources that are utilized to fund capital improvement and maintenance projects include: 2% lodging tax for infrastructure improvements, 2% sales tax, ad-velorem property tax, utility fees, as well as various other fees such as business licenses.

- Tax revenue increases created by economic growth within the Waterway Village once the transportation improvements are complete will further fund long-term operations of the proposed improvements.
- The proposed Waterway Village transportation improvements will become part of regular street maintenance for the City of Gulf Shores and the Alabama Department of Transportation.

C. Economic Competitiveness

Improve long-term efficiency, reliability or cost-competitiveness in movement of workers or goods

- Gulf Shores Waterway Village Multimodal Access project will improve the cost-competitiveness in the movement of workers and goods by providing necessary capacity improvements to Alabama State Highway 59 which will reduce congestion and associated travel time savings.
- Improving County Road 6 to increase traffic capacity and roadway efficiency to reduce commute times within the project area.
- Improving access to the proposed free standing emergency medical center and medical complex.
- The inclusion of bicycle and pedestrian facilities will provide residents and workers transportation alternatives to reach the employment and commercial centers, therefore reducing congestion and improving the efficiency of the City's transportation network.
- Walkability is vital to the economic success of the Waterway Village District. Without the proposed pedestrian walkway across the intracoastal canal it will be impossible for pedestrians to walk from the south side of the canal to the north side to live, work, shop, or play.
- 1/3 of the population cannot drive (people with disabilities, residents who cannot afford a car, youth, seniors). Providing viable, alternative modes of transportation ensures that this large segment of the population has the mobility needed in order to access jobs and other destinations.⁵
- Expanding access to broadband internet will improve the economic competitiveness of the region by providing high speed internet to business, educational, and residential areas of the city that currently do not have high speed internet access.

Allow for net new investments in expansion, hiring, or other growth of private-sector production, particularly in Economically Distressed Areas

- The Waterway Village district is vital to the success and resiliency of the Gulf Shores and Coastal Alabama economies. Without the proposed multimodal transportation improvements to within the Waterway Village District, the

⁵ US Department of Transportation – Federal Highway Administration. 2009 National Household Travel Study. <http://nhts.ornl.gov/introduction.shtml>

economic competitiveness, growth, and resiliency of the regional economy is limited.

- Gulf Shores Waterway Village Multimodal Access project will provide the necessary infrastructure improvements to achieve the revitalization and economic growth and sustainability goals set forth in the Vision 2025 for Sustainability.
- Developing bicycle and pedestrian friendly “complete streets” within the Waterway Village District is vital to the economic success of the Waterway Village District and will encourage reinvestment and revitalization of businesses in this section of the City.
- Increased walkability and bicycle friendliness of communities will increase property values of the community while generating more revenue and jobs for private industries.
- In most metro areas studied, every one-point increase in the 100-point Walk Score scale is associated with an increase in home value of \$500 - \$3,000.⁶
- The proposed transportation improvements will provide multimodal access to areas of the Waterway Village that currently lack sufficient access preventing economic growth.

Other methods of demonstrating economic competitiveness

- The Gulf Shores Waterway Village Multimodal Access project will provide access to the Retail, Commercial, and Industrial areas of the Waterway Village District. The proposed transportation improvements will also provide the necessary access to the City medical complex and free standing emergency medical center which will have a direct economic impact of over \$40,000,000 over the next 20 years.
- The project will also improve transportation access to marine industries along the intracoastal canal, and the proposed regional terminal facilities and aviation and business park at Jack Edwards National Airport.
- Nationally, health-care costs due to obesity are \$147 billion annually.⁷ Providing facilities for more biking/walking will encourage people to exercise, thereby improving health.

The Gulf Shores Waterway Village Multimodal Access project includes \$20 million in infrastructure investment which is shown to not only generate significant construction-related jobs, but has an indirect and induced impact on job creation as the salaries and sales generated by the construction activity, in turn, generate additional purchases and jobs. Bicycle and pedestrian infrastructure projects create 46 percent more jobs per \$1 million spent than road construction projects that do not include bicycle and pedestrian

⁶ Cortright, Joseph. (2009). *Walking the Walk: How Walkability Raises Housing Values in U.S. Cities*. CEOs for Cities <http://www.ceosforcities.org/work/walkingthewalk>

⁷ *Wall Street Journal* Online.

<http://online.wsj.com/article/SB20001424052970204563304574314794089897258.html>

components.⁸ The following table provides direct and indirect, as well as short-term and long-term construction job projections.

TABLE 2. GULF SHORES WATERWAY VILLAGE MULTIMODAL ACCESS PROJECT ESTIMATED CONSTRUCTION JOBS CREATED	
SHORT-TERM	AMOUNT
Construction Jobs	260
Indirect Jobs	264
Induced Jobs	154

Construction Costs **\$20,000,000**

Projected construction job creation based upon 13 construction jobs/ \$1 million investment.

132,000 indirect jobs/\$10 billion investment

77,000 induced jobs/\$10 billion investment

Source: Cambridge Systematics, *Public Transportation and the Nation's Economy*, 1999

In addition to jobs created related to construction of the proposed infrastructure, thousands of jobs and millions of dollars in private investment will occur as a result of the transportation improvements.

D. Environmental Sustainability

Improve energy efficiency; reduce dependence on oil; reduce greenhouse gas emissions

- The project will provide modal connectivity and alternative modes of transportation which will improve transportation efficiency and reduce congestion therefor improving energy efficiency and reducing dependence on oil and greenhouse gas emissions.
- Biking and walking are the only two truly green forms of transportation, resulting in zero emissions and reduction of the number of automobiles on our roadways.

Maintain, protect or enhance environment

- The Gulf Shores Waterway Village Multimodal Access project will enhance the environment by providing alternative modes of transportation and shift people from vehicular modes of transportation to walking and biking. A primary goal of the Waterway Village Master Plan is to encourage people to walk and bike throughout the district and enjoy the natural resources and environment of this area.
- Green technologies and low impact design and construction principles will be included in the proposed improvements further maintaining and protecting the environment.

⁸ Sutton, Benjamin. *Bike and Pedestrian Infrastructure is Better for the Economy*. 27, June, 2011. <http://www.themagazine.com/TheMeasure/archives/2011/06/27/bike-and-pedestrian-infrastructure-is-better-for-the-economy>

- The proposed infrastructure improvements are within the existing roadway right-of-way and therefore have minimal impact on the environment.
- Alternative modes of transportation will improve transportation efficiency and reduce congestion therefor improving energy efficiency and reducing dependence on oil and reducing greenhouse gas emissions and protect the environment.

E. Quality of Life

Enhance user mobility through creation of more options

- The Alabama Gulf Coast region and the City of Gulf Shores has optimal weather climate which will allow the bicycle and pedestrian facilities to be utilized as viable modes of transportation year round. Tourism in the region also creates additional need for alternative modes of transportation. Tourists enjoy arriving to the region and walking and biking to destinations along the Gulf Coast. A primary goal of the Alabama State Highway 59 Capacity Improvements project is to provide safe and efficient transportation options to the residents and guests of the Alabama Gulf Coast.
- Current transportation system is disconnected and fragmented, leaving behind those who most need alternative modes of transportation — youth, seniors and low-income individuals. Currently there is no bicycle or pedestrian infrastructure in place that allows pedestrians and bicyclists to safely interact with vehicles. The proposed transportation improvements will include, sidewalks, and dedicated bicycle lanes and will improve livability by improving interactions between roadway users.
- Providing bicycle/pedestrian infrastructure encourages the behavior change needed to improve health, the environment and overall quality of life.
- One mile of bike facility per square mile shows modal choice increase by 1 percent.
- In addition to improving the efficiency of vehicular transportation, the transportation improvements within the region have focused on creating a pedestrian friendly environment with a mix of commercial, retail, and residential uses. Walkability and livability are vital to the economic success of the Gulf Shores region.
- The inclusion of bicycle and pedestrian facilities will provide residents and workers transportation alternatives to reach the employment and commercial centers, therefore reducing congestion and improving the efficiency of the City's transportation network.

Modal connectivity, reducing congestion

- The Gulf Shores Multimodal Access project will connect four modes of transportation: vehicular, bicycle/pedestrian, marine, and air.
- The transportation connectivity that will be achieved by improving vehicular capacity and efficiency along Alabama State Highway 59, County Road 6, and the

Medical Complex Access. These improvements will connect to existing transportation infrastructure to increase connectivity to Jack Edwards Airport, the Gulf Intracoastal Canal, and bicycle and pedestrian facilities throughout the region. The proposed pedestrian bridge will maintain and improve bicycle and pedestrian connectivity across the Gulf Intracoastal Canal.

- Providing bicycle and pedestrian connectivity between areas of interest, residences, and employment center will invite more people to walk, ride and use alternative modes of transportation further reducing congestion.

Result of a planning process coordinating transportation and land-use planning

The Waterway Village Multimodal Access project has been included in the following planning documents. Numerous public involvement and input meetings were conducted at various stages during the planning processes.

- Vision 2025 for Sustainability
- Waterway Village District Master Plan and Form Based Code
- Gulf Shores Long Range Transportation Plan
- City of Gulf Shores Zoning Ordinance
- City of Gulf Shores Bicycle and Pedestrian Plan
- Jack Edwards Airport FAA Airport Layout Plan

F. Innovation

The Gulf Shores Waterway Village Multimodal Access project utilizes multiple innovative approaches to revitalize the project area and promote resilient economic growth along the Alabama Gulf Coast. The Gulf Shores Waterway Village Multimodal Access project will:

- Provide and improve transportation options by modifying the existing roadway infrastructure to include facilities for bicyclist and pedestrians.
- Provide access to economic development areas of the region that currently lack adequate transportation infrastructure, preventing economic growth.
- Transportation improvements will revitalize and promote the Waterway Village District, providing a catalyst for resilient economic development within the “second coast” of Gulf Shores.
- The Complete Street approach will revitalize the Waterway Village District by improving safety and accessibility throughout the district and across the intracoastal canal thus encouraging reinvestment and redevelopment within the local community while promoting sustainable economic development and growth.
- Infrastructure reconstruction and improvements will extend the infrastructure lifespan and reduce annual maintenance costs.
- Innovative low impact green infrastructure construction methodologies will be implemented to further reduce environmental impacts.

G. Partnerships

The Gulf Shores Waterway Village Multimodal Access project has widespread support from Federal, State, Local agencies and private organizations. The Gulf Shores Waterway Village Multimodal Access project is proposed to be funded by \$8,000,000 in local funds and \$15,000,000 in Federal BUILD funds. The project is proposed to be funded through a 65%-35% federal-local funding split.

Alabama Governor Kay Ivey 600 Dexter Avenue Montgomery, AL 36130	U.S. Senator Richard Shelby 304 Russell Senate Office Building Washington, DC 20510	U.S. Senator Doug Jones 330 Hart Senate Office Building Washington, DC 20510
U.S. Representative Bradley Byrne 119 Cannon House Office Building Washington, DC 20515	Alabama Department of Transportation Mr. John Cooper - Director 1409 Coliseum Blvd. Montgomery, AL 36110	State Senator Chris Elliott 11 South Union Street; Suite 730 Montgomery, AL 36130
State Representative Steve McMillan 11 South Union Street, Suite 532 Montgomery, AL 36130	Baldwin County Commission Skip Gruber 201 East Section Ave. Foley, AL 36535	Baldwin County Highway Department Joey Nunnaly – County Engineer Post Office Box 220 Silverhill, AL 36576
Baldwin County Probate Judge Harry D’Olive Post Office Box 459 Bay Minette, AL 36507	City of Foley Mayor John Koniar 407 East Laurel Avenue Foley, AL 36535	City of Robertsdale Mayor Charles Murphy 22647 Racine Street Robertsdale, AL 36567
Town of Summerdale Mayor David Wilson 502 West Lee Avenue Summerdale, AL 36580	Alabama Gulf Coast Visitors & Convention Bureau Herb Malone – CEO P.O. Drawer 457 Gulf Shores, AL 36547	Coastal Alabama Chamber of Commerce Greg Alexander – CEO 3150 Gulf Shores Pkwy Gulf Shores, AL 36542
Jack Edwards National Airport Authority Vic Roberts 3190 Airport Drive Gulf Shores, AL 36542	City of Gulf Shores Planning Commission Andy Bauer - Director P.O. Box 299 Gulf Shores, AL 36547	South Baldwin Regional Medical Center Daniel McKinney – CEO 1613 N. McKenzie Street Foley, AL 36535

V. Project Readiness

A. Technical and Financial Feasibility

Proposed transportation facilities follow nationally accepted design standards and will be common design and construction projects following established Alabama Department of Transportation standards. The proposed project is within existing right-of-way. Cost estimates have been prepared and matching funds are identified which ensures the financial feasibility of the project.

B. Project Schedule

The Gulf Shores Waterway Village Multimodal Access project is ready to be constructed. The City of Gulf Shores has secured the proposed funding match and will begin design in January, 2020 and construction of the project immediately upon receiving the BUILD Grant agreement. The schedule for improvements depends on the award of the grant and will be finalized upon receipt of the grant. The project will be ready for BUILD funding disbursements by March 30, 2021 and be completed by January, 2024. The following is the preliminary project schedule:

Waterway Village Multimodal Access Project Preliminary Schedule			
Item	Task	Start Date	Completion Date
1	Award NEPA/Design Contract – NTP		January, 2020
2	NEPA	January, 2020	July, 2020
3	Preliminary Engineering	January, 2020	August, 2020
4	Final Design, Phase 1	August, 2020	February, 2021
5	PS&E Approval, Phase 1		March, 2021
6	Advertise for Bid, Phase 1		April, 2021
7	Final Design, Phase 2	March, 2021	September, 2021
8	Award Construction Contract, Phase 1		May, 2021
9	Project Construction, Phase 1	May, 2021	May, 2022
10	PS&E Approval, Phase 2		October, 2021
11	Advertise for Bid, Phase 2		November, 2021
12	Final Design, Phase 3	October, 2021	April, 2022
13	Award Construction Contract, Phase 2		January, 2022
14	Project Construction, Phase 2	January, 2022	January, 2023
15	PS&E Approval, Phase 3		May, 2022
16	Advertise for Bid, Phase 3		June, 2022
17	Final Design, Phase 4	May, 2022	November, 2022

18	Award Construction Contract, Phase 3		July, 2022
19	Project Construction, Phase 3	July, 2022	January, 2023
20	PS&E Approval, Phase 4		December, 2022
21	Advertise for Bid, Phase 4		January, 2023
22	Award Construction Contract, Phase 4		February, 2023
23	Project Construction, Phase 4	February, 2023	October, 2023
24	Project Closeout	November, 2023	January, 2024

B. Required Approvals

No further legislative approvals are needed for the project to move forward. The proposed project is within established transportation right-of-ways and is expected to receive a NEPA categorical exclusion. Environmental permitting by the U.S. Army Corps of Engineers will be required for the proposed pedestrian bridge over the Gulf Intracoastal Waterway. This permit is expected to be issued during the NEPA/Preliminary Engineering timeframe outline in the preliminary project schedule.

The Waterway Village Multimodal Access project has been included in the following planning documents:

- Vision 2025 for Sustainability
- Waterway Village District Master Plan and Form Based Code
- Gulf Shores Long Range Transportation Plan
- City of Gulf Shores Zoning Ordinance
- City of Gulf Shores Bicycle and Pedestrian Plan
- Jack Edwards Airport FAA Airport Layout Plan
- Upon BUILD grant selection, the project will be added to the STIP.

C. Assessment of Project Risks and Mitigation Strategies

The assessment of project risks for the Waterway Village Multimodal Access project revealed that there is little risk in project delivery. The construction methods for this project are common practices for transportation project delivery, therefore no delays in procurement are expected. No delays from environmental permitting are anticipated for project delivery. All matching funds are currently committed for this project.

VI. Benefit Cost Analysis

Over a 20-year time horizon, the total estimated benefit is over **\$348,986,302**, whereas the total costs are estimated at **\$23,000,000** million for a benefit-to-cost ratio of **15.17 to 1**.

Refer to Attachment 2 – Benefits-Cost Analysis for the detailed calculation of benefits and the demand/benefits methodology.