

ALABAMA STATE EXPENDITURE PLAN (SEP)

Project #28: One Mobile: Reconnecting People, Work and Play through Complete Streets

Project Description/Summary

This project proposes the construction of storm water infrastructure improvements along Broad Street in downtown Mobile, Alabama. This activity will leverage the City of Mobile's current Transportation Investment Generating Economic Recovery (TIGER) grant to complete the Bring Back Broad Street Infrastructure initiative.

The Map for Mobile, Framework for Growth (<http://mapformobile.org/>) memorialized a vision supported by actionable directives for moving the City forward. Multiple Action Items within the comprehensive plan address broad goals of enhancing mobility, transportation, and infrastructure, and fostering economic development. Additionally, within the City's new Future Land Use Plan, Downtown Mobile and Broad Street (south of the Hank Aaron Loop) are designated as Priority Investment Opportunities areas, two of eleven within the City. The project will also provide connectivity to the Brookley Aeroplex, also recognized as a Priority Investment Opportunities area. This designation is an acknowledgement and recognition of "strategic infill and redevelopment" programs as "a core value for the City," and as a tool to achieve paramount economic development objectives.

Implementation of the proposed Bring Back Broad initiative, facilitated through redevelopment of existing public infrastructure, is integral to promoting the objective of creating positive change within the City. It is believed through application of sound policies and continued investment, a positive, synergistic outcome will result for the economy of the City of Mobile. Upon completion, the Broad Street infrastructure initiative promises to support long-term revitalization and ensure economic sustainability of existing and future businesses within the Gulf Coast Region.

The overall One Mobile: Reconnecting People, Work and Play through Complete Streets (a/k/a Broad Street Infrastructure) project encompasses over 4 miles of roadway improvements and is funded in large part by a federal TIGER grant. Design, survey, geotechnical, and construction services will be completed prior to the scheduled release of RESTORE funds. The Spill Impact Component funds will be used to supplement the existing project budget, specifically for water, sanitary sewer, and storm water drainage repairs.

Conceptual design and environmental due diligence for the project began in Summer 2016. During project planning, it was determined construction will be phased into four projects to minimize impacts to local businesses and residents during construction. Final design will be completed for all phases by Summer 2019.

The Broad Street Infrastructure project comprises one of the multiple initiatives which are in the planning or implementation stage within or near the City's Central Business District. Collectively, each project represents an action step intended to support the overarching objective of achieving economic development and

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revitalization within the downtown Mobile area. The City's Future Land Use Plan, adopted by the Mobile City Planning Commission on May 18, 2017, designated the City's downtown as a Priority Investment Opportunity area for promotion of revitalization efforts to be realized through multiple investment sources.

Activities also include the comprehensive administration of this grant, including, but not limited to, project development and oversight, contracting, and sub-recipient monitoring.

- a. **Need:** Existing infrastructure facilities within the Broad/Beauregard/MLK right-of-way are in dire need of repair and enhancement with modern technologies, including drainage, paving, and streetscape facilities. The project will enhance community resilience through improved storm water management and infrastructure. It is believed improvements to public infrastructure will result in the recruitment of additional private sector investments in an area of the City with a languishing economy.

Purpose: The project purpose includes the design and modifications of the roadway, utilities and bike/pedestrian amenities within the Broad/Beauregard/MLK right-of-way. This project seeks to remedy the damage urban renewal caused to Broad Street and the surrounding neighborhoods. Together, with other City initiatives, this project seeks to rectify decades of disinvestment in both the physical infrastructure of Broad Street and the surrounding built environment. As the City encourages pedestrian-friendly environments, underscores sustainable urban planning principles, and revitalizes neighborhoods, the key to the successful revitalization of inner-city Mobile lies in the restoration of this approximately 4.6-mile north-south corridor to its original intent. Modifications and improvements of the existing infrastructure will result in a safe, code compliant, environmentally responsible, and aesthetically inviting streetscape, that guides the creation of a vibrant, economically sustainable community.

Objective: The objectives of this project include:

- The construction of storm water infrastructure to 1) enhance mobility and foster economic development; 2) provide connectivity to the Brookley Aeroplex; 3) further the implementation of the Bring Back Broad initiative; and 4) support long-term revitalization and ensure economic sustainability of existing and future businesses.
- b. This project is located in the Gulf Coast region and will be implemented in the City of Mobile in Mobile County, Alabama.
 - c. This project anticipated to begin on 7/1/19 and end on 6/30/21 (2 years).
 - d. The proposed project will be implemented by the City of Mobile.

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- a) The Broad Street corridor is a major arterial street connecting Interstate-165, Interstate-10, and residential areas of Mobile to the Brookley Aeroplex and Garrows Bend shipping container complex (which are major economic engines and employment centers within the City of Mobile and the State of Alabama). Without rehabilitation, the future economic growth of the City of Mobile will be limited due to aging infrastructure within the Project Corridor. By encouraging the development of the corridor along Broad Street, the City is furthering the diversification of the local economy. This is consistent with the Long-Term Economic Diversification and Resilience goals outlined in the U.S. Environmental Protection Agency's America's Gulf Coast: A Long Term Recovery Plan after the Deepwater Horizon Oil Spill, specifically "Supporting the development of a 21st century workforce," which is available on the International Economic Development Council's [website](#).

Eligibility and Statutory Requirements

This activity is located in the Gulf Coast Region and is eligible for Spill Impact Component funding under Activity #6 - Infrastructure project benefitting the economy or ecological resources, including port infrastructure (primary). Secondary activities include Category #4 - Workforce development and job creation. Because the primary activity is classified as infrastructure, the 25% infrastructure cap is applicable.

Comprehensive Plan Goals and Objectives

This project is consistent with the following Comprehensive Plan goals:

- Goal 5: Restore and Revitalize the Gulf Economy – Enhance the sustainability and resiliency of the Gulf economy.

This project complies with the following Comprehensive Plan objectives:

- Objective 5: Promote Community Resilience – Build and sustain Gulf Coast communities' capacity to adapt to short- and long-term natural and man-made hazards, particularly increased flood risks associated with sea-level rise and environmental stressors. Promote ecosystem restoration that enhances community resilience through the re-establishment of non-structural, natural buffers against storms and flooding.

Major Milestones

- a) Milestone 1: Procure project manager
- b) Milestone 2: Procure contractor
- c) Milestone 3: Construction of infrastructure components

Success Criteria/Metrics/Outcomes

The anticipated outcome of the One Mobile: Reconnecting People, Work, and Play through Complete Streets project will be:

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- Improvements to stormwater drainage infrastructure along the Broad/Beauregard/MLK right-of-way

Table 29. Proposed Projects Success Criteria/Metrics/Outcomes

Activity	Anticipated Project Success Criteria/Metrics	Short-term outcome	Long-term outcome
Improvements to stormwater drainage infrastructure along the Broad/Beauregard/MLK right-of-way	4.6 miles infrastructure improved	Improved infrastructure along corridor Enhanced economic development opportunities	Increased property values Increased property tax revenue Economic diversification

Monitoring and Evaluation

- Submit results of bid process to ADCNR prior to awarding contracts
- ADCNR will conduct periodic onsite reviews
- Submission of quarterly and final reports

Best Available Science

A Best Available Science (BAS) review is required for programs and activities that would restore and protect the natural resources, ecosystems, fisheries, marine and wildlife habitats, beaches, coastal wetlands, and economy of the Gulf Coast. The primary focus of this project is to repair drainage infrastructure; therefore, BAS does not apply.

However, the project will include LED street lighting and will increase permeable surfaces where feasible (through the addition of landscaping in select areas where impermeable surfacing currently exists). Green infrastructure techniques such as permeable pavers will be evaluated to increase storm water management efficiency.

Budget/Funding

- Estimated cost of the project and amount to be requested from Spill Impact Component Funds: \$1,287,500 (100% - Implementation). While it is noted that funding available under a grant award cannot exceed the amount described in the SEP for this project, the percentages listed in this section are estimated and will be more clearly cultivated in the grant application.
- No other funding sources are anticipated at this time.

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Partnerships/Collaboration (if applicable) Not applicable at this time.

Leveraged Resources (if applicable)

The following leveraged resources are available:

- Federal: \$14,465,044 (FHWA Transportation Investment Generating Economic Recovery Grant FY16) – Obligated and disbursed in phases
- Applicant: \$3,320,000 (City of Mobile - General Fund) – Authorized and obligated
- State: \$4,540,000 (Alabama Department of Transportation) - Authorized and obligated

Funds Used As Non-Federal Match (if applicable) Not applicable at this time.

Other

Not applicable at this time.



Figure 28. One Mobile: Reconnecting People, Work and Play through Complete Streets will be implemented in the City of Mobile.