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To: Baldwin County Council

Dear Council Members,

The Land Re-Use Committee has undertaken a study of surplus properties owned by Baldwin County and hereby submits its first proposal for repurposing a property.

Our community wants to take advantage of new federal grants for infrastructure improvements, especially those to repurpose unused lands owned by local governments.

We strongly believe the Bayside Landfill-to-Bayside County Park project is the best use of a grant at this time. Please see our reasoning and our plan in the enclosed pages, and let's come to a resolution to make this happen ASAP.

Sincerely,

Jane Ireland
Randall Martin
Sally Nuñez
George Rivas
Rebecca Merra
Baldwin County Council Land Re-Use Committee
www.BaldwinCounty.org

Proposal

Repurpose Bayside Landfill into Bayside County Park

Prepared for: Baldwin County Council

Prepared by: Baldwin County Council Land Re-use Committee
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Project Background

The County Council of Baldwin County, Alabama, wants to take advantage of the federal programs currently available to improve our nation's infrastructure.

Specifically, we plan to take advantage of a new grant program to repurpose existing local government sites.

The site we plan to repurpose is the old Bayside Landfill, which was decommissioned in 1985 when our new inland landfill was opened. This site is perfect for our plan to develop a new waterfront park for the residents of Fairhope, the tourists, and the residents of Baldwin County to enjoy.

This new park will include trails for hikers and bikers, a wildlife area, a playground and ball fields, a swim beach, and a boat launch facility.

Our plan is described in the following pages.





Location Analysis

The Bayside Landfill is a perfect site for our much-needed new park.

Location

The site is just outside the city boundaries of Fairhope, a town that is popular with tourists and growing in population every year.

Security

The old landfill was closed in 1985 and is now fenced with a locked gate. The current fences and control gate will assist us in keeping the area safe during our construction process.

Infrastructure

The county has construction businesses that can handle all the repurposing tasks, and this project will provide needed jobs for our community. In the event that we do not contract with a local company for any aspect, we will extend invitations to our neighboring cities and counties to bid on that aspect.

Demographics

Fairhope and the surrounding areas of the county are growing in population every year. Although we attract a good number of retirees, they are mostly active retirees who have expressed a desire for more hiking and biking paths and for more public outdoor areas in general. Our population of young families is growing, too, and we need to provide safe places for kids to play and swim. In addition, our county and seashore attracts many tourists, and these visitors will be thrilled to discover an attractive new park in the area.



Access

Currently there is one primary access road to the gate at the landfill site. We plan to use and improve this road, and to also add a short access road on the east side to connect with Seagull Boulevard, a well-traveled road less than a half mile away from the eastern boundary of the landfill site.

Our current park system

The parks in our county, including those in Fairhope, are small and often overcrowded. The addition of this new, much larger park, with the ability to offer more active uses such as hiking and biking, will be much appreciated by residents and tourists alike.

Marketing

After completion of the new park, we will include a description in all our tourism information, as well as on the Baldwin County and Fairhope city websites.





This project is important to the community and requires its commitment and involvement.

Community Involvement

- **The community consistently requests more public open space**

At Fairhope City Council meetings, PTA meetings, and Baldwin County Council meetings, the topic of increasing more recreational opportunities in our area often comes up, especially from our school board and many residents of Fairhope. We expect these requests to continue as our county grows.

- **The community consistently requests more jobs in our area**

Another constant source of community input to both Fairhope City Council and Baldwin County Council is for local government to provide a welcoming environment for business and new jobs.

- **The community will need to accept more noise and traffic during our construction phase**

During our construction phases, there will be increased traffic in the area as workers travel to and from our site. In addition, residents of nearby neighborhoods will hear noise from heavy equipment and may also experience some windblown dust during the repurposing project.



Community Benefits

- This new park will double the public open space in our county

The majority of the community will enthusiastically support the creation of a new park with expanses to explore and safe places for children to play.

- This new park will provide jobs during construction and afterward

Like many small communities, job opportunities in our area have been hard to come by. The new jobs created by the park construction process will be welcomed. In addition, after the project is complete, a few new permanent jobs will be created, such as groundskeepers, concession managers/workers, lifeguards, park rangers, and security personnel.

- This park will be a new attraction for tourists

Tourists enjoy the small parks we have now, but a new beach and hiking and biking trails should attract many more visitors to our area, which will improve our local economy.

Summary

The majority of the community of Baldwin County should enthusiastically support the plan for a new park.





Site Planning

The following is a list of our site planning activities to be carried out during the course of the repurposing project. As the landfill site is already owned by the county, there will be no change of ownership or authority for this project.

- **Activity #1: Site Mapping and Soil Studies**

Start Date: March 1, 20xx

We know the boundaries of the old landfill site, but we need to have exact measurements of elevations within the site. Although the landfill was closed in 1985, there are standing pipes to vent methane from layers below the surface, and we need to analyze whether some vent pipes need to remain in place and how to protect the public from any risks the pipes and contaminated surface soil may pose. Initial inspection of pipes revealed almost no methane exiting the site, and initial analysis of surface soils indicates that a cap of clean soil should safely protect from any contaminants below, but a more thorough study is needed.

Responsible Party: Baldwin County Council

- **Activity #2: Site Assessment and Proposed Plan**

Start Date: April 20, 20xx

With the studies and measurements described above, we will know whether or not we can remove vent pipes, and we can plan for the volume of clean dirt to import to cap contaminated soils. A proposed plan will be drawn up by the County Council in consultation with architects, and will then be presented to the public for comment.

Responsible Party: Baldwin County Council and hired architects



- Activity #3: Site Cleanup and Public Comment

Start Date: May 23, 20xx

Any site cleanup needed will commence, concurrent with public meetings where our initial plans are presented for comment and revisions.

Responsible Party: Baldwin County Council and hired construction companies

- Activity #4: Construction of new park

Start Date: June 15, 20xx

Clean dirt will be imported and reshaping of the park will begin. After all elevations have been reconfigured to meet the specifications on the blueprint, planting of trees and sod will commence, as well as final construction of new roads, parking lots, and boat launch, and finally, buildings for restrooms and concessions. A detailed construction schedule will be posted by June 15, 20xx. As we plan to use pre-fabricated buildings and most construction only involves landscaping, we expect the construction phase to last only 4-5 months.

Responsible Party: Baldwin County Council and contracted companies

Notes

Many local companies have already expressed an interest in construction work on the new park. The bidding process will begin on June 1 when blueprints are finalized.



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