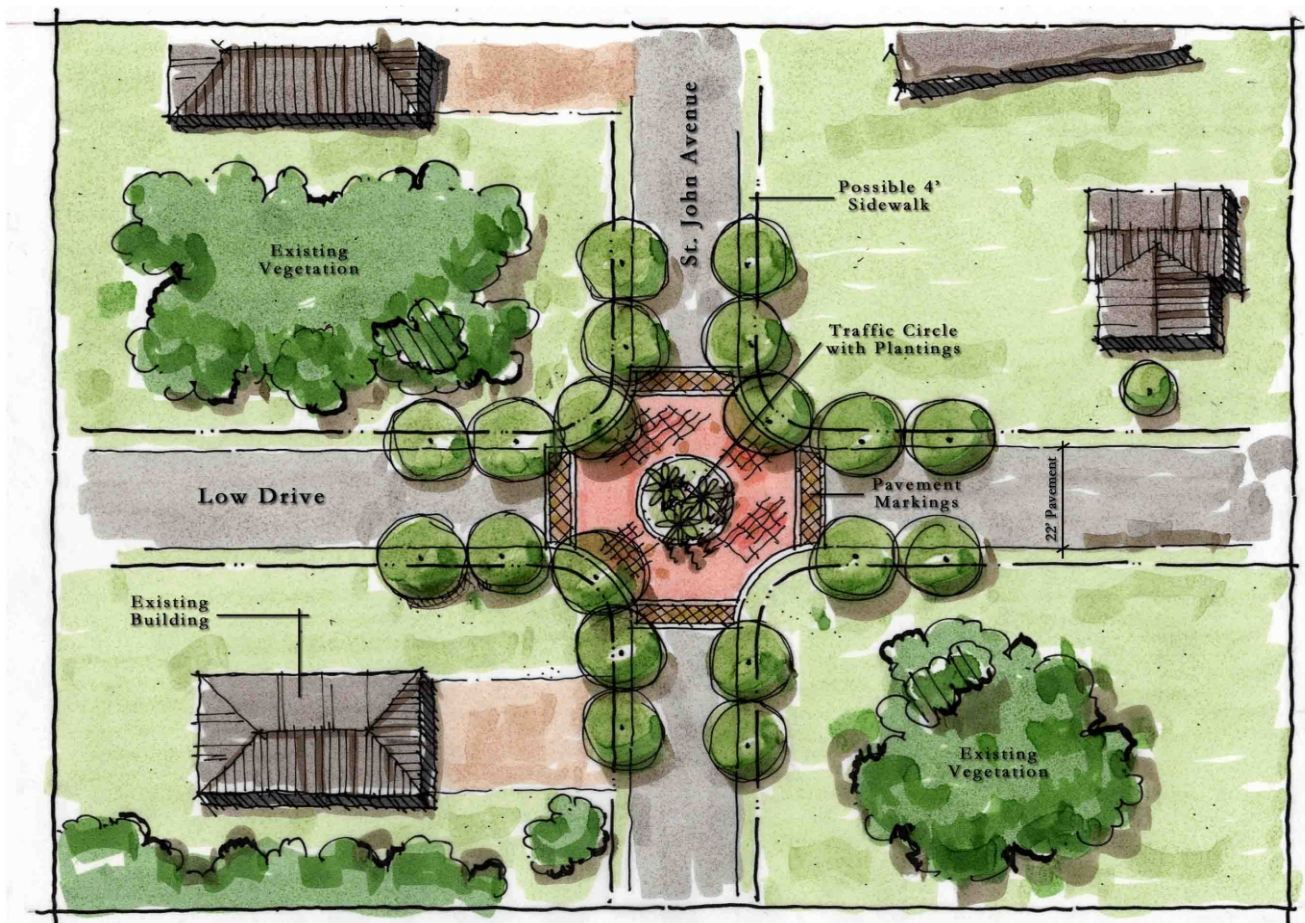


BEAR // POINTE

Neighborhood Improvement Meeting

November 13, 2006

Summary Report





Neighborhood Improvement Meeting - November 13, 2006

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Neighborhood Improvement Meeting - November 13, 2006 Summary Report

The Meeting was held at the Orange Beach Recreational Center with over 200 community members in attendance. Before their entry into the room, each citizen was presented with a number (1, 2, or 3) which would coincide with the specific group they would be asked to participate with during the discussion process. An Agenda and an Ideas Page were also presented to each participant (See Attachment A and B).

Welcome/Overview

Jim Lawson, Community Development Director

The Meeting was called to order at 6:35 p.m.

Community Development Director, Jim Lawson, opened the meeting by welcoming attendees and expressing his appreciation for their interest in this effort.

This planning effort was a result of discussions from two events: the Horizons 2020 workshops, last year and the Comprehensive Plan Revision process, which was currently underway. Trying to establish a game plan (and a vision) for the Bear Pointe Area was going to be a public process. Jim strongly encouraged input from everyone. He explained that this was a pilot program and that if this planning process was successful then it would be incorporated in other areas of the City. One of the reasons for Lawson being hired by the City was because of his neighborhood planning background and expertise. He also pointed out that the City Council was committed to retaining the area as a residential neighborhood but that the citizens had to help create a vision for how it would redevelop. If they didn't establish a way that the area would develop in the future then someone else (mainly the developers) would.

Representatives from WilsonMiller (the planning firm which assisted the City with the Horizons 20/20 workshops) were here to assist the neighborhood with the visioning process. Jim turned the floor over to Mike Lane from WilsonMiller to show a Powerpoint Presentation.

Group Discussions

Attendees

Each group had at least 3 tables which displayed various sections of the Bear Pointe neighborhood on aerial photographs. Citizens were asked to fill out comment sheets and turn them in. They were also asked to briefly mark issues on the aerial photographs so that the issues could be identified quickly.

After approximately 30 minutes, the groups were asked to reassemble in the main room for the group's summaries.

Discussion Summaries/Action Steps

Discussion Leaders

Below is a brief summary from the group facilitators:

Group A: (Facilitated by Rich Craddock, WilsonMiller)

- No Sidewalks on Perdido Avenue.
- Underground Utilities.
- Widen streets – Sidewalks on streets with different pavement.
- Add Street Lamps.
- Outdoor Parks – Spruce up parks.
- Improve drainage.
- Landscaped medians on Canal Road.
- Greenways – connectivity between parks.
- Front setbacks – lessen from 30' to increase curb appeal.
- Need Wolf Bay Bridge constructed first.
- 3 lane Canal Road – faster speed limit.
- Enhance community cemetery – South of Canal Road.



Group B: (Facilitated by Ray Greer, WilsonMiller)

- ◆ Place the utilities under ground.
- ◆ Maintain the single family character.
- ◆ Need bike pathway along Canal Road.
- ◆ Improve sidewalks along Canal Road.
- ◆ Need to employ traffic calming measures at the eastern end of Canal Road (without utilizing speed bumps).
- ◆ Increase public water access. Need to explore existing street right of ways that extend to the water and utilize them.
- ◆ Increase code enforcement measures within the Bear Point area.
- ◆ Add traffic calming measures along Bay La Launch and Bay St. Johns roads.
- ◆ Add medians with landscape along Canal Raod



Group C: (Facilitated by Mike Lane, WilsonMiller)

- ◆ Need a Dog Park in the neighborhood.
- ◆ Improve the stormwater drainage in various areas.
- ◆ There are areas with poor or no street lighting.
- ◆ Improve the boat launch areas.
- ◆ Build more neighborhood piers for the community.
- ◆ Spruce up the Marina area and make it more of a showcase (since it is already a focal point for the neighborhood).
- ◆ Improve street turnouts onto Canal Road.
- ◆ Develop a Botanical Gardens area on the south side of Canal Road and use density transfer credits to developers to encourage them to build this.

[See Comment Summary Section in the back of this report for more detailed issues]

Jim Lawson then explained that the City would be establishing a Steering Committee to further discuss these issues, the neighborhood plan and the vision for the future. He encouraged those who wanted to participate in this Committee to sign up on the sheet that was being passed around. Additional workshops like this one would be held to further discuss the progress of this plan/vision for the next 5, 10, and 15 years.

Paulette Fikes then called out the selected tickets for the door prizes. Winners were asked to stop by the table out front to collect their prizes.

Adjournment

Jim Lawson

Jim thanked everyone for their attendance.

Councilwoman Tracy Holiday thanked everyone and congratulated the newest Planning Commissioner, Raymond Conway (who was present at the meeting) for his assistance in this meeting.

Councilman, Jeff Silvers asked that if anyone had any questions about tonight's meeting they should contact the new planning commission member for his response.

Meeting was adjourned.

[See Participants Sheet for a list of those who signed in at the meeting.]

Attachment A



**Neighborhood Improvement Meeting
November 13, 2006**

Welcome/Overview	Jim Lawson
Neighborhood Improvement Ideas Presentation	Mike Lane
Group Discussions	Attendees
Discussion Summaries/Action Steps	Discussion Leaders
Adjournment	Jim Lawson



IDEAS PAGE



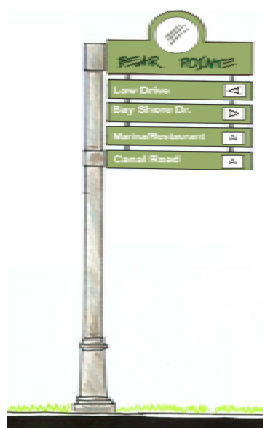
Traffic Circles



Improved Bike Paths



Possible Roundabouts



Signage/Lighting



COMMUNITY MEETING COMMENTS

NOVEMBER 13, 2006

1. Please focus first on what is traditionally known as Bear Point – Bay La Launch – Mississippi Street, Florida, etc.
2. Highly influenced of:
 - o Boulevard
 - o Sidewalk
 - o Signage
 - Please keep the area RS-1. No condominiums.
3. Signage at Wilson with all subdivisions listed
 - Improve landscaping on Canal Road.
 - Bay La Launch – underground utilities
 - o 2 traffic circles
 - o purchase lot for a park
 - o plant more heritage trees
4. Roundabouts toward the Marina and the Giggling Grouper
 - Keep Bear Point Estates Single Family Residential
 - Signage
 - Code Enforcement for rental property
 - Possible watering area and dog park
 - Outdoor park
5. Orange Beach needs to first address the brush and weed problem at Bear Point. Property owners should be required to clean up their lots.
6. From Justice System, you could by-pass the 161-180 junction and come out by the Baptist Church.
7. Fix drainage city-wide first!!!



8. Why roundabouts?
 - Need a big “No Outlet” sign at 180 and 160 so 18-wheeler trucks know that 180 ends.
 - Need a dog park
 - Need Baldwin EMC, OB Water Authority, MediaCom, Gulf Tel, etc. involved in any planning
9. Where is the funding coming from?
 - Don't like “E” on the name change.
 - Don't care for boring uniform mailboxes
 - How much of our 50 x 100 lots will be absorbed for tree borders and sidewalks?
 - Like underground lines very much!
 - Traffic is not an issue in Bear Point



- Trying to run us out for your waterfront opportunity
- Boats can't make it around.

10. How difficult is it to drive a boat trailer around a traffic circle? Or a roundabout?

- Sidewalks in the neighborhoods
- Bike – (wide, way off road) paths on Canal Road
- Neighborhood shops
- Tree lined streets
- Underground power lines!!!
- Do not four-lane East Canal Road

11. Underground Utilities

- Fenced in dog park – a nice place with benches, watering places, bushes in a place to bring pets where they and their families can socialize.

12. 90-95% of the lots 50' x 100' – Will the future allow this to remain or force/encourage change?

- Southside of Canal Rd. near the east end is old forest trees/ How can we assume protection? (versus what recently occurred with new home on Mississippi Avenue)
- Will “apartment complexes” be kept out?
- Will the flow of traffic out of Bear Point be handled to prevent bottlenecks?
- Are zoning changes foreseen for Bear Point? If so what?
- Developers/Investors have acquired/held lots without developing them – won't this approach encourage said acquisition?

13. No traffic roundabouts on Canal Road

- Restrictions on buildings and maintenance of existing homes
- Underground utilities
- Medians or heavy landscaping on Canal Road
- Single Family zoning
- Homes that have been vacant for a long period of time need to be eliminated

14. No roundabouts!

- Whose lot will you take for parks!
- We moved here in 1970 for the natural beauty and to see the stars at night – condominium lights already have done away with that
- Get our utilities buried that were promised many years ago!
- No more lights

15. Leave undeveloped lots natural . . . animals in the area need some natural settings

- More trees

16. Build a parallel road above Canal Rd.for the residents only

17. Strongly favor

- one way streets
- sidewalks
- curb and gutter
- gateway signs
- uniform street signs



- uniform lighting
- architectural guidelines for new construction
- underground utilities
- bike paths
- street landscaping
- green space/parks
- Bear Pointe logo is great
- Not in Favor of:
 - Roundabout



18. Remove condemned property

- No "E" on point
- Have underground utilities lines (and remove poles)
- Like – walking and bike areas
- No neighbor pattern book
- Wayfinding signs – OK
- Entrance Sign to Bear Point Estates – Great
- No one way streets
- Keep single family homes
- No neighborhood pattern book

19. Don't put an "E" on Point!



- The neighborhood intersections are too small for roundabouts
- Wayfinding signs and matching streetscapes are good
- I like the entry signs
- Don't want sidewalks on the streets
- No one-way streets
- Improve Bear Point Park/Boat Launch
- Don't think we need parks through neighborhoods
- Don't want a pattern book for building, just some good guidelines
- Need to clean up the really trashy areas
- Like the idea of improving looks on Canal Road
- Keep the area for single family dwellings
- Want underground electrical lines

20. Traffic Control

- Underground utilities
- Lighting (indirect)

21. Dislike traffic circles – hard or difficult for emergency vehicles to negotiate

- Would like some sort of speed bumps on Bay La Launch
- Underground utilities is a must
- Uniform signs and entrance signage would be nice
- Sidewalks wanted
- Idea of uniform mailboxes is great
- Drainage is a huge issue!! Needs to be addressed
- Keep area single family.

22. Trees, trees, trees lining the streets

- Sidewalks and biking trails

- Underground utilities
- New house construction guidelines for a cohesive look – now – everything is “mish-mash”
- Small “safe,” “well-lit” parks where people can congregate and interact with each other – benches, fountains – plantings
- Upscale street signs
- An entry to the Bear Point area that’s pretty and designates a well-kept residential area
- Get rid of junky trailers and unkept yards
- An upscale design for the waterfront – Wolf Bay – places for people to sit and enjoy if they don’t own property right on Wolf Bay
- Meetings with persons in individual areas of Bear Point.

23. Would like to see vacant lots cleared out

- Sidewalks
- Outdoor parks
- Underground utilities
- Single family
- Canal Road 3-lanes, landscaping

24. Approximate cost: where is coming from? where does it start?

- Improve drainage 1st on the low side of Bear Point
- Less lighting or lower (not more lighting)
- Improve facility
- Cable and electric cooperative.



25. I am of the opinion that all the improvements and enhancements will be beneficial to Bear Point. However, Bear Point is inundated with code violations. Until these violations are enforced, no enhancements will mean much. I am for a better Bear Point area but we have a long way to go. Underground utilities and medians are a great start. Landscaping will beautify many areas – the most important thing is forcing the property owners to improve their lots (that have been long ignored) - downed trees, old “run down” homes and mobile homes need to be kept up better. If we have to go to more enforceable measures to get this done, we will have made progress.

26. We want Bear Point to remain a single family residential area. Homes not condominiums. We want to be able to keep our boats and Recreational Vehicles (RVs) in our yards. Sidewalks and trees are great but we also need underground utilities and better water pressure.

27. Where is money coming from?

- Why are we paying for underground power?
- Are they going to reduce water lines?
- Streets should be wide enough to allow large boat travel.
- Will area be rezoned for all residential? No condominiums!
- Who will oversee buildings design or approve same?
- Will the city propose an advanced plan designation?
- Are the neighborhoods allowed input for all planning stages?
- Will we have a tax increase?
- Are neighborhood committees allowed to sit in on the development process and allow input?
- Who will maintain the areas of the median etc?
- Great idea, a little bit late, in starting, but it could be beneficial in the future.
- Hurricane damaged areas have not been taken into consideration, as to access and clean up.

28. Buy the lot next to Bear Point Launch and make it a park/fishing pier (It just came up for sale)
 - One way streets at Pensacola, Armadillo, etc. - North and South
 - Underground utilities a big plus (\$5/home/month)
 - City wide wireless internet (put on garbage bill)
 - Purchase Bear Point Marina for a Back-Bay presence
 - Bury all open drainage ditches – add sidewalks/landscaping

29. Trees are our most important problem in a storm – so please remember this. Or at least make people clean up their property.

30. Leisure vehicle ways, in addition to sidewalks.
 - Consistent street lighting
 - Smooth paving of roads
 - Turn Canal Road into a Boulevard. Reduce speed limit to 45 mph
 - Utilities underground
 - Repair existing sidewalks

31. Lets start with the underground electricity. We have been paying for every month for several years
 - Make the area's clean-up #1
 - Improvements are great, how are we paying for it?

32. At Wilson Boulevard: Canal, I would like an entranceway indicating Bear Point.
 - Roundabouts at intersections and/or 4-way stops
 - Lighting, mandatory mailboxes, new signs
 - Possible dog park with benches, etc.
 - Bike paths and sidewalks.
 - New landscaping along streets (trees, flowers, etc.)

33. Make Bayou St. John and Bay La Launch Streets the two main entrances to Bear Point.
 - Widen streets to accommodate boat launches
 - Median from Wilson Street to the end of Canal around Perdido Gates with landscaping.
 - Street lighting, signage, mailboxes (all the same)
 - Closing off other streets and having roundabouts to slow down traffic.
 - Parks at end of closed off streets.
 - Underground wiring and powerlines!

34. Was Washington Blvd considered as a possible western border for this project? What will be the compelling force to get current homeowners to improve the condition of their home?

35. Underground utilities.
 - Do not want commercial areas in Bear Point
 - Bear Point park needs improvements
 - Do not want speed bumps or tables
 - No one way streets
 - No traffic circles
 - Do not want to have to rebuild to a "Plan" especially after hurricane
 - Funding? No new taxes!
 - Do not want lower speed limits on Canal Road.



36. Control density
- Dedicated greenspace
 - Sidewalks and pathways
 - No roundabouts

37. Traffic circles need to be big enough for school buses and moving trucks to get around
- Save land for wildlife. Don't overdevelop.

38. Leave the south side single family residential.
- Do not dictate house design (plans)
 - No matching mailboxes
 - Landscaping along Canal Road with lights and signs.



39. I like things just the way they are.

40. Problem with the drainage around Bay Shore Drive/Virginia Avenue.

41. Better Bear Pointe Park and Civic Center.
- Drainage problems on Wolfhead Avenue - lower area.
 - Dog park

42. Better house numbers
- Decorative lights definitely pretty but illumination is better with lights and brackets on utility polls.

43. Underground utilities
- Curbs and gutters
 - Covered ditches
 - No turn-about

44. Underground utilities, sidewalks, and landscaping are the primary improvements I would like to see.
- Traffic patterns to provide safer streets would be great
 - Median with trees on Canal Road would be safer.

45. Roundabouts are not needed - not enough traffic
- Landscaping – please!!!
 - Walk paths
 - Restricted house plans
 - Small parks
 - Street signs
 - Tougher enforcement regulations and maintenance
 - Love the mailboxes
 - Work on Canal Road landscaping
 - Improve boat launches

46. Please no roundabouts – I speak from experience – i.e. Mobile Planning Commission. Its difficult for lots of reasons – fire engines, etc.
- Street trees are great and sidewalks

- Good:
 - Underground utilities
 - Architectural street lighting and signage
 - Maintain single family
 - Four-way stops
 - Improve boat launch (ramps)
 - Improve and/or develop parks (maybe pocket parks)
 - Develop basic property maintenance guidelines
 - Consistent building setback requirements and minimum building standards.

47. No sidewalks

- No “traffic circles” or “roundabouts” on Canal Road
- Uniform “Designer” street signs would be great
- Designer street lighting would be nice
- Better drainage along Canal Road
- 4 lane Canal Road – Creeping along behind people at 35 m.p.h. is terrible when we are going to work
- Off-leash dog park - Please

48. Mail distribution location. No mailboxes!

- Improved street signage and directional signs
- Traffic flow study to determine main intersections for best use of roundabouts
- One-way streets
- Maintain single family
- No speed bumps.

49. Street lighting

- Roundabout every intersection on Bay La Launch
- Slow traffic on Canal Road
- Change front yard setback
- Underground utilities

50. If possible, could City control from Wilson Street on to end of Canal Road?

- The City could work a agreement with the State somehow to be able to fix Canal Road to look really nice
- Could benefits help raise money plus grants from state and federal government?
- Utilities need to be put underground
- Traffic circles at Bay La Launch

51. Clean up properties

- More lighting for walking and riding bikes at night
- Parks
- Place Stop signs on Bay La Launch
- No curb and gutter
- No medians or center planting on Canal Road
- Improve boat launch.

52. Costs? Funding? Perpetual funding rebuild because of hurricane destruction?

- Mailboxes – matching – ridiculous
- Effects on natural wildlife and vegetation
- Long-term effects of costs on economy and population? Is this going to begin creating an area in which year-round residency is cost-prohibitive?

- Sidewalks are highly recommended
- Decorative street-signs and appropriately spaced lighting would be acceptable (lights to replace EMC street lights)
- Wayfinding signs may be unnecessary
- Disruption of peaceful community? Will this encourage sightseeing? We have enough sight-seers!
- I think the “E” is pretentious – there are methods of “branding” which would not require alteration of the established name.
- Acceptable – underground utilities
- Definitely Single Family Residential only zoning

53. Single Family only!

- Please help us clean up trashy lots
- Dog park would be good
- Landscaping along streets would be great!
- Roundabout slowing traffic on Bay La Launch!
- We like the street signs – wayfinding – maybe use something related to the current OB type with the individual signs for each neighborhood
- Love the logo with the claw marks
- Could we incorporate something nautical in the signage perhaps?
- We want to keep some theme unique to our water-based location.
- Request City to take over Canal Road, east of Wilson Boulevard.
- Buy landscaping for Canal Road, east of Wilson.
- Please get us underground utilities!!!!
- Make sure traffic circles accommodate vehicles with boats and trailers etc.
- We may not be able to have sidewalks and/or bike trails everywhere due to our drainage system but let’s try for some, at least! A lot of us walk in the neighborhood – We’d love sidewalks or trails and pocket parks.
- Help us landscape the Bear Point Civic Association Parks on Bay La Launch and Mississippi Avenue.
- Help us regulate rental properties! Clean them up and make them meet codes.

54. Consider closing some outlets to Canal Road. Turn closed intersections at Canal into green space. 2-4 streets in or out maybe 2 each to convey neighborhood atmosphere.

- Change streets where possible to one-way giving additional width for sidewalks, green space, street parking, sidewalks, etc.
- Install circles on alternating street and ends of streets to slow traffic, but make circle large enough to accommodate large boat trailers, semi-truck delivery, etc.
- Uniform signage, street lighting and fencing
- Single family residence only
- Three (3) lane Canal Road from Wilson Street, east but leave center island for planting except where turn lanes are necessary. End 3-lane at Bay La Launch. Turn remainder of road to Perdido Gate. Typical residential street - use excess right of way for parking, green space, parking, etc. Fountain entryway into neighborhood.
- Establish bike pattern throughout - using street edge lanes and through-ways across old intersections connected to parks.
- Use integrated small drains versus high curbs with open grate cross arms.
- Cleaning up existing parks and vacant land
- Plantings and trees consistent types and arrangement of plantings
- Clean up the Marina, parking area, and landscaping. Just sweeping the street would help.
- Use fountains where possible.



PARTICIPANTS SHEET

Larry Autrey	Betty Harrell	Jake Moore
Patrick Avinger	Joseph Harrell	Judy Moore
Bob Barnett	Cindy Harris	Ralph Moore
Terry Barnett	Andrey Harrison	Peggy Morrison
Becks	R.U. Harrison	Pam Muller
Charles Berry	Kei Heck	Bill Oakes
Freida Blackmon	John Hicks	Dana O'Farrell
Joe Blackmon	Melinda Hicks	George O'Neal
Mike Brantley	Cynthia Hollingshead	Marilyn O'Neal
Mae Bray	Janet Horne	Albert Pearson
Bubba Bridges	Diane Horst	Barbara Pearson
Larry Brock	J.B. Horst	Diane Pugh
Kathy Campbell	George Huffman	Mich Reeve
Brenda Collins	Bob Jones	Millie Ross
Raymond Conway	Loretta Jones	Ken Ryals
Brom Cook	R.P. Keisemhiemer	Linda Ryals
Maureen Cook	Andy King	Jim Sanders
Gary Crawford	Daphne King	Bill Santo
Linda Crawford	Ellen King	Larry Sasser
Joan States Davidson	W.T. King	Stephanie Shoemaker
John Davis	Cecil La (?)	Elaine Smith
Lori DeAngelis	Susie Leatherbury	Glenn Smith
Mike DeAngelis	Billy Lebrone (?)	Margaret Smith
Mary Donnelly	Frank Lehman	Bobbie Stewart
Betsy Dozier	Liz Lehman	Kenneth Stewart
Edna Duckworth	Laurel Lent	Vergie Stewart
Jeanne Duffy	Lipscombs	Kathy Tant
Brian Erny	Linda Maly	Robert Tant
Sheryl Erny	Nancy Matzi	Helen Thompson
Micky Ezell	Norm Matzi	Ann Umphrey
Gerald Fredrick	Teresa McAslau	Jim Umphrey
Cathy Geredry	John McCombs	Robert Vines
Arnold Gorder	Bill McFarlin	Jackie Watkins
Beverly Gorder	Margaret McFarlin	Pat Watson
Frances Gordon	Gerald McKee	Billy Welch
Bob Grant	Frances Middleton	Gipson Wells
Beckie Grant	Mrs. H. Mikkeken	Mary Alys Wilmore
Marie Greene	Ann Miller	
Willie Grey	David Miller	