

Dauphin Island East End Beach and Dune Restoration Project

Stakeholder Engagement

January 20th, 2022



Agenda

- ▲ Introduction
- ▲ Project Due-Diligence Requirements
- ▲ Engineering & Design and Permitting
- ▲ NFWF GEBF Funding Process
- ▲ Overall Schedule



Introduction

FUNDER - NFWF GULF ENVIRONMENTAL BENEFIT FUND

GOAL OF PROJECT - HEALTHY BEACHES AND DUNES



Project Due-Diligence Requirements

DESIGNATED MEAN HIGH TIDE LINE
CONSTRUCTION AND MONITORING EASEMENT
MANAGED ACCESS



“Designated” Mean High Tide

- ▲ **Required by State Law - Alabama**
Code Title 9. Conservation and Natural Resources § 9-15-56
- ▲ **Natural MHT Line:** Boundary between upland property owners and the state generally *shifts* with the natural changes in the shore.
- ▲ **Designated MHT Line:** Sets boundary between State and property owners.
- ▲ What this means to you as a property owner...
 - Gulf-fronting landowners still retain all “*statutory and common-law riparian or littoral rights of access*” to the new restored beach lands
 - Designated MHT line is there forever, unlike the natural MHT line that moves
 - Land restored south of the designated MHT line will be owned by State of Alabama for the people of Alabama
 - Engineered beach allows for FEMA claim after declared storms to ensure sustainability

Designated MHT Line

****Provided
at tables to
see details**

- ▲ Engineering team's recommended Designated Mean High Tide Line
- ▲ Ties into 2016 East End Restoration Project's Designative MHT Line
- ▲ Close to natural MHT Line



Next Steps for Designated MHT Line

- ▲ Town Resolution to accept designated MHT line
- ▲ Alabama Department of Conservation and Natural Resources will hold a formal hearing
- ▲ Designated Mean High Tide Line will be recorded in office of the judge of probate for Mobile County



Construction and Monitoring Easement

- ▲ Legal document that provides access for construction and monitoring of the project.
- ▲ Monitoring activities assists in making FEMA Claims after major storm events.
- ▲ Must be provided (signed) by all gulf-fronting property owners impacted by the project.
 - Exhibit A to be provided to show each individual property easement

STATE OF ALABAMA

MOBILE COUNTY

EASEMENT FOR PLACEMENT, CONSTRUCTION, MAINTENANCE, AND USE OF SAND AND ASSOCIATED SAND STABILIZATION STRUCTURES, VEGETATION, VEGETATION IRRIGATION SYSTEMS, AND ACCESS STRUCTURES

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantors do hereby grant, bargain, and convey unto The Town of Dauphin Island, Alabama, a municipal corporation, and the State of Alabama, by and through the Commissioner of the Department of Conservation and Natural Resources, (hereinafter "Grantees"), a permanent easement for placement, construction, maintenance and use of sand and associated sand stabilization structures, vegetation, vegetation irrigation systems, and access structures for protection against tides, seas, and waves, and for use in the establishment and maintenance of beach projects pursuant to *Ala. Code* Sections 11-47-250-252, over, on, upon, under, through, and across certain lands of Grantors lying landward of the mean high tide line more particularly described on Exhibit A attached hereto (hereinafter the "Easement").

Grantors do hereby grant and confer upon Grantees, their officers, employees, agents, representatives, contractors, successors and assigns the rights and privileges:

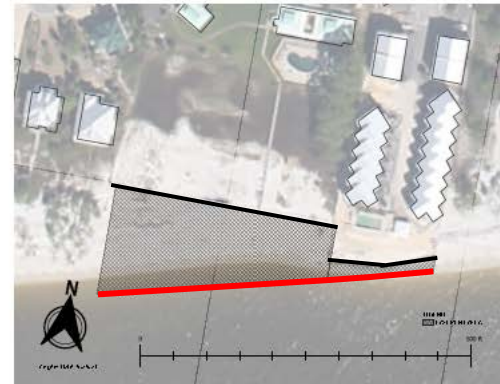
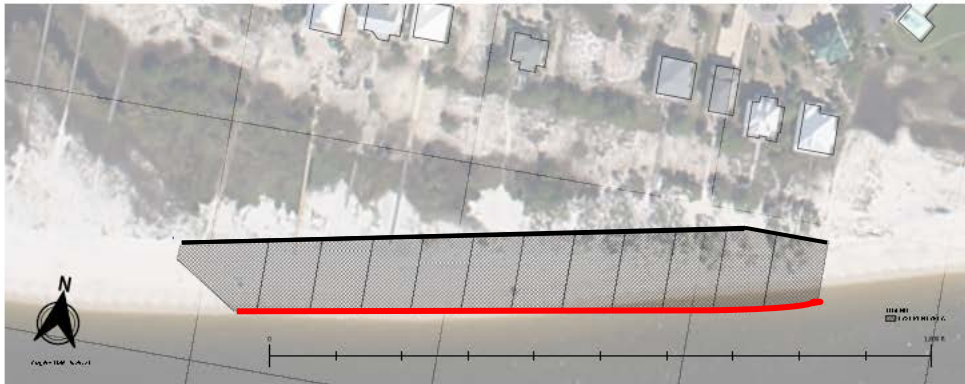
- to place, construct, preserve, patrol, operate, maintain, repair, rehabilitate, and replace sand and associated sand stabilization structures, vegetation, vegetation irrigation systems, and access structures on the Easement (an area from the mean high tide line to the plus 5.5 foot contour line as measured vertically from the North American Vertical Datum of 1988 [NAVD88]).
- to accomplish any alterations of contours on the Easement;
- to construct embankments, berms, and dunes on the Easement and to nourish and renourish such periodically;
- to move, store, and remove vehicles, equipment, and supplies on and from the Easement; provided, however, that except as may be expressly provided otherwise on Exhibit A, nothing in this instrument shall be construed to confer any right, privilege or license on any person or entity to enter or transit any other property of Grantors for the purpose of gaining access to the Easement;
- to erect and remove temporary structures on and from the Easement;
- to reasonably manage, regulate, and restrict activity on the Easement so as to facilitate protection, stabilization, and maintenance of embankments, berms, dunes, vegetation, and associated systems and structures on the Easement;
- to remove debris and obstructions from the Easement, reserving, however, to the Grantors and their heirs, successors, and assigns the right to construct and maintain dune overwalk structures insofar as such are otherwise constructed and maintained in compliance with all applicable federal, state, and municipal laws and regulations and with all necessary governmental approvals; and
- to perform any other actions appropriate and incidental to the construction, renourishment, and maintenance of beach projects as defined under *Ala. Code* Section 11-47-250.

To the extent that the Easement is situated upon lands constituting common elements of a condominium, Grantor represents and warrants that it is the duly constituted unit owners' association with respect to such common elements and that it has all necessary authorization under the applicable declaration of condominium, under its bylaws, and under the Condominium Ownership Act, the Alabama Uniform Condominium Act of 1991, or both, as applicable, to execute and deliver this instrument to Grantees.

Construction and Monitoring Easement

Between **Designated Mean High Tide Line** and northern extent of restoration activities

****Provided
at tables to
see details**



Managed Access

Two Steps:

1. **Stewardship Pledge** - documentation to NFWF GEBF of stakeholder support for the long-term stewardship of the Project in the form of supporting and adopting managed beach access.
2. **Managed Access Plan development** - to be conducted by HOA / Condo Associations over next several months in conjunction with design team and Town officials.
 - Examples:
 - Designated dune walkover areas for neighborhood access
 - Signage

Engineering and Design

- ▲ Conceptual Design
- ▲ 30% Design
- ▲ Permitting
- ▲ 90% Design
- ▲ 100% Design

- ▲ Team will provide regular updates

ENGINEERING AND DESIGN, PERMITTING SCHEDULE					
Task	2022				2023
	Q1	Q2	Q3	Q4	Q1
Topographic and Bathymetric Survey Report	■				
Geotechnical Site Investigations Report	■				
Cultural Resources Investigations Report	■				
Sediment Compatibility Evaluation Report	■				
30% Design	■				
Permitting	■	■	■	■	■
60% Design		■	■		
90% Design				■	
Final (100%) Design, Plans and Specifications					■

Conceptual Design




DAUPHIN ISLAND EAST END RESTORATION

CONCEPTUAL LAYOUT

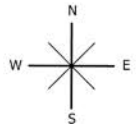
Dauphin Island, AL

 Beach Fill Area

 Vegetated Dunes

 Sloped Beach Fill

 Cross-section



NFWF Request for Construction Funding Process

- ▲ February 2022 - ADCNR will invite the Town to provide a pre-proposal for construction funding
- ▲ March 2022 – pre-proposal due
- ▲ June 2022 – full proposal due
- ▲ August 2022 – Team responds to NFWF inquiries
- ▲ November 2022 – Announcement of successful projects
- ▲ January 2023 – Funding agreement provided to Town
- ▲ Summer 2023 - Construction



NFWF

Overall Schedule

