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**300 ACRES**  
Project Area  
**12 MONTHS**  
Timeline

**ALOEBAY TOWN CENTER MASTER PLAN  
DAUPHIN ISLAND, ALABAMA**

Dover, Kohl, and Partners was part of a multidisciplinary team selected by the Dauphin Island Town Council to craft a vision for a new town center at Aloe Bay, the historical and cultural core of Dauphin Island. Dover, Kohl, and Partners led the “designing in public” approach for creating the vision for Aloe Bay based on the team’s feasibility study.

The Aloe Bay site is strategically located at a waterfront location with boat slips, beach, and maritime businesses. The site is also situated at the gateway to the island and located within a flood zone.

The Master Plan for Aloe Bay Town Center is respectful of the site context and designed to create a walkable main street even while raising the habitable portions of buildings 12 feet to meet the Town’s flood zone standards. The Town Center would be implemented in phases. The plan addresses short-term interventions to meet the needs of the community and how those can attract more economic development by creating a more popular destination. The first step is to create a fishing village with a fish market and an Ecology Center along the waterfront that supports the waterfront industry that is the heart of the local community. Later phases envision new mixed-use development opposite the waterfront and at the gateway intersection, completing the street scene and forming a more inviting entrance to the island.



Above: Future Conditions, the Fishing Village Boutique lodging.



Above: Future Conditions, proposed mixed use development at the southwest corner of De Soto Ave and Lemoyne Dr.



Above: Future Conditions, working waterfront uses.

Below: Future Conditions: The Fishing Village aerial view



Below: Aloe Bay Town Center Illustrative Plan.

