



3

ROBERTSDALE

TODAY



Current Profile and Demographics

This chapter tells the story of who Robertsdale is today. It defines the city's built environment, infrastructure, and established services and presents detailed information on population, social, economic, and housing characteristics. It assesses future population growth and economic development trends and demonstrates how Robertsdale has changed over time. All this information allows us to identify community strengths and needs that will guide future planning and policy development in Robertsdale for years to come.

1. DEMOGRAPHICS

The demographic profile of a city helps us understand the community by illustrating what the population is like, how it has evolved, and what future populations might be like. It is a useful tool for tracking change, assessing population trends and community characteristics, and forecasting a city's future needs. Demographic analysis examines changes in the composition and location of the population, in order to plan for education, health care services, and economic development projects. The age of residents, race, gender, occupation, level of education, marital status, economic characteristics, housing and living arrangements provide cities with the type of information needed to plan for the residents' diverse needs.

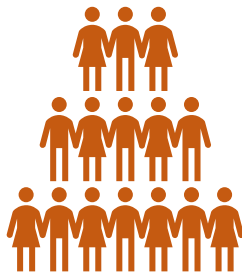
Demographic statistics can also determine commercial investment and development trends. Businesses and industries use community demographic information including estimates of population growth, to identify the most profitable locations for new commercial and industrial developments. In addition, funding from federal and state programs is based on community demographics for education, healthcare, housing and other social service programs. This data is used to apply for many federal and state programs including affordable housing assistance, transit and transportation planning grants, community and economic development grants, natural resource funding, and more.

Population Analysis and Growth Trends

Populations of cities are never static, they grow or decline due to the number of births, the number of deaths, and by the number of people moving in and out of a location. Population migration can change the size and composition of a region in a brief amount of time, especially in small geographic locations. Changes in the spatial distribution and composition of the population will affect housing, social services, and infrastructure such as roads, water supply and electricity. The location of new industries in a region can also lead to sudden population growth as new families

move into the community for job opportunities resulting in the need for additional housing and larger educational facilities to accommodate the new households.

Robertsdale is growing fast.

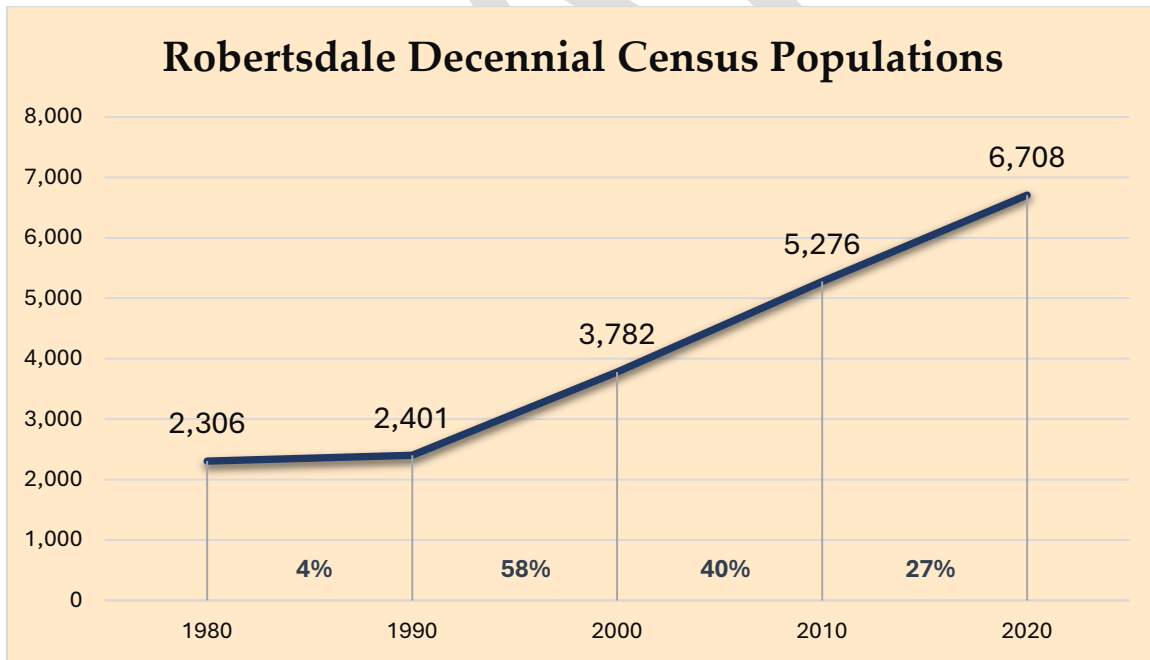


7,421

2023 POPULATION ESTIMATE

Source: US Census Population Estimates Program

According to the U.S. Decennial Census data, Robertsdale’s population has nearly tripled in size in the past 30 years, experiencing 58% population growth between 1990 and 2000; a 40% growth between 2000 and 2010; and 27% population growth between 2010 and 2020.



Source: U.S. Decennial Census

U.S. Census Population Estimates Program data for Robertsdale demonstrates continuous significant annual growth for the last ten years, with a 24% population increase between 2013 and 2023 and a gain of 1,431 new residents. The population increased 10.7% between 2020 and 2023.

Baldwin County has been the fastest growing county in the state since 2010 and has grown by 30% over the last ten years. It is the fourth largest county in Alabama and its population is expected to exceed 300,000 by 2030.

Growth rates are also equally remarkable for the city and county. Analysis of historic growth trends in Robertsdale reflect a 2.16% annual average growth rate for the past decade and a 3.2% annual average growth rate between 2020 and 2023. Since 2020, the U.S. Census estimates Robertsdale gained an additional 669 new residents. Baldwin County has added 58,528 new residents since 2020 and demonstrated an annual average growth rate of 2.8% for the past three years. No matter how you assess the data, Robertsdale and Baldwin County’s historic growth trends demonstrate a robust growth pattern, reflecting a steady migration of new residents into the city and county to support the housing stock and regional job market.

Average Annual Growth Rates
2020-2023

3.2%
Robertsdale

2.8%
Baldwin County

Source: U.S. Census Data

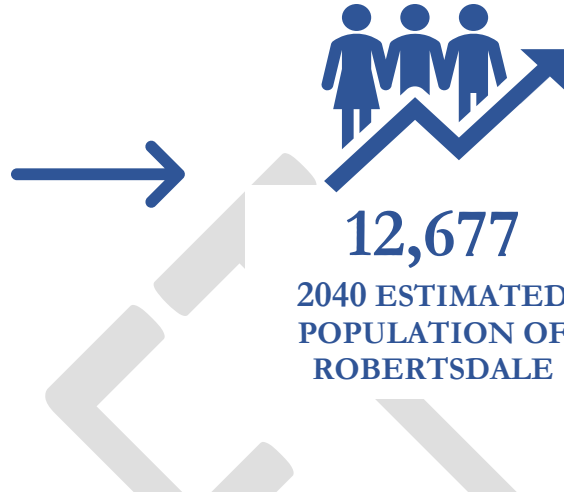
10 Year Annual Population Estimates and Percent Change

	Robertsdale	Population Increase	Percent Change	Baldwin County	Population Increase	Percent Change
2013	5,990	-		194,978	-	-
2014	6,094	104	1.74	199,306	4,328	2.22
2015	6,223	129	2.12	203,101	3,794	1.90
2016	6,320	97	1.56	207,787	4,686	2.31
2017	6,477	157	2.48	212,737	4,950	2.38
2018	6,687	210	3.24	218,071	5,334	2.51
2019	6,851	164	2.45	223,565	5,494	2.52
2020	6,752	-99	-1.45	233,227	9,662	4.32
2021	6,952	200	2.96	239,439	6,212	2.66
2022	7,194	242	3.48	246,531	7,092	2.96
2023	7,421	227	3.16	253,507	6,976	2.83
2015-2023 Increase		1,431	24%		58,528	30%

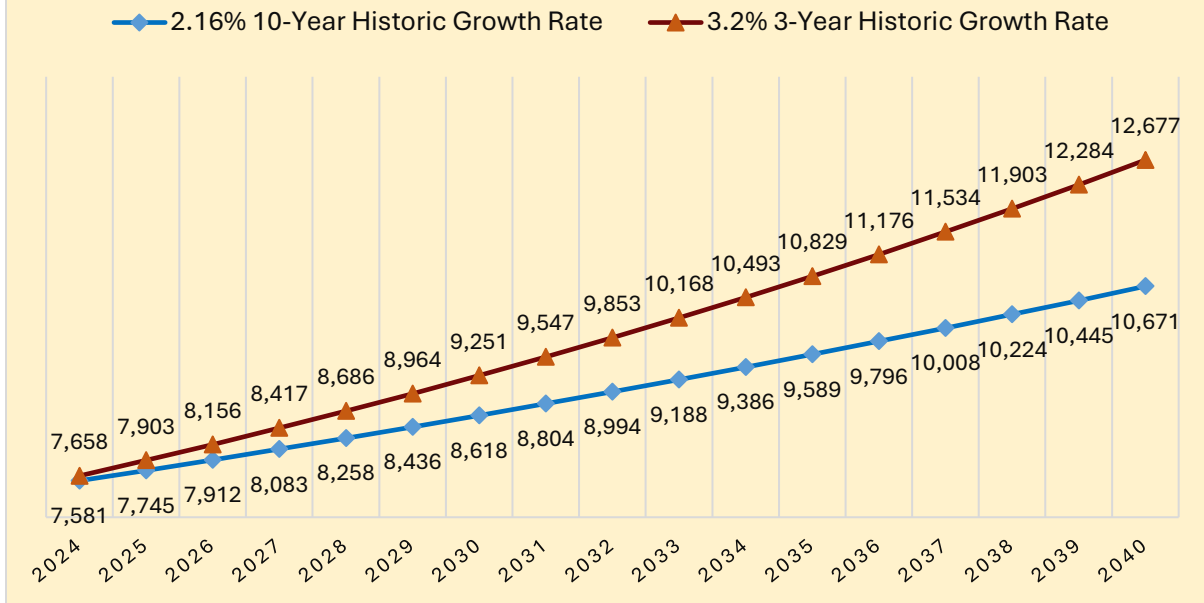
Source: US Census, 2022 ACS-5 Year Estimates

According to historic growth trends, Robertsdale will add between 3,000 and 5,000 new residents by 2040.

3.2%
AVERAGE ANNUAL GROWTH RATE SINCE 2020
 Source: US Census Population Estimates Program



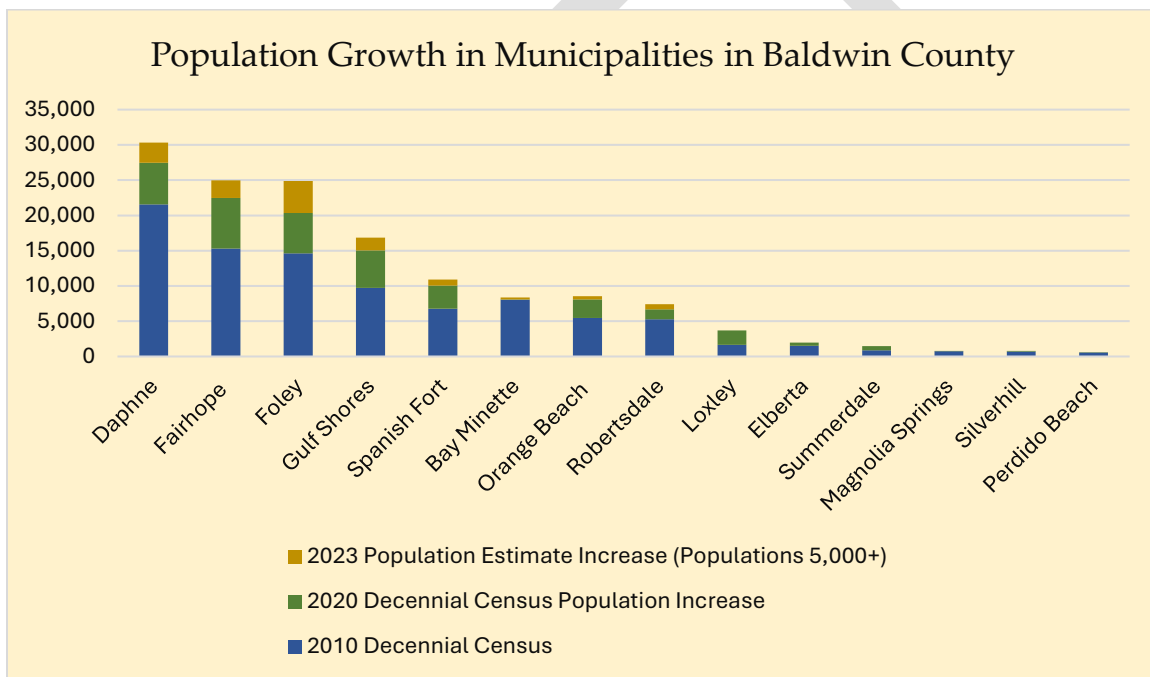
ROBERTSDALE'S FUTURE POPULATION ESTIMATES BASED ON HISTORIC GROWTH TRENDS



Source: U.S. Decennial Census

These healthy growth trends experienced by Robertsdale and Baldwin County will continue into the future as more major industries and employers locate in the county and region, coupled with

the tourism economy, attracting thousands of new residents to the area in the coming years. A closer look at future population estimates, utilizing Robertsdale’s two historic growth rates of 2.16% and 3.2%, and projecting these trends out annually to 2040, illustrates a substantial population growth over the next seventeen years. If Robertsdale grows on an average of 2.16% annually, the population could reach 10,000 in the year 2037 and reach 10,671 by 2040. However, if growth occurs faster, at a 3.2% growth rate a year, then Robertsdale’s population could reach 10,000 much sooner, by 2033, and even reach 12,677 by 2040. The available housing stock, regional job market, residential density, and new annexations will determine how fast Robertsdale grows. It will be up to the city and property owners to control and guide the pace of growth associated with this incoming population in proportion to their impact on infrastructure, community facilities and services. These projections require the city to adjust plans now to meet current and future needs of new and existing residents.



Neighboring cities and towns in the county are also experiencing significant growth which will continue to stimulate and support growth within Robertsdale. Robertsdale’s centralized location allows commuters easy access to any Baldwin County municipality in under 30 minutes, making the city an attractive place to live and work. As long as the economic growth of the region continues, Robertsdale’s population growth will follow.

Robertsdale and Baldwin County are closely intertwined and connected in their economy, job market, and housing trends.

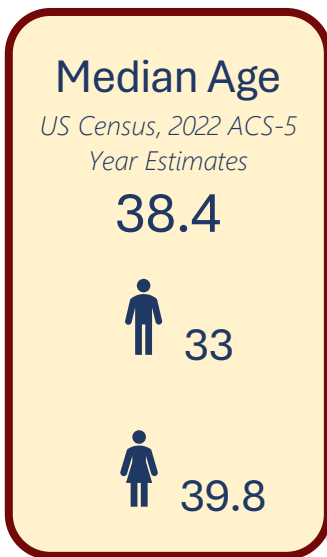


Age and Sex Distribution

Age and sex demographics are used to help identify segments of the population that require different types of services. A population composition that has a large percentage of residents under age 18 implies the need for schools, daycare facilities, primary health services, and recreational needs. Women in their reproductive years, 20-35, need specialized health services for childbearing. A young population will also produce more births since the next generation of young women will enter their childbearing ages in the next decade. Senior populations have a different set of needs including assisted living and nursing home facilities, social services, public transit, and increased health care needs.

The population is **YOUNGER** in Robertsdale representing a healthy working class.

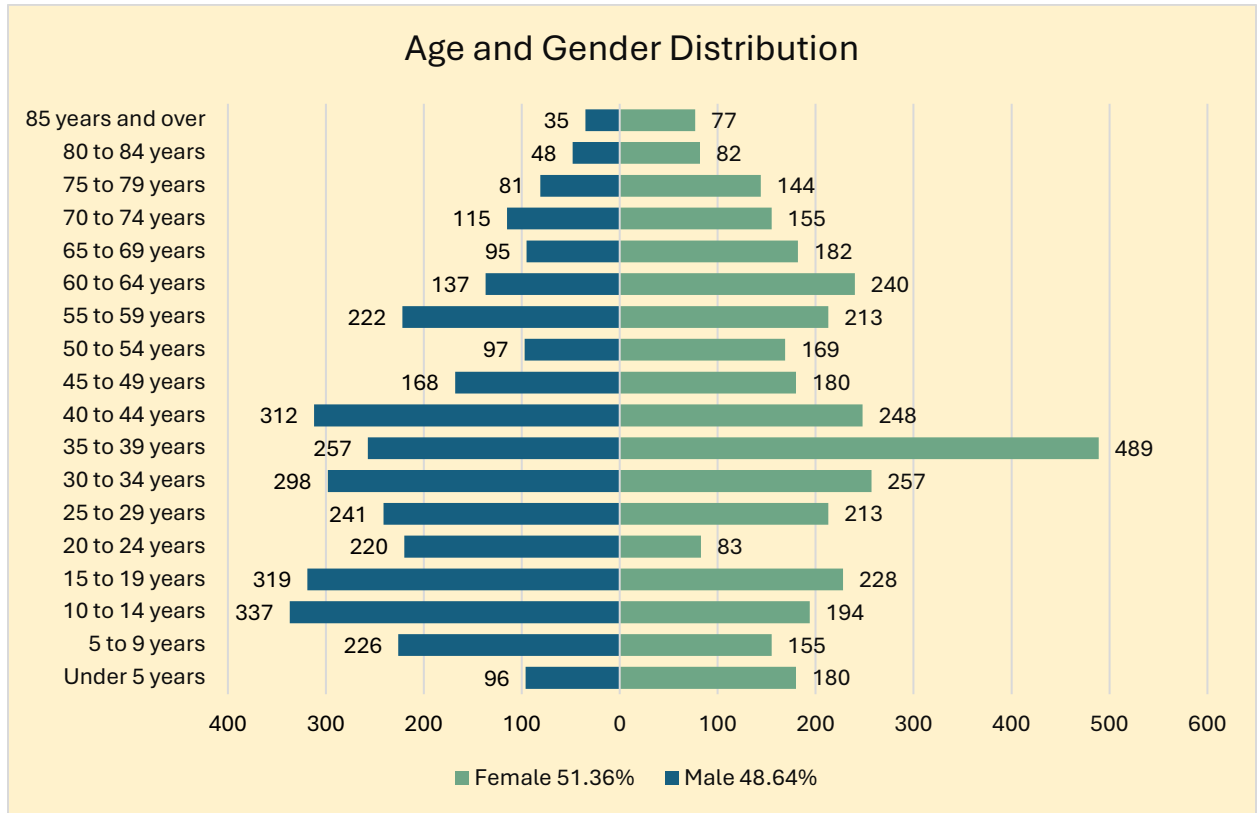
According to the 2022 American Community Survey (ACS) 5-Year Estimates, there are 5,357 adults in Robertsdale, 1,014 of whom are seniors. The median age in Robertsdale is 38.4. This is slightly less than the state's median age of 39.6 and considerably less than Baldwin County's at 44.3. This demonstrates that Robertsdale is a younger community in comparison to the state, and significantly younger in comparison to the rest of Baldwin County.



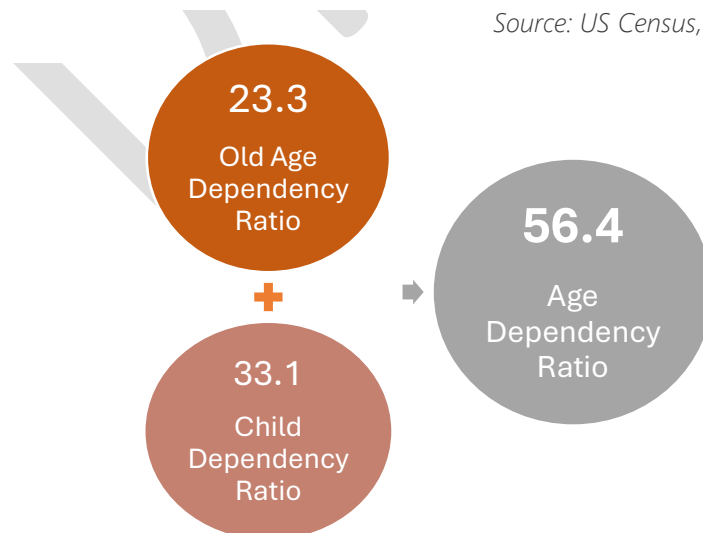
The majority of Robertsdale's residents fall between the ages of 25-44 which demonstrates the presence of a healthy working-age population, with less dependent school age and senior populations. The age dependency ratio indicates the number of people who are viewed as being dependent versus those that are viewed to be in the working-age groups. Robertsdale's age dependency ratio is a moderate 56.4. This indicates a balanced age distribution in Robertsdale where the working age population and city economy is not significantly overburdened in supporting and providing facilities and services to dependent populations at this time. However, future population projections in Robertsdale and in the county, indicate the need for additional facilities and services to accommodate incoming populations of children and seniors, in addition to the growing and aging current populations.

Changes in population age distribution since 2010 suggest several trends. The senior population has doubled while the population under 18 has slightly declined, as a percentage of total population. Robertsdale is currently aging as a community in whole, compared to 2010, when the median population age was 33.4 and the population had become younger since the 2000 census. Even with this slight age shift, Robertsdale's population is still younger than the state's and significantly younger than the county's.

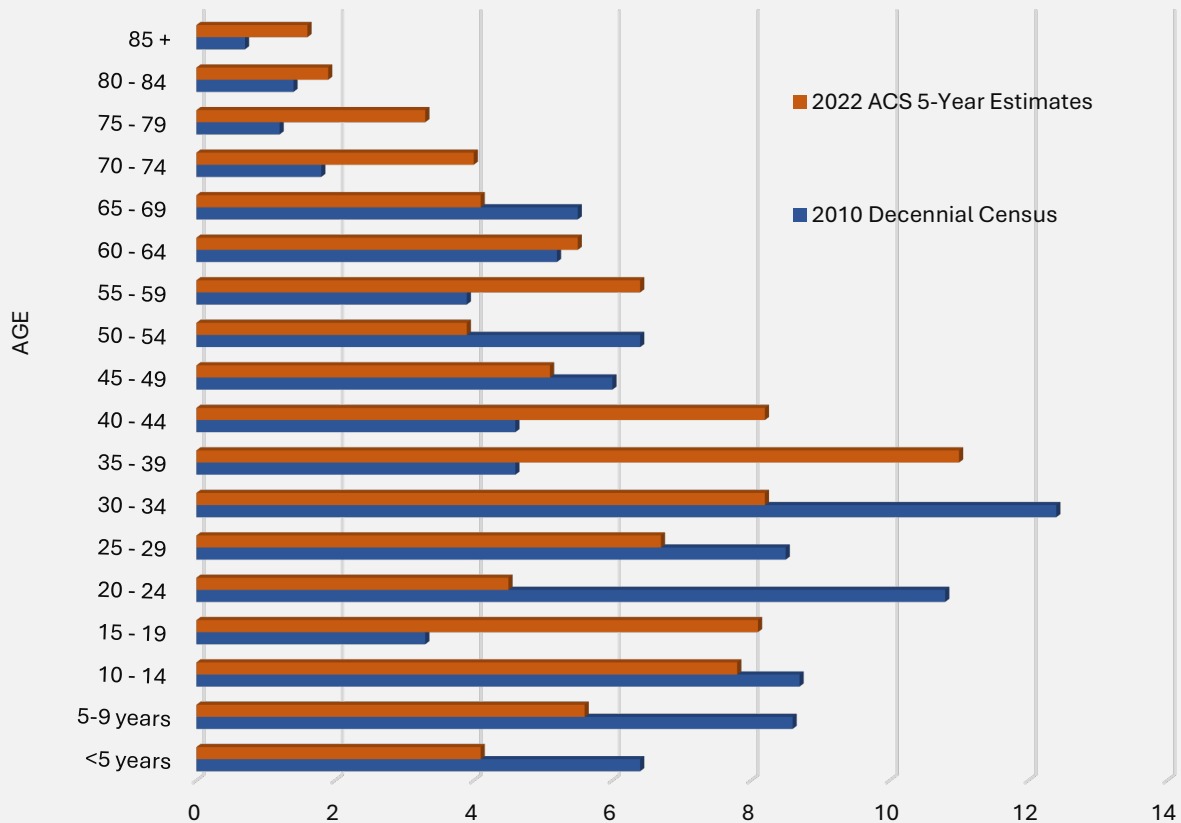
The 35-44 age groups gained in numbers significantly since 2010, as did the 15-19 age group. If the majority of the 15-19 age group does not migrate out of the city in the coming years, this group will become the next childbearing family group and could significantly increase the child dependency rate, coupled with projected incoming future population estimates. This will be dependent on the availability of affordable housing units for young families just starting out. The increased 35-44 age groups will move closer to retirement but still remain in the working-age groups and able to support dependent age group needs.



Source: US Census, 2022 ACS-5 Year Estimates



Change in Population Age Trends Since 2010



	<5 years	5-9 years	10 - 14	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 - 74	75 - 79	80 - 84	85 +
2022 ACS 5-Year Estimates	4.1	5.6	7.8	8.1	4.5	6.7	8.2	11	8.2	5.1	3.9	6.4	5.5	4.1	4	3.3	1.9	1.6
2010 Decennial Census	6.4	8.6	8.7	3.3	10.8	8.5	12.4	4.6	4.6	6	6.4	3.9	5.2	5.5	1.8	1.2	1.4	0.7

PERCENT OF TOTAL POPULATION

Due to Robertsdale’s centralized location within the county, supporting the ability of local and county populations to easily commute to and from the city, analysis and comparison of adjacent dependent populations is necessary since these populations, and their associated services and facilities are intertwined into Robertsdale’s economy. Central Baldwin Middle School and Robertsdale High School, both located in Robertsdale, serve not only Robertsdale but also the communities of Loxley, Elsanor, Rosinton, and Silverhill. Both schools are maintained and operated by the Baldwin County Public School System, lessening the financial burden on the city, while increasing the economic benefits and potential for future growth and development. In addition to the schools being major employers within the city, Robertsdale hosts many Baldwin County government offices and organizations, whose employees also increase the city’s daytime

population and rely on supporting services including childcare, parks and recreation, and healthcare needs.

Baldwin County Dependent Populations Comparison

	Percent of Population 18 and Under	Percent of Households with Age Under 18	Percent of Population Over 65	Percent of Households with Age Over 65
Robertsdale	21.1	29.1	14.9	27.6
Loxley	21.2	33.4	6.8	16.2
Silverhill	15.6	28.6	16.9	29.5
Summerdale	16.0	20.1	25.7	47.3
Fairhope	23.9	29.2	25.6	42.9
Daphne	25.8	34.0	17.5	32.0
Elberta	14.0	19.4	19.8	33.6
Foley	15.8	16.7	31.8	45.6
Spanish Fort	27.4	40.1	17.9	33.7
Magnolia Springs	20.8	23.9	23.9	43.0
Bay Minette	18.7	27.8	14.8	27.8
Perdido Beach	10.1	10.5	45.3	62.7
Gulf Shores	14.3	21.9	26.5	39.5
Orange Beach	15.5	17.5	28.5	41.9
Baldwin County	20.9	26.4	22.4	37.9
State of Alabama	22.1	28.6	18.2	32.4

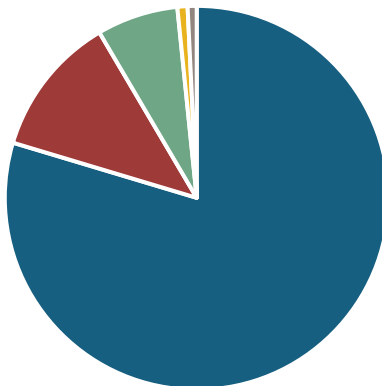
2022 ACS 5-Year Estimates

Racial Composition

US Census 2022 ACS 5-Year Estimates

*Race and ethnicity are both represented in the chart resulting in the total to slightly exceed 100%

- White 83.7%
- Black 12.5%
- Hispanic 7.2%
- American Indian 0.9%
- Two or More Races 0.8%

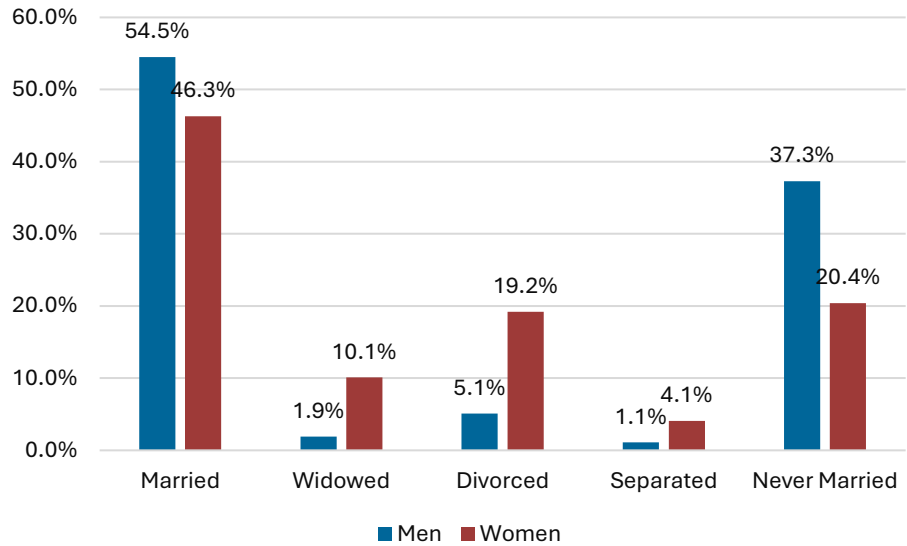
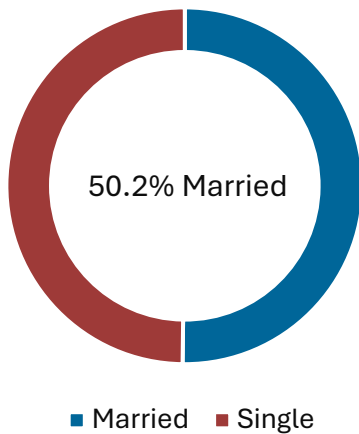


Census Bureau data estimates Robertsdale has more households with individuals under the age of 18 in comparison to the county or state. Robertsdale’s household data also indicates that fewer households in Robertsdale contain senior populations as compared to households in the county or state.

Racial diversity has slightly decreased from a 20% minority population in 2010, to a 16% minority population currently. Although Black populations increased, Hispanic populations decreased.

Marital Status

Source: 2022 ACS 5-Year Estimates



Robertsdale has a higher percentage of males that have never married (37%) in comparison to Baldwin County (27%) and the state (34%). The percentage of divorced women in Robertsdale (19%) is also higher than in the state (13%) or the county (14%). The estimated percentage of divorced men is substantially lower in Robertsdale (5%) in comparison to county (9%) and state (11%) estimates. 58% of the population in Baldwin County is married compared to 50% in Robertsdale.

Household and Family Characteristics

Robertsdale has an increased SINGLE population.

Total Households
2,525

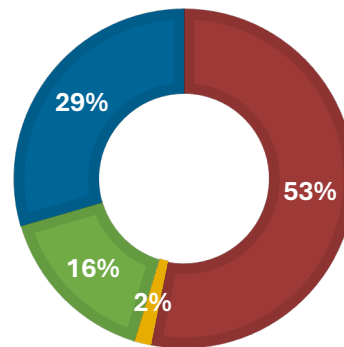
Household Size
2.61

Family Size
3.16

Source: 2022 ACS 5-Year Estimates

HOUSEHOLDS BY TYPE

■ Married ■ Male ■ Female ■ NonFamily



Source: 2022 ACS 5-Year Estimates

The average household size estimate in Robertsdale (2.6) is just slightly higher than Baldwin County and the state who both average 2.4 individuals per household.

Income and Poverty Analysis

Median Income \$

Households \$55,345

Families \$71,306

Married Families \$83,397

NonFamilies \$32,609

Source: 2022 ACS 5-Year Estimates

The personal wealth, or buying power, of a population influences its ability to purchase goods within that community, including housing. The average income of a community determines what type of housing, retail products and services will be afforded by the community. The buying capacity of the community also affects the city's revenue, public facilities and services, and ability to grow.

Robertsdale has a GROWING middle class.

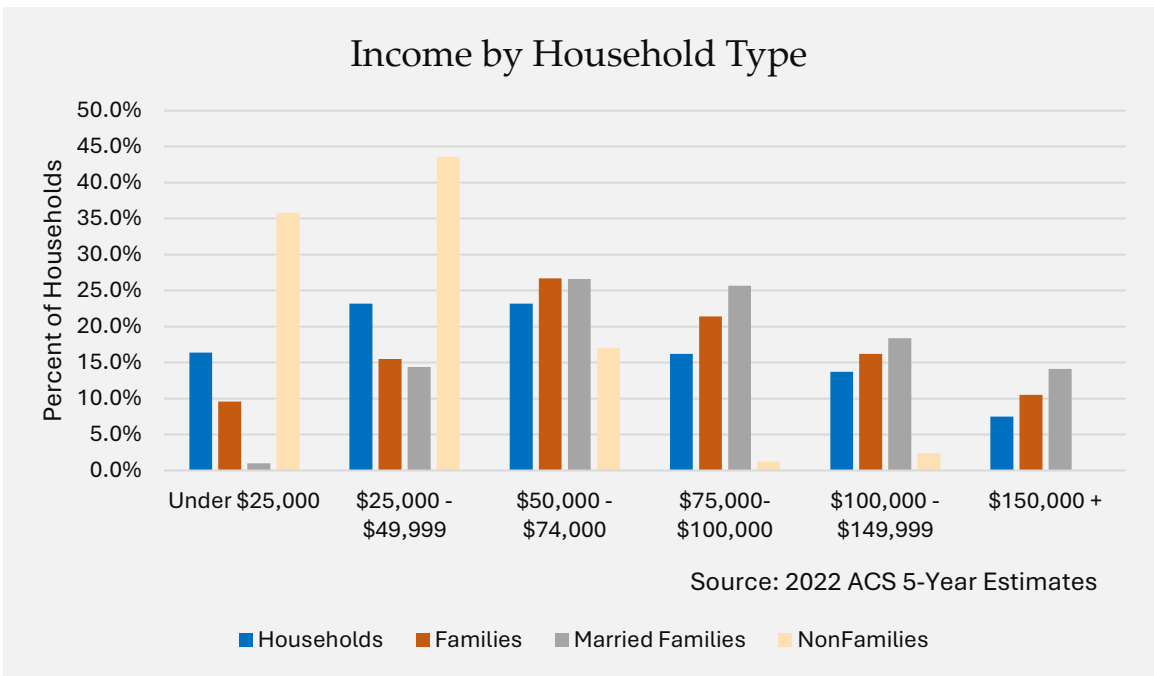
Over 60% of Robertsdale's households earn over \$50,000 per year attributing to its robust middle class and giving residents an earning and spending advantage in comparison to other households in the state.

Household income characteristics for Robertsdale indicate a higher percentage of households within the \$50,000 to \$74,999 income bracket in comparison to the county and state. Robertsdale also has more households in the \$75,000 to \$99,999 income bracket than the county or state. However, Robertsdale has less households

Household Income Characteristics

	Robertsdale	Baldwin County	Alabama
Percent of Households			
Less than \$10,000	5.1	4.5	6.5
\$10,000 to \$14,999	2.3	4.2	5.4
\$15,000 to \$24,999	9.0	7.0	9.6
\$25,000 to \$34,999	11.9	8.1	9.1
\$35,000 to \$49,999	11.3	12.1	12.3
\$50,000 to \$74,999	23.2	16.0	16.8
\$75,000 to \$99,999	16.2	14.4	12.4
\$100,000 to \$149,999	13.7	17.0	14.7
\$150,000 to \$199,999	4.0	7.5	6.7
\$200,000 or more	3.5	9.1	6.5
Median income (dollars)	55,345	71,039	59,609
Mean income (dollars)	91,088	96,027	82,992
Source: 2022 ACS 5-Year Estimates			

within the \$100,000 or more income brackets than the county or state, reflecting that it is predominantly a middle-class community. Income characteristics of the city also reflect the increased single population with a one-person household salary, as well as the overall younger population of the community as a whole, in comparison to the state and county.



Overall Poverty Rate
10.3%

Children Under 18
19%

Seniors
5%

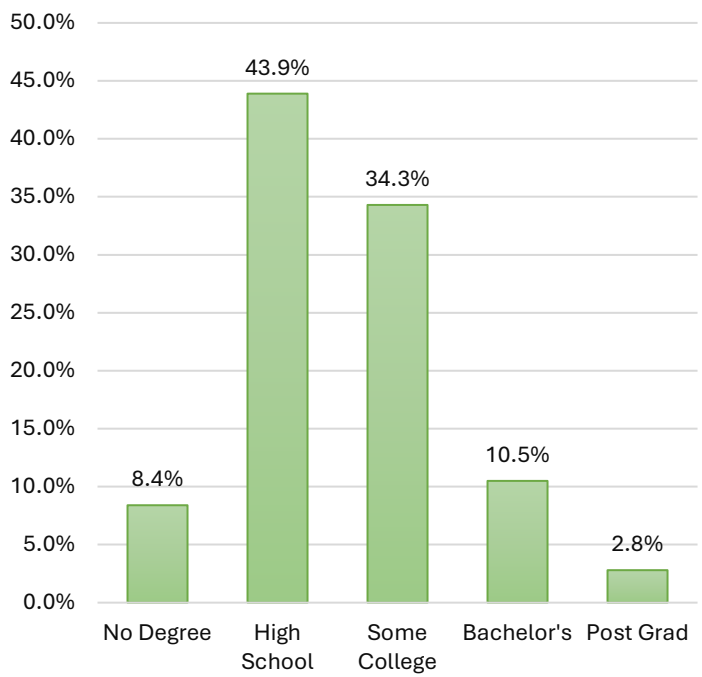
Source: 2022 ACS 5-Year Estimates

The poverty rate in Robertsdale (10.3%) is considerably lower than the state estimate (15.6%) and slightly higher than the county estimate (9.7%).

Educational Attainment

91.6%
High School Grad or Higher

13.3%
Bachelor's Degree or Higher



Employment and Labor Force

The labor force of a community is defined as individuals, 16 years and older, who are employed or seeking employment. A strong labor force will produce a strong, growing economy and attract new developers, industries, and job training opportunities. Currently, the civilian labor force in Robertsdale (61.0%) is a larger percentage of the city’s working age population in comparison to Baldwin County’s civilian labor force (57.4%).

Employment Status

	Robertsdale		Baldwin County	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Population 16 Years and Older	5,498	-	206,994	-
In Labor Force	3,356	61.0	118,831	57.4
Civilian Labor Force	3,354	61.0	117,898	57.0
Employed	3,304	60.1	115,586	55.8
Unemployed	50	0.9	2,312	1.1
Armed Forces	2	0.0	933	0.5
Not in Labor Force	2,142	39.0	8,8163	42.6

Source: 2022 ACS 5-Year Estimates

September 2024
Unemployment Rate for
Daphne-Fairhope-Foley
Metropolitan Statistical Area
2.5%

Source: Alabama Department of Labor



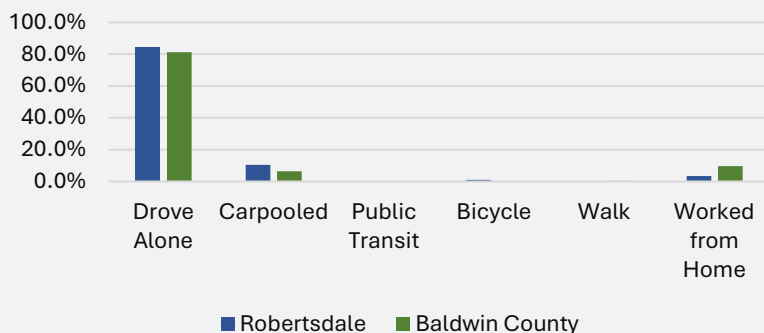
Average Commuting Time to Work

31.2

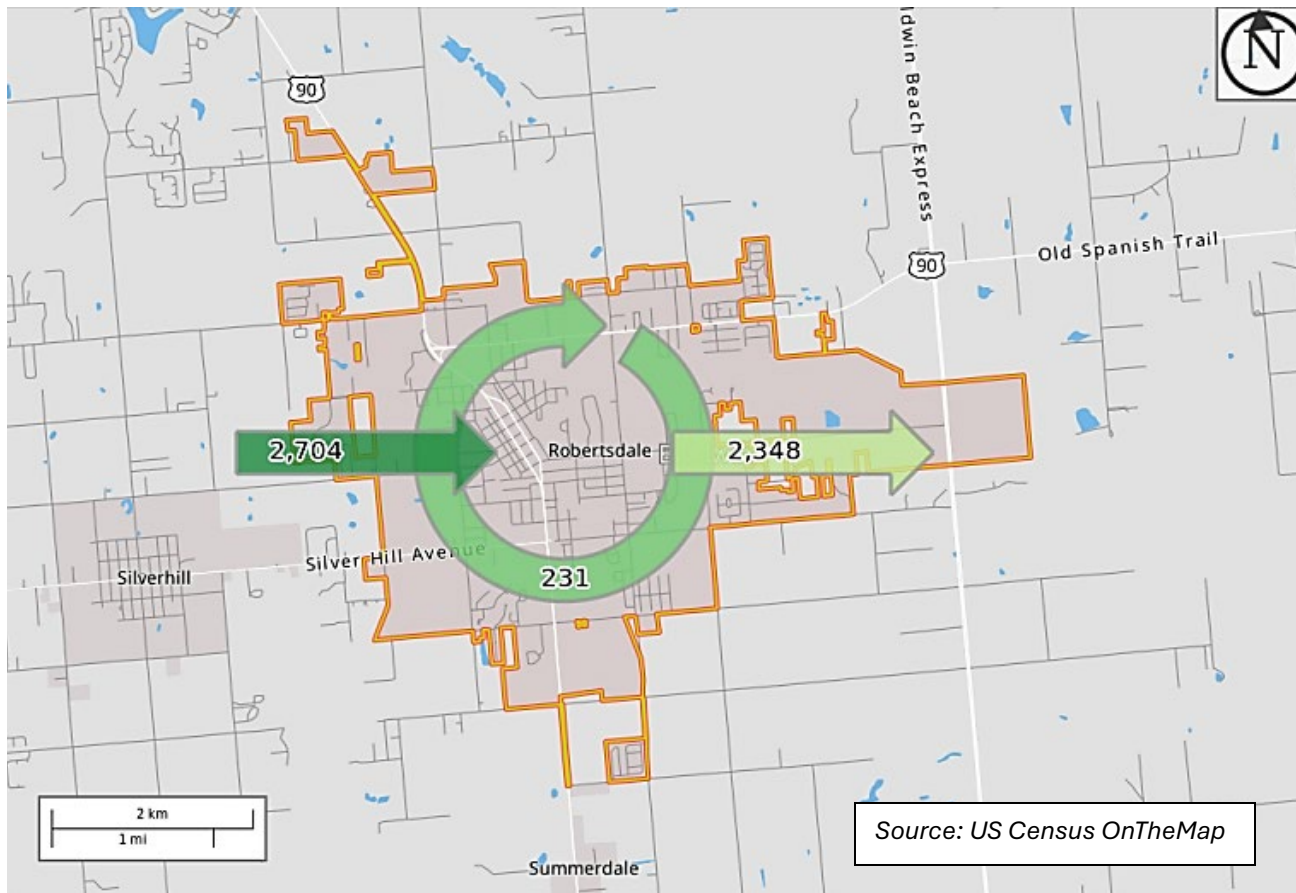
Minutes

Source: 2022 ACS 5-Year Estimates

Means of Transportation to Work



Employment Commuting Inflow/Outflow Counts of All Jobs for Robertsdale in 2021



2021 Worker Totals and Flows	Count	Share
Employed in Robertsdale	2,935	100%
Employed in Robertsdale but Living Outside	2,704	92.1%
Employed and Living in Robertsdale	231	7.9%
Living in Robertsdale	2,579	100%
Living in Robertsdale but Employed Outside	2,348	91.0%
Living and Employed in Robertsdale	231	9.0%

The average mean travel time to work for Robertsdale residents is 31.2 minutes, with 85% driving alone and 10% carpooling. According to *Census OnTheMap* data, 231 people live and work in Robertsdale while 2,348 residents work and commute outside of Robertsdale. 2,935 people are

employed in Robertsdale, however 2,704 of those individuals do not reside in Robertsdale and commute from neighboring communities into the city. Therefore, the workflow commute of residents out and employees into the city is almost balanced resulting in only a slight increase in Robertsdale’s daytime population.

Occupation and Industry

Occupation profiles of a city influence what type of commercial and industrial developments occur in the future and can be used to attract large employers to a region if there is adequate workforce to sustain economic development. According to census data, over 53% of the civilian employed population that reside in Robertsdale work in either sales and office occupations or management and business occupations. These two occupations are also the largest occupation categories for Baldwin County residents as well.

Occupation Employment Profile

	Robertsdale		Baldwin County
	Number	Percent	Percent
Sales and office occupations	956	28.9	23.3
Management, business, science and arts occupations	821	24.8	35.9
Service occupations	566	17.1	14.6
Production, transportation, and material moving occupations	511	15.5	17.3
Natural resources, construction, and maintenance occupations	450	13.6	8.9

Source: 2022 ACS 5-Year Estimates

The industry employment profile data for Robertsdale indicates that over half of the population works in the following three sectors: education, healthcare, and social services (22.4%); retail trade (17%); and manufacturing (14.2%). Ironically, Baldwin County also shares these top three industries, and they comprise over half of their population as well. The concentration of these specific industries among Robertsdale and Baldwin County workers reflects their competitive levels of education and training, as many of these careers require college education.

Robertsdale has a highly educated and skilled workforce that is evolving.

Comparing industry profile data from 2010 to the most current estimates, several trends and shifts in industry sectors can be observed for Robertsdale residents. First, far fewer individuals are employed in the agriculture, forestry, fishing, hunting and mining sector in Robertsdale today as there were in 2010. This has become apparent in recent years as many farms have been sold and

redeveloped into other land uses. This trend is market driven as property values have soared and the residential development has boomed throughout the county.

The professional, scientific, management, administrative and waste management services industry has doubled since 2010. The education, healthcare, and social services industry as well as the manufacturing industry experienced significant gains since 2010. This reflects the addition of more education workers in Baldwin County to support the growing school age population. The increase in manufacturing industries could be attributed to the increased industrial development and employment opportunities in Mobile, Baldwin County, and the greater Pensacola region since 2010.

Industry Employment Profile

	Robertsdale		Baldwin County
	Number	Percent	Percent
Agriculture, forestry, fishing and hunting, and mining	13	0.4	1.2
Construction	305	9.2	7.9
Manufacturing	470	14.2	13.8
Wholesale trade	39	1.2	2.5
Retail trade	562	17.0	13.3
Transportation and warehousing, and utilities	127	3.8	5.4
Information	13	0.4	0.7
Finance and insurance, and real estate and rental and leasing	109	3.3	8.5
Professional, scientific, and management, and administrative and waste management services	412	12.5	12.1
Educational services, and health care and social assistance	741	22.4	16.6
Arts, entertainment, and recreation, and accommodation and food services	320	9.7	8.3
Other services, except public administration	49	1.5	5.2
Public Administration	144	4.4	4.5

Source: 2022 ACS 5-Year Estimates



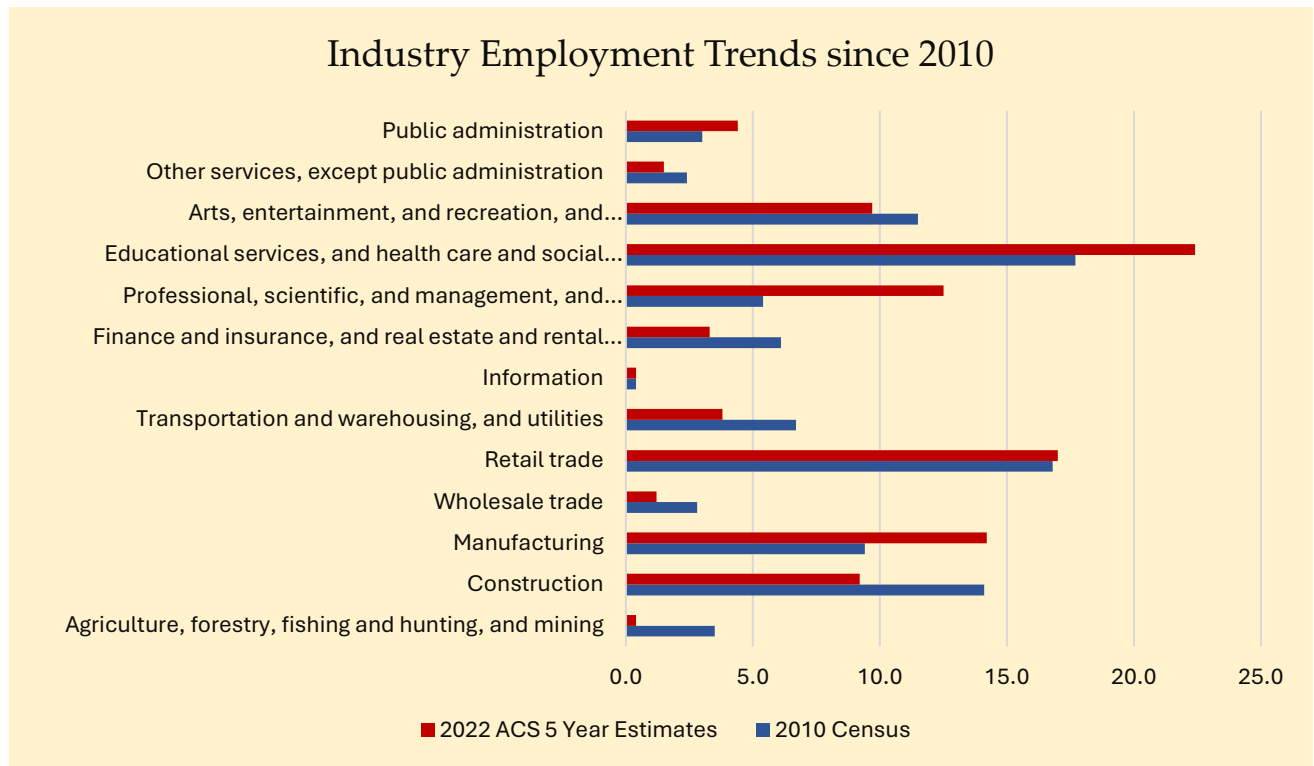
Manufacturing, Professional, Healthcare, and Education Industries


Trending Up



Agriculture, Construction, Finance, and Transportation Industries


Trending Down



2. HOUSING INVENTORY AND ANALYSIS

The housing stock in Robertsdale plays a critical role in the city’s economy and influences land use and development, not only in the city, but also throughout the county. Housing costs are the single largest expenditure for most people, and the most valuable asset they own. Therefore, a city’s housing stock influences the type of people who live there. It also influences commercial and industrial development of a region and can be a determining factor for developers selecting future locations. Housing data allows cities to assess their current inventory and compare it to projected population growth estimates, in order to propose strategies to improve the quantity and quality of housing options for current and future populations.

Current Inventory and Housing Characteristics



Homeownership Rate

Robertsdale 65.4%
 Baldwin County 74.9%
 Alabama 70.1%

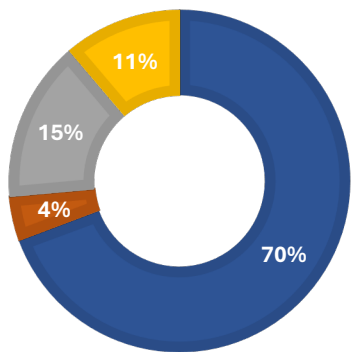
Source: 2022 ACS 5-Year Estimates

According to U.S. Census, 2022 ACS 5-Year Estimates data, Robertsdale has 2,741 housing units. 70% of those units are single-family; 19% are duplex or multi-family; and 11% are manufactured homes. 92% of the housing units in the city are occupied, not vacant. 65% of the occupied units are owner occupied, while 35% are renter occupied. The homeownership rate in Robertsdale is 65%, compared to the county at 75%, and the state at 70%. This lower rate of homeownership in Robertsdale indicates an increased amount of rental property opportunities within the city, compared to the surrounding communities. The median rent in Robertsdale is \$962, compared to \$1,286 in Baldwin County, and \$982 in Alabama. The higher percentage of rental housing stock and lower median rent provides more affordable housing opportunities in Robertsdale, which supports and attracts more diverse household types.

The housing stock in Robertsdale is well balanced and diversified, providing a variety of housing types. There are more rental properties in Robertsdale than in neighboring communities, and the rent is more affordable.

TYPES OF HOUSING STRUCTURES

- Single Unit
- Duplex, 2-4 Units
- Multi-Family, 5+Units
- Manufactured Home



Source: 2022 ACS 5-Year Estimates

Renter Occupied



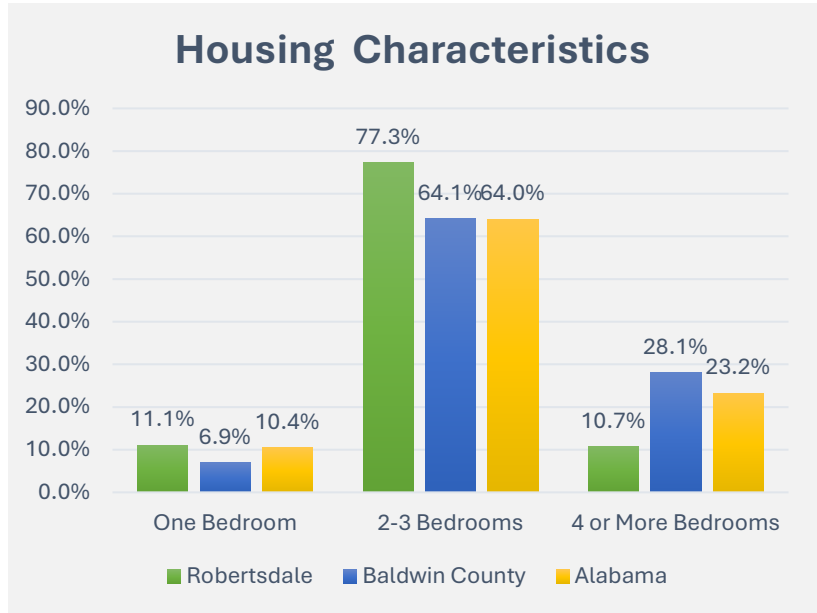
Robertsdale 35%
 Baldwin County 25%

Median Rent

Robertsdale \$962
 Baldwin County \$1,286
 Alabama \$982

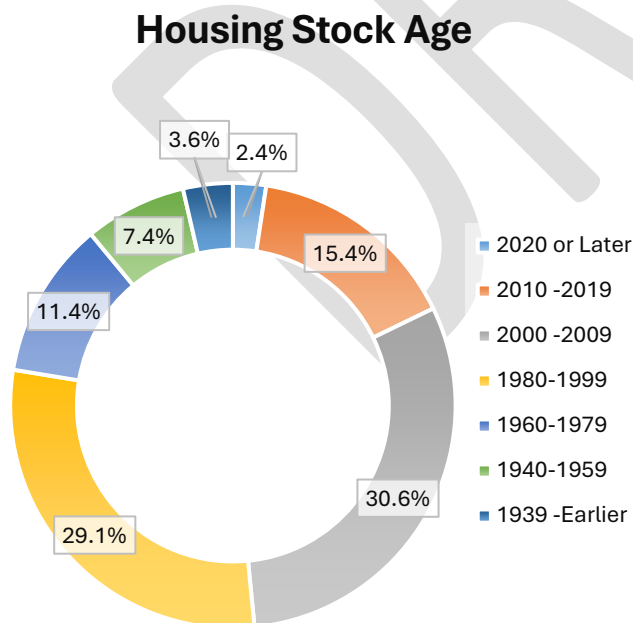
Source: 2022 ACS 5-Year Estimates

According to census data, Robertsdale has a higher percentage of 2-3 bedroom homes, and less 4 or more bedroom homes, in comparison to county and state housing profiles. This moderate housing size supports younger, smaller families and one-householder populations in the city, including senior populations choosing to downsize. 11% of Robertsdale’s housing stock is one-bedroom housing, compared to 7% for the county. This supports Robertsdale’s single population, which is higher than neighboring cities.



Source: 2022 ACS 5-Year Estimates

The majority of single-family houses in Robertsdale are newer construction, 2-3 bedroom homes. Nearly half of the housing stock was built since 2000.



48% of the houses in Robertsdale were built since 2000. That’s nearly half of the housing stock. 60% of the homes were built between 1980 and 2009. Only 13% of the housing in Robertsdale is over 50 years old.


Source: 2022 ACS 5-Year Estimates

Housing Value and Affordability

According to the 2018-2022 ACS 5-Year Estimates data, the median home value in Robertsdale is \$174,300. This is considerably less than most of the surrounding communities in Baldwin County, demonstrating Robertsdale’s abundance of more affordable single-family housing, appealing to first-time homeowners. The median monthly mortgage and median rent are also more affordable, attracting younger families, seniors, and other one-person households.

Single-family homes in Robertsdale are more affordable compared to other communities in Baldwin County.

Median Home Value



\$174,300
Robertsdale

\$307,000
Baldwin County

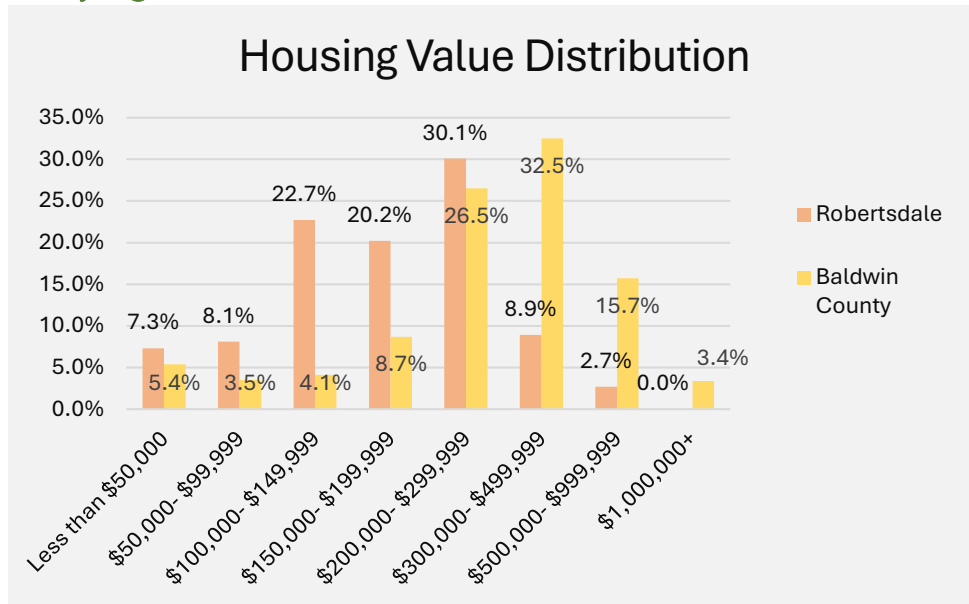
Regional Housing Value Statistics for Robertsdale Area

Municipality	Median Owner-Occupied Housing Values (\$)	Median-Owner Occupied Housing Monthly Mortgage (\$)	Median Renter-Occupied Monthly Rent (\$)
Fairhope	392,300	1,862	1,575
Loxley	310,700	1,578	1,111
Spanish Fort	290,100	1,547	1,229
Daphne	276,300	1,602	1,308
Silverhill	264,500	1,455	1,068
Foley	236,900	1,294	960
Summerdale	236,500	1,388	1,014
Robertsdale	174,300	1,169	962
Bay Minette	136,600	1,139	756

Source: U.S. Census, 2022 ACS 5-Year Estimates

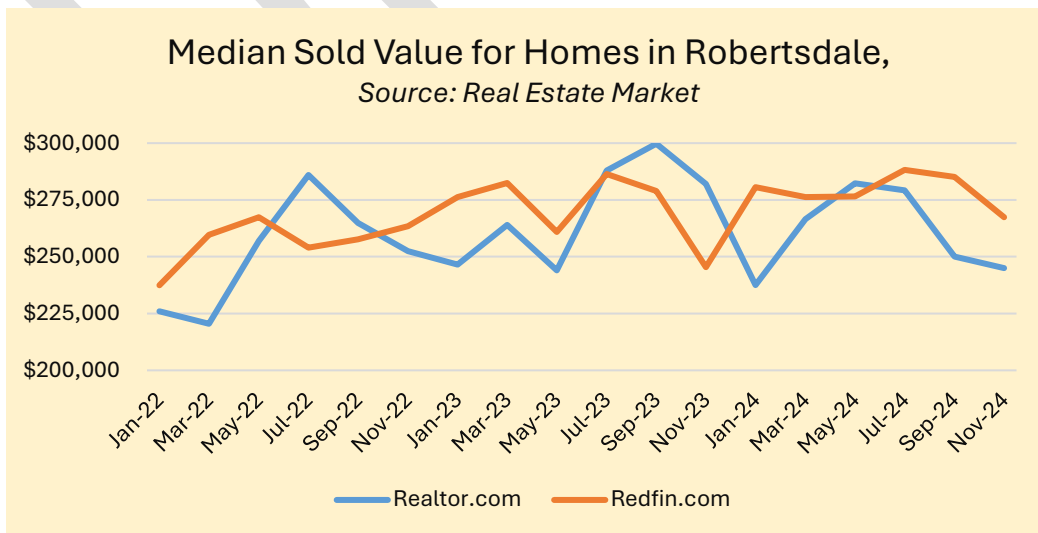
The housing value distribution data in Robertsdale, in comparison to the county, further demonstrates the current abundance of affordable housing in Robertsdale. According to U.S. Census 2022 ACS 5-Year Estimates, 73% of the housing units in Robertsdale have a value between \$100,000 and \$300,000, while 75% of the housing units in Baldwin County are valued between \$200,000 and \$999,999. 23% of Robertsdale’s single-family housing stock is priced between \$100,000 and \$149,000, as compared to only 4% in the county.

Robertsdale is one of the most affordable cities in Baldwin County and this, along with its prime location and great schools, will continue to attract new, young families and fuel the city's growth.



Source: U.S. Census, 2022 ACS 5-Year Estimates

A more accurate and up-to-date picture of Robertsdale's real estate market data shows a higher median home value, based on median home sale prices. Market trends for Robertsdale reported by *Realtor.com* and *Redfin.com* are below and illustrate the median sold value for homes in Robertsdale for the past three years. This data is based on all properties listed for sale including vacant lots, single-family, including manufactured, and multi-unit residences.



According to market data, very few homes sold for below \$200,000 in Robertsdale in the last three years. The majority of sales below \$200,000 were mostly likely vacant lots for sale, driving the reported median sales price down. Most single-family homes on the market sold between \$240,000 and \$280,000 from January 2022, through December 2024. The most recent data from Realtor.com reported the median sold home price in Robertsdale for November 2024 as \$245,000 (this includes vacant lot sales). In November, there were 430 homes and/or lots for sale in the Robertsdale area ranging from \$40,000 to \$6,500,000. Smaller homes prices start around \$250,000 and moderate-sized homes prices start around \$350,000.

Fall 2024 Real Estate Market Moderate-Size Home Price in Robertsdale is \$350,000



Housing Stock Changes

Since the last comprehensive plan update, Robertsdale has experienced a 28% increase in its housing stock. Census data from 2022 ACS estimates report a total number of 2,741 housing units in Robertsdale. This is a 602 unit increase from 2013 estimates, with 456 new detached single-family units. The estimate of multi-family units changed, with losses to duplexes and 5-9 unit structures. This could be due to rehabilitation of existing smaller multi-family structures to accommodate different unit sizes. The 20+ unit multi-family category is estimated to have increased with an additional 123 units added. Manufactured homes increased by 42 units.

Estimates in Housing Structures in 2013 and 2022

	2013 ACS -5-Year		2022 ACS 5-Year		Estimated Change
	Estimated # of Units		Estimated # of Units		
	Number	Percent	Number	Percent	
Total Housing Units	2,139	-	2,741	-	↑602
Single Detached Unit	1,433	67.0	1,889	68.9	+456
Single Attached Unit	0	0.0	12	0.4	+12
2 Units	37	1.7	16	0.6	-21
3-4 Units	74	3.5	98	3.6	24
5-9 Units	157	7.3	118	4.3	-39
10-19 Units	34	1.6	39	1.4	+5
20+ Units	138	6.5	261	9.5	+123
Manufactured Home	266	12.4	308	11.2	+42

Source: 2013 and 2022 ACS 5-Year Estimates

Robertsdale has an estimated 2,741 housing units according to 2022 ACS 5-Year census data.

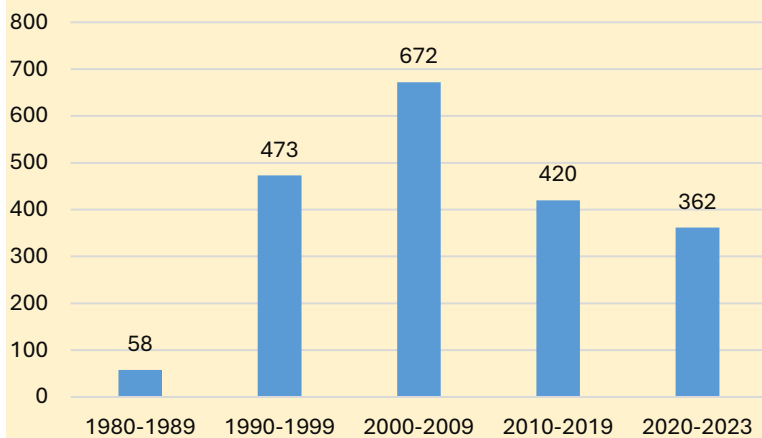


Housing Market Trends

Housing trends in Robertsdale and Baldwin County, over the past 25 years, have mirrored the ups and downs of the national housing market, seeing booming construction periods and rising housing costs, followed by decline, over-saturated markets, and investment loss during recession. The Great Recession of 2007 – 2009 started with a housing bubble, that began in 2005 and burst in 2008, and continued to fall until 2012. The recession and crises followed a U.S. housing market boom and bust which began with an extended period of expansion in housing construction, home prices, and housing credit. This expansion began in the 1990s and continued unabated through 2001. After the 9/11 Terrorist Attack, interest rates were lowered to stimulate the economy, allowing homeownership to be a possibility to more borrowers, further supporting the real estate boom. Home prices in the US more than doubled between 1998 and 2006, the sharpest increase in U.S. history at the time. The expansion in the housing sector was accompanied by an expansion in home mortgage borrowing. Low interest rates and subprime, high-risk mortgages fueled the housing rise, and subsequent fall. Interest rates were raised from 2004-2006 to control inflation and slow the market. The housing market began to collapse in 2007 as many borrowers were upside down in mortgages, financial institutions were strained, and borrowers started to mass sell and/or default.



New Single-Family Building Permits in Robertsdale



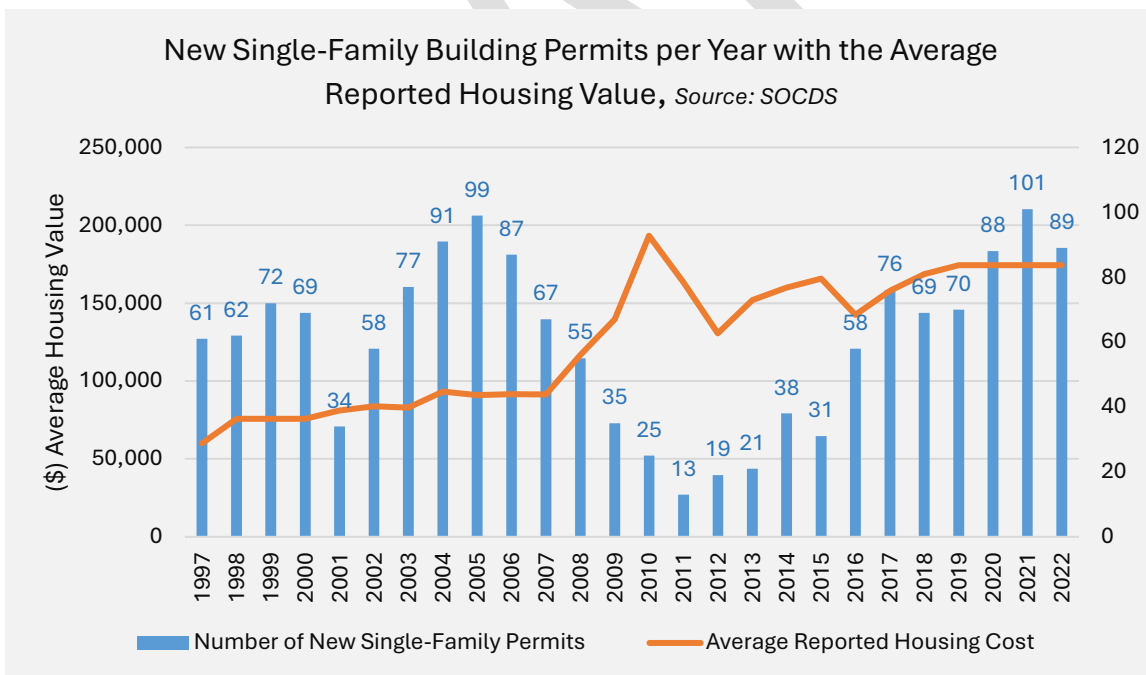
Source: US Department of Housing and Urban Development, State of the Cities Data System (SOCDS)

The historic residential development trends in Robertsdale and Baldwin County reflect the Great Recession, with both explosive growth of residential development, followed by a dramatic decline. This trend can be observed in the single-family building permit data for Robertsdale. The sharp increase in new residential building permits in Robertsdale can be seen in the adjacent diagram. Eight times the number of homes were built in the city between 1990-1999, in comparison to the previous decade.

Robertsdale experienced housing growth during the Covid-19 Pandemic, and in the years following, recording 362 new single-family building permits between 2020 and 2023. There were 101 new permits filed in 2021 alone.



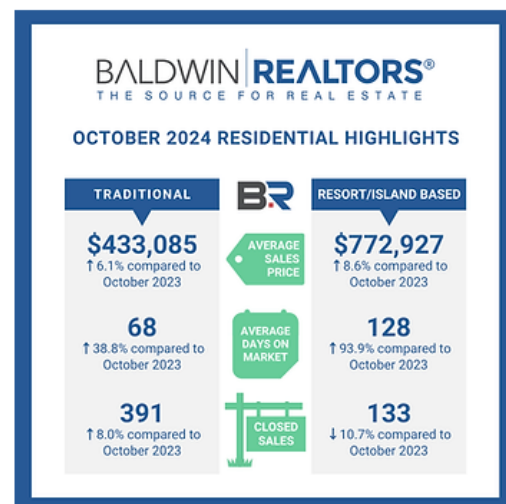
The housing boom continued into the 2000s with a peak of 672 new single-family housing units being built between 2000 and 2009. The housing bust followed and the next ten years saw a significant decline in new residential permits, falling lower than experienced in the 1990s. Year-by-year single-family building permit data from the U.S. Department of Housing and Urban Development, State of the Cities Data System (SOCDS) below illustrates the climbing construction boom of the late 90's, followed by a short decline resulting from the terrorist attack, then single-family construction rapidly increasing in Robertsdale, to its peak in 2005, with 99 new construction permits that year. The construction market began to slow in response to the housing crises, while housing prices continued to soar, beginning in 2007 and hitting a peak in 2010. Between 2010 and 2011, Robertsdale's housing market experienced its greatest decline and loss. However, the housing market and new home construction began to slowly recover in 2012.



Just as the housing market regained its momentum, the COVID-19 pandemic struck in 2020, devastating the world's economy and triggering the largest global economic crisis in more than a century. With less people working, production and materials were scarce, driving up the cost for materials and labor and slowing the market. However, a few months into the pandemic, many

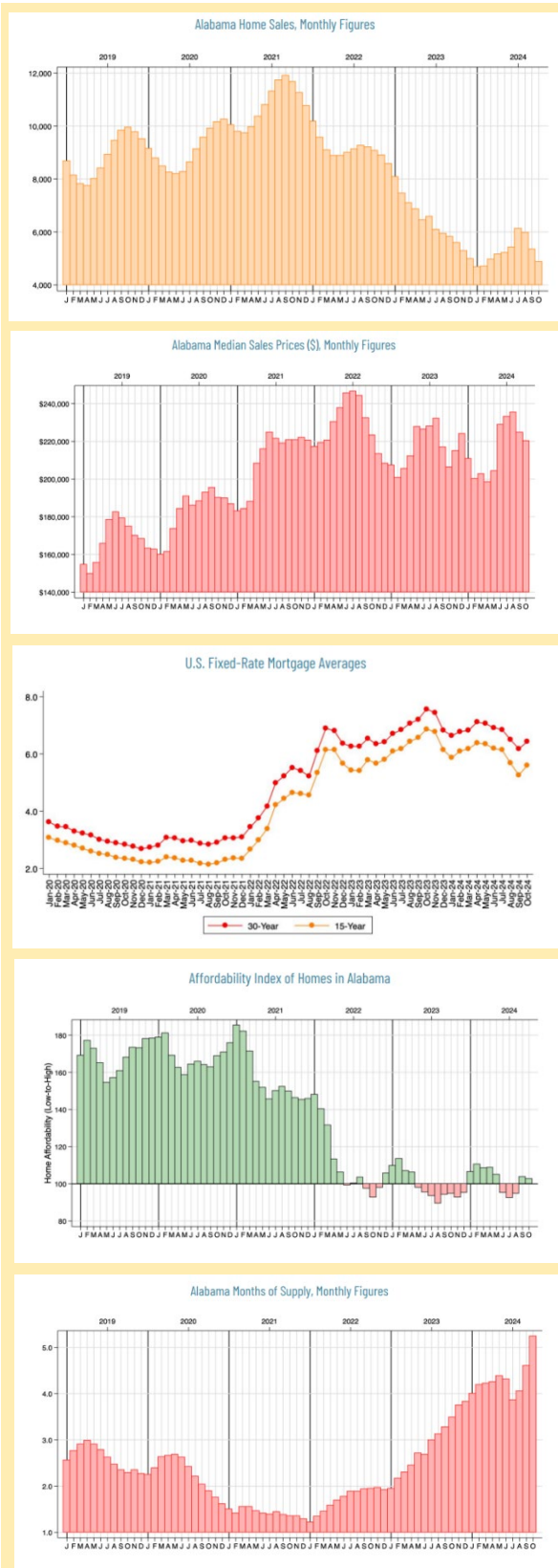
remote workers fled larger cities and moved to smaller rural communities for lower costs of living, creating residential boomtowns, where the housing markets took off. Robertsdale was a community that experienced housing growth during the pandemic. In 2021 the city saw 101 new single-family building permits, the largest number per year, in over 25 years. The data for 2022 only shows a slight decrease in the number of permits, in comparison, with only 12 less permits. Based on preliminary data from the City of Robertsdale’s Planning Commission and Baldwin County, we know housing construction has slightly decreased since 2021, however Baldwin County and Robertsdale have been fortunate to maintain a lot of their growth momentum following the pandemic and it is not anticipated that it will have a lasting effect on the local housing market. Just since 2020, Robertsdale has recorded 362 new single-family building permits alone. That is a significant gain in just four short years and if this trend continues, the city could expect to close out this decade with the highest number of new single-family constructions to date.

Home prices in the U.S. have surged by 50% since 2020. According to information from the Alabama Association of Realtors and the Alabama Center for Real Estate (ACRE), the post-pandemic housing market bust, coupled with inflation, has caused median home prices, mortgage rates, and monthly payments to surge to a record all-time high in Alabama and nationwide, despite the increased housing inventory. This has created a national affordable housing crisis, with the U.S. housing affordability index falling to the lowest level recorded, in July 2023, matching the 1989 all-time low record of 87.8 HAI. The Housing Affordability Index (HAI) measures whether or not a typical family earns enough income to qualify for a mortgage loan on a typical home based on the most recent price and income data. An index score of 100 means a family earning the median income has just enough buying power for a median-priced home. A higher index score signifies greater affordability. The Alabama Housing Affordability Index (AHAI) has continued to slowly improve since 2023. According to the Culverhouse College of Business at the University of Alabama, the statewide AHAI score for Quarter 3 of 2024 was 129, indicating that a family earning the medium income of \$82,500 has roughly 1.3 times the income needed to qualify for a loan on Alabama’s median-priced home of \$263, 515, based on an 80% loan-to-value ratio and standard underwriting criteria.



Baldwin Realtors published their October 2024 report indicating that home prices and sales have continued to climb. The report cited that Baldwin County’s Traditional Residential area

ALABAMA REALTORS ECONOMIC AND REAL ESTATE SNAPSHOT FOR OCTOBER 2024



According to the Alabama Economic and Real Estate Report for October 2024, home sales activity decreased in October 2024 relative to last month. The 4,880 sales represent an 8.6% month-over-month decrease. This marks the third consecutive monthly decline in sales. We expect a decrease in sales next month, keeping with seasonal trends. The median sales price for a home in Alabama increased by 6.7% year-over-year in October 2024. However, the median sales price decreased 2.1% month-over-month, marking the second consecutive month of decreases. The average 30-year fixed-rate mortgage climbed through October, increasing by 60 basis points from 6.12% on October 3 to 6.72% by October 31. The increase in rates from September 26 to November 7, 2024, marks the fastest 5-week rise in rates in 2 years (since September 22 to October 27, 2022). Nevertheless, the average 30-year fixed-rate mortgage at the time of this writing is 66 basis points below the 7.44% of this time last November. Historically, Alabama has had affordable housing. However, home affordability began a steady decline in February 2021, coinciding with rising inflation in the U.S. economy. By May 2022, affordability stabilized and has hovered around 100 ever since. While this indicates home-buying is more challenging than in earlier years, the median buyer and existing homeowners remain relatively well-positioned to compete for typical homes on the market. In 2024, 30-year mortgage rates peaked in May, declined through September, and rose again in October. Despite this, inflation remains persistent, and mortgage rates are not expected to return to pre-pandemic levels in the coming year. Even so, improvements in American earnings, low unemployment, and seasonal trends favoring higher inventory and lower prices suggest that most Alabama consumers will not face significant new obstacles to home affordability in the near term. Housing supply levels increased in October 2024, relative to September 2024, as there were 5.2 months of supply. This figure is 1.7 months greater than one year ago and marks the highest level in years. *Source: Alabama Association of Realtors, https://assets.cabooscms.com/media/15267492_october-2024-monthly-report.pdf*

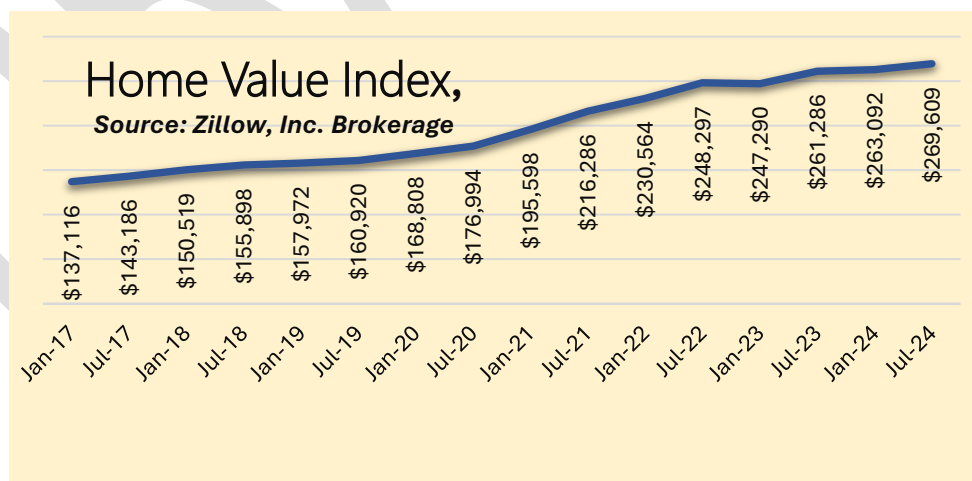
(encompassing everything in Baldwin County outside of the Resort market) saw an average sales price increase of 6.1% in the year-over-year comparison, going from \$408,110 in October 2023, to \$433,085 this past month. Rising costs, coupled with high interest rates, are resulting in properties staying on the market longer. Properties spent an average of 68 days on market, which was 19 days longer than the year prior. Closed sales also increased by 8% in this submarket of the county, resulting in 29 more properties sold than this month last year.

Home prices have nearly doubled in the past 8 years in Robertsdale as the national affordable housing crises peaks in 2024.



Home prices have soared in Robertsdale and in the surrounding communities for the past eight years. Data from Zillow, Inc. Brokerage estimates the home value index of single-family homes, townhomes, and condos sold in Robertsdale, excluding vacant lot sales. The estimate excludes the top 5% and the bottom 35% to calculate the median sold price allowing for a more accurate representation of the housing market. The data illustrates the surging home prices in Robertsdale since 2017. The median home price nearly doubled in the past 8 years from \$137,116 in January 2017, to \$269,609 in July 2024. However, the Alabama Association of Realtors has reported overall home sales and median sale prices are finally decreasing, according to preliminary data for the fall of 2024. The Association predicts mortgage rates will decrease in 2025, and this, combined with a saturated housing market and decreasing home prices, will improve home affordability and boost the housing market in Alabama in 2025.

Although home affordability is a national crisis, Robertsdale is currently the second most affordable community in Baldwin County. Because of this, the city will continue to attract new residents who are wanting to locate in Baldwin County, easily commute to employment in the region, and have



**Zillow Home Value Index (ZHVI) is a measure of the typical home value and market changes across a given region and housing type. It reflects the typical value for single-family homes and townhouses/condos in the 35th to 65th percentile range. It excludes the top 5% and the bottom 35%, including vacant land, of homes sales.*

quality, new affordable housing choices that support families and single individuals. Robertsdale provides all of these amenities better than any other community in Baldwin County at this time, therefore growth and development pressures from new housing construction will continue well into the future.

3. EXISTING LAND USE AND DEVELOPMENT TRENDS

Land use planning involves the organized allocation of land, resources, facilities, and services to promote the physical, economic, and social well-being, efficiency, and health of urban communities. Land use planning is important for several key reasons:

- 🔑 **Efficient Resource Allocation:** It helps allocate land and resources in a way that maximizes their value and sustainability, ensuring that urban development is balanced with environmental protection.
- 🔑 **Improved Quality of Life:** Well-planned communities provide better access to essential services like healthcare, education, and transportation, contributing to the overall well-being of residents.
- 🔑 **Economic Growth:** By designating areas for commercial, industrial, residential, and recreational purposes, land use planning helps stimulate economic development and creates job opportunities.
- 🔑 **Environmental Sustainability:** Proper planning reduces urban sprawl, protects green spaces, and ensures the preservation of natural resources, promoting long-term environmental health.
- 🔑 **Health and Safety:** It helps create safer, healthier living conditions by considering factors like air quality, noise levels, and access to green spaces, which are crucial for public health.
- 🔑 **Efficient Transportation and Infrastructure:** Planning enables the creation of efficient transportation systems and infrastructure, reducing congestion and improving connectivity between different parts of a city or region.
- 🔑 **Minimizing Conflicts:** By clearly defining land uses, planning helps minimize conflicts between residential, commercial, and industrial areas, creating harmony within communities.



2024 Existing Land Use Map

The Existing Land Use Map identifies the current types and densities of land uses within Robertsdale. The 2024 land use development pattern of the city utilizes land use categories assigned to all parcels within the city, as well as the designated Land Use Study Area (LUSA), which extends beyond the city’s corporate limits. The City of Robertsdale does not have an adopted Extraterritorial Planning Jurisdiction. However, in order to plan the future growth and development of the city for the next 10-15 years, an assessment of lands beyond the incorporated limits was included. The primary source of this data was obtained from the Baldwin County Parcel Viewer, provided by the Baldwin County Commission. In addition, information was also gathered through multiple field surveys conducted by the South Alabama Regional Planning Commission. The data was then converted to a GIS database and used to create the 2024 Existing Land Use Map for the City of Robertsdale. The map divides land use into the following categories:

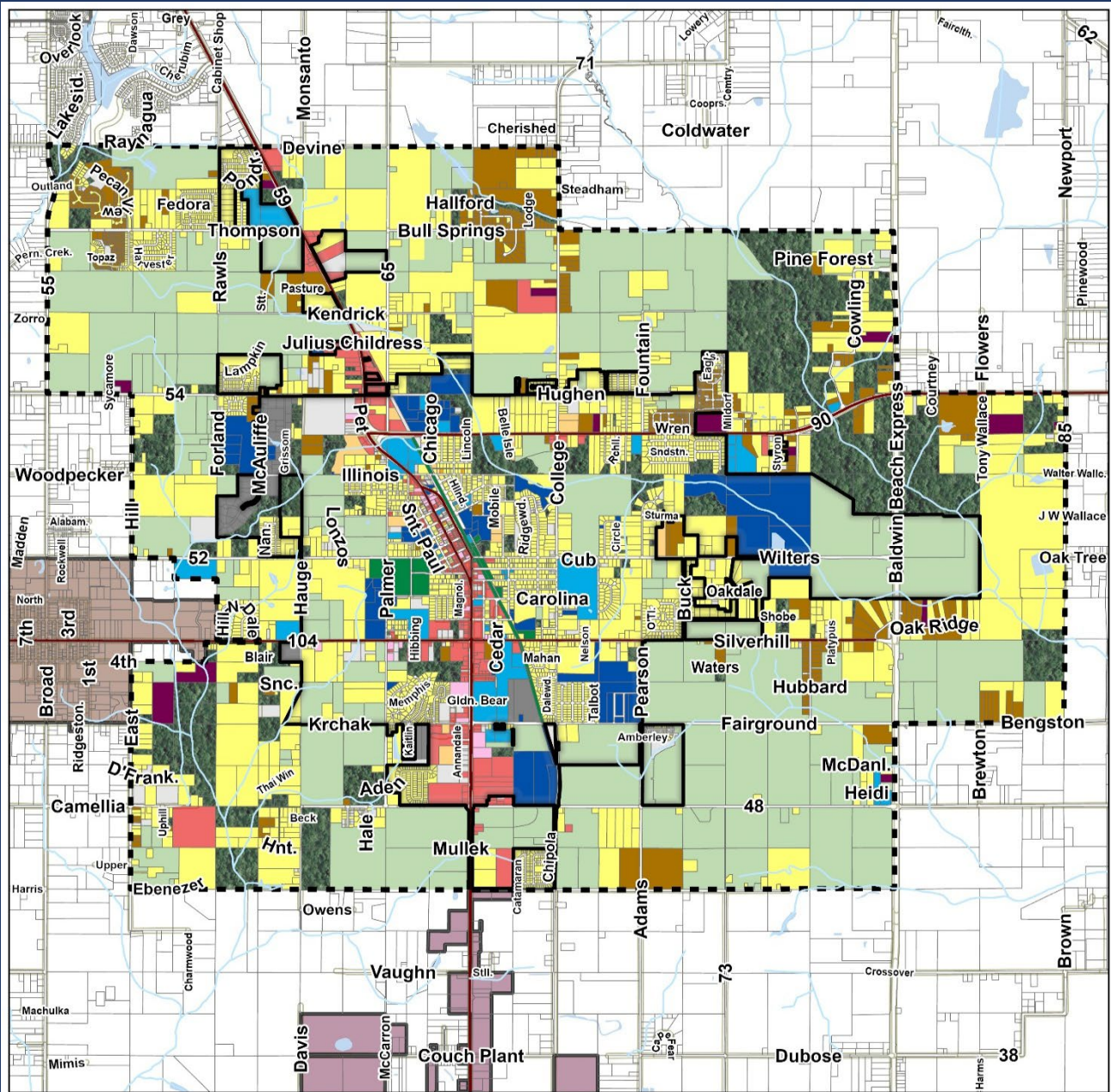
<i>Undeveloped/ Wooded</i>	<i>Single-Family Residential</i>	<i>Institutional</i>
<i>Agricultural</i>	<i>Duplex (2-3units) Residential</i>	<i>Government</i>
<i>Parks and Recreation</i>	<i>Multi-Family Residential</i>	<i>General Retail/ Commercial</i>
<i>Vacant</i>	<i>Manufactured Home</i>	<i>Office Commercial</i>
	<i>Mixed Use</i>	<i>Industrial/ Manufacturing</i>

Existing Land Use Category Data for Robertsdale’s Corporate Limits

Land Use Category	Acres in Land Use Corporate Limits	Percent of Total	Number of Parcels	Percent of Total
Undeveloped/Wooded	264.71	6.27%	82	2.32%
Agricultural	995.78	23.59%	60	1.70%
Parks and Recreation	72.65	1.72%	27	0.77%
Vacant	196.83	4.66%	217	6.15%
Single-Family Residential	1477.19	34.99%	2510	71.17%
Duplex (2-3 Units) Residential	1.27	0.03%	4	0.11%
Multi-Family Residential	52.74	1.25%	18	0.51%
Manufactured Home	77.88	1.84%	173	4.91%
Mixed Use	4.09	0.10%	3	0.09%
Institutional	216.99	5.14%	56	1.59%
Government	456.86	10.82%	71	2.01%
General/Retail Commercial	239.79	5.68%	225	6.38%
Office Commercial	34.64	0.82%	31	0.88%
Industrial/Manufacturing	129.80	3.07%	50	1.42%
TOTAL	4221.22		3527	

Source: SARPC GIS Analysis, Esri ArcPro

EXISTING LAND USE FOR ROBERTSDALE AND THE STUDY AREA

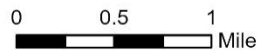


Existing Land Uses for Specified Land Use Study Area

- | | | |
|---------------------------|---------------------------|--------------------------|
| Single-Family Residential | Mixed Use | Institutional |
| Duplex Residential | Agricultural | Industrial/Manufacturing |
| Multi-Family Residential | Office Commercial | Undeveloped/Wooded |
| Manufactured Home | General/Retail Commercial | Vacant |
| Parks and Recreation | Government | |

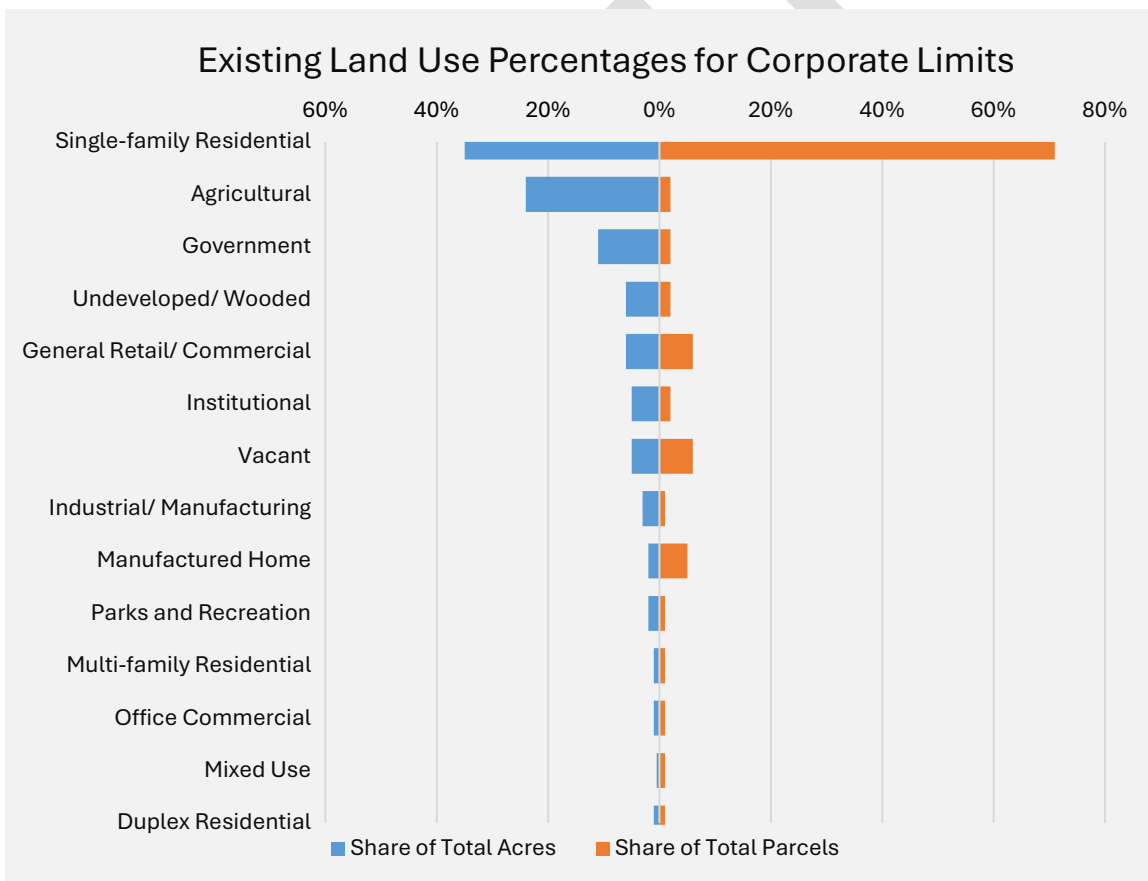
General Legend

- | | | |
|------------------------------|--------------|------------|
| Land Use Study Area | Major Roads | Silverhill |
| Robertsdale Corporate Limits | All Roads | Summerdale |
| Tax Parcels | Linear Water | |
| Area Water | | |
- Neighboring Municipalities



Single-family residential is the largest land use category in Robertsdale consisting of 35% of the city's total acreage and 71% of all parcels of land.

The largest land use category in Robertsdale is single-family residential, which consists of 1,477 acres, and 2,510 parcels. It comprises 35% of the city's total acreage and 71% of the total parcels within the municipal limits. Agricultural land use is the second largest in terms of total acreage, comprising 24% of the city's total acreage and equaling almost 996 acres. However, agricultural land uses only include 60 parcels of land within the city because of their larger individual size. Government owned property, by either the City of Robertsdale or Baldwin County, is the third largest land use category by acreage and consists of nearly 11% of the city's total acreage. Government owned property includes 71 parcels and totals 456 acres.



General retail and commercial land use is the fourth largest category and includes 240 acres and 225 parcels. Currently, Robertsdale has nearly just as many vacant parcels and acreage as general retail and commercial land uses, providing many options for future infill development opportunities. Robertsdale has a higher number of manufactured homes, which are mostly located in the outer peripheries of the city.

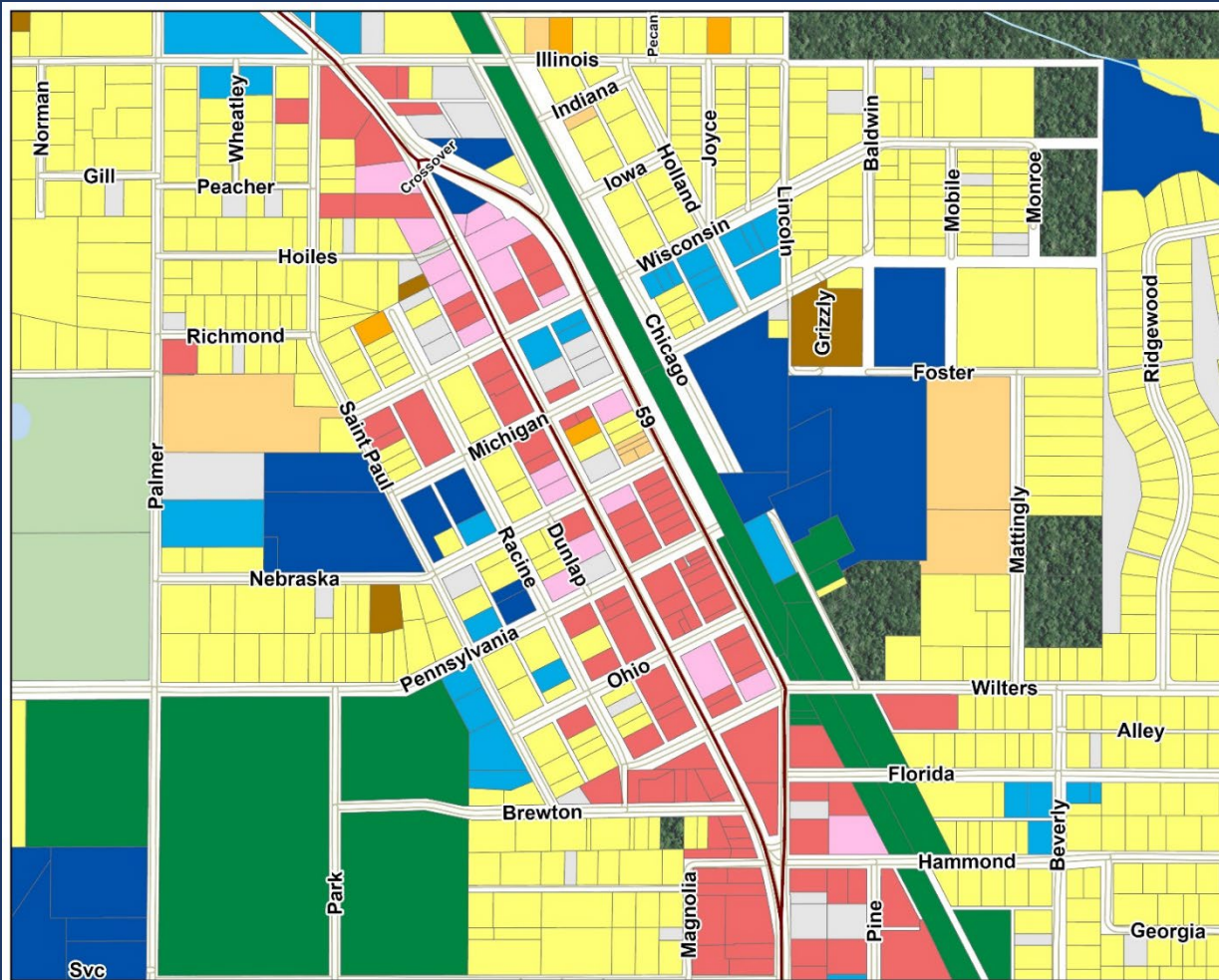
Land use analysis was also conducted on parcels that extend immediately beyond Robertsdale’s municipal limits to adequately plan for potential growth, promote health and safety, and minimize development conflicts. Land use data for the total designated Land Use Study Area (LUSA) includes both Robertsdale’s corporate limits, as well as parcels in close proximity to the city’s limits and identified on the Existing Land Use Map with a dashed line.

Existing Land Use Category Data for the Land Use Study Area (LUSA)				
Land Use Category	Acres in Land Use Study Area (LUSA)	Percent of Total	Number of Parcels	Percent of Total
Undeveloped/Wooded	1582.96	11.54%	188	3.51%
Agricultural	5272.65	38.44%	243	4.54%
Parks and Recreation	72.65	0.53%	27	0.50%
Vacant	313.39	2.28%	318	5.94%
Single-Family Residential	4235.97	30.88%	3412	63.72%
Duplex (2-3 Units) Residential	1.27	0.01%	4	0.07%
Multi-Family Residential	59.56	0.43%	19	0.35%
Manufactured Home	743.79	5.42%	648	12.10%
Mixed Use	101.97	0.74%	14	0.26%
Institutional	280.65	2.05%	66	1.23%
Government	505.55	3.69%	74	1.38%
General/Retail Commercial	372.79	2.72%	260	4.86%
Office Commercial	34.64	0.25%	31	0.58%
Industrial/Manufacturing	140.47	1.02%	51	0.95%
TOTAL	13718.31		5355	

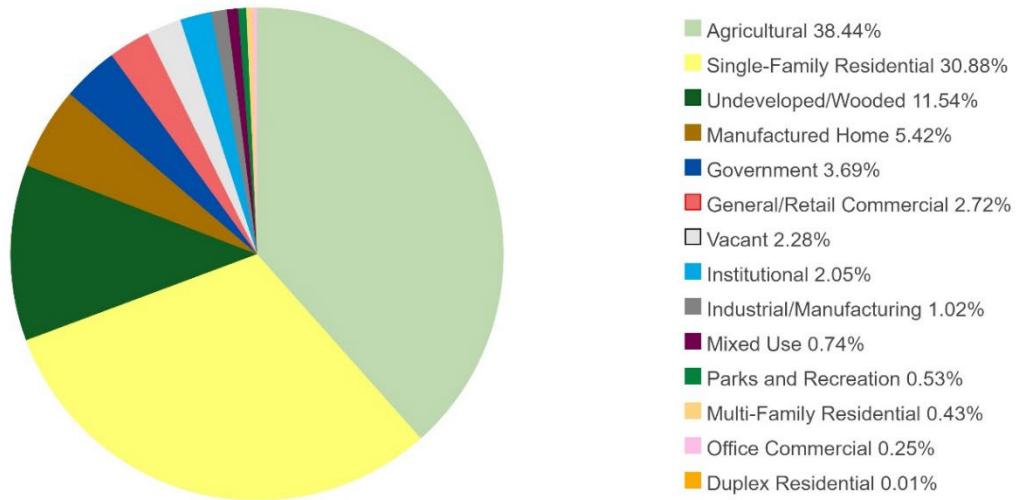
Source: SARPC GIS Analysis, Esri ArcPro

When including the study area, the largest land use category is agricultural, equaling over 5,272 acres, and including 243 parcels. The study area has over 4,000 more acres of agricultural lands and four times the number of parcels as the city limits. This reflects the historical rural land uses of Robertsdale and Baldwin County and represents a land use that is most often susceptible to market driven economic and residential development. Proper land use planning is necessary to determine how this land will be used in the next 10-15 years. Single-family residential is the second largest land use category in the study area and includes over 4,235 acres and 3,412 parcels. This is an additional 902 single-family parcels, totaling over 2,758 acres, to what is already located within the city’s limits, that could potentially request future annexation in years to come. Manufactured homes in the study area include 475 more parcels than what is included in the city. There are an additional 106 undeveloped/ wooded parcels, totaling 1,318 acres, within the study area. In addition, there are about 100 acres more of vacant land and parcels in the study area, outside the city. Commercial lots in the study area only include about 35 more businesses than what is already in the city.

DOWNTOWN ROBERTSDALE EXISTING LAND USE



Land Use Categories by Acreage in Land Use Study Area



4. TRANSPORTATION AND CONNECTIVITY

The businesses and residents of a community depend on its transportation network to connect them to their region. The transportation network is vital to the quality of life and vibrancy of a community, influencing access to essential services, employment, recreation, education, and more. Safe and efficient transportation connections are essential for a community's growth and economic prosperity. Transportation should go beyond just moving vehicles through an area; it should enhance the travel experience for all users - whether drivers, cyclists, or pedestrians- while supporting land uses that foster a more dynamic and appealing economy. The unique qualities that define a city should be reflected in its transportation network, creating streets that represent community character and improve the overall sense of place, rather than just serving as channels for traffic.



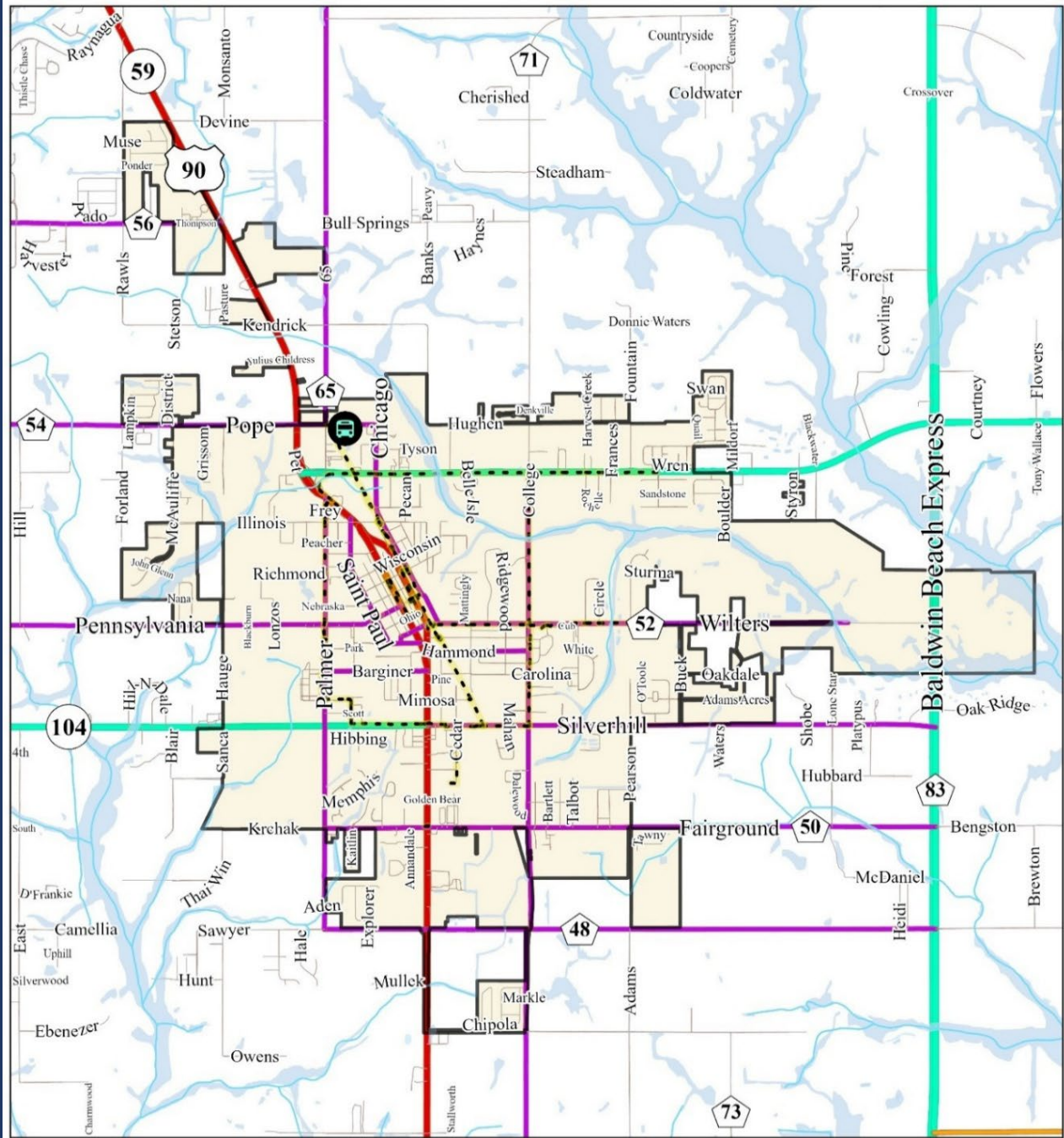
2024 Existing Transportation Network

The City of Robertsdale is situated along Alabama Highway 59 in the south-central part of Baldwin County. A large portion of the city consists of rural residential areas, including expansive agricultural lands, as well

Robertsdale's Main Roadways:

- **State Highway 59:** A principle north/south corridor through Baldwin County, traversing downtown Robertsdale, and connecting the city to I-10 to the north, and coastal communities in south Baldwin County.
- **Baldwin Beach Express:** A newly constructed route serving as a strategic north/south connection from I-10, to the beaches in south Baldwin County.
- **State Highway 104:** An east/west corridor, intersecting Highway 59 south of downtown, and connecting Robertsdale to Silverhill and Fairhope.
- **U.S. Highway 90:** Intersects Highway 59 north of downtown, connecting Robertsdale to the Florida state line and Pensacola.

2024 Existing Transportation Network Map with Roadway Functional Classifications



Road Classifications

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Roads

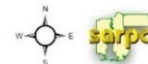


BRATS
BALDWIN REGIONAL
AREA TRANSIT SYSTEM

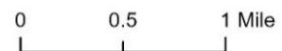
- U.S. Route
- State Route
- County Route

General Legend

- Corporate Limits
- Wetlands
- Linear Water
- Sidewalks



Community Planning & Development
Department 2024



as a commercial corridor along Alabama Highway 59. AL Highway 59 serves as a primary north/south route for the city and is also a key transportation route for tourists traveling to and from Alabama's Gulf Coast beaches. East/west access to the city is provided by U.S. Highway 90 to the north and Alabama Highway 104 to the south. Additionally, the Baldwin Beach Express, located on the city's east side, is an important north/south route, connecting Interstate 10 to Foley and Orange Beach, offering a secondary route for tourists.

Interstate 10, just eight miles north, is easily accessible via Highway 59 or the Baldwin Beach Express, allowing residents of Robertsdale and surrounding municipalities to commute to Mobile and other nearby areas for employment. This accessibility has contributed to an increase in commuter traffic on all three major routes.

Robertsdale has a well-designed and connected transportation network that provides key routes for Robertsdale and Baldwin County residents, as well as tourists visiting Alabama's beaches, while maintaining an acceptable level of service.



The functional classification system organizes streets into a hierarchy based on their function. This system helps balance traffic flow and accessibility across various roadways. In Robertsdale, roadways are classified from Principal Arterial, which focuses on moving large volumes of traffic, to Collector Roadways which distribute traffic to arterials, to Local Streets, which prioritize access to nearby properties. The traffic circulation network in Robertsdale consists of a well-connected system of arterial roads, collectors, and local streets, providing efficient access throughout the area.

Eastern Shore Metropolitan Planning Organization (ESMPO)

Robertsdale is part of the Eastern Shore Metropolitan Planning Organization (ESMPO)



The City of Robertsdale is part of the Eastern Shore Metropolitan Planning Organization (ESMPO), which is designated by the Federal Highway Administration (FHWA), Federal Transit Administration (FTA), and Alabama Department of Transportation (ALDOT) as the lead planning agency for coordinating all federal transportation funding in the Eastern Shore area of Baldwin County. The ESMPO was created in 2012, with the defined planning area or "study area" of Daphne, Fairhope, Silverhill, and Robertsdale; most of Spanish Fort and Loxley; and a portion of Summerdale. The Eastern Shore MPO planning area is approximately 311 square miles, with 143 square miles categorized as urbanized.

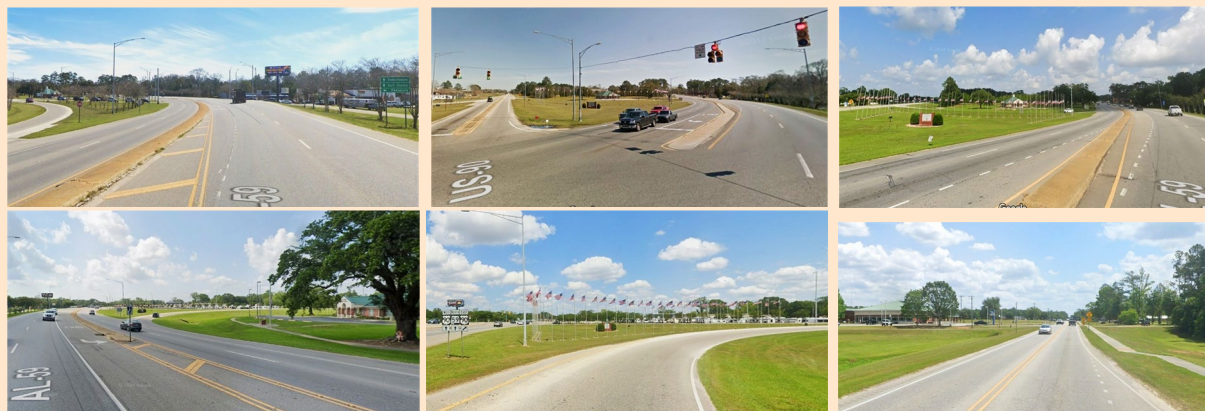
Transportation Network - AL Highway 59 North of Downtown



Source: SARPC and Google Maps

The ESMPO prepares numerous plans and documents for their study area, including the Long Range Transportation Plan (LRTP) and the Transportation Improvement Program (TIP). The ESMPO, through their planning efforts and publications, defines current transportation conditions in Robertsdale and the study area, identifies current and future transportation needs, and determines which future transportation improvements are needed for the next 25 years. The currently adopted ESMPO Long Range Plan projects growth and future needs through 2045. However, the ESMPO is currently working to update their plan, and it is expected to be completed in 2025.

Transportation Network - US Highway 90



Source: SARPC and Google Maps

Transportation Network - AL Highway 59 Split, North



Source: Google Maps

Transportation Network - AL Highway 59 Downtown



Source: SARPC and Google Maps

Transportation Network - AL Highway 59 Split, South



Source: SARPC and Google Maps

Transportation Network - AL Highway 59 South of Downtown



Source: SARPC and Google Maps

Transportation Network - AL Highway 104



Source: Google Maps

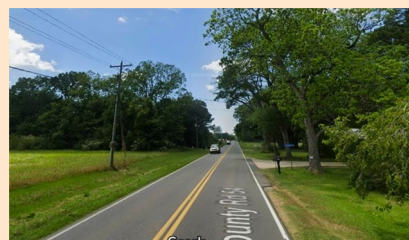
Average Daily Traffic Volumes

Daily traffic volumes are assessed to determine the performance of the transportation network of a community. A Level of Service (LOS) designation is given to roads based on their current ability to serve or exceed their capacity. Level of Service categories are A through F, with A being the highest, optimal traffic flow, and F being the poorest traffic flow conditions, resulting in significant congestion and dysfunction. The Alabama Department of Transportation currently operates and collects data from over 30 permanent and portable roadway traffic counters located in and immediately around the City of Robertsdale. Each of these counters record daily traffic volumes, peak times of travel, and traffic direction to calculate an Average Annual Daily Traffic (AADT) count for each year. The designated AADT for each year, for each monitored roadway, can be compared to previous years' data to forecast future needs based on determined Levels of Service (LOS).

According to the ESMPO 2045 Long Range Plan, the LOS on roadways in and around Robertsdale is an acceptable LOS Category C or higher, except for County Road 54, which is a LOS Category D. This indicates County Road 54 is transitioning to congested, less stable traffic flows and delays, with motorists experiencing noticeable tension while driving. County Road 54 is in the northwest portion of the city and extends from US HWY 90/ AL HWY 59 to County Road 49 and County Road 65. This corridor connects Robertsdale to the Belforest community and the City of Daphne to the northwest. Robertsdale, Daphne, and Belforest have experienced significant growth and development for many years, contributing to the increased traffic flow and strained roadway conditions on County Road 54. The ESMPO has identified this corridor as needing improvements in their 2045 Long Range Plan.

AADT data collected by the Alabama Department of Transportation from the 33 traffic counters around Robertsdale can be viewed at the ALDOT website: <https://aldotgis.dot.state.al.us/TDMPublic/>. Data is reported for years 2017 through 2023, allowing for comparison and analysis of trends in traffic

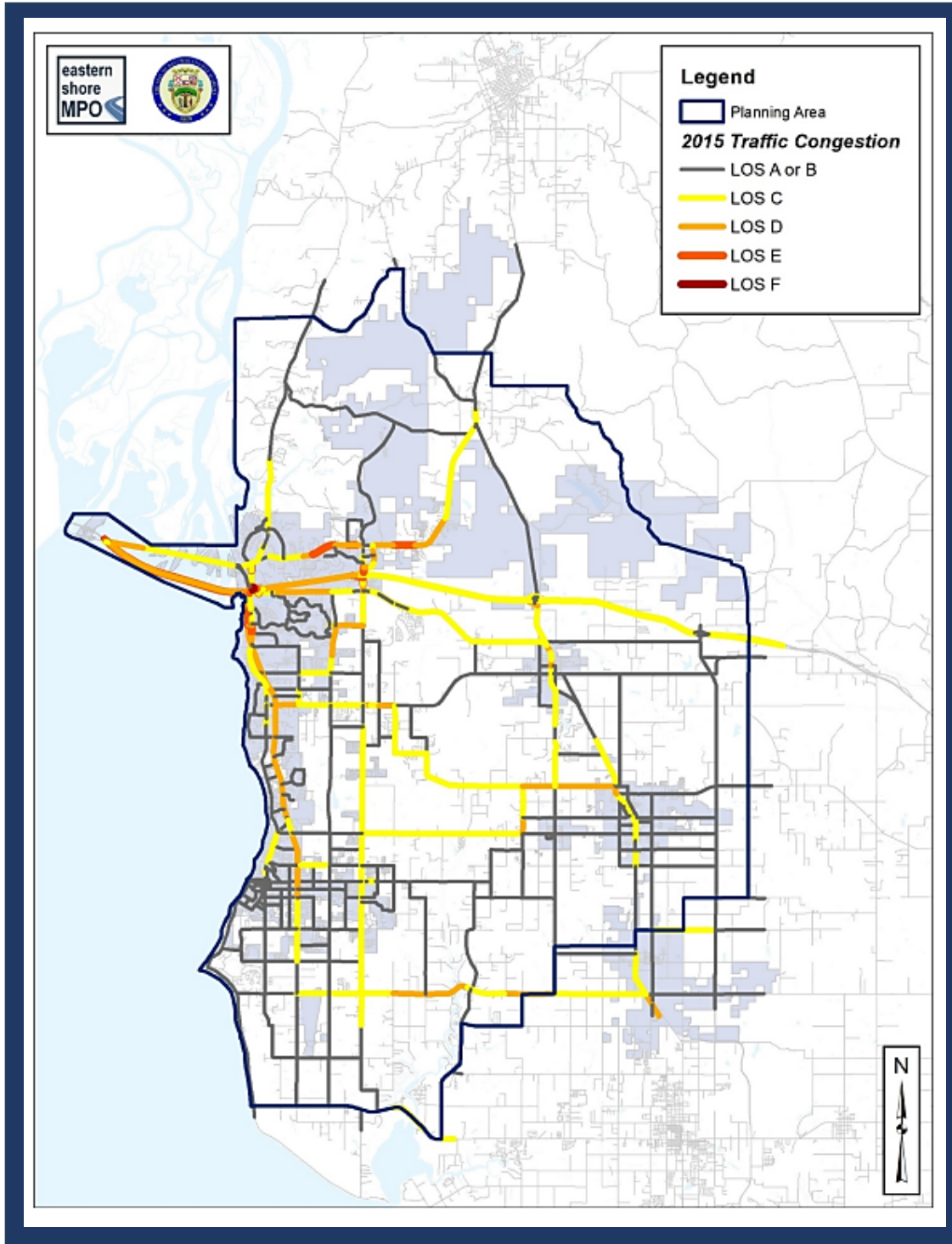
County Road 54



patterns. Most of the traffic counters around Robertsdale reported an increase volume of traffic since 2017, with only eight reporting a measurable decrease in annual average daily traffic counts since 2017.

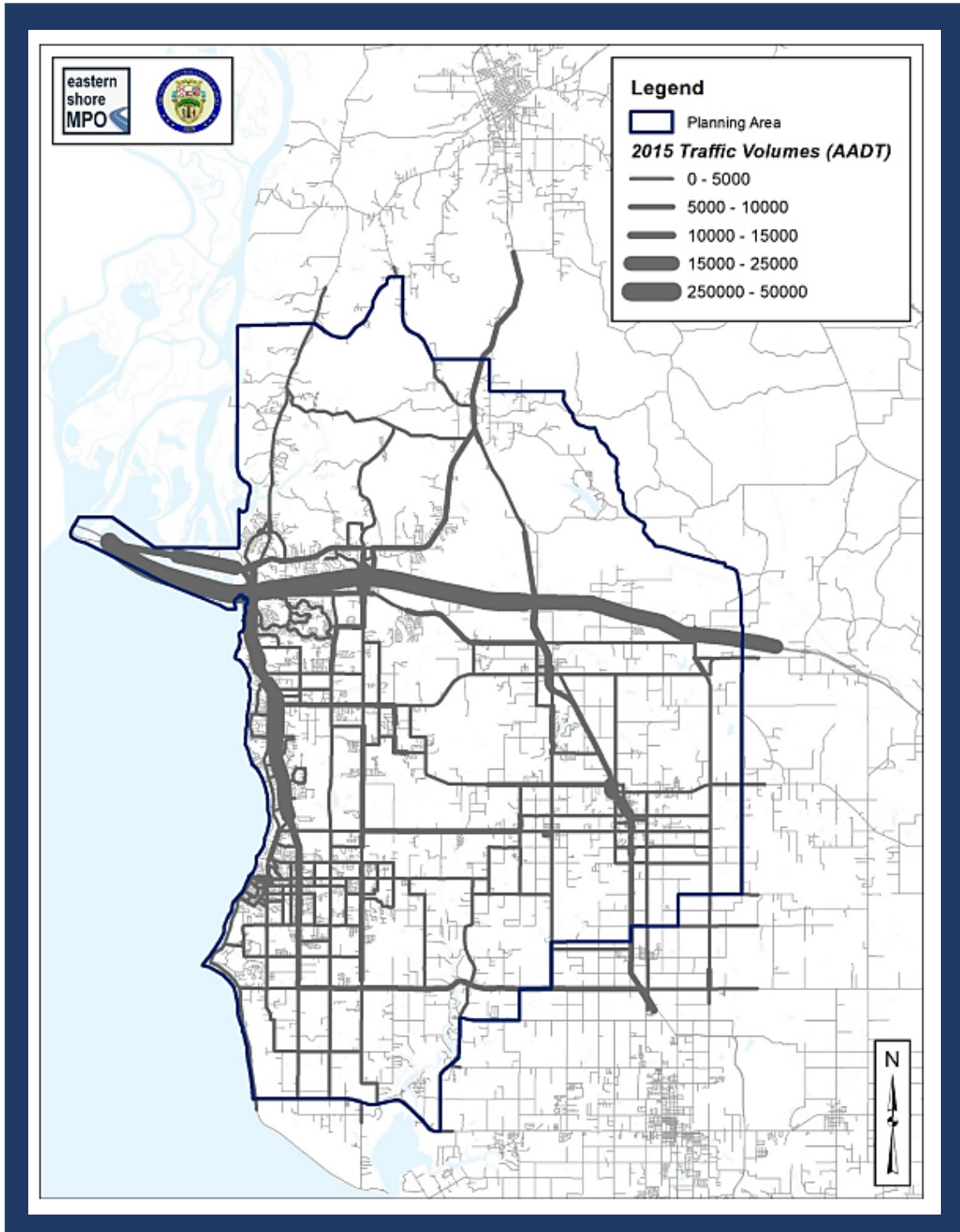
ESMPO 2015 Level of Service Map for Robertsdale and the Eastern Shore

Source: ESMPO 2045 Long Range Plan



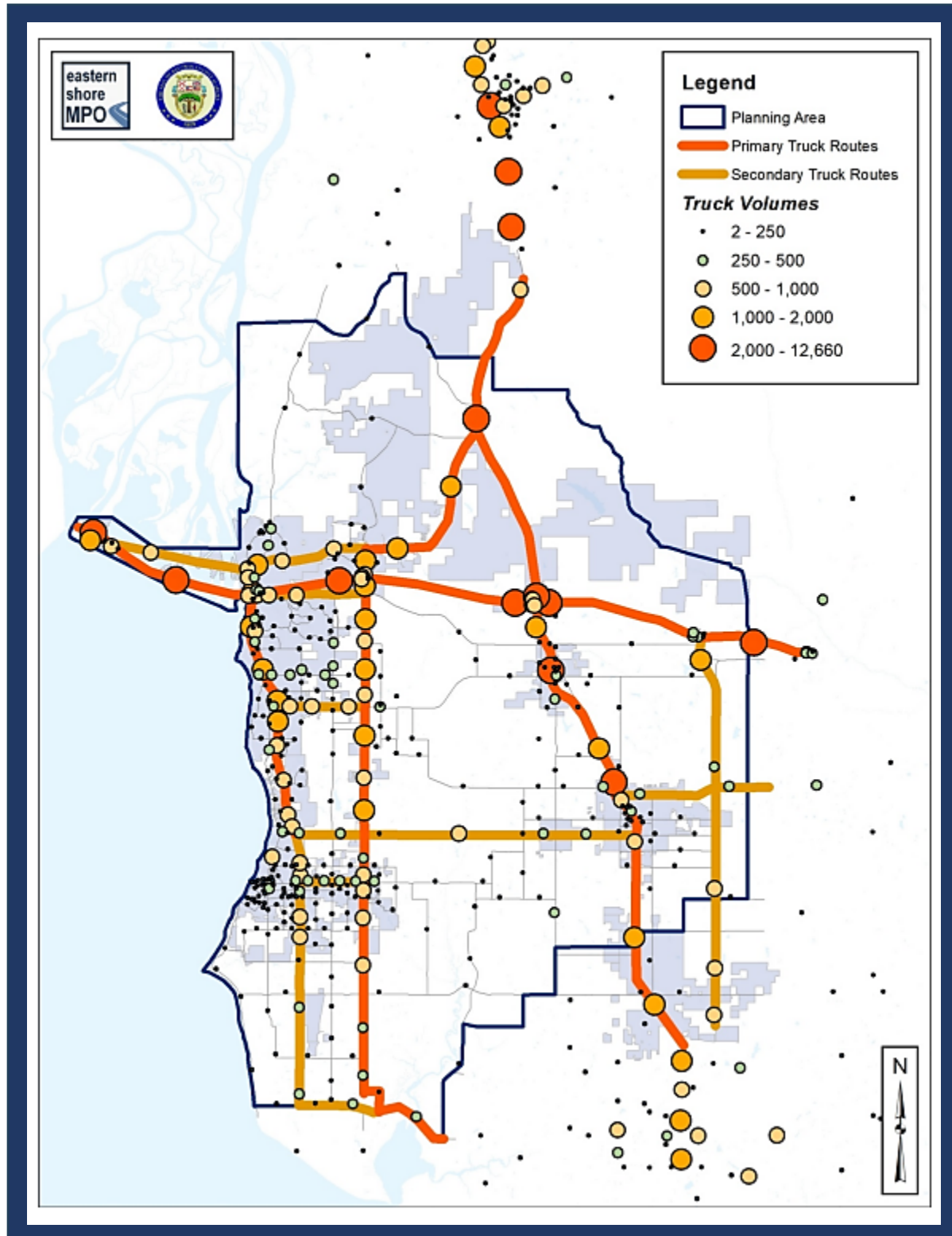
ESMPO 2015 Roadway Traffic Volumes for Robertsdale and the Eastern Shore

Source: ESMPO 2045 Long Range Plan



ESMPO 2015 Roadway Truck Traffic Flows for Robertsdale and the Eastern Shore

Source: ESMPO 2045 Long Range Plan



ANNUAL AVERAGE DAILY TRAFFIC (AADT) COUNTS FOR ROADWAYS IN ROBERTSDALE for 2017 and 2023

TRAFFIC COUNTER LOCATION	2017 AADT	2023 AADT	CHANGE
Highway 90/59, north of Central Baldwin Middle School	19,100	20,750	1,650
Baldwin Beach Express (BBE), north of US HWY 90	13,740	18,366	4,626
Thompson Road	2,090	2,551	461
HWY 90/59, north of US HWY 90 split	20,060	23,868	3,808
County Road 65, north of US HWY 90	1,450	1,487	37
County Road 54	3,180	4,163	983
US Hwy 90	7,790	6,884	-906
AL HWY 59, north of downtown	22,419 (2018)	22,709	290
AL HWY 59, southbound at split	13,850	11,950	-1,900
Saint Paul Street, north	310	359	49
Saint Paul Street, middle	410	507	97
Saint Paul Street, south	110	107	-3
County Road 52/ Pennsylvania Street	1,930	2,179	249
East Chicago Street	760	621	-139
College Avenue, north of Wilters Street	3,350	3,656	306
Wilters Street, west of College Avenue	2,120	2,322	202
Wilters Street, east of College Avenue	1,030	851	-179
Racine Street	60	54	-6
Brewton Street	100	111	11
AL HWY 59, northbound at split	11,410	12,288	878
Hammond Street	520	783	263
Barginer Drive	760	691	-69
AL HWY 104, west of HWY 59	8,600	9,603	1,003
AL HWY 104, east of HWY 59	6,250	4,091	-2,159
AL HWY 104, east of HWY 59, closer to BBE	3,140	3,725	585
Palmer Street, south of AL HWY 104	3,260	4,154	894
AL HWY 59, south of AL HWY 104	27,750	24,910	-2,840
College Street, south of AL HWY 104	2,390	2,739	349
Fairground Road, west of BBE	120	128	8
County Road 48, west of AL HWY 59	2,150	2,565	415
County Road 48, east of AL HWY 59	1,720	2,135	415
College Avenue/ County Road 71	1,260	924	-336
Baldwin Beach Express, south of County Road 48	15,340	17,657	2,317

Source: ALDOT

Notable trends include a significant increase in traffic volume on the Baldwin Beach Express in the past six years, with AADT counts increasing by 4,626 north of HWY 90, and by 2,317 counts, south

of County Road 48. HWY 90/59, north of the US HWY 90 split has also experienced significant increase, from 20,060 AADT in 2017, to 23,868 in 2023, which is a 3,808 increase. AL HWY 104, west of HWY 59 has 1,003 more in reported volume in 2023, than in 2017. County Road 54 has also experienced a 983 increase in traffic counts, in the last six years, resulting in a LOS Category D. Another considerable increase includes Palmer Street, south of AL HWY 104, which increased from 3,260 AADT in 2017, to 4,154 AADT in 2023, a 894 increase. Lastly, AL Highway 59 northbound, at the split, also experienced a considerable increase of 878 traffic counts.



Over 57% of the roadways in the Robertsdale area, that possess ALDOT traffic counters, have experienced a significant increase in traffic volume and congestion between 2017 and 2023.

Notable decreases in AADTs include AL HWY 59, south of HWY 104, which recorded an AADT of 27,750 in 2017, and 24,910 in 2023, which is a decrease in traffic counts of 2,840. AL HWY 104, east of HWY 59 also experienced a significant decrease in volume of 2,159 counts. AL Highway 59, southbound at the split reported 1,900 less in annual average volume in 2023 than in 2017.

A notable feature of the transportation network in Baldwin County is that most of the widened four lanes are north-south routes that connect to I-10. Interstate 10 provides east/west connection in the middle portion of the county, however there is not a four lane east/west corridor that extends beyond Robertsdale, connecting the city to adjacent communities. Highway 90 is four laned only in short segments. No east-west four lane corridor crosses the entire county presently except I-10. The explosive growth of the eastern shore communities and the spread of subdivisions to the east is encouraging development, west of Robertsdale. This development has affected traffic flow patterns on small county roads that have historically served only minimal rural residential and agricultural uses.

These changes in traffic volumes are monitored by the Eastern Shore MPO in order to maintain the level of service and capacity standards for the transportation planning area. According to the ESMPO 2045 Long Range Plan, all roads in Robertsdale are functioning at a satisfactory or above level of service. County Road 54 is the only corridor that is identified in Robertsdale that is predicted to develop congestion, with some segments experiencing somewhat less congestion, while other segments of CR 54 will be substantially congested. The ESMPO is currently updating their Long Range Plan, with a proposed completion date of 2025. The future plan should be consulted to include any changes of LOS data for roadways within the Robertsdale area and identify and future changes to roadway volume, including if there is any future need for an east/west four lane corridor south of Interstate 10 in Baldwin County.



Public Transit

Public transit is crucial in Baldwin County and Robertsdale, as it provides access to employment, healthcare, and other essential services, particularly for residents who may not have access to personal vehicles and helps reduce traffic congestion and environmental impact.



Robertsdale serves as a local hub for the Baldwin Rural Area Transportation Service (BRATS), which offers a range of transit programs that connect residents throughout Baldwin County and Mobile. The BRATS main office is located at 18100 County Road 54, behind the Robertsdale Police Station. Serving all of Baldwin County, BRATS provides door-to-door public transit designed to serve the public with easily accessible services through their smart phone app where you can book rides and view arrival and departure locations and times. BRATS also offers on-demand services with several routes available, including Dial-A-Ride, Work Routes, and Special Transit Services that include connection to health care, shopping, education, employment, public services, and recreation. The Baylink Route serves as an employment shuttle that connects Baldwin County communities to downtown Mobile. You can find a full list of services, routes, schedules and fares on the Baldwin County Commission website.

As businesses in the region have continued to expand and commuting costs have risen, the Baldwin County Commission recently proposed improvements to the transit system to attract workers and ease expenses for commuters. In collaboration with Commute with Enterprise, BRATS introduced vanpooling in the Spring of 2024. The commute program is an innovative and sustainable shared mobility solution available to individuals, both within and outside Baldwin County, who seek employment opportunities in the area. Participants express interest through their workplace or an online portal, after which the program groups riders with similar work schedules

and locations. Each vanpool is tailored to the specific needs of its members. Once a minimum of four participants are matched, a Commute with Enterprise representative assists in identifying their needs and providing solutions. Commute with Enterprise provides coordination services, 7-15 passenger vehicles, liability insurance, routine maintenance, and 24-hour roadside assistance. Participants can select from Enterprise's diverse vehicle options—including crossovers, SUVs, minivans, and large passenger vans—with the option to upgrade to premium features such as satellite radio and in-vehicle Wi-Fi. Through this partnership, the Baldwin



BRATS provides roughly 400 rides per day translating to approximately 120,000 rides per year.

Source: Baldwin County Commission

BRATS Main Office in Robertsdale



County Commission supports local businesses' workforce needs while introducing the community to a proven, efficient form of public transportation previously unavailable in the area. The vanpool program is partially subsidized by local and federal grant funds, with the remaining costs shared by employers and/or participants, who each pay a set monthly fee.

How to Schedule a Ride with BRATS

Scheduling Hours:

7:00 AM - 4:30 PM, Monday - Friday

See Holiday and Special Training Closings

Book a ride on the new BRATS On-Demand smart phone app.

-OR-

1. Call the BRATS Scheduling Team at 251-972-6817
2. Be prepared to tell the SCHEDULER:

- Your name
- Your telephone number
- Your physical address
- Your appointment time
- Your destination physical address
- All additional stops
- Number of passengers that will accompany you
- If you need special assistance, if you use a mobility device or will need lift equipment to board (To ensure your vehicle is lift equipped).
- BRATS drivers will wait (3) minutes at your scheduled stop before departing to pick up next passenger
- Additional guest - \$2.00 flat fare
- Fares are charged upon completion of each trip.

If You Must Cancel Your Trip, Please call one (1) hour in advance of pick up time.

There is no charge for cancelling a trip, however; no shows may result in suspended service.

First Come, First Serve

Service is dependent on the availability of seats, vehicles, and time restraints.

BRATS
CONNECTING COMMUNITIES
BAYLINC

Trips from Baldwin to Mobile

Arrive at	Depart	Depart	Depart
Baldwin Square (Dayline 18:00)	Spanish Fort Mills (Dayline Spanish Fort) 5:25 AM	Cadonia Civic Center (Dayline Cadonia) 5:55 AM	BRATS Parkview Hub (Dayline Parkview) 5:58 AM
5:40 AM	5:25 AM	5:55 AM	5:58 AM
5:45 PM	4:40 PM	4:40 PM	4:30 PM

Trips from Mobile to Baldwin

Depart	Arrive at	Arrive at	Arrive at
Baldwin Square (Dayline 18:00)	Spanish Fort Mills (Dayline Spanish Fort) 7:15 AM	Cadonia Civic Center (Dayline Cadonia) 8:25 AM	BRATS Parkview Hub (Dayline Parkview) 7:30 AM
6:40 AM	7:15 AM	7:55 AM	7:30 AM
5:45 PM	4:50 PM	4:25 PM	4:30 PM

*The listed departure times are approximate. Use these times when requesting a trip in the mobile application or over the phone.

BALDWIN
COUNTY, ALABAMA

The Eastern Shore MPO prepared a Public Transit Plan in 2019 for the ESMPO study area. However, significant changes in service and operations, caused by the COVID-19 pandemic, have changed service trends over recent years and affected a lot of the outlined strategies identified in the plan. Additionally, BRATS has explored alternative transit methods, including the new vanpooling service that was just added, to reshape ridesharing services, while enhancing public safety and lowering costs. While BRATS is in the process of evaluating options for restructuring and improving their public transit system, efforts to update the ESMPO Transit Plan for Baldwin County will occur at a later date.

BRATS Service Zone and Fares

Source: ESMPO 2045 Long Range Plan

Bicycle and Pedestrian Facilities

Bicycle and pedestrian facilities are crucial for community well-being, offering benefits like improved public health, reduced traffic congestion, environmental sustainability, and enhanced economic development. The installation and expansion of bicycle and pedestrian facilities has wide



Service zone.

Within Primary zone:
Book on-demand

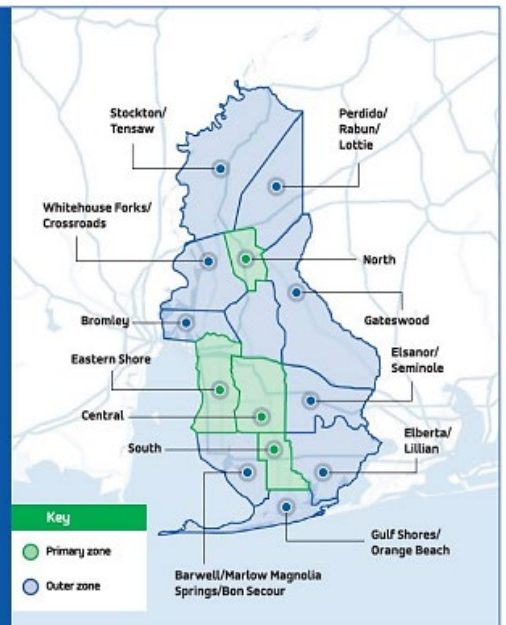
Between Primary zones:
Book 3 hours in advance

Outer zones:
Book 12 hours in advance

One-way ride pricing.

0 - 5 Miles	\$2.00
5.1 - 10 Miles	\$2.50
10.1 - 15 Miles	\$3.00
15.1 - 20 Miles	\$3.50
20.1 - 25 Miles	\$4.00
25.1 - 30 Miles	\$4.50
30.1 - 35 Miles	\$5.00

+1s \$2 flat fare.



IMPORTANCE OF BICYCLE AND PEDESTRIAN FACILITIES



- **Health and Well-being**- increased physical activity, reduced stress and improved mental health, healthier residents.
- **Environment**- reduced greenhouse gas emissions, improved air quality, reduced noise pollution, reduced reliance on cars.
- **Economy**- stimulated economic development by attracting new businesses and residents, increased tourism and recreation, reduced traffic congestion and commute cost.

Source: American Planning Association

public support in Baldwin County and Robertsdale, where these facilities are frequently used by residents and visitors.

The City of Robertsdale has an extensive sidewalk network throughout downtown and the center of the city. The network extends out to adjacent residential neighborhoods and commercial areas along the traditional city grid. There are breaks in the network where connection was not constructed during site development prior to the city adopting their more aggressive current sidewalk regulations, as well as areas where the aging infrastructure needs repair and improvements.

The current city administration has launched a dedicated effort to improve and expand the sidewalk system in Robertsdale and increase public safety

and mobility. The city's Land Use Ordinance requires all residential and commercial subdivisions and new constructions to install and connect with the existing sidewalk network, where feasible, to strongly encourage and support the city's effort to create a pedestrian/cyclist friendly community. This requirement will ensure that all future growth and development in Robertsdale will support multimodal transportation and connectivity.

Sidewalk Network – Downtown along AL HWY 59



Source: SARPC and Google Maps

Sidewalk Network – Encircling the City

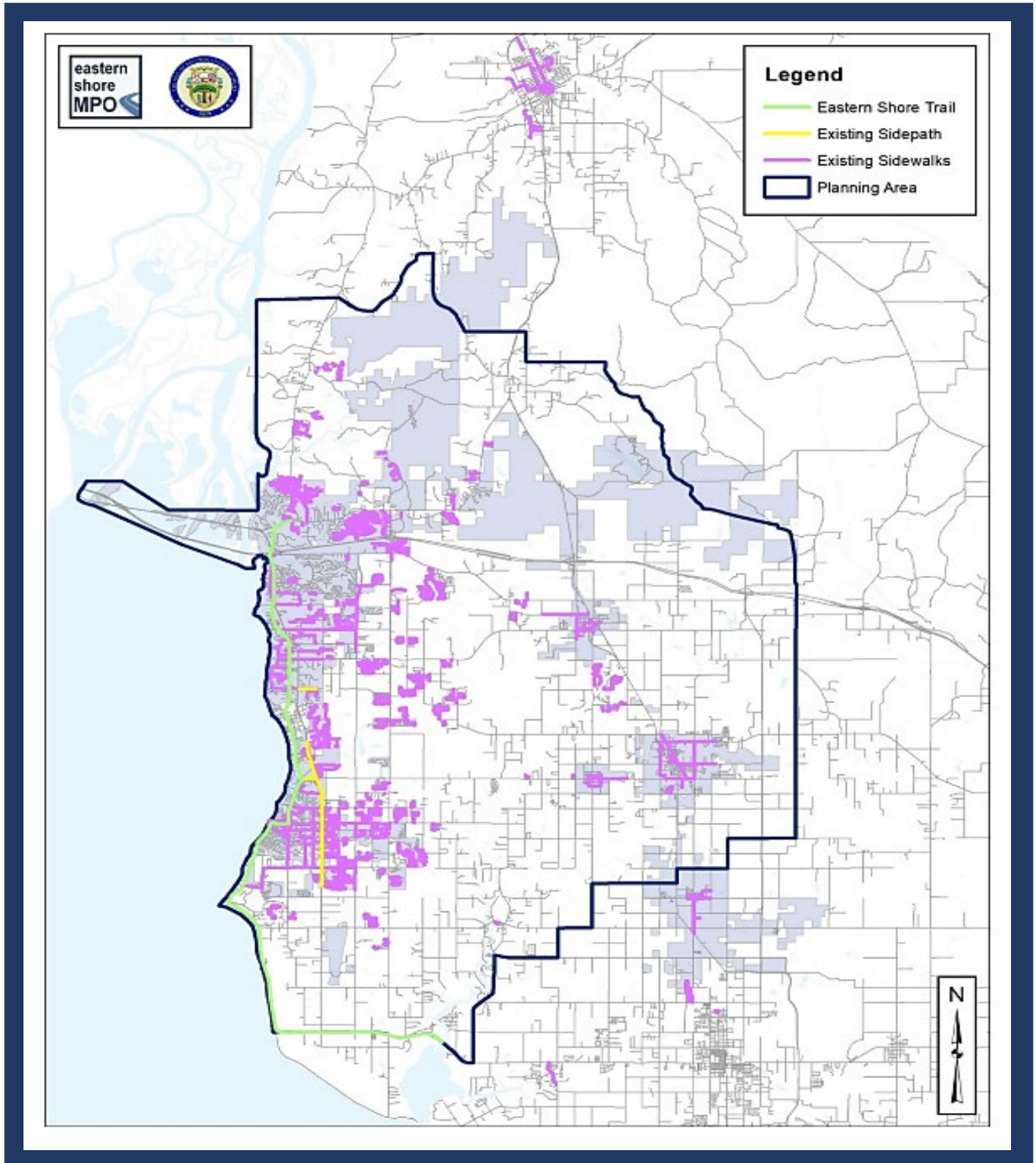


Source: Google Maps

The city also has an expansive, and highly utilized, bicycle and pedestrian multipurpose trail that connects residential neighborhoods north of downtown, to neighborhoods to the south. The trail system is part of a Rails-to-Trails initiative that repurposed old railroad corridors to pedestrian/bike paths. The multipurpose trail runs parallel to AL Highway 59, on the east side of downtown. The city expanded the trail east, along Highway 90, connecting more neighborhoods

ESMPO 2015 Existing Sidewalks/ Pedestrian Facilities for Robertsdale and the Eastern Shore

Source: ESMPO 2045 Long Range Plan



City of Robertsdale Bike and Walking Trail



Source: Google Maps

to the northeast. The trail features 1.7 miles of lighted path providing a safe and scenic route for pedestrians and cyclists.

A few years after the bike and walking trail was completed, Robertsdale officials began looking at ways to expand the sidewalk system. The motivation for this initiative was a teenager who did not feel he could safely get around Robertsdale on his bicycle. The result was the addition of another 4.25 miles of sidewalk that encircles the city, from Pope Street on the north end of the city, down Palmer Street to Silverhill Avenue on the south end. The sidewalk system extends east along Silverhill Avenue to College Avenue, and north on College Avenue up to US Highway 90, extending west back to Pope Street. Expansions to the sidewalk and multipurpose network have also occurred east of the inner circle on US Highway 90, as well as along Wilters Street.

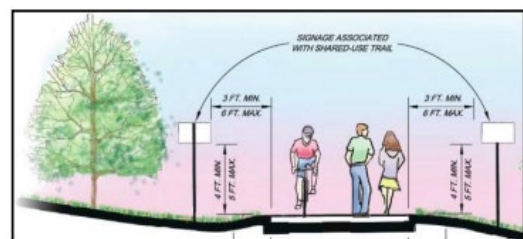
Robertsdale is committed to improving and expanding bicycle and pedestrian facilities to meet the needs of the growing community, including \$800,000 in network upgrades projected for 2025.



More sidewalk network improvements were announced in 2025 for upgrades along Buck Road, Wilters Street, College Avenue, and US Highway 90 in Robertsdale, totaling over \$800,000 in funding. The Alabama Department of Transportation (ALDOT) announced the assistance, aimed at making communities more pedestrian friendly and plans to expand the sidewalks, trails, and bike lanes throughout Baldwin County with Transportation Alternatives Program (TAP) funds. These funds support non-motorized transportation modes and create regional connectivity.

The Eastern Shore MPO adopted the Bicycle and Pedestrian Concept Plan in 2015 to enhance the quality of life for residents along Baldwin County's Eastern Shore by supporting a well-functioning transportation system and a thriving economy. This initiative prioritizes cycling and walking as practical modes of transportation,

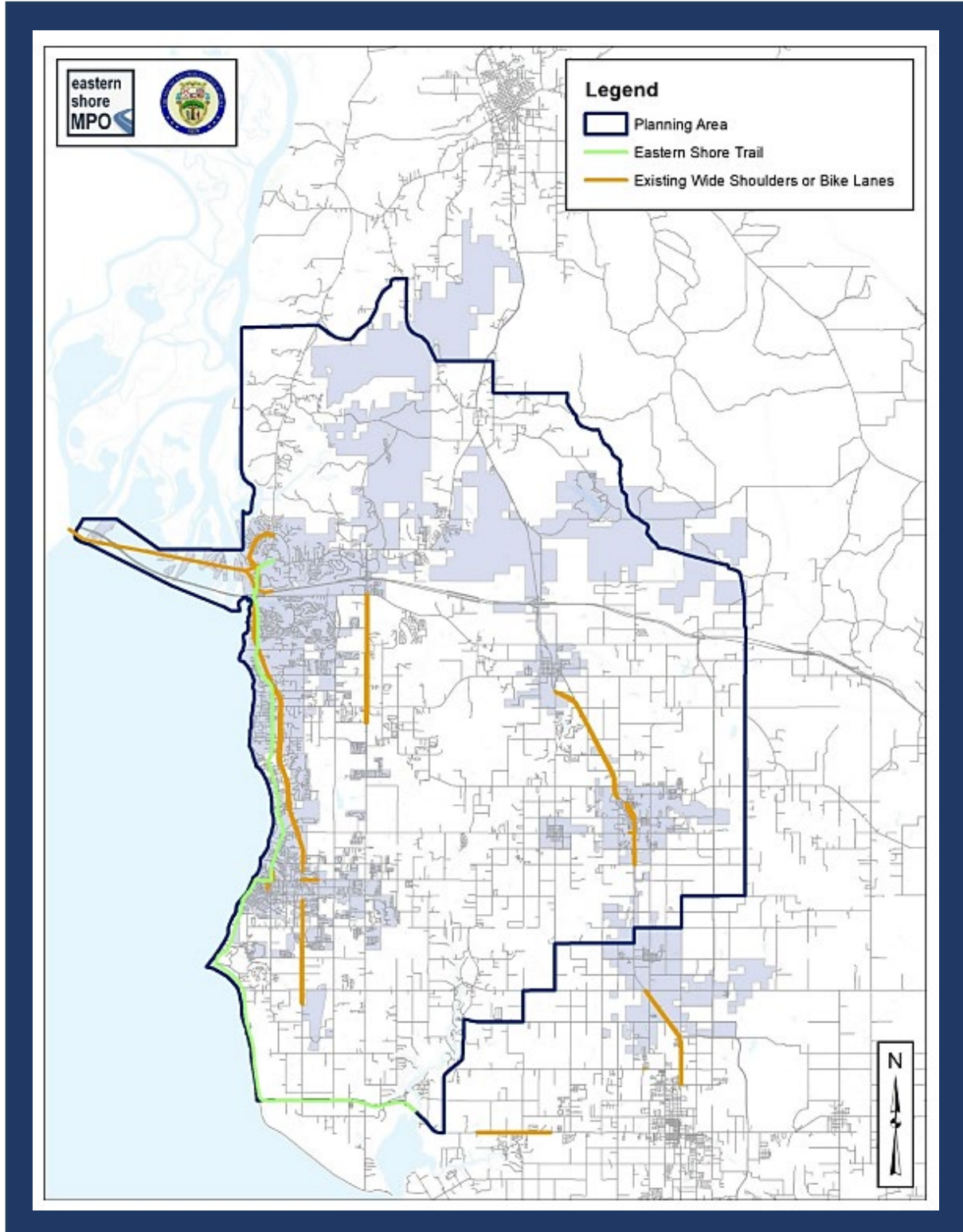
ESMPO Bicycle and Pedestrian Concept Plan Multipurpose Trail



*Guide for the Development of Bicycle Facilities; 4th edition

ESMPO 2015 Existing Bicycle Facilities for Robertsdale and the Eastern Shore

Source: ESMPO 2045 Long Range Plan



ESMPO Bicycle and Pedestrian Concept Plan Protected Bike Lane



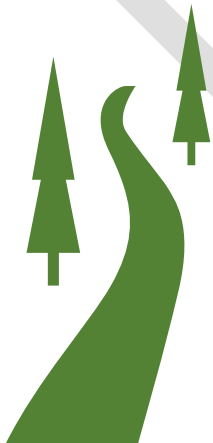
*Guide for the Development of Bicycle Facilities; 4th edition

focusing on the movement of people and goods to specific destinations. It also looks at the dynamic between cyclists, pedestrians, and motorists, with the goal of improving safety for cyclists and pedestrians while ensuring that motorists can continue to navigate the transportation network efficiently. Together, these strategies will help reduce traffic congestion, boost safety, and foster economic growth. The plan is used to guide bicycle and pedestrian infrastructure funding in the planning area. Future bicycle and pedestrian needs will also be addressed in the updated ESMPO Long Range

Plan that is projected for completion in 2025.

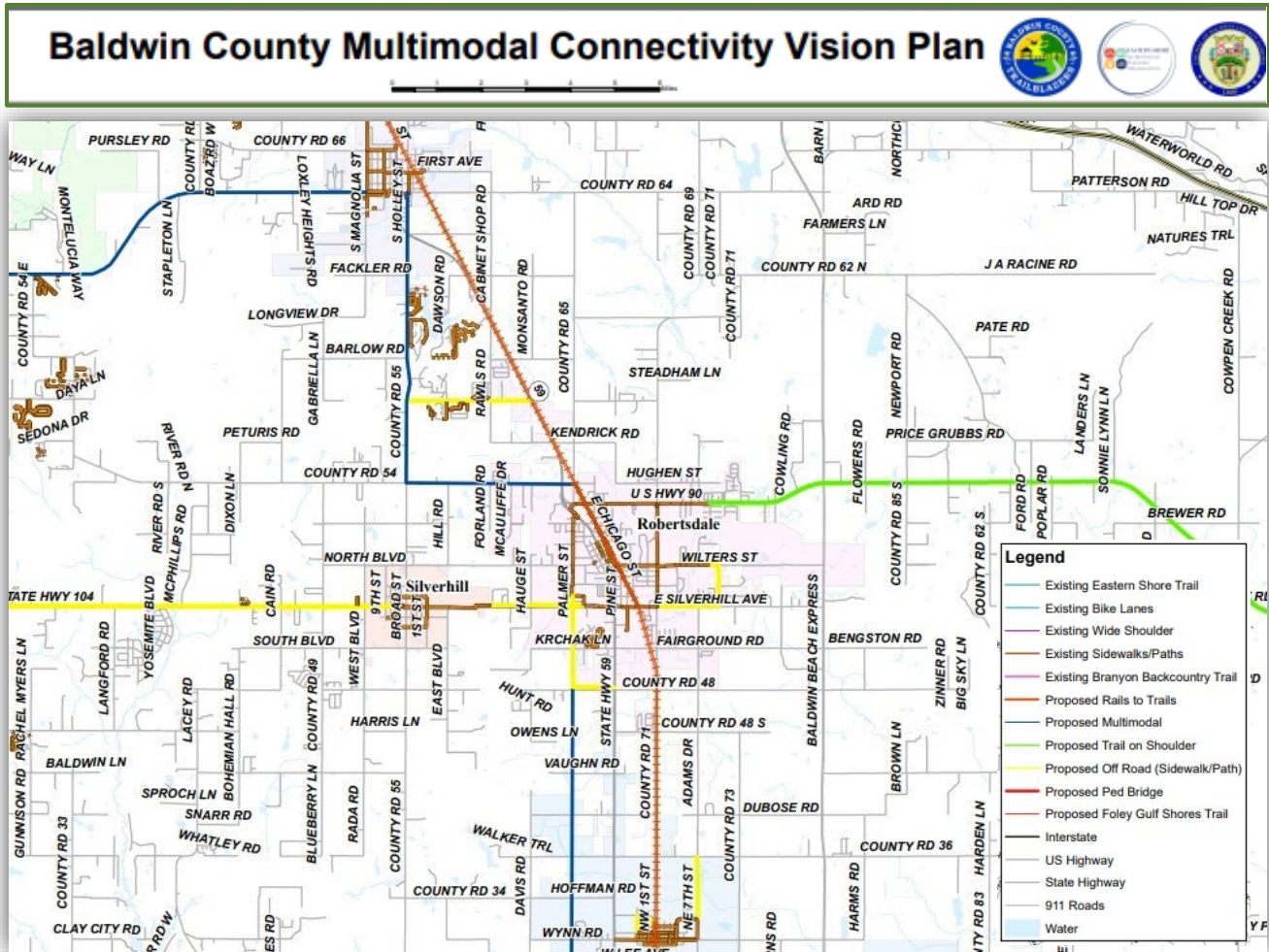
In addition to the ESMPO's efforts, a countywide partnership has formed between the Baldwin County Commission, the Eastern Shore MPO, and the Baldwin County Trail Blazers for the creation of multimodal trail facilities and connectivity throughout Baldwin County. The goal of the joint effort is to improve and expand walking and biking opportunities in Baldwin County, with the hope of creating regional trail connectivity between all communities within the county. This partnership has resulted in the development of the Baldwin County Multimodal Connectivity Vision Plan, which was adopted by the Eastern Shore MPO in the spring of 2024. The Plan proposes a unified vision for bike and pedestrian connectivity between the jurisdictions, guiding the future buildout of the trail system. The Plan can be viewed on the ESMPO website.

There are four different trail types proposed in the Baldwin County Multimodal Connectivity Vision Plan in Robertsdale, at different locations throughout the city. The proposed trails are:

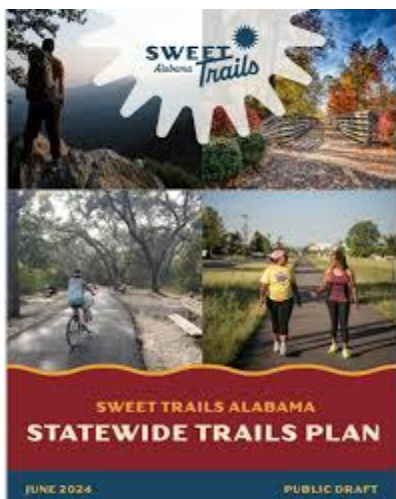


- Proposed Multimodal – Along County Road 55 and County Road 54 in the northwest corner of the city, connecting to US Highway 90.
- Proposed Rails-to Trails – Along AL Highway 59 connecting Robertsdale's existing corridor to Loxley in the north, and Summerdale to the south.
- Proposed Trail on Shoulder – Along US Highway 90, east of the AL Highway 59 intersection, connecting to existing network and extending beyond the Baldwin Beach Express.
- Proposed Off Road (Sidewalk/ Path) – Several extensions throughout the city from existing network including: east/west along Silverhill Avenue (HWY 104) in the west portion of city; south along Palmer

Street, and connecting to AL Highway 59; Silverhill Avenue on east portion of city, then extending north on Buck Road; and along Thompson Road in northwest portion of city.



A statewide trails initiative, called Sweet Trails Alabama, was completed in 2024 and serves as the Alabama Statewide Comprehensive Trails Plan. This collaborative planning effort maps out existing trails and establishes a statewide network that links regional and local trails, connecting all 67 counties, their communities, and key cultural and natural destinations throughout the state. The Plan acts as a blueprint for future state investments and outlines a path forward with clear funding and implementation strategies to help the State and its communities turn the vision into reality. The Plan focuses on all types of trails, including hiking, biking, paddling, horseback riding, and OHV/ATV riding. While the primary focus for the statewide system is hiking and biking, the Plan includes the inventory and expansion of all trail uses in its implementation.



The Plan divides the state into its designated Regional Council of Local Government jurisdictions and proposes trail network maps per region. The Plan identifies the AL Highway 59 corridor through Robertsdale as a Conceptual Trail within the statewide trail plan. A Conceptual Trail, as defined by the plan, is one that is currently not confined to user type or surface and is in preliminary stages of planning, requiring easements and coordination with various agencies. The AL Highway 59 corridor is identified as the main north-south trail network in Baldwin County, extending south from Interstate 65 to the Gulf Shores. The entire plan, and its proposed strategies, can be viewed at

the project website, <https://sweettrailsalabama.org/>.

Projected Congestion Trends and Upcoming Projects



The Eastern Shore MPO region is experiencing rapid population growth, transforming from a collection of small cities and towns into a sprawling urban area. This growth is putting increasing pressure on the region's infrastructure, and long-term projections indicate that the area will face worsening traffic congestion, a common issue in fast-growing metropolitan regions. Current transportation funding from state and federal sources is insufficient to both maintain and expand roadways and associated infrastructure in these high-growth areas as rapidly as it is occurring. Therefore, managed growth and development by the county and cities is critical to maintain a quality level of service of the transportation network throughout the region.

The existing transportation network in the City of Robertsdale currently offers sufficient transportation infrastructure and connectivity within the city and to neighboring municipalities, with only minimal issues related to traffic congestion, delays, and safety. However, this network will soon be unable to meet the demands of continued growth and development in Robertsdale and Baldwin County, potentially leading to significant challenges. According to the Baldwin County Economic Development Alliance, the county is projected to grow 65% by 2040, reaching a total of 300,899 residents. The population forecast for Robertsdale estimates an average of 10,671 residents by 2040, with a potential high estimate of 12,677. With these growth estimates, traffic on many roadways will exceed their capacity unless upgrades to the transportation network occur.

A recent road improvement project in Robertsdale is expected to relieve some traffic congestion and safety issues the city is facing along AL Highway 59 south. The project includes widening for right turn lanes, signal upgrades and access management in the congested area of Robertsdale High School and Fairgrounds Road. The estimated cost of the project is \$887,463 and is funded by the Eastern Shore MPO.

5. PARKS AND RECREATION

Parks, public spaces, and recreation facilities contribute to a city's unique identity and help define the community's interest and the residents that live there. Parks offer valuable environmental, aesthetic, and recreational advantages to a city. They are a source of positive economic benefit by boosting property values, increasing local revenue, attracting homebuyers and workers, and drawing desirable citizens and families to an area. How much a city invests in their parks and public facilities, including their appearance and amenities, is proportional to their future revenue gains associated with growth and economic development, as these quality-of-life resources attract investors, developers, and new residents alike. A city's parks and public spaces are a reflection of a community's pride in their heritage, identity, and culture and represent who they are and their shared values. They serve as a gathering spot for generations of families and friends, providing a place where communities can come together and share countless experiences.



The City of Robertsdale provides many beautiful parks and recreational facilities for public use and enjoyment throughout its municipal limits. The city is always actively improving their facilities and associated amenities, as well as seeking funding assistance to add additional facilities, services, and amenities to their inventory.

Park, Recreational Facilities, and Events



Robertsdale currently has seven parks and multiple recreational facilities throughout the city, totaling over 85 acres and 30 parcels of public space, providing a wide variety of recreational amenities, activities, and events for all age groups.



City of Robertsdale Municipal Park Complex – Located on 45 acres at the intersection Pennsylvania and Palmer Streets. The complex includes the J.W. Clark Softball Complex which consists of one 200' field, one 180' field, two 160' fields, concession building, press box, and restrooms. The complex also includes the Dr. Amos Garrett Baseball Complex which

consists of two 200' fields, concession building, press box, and restrooms. All the fields are equipped with electronic scoreboards, batting cages, lights, and parking. Future expansion plans include two additional baseball fields.

City of Robertsdale Municipal Park Complex



Source:SARPC



Garrett Park – Located at 18080 Pennsylvania Street. The park offers a variety of amenities suitable for all ages. The park features a 300' lighted softball field; a 290' baseball field; multipurpose fields ideal for soccer, t-ball, and other activities; a covered pavilion equipped with grills and picnic tables; a children's playground adjacent to the pavilion; horseshoe courts; and a volleyball net. Garrett Park is a great location for family outings, sports activities, and community events. Garrett Park is currently expanding and adding more playground amenities which are expected to be completed in 2025.



Robertsdale Tennis Courts Complex – Located at 18845 East Silverhill Avenue. The complex includes four registration size lighted tennis courts, bleachers for spectators, and restroom facilities. The facility accommodates public recreational use as well as serves as the home courts for the Robertsdale High School Tennis Team where tournaments are hosted.

Garrett Park



Source:SARPC and Google Images



Kid's Splash Park

Located at 22490 Park Avenue. The facility features 21 individual water features and restroom facilities. Open 10am to 8pm.

Robertsdale Tennis Courts Complex



Source: SARPC

Kid's Splash Park



Source: Google Images



Honey Bee Park – Located at 22780 AL Highway 59. Honey Bee Park is a linear greenway adjacent to downtown, providing easy access to dining and shopping experiences. The Robertsdale Bike and Walking Trail extends through the park connecting the park amenities to downtown and neighboring residential communities. The park is the location for many community

events and celebrations such as the annual Honey Bee Festival. The park has experienced many renovations and improvements in recent years including the installation of new sidewalks, brick columns and fencing along HWY 59, additional parking, a new restroom facility, addition of a pavilion, installation of an ornate city clock, park benches, lighting, and landscaping. In addition, the city is constructing an outdoor amphitheater at the park, where the previous utilities barn was located, to host concerts, play, and community events. A new utilities barn was constructed adjacent to the city's new Public Works Building. The recent park improvements were partly funded by grant funds from the ADECA CDBG Program with the total project cost estimated at just over one million in improvements. The amphitheater is expected to be completed in 2026. Adams Stewart Architects designed the Future Master Plan for Honey Bee Park.

More improvements are planned in the future with the city planning to install 12 stationary exercise stations in the park. Visitors to the park using the walking trail will now be able to interact with exercise equipment to boost their fitness regime. The city says it is part of their long-term plan to keep residents moving and healthy by providing spaces for outdoor fitness and activities. This phase of the project is estimated to cost an additional \$180,000.

Honey Bee Park



Source: SARPC



Honey Bee Park - Robertsdale, Alabama

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City of Robertsdale Bike and Walking Trail – Located on the east side of AL Highway 59, extending north/south from County Road 54 to East Silverhill Avenue. The path is a scenic 1.7 mile lighted multipurpose walking and biking trail. The trail system is part of a Rails-to-Trails initiative that repurposed the old railroad corridor into a pedestrian/bike path. There are preliminary studies being done by Baldwin County and the state to extended



the Rails-to-Trails corridor along AL Highway 59 north to Loxley and possibly to Bay Minette, and south to coastal Gulf Shores. More information on this effort is discussed in the Transportation section of this Chapter, including where to go online to find more information.



Honey Bee Park Ribbon Cutting & Amphitheater Site



Source: SARPC and Google Images



Gordon Coley Memorial Park

– Located at 22884 AL Highway 59. Former mayor, Gordon Coley, established the memorial park in 1990 where AL Highway 59 splits on the north side of downtown. It also includes the green space north, at the intersection of US Highway 90. The memorial park features 44 flags, military memorabilia, and a memorial plaque to honor veterans who served in the first Persian Gulf War. Mayor Coley also had a vision for establishing a walking and biking trail and installing more sidewalks throughout the city. His vision is credited for becoming the current city biking and walking trail. He also pioneered the start of beautification efforts throughout Robertsdale. The memorial park took the founders namesake in 2011 and officially become the Gordon Coley Memorial Park to honor, not only the veterans, but also Mayor Coley and all he accomplished for Robertsdale.

City of Robertsdale Bike and Walking Trail



Source: SARPC



Baldwin Brothers Park

– Located at 22494 AL Highway 59. This historic shaded green space is a small pocket park located in downtown Robertsdale featuring a landscaped garden and picturesque pergola under a majestic tree canopy. The property was donated in memory of brothers Joe, George, and Bill Baldwin, who established a lumber business at this site in 1915. The park serves as a commemoration of their legacy and contribution to the community.



Gordon Coley Memorial Park



Source: SARPC

Baldwin Brothers Park



Source: SARPC



Anna Belle Beverly Park – Located at 22652 Chicago Street. The park is located downtown, adjacent to Honey Bee Park, beside the future site of the amphitheater. The George P. Thames Senior Center is across the street. The park is convenient to downtown businesses and features various playground equipment and a pavilion with picnic tables for children’s parties or family gatherings.



Anna Belle Beverly Park



Source: Google Images



Baldwin County Coliseum and Arena –

Located at 19477 Fairground Road. The grand facility is owned by the City of Robertsdale and features spacious amenities available for rent by the public. Opened in 2009, this one-of-a-kind facility was Alabama’s first shelter built to withstand wind gusts of up to 200 miles per hour. Designed initially as a public fairground venue,

the coliseum can house up to 5,000 people short-term during hurricanes or tornadoes, and 1,900 people for longer-term stays. It marked a milestone as the first structure of its kind and, at the time, represented the largest project ever funded by the Federal Emergency Management Agency

(FEMA). The 40,000-square-foot coliseum also functions as an expo hall and large event space, featuring a 200-by-200-foot open area, office space, and a commercial-grade kitchen with walk-in coolers for bulk food storage. It is equipped with underground utilities and powerful backup generators to serve as a reliable communications hub during major storms. Next to the coliseum sits a 79,000-square-foot arena with seating for 3,500 and engineering to withstand winds up to 140 mph. This entire complex was made possible through a \$10 million partnership among FEMA's Hazard Mitigation program, the Baldwin County Commission, the Baldwin County Cattle and Fair Association, and the City of Robertsdale. The city bought the coliseum from the county in 2021 for 2.2 million with plans to highlight the facility more for public use, not just for Robertsdale and county residents, but for other interested parties too. Rental fees and conditions are available on the city's website in the coliseum and arena rental contracts.

Baldwin County Coliseum



Source: Google Images



PZK Hall – Located at 17933 AL Highway 104.

The PZK Hall possesses historical and cultural significance to the community in central Baldwin County. Founded and constructed by the region's early Czech settlers, the cultural gathering hall was established as a place for the Czech community to share and celebrate in education, music, and socialization. PZK stands for Poucny a Zabavni Krouzek, meaning Educational

Recreational Circle. The Hall was constructed nearly 100 years ago and has served as a gathering place for the Robertsdale, Silverhill, and Summerdale communities for generations. It is a popular venue for dances, parties, and wedding receptions. The property was donated to the city in 1992 and a \$1 million dollar renovation project of the property was complete in 2018. The facility has a

PZK Hall



Source: City of Robertsdale

capacity of 325 and is available for rent from the city. Fees and conditions are on the city's website in the rental agreement.



George P. Thames Senior Center – Located at 22651 E. Chicago Street, in the heart of downtown, adjacent to Honey Bee Park. Named after the former mayor, George Thames, the mission of the facility is to offer a place for adults and seniors of the community to stay active and engaged with social interaction and a variety of physical activities to support health. The center is open five days a week and offers a wide variety of daily, weekly, and monthly activities, as well as hosts large events throughout the year. Regularly scheduled classes and activities include exercise classes; game days featuring dominos, cards, and a variety of popular boards games; bingo days, sewing club, weekly potlucks; and monthly birthday bashes. Annual scheduled large events include the Veterans Day Program and Christmas Bazaar. The facility is also available for rent for private functions with a capacity of 94 people.



Baldwin County Fair –

Located at 19477 Fairground Road, at the Baldwin County Coliseum and Arena and adjacent property owned by the Baldwin County Cattle and Fair Association. Robertsdale has been the home of the Baldwin County Fair for over 70 years and the event has been held at the Baldwin County Coliseum and Arena for the past 18 years. The fair takes place each fall and activities include amusement rides, a circus, a rodeo, contests, exhibits, and food vendors. The event is hosted by the Baldwin County Cattle and Fair Association and is a popular attraction for Robertsdale and Baldwin county residents.



Source: Google Images and Gulf Coast Media

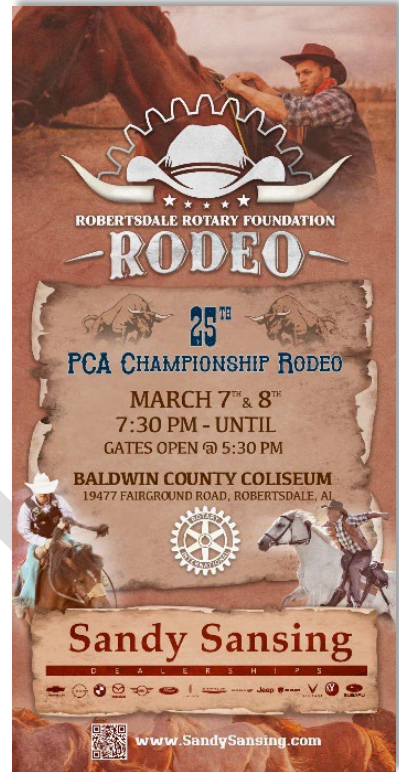


Source: AL.com and Gulf Coast Media



Robertsdale Rotary Foundation Rodeo – Located at 19477 Fairground Road, at the Baldwin County Coliseum and Arena. The event is hosted by the Robertsdale Rotary Club and the Central Baldwin County Chamber of Commerce in the early spring of each year. The rodeo features professional cowboys and cowgirls competing in various rodeo events including bareback and bronco riding, steer wrestling, calf and team roping, bull riding, and barrel racing. The rodeo is produced by Bo Cambell Productions, whose founder, Bo Cambell, started the rodeo in Robertsdale over 30 years ago and established the Professional Cowboy Association (PCA).

The Professional Cowboy Association, headquartered in Robertsdale, is a non-profit association established to promote the sport of rodeo and was founded over 17 years ago. The PCA has steadily expanded, sanctioning more than 100 rodeos during its 10-month season. Spanning eight Southeastern states and commonly producing over 10 rodeos a weekend. Each event draws crowds of over 5,000 spectators with a membership exceeding 1,000 cowboys and cowgirls. The highlight of the season is the Professional Cowboy Finals Rodeo (PCFR), held every January, showcasing the best in the sport. Bo Cambell passed away in the fall of 2021 but his positive influence on Robertsdale’s cowboy culture and local livestock industry will have a lasting effect for years to come, shaping the city’s history and agricultural identity. Bo Cambell’s children are carrying on his legacy by running the family rodeo business and keeping this cherished Robertsdale tradition and heritage alive for future generations.



Robertsdale Rotary Foundation Rodeo



Source: Gulf Coast Media



Honey Bee Festival – Located at 22780 Milwaukee Street, Honey Bee Park in downtown Robertsdale. The Honey Bee Festival is a one-day event hosted by the Central Baldwin Education Foundation and the City of Robertsdale in the fall of the year. The annual event was started over 35 years ago by local beekeepers to celebrate and emphasize the importance of bees and their contribution to pollination and the local agricultural economy. By carrying pollen between plants, honeybees are the primary facilitators of the fertilization process for many commercial crops. Without bees, many local crops such as cotton, peanuts, soybeans, corn, and fruits would not be available. Event festivities include a parade, children activities, food vendors, a pageant, fundraisers, and arts and crafts vendors. Beekeepers from all over the region are in attendance with exhibits, demonstrations, educational materials and selling their varieties of honey and related products.

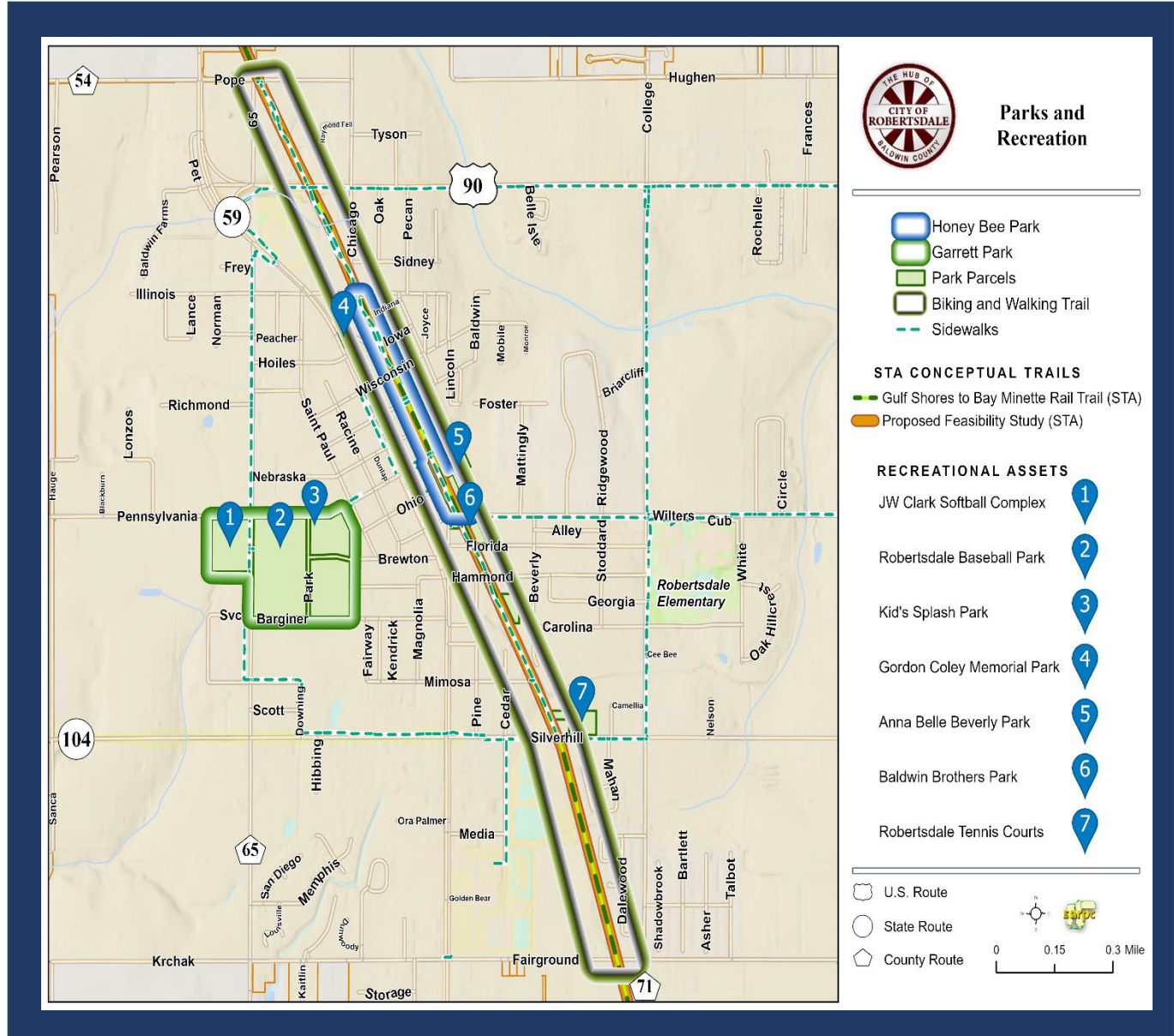


Honey Bee Festival



Source: AL.com and Gulf Coast Media

Park and Recreational Facilities Map



Parks and Recreation

- Honey Bee Park
- Garrett Park
- Park Parcels
- Biking and Walking Trail
- Sidewalks

- STA CONCEPTUAL TRAILS**
- Gulf Shores to Bay Minette Rail Trail (STA)
 - Proposed Feasibility Study (STA)

- RECREATIONAL ASSETS**
- JW Clark Softball Complex
 - Robertsdale Baseball Park
 - Kid's Splash Park
 - Gordon Coley Memorial Park
 - Anna Belle Beverly Park
 - Baldwin Brothers Park
 - Robertsdale Tennis Courts

U.S. Route
 State Route
 County Route

0 0.15 0.3 Mile