

Centennial Challenge Proposal

Northeast Region

Preliminary Description

Park or Program: Boston Harbor Islands National Recreation Area

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Project/Program Title: **Eco-Friendly Visitor Facilities at Peddocks Island**

Brief Description:

This project will create a new destination on Peddocks Island for park visitors from urban Boston, and beyond. It will support family-oriented visits that will include rustic accommodations, meals, and a wide range of environmental education and recreational activities. Accommodations will be canvas tent-cabins placed lightly on the land. They will be proximate to rehabilitated buildings, but sited so as not to intrude on the historic character of Fort Andrews. An assortment of island-related activities will be available for overnight and day-use guests, including: camping, sailing, canoe/kayaking, fishing, biking, swimming, and programming with ecological, historical and Native American themes. Through independent discovery and organized group trips, visitors will gain broad exposure to the 34 islands of Boston Harbor Islands national park area.

Fort Andrews consists of 26 buildings with some 175,000 square feet of interior space. Five historic buildings will be adaptively reused for visitor services, events, and active programming by families and groups. The remaining 16 will be stabilized (or removed) to provide a safe environment. In the long run, after the completion of the Centennial Project, reuse of some of the “mothballed” buildings could further expand visitor services.

First, the Fort Andrews Chapel will be used as a public space for educational programs, group meetings and retreats, and other visitor functions. The Chapel is close to the pier, is large, and specifically designed for group assemblies. The Guard House, located at the end of the pier, will be adaptively reused for a visitor contact station. Utilities were recently brought to the Chapel and Guard House from the mainland at a cost of \$5.3 million. Finally, the tent-cabins and other facilities will be developed.

The project is consistent with the Boston Harbor Islands general management plan, strategic plan, and park economic development plan. Peddocks is one of the largest and most ecologically diverse of the Boston Harbor Islands. Only a short boat ride from downtown, it offers almost paradoxical seclusion from Boston. Park shuttle boats operated from Peddocks Island connect visitors to other park islands.

Potential Partner(s):

Island Alliance

Massachusetts Department of Conservation & Recreation (DCR)

Massachusetts Executive Office of Environmental Affairs, Office of Public-Private Partnerships

Estimated Costs:

NPS Share: \$5,949,309

Partner Share: \$5,949,309

TOTAL Cost: \$11.9 million

Anticipated Timeframe:

Project Status (is the project in the early planning stages or well along in development?):

In 1998, DCR installed a new \$2 million pier. It services large ferries and small pleasure boats alike. In 2000, the Island Alliance led a 14-month economic development planning process to identify programs and projects appropriate for the park that would generate revenues to apply to park management. The plan's primary recommendation is to develop an eco-retreat and family camp facility on Peddocks Island. In 2002-03 the Island Alliance, DCR, and NPS replaced the historic slate roof on the Guard House and removed asbestos from the interior. During summer 2006, the Island Alliance and DCR completed installing utilities to the island from the mainland using \$5.3 million in mitigation funding. In fall 2006, the Island Alliance and DCR conducted a building assessment to identify those structures that pose safety hazards. Potential private developers have toured the site and expressed interest in becoming involved in adaptive reuse of some of the structures as the project progresses. The project is ready to go.

Approximate fiscal year for start up and completion:

2008–2010: Building stabilization and Chapel rehabilitation.

2009–2012: Rehabilitation of Guard House and installation of exhibits.

2012–2015: Rehabilitation of bakery and other structures for food service and ancillary services, and construction of on-island utilities and tent cabins.