

Request for Expressions of Interest and Request for Public Engagement

**Silver Gull Beach Club
and
Breezy Point Surf Club
(collectively, the “Beach Clubs”)
at Gateway National Recreation Area, NY**

OPTIONS INCLUDE:

Expanding Sports Fields
Offering Limited Overnight Opportunities
Providing Camping Opportunities

COMING SOON

The Paradise Ocean Club at Fort Monroe National Monument, VA
(see Appendix A)

This solicitation is not intended as a formal offering for the award of any legal authorization



Response Deadline: March 12, 2021 by 1:00 p.m. EST

This Request for Expressions of Interest (RFEI) is not intended as a formal offering for the award of any legal authorization. Participants should not assume they will receive any preference in connection with any future solicitation should they choose to submit materials in response to this RFEI. The NPS reserves the right, at its sole discretion to withdraw or discontinue the RFEI in whole or in part; use the ideas and/or proposals submitted in response to the RFEI in any manner that the NPS deems to be in its best interests, including, but not limited to, the undertaking of the prescribed work in a manner other than that which is set forth herein. The NPS likewise reserves the right, at any time, to change any components, concepts or approaches of the RFEI. All costs associated with responding to the RFEI are the sole responsibility of the respondent and any such costs shall not be reimbursed by the NPS. Materials submitted to NPS in connection with this RFEI will not be returned.

The park intends to offer a Request for Proposals (RFP) in the near future and this Request for Expression of Interest (RFEI) will inform that process as well as allow for public engagement

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SEEKING PUBLIC ENGAGEMENT

SEEKING SUBMISSIONS FOR

A REQUEST FOR EXPRESSIONS OF INTEREST

Parties interested in responding to this RFEI are encouraged to demonstrate how their concept enhances the existing use, supports the park's purpose, and addresses the stated goals of the RFEI. Applicants are also welcome to submit additional information in their submissions which may include concepts, uses, or services that are not currently available at the Beach Clubs.

Submission Considerations

Responses should address:

- A description of concepts for re-use of the facility or facilities identified by the Applicant, including planned improvements, programming, and descriptions of the visitor experience anticipated as a result.
- Expanding Sporting Opportunities & Relocate Sports Fields from Fort Tilden
- Camping Opportunities
- Converting a portion of the Cabanas for overnight use
- How changes and improvements would be phased, including any ability to begin early operations in summer 2022
- How year-round use might be expanded
- Any proposals to improve transportation access to the areas identified herein
- Environmental sustainability and storm resiliency for facilities, operations, and activities
- Proposed use of lands and buildings which may differ from the existing use
- Any additional information or considerations relevant to the Applicant's vision or experience.

Financial, Business, and Management Considerations

- Provide a brief (not to exceed two pages) description of how your proposal is financially structured and managed
- Address the capacity of the respondent(s) to carry out the proposal, including financial capability

Submission Guidelines

- Responses should be submitted by 1 p.m. EST on the date noted on the first page of this RFEI.
- Please submit responses in electronic format. Due to COVID 19 considerations, NPS is not accepting responses in any other form.

Any page with proprietary or confidential information must be noted on each page containing such information with a disclaimer such as this: "*The information specifically identified on pages of this proposal constitutes trade secrets or confidential commercial or financial information that the Applicant believes to be exempt from disclosure under the Freedom of Information Act. The Applicant requests that this information not be disclosed to the public, except as may be required by law.*"

Applicants should be aware that responses are broadly subject to public disclosure pursuant to the Freedom of Information Act (5 U.S.C. § 552).

Any questions may be addressed to gateway_feedback@nps.gov

Introduction

This Request for Expressions of Interest (RFEI) is not intended as a formal offering for the award of any legal authorization. Participants should not assume they will receive any preference in connection with any future solicitation should they choose to submit materials in response to this RFEI. The NPS reserves the right, at its sole discretion to withdraw or discontinue the RFEI in whole or in part; use the ideas and/or proposals submitted in response to the RFEI in any manner that the NPS deems to be in its best interests, including, but not limited to, the undertaking of the prescribed work in a manner other than that which is set forth herein. The NPS likewise reserves the right, at any time, to change any components, concepts or approaches of the RFEI. All costs associated with responding to the RFEI are the sole responsibility of the respondent and any such costs shall not be reimbursed by the NPS. Materials submitted to NPS in connection with this RFEI will not be returned.

Background

The last decade has seen a dramatic increase in visitors to the Rockaways, drawn by a happening food, beverage and music scene along the City-operated beachfront between Beach 126th and Beach 8th Street. While this renaissance was under way prior to Hurricane Sandy, City investment since the storm – including a wholesale rebuild of the beloved Rockaway Boardwalk and replenishment of the beach – has only accelerated the tide of visitors to the area during the summer months. The NYC Department of Parks and Recreation-sanctioned programming on the beaches, including morning yoga, surf lessons and exercise classes, continues to grow.

The renewed popularity of the Rockaways, and the “urban beach fever” that the growing visitation numbers represent, has extended to Jacob Riis Park and areas west of the Rockaway Peninsula. Retail offerings along the Jacob Riis Park beachfront have expanded and become more diverse, with the introduction of stand-alone food trucks, and the reactivation of Bay 9 as a popular foodie/music destination. Both of these operations at Riis, as well as those along the City-operated boardwalk, struggle to keep up with demand at peak times during the summer, and several now operate off-season – providing scaled-down levels of activities with beachside campfires, music and foodie activities into and through the winter.

The active beach vibe at Jacob Riis Park spills over to the adjacent quieter shoreline at Fort Tilden, with many beachgoers – particularly those accessing the park by bike – patronizing the more natural beach area there, drawn by the absence of services, lifeguards, crowds and traditional public beach infrastructure. Fort Tilden has also become a major node in the burgeoning arts scene in the Rockaways. The Rockaway Theatre Company operates in Fort Tilden with workshops and performances throughout the year; likewise, the Rockaway Arts Alliance programs a gallery and recently launched a new artist-in-residence program with NPS in 2016. The Jamaica Bay-Rockaway Parks Conservancy, a park partner organization, commissions biennial art installations with partners such as MoMA P.S.1, hosting a Patti Smith concert and installation at Fort Tilden in 2014, a whole-building art installation on a crumbling dune-side structure in 2016, Yayoi Kusama’s site-specific installation "Narcissus Garden" in 2018, and a virtual installation as a part of artist Nancy Baker Cahill’s “Liberty Bell” project in 2020. Fort Tilden is also the home of the Rockaway Little League, which is intended to be relocated as described below in order to be compatible with the vision described in the GMP.

A number of operators currently utilize NPS buildings at Jacob Riis Park. Numerous food and beverage options are available at buildings on the Jacob Riis Park Boardwalk. Mobile vendors operate at Jacob Riis Park and at Riis Landing. The Jacob Riis Park Pitch-n-Putt Golf Course is located in the area adjacent to Tilden East.

Overnight camping lies at the heart of the National Park experience in most western parks yet, until recently, limited opportunities existed for visitors to stay overnight at Gateway. Gateway has three existing public campgrounds which are located at Floyd Bennett Field, Brooklyn; Fort Wadsworth, Staten Island; and Sandy Hook, New Jersey. The GMP anticipates additional opportunities for camping throughout the park.

Concessioners currently operate the facilities at the Silver Gull and Breezy Point Beach and Surf Clubs, which include pools, clubhouses and other amenities. The NPS is preparing to offer competitive opportunities for future operation of the Beach Clubs. NPS seeks information from potentially interested parties and is also undertaking public engagement in determining the type and nature of offerings to be made available in the future.

Area Overview and History

The Beach Club and Surf Club are located at the eastern end of the Rockaway Peninsula, flanked by the gated communities of Roxbury and Breezy Point, respectively. The buildings and associated land identified for use in connection with this RFEI have been determined eligible for historic designation. Any alterations or improvements to the historic buildings or changes which impact Historic Structures or Districts must be made in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>).

Map of the RFEI Area within Jamaica Bay



Silver Gull Beach Club



Accommodations

Silver Gull Beach Club Accommodations	Size	Includes	2020 Season Rate*
Cabana (457)	14' x 6'	Hot and cold running water Electricity	\$5,865
Cabanette (194)	4' x 6'	Overhead lighting Changing bench	\$2,247
Bath Cabin (176)	4' x 3'	Overhead lighting Changing bench	\$1,011

*Rates for seasonal use do not include the annual membership fee which ranged from \$595 - \$675 in 2020.

Athletic Fields & Supporting Structures Description

- 8 Handball Courts
- 8 Tennis Courts
- 2 Children Basketball Courts
- 4 Adult Basketball Courts
- 1 Kids Pool (16'x24')
- 2 Bocce Ball Courts
- Bathroom Building 24' x 24'
- Concession Building 32' x 86'
- 1 Children's Playground
- 2 Baseball Fields

Building

- Offices
- Gym
- Kitchen
- Concession and indoor seating for 100 people
- (2) Bathrooms

Other Improvements

- (2) Pools
- Tiki Bar with outdoor seating for 30 people
- Lifeguard shack

Current Services

Silver Gull Beach Club offers the following:

- Seasonal use of the beach club which includes but is not limited to use of swimming pools, beaches, club amenities such as dining, sports fields and other recreational use as well as related services, participation in special events and activities for members and guests.
- Sale of seasonal and day-use passes for access to and use of the facilities
- Rental of seasonal and day-use basis of beach club accommodations
- Food/beverage sales and catering
- Vending: Sales of water, non-alcoholic beverages, and snacks

Historical Annual Gross Receipts

Total Gross Revenues: 2016 - \$3,913,952; 2017 - \$4,249,446; 2018 - \$4,290,585.

Breezy Point Surf Club



Accommodations

Breezy Point Surf Club Accommodations	Size	Includes	2020 Season Rate*
Cabana (628)	8' x 16'	Cold running water Electricity	\$5,510
Cabanette (40)	6' x 12'	Cold running water Electricity	N/A
Bath Cabin (272)	4' x 6'	No running water No electricity	\$605

*Rates for seasonal use do not include the annual membership fee which ranged from \$585 - \$675 in 2020.

Athletic Fields & Supporting Structures Description

- 2 Tennis Courts
- 4 Adult Basketball Courts
- 1 Kids Pool
- 6 Bocce Ball Courts
- 1 Children's Playground
- 1 Baseball Field

Building

- Offices
- Gym
- Kitchen
- Concession and indoor seating for 100 people
- Male and Female Bathrooms

Other Improvements

- 1 Pool

Current Services

Silver Gull Beach Club offers the following:

- Seasonal use of the beach club which includes but is not limited to use of swimming pools, beaches, club amenities such as dining, sports fields and other recreational use as well as related services, participation in special events and activities for members and guests.
- Sale of seasonal and day-use passes for access to and use of the facilities
- Rental of seasonal and day-use basis of beach club accommodations
- Food/beverage sales and catering
- Vending: Sales of water, non-alcoholic beverages, and snacks

Historical Annual Gross Receipts

Total Gross Revenues: 2016 - \$4,410,230; 2017 - \$4,460,810; 2018 - \$4,324,844

Opportunity

The National Park Service (NPS) announces a Request for Expression of Interest (RFEI) seeking responses from individuals, or entities interested in use of buildings and land at The Silver Gull Beach Club and the Breezy Point Surf Club ("Beach Clubs") in the Jamaica Bay Unit of Gateway National Recreation Area ("RFEI Area"). The Beach Clubs are located towards the western end of the Rockaway Peninsula in Queens, New York.

Interested Applicants should focus on contributing to the park's vision of creating a Great Urban National Park experience. NPS will consider a phased approach to implementation of the below identified considerations.

Any proposed activity or modification is subject to compliance review in accordance with the National Environmental Policy Act (NEPA, 42 USC 4321 et seq.) and the National Historic Preservation Act (Section 106, 54 U.S.C. § 306108). Compliance review typically requires submission of formal plans and specifications for NPS review and approval and that NPS completes consultation with appropriate state and federal agencies as required by law, regulation, and policy.

All costs associated with compliance review and project development as proposed and accepted will be the responsibility of any subsequently selected applicant.

Interested Applicants should address:

Multi-Day Experiences

Opportunities for multiple-day experiences and overnight accommodations including the possibility of repurposing a limited number of cabanas for overnight use at either or both Beach Clubs.

- Please identify the number of cabanas proposed in connection with overnight accommodations. Applicants should identify which cabanas are proposed for this type of use and may only consider those most likely to survive a storm event when considering resiliency practices. Only a small percentage will be allowed to be converted for overnight use
- Please explain what types of upgrades are required in order to repurpose some of the cabanas for overnight use and be sure to account for the current limitations of the septic system
- Please identify how security associated with overnight use will be managed

Silver Gull Surf Club



Breezy Point Surf Club



Camping

Opportunities for camping including the possibility of assigning additional land or repurposing current land areas at either or both Beach Clubs. Please note that any future land assignment is limited to the area designated as a Recreation Zone in the GMP and may not include areas identified as Natural or Sensitive Resource Subzones. Please refer to the park's General Management Plan Map Alternative B: Discovering Gateway - NPS Preferred Alternative, Page 77.

- Please propose an area within the current land assignment or
- Identify how you propose to expand the current land assignment area to accommodate this activity (See current land assignment maps for each Beach Club, below)

SILVER GULL- Current Land Assignment



BREEZY POINT- Current Land Assignment



Recreational Opportunities (Sports Fields)

Applicants should also address opportunities for outdoor recreation, including the relocation of the sports fields at Fort Tilden,

- Move all organized sports from Fort Tilden (see below map)



Fort Tilden

Current Sports Fields Inventory

- (1) Full Size Field (335' baseline)
- (1) Little League Field (170' baseline)
- (2) & 4- Youth-sized Fields (225' baseline)
- (1) T-ball Field (100' baseline)
- (1) Concession Stand
- (1) Soccer/Rugby (150' x 300')

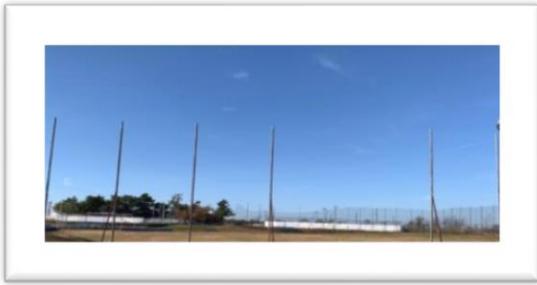
Breezy Point Surf Club Current Recreational Opportunities

Athletic Fields & Supporting Structures Description

- 2 Tennis Courts
- 4 Adult Basketball Courts
- 1 Kids Pool
- 6 Bocce Ball Courts
- 1 Children's Playground
- 1 Baseball Field



Current Tennis Courts



Current Softball/Baseball Fields

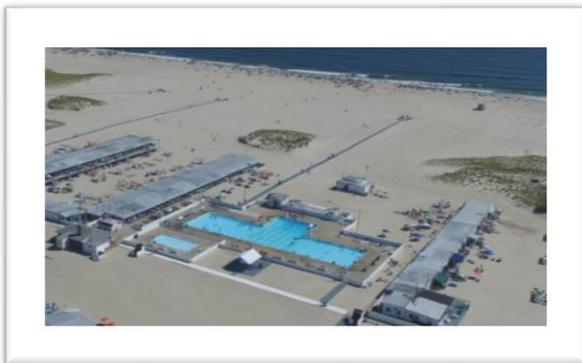


Current Soccer Field

Silver Gull- Current Recreational Opportunities

Athletic Fields & Supporting Structures Description

- 8 Handball Courts
- 8 Tennis Courts
- 2 Children Basketball Courts
- 4 Adult Basketball Courts
- 1 Kids Pool (16'x24')
- 2 Bocce Ball Courts
- Bathroom Building 24' x 24'
- Concession Building 32' x 86'
- 1 Children's Playground
- 2 Baseball Fields



Current Pools



Current Tennis Courts



Current Basketball Court



Former Baseball Field

Improvements and Additional Considerations

In addition to the list of projects currently under consideration by NPS, respondents are encouraged to identify any additional projects which they are contemplating in connection with future use of the area.

NPS will determine the length/term of any future legal instrument based on a return on investment for the proposed modifications or use. In order to evaluate same, NPS requires Applicants to provide the following information:

- Fire Safety Code Compliant at both clubs
- Maintaining access roads at both clubs. At the Breezy Point Surf Club, this entails the area from Rockaway Point Boulevard into the club.
- Managing utility systems that traverse land areas between the Beach Clubs
- Resurface roadways at both clubs
- Resurface parking areas at both clubs
- Upgrade signage quality at both locations
- Repair/Replace Fencing at both locations
- Bathroom facilities to support playing fields (no portable toilets will be allowed but temporary structures may be considered)
- Fire hydrant repair/replacement at both locations
- Septic tank repair or replacement, investigate any public sewer hookups for both locations
- Silver Gull Entrance Median Beautification/Landscaping
- Repair/Upgrade Concession Stand (Silver Gull)
- Address the water run-off issue impacting the fishing 4 x 4 access road

NPS Retained Rights

- NPS intends to retain rights to access to Natural Resource Areas and on-site parking at both Beach Clubs.
-



Please be sure to identify any proposed changes to the existing use and the current land assignment, and include site sketches depicting same

Open Area / New Construction

Any proposals for new construction will require review and approval. Approvals for new construction are often lengthy and require multiple levels of review. Additionally, the park is subject to a freeze the footprint mandate. New construction must fall within existing facility square footage. Applicants may consider use of temporary structures which are easily removable in the event of storm activity. Applicants should also consider sustainable and resilient materials and practices. Keep in mind that the open space within the RFEI Area contributes to both the historic character and present-day designated recreational zones. Therefore, any proposal should aim to strike an appropriate balance between increased intensity of use and protection and enhancement of cultural and natural resources and assets.

Disclaimers

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All materials submitted in response to this RFEI shall become the property of NPS. The NPS shall retain use of the ideas or materials submitted in any manner that the NPS deems to be in its best interests, including, but not limited to, the undertaking of the prescribed work in any manner. The NPS likewise reserves the right, at any time, to change any components, concepts or approaches of the RFEI. All costs associated with responding to the RFEI are the sole responsibility of the Applicant and any such costs shall not be reimbursed by the NPS.

NPS assumes no liability for the accuracy of the information provided in this RFEI.

Site Visits

Please contact gateway_bmd@nps.gov if you are interested in a site visit to the RFEI Area. Scheduled site visits may include parties other than yours.

Appendices

Appendix A - Future Opportunities

Appendix B - Related Excerpts from GATE's General Management Plan (2014).

The General Management Plan in its entirety can be found here: <https://parkplanning.nps.gov/gatewayfinalgmp>

Appendix A -- Future Opportunities:

The NPS intends to issue a competitive solicitation in the form of a Request for Proposals (RFP) to operate the following by way of separate legal authorizations for each:

- The Silver Gull Beach Club at Gateway National Recreation Area, NY
- The Breezy Point Surf Club at Gateway National Recreation Area, NY
- The Paradise Ocean Club at Fort Monroe National Monument, VA

Paradise Ocean Club at Fort Monroe National Monument, VA - <https://www.paradiseoceanclub.com/>



Accommodations

- Main Building: Indoor Dining/Restaurant and Event Space, Smaller Kitchen for Grab and Go Items, Large Deck
- Outdoor: Tiki Bar near Pool
- Cabanas: 6 Cabana rentals with power hookups for small fridge.
- Pool and Storage Building: Building with restrooms and storage/lifeguard facilities.
- Pavilion: Large outdoor pavilion for event rental
- Beach
- Recreational trailer parking/campground with 13 full-service and 6 limited service campsites

Current Services

Olympic size pool, private beach, Tiki Bar, Fast serve food bar, giant stage hosting the best in local music, Live DJ's and National acts such as Travis Tritt and Tonic.

Historical Annual Gross Receipts

Paradise Ocean Club – Approx. \$1.83MM Gross Revenue

Send your questions/responses to keith_caton@nps.gov
(for Paradise Ocean Club only)

Appendix B

General Management Plan Specific References to Beach Clubs or Breezy Point

Beaches

p. 256 Beaches play an important role in recreational activities for visitors in the park. Guarded swim beaches at Sandy Hook, Great Kills Park, Jacob Riis Park, and the Breezy Point Surf and Silver Gull Beach Clubs provide places for visitors to walk, jog, sunbathe, picnic, surf, and swim. Visitation to these beaches is highly weather dependent, with the heaviest use occurring during the summer months.

Recreation Opportunities

p. 258 Several concession-run recreation facilities operate in the park. These include two beach clubs on the Rockaway Peninsula, the Riis Park Pitch-n-Putt at Jacob Riis Park, and the Aviator Sports Complex and driving range at Floyd Bennett Field.

p.388 The presence of beach clubs at Breezy Point Tip could continue an ongoing adverse effect on marine systems by maintaining a human presence and by drawing visitors, actions that may be keeping dune vegetation from growing or wildlife, such as rare and listed shorebirds, from using or nesting in otherwise appropriate habitat.

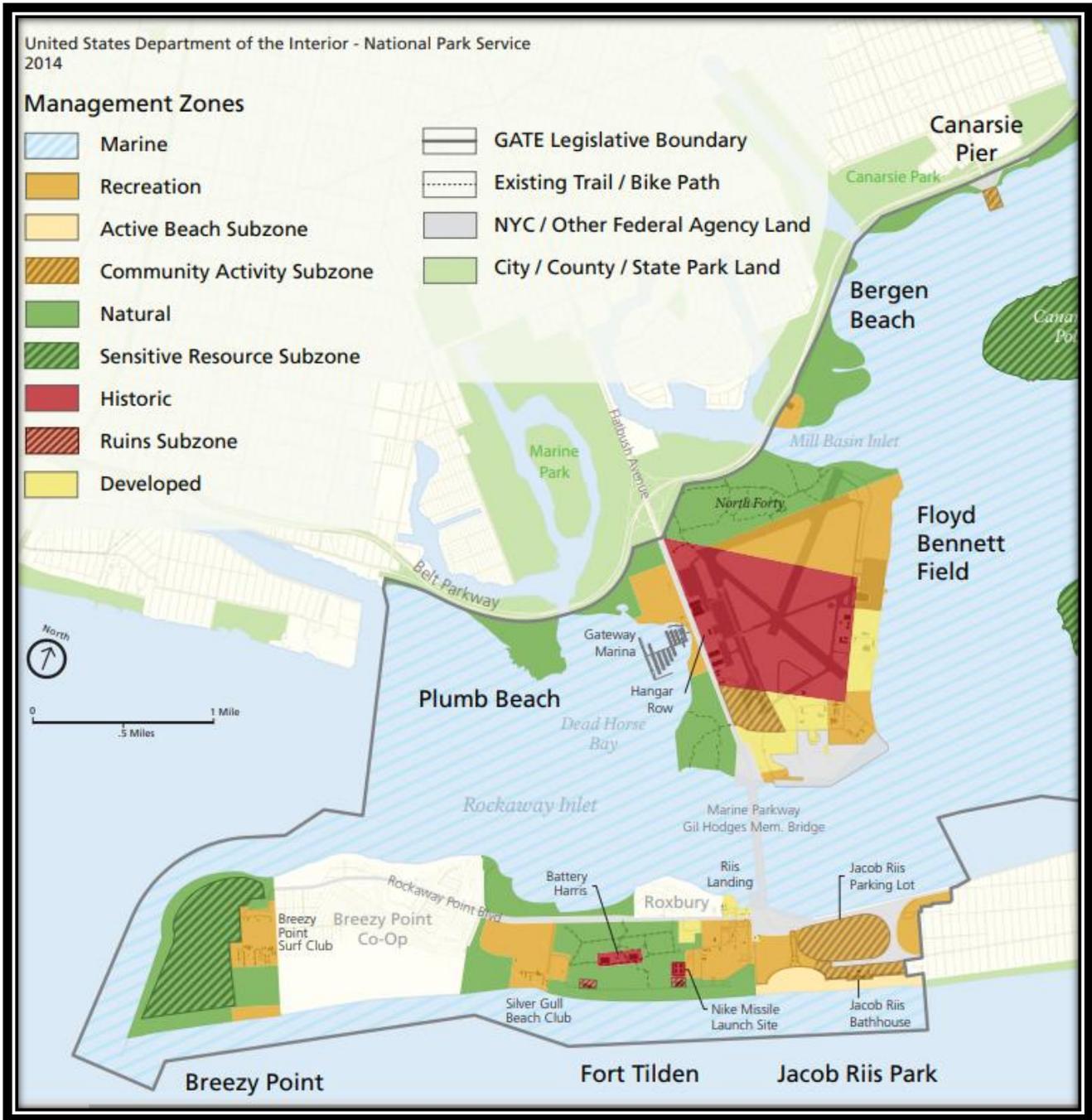
p.390 The presence of beach clubs at Breezy Point Tip could continue an ongoing adverse effect on marine systems by maintaining a human presence and by drawing visitors, actions that may be keeping dune vegetation from growing or wildlife, such as rare and listed shorebirds, from using or nesting in otherwise appropriate habitat.

p. 395 Between the NPS-managed Breezy Point Tip and Fort Tilden is Breezy Point Cooperative, Co-Op, a privately owned portion of the Rockaway Peninsula. Breezy Point Tip is relatively undeveloped, although two concession-operated beach clubs (Breezy Point and Silver Gull) offer beach equipment storage, food, cabanas, and pool use for members. Off-road permits are offered for beach access to fish during the shorebird nesting off season. Vegetation at Breezy Point Tip includes northern beachgrass dune, over wash dune grassland, and rare northern bayberry dune shrubland, coastal salt pond marsh, and northeastern Atlantic brackish interdunal swale. Visitors sunbathe and surf at this park site. Piping plovers and other rare shorebirds use the dunes at Breezy Point Tip for nesting; these areas are off limits to visitors during nesting season but nonetheless experience multiple violations. Fishing is available along the north shore by permit, including for over-sand vehicle access, during the nonbreeding season. Vegetation is in relatively undisturbed condition (Rowan 2012).

p. 489 At Breezy Point Tip, recreational opportunities for fishing, surfing, and other beach-based recreation would be maintained. At the two beach clubs, general visitor uses would be expanded to include more beach recreation opportunities, including watercraft launch sites and equipment rental facilities.

p. 339 Alternative B also includes a provision to partner with New York City and other landowners to improve coastal resiliency and help restore natural coastal processes such as the longshore transport of sand at Jacob Riis Park. If natural coastal processes are restored here by removing groins, jetties, riprap, or bulkheads, it could result in substantial benefits for not only this park site, but also at Fort Tilden and even Breezy Point because they are downdrift of Jacob Riis Park. Benefits include reducing these park sites' vulnerability to degradation and soil loss from projected possible increased winds and storm surge associated with climate change. This is because a positive or balanced sediment budget can be a primary, or even the primary, factor in determining differences in coastal vulnerability index values along the coast (Psuty and Silveira 2010; USGS Woods Hole Science Center 2004).

General Management Plan Management Zone Map



General Management Plan Management Zone Definitions

Fort Tilden GMP Management Zone Definitions

Recreation Zone

Fort Tilden would become a destination for natural and cultural immersion activities. New overnight options, expanded programming and recreation opportunities would promote the Rockaway park lands as a premier multi-day excursion. The post area would become the hub for lodging and activities that supports the recreation and interpretive uses of Fort Tilden. Select rehabilitated buildings would provide overnight accommodations and visitor amenities needed to support overnight stays such as food service and equipment rentals. A variety of camping opportunities and support facilities would be developed including instructional programs and equipment rentals. Any new construction or substantial investment in rehabilitation at Fort Tilden will only be made, however, after evaluating whether these investments are located within the 100-year floodplain adjusted for sea level rise, and whether that investment within the flood zone could be avoided. Any improvements that are necessary within the flood zone will be designed to maximize flood resiliency.

The trails network throughout Tilden would be expanded and some trailheads and segments of the trails would be located within the Recreation Zone. Equestrian uses and facilities would be explored. Flexible open spaces would accommodate group gatherings as well as informal, recreation such as picnicking and an area for instructional programming, equipment rentals, and guided tours. The buildings would continue to accommodate community groups and other compatible uses.

The Silver Gull Beach Club use would be maintained. Public use of the beach club would be expanded to include water-based and recreation opportunities such as educational and interpretive programming and guided tours and lessons.

Natural Zone

Coastal habitats and processes would be restored, protected and monitored. Habitat value of the Rockaway Inlet side of Fort Tilden would be studied and coastal habitat and wetland projects would be initiated, where appropriate. Opportunities for environmental education programming and nature study would be promoted.

The ocean and bay shorelines would offer a natural coastal experience more than other Gateway beaches. Appropriate access points and visitor amenities would be developed to support increased beach use. An improved trail system with trailheads and a robust backcountry trail experience along designated routes would invite exploration of Tilden's natural environments and cultural resources. Tent camping and appropriate support facilities would be introduced for overnight stays within the Natural Zone.

Historic Zone

Fort Tilden would be the primary location for interpreting Gateway's coastal defense story within the Jamaica Bay Unit. Through enhanced interpretation, the site would offer a greater appreciation for the role of the fort in protecting New York. Battery Harris would be stabilized, and the existing overlook would be improved and interpretive media and programming would be expanded. The Nike Missile site would also be stabilized and interpreted. Access to, and interpretation of, these resources would be improved through an expanded trail network, enhanced interpretive media, and increased programming.

Developed Zone

Circulation between Riis Landing and Fort Tilden and other park lands on the Rockaway Peninsula would be improved through shuttles, safer road crossings, and bike infrastructure. Fort Tilden would act as the orientation portal for park lands on the Rockaway Peninsula and provide information on resources and opportunities offered throughout Gateway. Additionally, trailhead and parking areas would feature orientation media. Riis Landing would continue to serve water-based transportation and recreation including as a ferry landing and kayak launch site. More public uses, including boat rentals, water-based recreation, boating/sailing lessons, and fishing access, would be considered on the inlet. Riis Landing and other established access areas would serve as portals for experiencing the bay by water. Guided interpretive boat tours as well as a designated water trail would encourage people to explore the Rockaway Peninsula and Jamaica Bay. The buildings at Riis Landing would be adaptively reused and leased for community and other uses. Operations moved from the Nike Missile Site at Fort Tilden would be relocated to Riis Landing or other locations within the Jamaica Bay Unit.

Breezy Point Tip GMP Management Zone Definitions

Recreation Zone

The Breezy Point Surf Club use would be maintained. Public use of the beach club would be expanded to include water-based and recreation opportunities such as educational and interpretive programming and guided tours and lessons.

Natural Zone and Sensitive Resources Area Subzone

Breezy Point Tip remains a natural area open to limited nature-based recreation. Habitats would be maintained, protected and enhanced through monitoring and restoration projects. Monitoring and conservation measures for threatened and endangered species would continue to be a priority. Conservation measures for threatened and endangered species, such as providing symbolic fencing with posts and signs around nesting birds, establishing buffer zones, and prohibiting certain recreational activities during breeding season would continue. Efforts to control and prevent invasive species in the freshwater wetland areas would be increased.

In the Natural Zone, fishing access would be maintained. The area would continue to offer a quiet, natural immersion experience. NPS would with partners to offer limited environmental education and natural resource stewardship volunteer opportunities.