

# Gateway National Recreation Area



**Fort Hancock 21st  
Century Federal  
Advisory Committee**

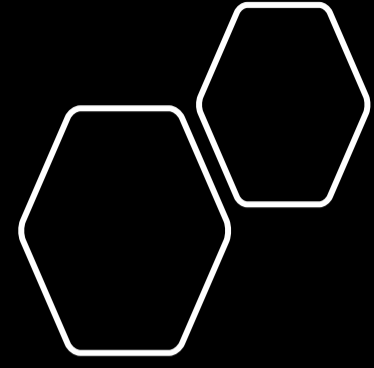
**April 27, 2023  
Public Meeting #41**



## Pledge of Allegiance

I pledge allegiance to the Flag  
of the United States of America,  
and to the Republic for which it stands,  
one Nation under God, indivisible,  
with liberty and justice for all.

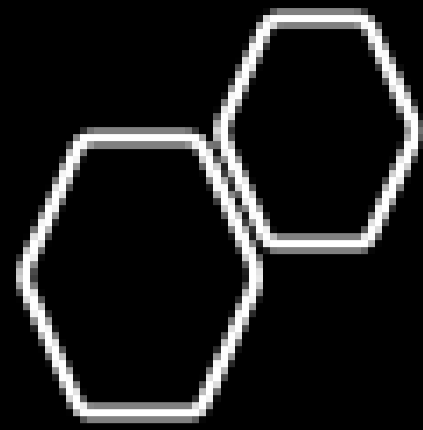




# Getting Started

## Agenda Meeting 41

- 9:00 am Meeting called to order
- 9:10 am Leasing Updates
- 9:40 Social Equity Considerations
- 9:55 Working Group Update
- 10:30 am Break
- 10:40 Working Group continued
- 11:30 am Public Comment Period
- 12:00 pm Working Group continued
- 1:20 pm Ethics Overview
- 1:30 pm General Updates
- 1:40 pm Around the table comments
- 1:55 pm Key Takeaways and Next Steps
- 2:00 pm Adjourn



# Getting Started

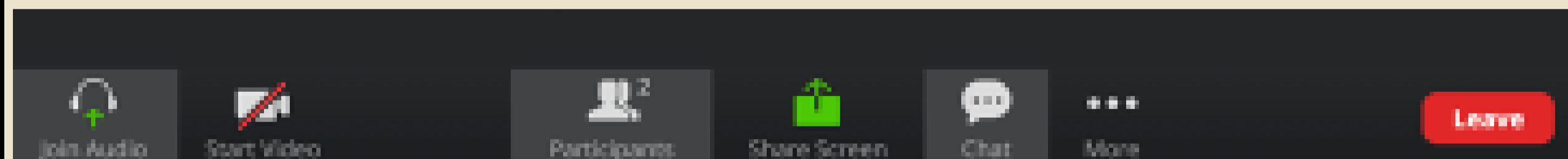
## How Committee Members Contribute

Discussion protocols:

- Contribute
- Share time
- Ask questions of one another

To contribute to the discussion:

- Add a comment to the “Chat”
- Raise a “virtual” hand



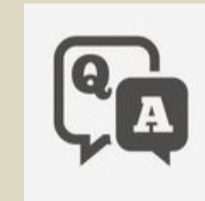
We encourage you to keep your cameras on and stay on mute unless speaking

# Getting Started

## How Public Participants Contribute

To contribute to the discussion:

- Utilize the Q&A function (located in your toolbar at the bottom of Zoom)
- During the public comment session, we will enable you to raise a "virtual hand" to share your perspective



- Take the opportunity to provide written comments to NPS following the meeting



# Leasing Update (Part 1) – April 27, 2023



# Recap

## Buildings Currently Leased

Building 23 Barracks  
MAST Educational Use

Building 56 Mess Hall  
MAST Educational Use

Building 53 Post  
as a Café (in use)

Building 21 Duplex  
for Lodging (in use)

Building 104 Quarters  
for Office (in use)

Building 52 Quarters  
for Lodging (in use)

Building 36 Mule Barn  
for Dining/Event Space

## Buildings subject to a Letter of Intent (LOI)

Barracks Buildings 24 and 25  
Residential use, One  
Bedroom/Studio Mix

Building 40  
Former YMCA  
Bar/Restaurant/Event Space

Building 114  
Officers Club Event and Lodging  
Space

## Buildings subject to a General Agreement

Lieutenants Quarters - 2, 3, 4, 5,  
6, 7\*, 8, 16, and 17

Captains Quarters - 9, 10, 11, 13,  
14, and 15

Commander's Quarters – 12\*

Gas Station – 60

Mess Halls - 55 and 57

Civilian Family Quarters – 80

Post Exchange – 70

*\*Prototypes*



# General Agreement

Stillman Development International

## Two Phases:

Phase 1 consists of developing Prototypes for two Officers Row Buildings, 7 and 12. Proposed layouts discussed at prior FACA meeting

Next Steps currently underway entail cost estimating, which relies on:

- Structural Engineering Study
- Mechanical Engineering Study
- Identifying pricing snapshots and including if/then scenarios for roofs, facades, stairs, porches
- Subsequent application of cost estimating to all buildings identified as part of the General Agreement, and resulting in

Phase 2 will utilize the results of the prototype based cost analysis, to determine overall project costs, and, if viable, to develop a comprehensive concept plan.









# Parking Considerations

- Generally, assigned parking for any Lessee is limited to those buildings with driveways. Otherwise, parking is available on a first come, first served basis.
- Parking for leased facilities into which the public is invited is limited, and is generally available on a first come first served basis.
- Park Management is working to address designation of parking areas necessary in connection with future use. This includes parking areas necessary to support use associated with the Officers Club (event venue with limited lodging), the Mule Barn (bar/restaurant/event space), and the old YMCA Building 40 (bar/restaurant/event space).
- As part of this effort, the park is undertaking a traffic study.



# Outdoor Use Considerations

The Officers Club (114) – Outdoor use proposed but not yet defined



The YMCA Building – Outdoor use proposed but not yet defined. Note that non-exclusive outdoor seating is currently available in connection with McFly's/Post Building 53.



The Mule Barn (36) – Exclusive outdoor use defined in the lease





## Leasing Update (Part 2) – April 27, 2023

### Overview of Lease Terms and Conditions







### Typical Lease Terms:

- The parties to the Lease
- The Premises to be leased
- The type of use authorized
- The length/term of the Lease
- Rent and periodic increases
- Additional costs such as utilities
- Damage and Destruction
- Termination and Default
- Sub-leases, assignments
- Other general terms and conditions





## NPS Specific Requirements or Limitations:

Adherence to The Secretary of Interior's Standards for the Treatment of Historic Structures

Compliance Review

Improvements and repairs

Property taxes, if any

Any permits or governmental approvals required in connection with the Lease (i.e. Certificate of Occupancy, Sale of Alcohol).

Insurance Requirements\*

Maintenance Reserve

Reporting requirements (financial)

Recoverable costs/additional rent

Closures

***Gateway Compendium:***

[Superintendent's Compendium - Gateway National Recreation Area \(U.S. National Park Service\) \(nps.gov\)](#)

Additional Requirements including:

- Operating Plan
- Preservation Maintenance Plan
- Alcohol Management Plan







## Questions/Further Discussion





# Gateway National Recreation Area



## Working Group Update

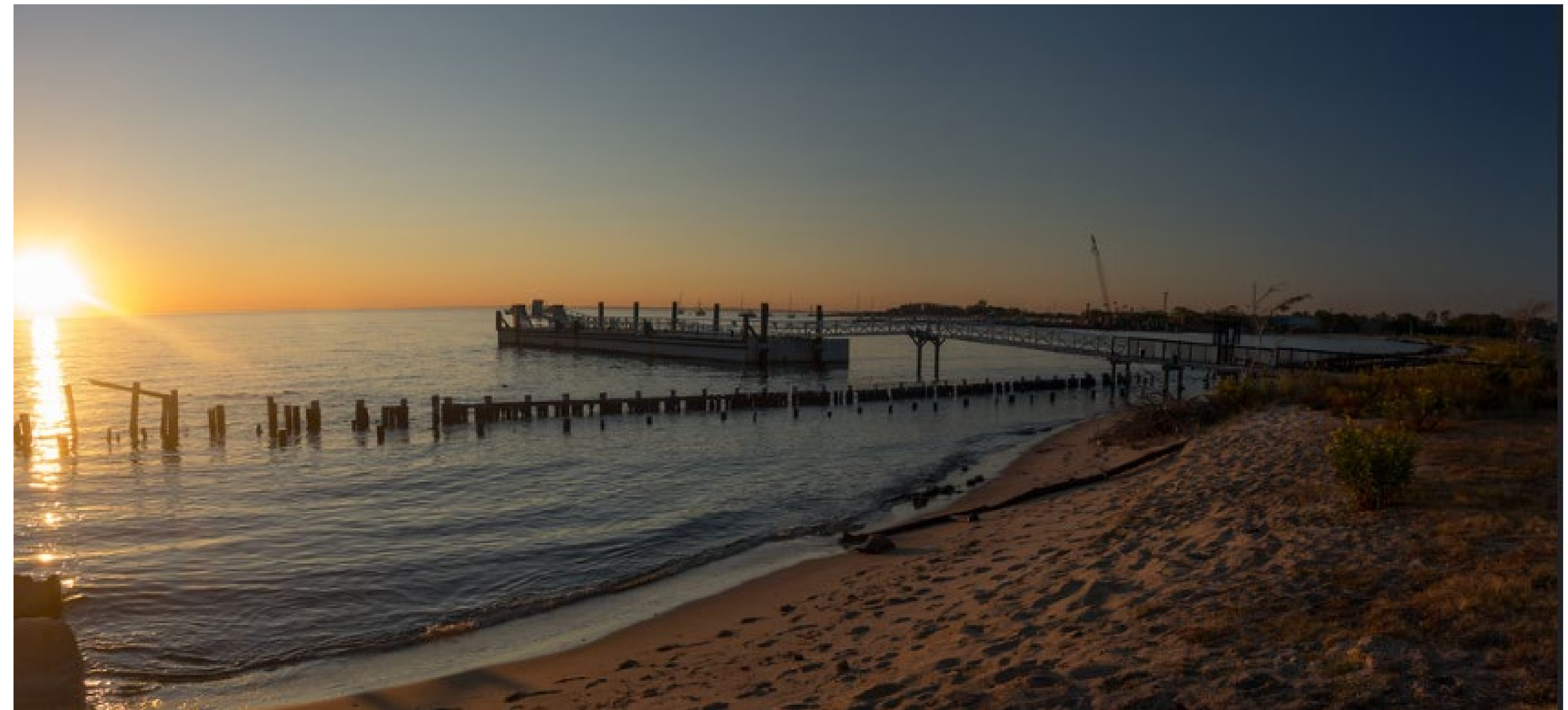




# Gateway National Recreation Area



## Social Equity Considerations





# Gateway National Recreation Area

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- The Fort Hancock 21st Century Federal Advisory Committee was established to advise Gateway National Recreation on the preservation and adaptive reuse of historic buildings through the leasing program.
  - The Committee established a separate working group to identify and make recommendations regarding potential impacts of the leasing program. The working group is comprised of members of local environmental and preservation organizations.
  - The working group's recommendations are presented below.



# Gateway National Recreation Area



The working group spent considerable time over the past year learning about:

- The Park's current management practices
- Requirements to manage potential impacts
- Additional concerns identified by the Committee
- Management measures and research considerations to be utilized going forward

In response to which, the working group has had in-depth sessions on the following topics:

- Ecological impacts (dark night skies, soundscapes, migratory wildlife, habitat, air/water quality, groundwater impacts, stormwater, fertilizer/herbicide/pesticide use)
- Parking and Traffic
- Capacity/Density
- Climate change considerations

# On developing recommendations:

- Many of the Workgroup's management and research recommendations raised over the past year cut across different resource-related concerns.
- Workgroup recommendations are presented in the table below and are not in any rank order.
- The range of ideas put forward by the Workgroup demonstrates how individual recommendations address multiple concerns simultaneously. The table as presented also highlights current park management measures already in place to address such concerns.
- Please note, the table does not include social equity recommendations.



## Recommendation 12 of 33:

<b>Workgroup Recommendation</b>	<b>Related Resource Concerns</b>	<b>Related Current Park Management</b>
Develop and implement adaptive management framework for continued monitoring and evaluation of thresholds for ecological impacts.	<ul style="list-style-type: none"><li>• <b>Night sky (Artificial Lighting)</b></li><li>• <b>Soundscape (Noise)</b></li><li>• <b>Human disturbance of resident and migratory wildlife</b></li><li>• <b>Habitat</b></li><li>• <b>Air quality</b></li><li>• <b>Water quality</b></li><li>• <b>Fertilizers</b></li><li>• <b>Pesticides</b></li></ul>	DOI and NPS have an adaptive management framework. There is not currently a specific adaptive management plan in place for Sandy Hook; NPS Inventory and Monitoring Program and park monitor some vital signs at Sandy Hook to inform long-term management



# Opportunity for Public Comment



Requests for  
Public Comment

## To contribute to the discussion

Raise a “virtual” hand



Raise Hand

Add a comment to the Q&A



Q&A

Participants are asked to limit remarks to one to two minutes so others may contribute

News media is invited to contact Gateway directly by emailing [Daphne\\_Yun@nps.gov](mailto:Daphne_Yun@nps.gov)



# Gateway National Recreation Area



## Ethics Overview



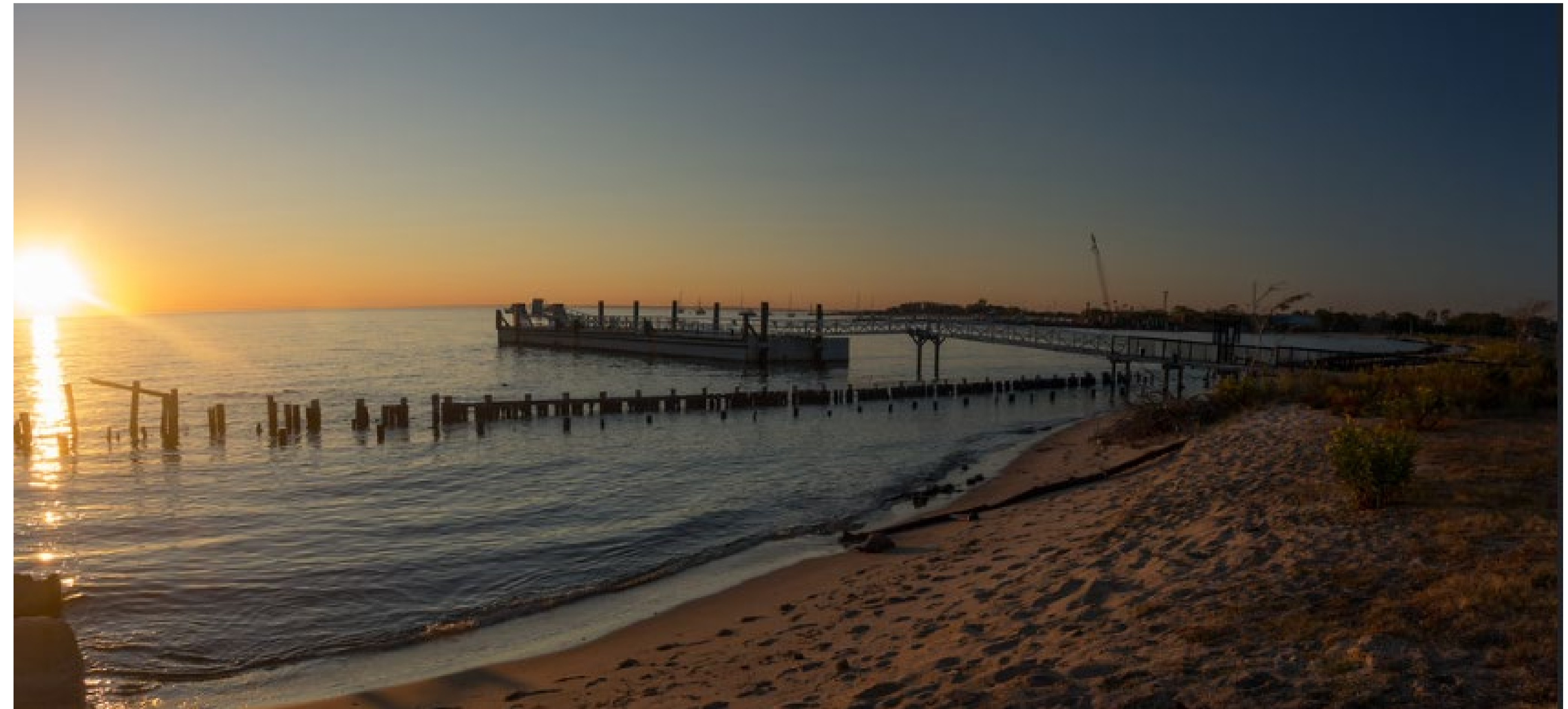
Photo: [thehistorygirl.com](http://thehistorygirl.com)



# Gateway National Recreation Area



## General Updates





# Gateway National Recreation Area



Roof Replacement Project- Officers Row



# Gateway National Recreation Area



Roof Replacement Project- Officers Row



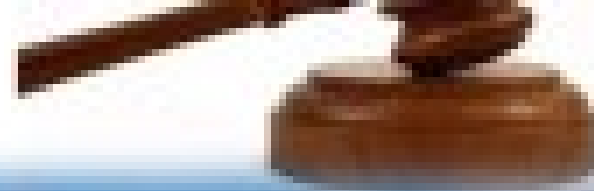


# Key Messages and Next Steps

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Media invited to contact  
Daphne Yun at 917-282-9393 or at  
[Daphne\\_Yun@nps.gov](mailto:Daphne_Yun@nps.gov)

ADJOURN



# Gateway National Recreation Area

<http://www.nps.gov/gate/index.htm>



National Park Service  
U.S. Department of the Interior