



National Park Service  
U.S. Department of the Interior

Gateway National Recreation Area

# MOVING FORWARD



EXPERIENCE YOUR AMERICA



# GREAT LOCATION!



Waterfront



Tranquil



Resources



# CHALLENGES



Difficult  
Buildings  
&  
No New  
Development

Seasonal Use  
&  
Parking

Access  
&  
Infrastructure

Financially  
Feasible ?





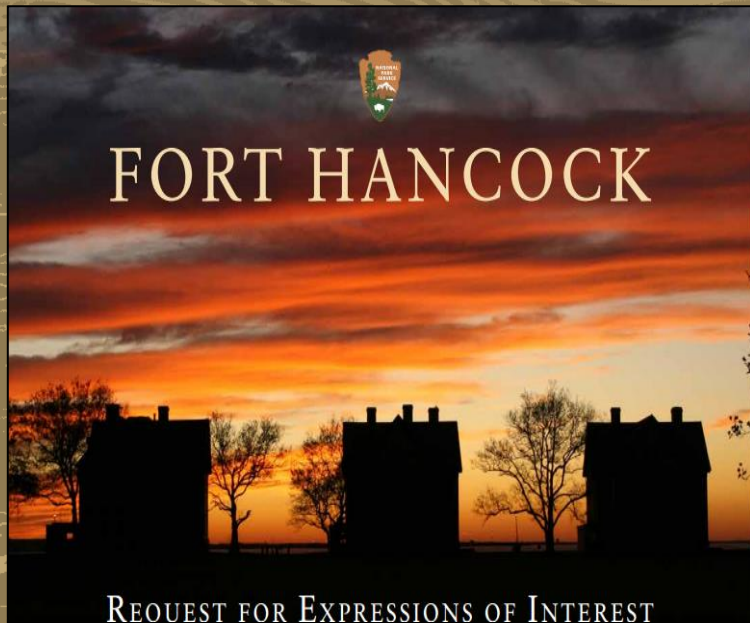
# THREE POTENTIAL PATHS

1. Ad Hoc - Building by Building
1. Lodging - Hospitality Retreat
3. Campus Institution





# 1. Ad Hoc - DISCUSSION



1. Should NPS consider an Ad Hoc approach?
1. How many buildings (and which buildings) should the NPS consider for an Ad Hoc pilot?
1. Should NPS begin separate negotiations with nonprofits who responded to the RFEI?
1. Should NPS consider residential use, and if so, which buildings are most appropriate?



## 2. Lodging/Hospitality - Discussion



- Should NPS offer building(s) for lodging and build on current wedding event demand? B&Bs as an option?
- How many buildings should the NPS consider for such use?
- NPS would consider using a Market Study to determine an appropriate number of B&Bs.
- NPS will require conceptual cost estimates and will undertake analysis.



### 3. Campus/Institution - DISCUSSION

- **Campus/College located at (or considering) Sandy Hook location**
  - Brookdale Community College - Vacated Building #53 (Education Program).
  - Rutgers University - Has an office in Building 74. Approached the park for Jacques-Yves Cousteau Institute. No further development.
  - Monmouth University has visited the site - Not strong interest.
- **Should NPS continue to target Campuses/Colleges?**







**“This is going to need many solutions”**

## **NPS is considering the following:**

- **Reaching out to the non-profit entities who submitted proposals in response to the RFEI to determine how we might move forward with a lease**
- **NPS is willing to move forward with a Request For Bid (RFB) to address demand for wedding venue packages (lodging, restaurant)**
  - **Building 27**
  - **Any one of Buildings 2 through 6**
- **Obtain conceptual cost estimates and explore funding options**
- **NPS is already investing in Officers Row Buildings 7 and 17. Porches are being replaced in accordance with the Secretary's Standards. NPS will attempt to obtain funding for continued rehabilitation efforts**



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



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