

# Gateway National Recreation Area



## Fort Hancock

## 21<sup>st</sup> Century Federal Advisory Committee



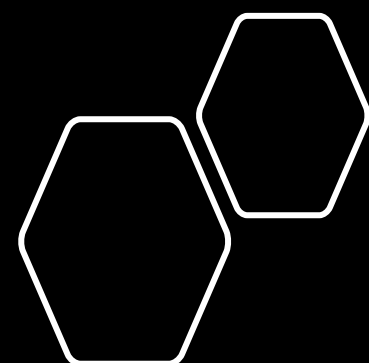
**November 9, 2023**  
**Public Meeting #42**



# 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.

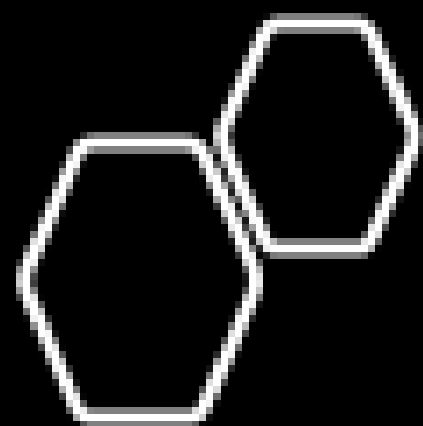




# Getting Started

## Agenda Meeting 42

- 9:00 am Meeting called to order
- 9:15 am MAST Building #23 and #56
- 9:30 Leasing Updates
- 9:45 Stillman Project Updates
- 11:00 Break
- 11:15 General Park Updates
- 11:30 am Public Comment Period
- 12:00 pm Advisory Committee Recommendations
- 12:30 Working Group Update and Status
- 12:45 Social Equity Issues
- 12:55 Around the Table Comments
- 1:10 pm Key Takeaways, Committee Recommendations, Overview of April Meeting Minutes & Next Steps
- 1:15 pm Adjourn



# Getting Started

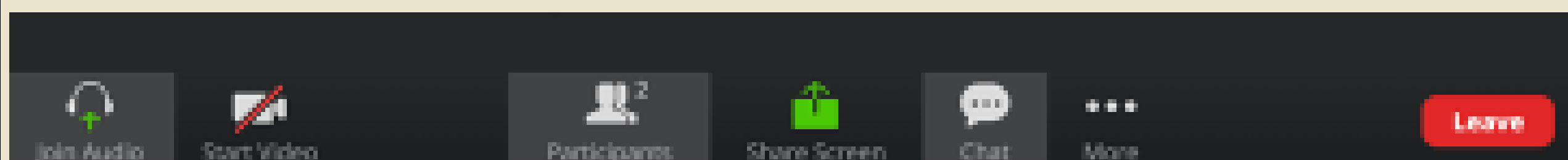
## How Committee Members Contribute

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



## Marine Academy of Science and Technology (MAST)

- Part of a \$12 million project funded by Monmouth County for rehabilitation of two structures
- Rehabilitation of the buildings accomplishes mutually beneficial goals
  - Use by Monmouth County Vocational School District and MAST students, who have long required additional space for educational facility needs
  - Adaptive reuse of historic structures in accordance with the Secretary's Standards



# Former Mess Hall – Building #56

- The rehabilitation is a successful milestone in historic preservation efforts and for the redevelopment efforts underway at Fort Hancock
- Is a successful outcome for the Monmouth County Vocational School District and MAST students, who have long required additional space for educational facility needs







## Former Barracks — Building #23

- The A&Es hired by Monmouth County Vocational School District worked closely with NPS to address adaptive reuse that would suit MAST's needs, and which would also be compliant with the Secretary's Standards.





# Leasing Update – November 9, 2023





# Recap

## Buildings Currently Leased

Building 23 Barracks  
MAST Educational Use

Building 56 Mess Hall  
MAST Educational Use (complete)

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 (in use)

## 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

Lease negotiations are nearing  
completion

## 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*





# Mule Barn – Building #36

[www.mulebarntavern.com](http://www.mulebarntavern.com)

mulebarntavern@gmail.com

732-233-9277



# Example

## Managing Use of Leased Facilities

Workgroup Recommendations	Addressed in Operating Plan	Addressed elsewhere in the Lease/Related Considerations
NPS management framework (laws, regulations, policies)	<ul style="list-style-type: none"><li>• Preservation of cultural resources</li><li>• Requirement to comply with Compendium</li></ul>	Lease obligations: <ul style="list-style-type: none"><li>• Comply with all applicable law, regulation, and policy, including compendium.</li><li>• Obtain any governmental permits necessary</li></ul>
Ecological impacts (dark night skies, soundscapes, migratory wildlife, habitat, air/water quality, groundwater impacts, stormwater, fertilizer/herbicide/pesticide use)	-	<ul style="list-style-type: none"><li>• Exterior lighting addressed in change to plans (must be shaded) and documented/approved</li><li>• Lease obligation: Separate Pest Management Plan must be submitted for NPS review/approval</li></ul>
Parking and Traffic	<ul style="list-style-type: none"><li>• Parking is not included in the land assignment</li><li>• Parking is available on a first come/served basis (near theater and north of the Mule Barn)</li></ul>	<ul style="list-style-type: none"><li>• Facility contains appropriate number of accessible parking spots (condition of CO)</li><li>• Park is undertaking traffic studies</li></ul>
Capacity/Density	<ul style="list-style-type: none"><li>• Limits on occupancy based on fire code limits and ingress/egress</li></ul>	<ul style="list-style-type: none"><li>• Subject to Applicable Laws, Section 6 of the Lease</li></ul>
Climate change considerations	<ul style="list-style-type: none"><li>• Storm and Disaster Preparedness Plan Required</li></ul>	-



# Managing Use of Leased Facilities

Workgroup Recommendations	Addressed in Operating Plan	Addressed elsewhere in the Lease/Related Considerations
Park Management/Operational/User Issues	<ul style="list-style-type: none"> <li>• Hours of Operation</li> <li>• Tracking Visitation</li> <li>• Occupancy</li> <li>• Specific reference to noise level restrictions</li> <li>• Requirement to comply NPS determinations regarding ingress, egress, safety, sanitation, and security</li> <li>• Use many not disrupt or interfere with park operations, visitation</li> <li>• Lessee must modify operations based on Lessor recommendations</li> <li>• Perimeter Considerations: Trash Management, Facility Access, Exterior Crowd Management</li> <li>• Security (inc. ensuring patrons leave park grounds)</li> <li>• Enforcement</li> </ul>	<ul style="list-style-type: none"> <li>• Lease Exhibit I – Sale and Consumption of Alcohol</li> <li>• NJ Division of ABC – Permit Conditions</li> <li>• Lease Reservation of Rights by NPS – to suspend occupancy in the event of emergency, related declarations, or orders</li> </ul>
Environmental impacts, prevention and mitigation	-	Lease obligations: <ul style="list-style-type: none"> <li>• Protection of park area resources and visitors</li> <li>• Protection of Cultural and Archeological Resources</li> </ul>



# Managing Use of Leased Facilities

Workgroup Recommendations	Addressed in Operating Plan	Addressed elsewhere in the Lease/Related Considerations
Climate vulnerability, prevention and mitigation	<ul style="list-style-type: none"> <li>Storm and Disaster Preparedness Plan Required</li> </ul>	-
Adaptive reuse, equity, public access	-	<ul style="list-style-type: none"> <li>Building is rehabilitated for adaptive reuse</li> <li>Review undertaken in accordance with National Environmental Policies Act (NEPA, 42 USC 4321 et seq.) and Section 106 of the National Historic Preservation Act (Section 106, 54 U.S.C. § 306108).</li> <li>Facility is open to the public</li> <li>Facility is compliant (elevator/ramps/doorways, and contains required number of accessible parking spots)</li> <li>Separate Facility Management Plan (preservation and maintenance) must be submitted for NPS review and approval</li> </ul>



# Questions?





# Project Updates - Stillman Development International

## General Agreement

- Develop Prototypes for two Officers Row Buildings
- Feasibility analysis and, if viable, comprehensive concept plan

21 Buildings - 107,252 SF

- 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 (short term use to support chapel weddings)
- Post Exchange - 70

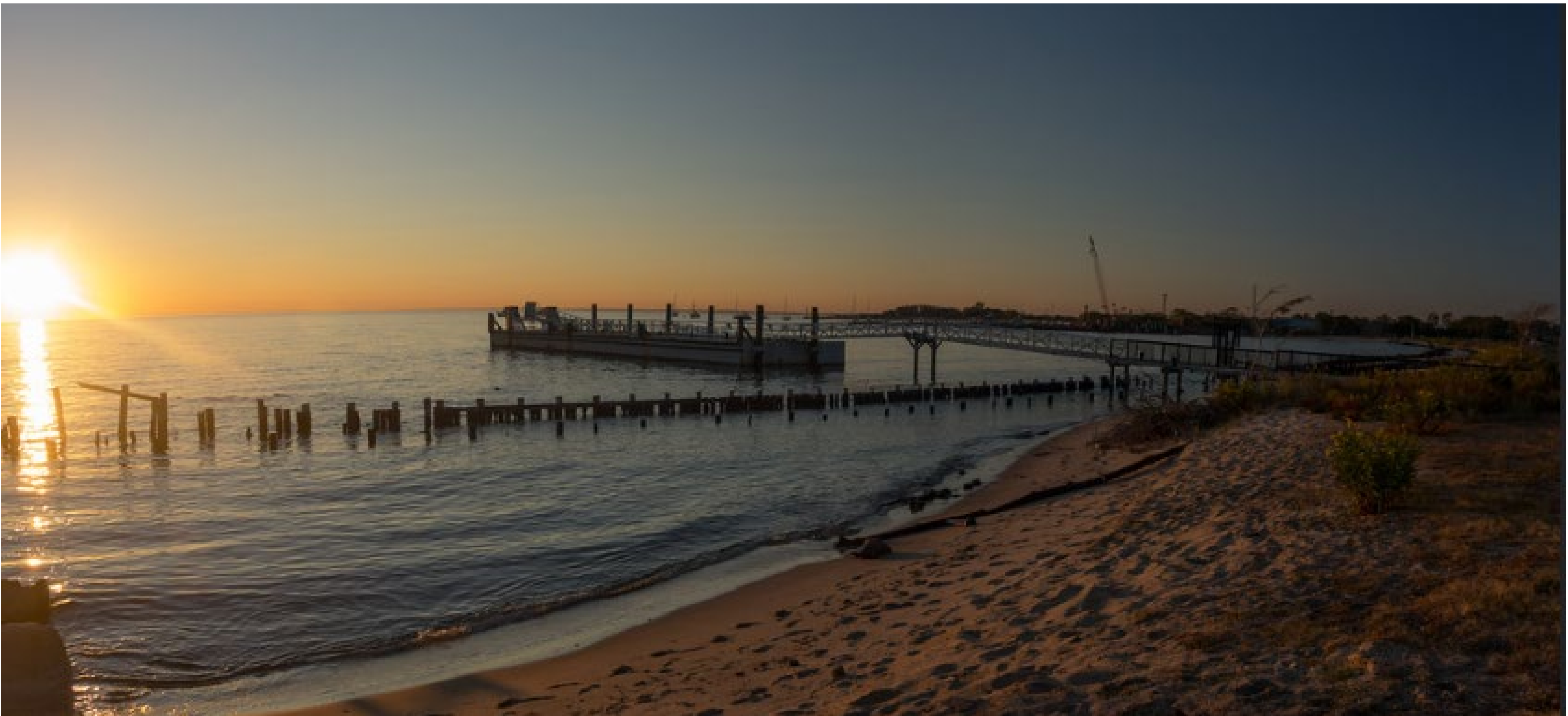




# Gateway National Recreation Area



## General Park Updates







# 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



## Advisory Committee Leasing Program Recommendations



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



# Park Management, Operations, User Issues

**Recommendation:**

- Recommend NPS closely review the Leasing Work Group’s “Park Management/Operational/User issue” recommendations included in its April 24, 2023, memo to the Advisory Committee and report back on how these will be incorporated in the compendium, lease terms, or operating plans. Additionally, NPS should develop a handbook to reflect these requirements in an easy-to-understand fashion to lessees and sub-lessees.
- Manage Lease related waste to avoid attracting predators and negative impacts on other wildlife
- Educate lessees and residents of impacts of feeding feral cats and wildlife (particularly species of concern and threatened & endangered species).
- Manage mowing frequency and timing (seasonality) to manage risks to birds.
- Continue to manage turf within the Fort in area of leased buildings
- Manage impacts from campfire or fireplaces from leased buildings.
- Limit number of vehicles leases can have and permit lessee parking; limit types of vehicles that lessees can have (i.e. do not allow big RVs, consider car idling restrictions).

# Park Management, Operations, User Issues

<u>Recommendation:</u>	
<ul style="list-style-type: none"><li>Do not use anti-coagulant bait traps for pest control.</li></ul>	
<ul style="list-style-type: none"><li>Ensure lessees understand risks of applying fertilizers at certain times of year.</li></ul>	
<ul style="list-style-type: none"><li>Manage waste oil disposal from food establishments.</li></ul>	
<ul style="list-style-type: none"><li>Do not use PFA-containing fire extinguishers and firefighting foams.</li></ul>	
<ul style="list-style-type: none"><li>Identify dedicated resources (NPS staff, internal management company, etc.) to proactively handle issues related to historic preservation, leasing during construction phase and ongoing management of the properties (operational and leasing).</li></ul>	



# Environmental Impacts, Prevention, Mitigation

**Recommendation:**

- The National Park Service should redouble its effort to make the public aware of measures in place to track and address the kinds of environmental concerns tied to leasing activity (as identified in the Environmental Impacts section of the Leasing Work Group memo). One possibility would be to provide a listing of these measures in a proactive, easy-to-use online format.
- The Committee recognizes that the NPS has a number of rules and authorities to ensure the Park is being managed adequately to address potential environmental impacts. Given the magnitude of potential new leasing activity, the Committee asks the National Park Service to report back to it at its next meeting on how these issues will be addressed in the leasing program.

# Climate Vulnerability, Prevention, Mitigation

<b><u>Recommendation:</u></b>	
<ul style="list-style-type: none"><li>The Advisory Committee recognizes the risks associated with coastal hazards and vulnerabilities (e.g., SLR, climate change, storm surge, flooding, etc.) and believes the NPS should continue carefully considering this issue (relative to the leasing program) as it has been doing on an ongoing basis (and is currently being further evaluated as part of Sandy Hook’s inclusion in a NPS pilot program). We further recommend NPS include in leases, if it is not already there, a section that articulates the potential risks associated with possible coastal hazards.</li></ul>	



# Adaptive Reuse, Social Equity, Public Access

<b><u>Recommendation:</u></b>	
<ul style="list-style-type: none"><li>Given the importance of social equity issues, the Advisory Committee recommends that the NPS center discussion of and presentations on this topic at the committee level. It further asks that discussions of this topic be informed by a clear definition of social equity and associated goals relative to the Advisory Committee’s charge. Finally, the NPS should include consideration of accessibility (in terms of disabilities) when discussing this issue. The Advisory Committee recognizes there may be value in starting this conversation within the Work Group to flesh out ideas for subsequent Advisory Committee discussion.</li></ul>	



# Gateway National Recreation Area



## Work Group Updates



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



# Gateway National Recreation Area



## Social Equity



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





# 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)



# Gateway National Recreation Area

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

