

National Park Service
U.S. Department of the Interior
Gateway National Recreation Area

## **Next Steps - Phased Approach**





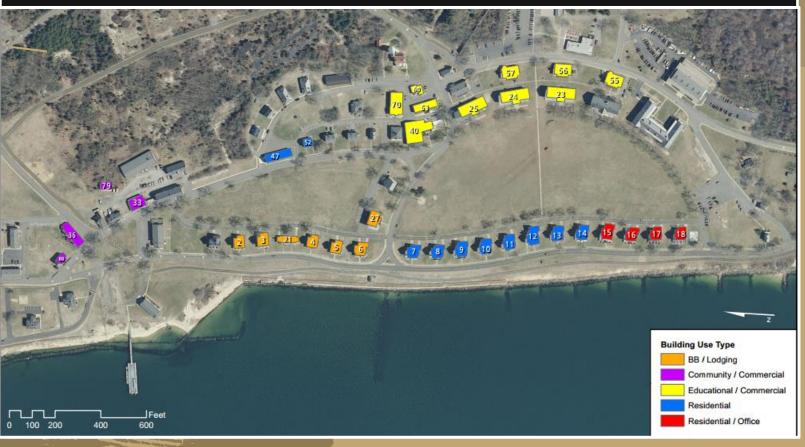
#### PARK'S GOALS & OBJECTIVES



- 1. Our objective is to save historic buildings and the corresponding historic landscape, and to create a newly revived community at Fort Hancock that will serve the needs of park visitors, the local communities, and breathe life back into a national historic landmark.
- 1. While time is of the essence in saving these buildings, a thoughtful phased approach (pilot project) is most sustainable in the long run and will guide future development.
- 1. The pilot project will sustain the existing excitement and hopefully encourage others to make a unique investment.



# PHASE I - PILOT 7 Buildings PROPOSED USE MAP





## THE PILOT PHASE 7 Buildings



The purpose of the "Pilot Phase" is to guide future development

#### **EXPECTED OUTCOMES**

- Provide true costs associated with historic rehabilitation
- Establish a uniform/consistent way to address historic treatments
- ☐ Identify utility and infrastructure concerns, capacity, and required upgrades
- ☐ Test demand & demonstrate success through a variety of uses
- Allow the park to ease into a property management role as new tenants come into the park.
- ☐ Shows progress rehabilitation and use of 7 buildings



### PILOT – Types of Mixed Use



By NON-PROFIT ENTITIES2 Buildings within Education & Commercial Area



BED AND BREAKFAST 2 Buildings (6 and 27)



RESIDENTIAL
2 Buildings within the Residential Area
(as depicted on map)



NPS FUNDED REHABILITATION
1 Building (7)







- Draft Solicitation
- Outreach to Non-Profits who responded to the RFEI, and:
  - Target Ads in appropriate publications
  - Issue Press Release
- □ Execute Letters of Intent (LOI) Non-Binding
  - Due Diligence (Plans, Specifications, and Financing)
- Execute Lease/s (Fair Market Value)







#### **USE OF BUILDINGS BY NON-PROFIT ENTITIES**





### **Buildings For Use By Non-Profit Entities**

**BUILDINGS 23, 24, or 25** 



could look like Building 22, pictured above

BUILDINGS 55, 56, or 57 (not pictured: Building 23)



could look like Building 58, pictured bottom



## USE OF BUILDINGS FOR BED AND BREAKFAST

- Draft Solicitation
- Outreach and Marketing of Leasing Opportunity
  - □ Contact the RFEI respondents interested in B&B opportunities (7)
  - ☐ Target Ads in appropriate publications
  - ☐ Issue Press Release
- Execute Lease/s (Fair Market Value)





## USE OF BUILDINGS FOR BED & BREAKFAST Buildings 6 & 27



#### **BUILDING 6**





### **BUILDING 27**







## RESIDENTIAL USE







- □ Draft the Solicitation
- Outreach and Marketing of Leasing Opportunity
  - Contact the 14 parties/entities who responded to the RFEI
  - ☐ Target Ads in appropriate publications
  - ☐ Issue Press Release
- Execute Lease/s (Fair Market Value)



### **RESIDENTIAL USE - Two Buildings**





## **Residential Buildings**



#### <u>DIL OT LISES</u>



## NPS FUNDED REHABILITATION



- NPS is currently rehabilitating the porch of Officers Row Building 7 in accordance with the Secretary's Standards.
- NPS will obtain funding for continued rehabilitation efforts.



#### NPS FUNDED REHABILITATION - Building 7





### **BUILDING 7**

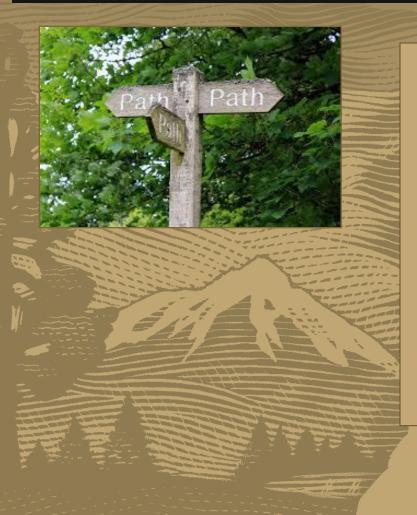




Before

After

#### PLANNING FOR FUTURE PHASES



- As appropriate bring on consultant/s
- Build upon the lessons learned from the Pilot Program
  - Infrastructure demands
  - Shrink or Grow "Zones"
  - ADA, Egress, SHPO considerations
  - NPS Staffing sufficient to manage the program and growth



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



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