



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

Next Steps - Phased Approach



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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



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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



Non-Profit
Organizations

By NON-PROFIT ENTITIES 2 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)



NON-PROFIT ENTITIES



PROPOSED NEXT STEPS

- ☐ 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

PROPOSED NEXT STEPS

- ☐ 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



RESIDENTIAL

PROPOSED NEXT STEPS

- ☐ 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



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PILOT USES



NPS FUNDED REHABILITATION

PROPOSED NEXT STEPS

- 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

Gateway National Recreation Area

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



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