



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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