

Gateway National Recreation Area Fort Hancock 21st Century Advisory Committee Planning Guidance Draft January 23, 2013

These guidelines should be given consideration for any proposed use within the Fort Hancock Historic District, and were written to aid the Committee in developing an effective implementation plan for adaptive reuse at Fort Hancock. The guidance below is meant to provide parameters for the Committee's recommendations; however, this is a living document and the contents of this document are subject to discussion and modification by the NPS and the Committee.

1. Proposals should preserve peace and serenity of Sandy Hook as a whole. Fort Hancock can flourish without disturbing Sandy Hook's beaches and wildlife habitats.
2. Proposals should not require the construction of new buildings. Gateway wants to preserve the historic buildings of Fort Hancock, not to add to the list of buildings that need to be fixed and maintained. The NPS will consider option that:
 - Expansion of building footprints
 - Vertical expansion of buildings
 - Certain buildings for demolition
 - Adaptive reuse of all structures within the Fort Hancock Historic District excluding Building 22, Building 74, the MAST Campus, and the James J. Howard Marine Lab.
3. By the terms of the Committee Charter, the area up for consideration by the Committee is limited to the Fort Hancock Historic District. As a historic district any alternative uses require National Historic Preservation Act § 106 consultation.
4. The NPS encourages Committee members to engage in on-going dialogue with local communities and bring those perspectives back for consideration by the Committee.
5. It is important that Fort Hancock and Sandy Hook have something for everyone. One of our goals is to have a range of experiences and opportunities available. If we do provide lodging, there should be a variety of lodging available to accommodate all visitors.
6. Little or no NPS money is available for the long term preservation of structures within the historic district. Outside investment will be necessary to restore and maintain these structures.
7. Fort Hancock is dependent on the infrastructure of Sandy Hook. The NPS has requested funds to improve Sandy Hook's infrastructure.
8. The NPS will consider all legal and compatible uses.
9. Additional transportation options including ferries, trollies, buses, bikes, etc. are important to the future of Sandy Hook.
10. ADA or other code compliance that affects the exterior of a building must be uniformly applied to all buildings.