



Officers Club Building 114 Rehabilitation

Sandy Hook Unit, Gateway National Recreation Area

Fort Hancock and Sandy Hook Proving Ground

National Historic Landmark

Middletown Township, Monmouth Co., New Jersey



Barton Ross & Partners LLC
Architects



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EXISTING CONDITIONS

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HISTORIC RESEARCH - CIRCA 1922



FOR SCHEMATIC PURPOSES ONLY - NOT FOR CONSTRUCTION

Officers Club Building 114
Schematic Design

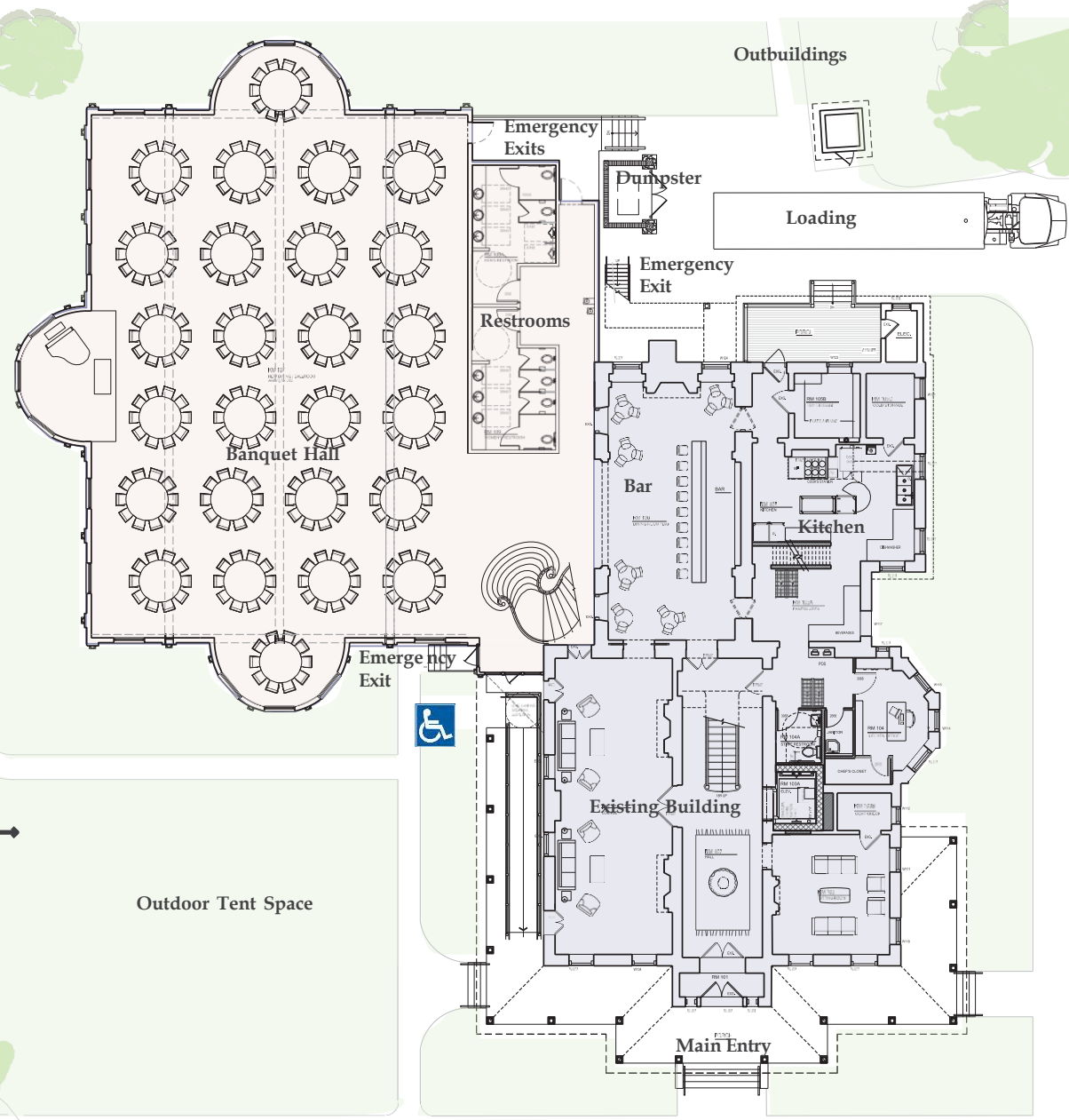
Gateway National Recreation Area
Middletown, Monmouth Co., New Jersey

Retain trees and walkways

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Possible location for geothermal underground well field

Outdoor Tent Space



Parking



ARCHITECTURAL PLANS

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Officers Club Building 114 | Gateway National Recreation Area
Schematic Design | Middletown, Monmouth Co., New Jersey

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Elliptical skylight for sustainable daylighting

Flat seam metal roof

Bay window extension for new staircase & access to green roof, restore appearance of original windows, typ.

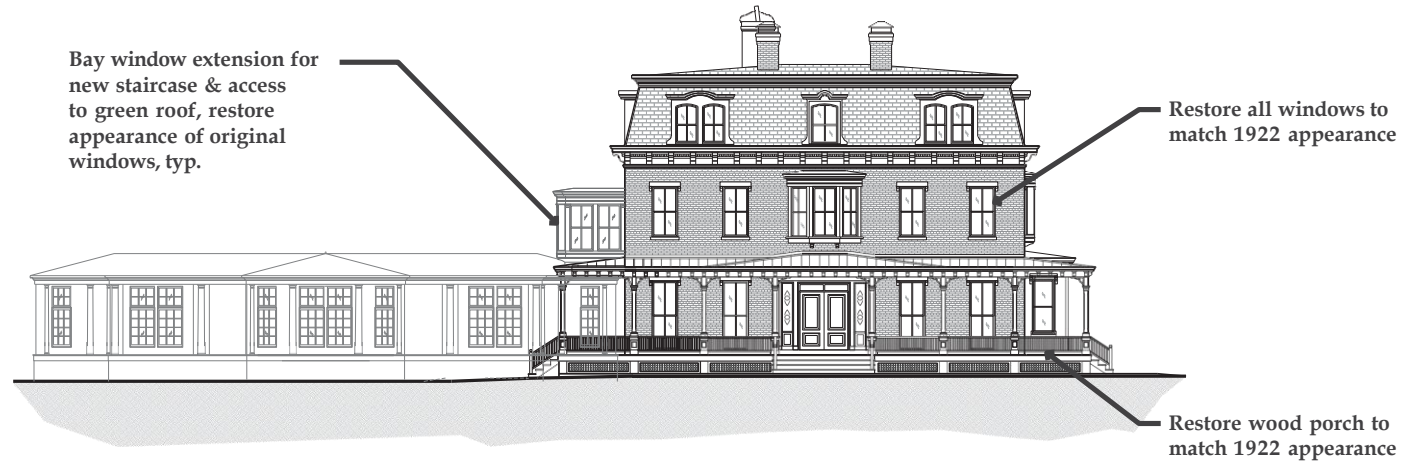
Green amenity roof with plantings and metal railings, incorporate exhaust venting

Flat seam metal porch roofs

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ARCHITECTURAL PLANS

Officers Club Building 114 | Gateway National Recreation Area
Schematic Design | Middletown, Monmouth Co., New Jersey

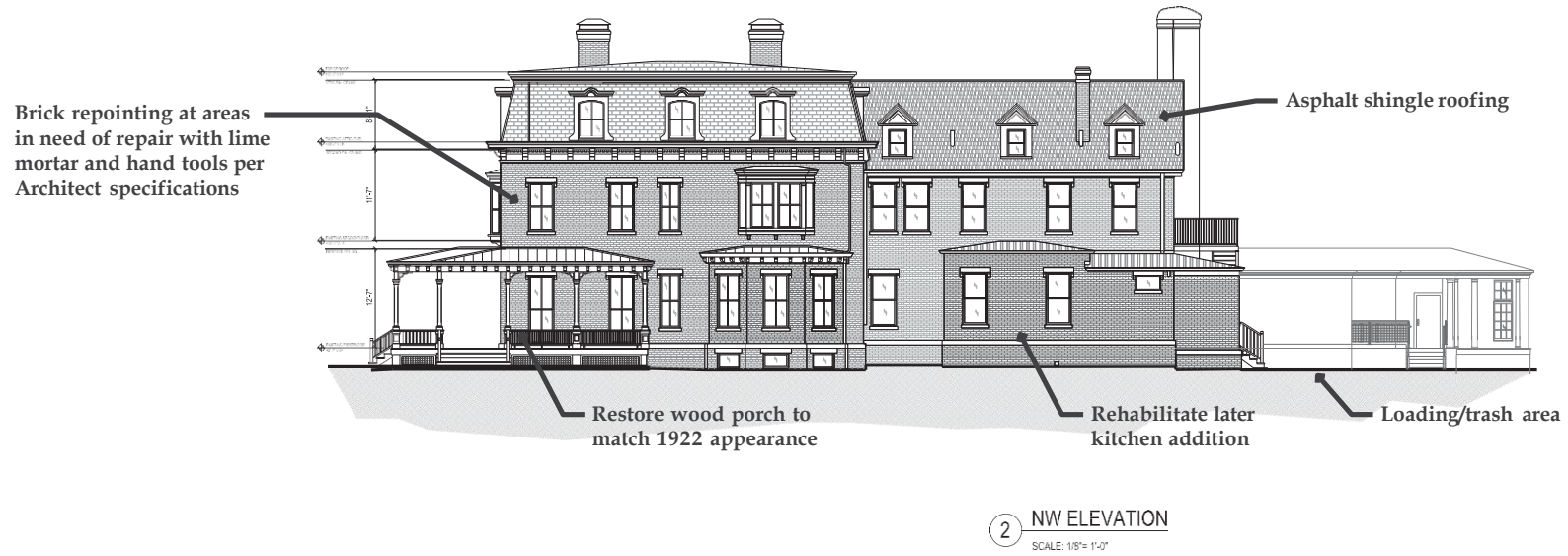


2 NW ELEVATION
SCALE: 1/8" = 1'-0"

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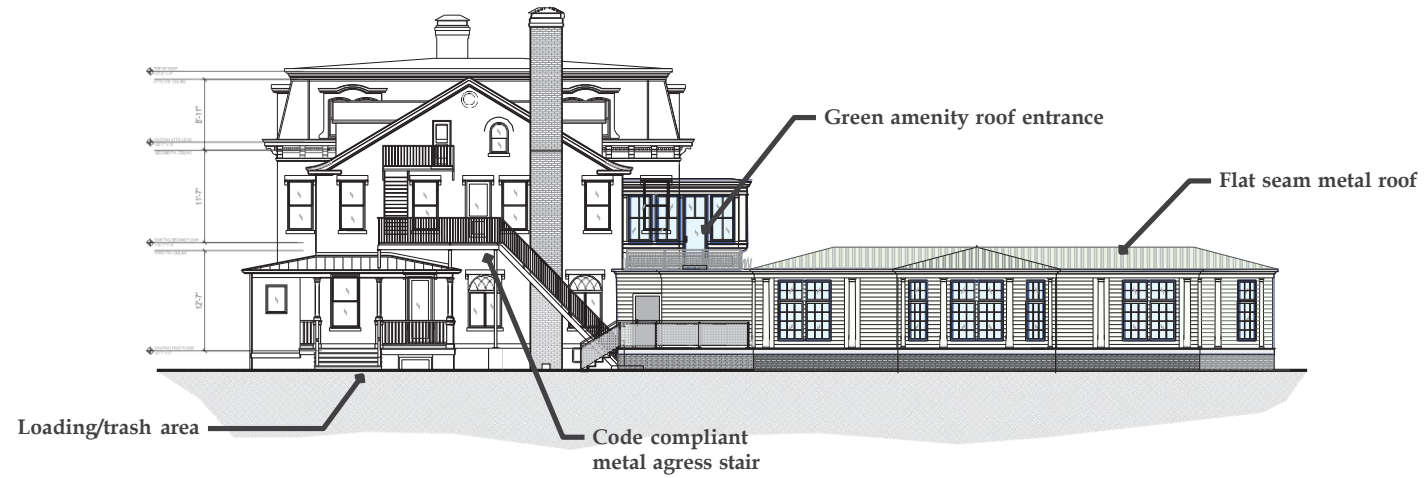


ARCHITECTURAL ELEVATIONS



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ARCHITECTURAL ELEVATIONS



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 Schematic Design

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AERIAL RENDERING LOOKING NORTH



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RENDERING - VIEW LOOKING WEST



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Buildings Currently Leased

- Building 23 Barracks MAST Educational Use
- Building 56 Mess Hall MAST Educational Use
- 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





Buildings for which Letters of Intent are currently in effect
(Buildings 24, 25, 40, and 114)

**Buildings 24 (above) and 25
(below)
Former Barracks
Proposed residential use
One Bedroom/Studio Mix**





Questions?



Gateway National Recreation Area



The Fort Hancock 21st Century Federal Advisory Committee (FACA) was established to advise Gateway National Recreation (GATE or Park Area) on how to preserve the historic buildings of the Fort Hancock and Sandy Hook Proving Ground National Historic Landmark through adaptive reuse by leasing.

The FACA established a workgroup to identify and make recommendations regarding potential impacts of leasing to support the overall goal of adaptive reuse through leasing. All maintenance, repairs, rehabilitation, and restoration of historic properties must be done consistent with the Secretary of Interior Standards for the Treatment of Historic Properties. This includes adaptive reuse through leasing.

The Workgroup has spent considerable time over the past year learning about the Park's current management practices and requirements to manage potential impacts, as well as identified additional concerns and possible management and research measures. Specifically, the Workgroup has had in-depth sessions on the following topics:

- Ecological impacts (dark night skies, soundscapes, migratory wildlife, habitat, air/water quality, groundwater impacts, stormwater, fertilizer/herbicide/pesticide use)
- Parking and Traffic
- Capacity/Density
- Climate change considerations

Recommendations:

- Many of the Workgroup's management and research recommendations raised over the past year cut across different resource-related concerns. Below are tables that seek to capture the range of ideas put forward by the Workgroup in a way that demonstrates how those individual recommendations address multiple concerns simultaneously. It also seeks to highlight current park management measures already in place to address such concerns.
- We note that this table does not include recommendations related to social equity considerations as the Working Group has not yet discussed that suite of topics. We highlight this at the end of the table and will make this point very clear to the Advisory Committee and seek their advice on how best to engage stakeholders on that important topic.
- Workgroup recommendations presented in the table are not in any rank order.

Workgroup Recommendation	Related Resource Concerns	Related Current Park Management
<p>Work group composition is not sufficient to consider social and economic justice issues – additional representation is needed; work group has not yet begun to discuss this topic so recommendations on this topic are not provided in this list</p>	<ul style="list-style-type: none"> • Social and economic justice 	
<p>Develop and implement adaptive management framework for continued monitoring and evaluation of thresholds for ecological impacts.</p>	<ul style="list-style-type: none"> • Night sky (Artificial Lighting) • Soundscape (Noise) • Human disturbance of resident and migratory wildlife • Habitat • Air quality • Water quality • Fertilizers • Pesticides 	<p>DOI and NPS have an adaptive management framework there is not currently adaptive management plan in place for Sandy Hook; NPS Inventory and Monitoring Program and park monitor some vital signs at Sandy Hook to inform long-term management</p>
<p>Require native plantings and provide tenants with a list of approved species and parameters relative to vegetation planting</p>	<ul style="list-style-type: none"> • Human disturbance of resident and migratory wildlife • Habitat • Fertilizer 	<p>Most leases will not have land assignment; management of vegetation within Fort Hancock Historic Post area is informed by Cultural Landscape Treatment Plan; NPS policies require use of native species of locally sourced genetic material to the greatest extent possible; all planting will require park review and approval in advance</p>

Workgroup Recommendation	Related Resource Concerns	Related Current Park Management
<p>Potential impacts of expanded leasing should be considered over the entire Sandy Hook Unit and not limited to the Fort Hancock Post area</p>		<p>For NHPA Section 106, the area of potential effects is the “geographic area within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties”; The National Environmental Policy Act (NEPA) requires evaluation of direct, indirect and cumulative impacts</p>
<p>Evaluate a range of possible environmental impacts given changes in diurnal activity in the park</p>	<ul style="list-style-type: none"> • Night sky • Human disturbance of resident and migratory wildlife • Habitat • Air quality • Water quality • Fertilizers • Pesticides 	<p>Lessees will be subject to same access restrictions as other visitors with exception of 24/7 access to leased property; current existing restrictions include public operation hours (6 am – 9 pm) except by permit, public access is restricted to trails, dune cuts and designated areas, seasonal restrictions, and closures</p>
<p>Research and identify impacts on wildlife (i.e., sound impacts on turtles; human disturbance on bald eagles and seal haul-outs)</p>	<ul style="list-style-type: none"> • Soundscape • Night sky • Human disturbance of resident and migratory wildlife • Habitat 	<p>Best available existing science is used to identify and assess potential impacts of any proposed park project</p>
<p>Use scientific literature and engage experts to inform possible need for quiet zones (both light and noise impacts)</p>	<ul style="list-style-type: none"> • Soundscape • Night sky • Human disturbance of resident and migratory 	<p>Best available information is used to identify and assess potential impacts for projects as part of National Environmental Policy Act (NEPA) review of proposed federal actions</p>

Workgroup Recommendation	Related Resource Concerns	Related Current Park Management
<p>Developers should bear costs associated with mitigation and adaptive management for impacts from leasing program [Note: entity holding lease from NPS is lessee. In case of Stillman proposal, lessee is also the developer. Lessee may sublease only with NPS review and approval of sublease document.]</p>	<ul style="list-style-type: none"> • Human disturbance of resident and migratory wildlife • Habitat • Air quality • Water quality • Fertilizers • Pesticides • Night sky 	<p>Lessees will be responsible for costs of adaptive rehabilitation, building maintenance and utilities and some cost recovery charges for trash management, snow removal, etc.</p>
<p>Include lighting restrictions in leases</p>	<ul style="list-style-type: none"> • Night sky • Human disturbance of resident and migratory wildlife 	<p>All park projects including leasing, are reviewed for compliance with night sky best management practices</p>
<p>Monitor avian collisions (light, windows and reflections) to inform management of leasing related light impacts on migratory and resident birds; asking NPS lessee to fund; assess any ecosystem change and/or diversity</p>	<ul style="list-style-type: none"> • Night sky • Human disturbance of resident and migratory wildlife 	
<p>Include noise restrictions in leases.</p>	<ul style="list-style-type: none"> • Soundscape • Human disturbance of resident and migratory wildlife 	<p>Sandy Hook quiet hours are from 10 pm to 6 am; Park Compendium prohibits noise levels exceeding 60 decibels measured on the A-weighted scale at 50 feet, fireworks are prohibited without park issued permit; personal watercraft are prohibited within park boundaries except within designated navigation channels; aircraft are not permitted within Sandy Hook (except permitted uses by USCG and for emergency response); no plans for development of a marina</p>

Workgroup Recommendation	Related Resource Concerns	Related Current Park Management
Manage lease related waste to avoid attracting predator and negative impacts on other wildlife;	<ul style="list-style-type: none"> • Human disturbance of resident and migratory wildlife 	Park conducts predator management to benefit shorebird nesting T&E species
Educate lessees and residents of impacts of feeding feral cats and wildlife (particularly species of concern and threatened and endangered species)	<ul style="list-style-type: none"> • Human disturbance of resident and migratory wildlife 	Feeding wildlife (including feral cats) is prohibited [CFR 36 Chapter 1 Section 2.2(2)]; Introducing wildlife, fish or plants into a park area is prohibited [36 CFR Chapter 1 Part 2.2(2); CFR 36 Chapter 1 Part 2.15 and the Superintendent’s Compendium provide regulations regarding pets
Protect and manage existing forests	<ul style="list-style-type: none"> • Habitat • Human disturbance of resident and migratory wildlife • 	2014 GATE General Management Plan established management zones – no leasing or development within natural zone or sensitive resource subzone
Adaptive reuse of vacant buildings may eliminate habitat for some species (i.e., additional nesting platforms for osprey; displacement of racoons and opossum from buildings)	<ul style="list-style-type: none"> • Human disturbance of resident and migratory wildlife • Habitat 	Park has installed numerous Osprey platforms; osprey nests can only be removed from building with prior park permission between September 1 and March 13;
Manage mowing frequency and timing (seasonality) to manage risks to birds	<ul style="list-style-type: none"> • Human disturbance of resident and migratory wildlife • Habitat 	Lessees generally do not have land assignment – NPS will continue to manage turf within Fort in area of leased buildings
Manage impacts from campfires or fireplaces from leased buildings	<ul style="list-style-type: none"> • Air quality 	Leases do not allow fires in fireplaces; lessees generally do not include outdoor spaces

Workgroup Recommendation	Related Resource Concerns	Related Current Park Management
Monitor air quality to track and inform management of increased vehicle emissions and other air pollution related to leasing; in park monitoring to detect change due to leasing; rules to restrict idling	<ul style="list-style-type: none"> Air quality 	Air quality is a regional issue, Sandy Hook is in a non-attainment area; do not currently have any in-park air quality monitoring
Limit number of vehicles lessees can have and permit lessee parking; limit types of vehicles that lessees can have (i.e., do not allow big RVs)	<ul style="list-style-type: none"> Air quality 	
Do not use anti-coagulant bait traps for pest control	<ul style="list-style-type: none"> Pesticides 	NPS policies do not allow use of anti-coagulant bait for pest control; all use of pesticides in any NPS unit must be approved and tracked through Pesticide Use Proposal System
Provide electric charging stations to encourage electric vehicles; grid capacity	<ul style="list-style-type: none"> Air Quality Soundscape 	GATE is beginning to transition some of park fleet to electric vehicles; potential project under funding consideration to update electrical system
Understand adequacy of current and future maintenance of stormwater facilities given climate change	<ul style="list-style-type: none"> Water Quality 	
Ensure lessees understand risks of applying fertilizers at certain times of years	<ul style="list-style-type: none"> Fertilizers Water quality 	Fertilizers are not used for routine lawn care; proposed fertilizer use is reviewed as part of project compliance and evaluated for need and application rate and timing of application

Workgroup Recommendation	Related Resource Concerns	Related Current Park Management
Evaluate if increased tenancy can be supported by existing infrastructure (water, sewer, electric, storm water, etc.)	<ul style="list-style-type: none"> • Water quality • 	
Manage Sandy Hook to protect native habitats and prevent/reduce/mange non-native invasive species (e.g., prohibit marinas or mooring to prevent aquatic invasives)	<ul style="list-style-type: none"> • Habitat • Human disturbance of resident and migratory wildlife 	
Manage waste oil disposal from food establishments		US Public Health Services inspects all park food service operations
Do not use non PFA containing fire extinguishers and firefighting foams	<ul style="list-style-type: none"> • Water quality 	NPS guidance restricts purchase of PFA fire extinguishers and firefighting foams



Key Messages and Next Steps

Media invited to contact
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ADJOURN



Gateway National Recreation Area

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



National Park Service
U.S. Department of the Interior