

FORT HANCOCK 21st CENTURY Advisory Committee Recap



"....to conserve the scenery and the natural and historic objects and the wildlife therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations."

National Park Service Organic Act, 1916

FORMING THE COMMITTEE

- » Chartered by then Secretary of the Interior Ken Salazar on March 14, 2012
- » Committee is charged with providing advice. . . “on the development of a reuse plan and on matters relating to future uses of the Fort Hancock Historic District[.]” *
- » The Initial Committee was comprised of twenty accomplished members from relevant areas of expertise.
- » “New” Committee has twenty-five members with similar relevant areas of expertise.



COMMITTEE PROGRESS

To Date

JANUARY 23-24, 2013 – Present

- > Held 17 Public Meetings- <http://www.forthancock21.org/meeting-minutes-and-materials.html>
- > Completed Federal Advisory Committee Act and Ethics Training
- > Elected Co-Chairs
- > Adopted Operating Procedures
- > Established (6) Working Groups
 - + Real Property Costing Group
 - + Vision Working Group
 - + Historical Context Group
 - + Community Outreach and Communication Group
 - + Flood Insurance Work Group
 - + RFEI Working Group(s)
- > Adopted a “Vision Statement”
- > Met with Fort Hancock “Cooperators”
- > Developed and later revised a Use Plan
- > RFEI Released – October 22, 2013
- > Pilot RFP- December 12, 2014
- > Rolling RFP July 31, 2015



WORK GROUPS

At a Glance

Fort Hancock 21st Century Committee
forthancock21.org

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MEETING MINUTES AND MATERIALS

- > **Real Property Costing Group** – Issued or obtained reports applying industry standard parametric cost factors with known facility condition indexes and inventory square footage to estimate overall cost for restoration.
- > **Vision Working Group** – Assisted with development of vision statement.
- > **Historic Context Working Group** – Fort Hancock & Sandy Hook Proving Ground National Historic Landmark District which encompasses the entire Sandy Hook peninsula including the USCG station. Fort Hancock Historic Post is a subset of the National Landmark district – “*where the buildings are.*”
- > **Community Outreach and Communication Group:** Developed and executed survey(s) that assisted with RFEI and RFP development – Ongoing.
- > **Flood insurance Work Group**– Identified local flood issues as it relates to Fort Hancock.
- > **RFEI Working Group/s** – Worked hand in hand with NPS to develop the format and content of the Requests for Expressions of Interest.

MET WITH FORT HANCOCK

“Cooperators”

Efforts were also made to facilitate input from and cooperation with those organizations that already have a presence at Sandy Hook and thus form the nucleus of the new community envisioned by the Committee. These organizations include:

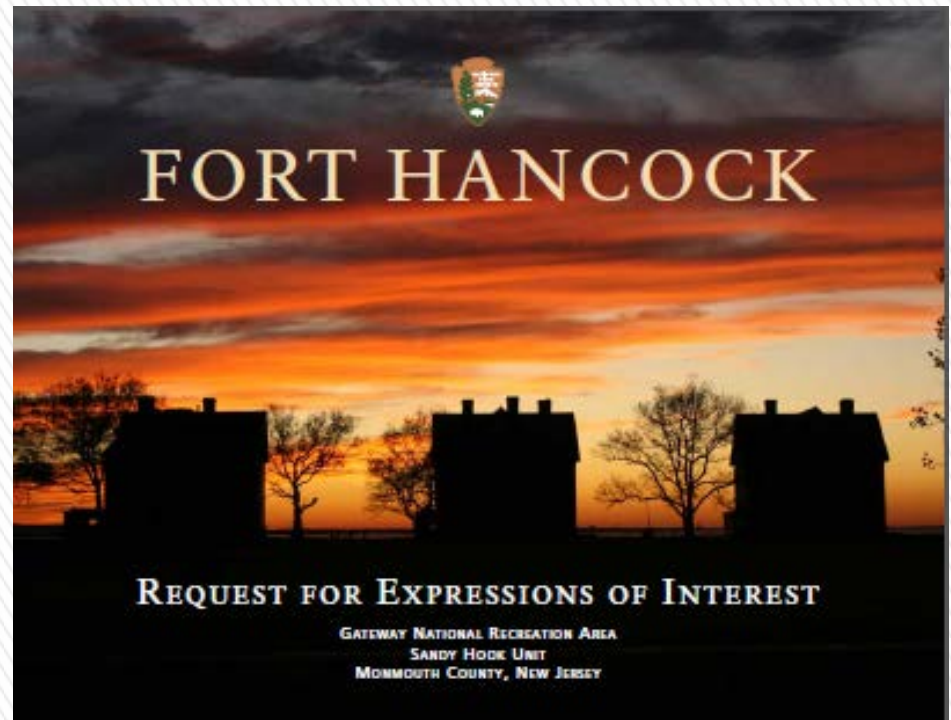
- New Jersey Sea Grant Consortium;
- The National Oceanic and Atmospheric Administration;
- Rutgers University;
- The Sandy Hook Foundation;
- The Sandy Hook Child Care Center;
- The Marine Academy of Science and Technology;
- Clean Ocean Action;
- The American Littoral Society;
- The Army Ground Forces Association; and
- The New York 56 Nike Volunteers.

The COMMITTEE recognizes and supports the need for prospective uses at Fort Hancock to complement and otherwise enhance the existing operational facilities.

REQUEST FOR EXPRESSIONS OF INTEREST

Testing the Demand

- » Released October 22, 2013; closed December 16, 2013
- » Three “Open Houses” drew more than 200 people
- » Redevelopment ideas for (35) selected buildings at Fort Hancock Historic Post
- » NPS willing to entertain ideas submitted on any building(s) within Fort Hancock Historic Post.



REQUEST FOR EXPRESSIONS OF INTEREST

Outcome



- * Reported in The New York Times
- * Reported in The Asbury Park Press
- * 200 Prospective Lessees
- * 41 Proposals Received

- | | |
|-----------------------------|---|
| ▪ <u>RESIDENTIAL</u> | (14) Residential and (2) Residential/Office Use |
| ▪ <u>MASTER DEVELOPER</u> | (4) Master Leases seeking use of all buildings |
| ▪ <u>STUDIO</u> | (3) Art Studios |
| ▪ <u>B&B RESTAURANT</u> | (7) Bed & Breakfast and Restaurants |
| ▪ <u>HOSPICE</u> | (1) Hospice |
| ▪ <u>MUSEUM</u> | (2) Museum Operations with on-site housing |
| ▪ <u>RECREATION</u> | (4) Recreation based use |
| ▪ <u>VISION</u> | (4) Non-Building Specific Proposals/
Statements Envisioning Fort Hancock |

REQUEST FOR PROPOSALS

The Pilot



Bed and Breakfast



Residential and Residential/Office



Education/Commercial

<http://www.nps.gov/gate/parkmgmt/fort-rfp-2015.htm>

TYPES OF USES

Recap



Non-Profit
Organizations

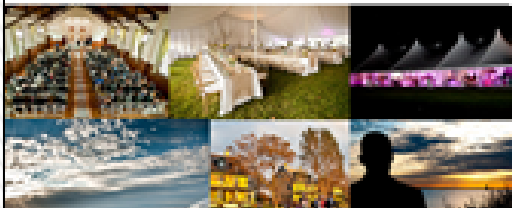
By NON-PROFIT ENTITIES
2 Buildings within Education & Commercial Area (as depicted on map)



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)

USE MAP

Request for Proposals - The Pilot

A New Community, Steeped in History Fort Hancock Use Map, Fall 2014

The National Park Service, in cooperation with the Fort Hancock 21st Century Federal Advisory Committee, proposes a variety of uses for 33 historic buildings within the Fort Hancock and Sandy Hook Proving Ground National Historic Landmark. The RFPs will include the buildings circled below.



NPS to Rehabilitate Building 7

To illustrate how to rehabilitate historic buildings according to Interior Secretary's Standards for Rehabilitation

<http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>



EXPECTED OUTCOMES

The Pilot



The purpose of the “Pilot Phase” is to guide future development

- Assist in defining costs associated with historic rehabilitation
- Establish a uniform/consistent manner 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
- Show progress - rehabilitation and use of 7 buildings

THE PILOT

What We've Learned



- » The park received proposals for residential and residential office use.
- » No proposals were received for Bed and Breakfast or non-profit use.
- » We need to make more buildings at Fort Hancock Historic Post available for a variety of adaptive uses.
- » Revisions to the Use Map were required. Officers Row is now available for any compatible use, including:
 - > Residential
 - > Lodging
 - > Business Use related to residential or lodging use.



REVISED USE MAP

Compatible Use

Gateway National Recreation Area
New York / New Jersey

National Park Service
U.S. Department of the Interior



Fort Hancock Historic Post Use Map



REQUEST FOR PROPOSALS

Rolling

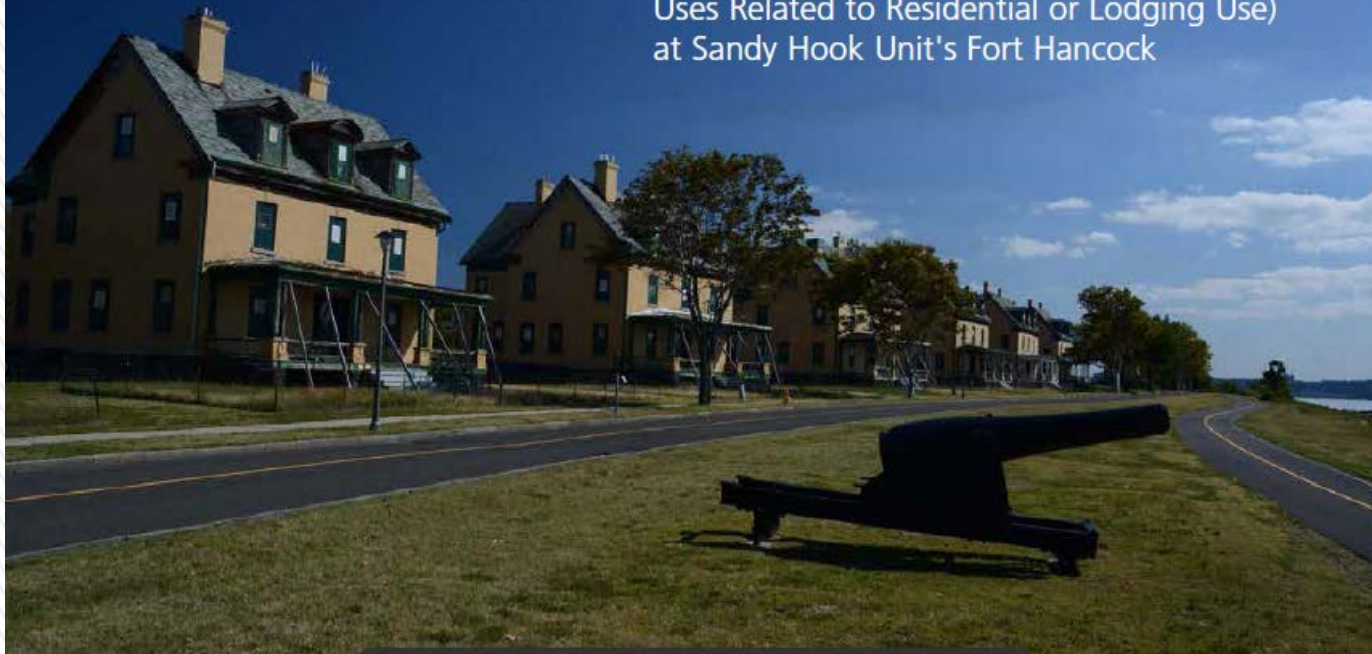
National Park Service
U.S. Department of the Interior

Gateway National Recreation Area
Sandy Hook Unit



Request for Proposals

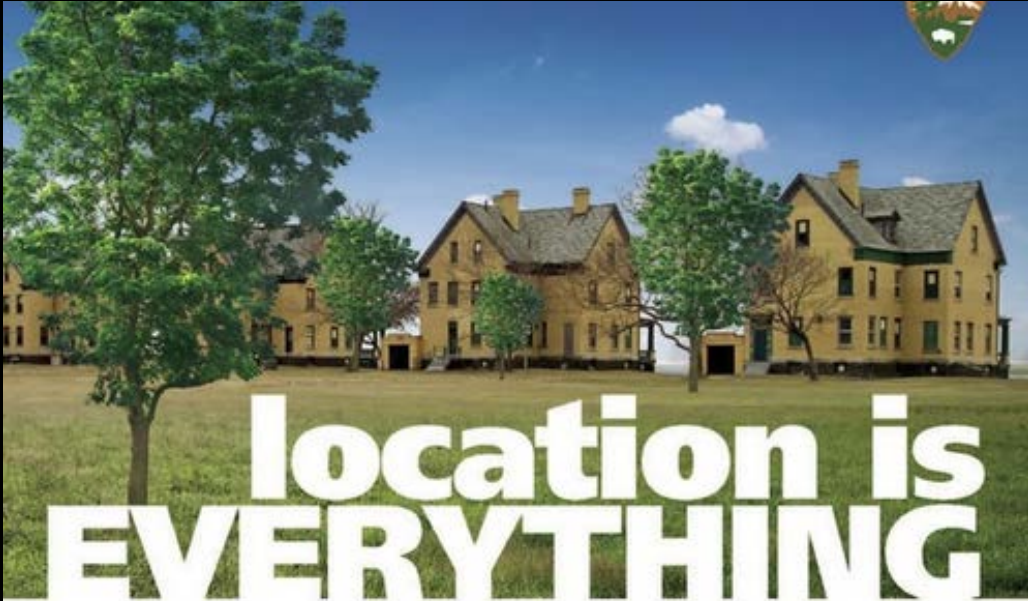
Multiple Buildings on Officers Row for
Compatible Use (Residential, Lodging, Business
Uses Related to Residential or Lodging Use)
at Sandy Hook Unit's Fort Hancock



<http://www.nps.gov/gate/learn/management/fort-hancock-rolling-RFP.htm>


OUTREACH

Ongoing



**location is
EVERYTHING**

A once in a lifetime opportunity to live, educate,
serve, restore and do business in Sandy Hook.



MAKING A DIFFERENCE

One building at a time

Fort Hancock 21st Century Committee
forthancock21.org

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FORT HANCOCK 21ST CENTURY FEDERAL ADVISORY COMMITTEE

[NEXT MEETING, CONTACT AND LEASING INFO](#)

