

# Brainstorm Session on Frameworks

- Tasteful development with a large portion of the hook in public domain; mixed use.
- Preserve buildings with bed and breakfast
- Educational and recreational use; biking
- Financed with entry fees and long term leasing
- Start with specific area to draw people to Fort Hancock; focal point such as children's discovery center, nature center; bring together all the cooperators at Sandy Hook, start small
- Should not recommend specific uses; large scale development plan, recommendations for process with internal guidelines
- External developers while committee develops accepted process, What is and is not possible, not too restrictive, not inconsistent with what community wants, RFI process, reality test with developers, then RFP for hard bids, developers prove qualifications, then negotiations leading to contract
- Seasonality and Isolation is attraction and complication
- The world will tell us if it will work, consistent with park guidelines and community vision
- Potential for raising some money, even if small, is important; foundation or friends group
- Commercial development might be the most difficult, residential bed and breakfast, houses, youth hostel, low impact uses (artist's retreat like Vermont studio)
- Successful use of facilities would be residential, because of location and availability of services; this type of use is most likely to be funded by private money, conducted under leasing program, barracks as hostel under concession, each individually and privately and immediately fundable
- Set vision why we want to do anything with these buildings, clearly articulated, encompassing educational framework like a campus, cultural experiences, formal education, place to stay, environmental and cultural resources, artists and theater present which already fit in this framework
- Start small with a cluster of housing to use as a model, architecturally landscaped, centers for environment and education, artists
- College with marine biology center, lodge for people using facility, clearly mark and bring out educational aspect of Fort Hancock
- Campus model either education or business or a combination both. Keep mindful of end use, to attract individual developers may be too broken up.
- Not doing anything is not free, there is a cost to closing Fort Hancock
- Next generation campus, models for how people learn are changing in major ways
- No build/demolition alternative
- Put a process in place to make a use possible, use must be compatible with national historic landmark and doesn't affect other resource values
- Focus on end state
- Recommendations for different end uses, could be youth hostel, art building

- Demolition is not desired end state
- Emphasize story and Fort Hancock: Nike site, coast artillery, radar, radio, telephones, steel development, construction development, research and development, soldier life, harbor defenses, air defenses,
- Entice the government to invest
- Estimate the need of 3-6million dollars per year to sustain itself, take estimate and create submission to NPS for x dollars to make it happen
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