

Note/Caveat

- Nothing in the following draft framework is intended to interfere with, alter, or affect the existing agreements, stipulations, and leases currently active, legal, and binding
- Rather, this framework is focused on a future approach when existing instruments of various kinds retire over the coming decades



Subcommittee Vision for the District

The Peaked Hill Dune Shacks are valued for *(in no particular order of importance)*:

- the experience and greater understanding of nature and co-existence with the landscape
- the beauty and protection of the surrounding environment
- the opportunities they provide for solitude, contemplation, inspiration, and creativity
- the rustic, spartan nature of the dwellings and the lifestyle within them
- the historical connections to the artists and writers who lived in them
- the living, personal histories, cultural traditions, and guardianship of long-time dune dwelling users, owners, families, friends, caretakers, and others
- the community of shared experiences, traditions, and identities with other committed shack users
- the unique and individual history and character of each dwelling

Vision (continued)

These values are experienced, lived, and supported by:

- long-term shack residents, their families, and friends
- one-time and recurring visitors to the shacks, be they artists or others
- non-profit associations
- affiliated businesses
- the local communities
- the National Seashore
- the public

Vision (continued)

The values and multiple users of this District can best be upheld:

- By maintaining and nurturing the current kinds of multiple uses over time and into the future
- It also requires a partnership between Dune Shack users and the CCNS/NPS to preserve and steward these dwellings and their natural environment for this and future generations

The Subcommittee will strive to develop alternatives and options that help effect this vision

Key Definitions

- **Stewardship**
 - including active engagement in the District

- **Occupancy**

- **Access**



Stewardship is the long-term care and commitment to the District, that entails, but is not limited to: 1) maintaining the cultural significance of the District through living and sharing the dune experience, and the cultural traditions, stories, and memories; 2) maintaining and preserving the dune shack structures; and, 3) maintaining and preserving the natural landscape.

Stewardship requires active **engagement** of its stewards. This engagement includes not only attention to individual shacks or areas, but also engagement and effort to preserve and interpret the District as a whole.

The District is not a museum or set of structures to be fixed in time and history. The District, as a living resource populated by people, requires **occupants** who can experience (in no particular order) solitude, contemplation, inspiration and creativity, and maintain living history and ongoing cultural traditions of long-term dune dwellers.

Because the District is a public resource, diverse opportunities for **access** – physical and/or educational – must be provided while balancing this with the need for protection of this delicate resource and the need for privacy to experience the values of dwelling in the dunes.

Categories for Future Stewardship and Occupancy (Option A)

Framework Level	Duration/Categories	
Stewardship (By Whom)	Long-term (families and kinships) (~50% of shacks)	Long-term (organizations) (~50% of shacks)
Occupancy (When/In what way)	<ul style="list-style-type: none"> • Long-term residential use by families & kinship groups • Long-term intermittent use (not every day all season) by families & kinship groups • Medium term (3 -10 years) residential use by individuals/families • Recurrent short-term care-taker use • Programmatic/public use for 1-3 weeks 	

Categories for Future Stewardship and Occupancy (Option B)

Framework Level	Duration/Categories		
Stewardship (By Whom)	Long-term (individuals, families and kinships) (~ 40% of shacks)	Medium-term (~ 20% of shacks)	Long-term (organizations) (~ 40% of shacks)
Occupancy (When/In what way)	<ul style="list-style-type: none"> • Long-term residential use by families & kinship groups • Long-term intermittent use (not every day all season) by families & kinship groups • Medium term (3-10 years) residential use by individuals/families/kin • Recurrent short-term care-taker use • Programmatic/public use for 1-3 weeks 		

Current Available Administrative Mechanisms for Providing for Use and Occupancy

Mechanism:	Non-profit Agreement	Non-profit Lease	Medium-term Lease	Long-term Lease
Term:	5 years, + 5-yr renewal	Linked to cost of improvements and FMV rent	3-10 years	10-20 years
Selection Authority/ Approval:	Local (CCNS)/ Regional (Philadelphia)	Local (CCNS)/ Regional (Philadelphia) or Washington, depending on length	Regional (Philadelphia)/ Regional	Regional (Philadelphia)/ Washington
Competition Required?	No	No	Yes. RFP or RFB	Yes. RFP or RFB
Requirements:	<ul style="list-style-type: none"> Carrying out a programmatic objective of the CCNS NOT private residential 	<ul style="list-style-type: none"> Carrying out a programmatic objective of the CCNS NOT private residential 	<ul style="list-style-type: none"> RFP: A set of basic criteria PLUS any additional criteria CCNS wants to add RFB: Highest bidder 	<ul style="list-style-type: none"> RFP: A set of basic criteria PLUS any additional criteria CCNS wants to add RFB: Highest bidder
Cost:	None	At least fair market value (FMV) Rent	At least fair market value (FMV) rent plus property taxes imposed by towns	At least fair market value (FMV) rent plus property taxes imposed by towns

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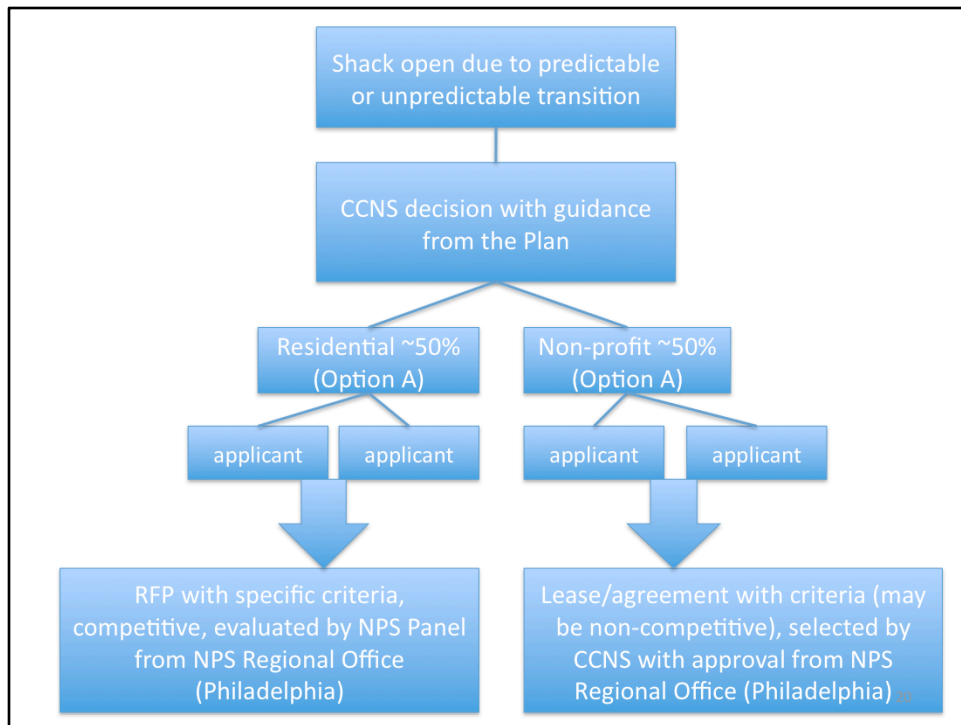
RFP = Request for Proposals

RFB = Request for Bids

FMV = Fair Market Value

Transitions

- Transitions will be required:
 - From today's administrative mechanisms such as special permits (annual) to the tools under the new management plan
 - In predictable cases when a known lease or agreement has a certain end date
 - In unpredictable cases where the current mechanism is a life term



Using Option A above as an example