This Request for Expressions of Interest (RFEI) is not intended as a formal offering for the award of any legal authorization. Participants should not assume they will receive any preference in connection with any future solicitation should they choose to submit materials in response to this RFEI. Snug Harbor Cultural Center & Botanical Garden (SHCCBG) reserves the right, at its sole discretion to withdraw or discontinue the RFEI in whole or in part; use the ideas and/or proposals submitted in response to the RFEI in any manner that SHCCBG deems to be in its best interests, including, but not limited to the undertaking of the prescribed work in a manner other than that which is set forth herein. SHCCBG reserves the right to accept multiple concepts. SHCCBG likewise reserves the right, at any time, to change any components, concepts or approaches on the RFEI. All costs associated with responding to the RFEI are the sole responsibility of the respondent, and any such costs shall not be reimbursed by SHCCBG. Materials submitted to SHCCBG in connection with this RFEI will not be returned.
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OPPORTUNITY AT A GLANCE

Premises
Snug Harbor Cultural Center and Botanical Garden. Four (4) areas available for consideration for activation compatible with the institution’s mission, vision and values. Interim Use may include operation outside of the current public operating season and hours.

Premises is offered in “as-is” condition.

Permitted Uses:
Outdoor recreational activities including, but not limited to: camping/”glamping”, seasonal concerts, pop-up/immersive experiences, festivals, theatrical events, family events, cultural or artistic productions and performances, exhibits, ropes course, and other types of entertainment or outdoor activities. Described more fully herein.

Term:
Up to five (5) years. Extensions possible.

Permit Fee:
Fixed annual permit fee with annual escalations as described more fully herein.

Security Deposit:
30% of the annual permit fee (as defined below)
WHO WE ARE

As a world-class cultural destination, Snug Harbor Cultural Center & Botanical Garden hosts events such as the NYC Winter Lantern Festival, which attracts over 150,000 guests from across the globe.

Snug Harbor Cultural Center & Botanical Garden ("Snug Harbor") is where the arts, history and nature converge into an unexpected oasis on 83 acres located in Staten Island’s North Shore. Snug Harbor is the cultural anchor of Staten Island, offering dynamic programming in the arts, horticulture and urban agriculture that reflects and celebrates the vibrant diversity of Staten Island. The borough’s only botanical garden, Snug Harbor welcomes 500,000 visitors per year to explore our gardens, parkland, wetlands and galleries.

Since 1977, Snug Harbor has been an incubator for bold artistic expression, home to museums, schools, small businesses and artist studios. The original Sailor's Snug Harbor was founded in 1801 to serve "aged, decrepit and worn out sailors." Today’s Snug Harbor is the result of one of the largest adaptive reuse projects in America, turning a 19th century charitable rest home into a thriving cultural hub. Snug Harbor envisions being a locally impactful, nationally visible organization, true to its values of stewardship and conservation, inclusion and community, artistic vibrancy and discovery.

Today, Snug Harbor is home to 14 distinct gardens and 26 historic buildings, including five of the first to be designated as New York City landmarks. We are a public park, community resource, and event host that serves as a landlord for cultural institutions such as the Staten Island Children’s Museum, the Staten Island Museum, and the Noble Maritime Collection. Our 83 acres of free green space offers something for everyone, 365 days a year from dawn to dusk.

Snug Harbor has served as the venue for such dynamic performers as David Bowie, David Johansen, and Norah Jones, who performed in our 686-seat historic Music Hall. Additionally, Snug Harbor fosters partnerships with distinguished regional and local cultural institutions, including the Museum of Modern Art, to present successful pop-up events and festivals. Artists and audiences are invited to explore the connections between history, art and architecture offered by our grounds.
DESCRIPTION OF OPPORTUNITY

Snug Harbor Cultural Center & Botanical Garden ("SHCCBG") seeks proposals from qualified operators ("Respondents") for any of the following permitted uses ("Interim Uses") at the locations outlined below (the “Site”, described in further detail later in this RFEI).

Outdoor Recreation
- Ropes Courses
- Paintball Experiences

Overnight Experiences
- Camping/"Glamping"

Immersive and/or site-specific cultural experiences
- Festivals
- Exhibits
- Family Events
- Drive-Through Experiences
- Pop-culture pop-up events

Cultural or artistic productions and performances
- Pop-up or recurring events
- Concerts
- Drive-in Experiences
- Theatrical events

Urban Market Activations
- Retail
- Food & Beverage
The winning Respondents to this RFEI will be issued a permit ("Permit") from SHCCBG and each may be hereafter referred to as the “Successful Respondent” or the “Permittee”. Final contracts for long-term activations may require advance approval through the Department of Cultural Affairs (DCLA) or the NYC Parks Department.

Given the critical importance of Snug Harbor continuing to operate primarily as a public space and public resource, SHCCBG is seeking proposed uses that will complement and be consistent with the public character of the site and cause minimal impacts to its operations. Compelling proposals will incorporate the mission, vision and values of SHCCBG. SHCCBG reserves the right to reject proposals that it deems as compromising to the public enjoyment of the site. SHCCBG encourages year-round use and promotes. Interim Uses that extend beyond the Public Access Season and regular hours of operation. SHCCBG has the right to extend or modify Public Access Season at its sole discretion.

**WHAT WE ARE LOOKING FOR**

Proposals should incorporate Snug Harbor’s mission to provide a vibrant, regional cultural destination that offers dynamic programming in arts, education, horticulture, agriculture, and recreation for diverse cultures and all ages.

We envision uses that are:

1. **Temporary** – The spaces offered in this RFEI are in use by SHCCBG for other activities and permittees would not have sole use of them. The spaces offered would be offered to permittees “as is”, and when the interim use period has ended the spaces must be returned to their original state. Permanent buildings are not within the scope of this RFEI, and any space permittees use for their programming must be temporary structures.

2. **Collaborative** – Snug Harbor is home to over 40 small businesses, an urban farm, and several cultural institutions. We are looking for opportunities building off the strengths of our current programming and cohesively engage the various aspects of our site. As the premier art and cultural center of Staten Island, our campus offers great opportunities for
farm-to-table dining, sustainable urbanism, tourism, preservation, artist residency, and waterfront recreation.

3. Seasonal – We are seeking creative partners to activate our campus in new and exciting ways for a Summer at Snug Harbor concept! Camping/Glamping during summertime at Snug Harbor, paddle boating with the ducks during Spring, fresh grown food served on site for our Autumn Moon Festival. Urban Market activations. Site specific-immersive experiences. SHCCBG welcomes any ideas which integrate interim uses with SHCCBG seasonal festivals and events. We are also open to year-round activities if the proposed use does not interfere with other activities on campus.

**PROPOSAL SUBMISSION AND CONTENT**

**Site Visit**

All serious respondents who wish to partake in one of three pre-scheduled scouts of the site should contact the Business Department at jkelly@snug-harbor.org.

Dates available for scout:
- February 26, 2021
- March 12, 2021
- March 26, 2021

**Proposal Submission**

Proposals submitted must meet the following requirements. Failure to comply may result in the automatic disqualification of a submission from further consideration.

Each proposal must be submitted in paper and electronic form on or prior to the Due Date. Paper copies should be typed on 8 ½" X 11" white paper. Larger format pages may be used for site plans, maps, and associated visuals. Pages should be numbered.
Electronic copies should be submitted on a USB flash drive. No email or facsimile proposals will be accepted. The proposal will be evaluated on the basis of its content, not length.

Please submit an envelope containing five paper copies of your proposal (including five copies of all required attachments) and one electronic copy.

The following information should be printed on the outside of the envelope:
Respondent’s Name & Address
Snug Harbor Cultural Center and Botanical Garden Site Interim Use RFEI

All proposals must be submitted in a sealed envelope and received at:
Jenny Kelly, Director of Business Development
Snug Harbor Cultural Center and Botanical Garden, 1000 Richmond Terrace, Bldg. P
Staten Island, NY, 10301

All proposals will be reviewed by a designated committee.

Proposal Content

Proposals should provide a straightforward and comprehensive description of the Respondent’s capabilities to produce its proposed Interim Uses and to satisfy the other requirements of the RFEI. In its proposal, a Respondent should provide a general overview of the proposing venture and its capabilities, and be as specific as possible in discussing its proposal for the Site. Please make sure to specifically address the following issues:
1. **Description of Use Offered**

Each proposal shall include a detailed description of the intended use of the Site. This description should include a description of the type of programming to be offered, and Respondent’s relevant prior experience with similar programming. Where appropriate, please include representative lists of any comparable venues at which such Respondent previously or currently produced Interim Uses. Please include photos of past, similar Interim Uses or renderings as appropriate to better convey the intended program.

2. **Operations Plan**

A Respondent must submit a detailed operations plan as part of its RFEI response. The operations plan must include:

2.1.1 **Site Configuration Plan:** A proposed layout of the Site, including any and all structures, entry’s and exits, utility connections, restrooms, food and beverage (with consideration as to whether alcohol will be included in the plan), as well as fencing must be provided. The Respondent should clearly indicate whether the layout would likely remain fixed, or whether it would change based on the type of Interim Use. **Special consideration should be given to ADA accessibility,** with RFEIs clearly reflecting a plan for meeting ADA requirements.

2.1.2 **Covid Safety Plan:** Each proposal shall include a detailed plan for safety in consideration of Covid-19 restrictions. Plans should outline plans for safe operation for staff, visitors, and for any necessary PPE distribution.

2.1.3 A Site configuration plan must be approved in advance by SHCCBG. In addition, Permittee’s plans will be subject to approval by the New York City Department of Buildings (“DOB”) and any other relevant agency with jurisdiction. If selected, the Successful Respondent will be expected to make any modifications to its proposal or operations plan as may be required by all relevant agencies, and to reasonably cooperate with any modifications requested by SHCCBG during the Permit Term.
2.1.4 The only Permittee items allowed outside of the Site will be temporary barriers, signage and lighting for managing audience flow onto and off of the Use Site. Such barriers and lighting on the Site must be broken down at the end of each Interim Use day and stored on the Site in an area designated by SHCCBG until the evening of the next Interim Use day. Such barriers and lighting may not be erected again until the evening of the next day of the Permit Term.

2.1.5 The Permittee will be required to secure and store its equipment, goods, and supplies within the Site.

2.2 Clean-up Plan: Permittee will be required to keep the Site and an area within fifty (50) feet of the perimeter of the Site clean and free of all waste, garbage, refuse, rubbish and litter at all times. On Interim Use days. Permittee will provide receptacles for waste, recycling, as well as compost and will be responsible for properly disposing of waste. Permittee will also be responsible for sorting and removing from the Site all recyclables and other waste items. Compostable items will be delivered to the Farm for processing.

2.2.1 In addition, all Permittees and vendors are encouraged to use containers and flatware that is recyclable or compostable.

2.2.2 Permittee acknowledges that the prompt, full, and proper clean-up after every Interim Use is of critical importance to SHCCBG. Permittee shall ensure that all areas outside of the Site for which Permittee is responsible are debris and litter free prior to 8 am the following day. Permittee shall complete all clean-up within the Site by the end of the day following the Interim Use.

2.2.3 Permittee agrees that failure to properly clean-up after Interim Uses shall be a material default under this Permit. Permittee further agrees that if it fails to fully and timely clean-up after an Interim Use, that SHCCBG shall have the right to complete such clean-up work at the rate of fifty dollars ($50) per hour, per staff member needed to address extraordinary clean-up.

2.3 Security Plan: For The Site’s visitors and staff, SHCCBG provides general on staff security. SHCCBG requires all event partners to work
with the New York City Police Department (NYPD) for additional support for special events, and will facilitate an introduction to the NYPD Community Affairs liaison for the site. During normal operation, some Site entrances are closed at dusk and traffic in and out of the Site are restricted in the late evening, however accommodations can be made with planning once the final proposal is chosen should overnight access be required. In addition to responsibility for patrons, as described below, The Permittee will be responsible for securing all equipment, goods, and supplies stored within the Site, both during and outside of Interim Use hours. Supplementation plan for existing services should be considered in all plans.

2.3.1 Each proposal should include a detailed Security Plan, which outlines and describes the Respondent’s plans for Interim Use security, a list of rules for patrons on the Interim Use Site, medical response, and evacuation, both at the Site during all load-in, load-out and performances, and for patrons on Snug Harbor beyond Public Access hours.

2.3.2 Respondents must describe in their operations plans how, if selected, they will ensure patron safety on Snug Harbor. The operations plan must also detail how the Respondent intends to manage the flow of patrons onto and off of their site, subject to SHCCBG’s approval.

2.3.3 SHCCBG is not responsible for any theft, damage or loss to any property of the Permittee. For all Interim Uses, the Permittee will be responsible for all security and emergency services staffing within the Site, and along all access routes. Respondents should describe in detail all security and medical response planning, including the firms that will provide the staffing, relevant experience, and expected staffing plans.

2.3.4 If selected, a Permittee must commit to working with SHCCBG Operations staff to maximize the success and safety of the Interim Uses while minimizing negative impacts, if any, on The Site’s operations.

2.3.5 If selected, a Permittee must commit to working with SHCCBG Horticulture staff to maximize success, and ensure the consideration and protection of all gardens, trees, and underground irrigation systems.
2.4 **Proposed Calendar of Interim Use:** Where appropriate for the planned programming, Respondent should provide a proposed calendar (i.e. one-night only or multi-day Interim Uses, or a combination thereof, with representative acts).

2.4.1 As noted earlier in this RFEI, the impact of any proposal on the quality of the overall visitor experience on Snug Harbor is an important consideration for SHCCBG. Proposers should clearly indicate any ways in which their proposal will impact the visitor experience, and what measures (if any) will be used to mitigate that impact. Proposers should also indicate what amenities or benefits their proposed program offers to visitors, if applicable.

2.4.2 **Signage & Advertising:** The operations plan should outline all proposed signage including, where possible, images of planned signage. Signage is subject to approval by SHCCBG. Signage outside of the Interim Use site will be limited to directional signage only; no promotional signage will be allowed. Respondents should clearly outline the marketing efforts they intend to undertake both to attract potential Interim Uses to The Site, and to attract patrons to those to promote the proposed Interim Uses.

3. **Permit Fee**

Respondents must propose a fixed permit fee payable to SHCCBG for use of the Site for the entire Permit Term. The proposed fixed permit fee can be based on a full year or a single season.

SHCCBG will accept proposals which include a detailed model for shared revenue.

SHCCBG is issuing this RFEI with the intent of generating revenue to support the public space and public usage of the Site while not compromising the overall enjoyment of Site visitors. All RFEI proposals must include a fixed fee offer to SHCCBG with annual escalations. The proposed fee may include variables for the length of the time of use of the Site, such as for proposed year-round use, public access season or public access season plus a proposed extension of the season.

SHCCBG reserves the right to select no Respondent to this RFEI for any reason including, if in the sole judgment of SHCCBG, the proposed fee is too low given the operational and logistical challenges created by the proposal, or the proposed program would not contribute sufficiently to—or would compromise—the overall experience of visitors to The Site.

SHCCBG will not solicit revised offers; all proposed Permit fees received in response to this RFEI will be considered “best and final.”
A Permit Fee will be payable annually to SHCCBG in four (4) equal installments. Permittee will be responsible for payment of 25% of the Permit Fee at the time of Permit execution plus the security deposit. The remaining payments will be due approximately every two months during the permit season, on a schedule to be established in the Permit.

There will be no refunds of Permit Fees for bad weather, unless City, State or Federal mandates result in the cancellation of all permits or events on a given day and the Interim Use is canceled. In the event of such a cancellation, both SHCCBG and Permittee shall agree to use good faith and reasonable efforts to find an alternate date for such Interim Use. Should no alternate date be found (for example, if such cancellation were to occur late in the Permit Term), a proportionate refund of sums previously paid by Permittee will be provided to Permittee.

In addition to a permit fee, each Proposal shall include a pro-forma operating statement, expenses and revenues, and an estimate of capital costs associated with setting up and breaking down the operation.

4. **Experience and Qualifications**

Each proposal should include resumes, an organizational chart, and/or a detailed description of the Respondent personnel’s professional qualifications, demonstrating relevant experience in the industry, including any work that highlights the Respondent’s experience with temporary outdoor venues, and with the level of customer service required to meet the needs of SHCCBG.

The proposal should include a history of the company or organization’s experience, particularly as it relates to producing the types of Interim Uses described in its proposal on public land.
The proposal should include the names and addresses of all corporate officers and/or executive personnel of the entity submitting the proposal. The Respondent should include an organization chart in the proposal as well. If any principal owner and/or officer of the submitting entity is currently or has been a principal officer of another entity or entities within the last five (5) years, that entity or entities (including applicable tax identification numbers) should be identified as well.

5. **Contact Information**

Each proposal should include the name, address, phone numbers, and email addresses of the Respondent, as well as the names, roles, and contact information for the personnel who would be assigned to the enterprise.

6. **Staff**

A Permittee will be required to have a sufficient number of staff during Interim Use hours to ensure proper operation of the venue, protection of the property and excellent customer service.

Each Respondent shall include a staffing plan as a part of its operations plan. This staffing plan must include operations staff during the Interim Use, security staff (as described above), and sufficient staff to clean both the Site as well as access ways in and out of the Site, as these will inevitably collect debris as patrons leave an Interim Use.
7. **References**

Each proposal should include three (3) business references, with whom the Respondent has previously worked and/or who can describe such matters as the Respondent’s capability to operate the proposed operation. Please include the name of the reference entity and a description of the nature of the listed reference’s experience, along with the name, title, address, and telephone number of a contact person for the reference.

8. **Utilities**

Respondents should bear in mind that there are limited utility services connected to the Site. Permittee will be responsible for safe and efficient operation within these utility constraints, which may be met by installing utility connections at Permittee’s expenses and the sole discretion of SHCCBG, or through temporary means also at Permittee’s expense and with SHCCBG’s permission. Assuming a Permittee installs temporary utility supports for the Site, such as generators, portable restrooms, Wi-Fi etc., such equipment must be: (i) housed entirely within the Site for the duration of the Term; and (ii) temporary, and removed from Snug Harbor at the conclusion of the Permit Term at Permittee’s sole expense.

Respondents who use utilities metered by SHCCBG may be responsible for paying utility expenses on a pass-through basis.

**NO SITE-WIDE EXCLUSIVE PROGRAMMING RIGHTS**

At this time, SHCCBG is not offering any site-wide exclusive programming rights to any successful Respondent. SHCCBG reserves the right to modify this policy at any time at SHCCBG’s sole discretion.

**ADDITIONAL PERMITTEE REQUIREMENTS**

Permittee will be required to obtain any and all necessary approvals, permits, and licenses for the lawful operation of the Site and all Interim Uses at the Site. It will be required to pay all taxes applicable to its operations at the Site.

Permittee will be solely responsible for determining the necessity of and subsequently obtaining a Temporary Place of Assembly Permit at its own risk as well any other additional approvals from any agency such as the DOB, Department of Health and the State Liquor Authority. SHCCBG is not responsible for Permittee’s failure to obtain any required New York City approvals.
Permittee will be required to carry Commercial General Liability insurance with limits, per occurrence and aggregate, of at least $1,000,000 per occurrence and $2,000,000 annual aggregate, naming SHCCBG and the City of New York (the “City”), including its officials and employees, as an additional insured with coverage at least as broad as Insurance Services Office (ISO) Form GC 20 26. Respondents are on notice that SHCCBG or the City may require higher liability limits and other types of insurance if, in the opinion of SHCCBG, the proposed program warrants it. In addition, the Permittee will be required to carry Worker’s Compensation, Employer’s Liability and Disability Benefits Insurance insofar as required by law and with such limits and terms as required by law. Further insurance requirements, if any, will be set forth in the Permit.

Permittee will be required to indemnify SHCCBG and the City for all claims arising out of Permittee’s operations under the Permit, pursuant to a provision to be included in the Permit.

Permittee is prohibited from altering any feature of The Site without SHCCBG’s written approval.

Permittee will be prohibited from selling any beverages in glass bottles during Interim Uses with more than 1,000 attendees. In such Interim Uses, beverages shall be in non-glass, shatter-proof containers.

Permittee must ensure that its operations and queuing do not interrupt the day-to-day operations of The Site.

The Permittee shall comply with all New York City, State, and Federal requirements to provide safe and accessible opportunities for everyone, including persons with disabilities, as well as all City, State, and Federal laws relating to access for persons with disabilities. The Permittee is encouraged to exceed accessibility requirements whenever possible, and not simply provide the minimum level required.

If Permittee does not comply with the terms of the Permit, then Permit is in default and SHCCBG reserves the right to terminate the Permit. Any warnings or terminations may be considered in making responsibility determinations with respect to future proposals. Areas of particular focus for SHCCBG include: (i) the health and safety of patrons and property, including adequate
security and security procedure to prevent illegal activities included but not limited to drug use and underage alcohol consumption, (ii) timely and complete clean-up after Interim Uses, and (iii) timely payment of any sums payable under this Permit. SHCCBG also reserves the right to cancel the Permit for program reasons.

SHCCBG also reserves the right to terminate any permit issued pursuant to this RFEI for convenience and without default of Permittee, at any time, upon prior notice to Permittee. Upon any such termination for convenience, SHCCBG’s sole liability to Permittee shall be to refund to Permittee, the portion (if any) of any fee previously paid by such Permittee allocable to any time period beyond the termination for convenience date established by SHCCBG. SHCCBG will not be responsible or any other payment to the Permittee, including without limitation, any unamortized capital improvement costs of the Permittee.

SHCCBG reserves the right to modify, add or delete any of the above referenced requirements at any time.

**EVALUATION AND SELECTION CRITERIA**

Proposals will be evaluated by a Selection Committee composed of employees of SHCCBG. The Committee will then bring its recommendation to SHCCBG’s Board of Directors for approval.

**Proposal Evaluation Criteria**

In evaluating proposals, the Selection Committee members will use the following criteria:

**Fit with The Site** – All proposals to this RFEI will be evaluated to ensure that proposed uses complement and are consistent with the public character of The Site.

**Alignment with Mission, Vision, and Values** – SHCCBG strives to build a culture of diversity of voice and representation; authentically inclusive spaces and equity for all. We seek proposals that support these values.

**Overall Quality of Proposal** – Proposals will be reviewed as to their overall quality, including completeness and compliance with the requirements set forth in this RFEI.

**Operational Impacts** – Maintaining Snug Harbor as a resource for the general public is a core mission for SHCCBG, all proposals to this RFEI will be evaluated as to the likely impacts of such proposed Interim Uses on other Island use, operations
and the public enjoyment of The Site. In this case, proposals with lesser operational impacts to SHCCBG would be evaluated more favorably than proposals with greater operational impacts.

Respondents should demonstrate their ability to operate the Site in a manner that minimizes disruption to other Site visitors and operations. Respondents should demonstrate the ability to efficiently vacate the Site at the conclusion of programming with minimal impact to rest of The Site.

SHCCBG reserves the sole right and discretion to assess the impact of any proposal on the overall operation of The Site and its programs.

**Expertise** – The Respondent shows experience and a strong track record of successfully operating similar Interim Uses at venues similar to the Site.

**Resource Dedication** – The Respondent has sufficient resources to ensure a high quality experience for patrons, including providing excellent security.
SITE DESCRIPTION

Snug Harbor is a Cultural Institution Group (CIG) member and our grounds are property of the City of New York. Parts of the site are freshwater wetlands. As such we work with a variety of city agencies to make improvements and changes to the grounds. We frequently partner with the Department of Citywide Administrative Services (DCAS), the Department of Parks and Recreation (DPR), the Department of Design and Construction (DDC), the Department of Environmental Conservation (DEC), and others. Respondents should be aware of the need for Snug Harbor to work with our partner agencies for any proposed projects.
AREAS FOR CONSIDERATION

SOUTH MEADOW
This 150,000 sq ft space is located in the heart of our campus and is often used for large outdoor events, festivals, and concerts. It has access to both running water and electricity.

This space lends itself well to overnight camping and outdoor exhibits.

Considerations:
This space is frequently used for large events such as the NYC Winter Lantern Festival, which brings over 150k people to the grounds each year. Additional successful events include the Polish Festival, SprinklerFest, and various concerts. Respondents should be considerate of the varied uses of this space and work with Snug Harbor to keep it as accessible as possible for other users.

This space is located in the center of campus with no barrier to other areas of the grounds. Respondents should consider fencing and security in their proposals and address how they plan to secure the area.
NORTHEAST MEADOW
This space lies in front of the Front Five, our iconic Greek Revival buildings overlooking the Kill Van Kull, and houses the beautiful Neptune Fountain. This space is one of the most accessible on campus, with several parking areas nearby and an MTA bus stop right outside the gate.

At over 130,000 sq ft, this space can host intimate events with magnificent views of New York’s working waterfront. The Neptune Fountain makes a great centerpiece to an outdoor event space.

Considerations:
This area has no running water or utilities, and the closest building with a publicly accessible bathroom is in Building G.

This area is easily accessible and picturesque. Respondents should consider fencing and security in their proposals and address how they plan to secure the area.

2019 Guelaguetza Festival
THINKING BEYOND THE MEADOWS

The following areas present unique challenges and opportunities. Though not regularly engaged for programming, they call for creative activation. We invite you to dream with us.

WOODS (adjacent to Henderson Avenue)

This stretch of woods at the back of the campus could provide an excellent platform for various functions.

Composting and urban agriculture in this area could augment Snug Harbor’s Heritage Farm efforts and activities, or provide a secluded space for outdoor activities such as paintball or a ropes course.

Considerations:

This area has no access to running water or electricity. Respondents should consider uses that require minimal use of utilities. Activating this area may require light clearing in line with NYC Parks requirements.

WATERFRONT

This stretch of waterfront property stretches across 1400ft and is 40ft deep at some points. Tracks from the old Staten Island Railroad run along the length of the path, providing interesting opportunities for seaside catering or recreation. This is a perfect spot for fishing and crabbing, water skiing, or just watching the ships go by from the pier.

Considerations:

This area is part of the right of way for the proposed North Shore BRT Bus line, which would run along the railroad tracks, if developed. Additionally, this area has experienced large coastline decay over the years and was completely submerged during
Hurricane Sandy. Respondents should consider the impacts of climate change and resiliency when drafting proposals for this area. Development would require approval and permitting from multiple regulatory agencies.

**WETLANDS**
The wetlands of Snug Harbor offer a large and versatile space measuring at over 320,000 square feet in total, with a planned puncheon trail and observation pier circumnavigating the lake (will begin construction in the Spring). Activations should explore uses that capitalize on the pond and puncheon trail, such as paddle boating or outdoor activities for people with disabilities.

**Considerations:**
Due to the forthcoming addition of puncheon trail and observation pier, this area may not be available for activation until 2022. Additionally, this area is a freshwater wetland, prone to flooding. As a freshwater wetland, any permanent structure would need to go through DEC permitting as well as other agencies.

**BUILDING E**
Of all the available areas, this is the only interior space being offered for consideration. In present condition, this space could be utilized for pop-up immersive events, though consideration may be given to respondents with significant capital investment and opportunity for long-term partnership.

Formerly a dormitory for sailors, Building E is characterized by wide, sunlit hallways flanked by rows of stately rooms ideal for many uses, including studio and classrooms space. We envision this space activated as a “creativity incubator” – when paired with a new visitor center, café, and amenities in other buildings on campus, we see this asset as a perfect home for a co-working space or forward-thinking school. Additional large-scale development options include a boutique residency “hotel” with conference and event capabilities. The building is located close to public transit; at less than two miles from the St. George Ferry terminal, the site can be accessed by two different bus routes, bike lanes, and short car ride.
Considerations:
A full exterior renovation of the building was completed in 2015, though capital improvements would need to be made to the interior to bring the space online. Floorplans and existing condition reports available upon request.

THE MUSIC HALL
In addition to the spaces listed previously, SHCCBG is home to the Music Hall, a 686 seat theatre built in 1892. This landmark space is currently closed for the construction of a connecting annex, which will include union-compliant dressing rooms and a community room for public events. Though temporarily shuttered, Respondents presenting proposals for performance-based programming, such as concerts, may be able to consider this space for future usage. Anticipated reopening: January 2022.

ADDITIONAL INFORMATION:
The selected Site would be accepted by the Permittee in its “as is” condition. Interim Uses can be staged only within the boundaries of the Site, with planning made in considerations of residential areas surrounding the grounds. These include all staging functions: will-call ticketing; queuing; security and ticket-taking; food, beverage, and retail; audience seating or standing area; stage; backstage and back of house operations. Vehicles may be left on The Site overnight, provided they fit within the boundaries of the Site. All dedicated restrooms Awardee plans to use for Interim Uses must also be located within the boundaries of the Site. Site fees are charged for ticketed or private events, along with charges for additional security, maintenance, and others fees as required for a particular program.