

# Hamilton Fields Neighborhood Meeting

- Past Planning
- City Review Process
- Preliminary Traffic Study
- City website

# Hamilton Master Plan

And in the  
beginning  
there was...

## HAMILTON MASTER PLAN

Conditions of Approval Reference Version

Project Sponsor:

**THE NEW HAMILTON PARTNERSHIP**

**PREPARED BY:**

**Gates & Associates**

Land Planning, Urban Design, Landscape Architecture

2440 Tassajara Lane

Danville, CA 94526

David Gates

Sandra Gimbal

Lee Eder

October 15, 1993

# Hamilton Master Plan



## Land Use Summary (in gross acres)

BUSINESS USE AREAS	square footage	acreage	floor/area ratio
Village Retail Center	150,000 s.f.	13.00 acres	
Rehab and Flex Office	550,000 s.f.	39.50 acres	
Office	500,000 s.f.	28.70 acres	
subtotal:	1,200,000 s.f.	81.20 acres	.34 average
RESIDENTIAL USE AREAS	dwelling units	acreage	average density
Single-Family Lots	1,030 units	124.40 acres	8.3 d.u./ac.
Multi-Family Dwellings	370 units	21.60 acres	17.1 d.u./ac.
subtotal:	1400 units	146.00 acres	
COMMUNITY OPEN SPACE AREAS		acreage	
Community Facility Parcel		3.60 acres	
Open Space		108.20 acres	
subtotal:		153.91 acres	
ROADWAY/LEVEE AREAS		acreage	
Roadways		26.00 acres	
Levee		8.50 acres	
subtotal:		34.50 acres	
<b>TOTAL ACRES:</b>		<b>414 ACRES</b>	

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0 200 400 800  
 JULY 1995

HAMILTON

THE NORTH

# Hamilton Community Park Final Report

And then  
there was...

**Proposed Hamilton Community Park**

**Final Report**

**August 1999**

*Prepared for:*

The City of Novato, California

Department of Parks, Recreation & Community Services

*Prepared by:*

BSA Architects

Carducci & Associates, Inc.

The Sports Management Group

# Hamilton Community Park Final Report

- Ad Hoc Steering Committee representing 25 community groups to identify potential park uses
- 81-acre study area, including Landfill 26
- 6 public meetings held
- Final Report completed August, 1999
- Report reviewed, commented on by Parks, Recreation and Civic Arts Committee and City Council – June and August, 1999
- No EIR prepared, no formal plan adoption

# Hamilton Community Park Final Report

## Committee Objectives:

- Provide a preferred plan and 2-3 options for consideration
- Park design and proposed uses reflect a cost recovering operation
- Consider feasibility of commercial operations to complement other park uses, i.e. golf driving range, volleyball/basketball café, etc.
- Include amenities that accommodate large-scale events, including parking management
- Ensure adequate protection for adjacent wildlife refuges

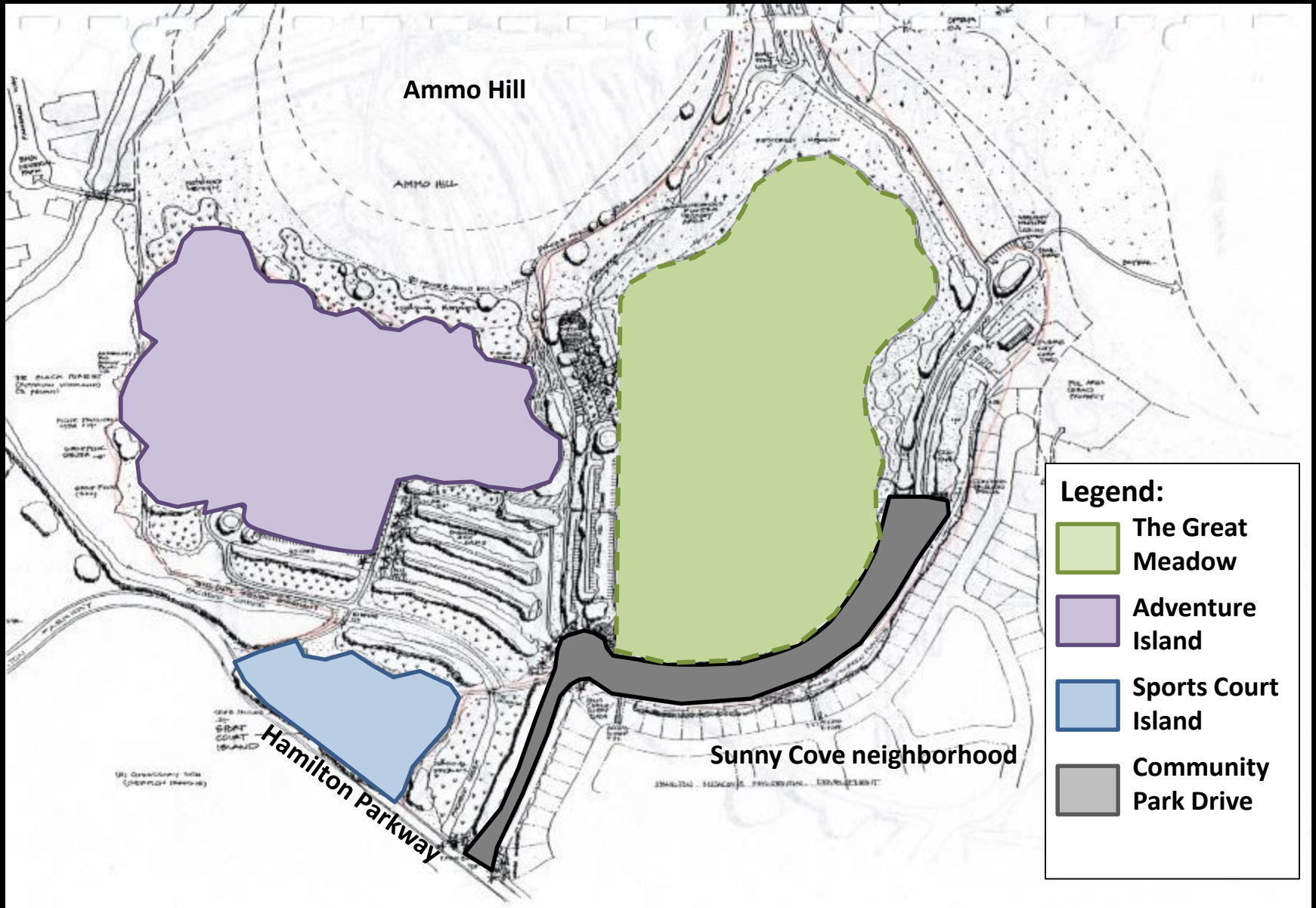
# Hamilton Community Park Final Report

## Conceptual Plan divided park into four “Islands”:

- The Great Meadow: “20 acres of multipurpose fields for active recreation including tournament play.”
- Adventure Island: “An opportunity to create fee-based park activity areas that can provide a revenue stream to the project.”
- Sports Court Island: “An opportunity to create youth-based park activity areas.”



# Hamilton Community Park Final Report





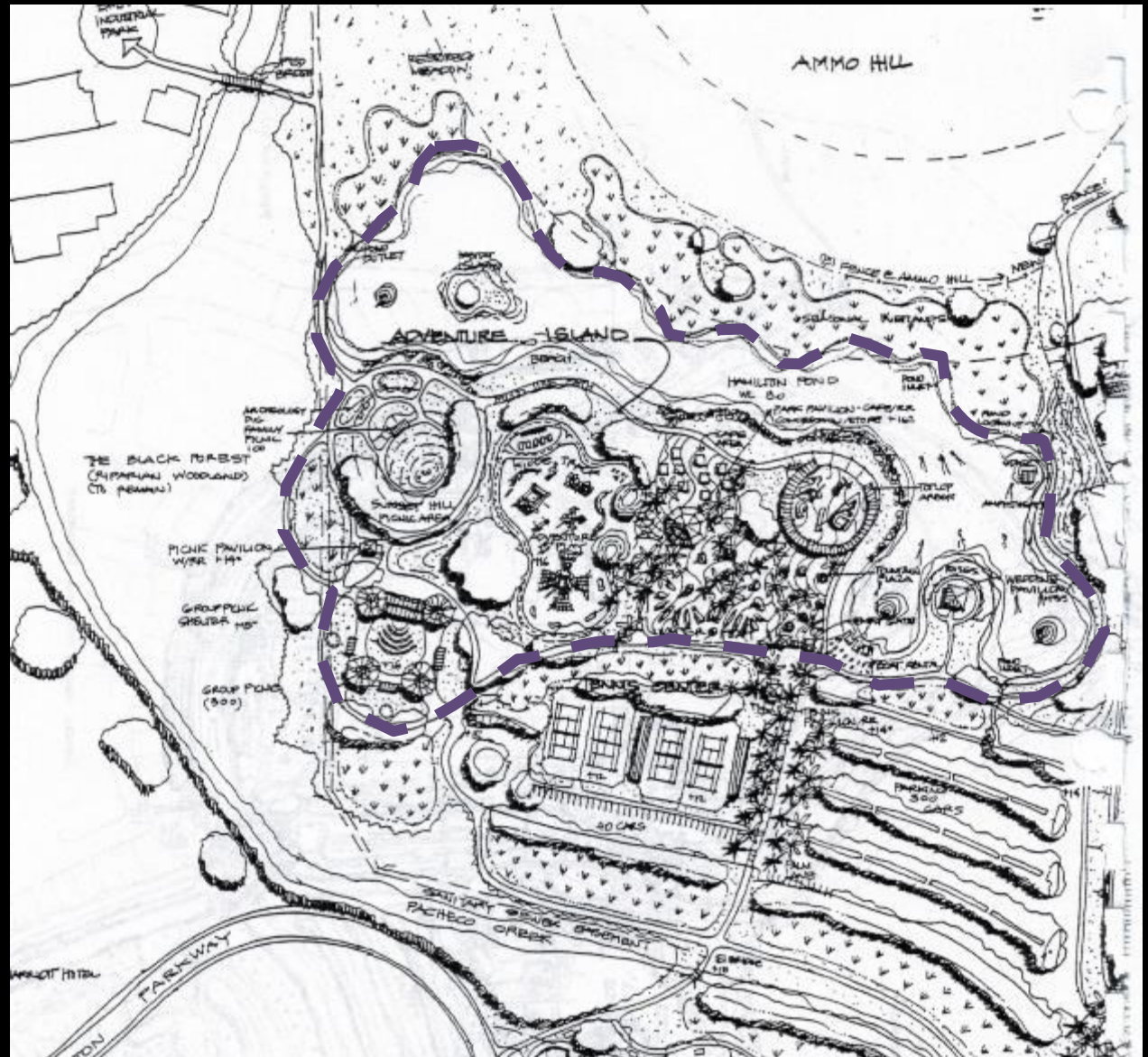
# Hamilton Community Park Final Report

## The Great Meadow



# Hamilton Community Park Final Report

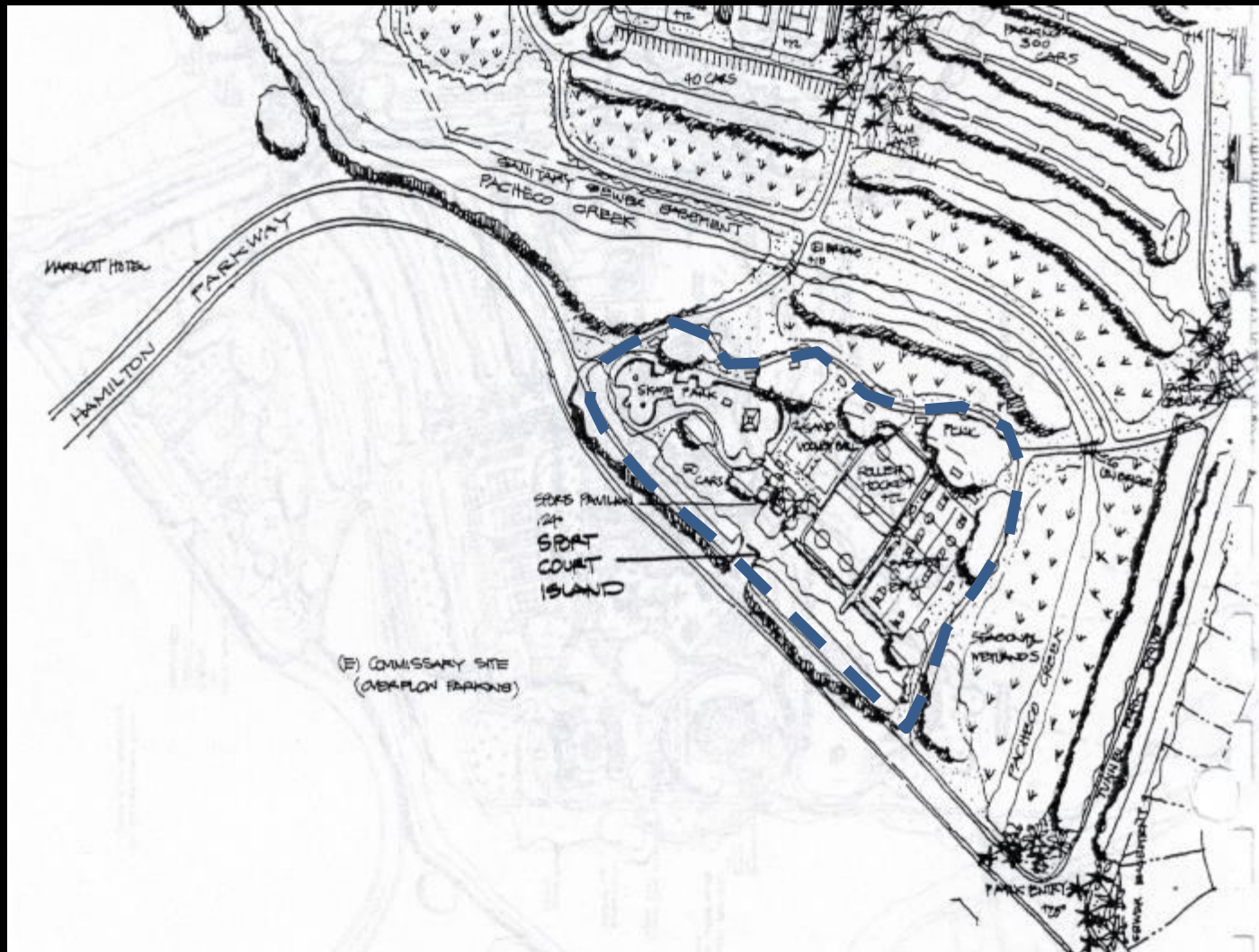
## Adventure Island





# Hamilton Community Park Final Report

## Sports Court Island



# Hamilton Community Park Final Report

## Community Park Drive



# Hamilton Community Park Final Report

## Park Lighting:

- “The park facilities most likely to be used at night should be lighted.
- Provide minimal light intrusions on adjacent residential and wildlife areas.
- Sports lighting on the Great Meadow to the extent feasible due to the limitation of the 12” foundation depth on the landfill.”

# Hamilton Community Park Final Report

## Parking:

- 700 on-site spaces
- Parking management for large events: Off-site parking at the hangars with shuttle service, on the commissary site...

# Hamilton Community Park Final Report

## Financial Recommendations:

- “Addition of a golf driving range or three-hole par 3-4 and 5 golf course would add significant revenue from fees and sale of food, beverage and merchandise
- Consider a design that would allow fee-based special events, such as children’s theater...music and other performance-based activities to be held on the Floating Stage.
- Solicit request for proposals from potential park operators/developers.”



# Deed Disclosure (Newport & Sunny Cove)

## Park

“The City of Novato currently has plans to develop Landfill 26 into an **active Public Park**. Landfill 26 is adjacent to the northern boundary of the Hamilton Meadows Community.

A conceptual plan and alternate plans are **described in the Proposed Hamilton Community Park Final Report** dated August 1999, a copy of which is available at the sales office for review. A plan has not been approved and the City has not secured financing for constructing the proposed improvements.

It is anticipated that the park **will include night lighting and an amplified public address system...and will be available for use by the general public and organized teams engaged in recreational/sports activities.”**

# Deed Disclosure (Newport & Sunny Cove)

## Park

“The City of Novato is also exploring the feasibility of a golf-training center with a nine hole executive golf course, which could be located directly adjacent to the Hamilton Meadows Community. Buyers can contact the City of Novato Parks and Recreation Department at (415) 897-4323 for further information.”

# Deed Disclosure (Newport & Sunny Cove)

“Each Lot Owner or lessee, by acceptance of a deed or lease, covenants to the fullest extent authorized by law:

- To waive any claims of any nature whatsoever against the City of Novato ...arising out of any failure to disclose contemplated development...and operation of the playing fields, recreational facilities, night lighting and public address systems,
- To provide written disclosure to all subsequent Lot Owners or lessees...

Nothing herein precludes...any Lot Owner from commenting on or protesting...any specific plans for any lighting or sound system facilities.”

# Hamilton CC&Rs

## Section 2.4 Lighted Playing Fields

“The City of Novato contemplates and the Revised Master Plan for the Development provides for the development of playing fields and other recreational facilities within Phase II of the Development. The fields and facilities may have night lighting and amplified public address systems and will be available for use by the general public and organized teams engaged in recreational/sports activities.”

# Current General Plan & Zoning

**General Plan Designation: *Parkland***

**Zoning Designation: *Planned Development***

[A planned development is a site-specific zoning regulation which will define the allowable uses for the properties, restrictions on operations (e.g., hours of operation, noise levels, etc.) and a site development plan.]

# City Review Process

Estimated  
timing

Spring  
2015

Initial  
Neighborhood  
Meetings



Preliminary Workshops with  
Design Review Commission and Recreation,  
Cultural & Community Services Commission

Summer -  
Fall 2015

Selection of  
EIR  
Consultants



Planning Commission  
EIR Scoping Hearing



Preparation of EIR

Winter -  
Spring 2016

Publish  
Draft  
EIR



Review & Comment  
on Draft EIR by  
Public & Agencies



Plng. Comm.  
hearing on  
Draft EIR



Response to  
Comments on EIR;  
Publication of Final EIR

Summer -  
Fall 2016

Final Review of  
Project & Proposed  
Conditions by City &  
State/Federal  
Agencies



Review &  
Recommendation  
by Rec., Cultural &  
Comm. Services  
Comm.



Review & Rec.  
on Project &  
Final EIR by  
Planning  
Commission



City  
Council  
Decision

# City Review Process

## Likely Environmental Issues to be Analyzed

- Traffic
- Noise
- Parking
- Lighting
- Landfill integrity
- Water quality
- Wetlands
- Wildlife
- Toxic substances
- Greenhouse gas emissions
- Sea level rise
- Economic effects



# City Review Process

## Federal and State Agencies

Review and comment to City on possible project impacts, including:

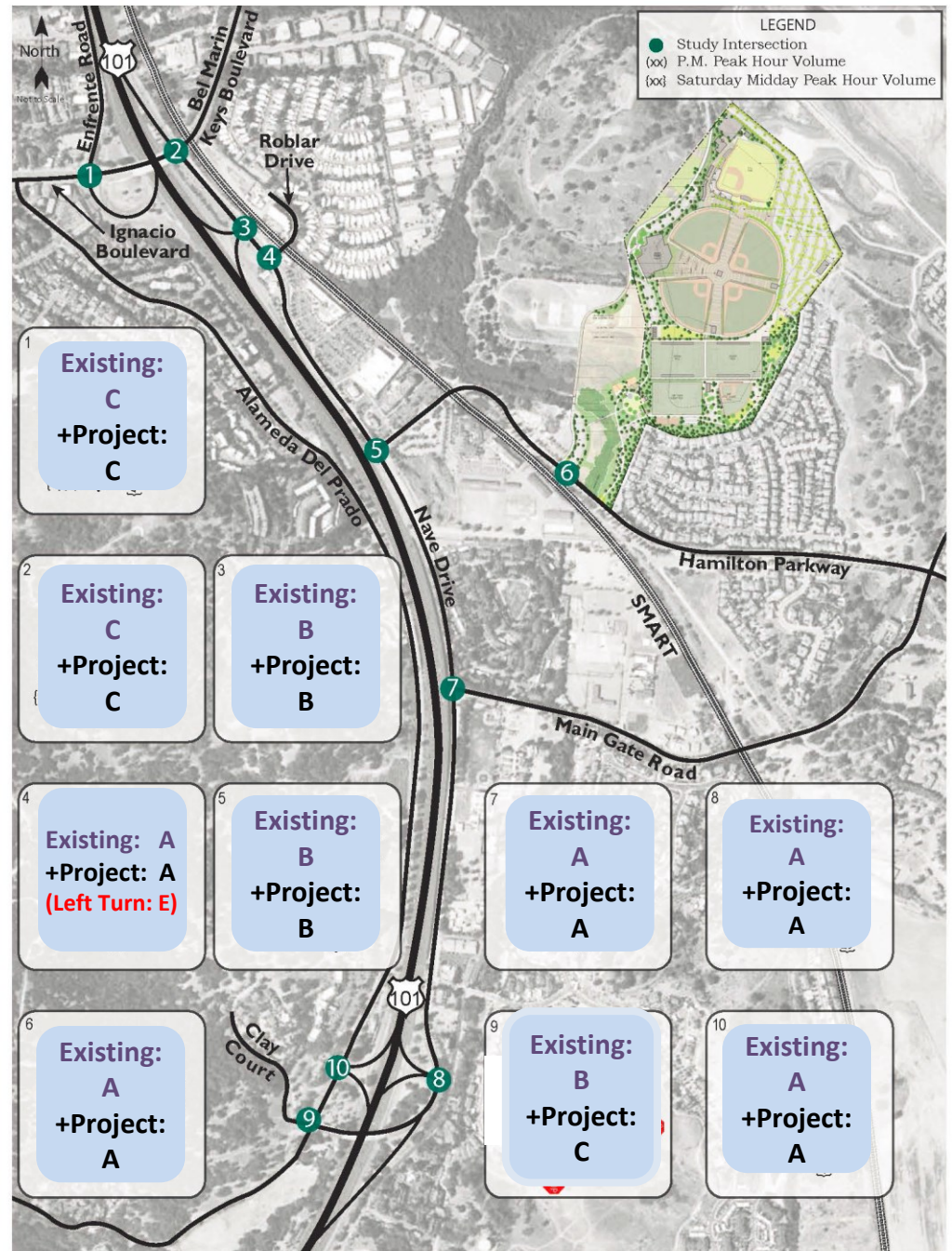
- Landfill integrity
- Drainage
- Water quality
- Toxic substances
- Wetlands
- Wildlife
- Greenhouse gas emissions
- Sea level rise
- Access for maintenance of wetland restoration and for future Bel Marin Keys wetlands restoration

# Preliminary Traffic Study

- Prepared for the City by W-Trans
- PRELIMINARY STUDY, which will be refined for the EIR
- Available on City website
- 10 intersections studied
- Both “typical” and “maximum” traffic analyzed, both weekdays and Saturdays
- All intersections currently and with project traffic operate at LOS A to C. City maximum LOS standard is LOS E.
- Roblar/Nave left turn is problematic with maximum attendance at Tournament Field and may require manual traffic control

# Preliminary Traffic Study

Summary of Existing Intersection Level-of-Service (LOS) and LOS with Proposed Project



# City Website

www.novato.org/hamiltonfields

The screenshot shows the City of Novato website. At the top, there is a navigation bar with links for "Emergency Preparedness", "E-Notifications", "Jobs", "Contact Us", and "Language". A "Select Language" dropdown menu is also present. Below the navigation bar is a header with the City of Novato logo and five main menu items: "ABOUT NOVATO", "GOVERNMENT", "COMMUNITY", "BUSINESS", and "I WANT TO...".

The main content area is titled "HAMILTON FIELDS SPORTS COMPLEX". It includes a breadcrumb trail: "Community > Get to Know Novato > Hamilton Field". Below the title, there are utility links for "Font Size", "Share & Bookmark", "Feedback", and "Print".

The main heading is "Proposed Development Of Former Landfill/Army Property". Underneath, there is an "Introduction" section with the following text:

Hamilton Air Force Base was decommissioned in 1974 and made available for redevelopment. The [Hamilton Master Plan](#) adopted by the City for a 414-acre planned mixed-use community included the Hamilton Community Park designated for the former base landfill (Landfill 26) and adjacent former ammunition bunker area, comprising about 81 acres. The former landfill and buffer area was retained by the Army (48 acres), and adjacent property was deeded to the City of Novato by the federal government for recreational use.

The Hamilton Fields proposal only entails development of the Army property (former landfill). There is no proposal for development of the City property, other than creation of an access road to the Hamilton Fields project and maintenance levee to allow abandonment of the current Todd's Road, a portion of the Community Park and a Baylands Interpretive center.

At the bottom of the page, there is a map showing the location of the Hamilton Fields Sports Complex, with a yellow outline indicating the project area.