

# AGENDA

**Welcome & Introduction – City Manager**

**Presentation – Hamilton Federal Lands to  
Parks Properties**

**Discussion, Q&A**

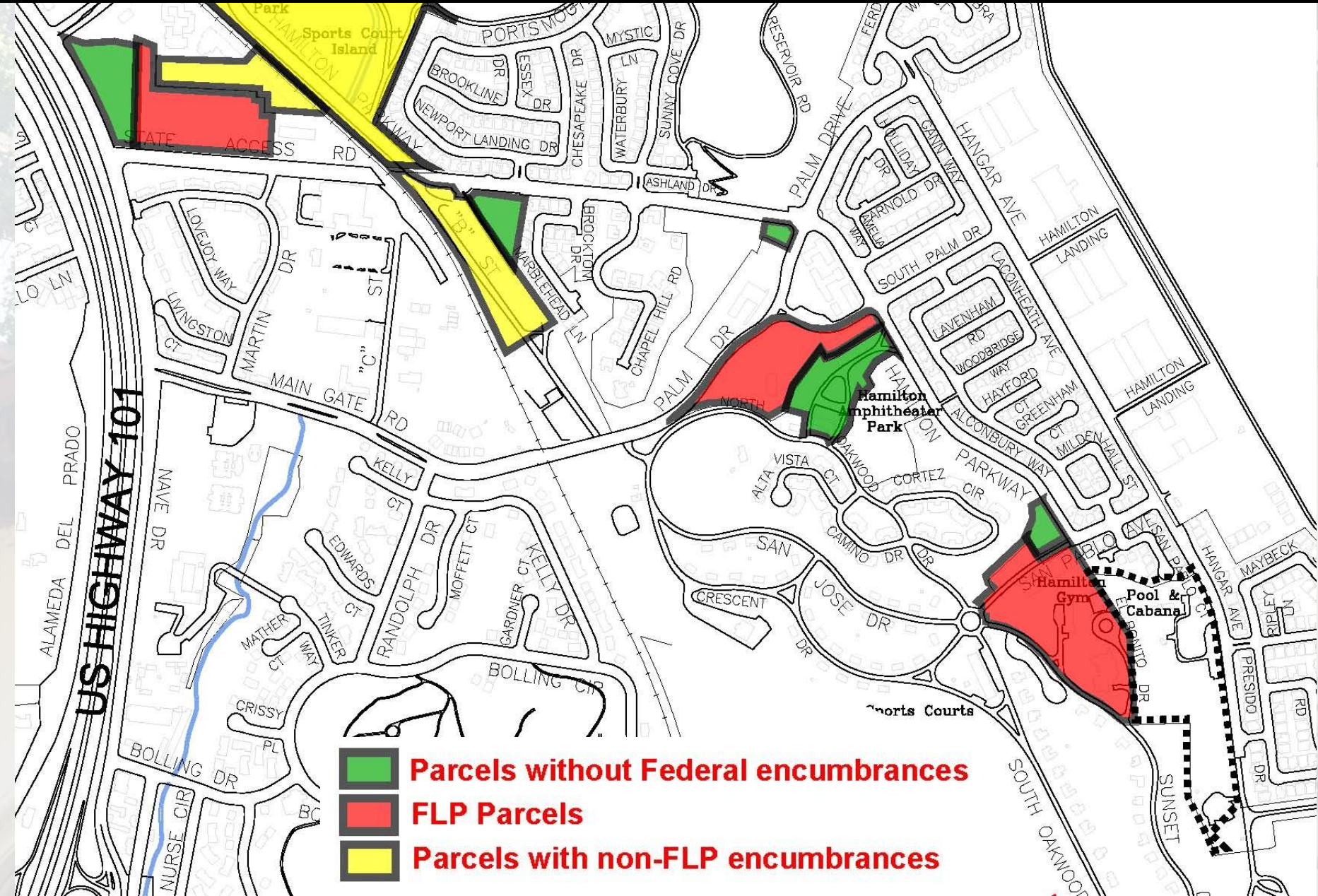
# City Strategic Plan

## **The Novato City Council's Strategic Plan Economic Vitality Strategic Objective #3:**

Adopted by City Council June 2, 2015

**“Remove blight, restore historic structures, generate revenue, and utilize City owned properties in Hamilton.”**

# FEDERAL LANDS TO PARKS (“FLP”) PARCELS & SURROUNDS - 2013



# FLP PROPERTIES – IMPEDIMENTS TO REDEVELOPMENT



Hamilton FLP Properties remain undeveloped and blighted due to:

- High cost of redevelopment
- Inability to attract investment

# HAMILTON FLP PARCELS - HISTORY

FLP transfer process encumbers properties with restrictions that limit opportunity for investment.

- Use
- Disposition
- Reversion

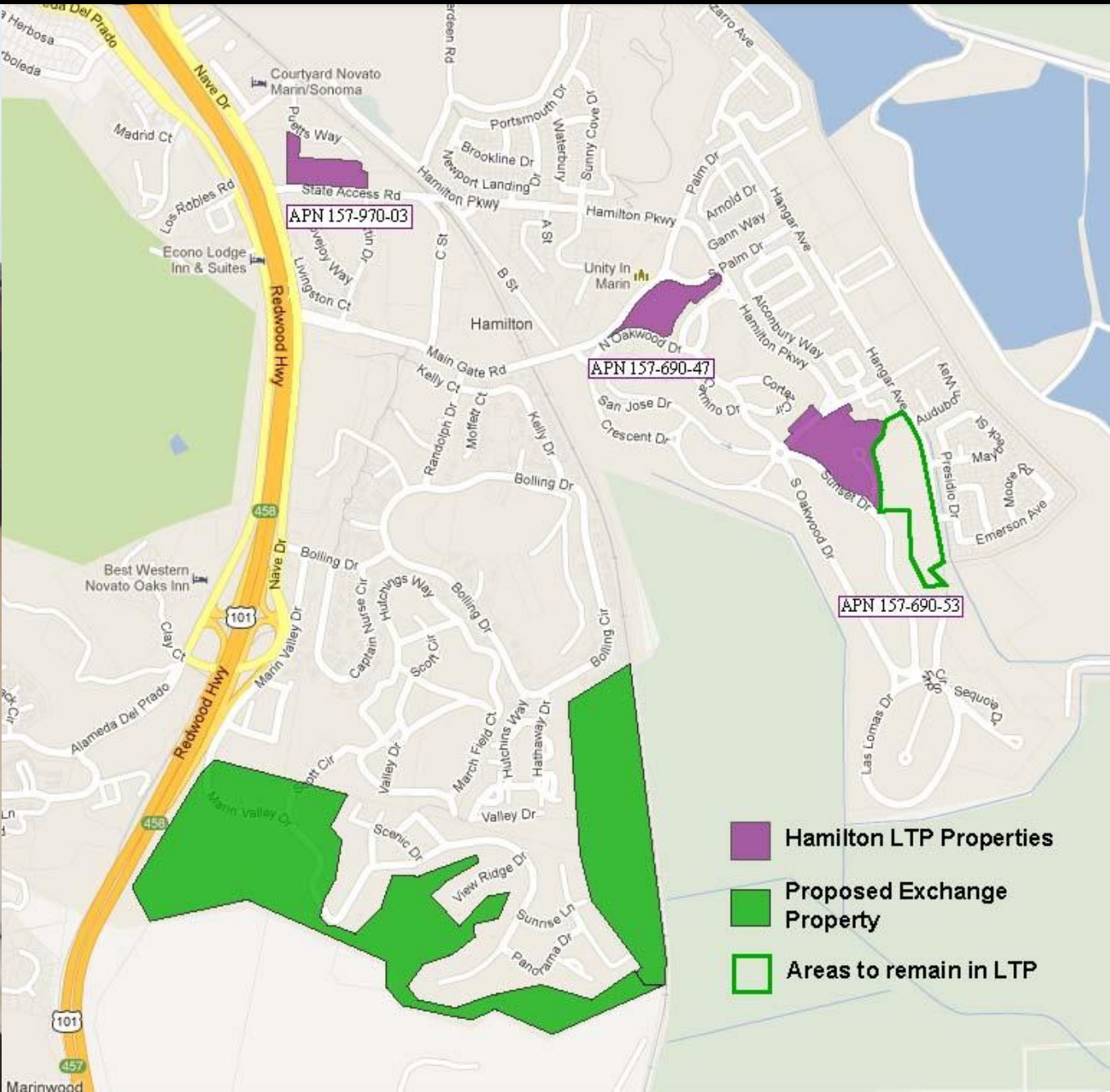
Combination precluded 3<sup>rd</sup> party investment



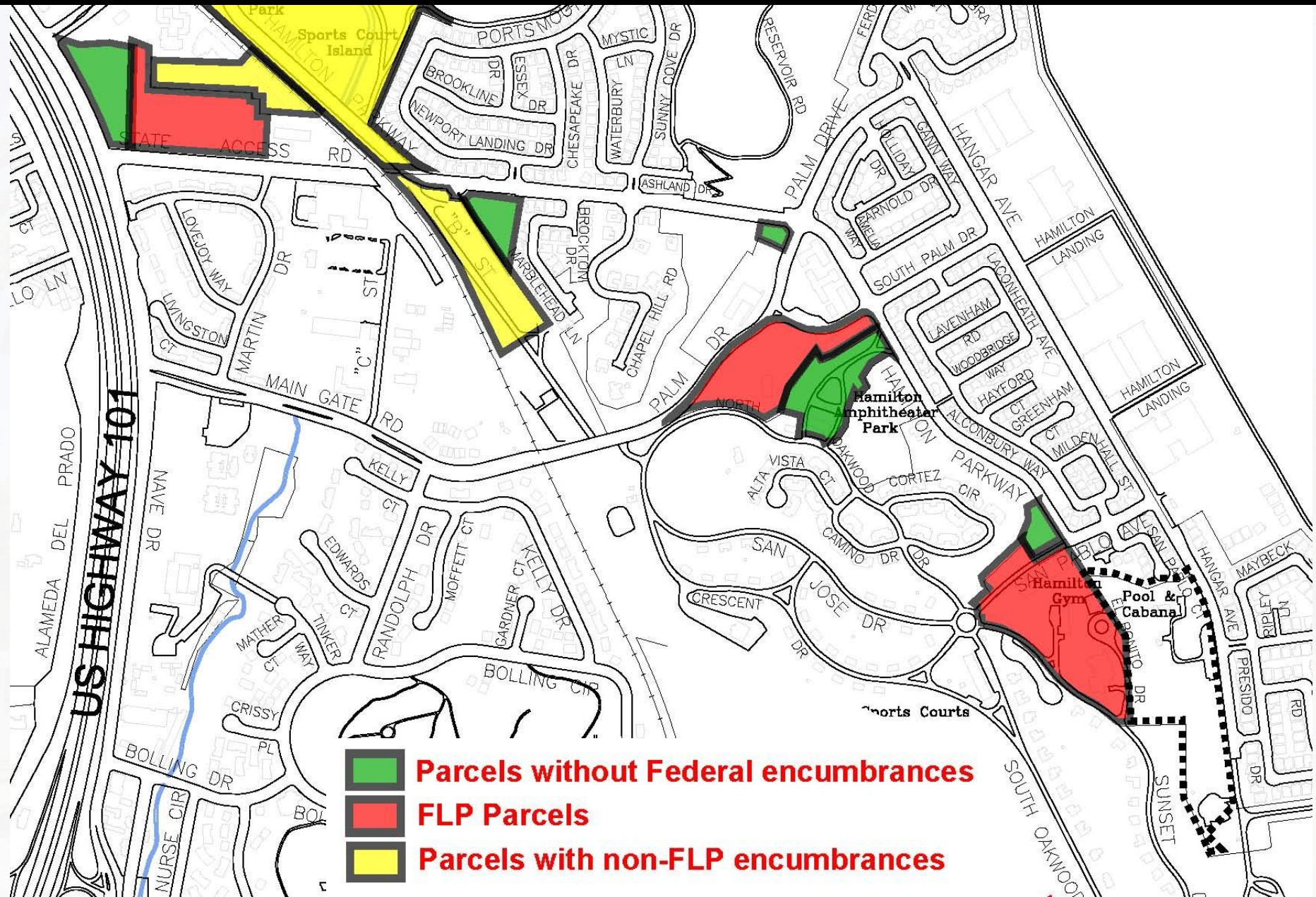
# OPPORTUNITY

- City Purchases “Proposed Exchange Properties”
- NPS and City Agree to:
  - Remove FLP encumbrances from FLP Properties
  - Place similar deed restrictions on Replacement Parcels
- Benefits:
  - Permanently preserved Replacement Parcels as open space (93 acres)
  - Free blighted historic properties of encumbrances hindering their redevelopment

# FEDERAL LANDS TO PARKS EXCHANGE

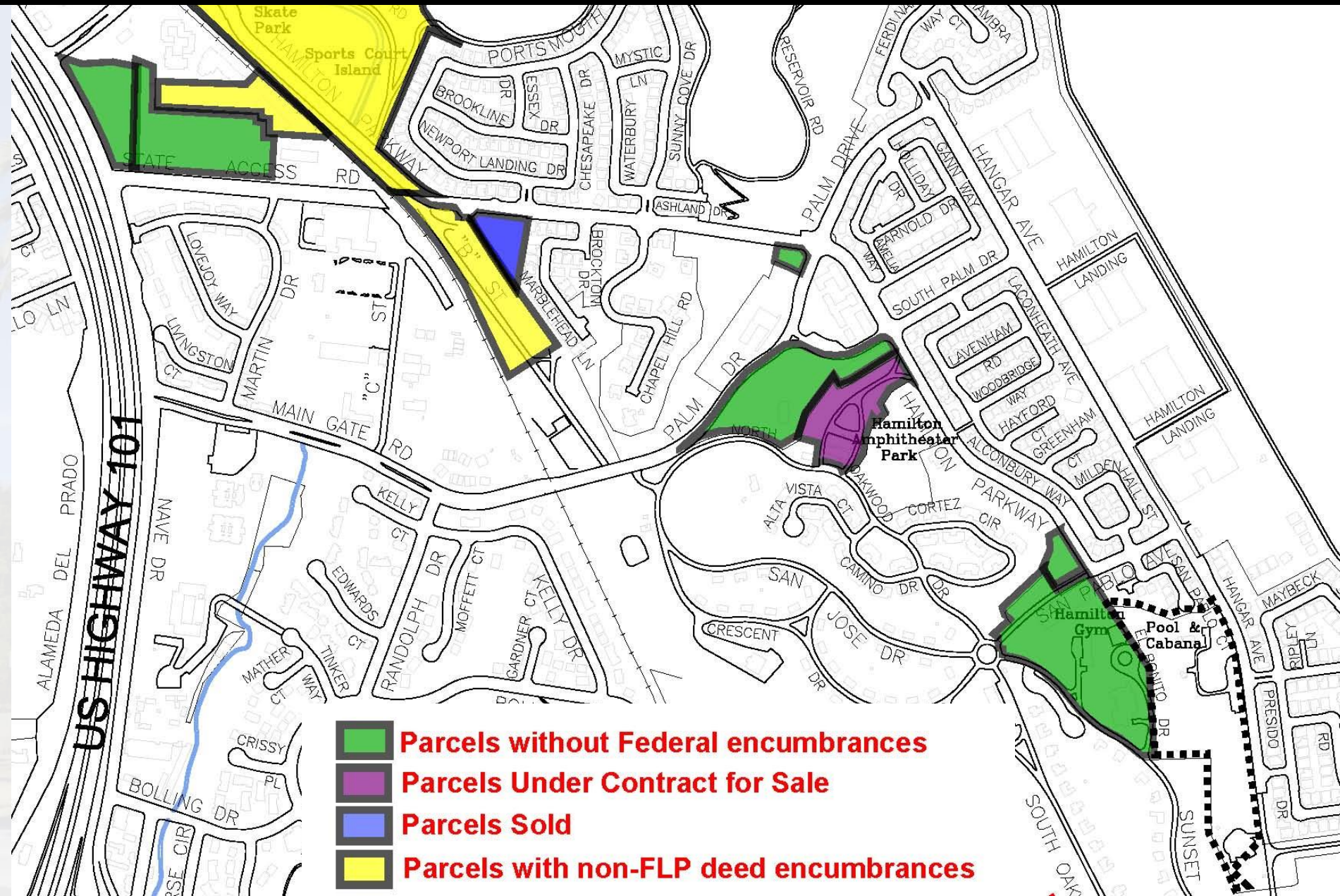


# FEDERAL LANDS TO PARKS ("FLP") PARCELS & SURROUNDS - 2013





# FEDERAL LANDS TO PARKS ("FLP") PARCELS & SURROUNDS - 2017



# FEDERAL LANDS TO PARKS PARCELS



COMMISSARY  
PARCEL  
APN 157-970-03

Hamilton

TOWN CENTER  
PARCEL  
APN 157-690-47

Hamilton Landing

BOQ  
PARCEL  
APN 157-690-53



# OPPORTUNITY

**Completion of the Hamilton Federal Lands to Parks Exchange presents the City with an opportunity to:**

- **Complete the revitalization of the Hamilton neighborhood**
- **Restore two historic structures and replace existing blight with vibrant new users, public places and amenities**
- **Provide much needed revenue to the City and community**
- **Have a positive impact on surrounding property values**

# CHALLENGES

Each site faces significant hurdles to redevelopment:

- **Lack of utility infrastructure**
- **Expense of historic renovations**
- **Inefficient sites (odd shape, slopes, location of existing structures, etc.)**
- **Parking constrained**
- **Location**
- **Economic cycle & uncertainty**

**These factors act in combination to increase cost of redevelopment and constrain land value.**

# ESTIMATED COSTS

## HAMILTON THEATER

**Base Building Upgrades Only: ~\$2,700,000 (\$469psf)**

- Hazmat Cleanup (asbestos, lead, etc)
- Structural Upgrades
- ADA & Other Code Required Upgrades

**Theater Use : ~\$6,500,000**

- Screen, Lighting, Rigging, Elevator, AV, etc.
- Parking lot reconstruction

## BACHELOR OFFICERS QUARTERS

**Base Building Upgrades: ~\$7,000,000 (\$328psf)**

- Hazmat Cleanup (asbestos, lead, etc)
- Structural Upgrades
- ADA & Other Code Required Upgrades

# **SUMMARY**

**The Hamilton FLP Parcels are beautiful sites with great potential**

**Their redevelopment will be difficult and expensive**

**The necessary capital investment far exceeds City budgetary capacity**

**A process to identify viable concepts and good development partners is needed**

# PROCESS

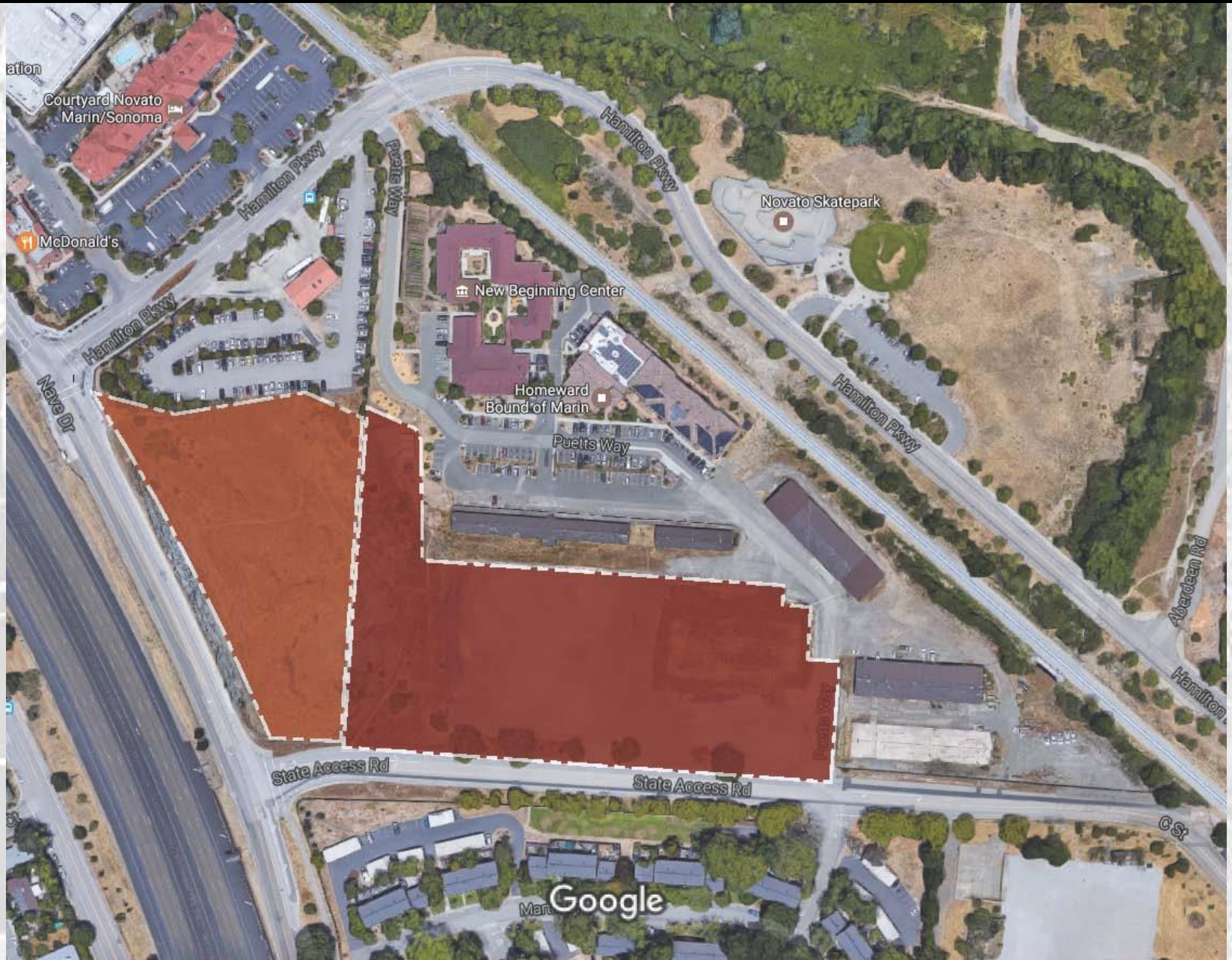
## **SUCCESSFUL PROCESS:**

**One that generates redevelopment options that are both desirable to the Hamilton community and economically viable for the City.**

## **PROCESS RECOMMENDATIONS:**

- **Avoid eliminating options before viable alternatives are identified**
- **Issue Request for Proposals (“RFP”) for each parcel**
- **Broad and open invitation**
- **Invite a variety of proposals**
- **Encourage creative responses**
- **Move forward with Commissary and Town Center first**

# COMMISARY PARCEL – RFP





# TOWN CENTER PARCEL – RFP CONSTRAINTS



- Restore Hamilton Theater to Secretary of Interior Standards (~\$2.7M)
- Maintain/Replace Hamilton Community Center function or exclude from proposal
- Provide parking for Community Center & Marin MOCA

# BOQ PARCEL – RFP CONSTRAINTS



- Restore BOQ building to Secretary of Interior Standards (~\$7M)
- Maintain/Replace Old Hamilton Gym function or exclude from proposal
- Provide parking for Hamilton Pool and the Old Hamilton Gym

# PROCESS TIMELINE

1. March 20, 2017 – Public Meeting in Hamilton
2. March 28, 2017 - Open Session Council Meeting – Finalize Process

## **If Council Authorizes RFP Process:**

3. April 2017 - Public Meeting in Hamilton – Update on Process
4. May 2017 - Issue RFP – 90 day response period
5. August 2017 - Selection Committee – Identify ~3 Recommended Proposals
  - Representative committee including members of community
6. September 2017 - Open Session Council Meeting – Review Recommended Proposals
  - Proposals available on website prior
7. Staff Negotiates Exclusive Right to Negotiate and Purchase and Sale Agreement with Selected Proposer (negotiations will require closed session meetings)

# NEXT STEPS

- **Refine recommendation to Council based on public input.**
- **Council Meeting on 3/28/17 to determine:**
  - **Process**
  - **Timing**

# DISCUSSION

