



**CITY OF NOVATO**  
**CALIFORNIA**

922 Machin Avenue  
Novato, CA 94945  
415/899-8900  
FAX 415/899-8213  
*novato.org*

Mayor  
Pat Eklund  
Mayor Pro Tem  
Eric Lucan  
Councilmembers  
Denise Athas  
Amy Peele  
Susan Wernick

City Manager  
Adam McGill

January 7, 2021

To All Interested Parties:

**RE: Notice of Availability**

As required by the State's Government Code, the City of Novato hereby provides notification of its intent to dispose the surplus property detailed in the accompanying Notice of Availability package.

If your agency has an interest in acquiring the subject property, please note that in accordance with GC Section 54222(e), you have sixty (60) days from the date of this notice to notify the undersigned of your interest in purchase or lease of the property.

In the event your agency or company is interested in acquiring the property, you must notify the City in writing within sixty (60) days of the date of this notice. Notice of your interest should be sent via email to me at [sward@novato.org](mailto:sward@novato.org).

Sincerely,

*Scott Ward*

Scott Ward  
Director of Hamilton Base Reuse

Enclosure

**HAMILTON BASE REUSE**

**NOTICE OF AVAILABILITY  
BACHELOR OFFICERS'  
QUARTERS  
CITY OF NOVATO**

---

**January 11, 2021**

## OPPORTUNITY

The City of Novato (“City”) is offering approximately 9 acres of land in the historic Hamilton Army Airfield for purchase, lease, or use agreement. The parcels on offer, colloquially known as the “Bachelors Officers’ Quarters” (“BOQ”) and “Old Hamilton Gym” (APN 157-690-37 and portions of APN 157-690-53 as delineated in Figure 3 below) are located at 115 San Pablo Avenue and 216-214 Sunset Drive and contain the historic Bachelors Officers’ Quarters, non-historic Officers’ Club building and the actively used, non-historic Old Hamilton Gym.

The portion of APN 157-690-53 on offer is currently used by the City of Novato’s Parks and Recreation Department as a gymnasium, as well as parking for both the gymnasium and for the adjacent Hamilton Community Pool. APN 157-690-37 is currently used exclusively for parking.

The City requests proposals exclusively for housing, open space, or school district use.

Proposal Constraints: All proposals must meet the following minimal criteria in order to be considered by the City:

1. The historic BOQ building must be retained and renovated to Secretary of Interior’s Standards for the Treatment of Historic Properties (<https://www.nps.gov/tps/standards.htm>)
2. All proposals must incorporate the existing parking easement (See Figure 3) constraining the parcel as-is or propose an alternate parking plan. While the City does not require a parking and traffic study as part of a response to this notification, responders agree that the entitled project, in combination with any supplementary parking constructed as part of the project, will provide adequate parking for the Pool as well as any new uses placed on the site.
3. Proposals must indicate how the proposed project would include the functions currently housed in the Old Hamilton Gym, which is actively used by the Novato Parks and Recreation Department. The Racquetball Court building is not currently used by the City and can be demolished or repurposed at the proposer’s discretion. With regard to the Old Hamilton Gym, options that proposers may consider include, but are not limited to:
  - i. Excluding the Old Hamilton Gym and necessary parking areas from the proposal.
  - ii. Renovating the existing structure for use by the City.
  - iii. Building a new structure on-site for use by the City.
  - iv. Relocating these functions to a facility off site.

For options ii-iv, please propose the instrument and terms by which the facility would be made available to the City (ex: sale, lease, other).

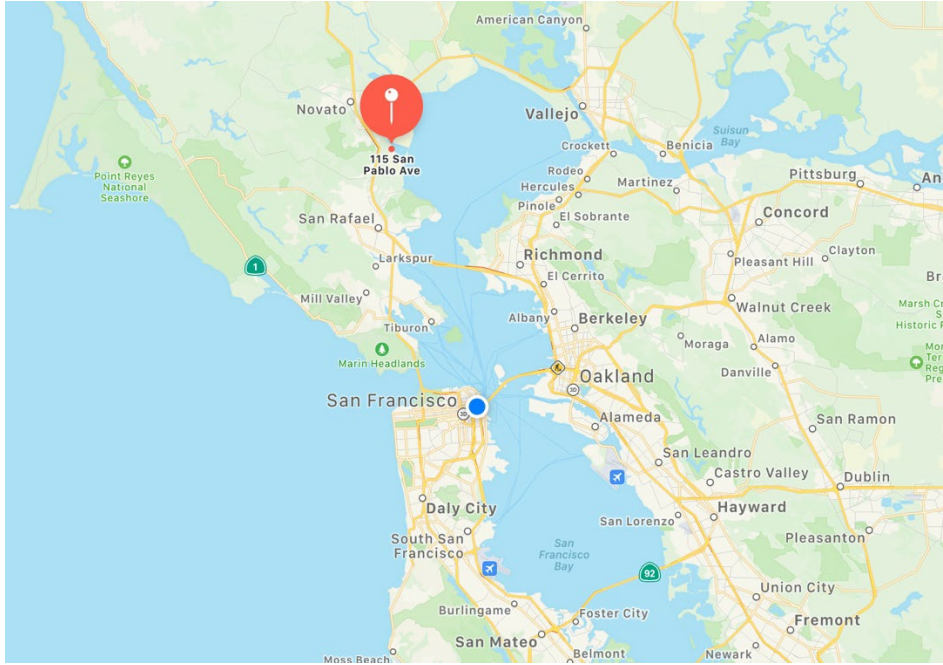


Figure 1: Regional Map



Figure 2: Offering Map

