

HAMILTON LANDS TO PARKS

City of Novato Strategic Plan
Objective 3: “Remove blight, restore historic structures, generate revenue, and utilize City owned properties in Hamilton”

Item b: “Complete application to the federal government to remove and exchange Lands to Parks restrictions on key properties and work to have application expeditiously processed.”

Item c: “Once restrictions are removed, evaluate and engage a process to more fully utilize City owned properties while respecting the historical nature of these assets.”



HAMILTON LANDS TO PARKS - HISTORY



2003 - City received ~35 acres of property in Hamilton through the federal Lands to Parks (“LTP”) program, which helps communities create parks and recreation areas by transferring surplus federal land to state and local governments.

The City has since developed much of this property for recreational use.

HAMILTON LANDS TO PARKS - HISTORY

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

- Use
- Disposition
- Reversion



HAMILTON LANDS TO PARKS - PROPERTIES



"COMMISSARY"
PARCEL
APN 157-970-03

"TOWN CENTER"
PARCEL
APN 157-690-47

Hamilton Landing

Hamilton

"BOQ" PARCEL
APN 157-690-53

HAMILTON LANDS TO PARKS EXCHANGE - PROPERTIES



Hamilton LTP Properties remain undeveloped and blighted due to:

- High cost of redevelopment
- Inability to attract investment

OPPORTUNITY

2011 – Trust for Public Lands (“TPL”) offer

- 93 acres of undeveloped, beautiful, ecologically valuable land for sale
- Zoned for low-density residential
- At risk of development

PROPOSED EXCHANGE PROPERTIES

This aerial map illustrates the proposed exchange properties, which are highlighted in a solid red color. The properties are situated in the St. Vincent-Silveira area, adjacent to the city-owned open space. The map also shows the surrounding residential development, including streets such as Boling Circle, Marlin Valley, and St. Vincent-Silveira. A white arrow points to the 'TRUST FOR PUBLIC LAND PROPERTY' area, which is outlined in orange. The 'CITY OWNED OPEN SPACE' is labeled in the center of the map. The 'ST. VINCENT-SILVEIRA PROPERTY' is labeled at the bottom left. The map includes various street names and a red dashed line indicating the boundary of the proposed exchange properties.

PROPOSED EXCHANGE PROPERTIES

This aerial map illustrates the proposed exchange properties, which are highlighted in a solid red color. The properties are situated in the St. Vincent-Silveira area, adjacent to a large green field labeled 'CITY OWNED OPEN SPACE'. The map also shows surrounding residential developments, including 'MAYN VALLEY' and 'BOLLING CIR'. A white arrow points to a specific area labeled 'TRUST FOR PUBLIC LAND PROPERTY'. The map includes various street names and a dashed orange line indicating the boundary of the proposed exchange properties. The text 'ST. VINCENT-SILVEIRA PROPERTY' is visible at the bottom left.

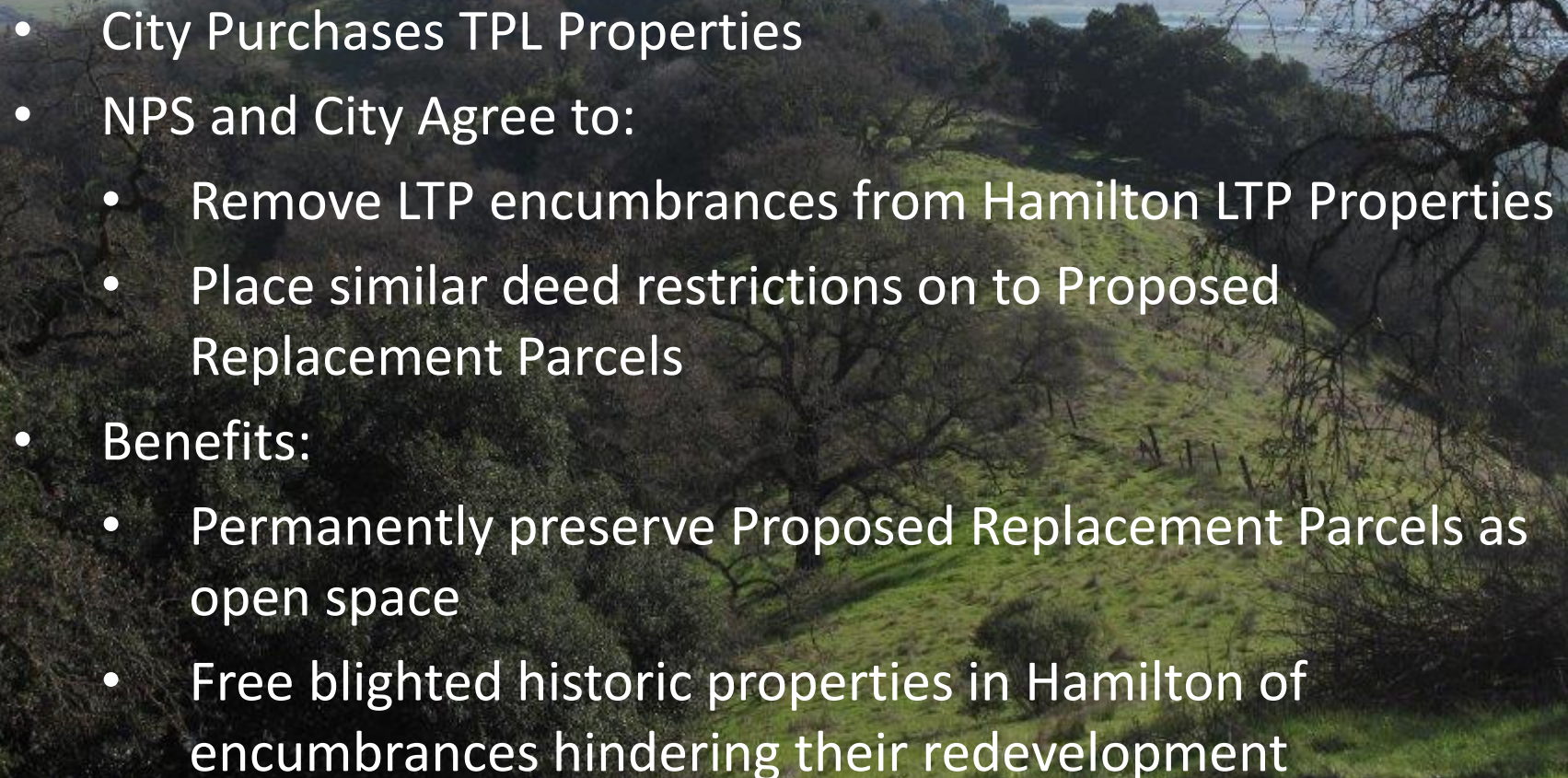
PROPOSED EXCHANGE PROPERTIES

This aerial map illustrates the proposed exchange properties, which are highlighted in a solid red color. The properties are situated in the St. Vincent-Silveira area, adjacent to a large green field labeled 'CITY OWNED OPEN SPACE'. The map also shows surrounding residential developments, including 'MAYN VALLEY' and 'BOLLING CIR'. A white arrow points to a specific area labeled 'TRUST FOR PUBLIC LAND PROPERTY'. The map includes various street names and a dashed orange line indicating the boundary of the proposed exchange properties. The text 'ST. VINCENT-SILVEIRA PROPERTY' is visible at the bottom left.

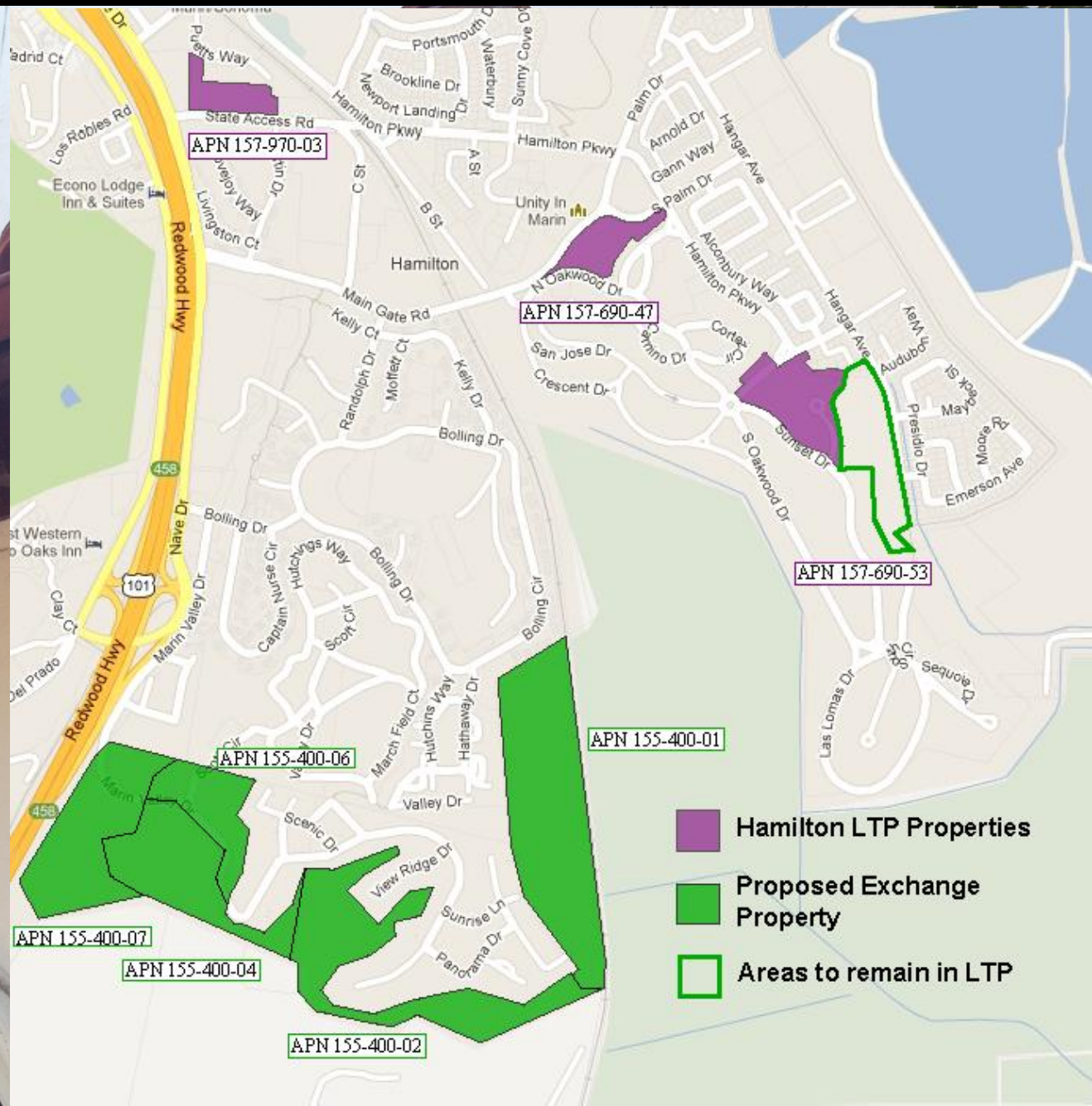
PROPOSED EXCHANGE PROPERTIES

This aerial map illustrates the proposed exchange properties, which are highlighted in a solid red color. The properties are situated in the St. Vincent-Silveira area, adjacent to a large green field labeled 'CITY OWNED OPEN SPACE'. The map also shows surrounding residential developments, including 'MAYN VALLEY' and 'BOLLING CIR'. A white arrow points to a specific area labeled 'TRUST FOR PUBLIC LAND PROPERTY'. The map includes various street names and a dashed orange line indicating the boundary of the proposed exchange properties. The text 'ST. VINCENT-SILVEIRA PROPERTY' is visible at the bottom left.

LANDS TO PARKS EXCHANGE

- 
- City Purchases TPL Properties
 - NPS and City Agree to:
 - Remove LTP encumbrances from Hamilton LTP Properties
 - Place similar deed restrictions on to Proposed Replacement Parcels
 - Benefits:
 - Permanently preserve Proposed Replacement Parcels as open space
 - Free blighted historic properties in Hamilton of encumbrances hindering their redevelopment

LANDS TO PARKS EXCHANGE



PROPOSED REPLACEMENT PROPERTY



TOWN CENTER PARCEL



PROPOSED REPLACEMENT PROPERTY



COMMISSARY PARCEL



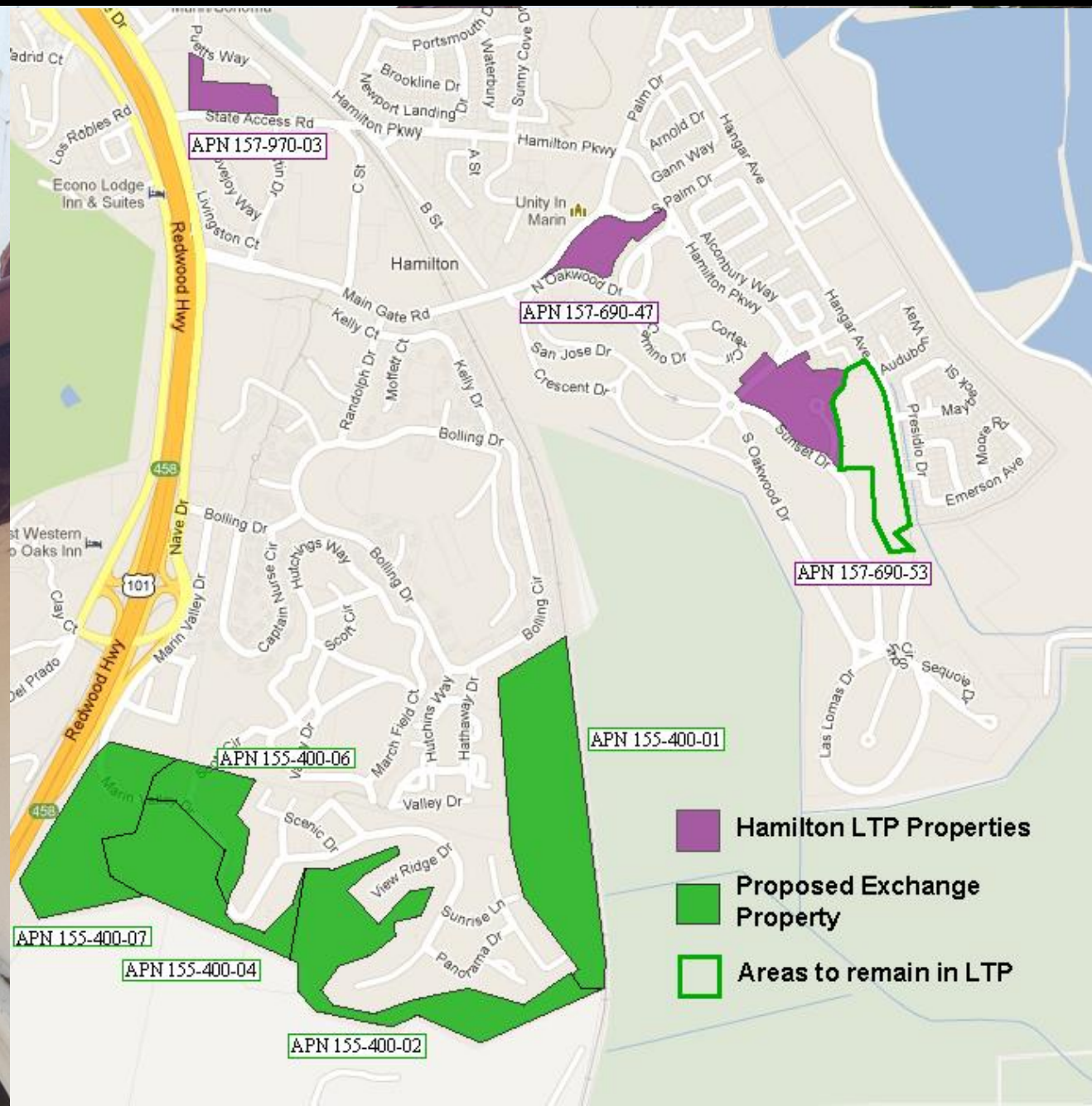
PROPOSED REPLACEMENT PROPERTY



BACHELOR'S OFFICERS QUARTERS PARCEL



LANDS TO PARKS EXCHANGE



BOQ PARCEL BIFURCATION



LANDS TO PARKS EXCHANGE APPLICATION



Over two years of negotiations with federal government:

- Appraisals for all parcels
- Tentative Map for bifurcation of BOQ parcel
- Program of Utilization – analysis of Proposed Replacement parcels' value as and opportunities for open space and recreation
- Combined NEPA/CEQA analysis of the Exchange
- Deed documentation
 - Deed of Partial Release and Amendment– Hamilton LTP Parcels
 - Declaration of Restrictions – Proposed Replacement Parcels

LANDS TO PARKS EXCHANGE APPLICATION



Final Application (~1,400 pages):

- Reviewed and approved by National Park Service, General Services Administration and the Department of the Navy over a 9 month period

NPS has executed:

- FONSI
- Deed of Partial Release and Amendment
- Declaration of Restrictions

HAMILTON LANDS TO PARKS – NEXT STEPS

Rehabilitation will
require a separate,
fully noticed, public
process

Staff will return to
Council with
recommended
process



LANDS TO PARKS EXCHANGE – COUNCIL ACTIONS



1. Approve: CEQA findings and action
2. Approve: Tentative Map dividing the BOQ parcel
3. Adopt: Program of Utilization for the Proposed Replacement Parcels
4. Approve: Deed of Partial Release and Amendment removing LTP encumbrances from Hamilton LTP Properties
5. Approve: Declaration of Restrictions encumbering the Proposed Replacement parcels