Hamilton
Completing the vision

Hamilton Forum June 13, 2012
Hamilton

- Original vision
- Scorecard
- Challenges
- Opportunities
- Moving forward
20 years Ago!

Hamilton Field Master Plan

submitted by
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December 23, 1991
revised January 10, 1992
revised October 12, 1992
revised November 20, 1992
Original Master plan goals

- Develop high quality mixed-use “Village”
- Mitigate traffic impacts
- Achieve a lively and cohesive community
- Create recognizable identity and sense of place
- Create regional employment center - jobs/housing
- Mixture of housing types
- Improve existing blighted conditions (…”Abandoned military buildings…”)
- Example of community based planning
- Net gain for Novato in open space opportunities
Hamilton Wetland Restoration
Scorecard
Results......

• Develop high quality *mixed-use “Village”*
• Mitigate traffic impacts
• Achieve a lively and cohesive community
• Create recognizable identity and sense of place
• Create regional employment center - jobs/housing
• Mixture of housing types
• *Improve existing blighted conditions (…”Abandoned military buildings…”)*
• Example of community based planning
• Net gain for Novato in open space opportunities
Why should we care?

The walkscore of a place is becoming a significant factor in home selection. [www.walkscore.com](http://www.walkscore.com)

My house 46 out of 100

NYT Article 5/25/12 “Now coveted a convenient walkable place”

“Our research shows that real estate values increase as neighborhoods became more walkable, where everyday needs, including working, can be met by walking, transit or biking”

Derelict buildings are an attractive nuisance, financial drain and risk for City and community.
Challenges

• Changing status quo
• How to attract the “right” kind of development
• How to finance adaptive re-use of historic structures
• Removal of use restriction
• How to generate revenue for the City from land sales and taxes
Opportunities

- A chance to fine tune original plan
- A market oriented community planning process can create value for all parties
- To create a world class mixed use walkable community
- To Increase City land value
Why now?

General Plan update
MTC station area planning grant
City owned property (potential revenue stream)
City owned property

Assets

Liabilities
Moving forward

• Community planning process
• Establish priorities
• Build community consensus
• Formulate an achievable plan
• Obtain entitlements for properties
• Sell properties
• Development/adaptive re-use happens
How to create realizable value

A good R.E. market + Base Entitlements in place = Highest land value
The Cost of doing nothing

No Action

City Staff
Security
Insurance
Repairs

Master Developer

Land sales revenue
Ongoing RE Tax and Sales Tax revenue