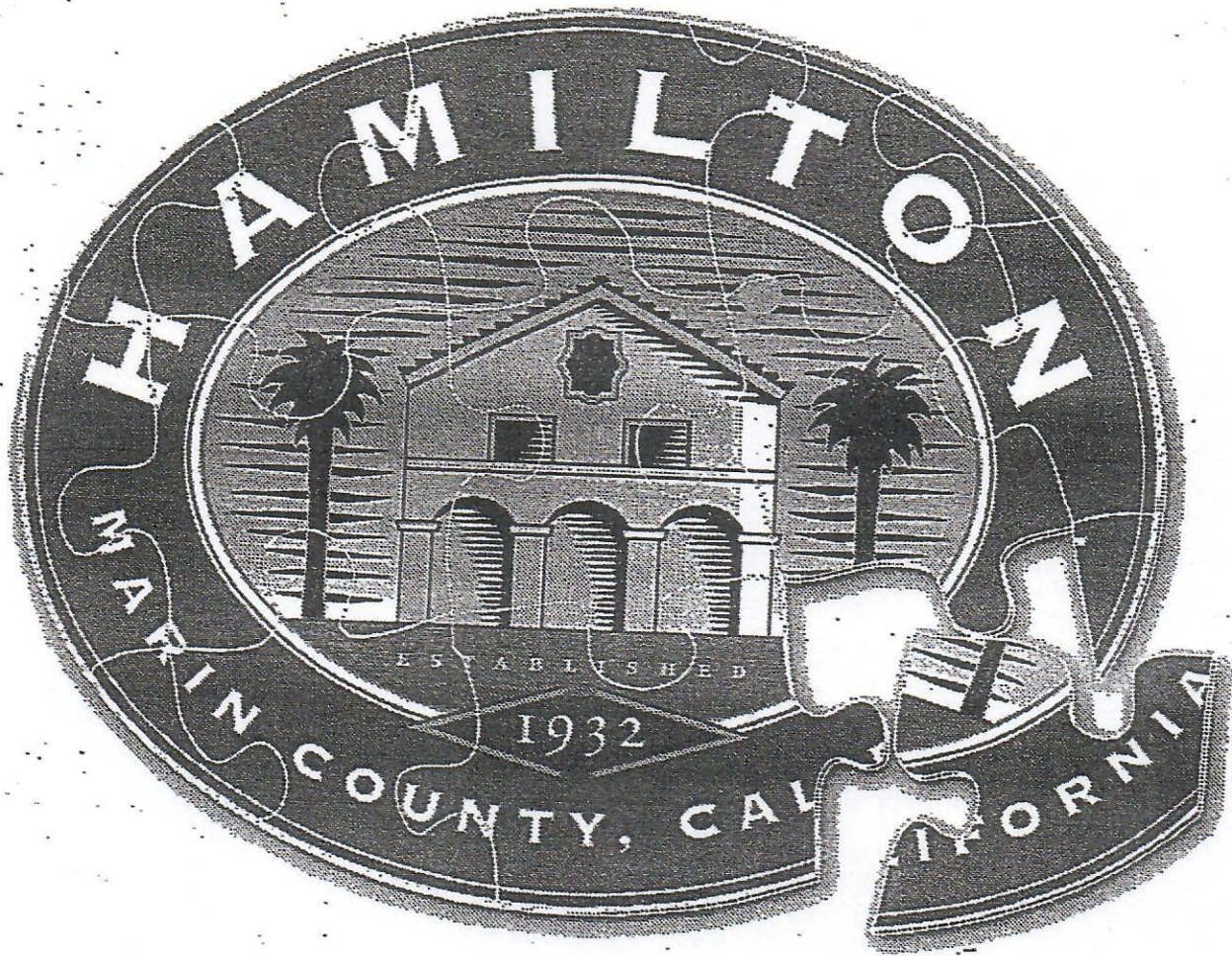


I N S I D E H A M I L T O N



HOW  

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THE PIECES  

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FIT  

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TOGETHER.

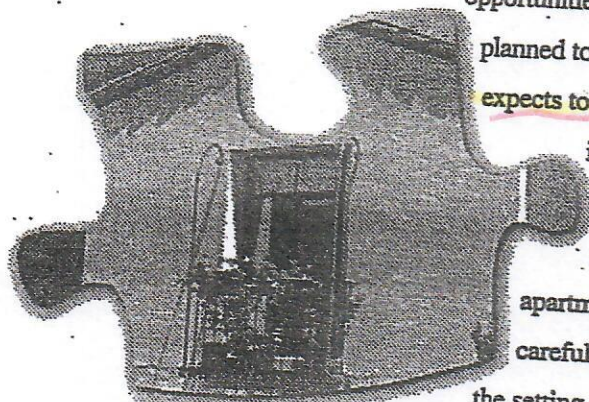
W E L C O M E T O H A M I L T O N !

**P**lanning the community of Hamilton was like assembling the pieces of a puzzle. Much of the planning process focused on how best to provide the foundation for a strong, cohesive community, a "hometown" within the City of Novato. The development team has revitalized the decommissioned airfield into a dynamic new town – a place where you can live, work, play and belong. Many of the original buildings and infrastructure of the historic community have been retained and enhanced with new neighborhoods and amenities. The goal is to ultimately provide a true small-town experience – a friendly environment with schools, recreation, shops, services and business centers convenient to the residential neighborhoods. It is a place where people can live without being dependent on their car to get around. **This Inside Hamilton brochure describes each piece of the Hamilton puzzle and will help you understand how they fit together.**

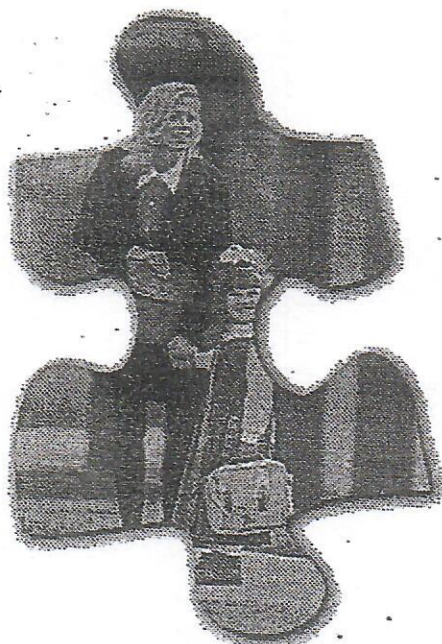


# LIVE

A T R U E C O M M U N I T Y



**Live.** Like most small towns, Hamilton offers a variety of residential opportunities. This piece of the Hamilton puzzle has been carefully planned to accommodate a variety of lifestyles. The community expects to offer approximately 969 homes in two phases, arranged in "villages" around the Town Center. The homes will include a diverse mix of single-family detached homes, custom home sites, attached homes and senior apartments. Architecture for each neighborhood has been carefully reviewed for aesthetic appeal and compatibility with the setting and the community plan. The range of home designs available will appeal to a broad spectrum of people: singles, couples, families and seniors.



**Work.** The option of working in the same community in which you live is one of the puzzle pieces that makes Hamilton unique. Based on input from the Novato community, the Hamilton design team included facilities that are expected to support approximately 2,000 permanent jobs. The historic airplane hangars provide potential for approximately 640,000 square feet of flexible work space for a variety of high-tech, office, research and development and light industrial uses. If the refurbished hangars don't meet the needs of prospective tenants, they may be replaced with new, attractive commercial buildings that comply with the community's architectural guidelines. Commercial space on Nave Drive will include a Courtyard by Marriott and may include a Lucky's Superstore and restaurants. By locating jobs close to home, the vitality of the community and quality of life at Hamilton are enhanced.

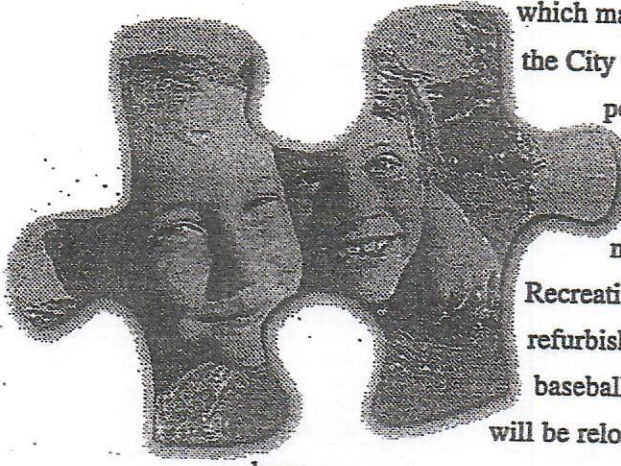
# WORK

Hamilton's location also provides a convenient commute to work centers in San Francisco and throughout Marin and Solano Counties. Access to Highway 101 is excellent and public transportation is available.

# H A S M A N Y P I E C E S

# Play

**Play.** Because Hamilton was a military base, the community offers a remarkable assortment of existing recreational opportunities, many of which may be deeded to and operated by the City of Novato. An Olympic-size pool, recreation center, gymnasium and fitness room are currently in use and managed by Novato Parks and Recreation Department. Slated to be refurbished are the amphitheater and baseball diamonds. Four tennis courts will be relocated. The firehouse may become an art center or museum under City ownership.



There are also plans to add a large city park and sports complex, artists studios and museums. The Coastal Conservancy is proposing an extensive wetlands restoration project that includes approximately 1,000 acres of the former Hamilton airfields. Bird watching, jogging, tennis, rollerblading, swimming, relaxing with friends . . . there's an opportunity for everyone to play at Hamilton.

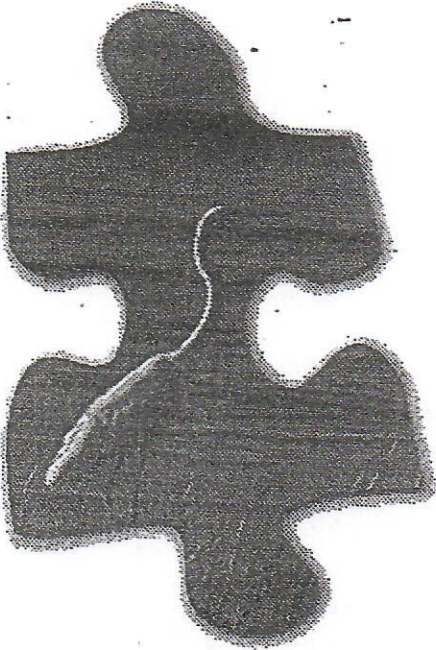
**Belong.** A strong social fabric is vital to a sense of belonging, and Hamilton is designed to provide the framework for a tight-knit community. Throughout Hamilton are places for neighbors to gather and interact. The Town Center, with its historic buildings, is designed as the social hub of the community. Proposed uses include a café, a bank, adult education, an art gallery and a museum. Hamilton School (K-5) and Novato Charter School (currently K-6; will be K-8 by the 1999-2000 school year), both part of the award-winning Novato Unified School District, are located within the community, an easy bike ride or walk from the neighborhoods. North Bay Children's Center, a licensed day care provider, operates within the community, as do several other child care centers. These amenities and services nurture a sense of pride in the place you live – a feeling that clearly says, "This is where I belong."



# Belong

# HOW THE PIECES FIT TOGETHER

Most of the former Hamilton Army Air Base is within the jurisdiction of the City of Novato. The only portions of the community that will remain under Federal ownership are the two airplane hangars in use by the Coast Guard, approximately 282 homes in the area known as Spanish Housing and the former landfill area in Phase Two, part of the community's proposed permanent open space.



New Hamilton will be developed in two phases:

## P H A S E O N E

Phase One, expected to be completed in 2000, will consist of four neighborhoods, rental apartments for seniors, the Hamilton Town Center, commercial buildings and some retail buildings.

### *Neighborhoods:*

Hamilton Park by Hamilton Park LLC

Two- and three-bedroom attached homes

Bayside by Greystone Homes

Three- and four-bedroom single-family homes

Traditions by Taylor Woodrow Homes

Three- and four-bedroom single-family homes

South Gate by The O'Brien Group

Three- to six-bedroom single-family homes

### *Senior Rental Apartments*

The historic Bachelor Officers Quarters buildings will be refurbished into approximately 90 to 120 apartments. Plans include assisted living and/or congregate care services (including Alzheimer's care). Entitlements are being sought by Transamerica Senior Living Communities.

### *Hamilton Town Center*

Planned as the hub of a thriving community, the Town Center features historic buildings and a large grassy area with landmark palm trees. Some of the proposed uses include a café, bank, real estate office, museum, art galleries and book exchange.

### *Commercial*

The areas where the existing hangars are situated are intended for commercial uses such as office, retail and light industrial. The historic hangars will either be refurbished or replaced with new structures.

### *Retail*

The retail component at Hamilton will span two phases. Construction is underway on a Courtyard by Marriott hotel. A Lucky's Superstore is scheduled for completion by the end of 1999.

## P H A S E T W O

Phase Two will consist of two additional neighborhoods:

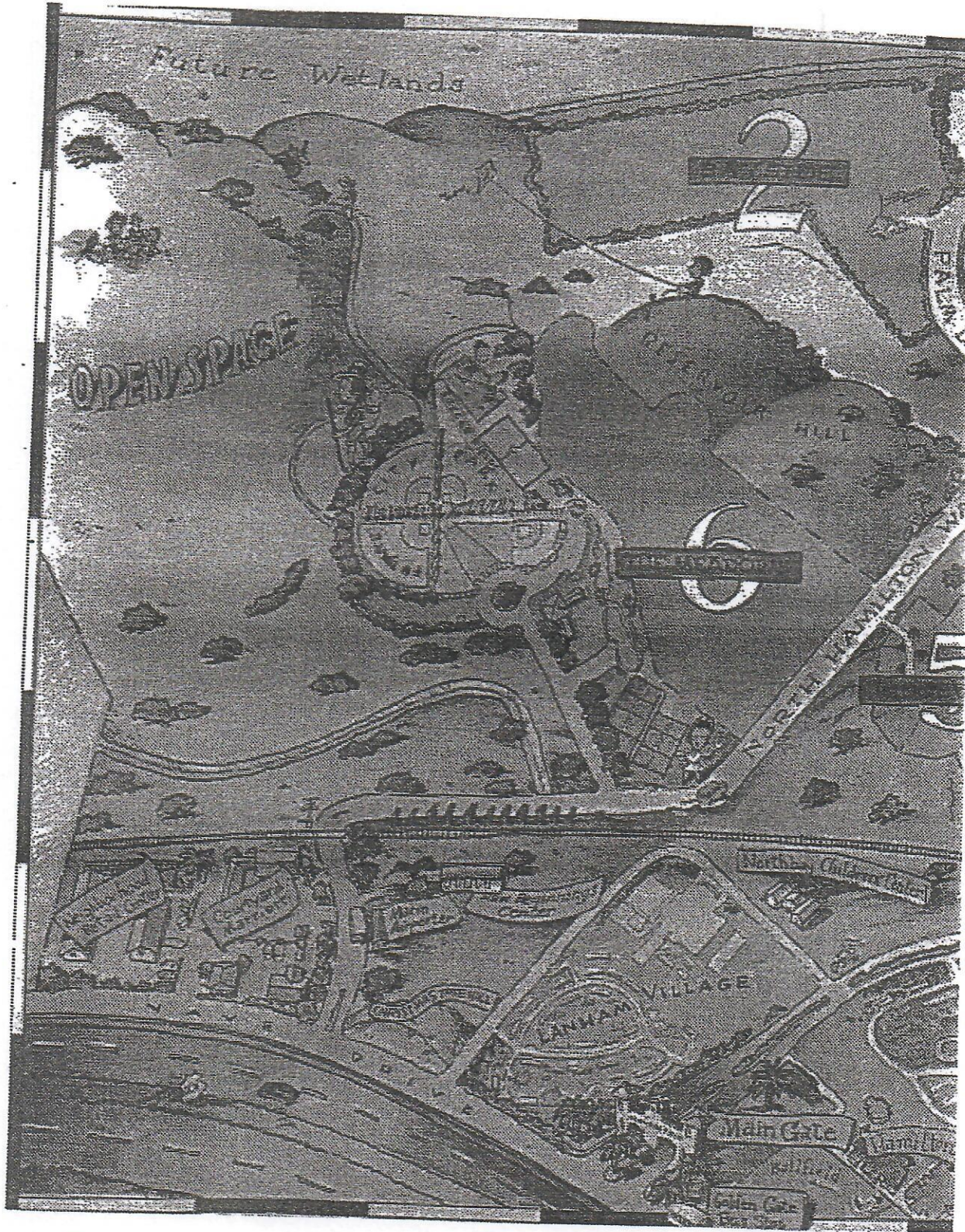
### *Chapel Hill*

19 custom home sites in a hilltop setting

### *The Meadows*

Single-family homes surrounded by open space and parklands

Also planned for Phase Two are an affordable housing component, additional recreation facilities and open space areas.



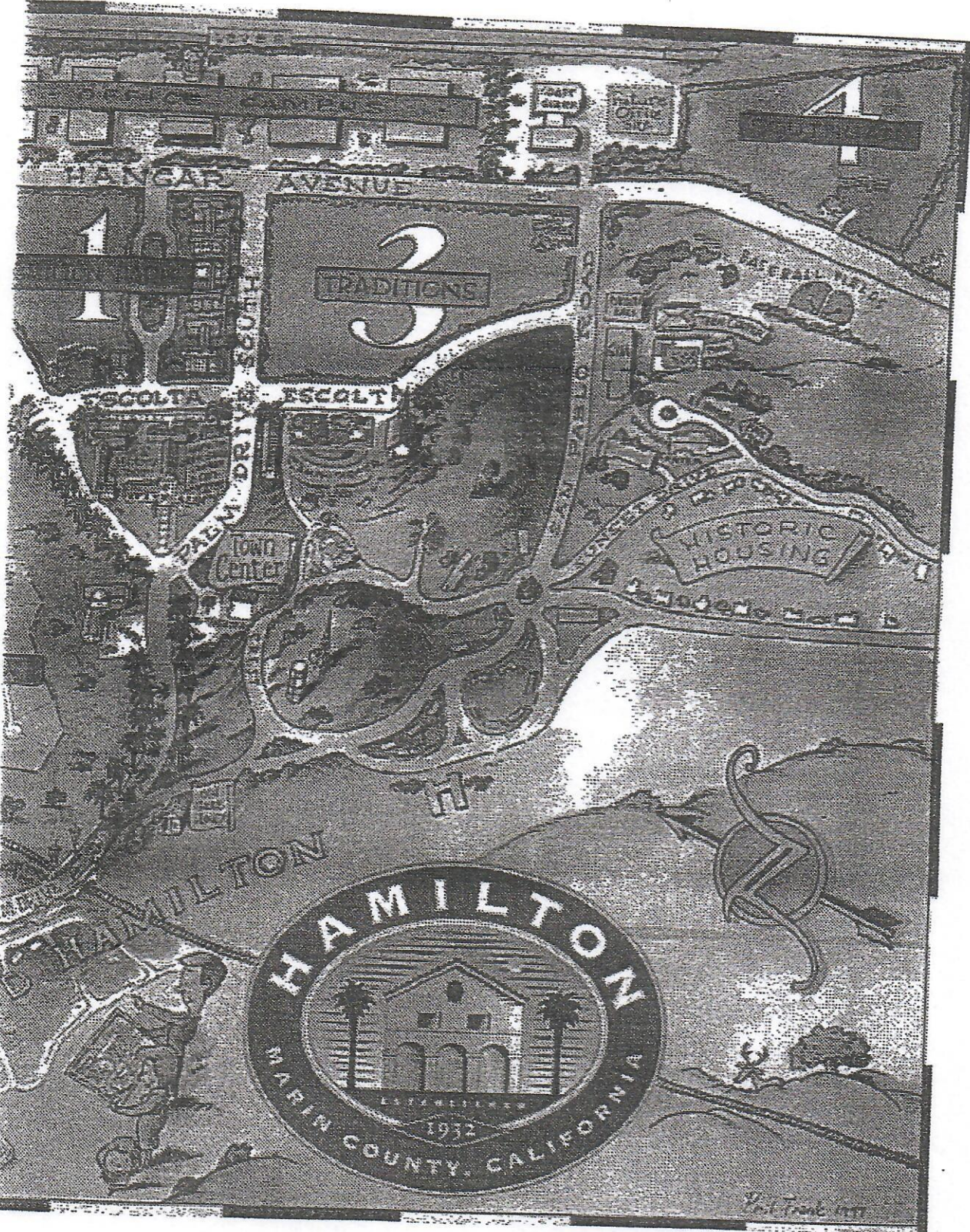
The community is divided into three areas:

1. New Hamilton encompasses 400 acres currently being developed into new home neighborhoods and community amenities.

2. Old Hamilton is comprised of approximately 1,000 units of former base housing on both sides of Highway 101, the Post Exchange and other

buildings. The housing in Old Hamilton includes many historic Spanish Mission-style homes, once used as officers' quarters. Some of the 154 homes

in Old Hamilton were converted to private ownership during the 1980's and are today known as Lanham Village. The Coast Guard will retain



ownership of approximately 282 homes. The City is in the process of determining the future use of the remaining homes.

3. Hamilton Wetlands are proposed for approximately 1,000 acres of the former runways and adjacent marsh areas. The proposal must be approved by the

United States Congress for funding. If approved, the restoration work is expected to be performed by the U.S. Army Corps of Engineers under the

local sponsorship of the Coastal Conservancy.

8

# T H E P L A Y E R S A T H A M I L T O N

## *City of Novato*

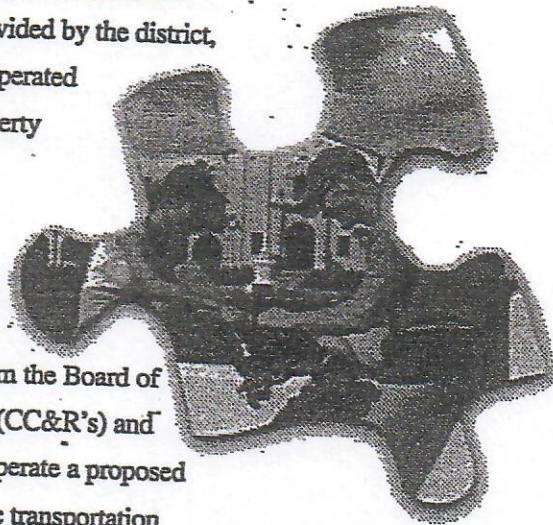
The City will control certain portions of the property no longer under Federal jurisdiction and is responsible for planning future land use and assuming control of property as it is transferred out of Federal control. Residents of Hamilton are residents of the City of Novato, and are eligible for the City's programs and services.

## *Hamilton Community Facilities District (CFD)*

Under the Mello Roos Community Facilities Act of 1982, the residents of Hamilton are part of the Community Facilities District (CFD) known as Community Facilities District No. 1994-1 (Hamilton Field). This district is responsible for ensuring that the community facilities provided by the district, such as the levee, roads and storm drains, are efficiently operated and well-maintained. Special taxes are levied against property owners to fund the district's operations.

## *Hamilton Owners Association*

Each property owner at Hamilton will be a member of the Hamilton Field of Marin Owners Association. Delegates from each neighborhood and commercial property will form the Board of Directors, enforce Covenants, Conditions and Restrictions (CC&R's) and address homeowner issues. The Owners Association will operate a proposed shuttle service within the community and to adjacent public transportation terminals when 50 percent of the commercial and residential properties in Phase One have been put into use.



Owners Association fees vary by neighborhood and are projected to range from approximately \$15 to \$27 per home per month for the first two phases. Detailed specific information is available from your sales representative.

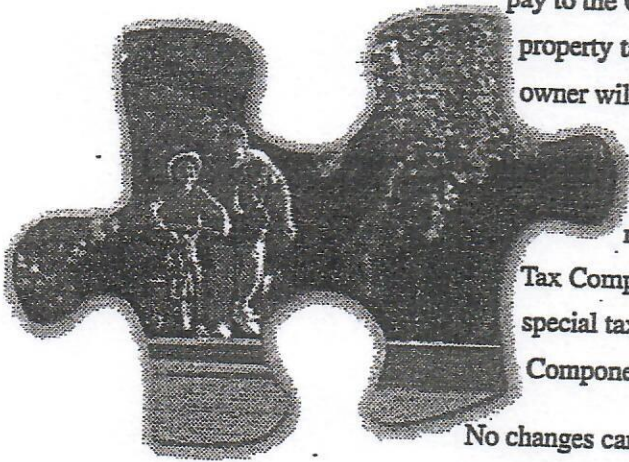
# HOW THE CFD WORKS FOR HAMILTON

The Community Facilities District No. 1994-1 (Hamilton Field) was formed by the City of Novato to provide essential services and facilities for the new community. The CFD assesses a special tax from property owners within Hamilton. The tax consists of three separate components to pay for the following items:

1. **CAPITAL FACILITIES TAX** This portion of the tax pays the debt service on bonds that were issued to fund certain capital facilities, including the new levee, roads, utilities, storm drainage, sanitary sewer and water systems and certain fire suppression services.
2. **WATER CONNECTION TAX** This portion of the tax is applied only to the commercial properties, and pays the commercial properties' water connection charges.
3. **MAINTENANCE TAX** The proceeds of this portion of the tax fund the maintenance and operation of the storm water pump station, levee system and landscaping with the public right-of-way.

The CFD assessment is in addition to the regular property tax you will pay to the County of Marin. The assessment will be charged on your property tax bill and will be due at the same time. Each property owner will pay a total special tax in the range of \$1,798 to \$3,094 to cover the Capital Facilities Tax and Maintenance Tax components. Your actual fee will depend upon the neighborhood in which your home is located. The Capital Tax Component will be levied each year until 2025, when all special tax bonds are expected to be repaid. The Maintenance Tax Component will continue indefinitely.

No changes can be made to the tax without the approval of two-thirds of the property owners in the Community Facilities District. Should maintenance costs increase, the CFD maintenance tax rate may be adjusted by no more than 2 percent per year.



# HOW THE CFD WORKS FOR HAMILTON

## FEE SUMMARY

AMOUNT	PAID TO	USE OF FUNDS	COLLECTION
\$98/mo. <sup>1</sup>	Hamilton Park Homeowner Association	Hazard/Fire/Liability Insurance <sup>2</sup> , roof maintenance, exterior paint, common area lighting, front yard landscaping/irrigation, privately owned streets	Invoiced monthly by HOA
	Hamilton Master Association	Community shuttle bus, management fee	Billed by master association
	Community Facilities District	Maintenance of main gate, privacy wall, landscaping	Twice yearly as line item on property tax invoice
\$132/mo.	Community Facilities District	Bond repayment for installation of storm drains, undergrounding of utilities, new streets and curbs, levee	Twice yearly as line item on property tax invoice
\$15-27/mo. <sup>3</sup>	Hamilton Master Association	Community shuttle bus, management fee	Billed by master association
	Community Facilities District	Maintenance of main gate, privacy wall, landscaping	Twice yearly as line item on property tax invoice
	Community Facilities District	Bond repayment for installation of storm drains, undergrounding of utilities, new streets and curbs, levee	Twice yearly as line item on property tax invoice
\$15-27/mo.	Hamilton Master Association	Community shuttle bus, management fee	Billed by master association
	Community Facilities District	Maintenance of main gate, privacy wall, landscaping	Twice yearly as line item on property tax invoice
	Community Facilities District	Bond repayment for installation of storm drains, undergrounding of utilities, new streets and curbs, levee	Twice yearly as line item on property tax invoice
\$15-27/mo.	Hamilton Master Association	Community shuttle bus, management fee	Billed by master association
	Community Facilities District	Maintenance of main gate, privacy wall, landscaping; maintenance and operation of storm water pump station and levee system	Twice yearly as line item on property tax invoice
	Community Facilities District	Bond repayment for installation of storm drains, undergrounding of utilities, new streets and curbs, levee	Twice yearly as line item on property tax invoice
\$5.20/mo. <sup>5</sup>	Cost Center Fee	Landscaping at community entries and pump station	Billed by management company
	Hamilton Master Association	Community shuttle bus, management fee	Billed by master association
	Community Facilities District	Maintenance of main gate, privacy wall, landscaping	Twice yearly as line item on property tax invoice
\$195-\$197/mo.	Community Facilities District	Bond repayment for installation of storm drains, undergrounding of utilities, new streets and curbs, levee	Twice yearly as line item on property tax invoice

The Community Facilities District No. 1994-1 (Hamilton Field) was formed by the City of Novato to provide essential services and facilities for the new community. The CFD assesses a special tax from property owners within Hamilton. The tax consists of three separate components to pay for the following items:

- CAPITAL FACILITIES TAX** This portion of the tax pays the debt service on bonds that were issued to fund certain capital facilities, including the new levee, roads, utilities, storm drainage, sanitary sewer and water systems and certain fire suppression services.
- WATER CONNECTION TAX** This portion of the tax is applied only to the commercial properties, and pays the commercial properties' water connection charges.
- MAINTENANCE TAX** The proceeds of this portion of the tax fund the maintenance and operation of the storm water pump station, levee system and landscaping with the public right-of-way.

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No changes can be made to the tax without the approval of two-thirds of the property owners in the Community Facilities District. Should maintenance costs increase, the CFD maintenance tax rate may be adjusted by no more than 2 percent per year.

Please refer to your C&R and disclosure materials for complete details. (1) Fees are approximate and rates are based on an HOA of 112 homes. Fees will be somewhat higher until all 112 homes of Hamilton Park are sold and closed. (2) Please note that owners' content insurance is not included. (3) Fees will vary according to phase. (4) \$29.50 of the \$182 per month is called the services component of the special tax and will be used for ongoing services. This portion of the CFD tax will increase by the annual percentage increase in the Engineer News Records General Construction Cost Index. The services component has no termination date. (5) This amount will take effect at BRE Phase II and will increase to \$5.30 per month at build-out.

11

# FREQUENTLY ASKED QUESTIONS AND ANSWERS

# Work

**How much of Hamilton is dedicated to permanent open space?**

Almost half of the Hamilton community is open space. Approximately 150 acres protect environmental features such as vernal pools, wetlands and riparian and wildlife habitats. An additional 1,000 acres are designated for possible wetland habitat restoration.

**What facilities at Hamilton will be owned and managed by the City?**

The City of Novato has become owner and manager of many of the existing recreational facilities and non-residential buildings at Hamilton. Additional proposed facilities include a police training facility and adjoining park. There are proposals for the renovation of the theater as a video conferencing center and the community center building for meeting rooms and classrooms. Use of the remaining City-owned properties is still in the planning stages.

**What parks are available to the Hamilton community?**

A large lawn area is located at Hamilton's Town Center. There is also a large playground at Hamilton Elementary School. A major city park with multiple ballfields is proposed for Phase Two.

Novato has more than 20 parks throughout the city and sponsors popular recreation programs for children and adults. Pioneer Park, which offers tennis courts and Miwok Park and Museum are both convenient to Hamilton.

**Why is the CFD important to me as a Hamilton homeowner?**

The CFD funded the installation of facilities that are vital to the long-term desirability of the Hamilton community. Most of the homes at Hamilton are located below sea level on a sublayer of bay mud, as was the historic community. These factors mandated special infrastructure and facilities to minimize settlement and ensure proper drainage. Facilities funded by the CFD included the new levee, pump station and storm drainage systems which have been installed and worked well through an El Niño winter. In addition, the CFD provided funds for essential systems such as roads, sanitary sewers and water built in the early stages of the development of the community. The CFD benefits Hamilton property owners in the following ways:

- Facilities are new and completed at the beginning of the project.
- There is less construction interference (noise, dust, etc.) after homes are occupied.
- The costs are lower when work is done at one time rather than being spread over a number of years.
- The cost of these essential facilities is equitably shared by the community's homeowners and businesses.

FACILITY	STATUS
Swimming pool	In use; managed by the City for a seasonal swim program.
Recreation center	In use; managed by the City of Novato for events, classes and meetings.
Gymnasium	In use; managed by the City for gymnastics and boxing programs. Upon completion of the City's new off-site gymnastics center, the gymnasium will revert to traditional gymnasium uses.
Exercise room	In use; managed by the City of Novato. This building also contains racquetball courts, which are not available for use at this time.
Amphitheater	To be refurbished, then managed by the City.
Baseball diamonds	To be refurbished then managed by the City; opening tentatively scheduled for spring 1999.
Tennis courts	Four existing courts will be torn down, then relocated in the Coast Guard housing area.
Firehouse	City has preliminary plans to refurbish this building as an art center or museum under City management
Theater	The City is in the process of negotiating historical monument status for this building.

12

# Play

## **What are the soil conditions at Hamilton?**

Soil conditions vary throughout Hamilton, and separate soil reports are available for each neighborhood from the sales representative of each community. The underlying soil in portions of the community is bay mud, a soft marine sediment layered between topsoil and bedrock, or stiffer clay soils. This soil condition was taken into consideration in the design and construction of the new homes at Hamilton. You should consult with your builder regarding any anticipated settlement in your neighborhood.

In landscaping your home, you may need to avoid trees and vegetation with deep roots, due to the bay mud layer. We suggest you consult with a professional landscaping company familiar with soil conditions at Hamilton.

## **Is Hamilton located in a flood zone?**

While many of the homes in Phase One of New Hamilton are located at or below sea level, a levee has been constructed to protect the community. The levee, which has been engineered to withstand tidal action should the waters of San Pablo Bay someday reach this levee, will be maintained and periodically inspected by the City of Novato. The construction of the levee has removed Hamilton from the

100-year flood control plain as established by the Federal

Emergency Management Agency.

## **Will the Coast Guard maintain a presence at Hamilton?**

Hamilton will remain the home base of the Coast Guard's Pacific Strike Team, a standby team that responds to environmental problems, such as oil spills, nationwide. Operations may include helicopter training sessions based at two occupied hangars along Hangar Avenue. The Coast Guard also owns approximately 282 housing units in a section of the community known as Old Hamilton, the former military base. These homes are currently occupied by Coast Guard personnel.

## **What hospitals are available to the Hamilton community?**

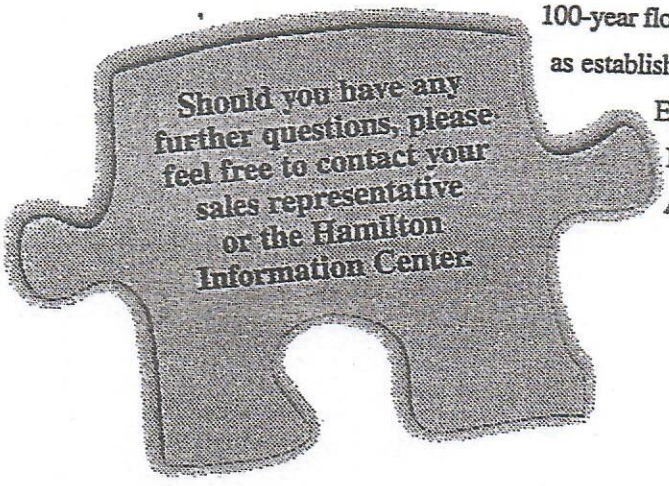
Novato Community Hospital may build a new facility near the Rowland Boulevard exit of Highway 101. Kaiser Permanente Medical Center operates medical offices at 97 San Marin Drive, offering internal medicine, obstetric/gynecology, pediatric and optical services. Kaiser's main Marin County hospital with full emergency and in-patient services is just three freeway exits (Freitas Parkway) south of Hamilton. Marin General Hospital, a Sutter Health affiliate, is located in Greenbrae.

## **Who is responsible for public safety?**

Hamilton is under the jurisdiction of the Novato Police Department, the Novato Fire District and the City of Novato Public Works Department.

## **Where will I shop for groceries?**

A grocery store, to be located on Nave Drive, is planned for Phase Two of Hamilton. Currently, the nearest grocery stores are Safeway and Bell Market, just across Highway 101 on Ignacio Boulevard. A Costco, as well as a Target, Oshman's, Macy's Furniture, The Warehouse and Marshall's, are located just north on Highway 101 at Vintage Oaks, one of the largest shopping centers in the North Bay.



### **What public schools serve Hamilton?**

Hamilton is part of the Novato Unified School District. Hamilton School (K-5) is already located in the community, as is the Novato Charter School. A third potential school site has been reserved in the Hamilton master plan. San Jose Middle School and Novato High School are currently the designated schools for Hamilton.

Novato Charter School provides an environmentally oriented, visual and performing arts curriculum developed by parents, staff and students. The school has been in operation since the 1996-97 school year and currently has an enrollment of 164 students in grades K-6. The program plans to expand to Grade 7 in the 1998-1999 school year and to Grade 8 by 1999-2000.

The Indian Valley Campus of the College of Marin is located on Ignacio Boulevard, a few minutes from Hamilton. This campus offers a range of community college, extension, sports and enrichment programs.

### **How will the new neighborhoods at Hamilton impact traffic?**

The City of Novato has asked for several improvements to accommodate traffic as the new town of Hamilton comes to life. These improvements include: widening Nave Drive, installing traffic lights where appropriate, improving the circulation at the intersection of Ignacio Boulevard and Nave Drive, constructing a second access road and improving Main Gate Road and Hangar Avenue. With these improvements, it is anticipated that the traffic in and out of Hamilton will operate at levels that meet City standards.

### **What public transit is available to Hamilton residents?**

The Golden Gate Bridge District operates bus service within Marin County and into San Francisco. Buses connect Hamilton with the ferry terminal at Larkspur Landing, offering service to San Francisco.

A railroad easement situated along the west side of Hamilton may someday be used for a light rail system serving Marin County. A light rail station has been designated in the Hamilton master plan.

A shuttle service is proposed for operation by the Hamilton Owners Association, commencing when 50 percent of the residential and commercial properties in Phase One are put into use. The service is expected to be available during commute hours, transporting residents from stops within Hamilton to the Golden Gate Transit Station adjacent to the community.

A Marin Airporter terminal is under construction at Hamilton on Nave Drive.

### **As a resident of Hamilton, should I be concerned about toxic soil?**

There was toxic contamination in some parts of Hamilton due to former uses by the military. Before the property could be transferred to private ownership, these toxics had to be cleaned up to Federal and State standards. The individual builders' properties have been certified as safe for residential use. The former landfill in the Phase Two open space area has also been cleaned up. There is on-going monitoring of the area. This former landfill will remain under Federal ownership, but used for recreational purposes by the City of Novato. Please refer to page 31 of the Master Disclosure and the Environmental Disclosure Document for your neighborhood for more details.

# Belong