THE RESIDENT PLAN

A GOLDEN OPPORTUNITY FOR GOLDEN GATE VILLAGE

Presented by the Golden Gate Village Resident Council

January 25, 2022

Table of Contents

CHAPTER ONE: OVERVIEW

INTRODUCTION

For too many years, Golden Gate Village residents have had to endure serious, ongoing habitability and health issues with their units, including black mold, leaky plumbing, faulty wiring, and lack of heat. The Resident Plan offers a model that will ensure a safe and healthy living environment for the community both now and for generations to come.

Incorporated as a 501(c)3 in 2005, the five-member Golden Gate Village Resident Council (GGVRC), is the elected representative of the Golden Gate Village community. In 2014 the GGVRC first presented its vision for the revitalization of Golden Gate Village.

Entitled “Deep Green Retrofit and Rehab to Preserve Legacy Communities,” this document highlighted the four “pillars” of the resident-led approach:
(1) Deep green renovation of existing units.
(2) No new building.
(3) Preservation of historic legacy.
(4) Investment in job training for local residents.

Seven years later, a petition endorsed by almost two-thirds of heads-of-household in March, 2021, and delivered to the Board of Supervisors on April 15, 2021, reiterated the benefits of GGVRC’s approach for the community:

> *The Resident Council’s proposal calls for the deep green renovation of the existing buildings, landscaping and open space/circulation at Golden Gate Village consistent with its designation on the National Register of Historic Places. The Resident Council’s revitalization proposal can be accomplished swiftly because it does not propose any new construction, would not increase infrastructure needs and would be consistent with historic preservation standards.*

Although the GGVRC has introduced its vision proposal regularly since 2014 at monthly meetings of the Marin County Housing Commission for discussion and consideration, the plan has never been given a hearing prior to this report.

This is particularly puzzling and concerning in light of GGV’s placement in the National Register of Historic Places on September 18, 2017 – the only public housing complex in the country to achieve this status, and a designation that includes both buildings and grounds as a historic district. While such designation does not unilaterally preclude development, it immediately places a serious onus on any outside proposal that would involve adding new buildings and/or destroying existing units: substantial constraints,

considerable added expense, significant roadblocks and a greatly extended timeline (likely many years) for completion.

The Resident Plan, on the other hand, faces none of these obstacles as it does not propose any new building. To the contrary, this Plan is directly in line with HUD's own mandate involving historic preservation in housing and community development.

Underscoring the historic significance and value of Golden Gate Village, local landscape architect, Douglas Nelson, was inspired to submit GGV to the 2021 Historic American Landscape Survey Challenge. This nationwide contest is sponsored by the National Park Service to document historic landscape projects; the 2021 theme was Black landscapes. Golden Gate Village won first place and Nelson's documented report of Lawrence Halprin's visionary design is now in the Library of Congress archives.

Given the opportunity to use Golden Gate Village as a model for what public housing in the 21st century could aspire to be, thereby both demonstrably tackling the county's statewide reputation for systemic racism while simultaneously raising Marin's profile nationally – given this opportunity, the Housing Commission has failed to even consider the residents' vision for more than seven years.

Ignored by those charged with protecting their interests, GGVRC has been forced to assemble its own team of outside professionals to develop the vision proposal into a detailed plan, including a historic structures report, sustainability assessment, historic landscaping analysis, detailed design considerations, and proposed funding sources. Additionally, this Plan offers solutions for the three issues HUD has raised:

(1) Where to house GGV residents during renovation – without requiring any new building or relocating anyone outside of Marin City;

(2) How to address "over-housing" – without warehousing senior residents and removing them from their community; and

(3) How to provide sufficient community and meeting space to accommodate both current needs and future opportunities – all while maintaining GGV's historic integrity.

The Resident Council's outside consulting partners include Architectural Resources Group (ARG), Arup, and Roth/LaMotte Landscape Architecture (Gary Roth, principal). Most of this work has been provided pro bono because the firms' principals believe in the value of maintaining this historic treasure and its Black-majority community. All costs were covered by donations (in excess of $100,000 at the time of this report) through our GoFundMe site from the larger Marin community of individuals and organizations who are also committed to seeing the Resident Plan made a reality.

PROJECT GOALS

Golden Gate Village is suffering from years of gross negligence and mismanagement as attested to by the consistently failing physical scores it receives from HUD. These failing grades resulted in a demand from the federal agency in 2021 for a corrective action plan (CAP) from the County, and the CAP submitted by MHA to HUD in October, 2021, did identify a plan by the Resident Council for the first time as one of three possible corrective alternatives that would be considered. What MHA's response did not do was underscore the significant benefits of the Resident Plan for both the County and HUD.

1. A major goal of the Resident Plan is to address the needs of the community for renovation of all existing units immediately. This is in line with HUD's bottom-line directive that residents are provided with appropriate quality housing prior to recapitalization.

2. Golden Gate Village – both buildings and grounds – is in the National Register of Historic Places. The Resident Plan provides the shortest timeframe for the renovation of existing units as it is the only plan that has no impact on the historic integrity of the district. This approach stands in sharp contrast to any plan that would include new building, as such a plan would automatically trigger an extensive CEQA/NEPA review and postpone critical renovation efforts at GGV for at least five to seven years, perhaps even longer.

3. The Resident Plan is the least expensive alternative for the County. As Carl Elefante, former president of the American Institute of Architects, observed in 2007, "The greenest building is…one that is already built."

In line with its community-centered approach, another goal of the Resident Plan is to phase repairs and rehabilitation of apartment units in a manner that minimizes resident displacement. Most significantly, the Resident Council is working with Jordan Moss, owner of Summit at Sausalito just above Golden Gate Village, who has offered to provide temporary housing for GGV residents during renovation of 21-42 units (1-2 high-rise buildings) at a time. A strategic approach to renewal may also incorporate other solutions that have been utilized successfully at other low-income housing projects in Marin, such as Bennet House in Fairfax, as well as at Golden Gate Village itself in the 1970s. These additional, viable alternatives – all requiring only temporary displacement – include "checker-boarding" (moving residents into an empty unit onsite), short-term relocation in a nearby motel or hotel, and onsite trailers.

NOTE: Please refer to Appendix D: Map of Marin City for a detailed visual reference to numerous locations immediately adjacent to or near Golden Gate Village that this Plan has identified to address all of HUD's broader concerns, including:

- Expanded and different housing opportunities not requiring new building
- New building opportunity for project-based Section 8 housing
- Extensive community/meeting spaces
- Expanded outdoor recreation space

As Royce McLemore, president of the Golden Gate Village Resident Council, has observed, “Our revitalization plan is truly by the community and for the community, and it’s shameful that the MHA has completely disregarded it for years. The GGVRC plan aligns with the Green New Deal and addresses climate change, racial equity and job creation – and most importantly, it allows residents to have a voice in the future of our community. In fact, our plan could become the model for how to incorporate the Green New Deal into public housing projects throughout the country.”

With its emphasis on self-determination, the Resident Plan also provides Marin County, itself, an opportunity to make a meaningful, not simply performative, contribution toward reparations and racial equity right here at home. (As a guide, commissioners might look toward Long Beach, which created a local reconciliation plan that ties reparation efforts to affordable housing.)

CHAPTER TWO: DESIGN CONSIDERATIONS

The primary design considerations for the revitalization of Golden Gate Village are the rehabilitation of the existing buildings and site to a condition consistent with their importance to the history and culture of both the current and future residents of the buildings and Marin City. Equally important is a rehabilitation plan that will upgrade the condition and performance of the buildings to the highest standards of sustainability and resiliency consistent with the historic status. The goal is to maintain the historic characteristics of the buildings while improving them to contemporary standards, readying them for another sixty or more years of use.

The 29 existing buildings and the site are both listed on the National Register of Historic Places (NRHP). Because the buildings and site are listed on the NRHP and because the sources of funding for the revitalization may include historic tax credits administered by the State Historic Preservation Officer (SHPO) and the National Park Service (NPS), the rehabilitation of the buildings must conform to the Secretary of the Interior's 106 Standards. These standards generally preclude major alterations, destruction of, or additions to listed buildings or sites without approval of plans by the SHPO and NPS.

Sustainability and resiliency improvements to the buildings and site will be woven into the historic rehabilitation. The work will begin with a baseline study of the buildings' energy use and the potential improvements to performance. The study will also address improvements to health, safety and accessibility that can be incorporated into the rehabilitation. Improvements will need to address the need for resiliency, including a degree of energy independence that addresses the increasing instability of services caused by climate change. The results will be a set of specific goals organized into a tiered approach to the work based on feasibility and cost.

Renewal of the landscape will be based on the original design by landscape architect Lawrence Halprin. The work will address the condition of the walkways, stairs, parking, drainage and social spaces of the original design. Accessibility to the site consistent with contemporary requirements will be included in the rehabilitation. The current inventory of plants will be compared with Halprin's original list and the landscape returned to its original condition, unless contemporary concerns with flammability would preclude certain plants' use.

The work on the exteriors of the buildings will include repair and replacement of finishes and building materials and removal of some structures than are not original to the buildings to return the buildings to their original appearance.

Despite the neglect of the physical condition of the buildings and landscape, Golden Gate Village is already a vibrant community. The overall goal of the rehabilitation of the Village is not only the preservation of a historic place but the preservation of the community that inhabits it and the continuation of that community into the future.

CHAPTER THREE: DESIGN GUIDELINES

SITE GUIDELINES

- Review and inventory existing landscape planting with respect to original design and plans by Lawrence Halprin. Intention to restore landscape planting per Halprin design layout and Planting List. Alternately, remove existing landscape shrubs and replace according to Halprin's Planting List and layout.

- Evaluate condition of existing landscape irrigation. Intent to restore and upgrade/ expand as needed.

- Identify and evaluate conditions of existing storm drainage system (in conjunction with original 1957 construction documents); recommend appropriate repair and upgrades. Propose under-grounding of rainwater collection where possible, particularly concrete interceptors added within private yards as part of 1984 drainage additions.

- Review existing site grading with intent to restore grade lines as well as positive slope away from buildings.

- Assess conditions of site walkways and stairs; determine if Americans with Disabilities Act (ADA) upgrades required.

- Identify and evaluate conditions of driveways and parking; determine if ADA upgrades required.

- Under-grounding of all overhead electrical—around perimeter of property and to individual buildings. (Possible joint trench with telephone and cable.)

- Review and assess utility upgrades needed—electrical, gas, water, sanitary sewer, storm drainage (as documented in original 1957 construction documents).

- Site lighting: review and assess existing lighting. Provide recommendations for upgrades as well as additional area/path lighting as may be required for accessibility and safety, as well as security. Remove/replace insensitive security lighting and conduit on face of buildings.

- Building identification signage—not original, to be removed. Assess and cost out requirements to develop an aesthetically sensitive solution.

- Review and restore 2x wood fence enclosures at low-rise units with respect to preservation of existing material and restoration per original architect's plans.

- Review and restore concrete masonry unit enclosures at low-rise units with respect to preservation of existing material and restoration per original architect's plans (including removal of paint).

- Review and restore concrete masonry unit laundry enclosures at high-rise units with respect to preservation of existing material and restoration per original architect's plans (including removal of paint). Assess potential for re-purposing as community/ social space.

- Review and evaluate private yards at low-rise buildings.

- Review private yard perimeter fencing, most of which is non-original. Intent to establish boundary wood/wire fencing system per original design (documented in original 1957 construction documents).

- Restore community courtyards/social space between low-rise building clusters with respect to restoration per original architect's plans (children's play areas and park benches).

- Restore three pentagonal play areas for children between high-rise buildings with respect to restoration per original architect's plans.

- Review and evaluate playground area at north end of property – not original per Halprin design. Possible design re-development as community gathering area (which is primarily how the area is currently used).

HIGH-RISE APARTMENT BUILDINGS DESIGN GUIDELINES

- Structural engineer (SE) review of original construction documents and existing structures.

- Assess concrete structure and wood framed roof structure.

- SE assess whether steel tube brackets added at galley passage (supplemental support of cantilevered walkways) are necessary (intent to remove).

- Remove steel stair additions (not code-required) beside concrete stair towers at four of the eight high-rise apartment buildings.

- Restore concrete wall sections (reinforced and board-formed to match) that were cut out in order to add steel stairs at all eight high-rise buildings.

- Inspect and repair clay tile roofing at all eight high-rise buildings.

- Reconstruct and install all patterned, precast concrete panels at high-rise buildings (current panels are not original, but hollow fiberglass). New panels to be lightweight glass-reinforced concrete.

- Full renovation of all apartments: finishes, cabinetry, shelving, appliances, plumbing, electrical wiring, switching, outlets.

- Metal lath and plaster room partitions and custom wood door frames to remain in place.

- Design and build new kitchen and bathroom cabinets.

- Glazing (all windows and doors). Ideally, replace with insulating units but important to maintain historic fabric insofar as the existing aluminum frames and sash. (Research whether existing sash will allow thicker glazing units.)

- Replace all boilers and recirculating pumps with energy efficient units.

- Replace/upgrade all hydronic fin-type convector radiators in high-rise apartments.

- Consider “instant-on” hot water in kitchens and baths via recirculation pump or under cabinet point-of-use tankless water heater.

- Replace interior lighting fixtures with energy efficient LED sources.

- Replace exterior lighting fixtures with energy efficient LED sources on a timer or photovoltaic switch.

- Inspect/evaluate hot water piping—insulate.

- Assess 5-story trash chute and doors at north stair towers. Repair if necessary.

- Determine if existing banks of gas meters at concrete stair tower base can be recessed into wells below grade.

LOW-RISE APARTMENT BUILDINGS AND ADMINISTRATION/MAINTENANCE BUILDING DESIGN GUIDELINES

- Structural Engineer review of original construction documents and existing structures.

- Evaluate condition of existing comp shingle roofing at apartment buildings and administration building. If replacement needed, upgrades include adding Class “A” fiberglass underlayment and rigid insulation over conditioned space.

- Potential for application of photovoltaic solar shingles. (See Sustainability/“Green” Upgrades section below.)

- Full renovation of existing apartments: finishes, cabinetry, shelving, appliances, plumbing, electrical wiring, switching, outlets.

- Stud partition framing to remain in place.

- Where wall finishes are removed, and/or where possible, add batt or blown-in insulation at exterior walls.
- Design and build new kitchen and bathroom cabinets.
- Add sound batts at party walls between units, as well as interior walls within units.
- Replace interior lighting fixtures with energy efficient LED sources.
- Replace exterior lighting fixtures with energy efficient LED sources on a timer or photovoltaic switch.
- Glazing (all windows and doors). Ideally replace with insulating units but important to maintain historic fabric insofar as the existing aluminum frames and sash. Research whether existing sash will allow thicker glazing units.
- Replace glazing on sliding doors with tempered glass as required by Code.
- New floor finish at ground floor slab-on-grade. (Residents to be provided resilient flooring options for their units.)
- New floor finish at Type B second floor units. (Residents to be provided resilient flooring options for their units.)
- Replace all furnaces at low-rise apartments with energy efficient units.
- Ductwork upgraded with insulated ducting.
- Inspect and assess flue terminations.
- Replace all exhaust fans.
- Review breaker panels at all residential units.
- Inspect/evaluate hot water piping—insulate.
- Remove paint from redwood board & batten siding at all low-rise buildings and administration building (paint non-original). Use safe chemical stripping products (e.g., Prosocol). Repair siding where required with matching materials. Seal redwood and stain clear per original specifications.
- Remove paint from redwood fascias and trim at all buildings (paint non-original). Seal redwood and stain clear per original specifications.
- Remove paint from T&G (tongue-and-groove) wood roofing where exposed to view (non-original). Clear stain per original specifications.

- Repaint 2x wood blocks at each beam termination on low-rise gables. Blocks were originally painted a gloss warm red.

- Remove paint from integrally colored concrete masonry (paint non-original). Repair CMU and re-point where required. Clear seal.

SUSTAINABILITY/“GREEN” UPGRADES
(Stratification according to “Tiers” for upgrades as commercially reasonable and practical.)

Tier One
- Insulate exterior stud wall cavities at low-rise buildings and administration building.

- No stud walls, floors, or ceilings at high-rise buildings to insulate—all concrete. Not likely to consider furring interior side of concrete to add rigid insulation.

- Replace interior lighting fixtures with energy efficient LED sources.

- Replace exterior lighting fixtures with energy efficient LED sources on a timer or photovoltaic switch.

Tier Two
- Low-rise buildings only: rigid insulation at exterior of roof deck (interior deck and beams remain exposed to view). Insulation extends to line of conditioned area only. (Need to track how adding thickness will affect curbs and flashing at Type B building clerestory.)

- Replace glazing with insulated units (if possible within original frames/sash).

- Energy generation. Explore replacement of comp shingles at low-rise apartment buildings and administration building with “solar shingles” (e.g., Tesla “Solar Roof” shingles). No roof mounted solar panels.

- In an effort to minimize waste, apartment interior inventory to determine feasibility for retaining plumbing fixtures, cabinetry, etc.

Tier Three
- Investigate possibility of a closed-loop, geothermal exchange system to provide heating (and, possibly, cooling) for all units. Wells to be located in parking areas.

- Investigate the possibility of greywater/stormwater collection and storage to be used for landscape planting irrigation.

CHAPTER FOUR: SUSTAINABILITY

As we face the critical likelihood that water scarcity, increasing wildfire threats, sea-level rise, and other impacts of climate change will be part of Marin's ongoing reality both now and in the future, it becomes paramount to incorporate resilient, sustainable systems into every aspect of the renovation process.

An integrated design approach will leverage synergies among the various disciplines and building systems to achieve well-defined objectives relative to wellness, conservation, high performance, and cost effectiveness.

It's a well-known observation among sustainability professionals that the greenest building is the one you don't have to build. A major tenet driving the Golden Gate Village Resident Council's Plan, therefore, is the requirement that all sustainability efforts take place within the context of the existing, historically designated architecture. The Resident Plan supports the renovation and renewal of all existing units, not the construction of any new buildings. This mindful, grassroots approach both respects the original vision of Green, Warnecke and Halprin, and maintains the integrity of the community that has called Golden Gate Village home for as many as four generations.

In order to determine the most effective strategies to achieve sustainability and resiliency, GGVRC contracted with Arup, a world class firm of designers, planners, engineers, architects, consultants and technical specialists. Arup provided its sustainability advice services pro bono. (Marin County is already familiar with the quality of Arup's work since the county has previously worked in partnership with the company on its Concrete Codes Program.)

Arup analyzed existing systems at Golden Gate Village and made recommendations for potential improvements in efficiency. (See Appendix B for the detailed report.) Specific sustainable and resilient strategies that were considered and evaluated include:

1. **Energy.** Energy models were created for each type of building and alternatives considered to determine the best ways to achieve "Deep Green" renovation including consideration of window types, concept level HVAC systems, shading elements and envelope U-values.

2. **Solar.** Arup investigated the relationship between envelope features and cooling / heating strategies and also considered the potential opportunities for onsite renewable solar energy production.

3. **Water.** Arup provided an analysis of available water onsite as well as potential opportunities for water reuse and distribution through the use rainwater catchment of storm water, grey water, and black water.

4. **Healthy materials.** Arup provided recommendations about how to select materials for renovation to avoid toxic substances.

The Resident Plan will employ a tiered approach to repairs, upgrades, and improvements as products and systems become commercially reasonable, affordable, and practical.

CHAPTER FIVE: RESIDENT EQUITY

California's new Reparations Task Force convened for the first time in early October, 2021. As reporter Justin Phillips explained at the time in a San Francisco Chronicle column, this is a welcome start, but it is only a start: "The Reparations Task Force is among a slew of credible attempts at the state and local levels to redress the lasting legacies of this (segregated) history. But new laws and initiatives take time to bear fruit. In the meantime, Black Californians search for light under systemic racism's long shadow."

Hidden under the bushel basket of the Marin Housing Authority, Golden Gate Village has the potential to be one such light – if the Resident Plan is accepted and enacted.

Specifically, this plan addresses the four needs identified by the community for:

1. Equity
2. Control
3. Inheritability
4. Revitalization

After much research, we believe the model for Golden Gate Village that best addresses all four needs of the residents is a limited equity housing co-op (LEHC).

Our proposed model may be somewhat similar to Ponderosa Estates also in unincorporated Marin City, a low-income LEHC for families, which is subsidized by HUD and is a 100 percent Section 8-based community. The governing board of the Golden Gate Village LEHC will be the five members of the GGV Resident Council, which will hire a professional manager for day-to-day operations. (Ponderosa Estates utilizes the services of the John Stewart Company.)

The LEHC model as envisioned in this Plan offers several advantages. The co-op owns both the buildings and the underlying land and is democratically governed by the tenant-shareholders, who own a share in the LEHC corporation and receive a long-term "proprietary lease" to their unit. Tenant-shareholders not only have a vote in the governance of their community but can also build equity in their home (based on resale restrictions established by the LEHC itself). Residents who don't choose to participate in the LEHC can continue to rent their apartments from the LEHC.

Just as they do currently at Golden Gate Village, tenant-shareholders will be responsible for monthly payments on their units in accordance with HUD guidelines; rather than simply going to pay rent, however, this money will go toward mortgage payments and maintenance fees on their residence. The co-op, itself, will pay the collective mortgage on the property as well as taxes and insurance. As part of the transition to a LEHC, the property will be deed restricted to ensure that Golden Gate Village remains permanently affordable housing to the Section 8-qualifying community.

The difference between what tenant-shareholders pay for their individual units and the cost of the mortgage to the co-op is made up by federal (HUD), state and/or local government subsidies, just as it is currently. In that sense, nothing changes. For the GGV residents who become tenant-shareholders, however, everything changes.

Under the LEHC model, Golden Gate Village tenant-shareholder residents obtain:

1. The right to pass their home on to their heirs.
2. Assurance that the amount they pay every month for their home mortgage will always remain within HUD-approved income guidelines.
3. The knowledge that all decisions regarding their homes and the future of Golden Gate Village will be decided by the GGVRC and GGV residents – not the MHA, not HUD, not an outside developer.
4. Reassurance that Golden Gate Village, a National Historic District, will remain a National Historic District in perpetuity.

As Justin Phillips reported: “According to UC Berkeley researcher Stephen Menendian, Black households have an average net worth of $24,000, compared with $188,000 for white families, based on 2019 Federal Reserve data.” (In Marin County, it should be noted, this disparity is even greater.)

That appalling statistic is one consequence of centuries of forced labor and second-class status that have blocked Black progress throughout America, creating vast wealth inequity. It’s past time to show the same respect for the African-American Historic District of Golden Gate Village as has been shown to its sister project, the Marin Civic Center. In Golden Gate Village the County has a golden opportunity to begin to make its own long-overdue reparations through home ownership for GGV residents.

CHAPTER SIX: SENIOR NEEDS

Relying only on secondhand information from the Marin Housing Authority and without speaking directly to Golden Gate Village residents to assess their needs, HUD has accepted the MHA's report that many senior members of the GGV community are "over-housed." The MHA's proposed response is to build a new building on the property and to funnel as many elders as possible into this structure.

There are several things wrong with this approach.

(1) To restate the obvious first, Golden Gate Village is listed as a historic district on the National Register of Historic Places. This designation protects the grounds as well as the structures from new building.

(2) Setting aside the obvious, the largest building at Golden Gate Village has 21 units. According to the MHA, as many as 75 Golden Gate Village seniors are "over-housed." Any building purporting to accommodate this number (or close to it) would be vastly over-sized for the community.

(3) If the pandemic has taught us nothing else, it is that outside access for all units in an apartment building is an important factor in being able to maintain good health. This is especially true for our most vulnerable populations, which includes seniors. All current apartments at Golden Gate Village have outside access; new buildings typically do not.

(4) Bringing a new family of 3-4 into a unit previously occupied by an elder is not a simple one-for-one exchange. Marin City's infrastructure and services, including ingress/egress, parking, water, sewage, etc., are already severely compromised. Adding more families would exacerbate these problems.

Neither the MHA nor HUD seems to have recognized the fact that because only one person's name is on a lease does not mean that only one person is living in the home. This is true throughout Marin. College graduates are living with their parents again because of sky-high rents. Older homeowners have live-in caregivers and JADUs provide both financial assistance and companionship. Seniors at Golden Gate Village are no different from their other counterparts in the county. A step that can – and should – be taken immediately is to get everyone who is living in the apartment on the lease.

In other words, it's far more likely that much – and perhaps, most – of the perceived problem stems from under-reporting rather than from actual over-housing.

For the few who literally have too much space or who would prefer to move into a smaller apartment but want to stay in Marin City, there are two potential options we've identified: (1) Summit at Sausalito, which is just up the hill from Golden Gate Village and will accept Section 8 vouchers; and (2) 825 Drake, which could be purchased by the

County and built out for project-based Section 8 housing under SB-35. (See Appendix D map.)

Two other senior priorities HUD has indicated are important to address in any plan are making sure apartments for seniors include age-appropriate modifications and that there are supportive services for elders. Our plan effectively resolves both of these concerns with the least amount of disruption or expense, and with added benefits to the entire community.

Modifying Golden Gate Village units to accommodate the physical limitations and needs of older residents is no more difficult than similar modifications to any Marin home. And because rehabilitation and renovation, unlike new construction, can be done in a matter of several months to a year rather than stretching over many years, it is far more cost-effective and quicker to complete. If HUD's concern is really to help older residents as soon as possible, the Resident Plan accomplishes this.

With regard to supportive services, it's important to understand what this term actually means to seniors on a personal level. For someone whose life is woven into the fabric of community, "supportive services" means far more than simply having access to some professional. It means being part of a longtime, supportive, neighborhood network of friends and extended family. To take someone away from this community structure and segregate them – especially an elder – is to marginalize them all over again as if they had not been sufficiently marginalized already.

Golden Gate Village is not simply a collection of rental units on a game board, and its inhabitants are not pawns. Nor are they "assets" or "liabilities." By keeping elders in their homes, the Resident Plan preserves their dignity, respects the bonds of community, and makes it possible for younger family members, who may have children of their own, to have a place to come home to when their parents die.

CHAPTER SEVEN: COMMUNITY ENGAGEMENT AND OUTREACH

GGVRC has been successful in building community engagement both within Golden Gate Village and in the communities that surround it. The Resident Council has consistently communicated these demands:

- Immediate green rehabilitation.
- No displacement.
- No new "extractive" development where wealth and equity leave the community.
- Creation of resident equity for GGV residents.

Internal Engagement and Outreach

GGVRC consists of five elected members, who represent the voices of Golden Gate Village residents. GGVRC's board meets bi-weekly (usually in-person; on Zoom currently); meetings are open to the public. GGVRC also publishes a newsletter, maintains a website (www.ggvrc.org), and has a social media presence on Facebook and Twitter.

On April 15, 2021 GGVRC presented the Marin Housing Authority with a petition signed by 181 heads of household at Golden Gate Village reiterating the demands noted above, including disagreement with the county's "build first" proposal which puts off immediately needed renovations for many years while new buildings are designed and constructed.

As GGVRC President, Royce McLemore, said of the petition, "This petition is important to let the Board know, once and for all, that it's not about me, that it's the voice of the people at Golden Gate Village. We need our units renovated NOW."

External Engagement and Outreach

It's clear GGVRC has developed trusting and effective relationships with surrounding groups and community members when consistently, at every Marin Housing Authority meeting, dozens of people speak during the public comment open time endorsing the Resident Plan. Among the local groups supporting GGVRC and the Resident Plan are the following:

Faith Communities

- Congregation Rodef Shalom
- First Presbyterian Church of San Anselmo
- Marin Interfaith Council: a collaboration of more than 52 congregations, 8 religious organization, and 19 non-profits
- Cornerstone Community Church of God in Christ - Marin City

Organizations

- Sierra Club
- The Redwoods, Seniors for Peace
- Friends of Golden Gate Village
- SURJ (Showing Up for Racial Justice) Marin
- Indivisible (various Marin chapters)
- Turning Green
- Yellow Letter Project
- 350 Marin
- Conscious Kitchen
- Performing Stars
- Green New Deal Marin City Coalition
- ISOJI
- Horizon Community School
- Marin City Arts and Culture
- MLKing Jr. Coalition
- Moms Advocating Sustainability
- Bridge the Gap
- Shore Up Marin City
- Social Justice Center of Marin
- Systems Thinking Marin
- Watershed Alliance of Marin
- Women Helping All People
- Marin City Community Services District

Because of its successful outreach and engagement efforts, GGVRC has been able to form a strategic advisory team that has been meeting weekly since July, 2020. This pro bono group includes respected attorneys, architects, a residential developer, resident equity specialist, CPA, communications specialist, PR firm, and community organizer; the participants use their collective expertise and white privilege to help build and support a movement to manifest the vision of the residents of Golden Gate Village.

CHAPTER EIGHT: FINANCING OPPORTUNITIES

GGVRC is working with sophisticated real estate financing experts on viable financial models that will achieve the historically appropriate revitalization of the existing buildings, landscaping and circulation at Golden Gate Village, without the construction of new structures or buildings, and the establishment and vesting of equity interests by and for GGV residents through a limited equity housing co-op.

These models have demonstrated that it is feasible to accomplish GGVRC's project goals and objectives in a fiscally viable and responsible manner that will be attractive to investors, while also providing residents with enhanced self-determination and participation in the inherent growth in equity that occurs with real estate over time.

We believe this latter aspect of the GGVRC proposal marks a turning point in the financing of public housing projects and could provide a national model that will meet investor needs while uplifting residents.

GGVRC welcomes the opportunity to meet with representatives of HUD, the MHA and the Marin Housing Commission to discuss and collaborate on the financial models that have been developed to date. Given the interests of HUD and the MHA at GGV, we believe that collaboration and cooperation will provide the best path forward for the rapid realization of GGVRC's revitalization plan.

While funding is challenging, we've identified numerous possible sources, as noted below, which the County's cooperation will facilitate. As part of the financial modeling process, the Resident Plan seeks to utilize a number of tax credits, grants and other funding sources that are uniquely available or applicable to Golden Gate Village given its designation on the National Register of Historic Place, its unique representation of African American history, its central transit-oriented location, and other unique features. To this end, the following funding sources under consideration include, but are not limited to:

State and National Funding

- Historic Tax Credits (Note: these can cover 20 percent of construction costs)
- Low Income Housing Tax Credits
- New Market Tax Credits
- Community Development Block Grants (CDBG), general
- CDBG related to Historic Preservation
- California Strategic Growth Council
- Federal Home Loan Bank (SF)
- National Trust for Historic Places
- State Historic Preservation Funds

Preservation Funding

- Department of the Interior Historic Preservation Grant programs
- Grants from the national landscape association that promotes Lawrence Halprin's work

Green New Deal Funding

- California Energy Commission (CEC) Grants
- Climate Change/Sustainability Grants
- Cap & Trade Grant Pool
- Biden Infrastructure Plans
- U.S. Department of Energy

Racial/Social Justice Funding

- National Park Service African American Civil Rights Grants
- Affordable Housing and Sustainable Communities Grants
- Various Federal, State and Local Racial/Social Equity Grants
- Program Related Investments and Contributions, including the Marin Community Foundation, Ford Foundation, MacArthur Foundation
- Social Impact Bonds
- "Soft" Debt (e.g., local "in lieu" funds)
- Corporate Affordable Housing Initiatives (e.g., Apple, Google, etc.)

Additional funding sources are available to support job training, skills development and advanced manufacturing opportunities. These include:

- Federal Apprenticeship Programs Funds
- Manufacturing USA Program (coordinated through the Interagency Advanced Manufacturing National Program Office of the federal government)

CHAPTER NINE: CONCLUSION

In summary, in addition to addressing what the majority of Golden Gate Village residents have repeatedly indicated they both need and want, the Resident Plan offers significant benefits for the County that no outside development plan which includes new building can provide.

Specifically, the Resident Plan:

* Addresses failing physical scores from HUD more quickly (in a matter of months rather than years).
* Does not create problems with new parking or infrastructure.
* Does not exacerbate evacuation concerns due to limited ingress/egress.
* Minimizes the time and cost of any environmental analysis (CEQA and NEPA).
* Minimizes the Section 106 review process.
* Maintains direct outdoor access for all units, which has been identified as a key element of healthy living communities.
* Honors the historic preservation status of Golden Gate Village.
* Resonates with Marin County voters as has been clearly and repeatedly demonstrated at Housing Commission meetings for more than a year.

For these reasons, as well as the track record of the various experts who have contributed to this plan, the overwhelming support of both the residents and the greater Marin community for this plan, and the unparalleled opportunity this plan offers Housing Commissioners to make a tangible commitment to racial and social justice – the Resident Plan should and must be the Preferred Alternative for the renewal of Golden Gate Village. This is where real change can begin.

CHAPTER TEN: THE TEAM

OUTSIDE CONSULTANTS

Architectural Resources Group (ARG): Historic Structure Report
ARG is actively involved in projects involving condition assessment, preservation, and maintenance for historic and older existing buildings at numerous multi-unit complexes like Golden Gate Village. Some of their notable projects include The Village Green, an HSR for a large condominium community in Los Angeles; Shenandoah National Park, a condition assessment of 106 buildings; and Fort Mason and Fort Barry in the Bay Area, a condition assessment of 25 historic structures.

Arup: Sustainability Assessment
An international firm, Arup in the United States has a diverse staff of more than 1,000 people in 11 offices offering planning, engineering, and design services for high-performance buildings, consulting, and major infrastructure projects.

Gary Roth: Landscape Site Review and Analysis
Gary is a principal with Roth/LaMotte Landscape Architecture. A licensed Landscape Architect for more than 20 years, Gary worked for more than ten years with the Office of Lawrence Halprin in San Francisco on large National Park and other public projects.

STRATEGIC TEAM

Royce McLemore: President, Golden Gate Village Resident Council
Royce served on the Marin County Housing Authority Commission from 1986-1991. She is the Board President of Women Helping All People, and has held this position since 1990. In 1992 she founded Women Helping All People Scholastic Academy, where she serves as principal and elementary teacher. She also sits on the board of the Marin City Community Services District. Royce was inducted into Marin Women's Hall of Fame in 2006.

Diane Hanna: Attorney
Diane specializes in land use and environmental law and related land use litigation. She has successfully represented clients through the public review and entitlement process for a wide range of land use projects, including college campus development, high rise office towers, multi-family development, technology and industrial campuses, and other public and private developments throughout California. She has particular expertise in master plans, from university master plans to technology campuses to multi-phase housing projects.

Daniel Ruark: Registered Architect (CA, UT, HI, AZ)
Daniel trained in architecture at Frank Lloyd Wright's Taliesin (Spring Green, Wisconsin) and Taliesin West (Scottsdale, Arizona). Subsequently, he worked alongside Wright protege and Golden Gate Village lead architect, Aaron Green, for eight years. Their working relationship culminated in the winning competitive submission for the planning

and design of an entirely new college preparatory and boarding school, the American Hebrew Academy in Greensboro, North Carolina. A 20-year resident of Marin City, Daniel authored the successful application to place Golden Gate Village on the National Register of Historic Places in 2017.

Nolan Zail: Real Estate Developer
Nolan brings more than 30 years of experience in real estate development, including design and construction, developing and re-developing residential, commercial, historic and mixed-use projects to our team. He is a founding principal of Impact Urban, a real estate development company that advances innovation, sustainability and equity to create positive impacts in urban environments. Nolan was the Project Executive with Carmel Partners for UC Davis West Village, a 130-acre planned net zero energy mixed-use development that received the Urban Land Institute Global Award of Excellence.

Truett Roberts: Registered Architect (TX)
Truett is the co-founder and principal of TKTR Architects in Dallas, TX. The company's portfolio includes art galleries, landscape design, educational, entertainment, medical, historic preservation, planning, single and multifamily residential projects. Among TKTR's most notable recent endeavors was a 63,000 sf rehabilitation of the Continental Cotton Gin in Dallas. The budget was $23,000,000, it is a LEED silver project, and TKTR successfully applied for state and federal tax credits equal to 45% of the construction budget. The company has designed 30+ multifamily housing projects over the past ten years and also won a Dallas preservation award for the rehabilitation of the Stoneleigh Hotel.

Lisa Bennett: Certified Public Accountant
Lisa is a newly elected Trustee to the Sausalito Marin City School District and a co-owner of the iconic Driver's Market. She is a member of the Democratic Central Committee of Marin, and an elected Assembly Delegate and E-Board member of the California Democratic Party. Lisa also serves on the board of the MultiCultural Center of Marin, and holds leadership positions in Indivisible Sausalito, SURJ Marin, and ICE Out of Marin. She believes all change is based on relationships and has worked diligently to build a diverse network of elected officials, activists, and community members to support the demands of the residents of Golden Gate Village.

Barbara Bogard: Community Organizer and Activist
Prior to becoming a computer designer, Barbara was a high school and college teacher. She has been a full-time activist and organizer in Marin County for more than 20 years. In this capacity, she has managed a number of successful campaigns for political candidates, including Larry Bragman's first campaign for the MMWD board in 2014, and numerous local ballot measures, as well as the elimination of toxic pesticides and single-use plastics. In 2019 Barbara received the Marin County IPM Achievement Award for her efforts. She currently chairs the Sierra Club Marin Conservation Committee.

Nancy Binzen: Communications Specialist and Writer
Nancy has more than 30 years of experience as an award-winning corporate communications consultant, writer and video producer. Her diverse list of clients included the American Heart Association, Chevron Products Company, Genentech, and Optical Coating Laboratory, Inc. More recently, she did extensive pro bono work from 2018-2020 for The Trust for Public Land and the No on D campaign. She is on the Steering Committee of the San Geronimo Valley Planning Group and provides pro bono consultation and writing for the Coast Miwok Tribal Council of Marin.

Evette Davis, Public Relations Consultant
Evette is co-founder of BergDavis Public Affairs, a boutique firm headquartered in San Francisco since 1999. A veteran communications professional with extensive experience in politics, public relations and public affairs, Evette is also a former journalist and congressional press secretary. An accomplished writer, Evette has published two novels and in 2014, founded her own independent press. BergDavis has extensive public affairs experience in numerous relevant fields, including financial, construction and industrial, real estate, and public sector and services.

Kevin Haroff: Attorney
In addition to practicing law in California, Kevin is licensed in Texas, New York and Oregon, all California district courts, the Fifth and Ninth Circuit Court of Appeals, and the U.S. Supreme Court. He maintains a private practice specializing in civil trial and appellate litigation, alternative dispute resolution, and environmental law. Kevin is also on the city council of Larkspur, currently serving his second term as mayor.

Bruce Wolfe: Resident Equity Specialist
A founding member and former president of the San Francisco Community Land Trust, Bruce currently serves as a board member and treasurer of the CA Community Land Trust Network. He regularly presents to and consults with community groups that are considering ways to develop resident equity.

Stanley Goff: Attorney
Stan handles all types of civil rights cases, including those involving environmental issues and racism. He represents the residents of Golden Gate Village in the current $200 million lawsuit against the Marin Housing Authority.

APPENDIX A

HISTORIC STRUCTURE REPORT

HISTORIC STRUCTURE REPORT

Golden Gate Village

SSL Law Firm LLP | October 27, 2021 | DRAFT

Architecture
Planning
Conservation

Architectural
Resources Group

Architectural
Resources Group

Table of Contents

Introduction

Part 1: Developmental History

Architectural
Resources Group

Table of Contents *continued*

Architectural
Resources Group

Table of Contents *continued*

Part 2: Treatment Recommendations

Introduction

Section One

Study Summary

INTRODUCTION

Architectural Resources Group has prepared the Golden Gate Village Historic Structure Report (HSR) to serve as a guide for the ongoing maintenance, preservation, and future stewardship of the 29 contributing buildings on the site, which include 28 apartment buildings ranging in size from one to five stories and a one-story Administration Office and Maintenance Building. Residential buildings include eight five-story "high-rise" buildings and twenty one-and two-story "low-rise" buildings. High-rise buildings are constructed of reinforced concrete and have red clay tile-hipped roofs. Low-rise buildings are constructed of reinforced concrete masonry units and wood frame over a concrete foundation; they have side gabled roofs with asphalt shingles. Golden Gate Village is located on the east side of the Marin Headlands, a hilly peninsula at the southernmost end of Marin County in California.

The Golden Gate Village was constructed after World War II in 1959 to replace temporary wartime housing with permanent low-cost housing. The Marin County Housing Authority selected Aaron G. Green, head of the San Francisco office of Frank Lloyd Wright, and John Carl Warnecke as collaborating architects for the project. The housing complex was listed in the National Register of Historic Places in September 2017.

CONTENTS OF THE HISTORIC STRUCTURE REPORT

The contents of this HSR comply with the National Park Service (NPS) *Director's Order 28: Cultural Resource Management Guideline*, Chapter 8 and *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*. This HSR conveys information about the design and construction of Golden Gate Village in two main sections: 1) Developmental History and 2) Treatment and Use. The Developmental History section comprises a chronology of development and use; historical background and context sections; and a discussion of significance. It includes a physical description and a list of character-defining features for the selected buildings. The Developmental History section also provides a comprehensive analysis of the selected buildings' exterior and interior conditions.

The Treatment and Use section provides a comprehensive set of treatment and use recommendations, including the conservation of significant materials. The proposed treatment was developed in accordance with T*he Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (T*he Standards*).

PROJECT GOALS

According to *NPS Preservation Brief 43*, an HSR provides documentary, graphic, and physical information about a property's history and existing conditions. Broadly recognized as an effective part of preservation planning, an HSR provides a thoughtfully considered argument for selecting the most appropriate approach to treatment prior to the commencement of work and outlines a scope of recommended work. The report serves as an important guide for all changes made to a historic property during preservation, rehabilitation, restoration, or reconstruction. This HSR was prepared at the request of SSL Law Firm LLP to guide the preservation and maintenance of Golden Gate Village.

METHODOLOGY

The Golden Gate Village HSR has been developed using information gathered from meetings, archival research, and field investigations. The methodology employed for this HSR meets the standards and requirements set forth in the following documents:

- *Director's Order 28: Cultural Resource Management Guideline,* Chapters 7 and 8
- *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*
- *The Secretary of the Interior's Standards for the Treatment of Historic Properties*
- *National Register Bulletin 15: How to Apply National Register Criteria for Evaluation*
- *National Register Bulletin 39: Researching a Historic Property*

The preparation of this HSR is based on the guiding documents outlined above, findings from the field investigation, and a review of primary and secondary sources.

Meetings

On May 26, 2021, the project kick-off meeting was held via a conference call with ARG, Golden Gate Village representatives, and project consultants. The project scope, objectives, schedule, communication, and site visit coordination procedures were discussed. Additional correspondence was carried out via email and phone call on an as-needed basis with Daniel Ruark, a Golden Gate Village representative, to gather background information, coordinate site visits, and confirm direction on the development of the report.

Background Research

For the HSR, ARG incorporated significant amounts of background research from two previously completed historic documentation efforts for Golden Gate Village, including the National Register of Historic Places Registration Form for Marin City Public Housing, completed by Daniel Ruark in 2017, and the Character-Defining Feature Study for Golden Gate Village, completed by ICF for the Marin Housing Authority in 2019. ARG reviewed and incorporated primary source information from materials from the Aaron G. Green archive (Berkeley, CA), the John Carl Warnecke archive (Healdsburg, CA), and the Lawrence Halprin archive (Philadelphia, PA), all of which was retrieved and assembled with the assistance of Daniel Ruark. Secondary research sources that significantly supported contextual information in the report include the National Register of Historic Places Multiple Property Documentation Form for Public Housing in the United States, 1933-1949, prepared by the National Park Service in 2004, and the San Francisco Modern Architecture and Landscape Design, 1935-1970 – Historic Context Statement, prepared by Mary Brown of the San Francisco Planning Department in 2011. Further secondary research sources included the digital archives of national newspapers accessed at the websites of the *New York Times* and Newspapers.com. All research sources are included in Appendix A: Bibliography.

Field Investigation

ARG conducted a field investigation of the exterior fabric and select apartments in August and September 2021. ARG was accompanied by Daniel Ruark during all the visits. The interior access was provided by Royce Mclmore and limited to select representative apartments of each building type. ARG did not receive access to the Administration Office and Maintenance Building. The exterior and interior of the buildings and the site were examined and photographed extensively during the visits. ARG's survey was non-destructive.

RESEARCH FINDINGS

Background research and the field investigation completed for this study indicate that despite some alterations to buildings and changes to landscape, Golden Gate Village retains sufficient integrity to convey its historic significance under Criterion A (Events) in the areas of social history and community planning and development, as an early example of post-World War II urban development that provided public housing for low-income communities, and as one of the first racially integrated federally funded housing developments; and under Criterion C (Design/Construction) in the areas of architecture and landscape architecture, as a collaborative design by two Bay Area master architects Aaron G. Green and John Carl Warnecke, and Bay Area master landscape architect Lawrence Halprin, all of whom held strong beliefs in the synthetic ability of modern architectural design, site planning, and designed landscape as a means of improving living conditions. A detailed discussion of the significance of Golden Gate Village is presented in Section 6, Evaluation of Significance.

MAJOR ISSUES IDENTIFIED

The Golden Gate Village buildings are in overall fair condition, and most issues relate to deferred maintenance and misguided improvements to the original fabric.

The major deferred maintenance issues include

- There are cracked, detached, and missing shingles at the Administration Office and Maintenance Building; the roof requires replacement. Some high-rise buildings exhibit cracked, broken, or missing clay roof tiles.
- There are cracks, spalls, holes, and failed repairs in the concrete at various locations. There are a few large spalls at the punctuated hexagonal openings in the stairwell walls, with corroded rebar visible. This work should be scheduled during repainting.
- Currently painted elements require repainting. Metal elements such as railings and security grills exhibit corrosion.
- While windows were observed from the ground and from outside the gardens surrounding many buildings, several were noted to have deteriorated perimeter sealant. A detailed window survey is recommended d to identify unique conditions for each window such as cracked or missing glass, missing hardware, operability, etc.
- Exterior concrete pavement slabs are cracked and raised at several locations and pose tripping hazards.
- There are leaking pipes and corroding fixtures in various apartments, which have resulted in stains on the ceilings and floors.

Various misguided improvements include

- Addition of steel stairwells at Type A buildings - Consideration should be given to visually differentiating this feature from the original building in some subtle manner.
- Addition of glass block infills at stairwell hexagonal openings at Type A buildings - Remove glass block infills. If required for safety reason, wired mesh or clear Plexiglas panels can be installed on the inside, which will not be easily visible from the ground.
- Modification of original fences, precast concrete screens, and handrails; addition of visually incompatible fences - As maintenance and replacement of these features are undertaken, replacement elements and materials should be matched to the original design.
- Deviation from original finish materials and colors - Colors for repainting campaigns should match the original color palette. When asphalt roofs are replaced, consider a color that more closely resembles weathered wood. Where naturally finished wood has been painted, consider painting it a color that more closely matches weathered wood.
- Newer exterior signs not consistent with original design and color scheme - All new signage should be matched to the original signage vocabulary. Existing signage, when replaced, should match original design.

RECOMMENDATIONS FOR TREATMENT AND USE

Rehabilitation is recommended as the overall treatment approach for Golden Gate Village. All future work shall be carried out in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (*The Standards*).

The recommended scope of work includes the repair and maintenance of deteriorated exterior and interior elements. Character-defining building features, which are in a condition beyond repair, should be replaced in kind or with compatible material matching aesthetic of original element as closely as possible. Consideration should be given to addressing various modifications made to the exterior fabric over the years that have resulted in a false sense of authenticity. An effort should be made going forward to avoid compromising the original design by misguided improvements and maintenance. Preceding any maintenance or upgrades, the character-defining features and treatment recommendations of the HSR should be consulted.

Section Two

Administrative Information

BUILDING INFORMATION

Original Name:	Marin City Public Housing
Current Name:	Golden Gate Village
Location:	101-429 Drake Avenue, 1-99 Cole Drive, Sausalito, California
Construction Date:	February 1959 (start date) – November 1960 (building construction end date)
Architects:	Aaron G. Green and John Carl Warnecke
Landscape Architect:	Lawrence Halprin
City Planner:	Lawrence Livingston Jr.
Structural Engineers:	Wildman & Morris
Mechanical Engineers:	Dudley Dean & Associates
Civil Engineers:	Bryan & Murphy
Soil Engineer:	Abbot A. Hanks
Contractors:	Williams and Burrows
Historic Use:	Apartments/housing
Current Use:	Apartments/housing
Designations:	Listed in National Register of Historic Places, September 2017

PREVIOUS DOCUMENTATION AND STUDIES

For the preparation of this HSR, ARG reviewed a number of sources (listed in Appendix A: Bibliography) and the following key reports (listed in order of date published):

- Daniel Ruark, "National Register of Historic Places Registration Form, Marin City Public Housing," 2017 (revised).
- ICF, "Character-Defining Feature Study, Golden Gate Village, Marin City, CA," Prepared for Marin Housing Authority, 2019.
- Drawings and reports from the archives of Aaron G. Green (Berkeley, CA), John Carl Warnecke (Healdsburg, CA), and Lawrence Halprin (Philadelphia, PA).

PROJECT PARTICIPANTS

Client
SSL Law Firm LLP
505 Montgomery Street, Suite 620
San Francisco, CA 94111

Diane K. Hanna
Partner

Client's Authorized Representatives
Daniel Ruark
Architect

Royce Mclemore
Golden Gate Village Resident

Architect
Architectural Resources Group, Inc.
Pier 9, The Embarcadero, Suite 107
San Francisco, CA 94111

David P. Wessel, AIC, FAPT
Principal-in-Charge

Lisa Yergovich, AIA, LEED AP
Principal, Architect

Mayank Patel
Associate, Conservator, Project Manager

Sarah Hahn
Senior Associate, Historian

Stacy Farr
Architectural Historian and Preservation Planner

William McCallum
Conservator

Gabrielle Goldstein
Conservator

ARG Project No. 210211

Part 1: Developmental History

Section Three

Historical Background and Context

Figure 1. Marin City wartime housing circa 1944, view facing east (Sausalito Historical Society)

SITE HISTORY

Prior to World War II, most of Marin County was in agricultural use, and the land where Golden Gate Village is now located was part of a large dairy farm.[1] When the U. S. entered the war, parts of Marin County industrialized rapidly to meet the need for increased shipping capacity on the West Coast. In 1942, the W.A. Bechtel Company established a shipyard in Sausalito, colloquially referred to as Marinship.

Thousands of workers arrived in Marin County and created an instantaneous demand for housing. To house this workforce, the federal government acquired approximately 365 acres of hilly dairy land and constructed a series of barracks-like structures. The multi-unit residential buildings, schools, commercial buildings, and community amenities, such as a library, accommodated 6,000 people and were known as Marin City (Figure 1).[2]

After World War II ended, employment in the shipbuilding industry plummeted. Many former shipyard employees

1 Daniel Ruark, "National Register of Historic Places Registration Form, Marin City Public Housing," 2017 (revised), 8.22.

2 Ruark, National Register Form, 8.22.

moved away, either returning where they had come from or moving to other parts of California and the broader U.S. However, many stayed in Marin City, either by choice or lack of alternatives. Like many wartime developments, Marin City had a multiracial population composed largely of white and African American families. While white people had greater flexibility in relocating, African Americans had their choices constrained by restrictive racial housing covenants and discriminatory zoning practices. For some members of both racial groups, lack of funds following the closure of the shipyard meant relocating was simply unaffordable.[3] From 1945 through 1953, material conditions deteriorated at Marin City, which had been built as a temporary housing solution, and federal and Marin County officials grappled with the question of what to do with the property and how to assist residents who remained.[4]

PLANNING AND CONSTRUCTION OF GOLDEN GATE VILLAGE

Vera Schultz was seated on the Marin County Board of Supervisors in January 1953 and immediately took charge of a committee to determine the future of Marin City.[5] Working with Marin County Planning Director Mary Summers, Schultz advocated for the county to acquire the land from the federal government and develop permanent low-cost housing. Vera Schultz traveled to Washington D.C. to facilitate the transfer of land ownership, and worked alongside Summers to fulfil federally mandated prerequisites, including establishing the Marin County Redevelopment Agency and writing and adopting a housing code.

Commencing in 1955, Summers worked with Planning Department staff on a Master Plan for the redevelopment of Marin City, including roadway layouts, land use, zoning district development, and lot subdivision. The

Figure 2. Rendering of Marin City Public Housing circa 1958, view facing southwest (Warnecke Archives)east (Sausalito Historical Society)

Figure 3. Construction of high-rise building, 1959 (Lucile Dandelet, photographer; Warnecke Archive)

3 Ruark, National Register, 8.22.
4 Ruark, National Register Form, 8.22.
5 Ruark, National Register Form, 8.23.

redevelopment would include creation of low-cost housing on the northern end of the property, and low-rent housing at the southern portion of the site.[6] Marin City residents displaced by new construction would receive priority for new housing at developments. The Federal Government required public approval before it would grant Marin County Redevelopment Agency the money necessary to build three hundred units of low-rent housing: in November 1956, Marin County residents passed the public referendum for the project by a two-to-one margin.[7]

Moving quickly, in December 1956 the Housing Authority of Marin County approved the site recommended by federal and county planners; initiated the demolition process for existing wartime housing; and began to interview nearly thirty architects applying for the opportunity to design the housing project. [8] In March 1957, the Housing Authority announced the selection of Aaron G. Green, head of the San Francisco office of Frank Lloyd Wright, and John Carl Warnecke as collaborating architects for the low-rent housing portion of the project, working with landscape architect Lawrence Halprin and city planner Lawrence Livingston Jr.[9]

Contracting was completed in April 1957, and by June 1957, Aaron Green presented conceptual plans for a 32-acre portion of the property Twenty-three "low-rise" one- and two-story buildings were clustered in a strongly orthogonal arrangement along the generally level north, south and east portions of the site, and eight "high-rise" five-story buildings, radially arranged along the steeply sloped west and south portion of the site, designed as Green described, "to become a part of the hillside" and somewhat more prosaically, to save money by avoiding the installation of costly elevators (Figure 2).[10] Federal approval of the financing mechanism for the $4.3 million project, which included a federal loan to be repaid by the Housing Authority of Marin County through bond sales, was granted June 1957.[11] In October 1957, the Marin County Planning Commission approved the Master Plan for the Marin city, and in November 1957 demolition of the former Marinship workers housing began in earnest.

In March 1958, slowed by a gauntlet of federal and local review boards, Green and Warnecke's site plans were approved, revised at the direction of the Housing Authority to cluster the lower-scale buildings in a less orthogonal configuration at the south and east portions of the site; the north portion of the site, which was within the historical boundary of the tidal marsh, was determined to be too expensive to build upon, and was instead left open for recreational development and parking.[12] Following a series of additional modest revisions, final plans were dated November 3, 1958, and general contractor Williams and Burrows was formally selected by the Marin Housing Authority and San Francisco Office of the Public Housing Authority in January 1959. [13] Additional consultants for the project included structural engineer Wildman & Morris; mechanical and electrical engineer Dudley Dean & Associates; civil engineer Bryan & Murphy; and soil engineer Abbot A. Hanks.[14]

Construction began in February 1959, and architect Aaron Green established a timetable of 650 days to build 300 units of housing and an additional 150 days to install landscaping

6 Ruark, National Register Form, 8.23.
7 Ruark, National Register Form, 8.23.
8 Ruark, National Register Form, 8.23.
9 John Carl Warnecke, "Historical Job Record, Project 57-4, Marin City Housing," 16, Warnecke Archives, Healdsburg, CA, accessed August 20, 2021.

10 Ruark, National Register Form, 8.24; Aaron Green, "Report Relative to Design of Marin City Federal Low Rent Housing Project Cal 52-1 at Marin City California, The Housing Authority of Main," April 12, 1962, in the Lawrence Halprin Collection at the University of Pennsylvania.
11 Ruark, National Register Form, 8.24; John Carl Warnecke, "Information Sheet, Project 57-4, Marin City Housing," 2, Warnecke Archives, Healdsburg, CA, accessed August 20, 2021.
12 John Carl Warnecke and Aaron G. Green, with Lawrence Halprin, "Preliminary Master Landscape Plan, PHA Low Rent Housing Project No. Cal. 52-1," Drawing L-1A, July 11, 1958, in the Lawrence Halprin Collection at the University of Pennsylvania.
13 Ruark, National Register Form, 8.25.
14 Warnecke, Historical Job Record, 1.

Figure 4. Completed Type B buildings showing original color palette, 1963 (Warnecke Archive)

Figure 5. Completed high-rise building, circa 1963 (Warnecke Archive)

(Figure 3). In order to quickly resettle displaced residents, the contract also stipulated that 100 apartment units would be completed in 400 days. Despite some labor-related slowdowns, construction proceeded at a rapid pace, quicker than the projected schedule. The Marin County Housing Authority began accepting rental applications in January 1960. New apartments ranged in size from one to three bedrooms, and cost from $35 to $84 a month, with prospective tenants expected to meet certain economic requirements. By March 1960, construction was eighty percent complete, and the Housing Authority had received 382 applications for low-rent housing units from former Marin City wartime housing tenants.

Following final inspection, forty families moved into the completed low-rise buildings on the site in April 1960. Exterior finishes of these buildings included a varied earth tone palette with integrally colored concrete block; red clay-colored painted plywood panels; varyingly "accent"-colored painted metal doors; and clear-stained redwood board and batten siding, exposed beams, and structural decking (Figure 4). Amenities at the new buildings, many of which were novel to tenants used to wartime housing, included sidewalks, streetlights, private yards and terraces, bathtubs, sliding glass windows, pitched wood ceilings with exposed beams, drapery, double sinks, and forced-air heaters. Shared amenities included landscaped courtyards with comfortable redwood and concrete benches, and play structures and sandboxes for children. All buildings were racially integrated, and tenants were assigned units based on their family needs rather than by race.

As building construction neared completion, landscape architect Lawrence Halprin and a representative from the Housing Authority met with residents in June 1960 to discuss the landscape plan for the site.[15] As originally designed, Halprin's landscape plan for the site included vines, trees, shrubs, and groundcover, carefully selected to serve both visual and functional purposes. The overall landscape design included the careful grouping of plants to

15 Ruark, National Register Form, 8.26.

articulate boundaries, accentuate viewsheds, and provide a suburban residential aesthetic.[16] Although research indicates that Halprin's landscape plan was not fully implemented at the site, his message to the residents of Marin City regarding their relationship to the landscape did take root: that landscape could foster "a sense of pride and respect for growing things [and …] maintenance and loving care are needed for the gardens."[17]

In November 1960 the high-rise buildings were complete and ready for occupancy (Figure 5). These five-story buildings included one-, two-, and three-bedroom apartments. Exterior finishes of these buildings included a largely uniformly neutral palette, with integrally colored concrete cladding and precast concrete screen balustrades, light-colored painted fascia-trimmed floorplates, and red clay roof tiles. Each apartment included a private balcony, and shared amenities included pentagon-shaped terraces with seat walls, and laundry line areas with masonry screens. By April 1961, Marin County Housing Authority reported that all 300 units of the completed Marin City Public Housing were occupied, with over 100 additional applications received from people all over Marin County and beyond.[18]

THE DEVELOPMENT OF FEDERAL PUBLIC HOUSING AND THE BAY AREA CONTEXT

The United States Housing Authority (USHA) was founded in 1937 and is largely responsible for the creation of public housing in the Bay Area and the United State more broadly. The USHA created funding mechanisms and provided institutional guidance for newly established Bay Area housing agencies, including the San Francisco Housing Authority, founded 1938; the Oakland Housing Authority, founded 1938; the Richmond Housing Authority, founded in 1941; and the Marin County Housing Authority, founded 1942. [19] The earliest impetus for public housing emerged during the Great Depression and aimed to address the migrancy of the unemployed workforce. During World War II, need shifted to housing workers and their families, who relocated in great numbers to centers of wartime production.[20] This was especially true in the Bay Area where multiple industries employed thousands in support of the war effort.

After World War II, housing demand remained high throughout the Bay Area, as returning veterans looked for homes, people who migrated for jobs remained in the area, and Japanese Americans interned by the U. S. Government returned home. Although the Lanham Act, which supervised wartime construction, initially required demolition of temporary military housing complexes, the requirement was waived due to demand, and many people found themselves making permanent homes in temporary structures. Despite the efforts and intentions of housing authorities, construction of public housing immediately after World War II was slowed by materials shortages and then by rationing in the lead up to the Korean War. Construction of public housing projects increased in the early 1950s, when the San Francisco Housing Authority alone completed six projects, comprising hundreds of units of housing, that had been planned prior to the war.[21]

Common public housing typologies appeared during this period, including the super-block plan and the court plan. Super-block developments involved the development of an expansive site, often requiring demolition of large swaths of existing buildings. Super-block plan buildings could vary in height, but were largely uniform and placed in parallel rows

16 ICF, "Character-Defining Feature Study, Golden Gate Village, Marin City, CA," prepared for Marin Housing Authority, 2019, 5-28.
17 ICF, Character-Defining Feature Study, 5-29.
18 Ruark, National Register Form, 8.26-8.28.

19 Mary Brown, "San Francisco Modern Architecture and Landscape Design, 1935-1970 – Historic Context Statement," prepared for the San Francisco Planning Department, 2011, 33; U.S. Department of Housing and Urban Development "Housing Authorities on the Web: California," website of the U.S. Department of Housing and Urban Development, accessed August 7, 2021, https://www.hud.gov/states/california/renting/hawebsites.
20 Brown, San Francisco Modern Context Statement, 33.
21 Brown, San Francisco Modern Context Statement, 34-35.

or in a way to increase light, airflow, and views throughout the site. These developments usually restricted vehicle circulation to the periphery, leaving the interior of the site free of car traffic. Court plan developments were often smaller in scale and sited buildings to create enclosed common courtyards that could provide gathering spaces as a public amenity. In both plans, early public housing developments mainly included low-rise buildings, while taller buildings became common by the 1950s and after. Occasionally, developments would feature a mixture of both high- and low-rise buildings to provide a variety of housing and unit types, as well as to create visual interest throughout the property. Despite these efforts, perceived visual monotony became a main criticism of public housing by the later years of the post-war era, when the U.S. Public Housing Administration (which replaced the USHA after 1947) codified requirements that economy be prioritized over aesthetics.[22]

These changes mirrored corresponding shifts in public policy with regard to the constituency targeted for access to public housing.[23] At its outset, public housing was envisioned as a housing solution for low-income wage earners, provided to both white and African Americans as needed. People at the lowest level of income and the unemployed poor were considered beyond the purview of public housing and were served by charity programs, social services, or the courts. As federal efforts to "eliminate poverty" emerged in the late 1950s and early 1960s, federal housing programs began to assist more critically impoverished segments of the urban population, which in turn shifted public perceptions of the role and responsibility of public housing. Concurrently, racial inequity came to the fore in issues of public housing on several fronts. Construction of new public housing in urban settings, under the auspices of "urban renewal," disproportionately impacted poor Black communities, adding them to long waiting lists for newly constructed public housing. And, as the demographics of public housing tenants shifted to include more and more Black people and families, the design-based efforts to foster community through the provision of social and recreational amenities were essentially eliminated through funding restrictions. By the close of the 1960s, public housing has shifted in many ways from a temporary respite for people working towards improving their financial situations to a permanent housing solution for critically poor people, a period that critics identified as "warehousing."[24]

In terms of architecture, public housing projects largely reflected the popular architectural styles, forms, and vocabulary of the period in which they were constructed, including Art Deco, Period Revival, and Moderne styles in the 1930s and early 1940s, and Modern, International, and "stripped" International in the late 1940s through the early 1970s. In all cases, but most acutely in the later period of public housing construction, funding constraints often resulted in designs that were streamlined for efficiency. Despite these constraints, many master architects and landscape architects developed designs for public housing, attracted both by the social mission and the challenges inherent in these sites. In the Bay Area, architects responsible for public housing projects ranged from traditionalists Arthur Brown, Jr., John Bakewell, and Frederick Meyer to transitional modernists like William Wurster, Harry Thomsen, Milton Pflueger, and Thomas Church.[25]

DESIGN PROFESSIONALS ASSOCIATED WITH GOLDEN GATE VILLAGE

Golden Gate Village was designed in collaboration by master architects Aaron G. Greene and John Carl Warnecke, and the landscape of the site was designed by master landscape architect Lawrence Halprin. Biographical

22 Brown, San Francisco Modern Context Statement, 35-36.
23 National Park Service (NPS), "National Register (NR) of Historic Places Multiple Property Documentation Form, Public Housing in the United States, 1933-1949," 2004, E-67.

24 NPS, NR Multiple Property Form, Public Housing, E-67.
25 Brown, San Francisco Modern Context Statement, 37.

information for these three men provided below is primarily summarized from the Character-Defining Features Study prepared for the Marin Housing Authority by ICF in 2019.

Aaron G. Green, Architect

Aaron G. Green (1917-2001) was born in Corinth, Mississippi in 1917 and grew up in Florence, Alabama.[26] Green attended Cooper Union in New York City and received his degree in architecture in 1939. He returned to Alabama and began working on residential commissions: he convinced early clients Stanley and Mildred Rosenbaum to engage architect Frank Lloyd Wright as their architect, and Green served as a liaison for Wright's office throughout the project. Green was invited to join Wright's Taliesin Fellowship apprenticeship group in the early 1940s, and the two men worked closely together for the following two decades.

Green served in the Air Force during World War II, after which he moved to Los Angeles and worked in the office of architect Raymond Loewy while assisting Frank Lloyd Wright with Southern California commissions. In 1951, Green moved to San Francisco and established his own firm, Aaron G. Green Associates, Inc. At this time, Wright offered Green the opportunity to also serve as his West Coast representative, a role which Green accepted and kept until Frank Lloyd Wright's death in 1959.

Aaron G. Green's career spanned over six decades, during which time he developed an aesthetic that incorporated organic forms, often incorporating curved roof lines, walls, or circular floor plans, rendered in earthy pallets of naturalistic stone or wood materials. The scope of his work included custom single-family residential buildings, including Dorshkind House at 38 Clarendon Avenue in San Francisco (1958); civic buildings including the Marin County Civic Center (1962), for which he served as the local architectural representative of the complex's primary architect Frank Lloyd Wright, and the Union City Civic Center in Union City, California (1962); and large housing developments including Golden Gate Village (1961) and the master plan for the Hunter's Point Joint Housing Committee (1966). Green became a Fellow of the American Institute of Architects in 1968 and taught as a lecturer and critic at Stanford University's department of architecture for fifteen years. In 2001, he became the first recipient of the Frank Lloyd Wright Foundation's Gold Medal. Aaron G. Green died in San Francisco in 2001.[27]

John Carl Warnecke, Architect

John Carl Warnecke (1919-2010) was born in Oakland, California in 1919, the son of prominent San Francisco architect Carl I. Warnecke.[28] John Carl Warnecke attended Stanford University and received a bachelor's degree in 1941. He then attended Harvard University where he studied under influential German architect and founder of the Bauhaus School Walter Gropius and received a master's degree in 1942. Warnecke was an early participant in Telesis, formed in 1940 to foster collaboration among landscape architects, planners, and architects in the San Francisco Bay Area. Telesis advanced concepts that became enormously influential in local planning efforts, including urban renewal in "slum" areas, preserving an urban greenbelt, and collaborative planning at the regional level.

Warnecke returned to the Bay Area after graduate school and worked as a building inspector in Richmond, California, and as a draftsman in his father's firm. In 1950, he founded John Carl Warnecke and Associates in San Francisco. His strict modernist training was strongly influenced by regional interpretations of Second Bay Tradition architects such as William Wurster and Bernard Maybeck, and he developed a reputation for designs that exhibited sensitivity for history and the environment. Early notable works included Mira Vista Elementary School at 6397 Hazel Avenue in Richmond, California (1951) and Mabel McDowell Elementary School in Columbus, Indiana (1960), along with buildings on the campuses of the University of California, Berkeley, and

26 ICF, Character-Defining Feature Study, 4-7.

27 William H. Honan, "Aaron Green, 84, Architect Who Worked with Wright," New York Times, June 18, 2001, accessed September 2, 2021 at https://www.nytimes.com/2001/06/18/arts/aaron-green-84-architect-who-worked-with-wright.html.

28 ICF, Character-Defining Feature Study, 4-8.

Stanford University.[29] Through an earlier acquaintance with John F. Kennedy, Warnecke was appointed to serve on the Commission of Fine Arts, responsible for approving all federal building projects in Washington.[30] Prominent projects from this era included the Phillip Burton Federal Building and U.S. Courthouse at 450 Golden Gate Avenue in San Francisco (1959), United States Naval Academy master plan and several buildings in Annapolis, Maryland (1965); the John F. Kennedy Eternal Flame memorial grave site at Arlington National Cemetery (1967); and the Hawaii State Capitol building in Honolulu, Hawaii (1969).

By the 1970s Warnecke's firm had grown to one of the largest in the United States with offices in San Francisco, Los Angeles, New York, Boston, Washington and Honolulu. The firm's largest projects often incorporated fields Warnecke had advocated merging since the earliest years of his career, including architectural design, landscape, and collaborative regional planning. Warnecke retired from practice towards the end of the 1970s and lived in Healdsburg, California, where he died in 2010.[31]

Lawrence Halprin, Landscape Architect

Lawrence Halprin (1916-2009) was born in New York City in 1916.[32] He received a bachelor's degree in plant sciences from Cornell University in 1939, and then a master's degree in horticulture from the University of Wisconsin. As a graduate student, Halprin visited Taliesin, the home of Frank Lloyd Wright, which inspired an interest in design that motivated him to return to school. Halprin enrolled as an undergraduate at Harvard University, studying like Warnecke under influential German architect Walter Gropius, and received a bachelor's degree in landscape architecture in 1944.[33] Halprin served in the U.S. Navy during World War II and was assigned to the U.S.S. Morris: wounded when his ship took fire in the Pacific, Halprin was given leave in San Francisco, where he remained for the rest of his life.

From 1945 through 1949, Halprin worked in the office of master landscape architect Thomas Church on projects including the Donnell Garden in Sonoma County and the Parkmerced rental housing complex in San Francisco. Halprin opened his own firm Lawrence Halprin & Associates in 1949 and began to transition from residential garden projects to larger institutional and residential campuses. By 1960, Halprin had successfully escalated his firm's ability to design large, complex landscape designs, including Golden Gate Village (1958–1960); Ghirardelli Square Master Plan in San Francisco (1963); the Sea Ranch Master Plan at Gualala, California (1962-1967); the Lovejoy Fountain Park in Portland, Oregon (1971); Freeway Park in Seattle, Washington (1970-1974); and the Franklin Delano Roosevelt Memorial in Washington, D.C. (1974-1997).[34]

Halprin also built close relationships with architects, such as William Wurster, Vernon DeMars, and Donald P. Reay, and the frequent collaborations between these professionals resulted in innovative syntheses of buildings and landscapes. In his projects, Lawrence Halprin created site plans that clustered buildings to optimize the opportunities and constraints of the site and provide large areas of community open space. Halprin was influential in expanding the role of landscape architects in the post-World War II era into the spheres of master planning, campus planning, site planning, and regional planning. Halpern sought to establish the role of the landscape architect as distinct from planners or architects in regenerating urban spaces, significant during an era when "slum" clearance and federal urban renewal programs were dominant policies. Lawrence Halprin died in Kentfield, California in 2009.[35]

29 Ruark, National Register Form, 8.20.
30 William Grimes, "John Carl Warnecke, Architect to Kennedy, Dies at 91," New York Times, April 22, 2010, accessed September 2, 2021 at https://www.nytimes.com/2010/04/23/arts/design/23warnecke.html.
31 Grimes, "John Carl Warnecke."
32 ICF, Character-Defining Feature Study, 4-7.
33 ICF, Character-Defining Feature Study, 4-7.
34 Ruark, NR Form, 8.20; ICF, Character-Defining Feature Study, 4-8.
35 Douglas Martin, "Lawrence Halprin, Landscape Architect, Dies at 93," New York Times, October 28, 2009, accessed September 2, 2021 at https://www.nytimes.com/2009/10/28/arts/design/28halprin.html.

Section Four

Chronology of Development and Use

The following chronology reflects information included in existing documentation of Golden Gate Village, including the National Register Registration Form completed by Daniel Ruark in 2017, and the Character-Defining Feature Study completed by ICF in 2019, as well as primary source information from the John Carl Warnecke Archive, including an Informational Sheet produced by John Carl Warnecke's office while the project was underway and the Historical Job Record, produced shortly after construction was completed.

CHRONOLOGY OF HISTORIC EVENTS

1909	U. S. Highway 101 is established.
Ca 1920s	The current alignment of U.S. Highway 101 is established in Marin County.
December 1941	The United States enters World War II.
1942	Marin City is founded and rapidly developed with thousands of housing units to support the wartime shipbuilding industry on the Sausalito waterfront.
1942	The Marin Housing Authority is established.
1945	World War II ends.
May 1946	Marinship closes.
January 1953	Vera Schultz seated on the Marin County Board of Supervisors and takes charge of a committee to determine the future of Marin City.
1955	Marin County Planning Director Mary Summers leads the physical planning for the redevelopment of Marin City.
December 1956	Marin Housing Authority County approves the 32-acre site for redevelopment as recommended by federal and county planners.
March 1957	Carl Warnecke and Aaron G. Green as collaborating architects are announced as the selected design team for Marin City's public housing project, with landscape architect Lawrence Halprin.
November 1957	Demolition of wartime housing in the site area begins in preparation for the public housing site.

November 1958	Plans for the Marin City Public Housing project are finalized.
February 1959	Construction of the Marin City Public Housing project (Golden Gate Village) officially commences.
March 1960	County Supervisor Vera Schultz leads a public dedication ceremony at the Marin City Public Housing project.
April 1960	Families begin to move into the completed low-rise apartment units.
March 1961	County of Marin receives a national award as an "All-American City" for the project.
April 1961	Marin Housing Authority reports that all units have been occupied.
November 1964	The Marin City Public Housing project is awarded "First Honors" for design excellence during ceremony in Washington, D.C.
1972	The Golden Gate National Recreation Area (GGNRA) is established by President Nixon.
Ca 1990s	Marin City Public Housing becomes known as Golden Gate Village after residents convened a naming contest.
Ca 1990s	Main offices of MHA move to San Rafael; Administration Building at Golden Gate Village is converted to offices for local property manager and the clerical functions associated with the administration of the rental facilities.

CHRONOLOGY OF PHYSICAL CONSTRUCTION

February 1959	Construction of the Marin City Public Housing project (Golden Gate Village) officially commences.
April 1960	Families begin to move into low-rise apartment units.
April 1961	Marin Housing Authority reports that all units have been occupied.
1963	Water and gas lines expanded.
1965	Irrigation/lawn sprinkler system installed.
1973	Concrete stair towers at high-rise buildings repaired. Insect screens added to sliding doors at balconies at high-rise buildings. Extensive interior demolition and renovations at high-rise buildings including kitchens, bathrooms, new floors; and new closets and shelves.
1974	Major landscape modifications including an irrigation plan, planting plan, removal of an original baseball diamond and installation of a basketball court and a tennis court.
1976	Mechanical upgrades and interior renovations at low-rise units.
1978	Insect screens added to sliding doors and windows at low-rise buildings.
1979	East portion of the site regraded for erosion control, area reseeded and additional trees planted. New groundcover installed around high-rise buildings.
1983	Irrigation reworked in areas with a change in topography, lawn and shrubs planted.
1984	Major landscape renovations at recreational areas, including regrading and drainage improvements; resurfacing and widening concrete sidewalks; and installation of a picnic area in the recreational area cluster. Other project components include planting clusters of trees at the low-rise buildings; redesigning the courtyards at the low-rise buildings; and planting lawn along driveways and adjacent to some low-rise buildings.
1985	Northernmost low-rise building renovated for commercial use and adjacent parking area altered to accommodate additional Americans with Disabilities Act (ADA) parking spaces. Select ground-floor units at high-rise buildings converted from two-bedroom to one-bedroom to meet ADA standards. Sod replaced in areas along driveways and vegetated islands of the parking lots. Vestibule addition built at the rear of the Administration Building and Administration Building wood garage doors replaced.

1991	Sliding glass doors at high-rise buildings and low-rise type E buildings removed and replaced. Administration Building roof replaced.
1992	Donahue Street realigned, shifting the north boundary of site. Major recreational cluster renovations include relocating the basketball and tennis courts; redesigning the play area; new planting plan for the recreational cluster including a dense coniferous row along the northern boundary with pine and cypress; and installation of picnic tables, updated play equipment, and barbecue structures.
1993	Accessibility improvements including new ramp and entry vestibule at the Administration Building, and new parking stalls, ramps, crosswalks, speed bumps throughout the property. Roofs replaced at low-rise buildings.
2002	North-end enclosed stairwells at 49, 59, 69, and 79 Cole Drive altered with construction of adjoining c connecting outdoor walkways at each floor, and presumed addition of glass block at punched concrete openings at enclosed stairwells at these buildings.
2003	Two free-standing signs installed in the landscape and at the Administration Building. Signage installed at high-rise buildings indicating addresses, unit ranges for each floor, and individual unit numbers adjacent to the entry doors. Additional signage installed for laundry, storage, and trash rooms.
2005	Precast concrete guardrails at open-air hallways at the primary façades of high-rise buildings partially replaced with metal post railings. Windows and doors replaced at the primary façade of 89 and 99 Cole Drive.
2015	Some low-rise building exteriors painted.

Section Five

Physical Description

SITE

Golden Gate Village is located on a 32.04-acre horseshoe-shaped parcel on the east side of the Marin Headlands, a hilly peninsula at the southernmost end of Marin County (Figure 6). The site has a bowl-shaped profile and is relatively level at its north and east portions and rises steeply to hillside at its south and west portions. Drake Avenue forms the north perimeter of the site, and Highway 101 forms the east perimeter. Cole Drive provides interior access to the site and its buildings. The broader setting is characterized by undeveloped land of the Marin Headlands to the south and west; low-rise multi-family development to the north; and mixed residential and commercial development to the east.

Figure 6. Golden Gate Village, 32.04-acre horseshoe-shaped parcel (Google Maps, annotated by Daniel Ruark)

BUILDINGS

There are twenty-eight residential buildings and Administration Office and Maintenance Building at Golden Gate Village. Residential buildings include eight five-story "high-rise" buildings, and twenty one- and two-story "low-rise" buildings.

High-Rise Buildings

The eight high-rise buildings at Golden Gate Village are arranged along the west side of Drake Avenue and the south side of Cole Drive and are sited in a general radiating pattern. The high-rise buildings are of a single design, referred to as Building Type A in the 1958 construction drawings for the site. Each reinforced concrete building has an elongated rectangular plan and is clad in painted board formed concrete and capped with a hipped roof covered in red clay tile. The buildings are built into the slope of the surrounding hills, such that they are five stories in height at their northern and/or eastern facade, and two stories in height at their southern and/or western facade. All fenestration is metal or aluminum frame unless noted otherwise.

Each high-rise building includes twenty-one two-bedroom apartments, one laundry room, and one storage room, in a single-loaded arrangement. Primary façades are characterized by external corridors that span the full width of the building (Figure 7). Unglazed apartment entry doors and sliding windows are regularly arranged at each floor level. Corridors have precast concrete screen balustrades with a geometric pattern and metal tube railings. Some segments of precast screen have been removed and replaced with metal railing and balustrade. Floorplates are trimmed with thick fascia. Primary façades terminate with broad, open overhanging eaves and exposed purlins. The area in front of primary facades includes terraced paved

parking areas that access some floors at grade and other floors by straight concrete stairs.

Rear façades are organized into six visual bays. Bays include recessed balconies with a canted profile and large sliding windows and doors with operable transoms (Figure 8). Balconies project out slightly and include precast concrete screen balustrades in the same motif as the primary façade. Wall surfaces between balconies are unfenestrated and clad in board formed concrete. Rear façades terminate with broad, open overhanging eaves, some areas of which are removed to increase sunlight exposure, with exposed purlins.

Side façades that express the full five-story height of the building include an external stairwell partially enclosed by concrete walls that project from the façade with an angled profile (Figure 9). Concrete enclosures are ornamented by vertically arranged geometric punched openings. At 49, 59, 69, and 79 Cole Drive, punched openings have been infilled with glass block and additional open-air steel and concrete stairwells have been appended to the original stairwells. These side façades terminate with broad, open overhanging eaves with exposed purlins.

Side facades that are built into hillsides include no fenestration and are partially spanned by concrete stair enclosures which provide access to external fifth floor corridors. These side façades terminate with broad, open overhanging eaves with exposed purlins.

Low-Rise Buildings

The twenty low-rise residential buildings at Golden Gate Village are located in the generally level semicircular area encircled by Drake Avenue and Cole Drive, and on the east side of Drake Avenue north of Cole Drive. Buildings are irregularly sited in clustered and /or right-angled arrangements. All buildings are one- or two-stories in height with rectangular footprints and are capped with side gabled roofs. There are three types of low-rise buildings, referred to as Building Types B, C, and E in the 1958 construction drawings for the site: a Type D building, one story in height with two four-bedroom units, was developed by Aaron Green and included in early landscape plans by Lawrence Halprin, but was eliminated from plans by 1958 and never constructed.

Type B

There are thirteen Type B buildings at the site. Each Type B building is two stories in height and includes eight two-story, three-bedroom apartments, with the exception of one building which has been renovated for commercial use. Type B buildings are constructed of reinforced concrete masonry units and wood frame over a concrete foundation. All fenestration is metal or aluminum frame unless noted otherwise.

The first-floor level is clad in painted concrete masonry units and stucco. At each long façade, eight entry doors, two per apartment, are located at the first-floor level and accessed via semi-enclosed private patios (Figure 10). Large fixed and sliding window units adjoin the entry doors, below which the façade is clad in stucco. The second-floor level overhangs the first and is clad in painted redwood siding with vertical battens. Each long façade includes six banded fixed and sliding window units, between which the façade is clad in plywood. Short side façades continue the same material components as the long façade and are fenestrated; at all Type B buildings, one short side façade includes a concrete utilities enclosure. All facades terminate with extended eaves and exposed rafters. All roofs include two vented raised monitors at the ridgeline.

Type C

There are two Type C buildings at the site. Each Type C building is one story in height and includes four four-bedroom apartments. Type C buildings are constructed of reinforced concrete masonry units and wood frame over a concrete foundation. All fenestration is metal or aluminum frame unless noted otherwise.

Primary façades include four metal entry doors, one per apartment, adjoined by fixed and sliding window units (Figure 11). Cladding is plywood between window units;

Figure 7. High-rise building, typical primary facade

Figure 9. High-rise building, typical enclosed stairwell

Figure 8. High-rise building, typical rear facade

Figure 10. Low-rise Type B building, typical long facade

stucco below window units; and concrete block elsewhere. Rear façades are similarly arranged to primary façades and include four metal secondary entry doors, one per apartment, fixed and sliding window units, and plywood, stucco, and concrete block cladding. Short side façades are unfenestrated, with exterior utility box enclosures at one end. Cladding at short side façades is concrete block with stucco and wood batten at gable ends. All facades terminate with extended eaves and exposed rafters.

Type E

There are five Type E buildings at the site. Each Type E building is one story in height and includes four one-bedroom apartments. Type E buildings are constructed of reinforced concrete masonry units and wood frame over a concrete foundation. All fenestration is metal or aluminum frame unless noted otherwise.

Two primary entrance doors, one per apartment, are located at each short end façade (Figure 12). Short end façades are clad in concrete block with stucco and wood batten at gable end; some buildings include gable-roof projecting porches over short façades. Each long side façade includes two sliding doors, one per apartment, and six fixed and sliding window units. Cladding at long side façades is concrete block, stucco below windows, and plywood panels between windows. All facades terminate with extended eaves and exposed rafters.

Administration Office and Maintenance Building

The Administration Office and Maintenance Building is located at the northwest portion of the site on the west side of Drake Avenue and is addressed as 429 Drake Avenue. The one-story L-plan building is constructed of reinforced concrete masonry units and wood frame over a concrete foundation. Cladding is concrete masonry unit with some areas of redwood board and batten, and the building is capped with a low-pitched hipped roof covered in asphalt shingle, with a gable-on-hipped element at the long wing of the L-plan. All fenestration is metal or aluminum frame unless noted otherwise.

Figure 11. Low-rise Type C building, typical primary façade

Figure 12. Low-rise Type E building, typical primary and secondary façade

Figure 13. Administration Office and Maintenance Building, east façade

Administrative uses are grouped in the short wing of the L-plan (Figure 13). The fully-glazed primary entrance is located at the far east side of the south façade, and is set within a projecting vestibule with large sliding windows. Fixed and sliding window units are regularly arranged at the east façade.

Maintenance uses are grouped in the long wing of the L-plan. Four wood tilt-up garage doors are arranged on the north façade, along with a secondary entrance door. Sliding windows are regularly arranged along the south façade. The west façade is unfenestrated. All facades terminate with extended eaves and exposed rafters.

LANDSCAPE

Buildings are set within a designed landscape which covers the majority of the site. Many components of the designed landscape as originally designed by Lawrence Halprin were varyingly installed and/or maintained, and many original elements of the designed landscape have been updated through a series of site improvement projects. Elements of the designed landscape adjacent to the high-rise buildings include pentagon-shaped terraces with seat walls; laundry line areas with masonry screens; and a series of concrete stairs with metal pipe railings (Figure 14, 15).

Elements of the designed landscape adjacent to the low-rise buildings include the variety of screen fences, wood service fences, and concrete block walls that create semi-private enclosures around entrances to individual apartment units; semi-enclosed hardscaped play areas formed by the clustering of four low-rise buildings; and a series of undulating concrete paved walkways that provide pedestrian access between buildings and centralized parking areas (Figure 16, 17).

In the broader site, elements of the designed landscape include concrete stairs with pipe railings; updated light standards; concrete retaining walls; paved parking lots; updated signage; and an updated recreation area at the

Figure 14. Pentagon-shaped terrace with seat walls, and concrete stair with metal pipe railing

Figure 15. Laundry line area with masonry screens

Figure 16. Variety of screen fences

northeast portion of the site that includes playground equipment, a basketball court, areas of turf lawn, and a skate park (Figure 18, 19).

In the areas between buildings, softscape elements of the designed landscape include rough lawn ground cover around the high-rise buildings; manicured lawn ground cover around the low-rise buildings; hedges around the low-rise buildings; Chinese elm and plum trees in alternating arrangement along the driveways at high-rise buildings; and mature London plane trees on the south side of Drake Avenue (Figure 20, 21). Designed landscape elements around the perimeter of the site are intended to serve as buffer between the site and the larger area, and include densely planted groupings of trees, shrubs and groundcover along the eastern boundary of the site abutting Highway 101; a dense row of coniferous trees at the north boundary of the recreation area; and densely planted groupings of trees and shrubs along the south and west boundaries of the site, which extend the wooded character of the Marin Headlands into the site.

Figure 17. Semi-enclosed hardscaped play area

Figure 18. Concrete stair with pipe railings

Figure 19. Updated light standards and paved parking areas

Figure 20. Manicured lawn and hedges at low-rise building)

Figure 21. Ornamental trees at high-rise building and densely planted trees at site perimeter

This page intentionally left blank.

Section Six

Historic Significance and Character-Defining Features

HISTORIC SIGNIFICANCE

Golden Gate Village is a historic resource listed in the National Register of Historic Places (NRHP). Findings of the NRHP Registration Form with regards to the property's historic significance are summarized here.

Golden Gate Village is historically significant at the local level under Criterion A (Events) in the areas of social history and community planning and development.[1] The property is early example of post-World War II urban development that provided public housing for low-income communities and was one of the first integrated federally funded housing developments. The immediate success of the property resulted in numerous accolades from national organizations in the years following its construction. The County of Marin received a national award in 1961 for Golden Gate Village as an "All-America City", along with the Marin Civic Center (which was under construction at the time) and the prospect of the Point Reyes National Seashore. Three years later, the federal Public Housing Authority awarded the property "first Honors" for applying thoughtful design to a public housing project. The period of significance for this finding of significance under Criterion A begins in 1955 when Marin County Supervisor Vera Schultz led the effort to acquire the property for redevelopment; extends through the community planning process headed by County Planning Director Mary Summers and the selection of the design team; and ends in 1960 when major construction at the site was complete.

Golden Gate Village is also historically significant at the local level under Criterion C (Design/Construction) in the areas of architecture and landscape architecture. [2] The property was collaboratively designed by two Bay Area master architects Aaron G. Green and John Carl Warnecke, working with Bay Area master landscape architect Lawrence Halprin. The site represents a distinctive collaboration between three master designers who held strong beliefs in the synthetic ability of modern architectural design, site planning, and designed landscape as a means of improving living conditions. The period of significance for this finding of significance under Criterion C begins in 1955 when Marin County Supervisor Vera Schultz led the effort to acquire the property for redevelopment; extends through the community planning process headed by County Planning Director Mary Summers and the selection of the design team; and ends in 1960 when major construction at the site was complete. Additional research and further evaluation of the site completed in 2019 indicates that the period of significance for this finding should be shifted slightly to start in 1957, the year the design team was selected, and end in 1961, the year construction was officially completed, and original components of the designed landscape were installed.[3]

INTEGRITY

In addition to meeting significance criteria, a significant historic property must possess sufficient historic integrity to convey the identified significance to be considered eligible for listing. Integrity is a quality that applies to historic resources in seven specific ways: location, design, setting, materials, workmanship, feeling, and association. To be considered a significant historic property, a resource must possess several, and must retain most, of these aspects of integrity, depending on the context and the reasons the

1 Ruark, National Register Form, 8.15.

2 Ruark, National Register Form, 8.15.

3 ICF, Character-Defining Feature Study, 6-2.

property is significant. Findings of the NRHP Registration Form with regards to the property's historic integrity are summarized here.

- Location: The site and all buildings and major landscape elements within it remain in the original location and have not been moved. Therefore, the site retains integrity of location.
- Design: Alterations to the site are minor and largely reversible. The site retains the overwhelming majority of its distinctive design characteristics, materials, and detailing. Therefore, the site retains integrity of design.
- Setting: Setting is somewhat changed from the time of construction due to the further demolition of wartime housing north of the site and general increased construction in the area east of Highway 101 in Marin County. However, the overall setting within the site, including concentration of multi-unit residential buildings surrounded by open space, is unchanged, and the surrounding area outside of the site to the south and west is unchanged. Therefore, the site retains integrity of setting.
- Materials: Nearly all key exterior building materials throughout the campus have been retained, although in some cases covered in paint. Changes have been made to some hardscape and planting elements of the landscape plan. However, the vast majority of historic materials remain in place and therefore the site retains integrity of materials.
- Workmanship: Expressions of workmanship at the site are modest and found largely in the quality of construction and restrained decorative material finishes at buildings. Although some of these features have been covered by paint, these features are largely unchanged at the site and the site retains integrity of workmanship.
- Feeling: Despite some changes to the buildings and the site, the property retains a sufficient concentration of the physical features at its buildings and landscape that, taken together, convey the property's historic character. Therefore, the site retains integrity of feeling.
- Association: The site is the location where innovative public housing was provided for low-income residents of Marin County and designed by a team of master architects and landscape architects and is sufficiently intact to convey that association to an observer. Therefore, the site retains integrity of association.

In sum, despite some alterations to buildings and changes to landscape, the site retains all seven aspects of integrity, and overall has more than sufficient integrity to convey its historic significance.

CHARACTER-DEFINING FEATURES

Character-defining features are the distinguishing features of a building, structure, object, site or district, which were present during the period of significance and help convey the significance of the historical resource. Table 1 lists character-defining and non-character defining features for buildings and landscape components at Golden Gate Village and is adapted from Character Defining Feature Study – Golden Gate Village, prepared for the Marin Housing Authority in 2019.

Table 1: Character-Defining and Non-Character Defining Features, Golden Gate Village[1]

Building/Landscape	Character Defining Features	Non-Character-Defining Features
High-Rise Buildings	▪ Eight Five-story rectangular plan buildings. ▪ Integrally colored concrete construction ▪ Hipped red clay tile roofs ▪ Unpainted precast concrete guardrails along open walkways and at private balconies. ▪ Concrete stairways at both ends off the high-rise buildings ▪ Locations of the doors and windows ▪ Exposed roof rafters over the balconies at the rear facades ▪ Two sets of sliding doors separated by a window that provide access to the balcony. ▪ Metal mailboxes.	▪ Replacement metal railings with vertical posts along the open walkways. ▪ Stairwell additions at the north ends of four high-rise buildings. ▪ Glass block located in the punch openings of four enclosed stairwells. ▪ Replacement doors and windows on the primary facades of 89 and 99 Cole Drive. ▪ Replacement sliding doors with operable transoms that provide access to balconies. ▪ Insect screens.
Low-Rise Buildings	▪ Twenty rectangular plan buildings. ▪ One or two-story heights. ▪ End gabled roofs with exposed rafters. ▪ Concrete and wood frame construction. ▪ Clerestory ridge vents at Type B buildings ▪ Clear stained redwood board and batten siding at Type B buildings. ▪ Integrally colored concrete block. ▪ Tinted paint covering metal entry doors. ▪ Location of the doors and windows. ▪ Location of utilities at the gable ends of the buildings.	▪ Asphalt or composite shingle roofing. ▪ Tinted paint covering redwood siding. ▪ Tinted paint covering integrally colored concrete block. ▪ Alterations at one Type B building for conversion to commercial use. ▪ Door screens. ▪ Window Screens. ▪ Sliding glass doors at Type E buildings. ▪ Mail slots in the front doors. ▪ Additions at one Type B building and one Type E building.

1 ICF, Character-Defining Feature Study, 5-3; 5-5; 5-6; 5-11; 5-12; 5-17; 5-20; 5-21; 5-27; 5-36; 5-40; 5-43; 5-49; 5-50.

Building/Landscape	Character Defining Features	Non-Character-Defining Features
Administration Office and Maintenance Building	▪ L-plan footprint. ▪ One-story height. ▪ Cross-hip roof. ▪ Concrete and wood frame construction. ▪ Redwood siding with vertical batten. ▪ Concrete and wood frame construction. ▪ Redwood siding with vertical batten. ▪ Location of four garage doors.	▪ Replacement garage doors. ▪ Addition at the end of the rear wing. ▪ Vestibule entrance. ▪ Asphalt single roofing.
Landscape: Natural Systems and Features	▪ Natural topography of the site varying from flat to steeply sloped.	N/A
Landscape: Spatial Organization	▪ Irregular, horseshoe-shaped lot and layout, reflecting the topography and pre-existing infrastructure at the site. ▪ Location at the base of the hilly terrain to the south and west, opening up to Richardson Bay to the northeast. ▪ Site design responding to topography and location, with high-rise buildings built into the hilly slopes of the southwest, and low-rise buildings and landscaped open spaces located to the northeast closer to Richardson Bay. ▪ Mix of private outdoor space at terraces or balconies and shared outdoor gathering spaces. ▪ Interspersed arrangement of shared areas, including courtyards, terraces, parking, and play areas. ▪ Varied orientation of low-rise buildings within three sub-clusters, each quadrilaterally arranged around a courtyard. ▪ The radial arrangement of the high-rise buildings built at 90-degree angles to hillside contours.	▪ The alignment of Donahue Street across the northern perimeter of the site.

Building/Landscape	Character Defining Features	Non-Character-Defining Features
Landscape: Cluster Arrangement	▪ Location, design, and spatial organization of the high-rise cluster. ▪ Location, design, and spatial organization of the low-rise cluster. ▪ Location and spatial organization of the courtyards. ▪ Location of the recreational area cluster.	▪ Design and spatial organization of the recreational area cluster.
Landscape: Land Use	▪ Multifamily residential use. ▪ Recreational use. ▪ Community gathering spaces. ▪ Administration and maintenance use.	▪ Commercial use.
Landscape: Topography	▪ Graded benches and sloped areas between graded benches. ▪ Graded slope along Cole Drive. ▪ Graded slope between the low-rise buildings and Highway 101.	▪ East–west-oriented berm along north side of recreational area cluster.
Landscape: Circulation	▪ U-shaped alignment of Cole Drive. ▪ Service Road alignment including parking terraces. ▪ Maintenance Service Road alignment. ▪ Alignment of driveways and parking terraces at high-rise buildings. ▪ Primary access via Drake Avenue. ▪ Alignment of concrete sidewalks along south side of Drake Avenue and both sides of Cole Drive. ▪ Curvilinear design and concrete material of meandering sidewalks throughout the site. ▪ Alignment and material of concrete staircases built into the site's topography. ▪ Five triangle-shaped parking lots with center vegetated islands.	▪ Pedestrian circulation in recreational area cluster. ▪ Red modular paving materials in courtyards.

Building/Landscape	Character Defining Features	Non-Character-Defining Features
Landscape: Vegetation	▪ Lawn groundcover, including rough character around high-rise buildings and manicured character around low-rise buildings and the recreational area. ▪ Row of London plane trees along south side of Drake Avenue. ▪ Densely planted buffer of trees, shrubs, and groundcover at the eastern boundary of site along Highway 101. ▪ Dense row of coniferous trees along northern edge of recreational area (where remaining). ▪ Hedges surrounding low-rise buildings (where remaining). ▪ Chinese elm and species of plum trees alternating along length of driveways at high-rise buildings. ▪ Dense tree and shrub cover at the south and west perimeter of the site. ▪ Vegetation in fenced enclosures at low-rise building units, unique to each tenant.	▪ Community garden. ▪ Eucalyptus trees beyond groupings of three to five in sloped transition areas along US Highway 101 and along southern property border. ▪ Street trees on the north side of Cole Drive. ▪ Groupings of ornamental trees, shrubs, and perennials at the Administration Office and Maintenance Building parking lot; within parking lot island; surrounding the Golden Gate Village entrance sign; and within the recreational area cluster.
Landscape: Views and Vistas	▪ Views toward Richardson Bay and tidal marshes in the north and east. ▪ Views of the surrounding suburban development to the north and east. ▪ Views south and west toward the hills of the GGNRA. ▪ Narrowing and expanding vistas between the high-rise buildings. ▪ Framed views in and out of shared courtyards. ▪ Broad views from one end of the campus to the other, including views from the recreational area cluster toward the high-rise cluster; from the low-rise cluster toward the high-rise cluster; and from the high-rise cluster over the low-rise buildings toward the recreational area. ▪ Views within tenants' private patios, constrained by privacy screens (fences and/or vegetation).	N/A

Building/Landscape	Character Defining Features	Non-Character-Defining Features
Landscape: Constructed Water Features	▪ Unlined interceptor ditch at sloped area south of Service Road along the flood zone area. ▪ Concrete lined interceptor ditches at sloped areas between high-rise buildings without a driveway between them. ▪ Weep holes at retaining walls and other masonry features.	▪ Swales at center of Service Road and driveways. ▪ Swale at south alignment of Service Road. ▪ Concrete ditches along east and west sides of high-rise buildings. ▪ Trench drains at base of driveways. ▪ Irrigation system.
Landscape: Small-Scale Features	▪ Pipe handrails. ▪ Fences and enclosures surrounding low-rise buildings, consisting of screen fences, low fences, wood service fences, and concrete block walls. ▪ Masonry screens at laundry areas by high-rise buildings. ▪ Concrete retaining walls and seat walls. ▪ Pentagon-shaped terraces with seat walls. ▪ Clothes lines.	▪ Benches, picnic tables, and trash receptacles. ▪ Enclosures created by fence types around high-rise building patios. ▪ Bollards. ▪ Signage in landscape and on exteriors of buildings. ▪ Light standards. ▪ Replacement play equipment in the recreational area, courtyards, and pentagon-shaped play area. ▪ Basketball court, tennis court, and skatepark. ▪ Gas meter enclosures.

This page intentionally left blank.

Section Seven

Existing Conditions

ROOFING, GUTTERS, AND DOWNSPOUTS

The existing roofs at Golden Gate Village are all wood framed, but vary in shape and material. Type A buildings have hipped roofs with red clay tile over a mopped felt undercourse, which are original. There are no visible gutters, downspouts, or internal gutters on the buildings. The exposed roof fascias and rafters are currently painted, but were originally left untreated according to the Character Definition and Design Guidelines document provided by the GGV Residents Council.

Type B, C, and E buildings have gabled roofs with deep overhanging eaves and exposed rafters. The roofs are clad in composite asphalt shingles primarily of a dark brown color. Originally, the buildings had cedar wood roof shingles. It is not known when the existing asphalt shingles were installed. There are no visible gutters or downspouts on the buildings, however there are aluminum diverters installed above all building entrances on the roofs of Type B and C buildings. The exposed wood eaves are currently painted. The redwood fascia was originally left untreated, and the soffits finished in a clear stain.

The Administration Office and Maintenance Building (AOMB) has a hipped, Dutch gable-type roof covered in asphalt shingles. Similar to Types B, C, and E, the AOMB building had a cedar wood shingle roof originally. There are no visible gutters or downspouts.

The following conditions were observed:

- Roofs were observed from the ground and appear to be in overall fair condition. Building officials and occupants did not report any roof leaks.

Typical Type A roof (69 Cole Drive)

Typical Type B roof (31-45 Cole Ave)

AOMB roof

Cracked and missing tiles (Type A - 69 Cole Drive)

Tree litter (Type A - 419 Drake Ave)

Typical soiling and biological growth on the clay tile roofs of the Type A buildings (79 Cole Drive)

Typical staining on the clay tile roof soffit boards, likely from water damage (Type A - 419 Drake Ave)

AOMB roof exhibiting cracked, detached, and missing shingles and biological growth

AOMB roof exhibiting cracked, detached, and missing shingles

Type A (Clay Tile Roofs)

- There are several locations where the clay roof tiles are cracked, broken, or missing.
- The clay roof tiles are covered in general soiling, biological growth, and tree litter.
- Most of the wood soffits are stained, likely from water intrusion.

Type B, C, E (Asphalt Shingle Roofs)

- The asphalt shingle roofs are covered in general soiling, biological growth, and tree litter.

AOMB (Asphalt Shingle Roof)

- The roof line and slope were modified on the west side to accommodate the new addition.
- There are several cracked, detached, and missing shingles, leaving parts of the roof membrane exposed. The roof is in poor condition and has exceeded its useful life.
- The roof and fascia are covered in general soiling, biological growth, tree litter, and cobwebs.

Slope of the AOMB roof distorted where modified to accommodate the new addition on the western end

EXTERIOR WALLS

The Golden Gate Village buildings have concrete foundations with slab-on-grade construction. The exterior wall materials vary between building types and include reinforced concrete, wood or plywood siding, and wood-framed stucco walls. All walls were uniformly painted gray, most recently in 2015.

The exterior walls of Type A buildings are constructed of reinforced concrete, with board-formed texture visible. The stairwell walls include hexagonal openings to allow light. The hexagonal openings of Buildings AL-3,4 and AR-3,4 have been infilled with glass block units, which are not original. In 2002, large rectangular and small hexagonal openings were added to provide additional light and security. A new exposed steel and concrete staircase was also added to select buildings. Steel tube bracket supports were also provided to the cantilevered walkways in the early 2000s.

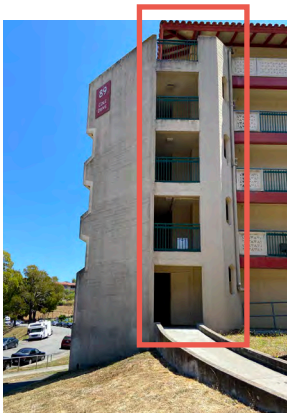
The exterior walls of Type B and AOMB buildings are constructed of concrete masonry units (CMU) blocks, horizontal redwood siding with vertical battens, and plywood. The CMU blocks were originally painted a terra cotta color. The redwood siding was originally unpainted and finished with a clear stain.

Type C and E building walls are constructed of CMU blocks and wood-framed stucco. The shorter elevations also have wood battens over the stucco finish.

The following conditions were observed:

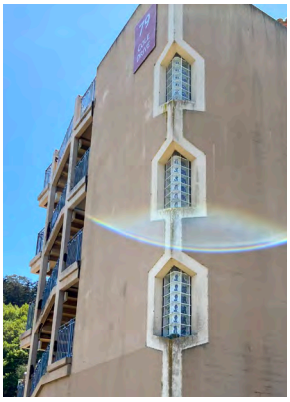
- In general, all exterior walls are covered in general soiling, biological growth, and bird excrement.
- Exposed foundations appear to be in good condition, with minor surface cracks.
- Some conduit and cabling runs exposed and haphazardly on building exteriors. The components appear to feed lights, security systems, and TV/data systems.

Typical board-formed textured walls at Type A buildings (409 Drake Ave)

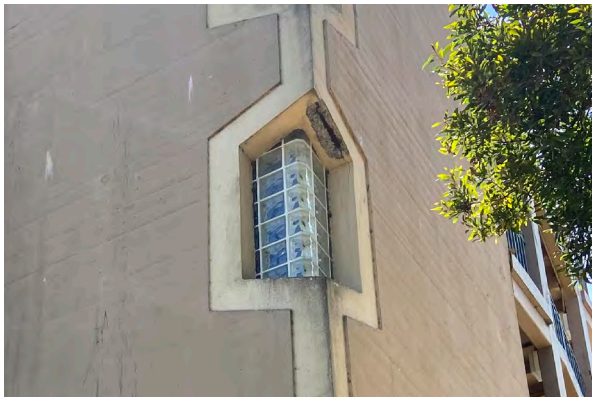


Hexagonal openings in the Type A stairwell walls (left); non-original rectangular and hexagonal openings (right)

New exposed steel and concrete staircase added to Type A building in 2002 (69 Cole Drive)



Typical glass block infill modification of the original design at hexagonal openings (Type A - 79 Cole Drive)

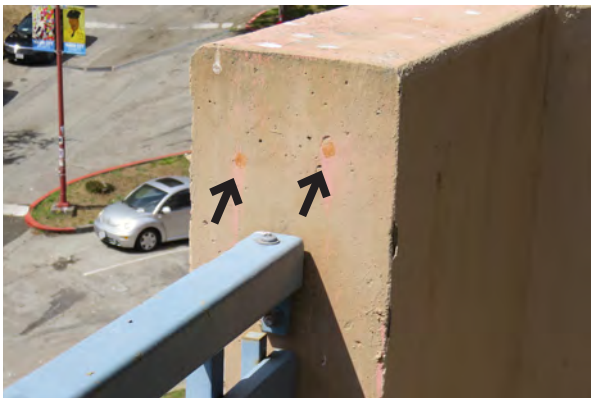


Spalled concrete at a hexagonal stairwell opening (Type A - 69 Cole Drive)

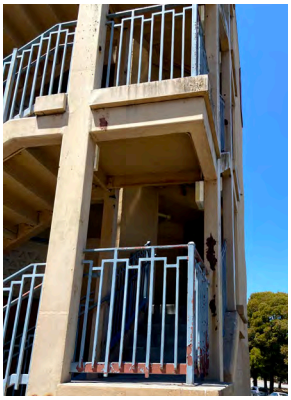
Cracks and patch failure (Type A - 89 Cole Drive)

Non-matching patch (Type A - 79 Cole Drive) (left); large holes in a retaining wall (right)

White stains at the balconies (Type A - 79 Cole Drive)



Mild corrosion at exposed rebar in the concrete walls (Type A - 419 Drake Avenue)



Typical corrosion and paint deterioration at steel-frame staircases (Type A - 79 Cole Drive)

Typical redwood siding with battens at Type B and AOMB buildings (Type B - 62-76 Cole Drive)

Typical corrosion and paint deterioration at steel-frame staircases of Type A buildings

Type C building (341-47 Drake Ave); note CMU block wall and wood battens over stucco

Type B building (141-55 Drake Ave); note CMU block wall and horizontal redwood siding with vertical battens

Exposed cabling on building exterior

Type A

- There are cracks, spalls, holes, and failed repairs at various locations. There are large spalls at the punctuated hexagonal openings in the stairwell walls, with corroded rebar visible.
- Cantilevered walkways exhibit white stains, likely from water runoff.
- All steel and concrete staircases exhibit mild corrosion and paint deterioration.
- The paint is in fair condition and exhibits general soiling, stains, biological growth, and bird excrement.

Type B and AOMB

- CMU blocks are in good condition. Some corner blocks exhibit spalls and chipped edges. Some wall areas have been stained by vine growth.
- Redwood board-and-batten is in good to fair condition, with minimal signs of rot, deterioration, or impact damage. Other conditions include bird excrement and paint deterioration.
- Plywood boards are in good condition.

Type C and E

- CMU blocks are in good condition. Some corner blocks exhibit cracks and chipped edges. Some wall areas have been stained by vine growth.
- The wall areas where the lighting fixtures were replaced exhibit old color scheme.
- Wood-framed stucco walls are in fair condition. The wood trims exhibit minor paint deterioration.

Cracked and spalled CMU unit (Type C - 341-47 Drake Ave)

Example of non-matching paint at Type B building, likely an attempt to hide graffiti (62-76 Cole Drive)

Typical staining on the CMU walls from vine growth and old paint visible at light fixture replacement (Type E - 2-8 Cole Drive)

WINDOWS

Nearly all windows at Golden Gate Village are aluminum sliding, in natural finish. The windows vary in size and type.

Type A buildings 2-lite or 3-lite aluminum sliding windows. Several private terrace windows have fixed or hopper transoms, which are not original. Buildings AL-2 and AR-2 windows have been replaced, including several other Type A building windows. All the windows have screens on the exterior.

Type B, C and E buildings have 2-lite or 3-lite aluminum sliding windows. Type B buildings also have awning windows at the clerestories. Type E buildings have hopper windows in the bathrooms, but they are not shown in the original construction documents.

AOMB also has 2-lite or 3-lite aluminum sliding windows. There are also awning windows. There are metal security grills outside select south elevation windows.

The following conditions were observed:

- The windows were observed from the ground, and from outside the gardens surrounding many buildings. Some portions of the walls were obscured by bushes, fences, and lawn furniture. Perimeter sealant and gasket were also not available for close-range inspection at many windows.
- No window leaks were reported. The deep roof overhangs likely minimize wetting of the windows.
- No operability issues were reported. Where spot checked, windows typically operated smoothly.
- The windows are in overall fair condition. They are covered in dirt, debris, and cobwebs. Where the frames are painted, there is some paint deterioration. The perimeter sealant is also deteriorated at several windows.
- The security grills are in fair condition and exhibit corrosion and paint deterioration. They have trapped tree litter at several locations.

Typical Type A building terrace windows (409 Drake Ave)

Non-original hopper transoms at Type A apartment terrace window

Typical 2-lite sliding window at Type A buildings (49 Cole Drive)

Typical 2- and 3-lite sliding windows of Type C buildings (251-57 Drake Ave)

Typical awning windows at Type B buildings (161-75 Drake Ave)

Typical hopper window in a Type E apartment bathroom

Typical 2- and 3-lite sliding windows of AOMB

Typical security grill outside a south elevation AOMB window

Example of paint deterioration and deteriorated perimeter sealant

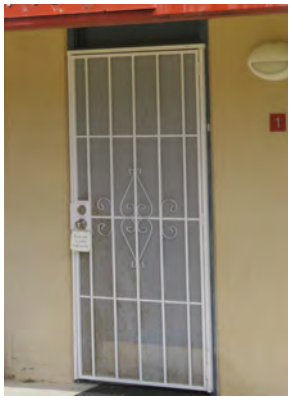
EXTERIOR DOORS

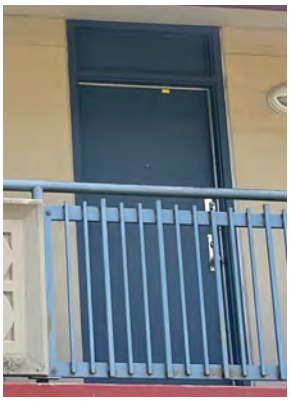
The exterior doors at Golden Gate Village include aluminum full-lite sliding, single wood flush doors, and single metal flush doors. All ground-floor wood doors received hardware replacement and mail slot additions in 1991.

Type A buildings have both wood flush doors and aluminum sliding glass doors. Both door types have glass transoms. The wood door transoms have been painted to match the color of the door and frame. Metal security doors with screens have also been added to various wood doors.

Type B, C, and E buildings also have wood flush doors set in wood frames. The doors do not have transoms. Type C and E buildings also have aluminum full-lite sliding doors in the living-dining rooms. Type C buildings originally had flush wood doors in the living-dining rooms, while the Type E buildings always had the sliding doors.

AOMB originally had a flush wood door with full-lite sidelite as the main entrance on the south elevation; however, it was replaced with a vestibule with aluminum slider windows and a full-lite wood door in 1991. There are four garage doors with redwood siding and two hollow metal flush doors on the north elevation. The hollow metal doors are not original. There was only one single door opening in the wall originally, which had flush wood door. There are also two pairs of full-lite double doors, one fixed and one operable, on the west elevation according to the original drawings, but their presence was not confirmed during the site visit as the area was enclosed by a fence and ARG did not have access.





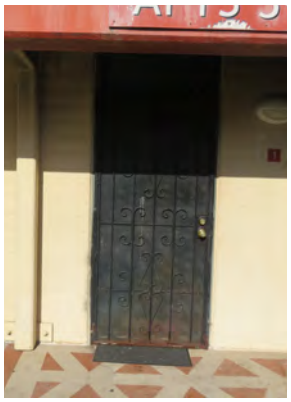
Typical wood flush doors with transom, with security door at Type A buildings (left) and without security door (right)

Typical 3-lite aluminum sliding doors at Type A buildings

Typical wood flush doors with (right) and without (left) screen doors at Type B buildings

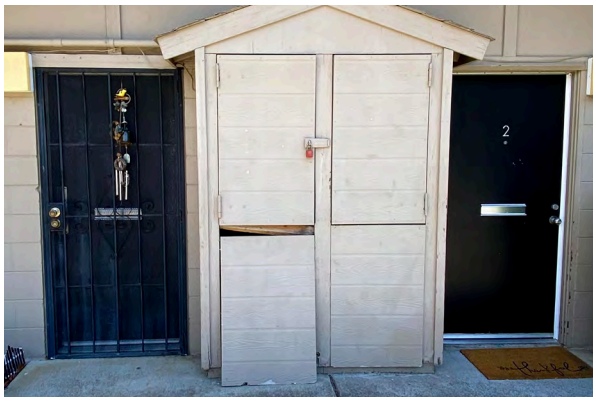
The following conditions were observed:

- All doors were observed from the ground, and the condition of some doors was obscured by security doors, fences, and plants.
- The doors are in overall fair condition.
- A variety of different screen door styles and colors were noted.
- AOMB garage doors are in fair condition and are bowed. Exterior wood boards of the doors are no longer flush. They also exhibit paint deterioration at areas closer to the ground.



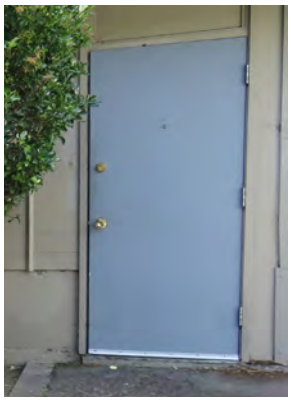
Metal security door (Type A - 59 Cole Drive)

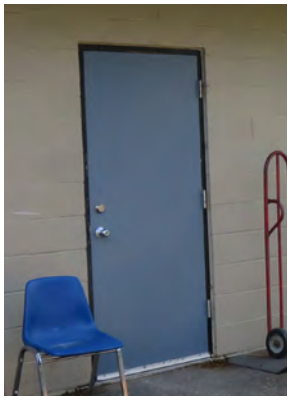
Typical 3-lite aluminum siding doors at Type C and E buildings (Type E - 21-27 Cole Drive)



Typical wood flush doors with (left) and without (right) security doors at Type E buildings; note mail slots (2-8 Cole Drive)

AOMB entrance vestibule added in 1991





AOMB hollow metal flush doors

AOMB garage doors with redwood siding

Bowed AOMB garage doors

EXTERIOR PAVEMENT, WALKWAYS, AND STAIRS

Exterior pavement, walkways, stairs, and steps at Golden Gate Village are reinforced concrete with exposed aggregate. The pavements and play areas are also framed by concrete retaining walls.

Type A buildings have pentagon-shaped concrete pavement at each floor entrance on the primary facade and rectangular-shaped pavement on the rear side, which are connected by open-air concrete staircases. The pentagon pavement is framed with low-height concrete retaining wall with board-formed texture. The rectangular-shaped pavements with perforated CMU block fences were used as laundry drying yards historically.

There are also trapezoid-shaped concrete play areas, framed by concrete retaining walls serving as benches. Only three of the four original play areas remain; however, portion of the concrete has been replaced with grass. The fourth play area was altered to create a community garden.

Type B, C, and E buildings have concrete pavements in front of primary and secondary entrances. Three rectangular courtyards connect groups of Type B and E buildings on the campus, with concrete pathways along the perimeter and geometric interlocking brick pavers in the middle. The courtyards retain their general organization although the furniture and playscapes may have been altered over time.

The following conditions were observed:

- Exterior pavement, walkways, and stairs are in overall fair condition.

Type A

- Pentagon, rectangular, and trapezoid-shaped pavements are in fair condition. They exhibit cracks, general soiling, and biological growth.

Type B, C, and E

- Concrete walkways and brick pavers in the courtyards between Type B and E buildings are in fair condition. The concrete slabs are cracked and raised at several locations, posing tripping hazards.

Typical pentagon-shaped concrete slabs outside Type A buildings

Typical concrete slabs at rear of type A buildings used for hanging laundry

Typical concrete walkways and stairs on the campus

Trapezoid-shaped concrete play area

- Built-in wood and steel courtyard table and benches are in poor condition and exhibit loss of material, weathered finish, general soiling, rot, and biological growth. Many are in unusable condition.
- Wood sculptures are in poor condition and exhibit checking, weathered finish, general soiling, and biological growth.

Trapezoidal play area converted into a community garden

Cracked and displaced concrete slab

Typical courtyard with concrete pavement, brick pavers, wood sculptures, and wood and steel benches

Cracked and displaced concrete slab

Concrete cracks and spalls and exposed corroded rebar at a staircase

Corner crack at concrete steps

Weathered wood sculptures exhibiting checking, general soiling, and biological growth

Weathered and deteriorated wood and steel table and benches

CMU block fence exhibiting cracks, soiling, and biological growth (Type A - 419 Drake Ave)

CMU block fence painted and openings filled in with wood (Type B - 121-35 Drake Ave)

Redwood fence exhibiting missing or displaced ornamentation, checking, paint deterioration, and biological growth

Non-original wood lattice fence

Non-original vertical wood fence (Type C - 251-57 Drake Ave)

Non-original wood and wire mesh fence (Type B - 101-15 Drake Ave)

Precast concrete screens, metal railings, and handrails at a Type A building (409 Drake Ave)

Cracks and spalls in precast concrete screens (Type A - 99 Cole Drive)

- Vertical wood screen fences are in poor condition and exhibit checking, weathered surface, and biological growth.
- Other non-original fences are in fair condition and exhibit checking, weathered surface, and biological growth.

Precast Concrete Screens

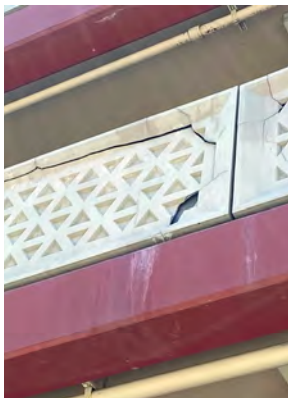
- Original precast concrete screens are in fair condition and exhibit cracks, spalls, general soiling, biological growth, and insect nests.
- Many precast screens have been replaced with steel railings, aesthetically-similar composite panels, or plywood.
- The placement of different railing types varies on each floor of some buildings. Placement seems haphazard and is visually distracting.
- Steel railings are in fair condition and exhibit corrosion and paint deterioration.
- Composite panels are in poor condition and exhibit significant cracks, spalls, and incompatible patch repairs.

Handrails

- Metal pipe handrails are in fair condition and exhibit corrosion, paint deterioration, and missing screws.

Cracks and spalls in precast concrete screen; note small insect nest at the top-right corner (Type A - 49 Cole Drive)

Crack in precast concrete screen (Type A - 69 Cole Drive)



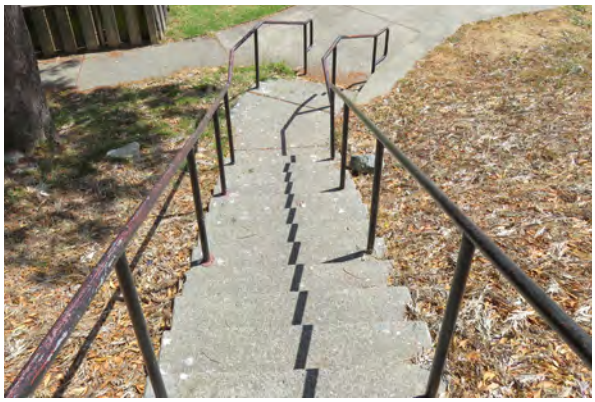
Composite panel failure (Type A - 79 Cole Drive)

Incompatible patch repair at a composite panel (Type A - 79 Cole Drive)

Steel railings exhibiting corrosion and paint deterioration

Plywood infill and steel railings at an access gallery

Metal pipe handrail at a Type A building (89 Cole Drive)



Typical metal pipe handrail exhibiting corrosion and paint deterioration

EXTERIOR LIGHTING

There are a variety of lighting fixtures attached to the Golden Gate Village buildings on the exterior. These include rounded hood lights, flat square or rectangular lights, and security flood lights. Hood, square, and rectangular lights are generally located next to the primary entrances of each apartment. Security flood lights are located at the corners of each low-rise building. They vary in type, size, and shape.

The following conditions were observed:

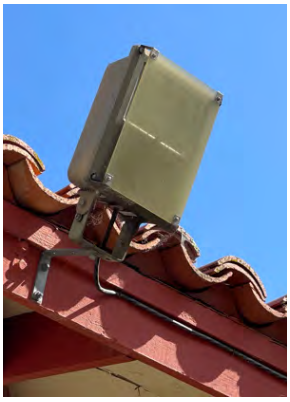
- Surface-mounted rounded, square, and rectangular lights are in fair condition. At several locations, where the fixtures were replaced with a different type, size, or shape, previously painted surface is visible and does not blend with the current paint scheme. Some of the light fixtures are also disconnected.
- Security flood lights are in poor condition. Many are broken and/or missing pieces.

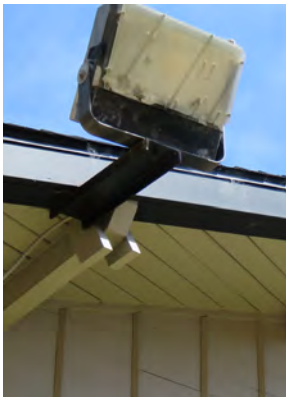
Typical wall-mounted rounded hood light fixture

Disconnected light fixture

Typical ceiling-mounted square light fixture

Typical wall-mounted square and rectangular light fixtures (Type E - 21-27 Cole Drive)





Typical security flood lights

Typical security flood lights

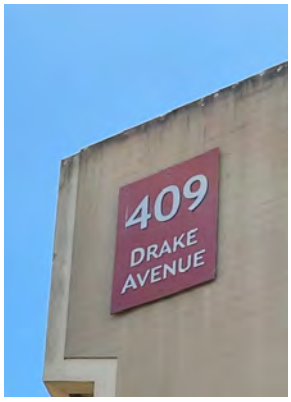
EXTERIOR SIGNAGE

Golden Gate Village has two primary styles of painted surface-mounted building signage. The first is white lettering on a red background and used at Type A buildings. The second is green lettering on a white background and used at Type B, C, and E buildings. Type B, C, and E buildings have metal address markers attached to the doors instead of the adjacent wall like at Type A buildings. All the signs vary in shape and size. The apartment units, which have been converted into an office space, also have painted signs, but they do not match the general color scheme. AOMB has free-standing painted metal signage on two wood posts.

Most signs were added as part of the 1999-2003 Development/Building Signage Plan project.

The following conditions were observed:

- The exterior signage is in overall fair condition. Many signs are illegible due to paint deterioration or overpaint.



Typical Type A buildings signage

Typical Type A buildings signage; this type of signs do not appear to be original

Paint deterioration (Type A - 49 Cole Drive)

Typical Type B, C, and E buildings signage

Signage at a unit converted into an office space does not match the general color scheme

Typical address markers at Type B, C, and E buildings.

AOMB signage

INTERIOR FINISHES - FLOORS

For the interior conditions survey, ARG received an access to one representative apartment for each building type. These buildings were AR3, AL1, B7, C1, and E2. The access to AOMB was not provided.

In Type A buildings, floors of all primary living spaces such as living-dining room, bedrooms, kitchen, bathroom, and hallway was originally colored concrete with clear finish. The concrete floor in the janitor's room, storage rooms, and laundry room was not colored. In 1973, asphalt tiles were added to all the rooms except for living-dining rooms, which received carpets. The tiles were replaced at some point. Existing resilient tiles are similar in nature, but differ in color.

In Type B, C, and E buildings, all rooms except for storage rooms have asphalt tile floors with wax finish as originally. The storage rooms have concrete floors with clear finish. All Type B buildings were renovated in 1976 to add new tile flooring. The apartment B7 has carpeted flooring on the second floor, which is not original. Modern faux wood flooring has also been added to living-dining rooms and kitchens in some apartments. In apartment C1, the tile floor in the kitchen was removed to uncover the concrete floor underneath. In other rooms, the asphalt tiles were replaced with faux wood tiles. Such modifications by individual apartment owners are common for the Golden Gate Village buildings.

Records indicate that asbestos-containing original tiles were replaced from some buildings at an unknown date. It is not clear if any of the apartments still has original tiles on the floor.

AOMB also had asphalt tile floors with wax finish originally except for storage rooms, which had concrete floors with clear finish. The staircase was wood with varnish. The current condition of the AOMB floors is not known as ARG did not receive interior access during the site visit.

The following conditions were observed:

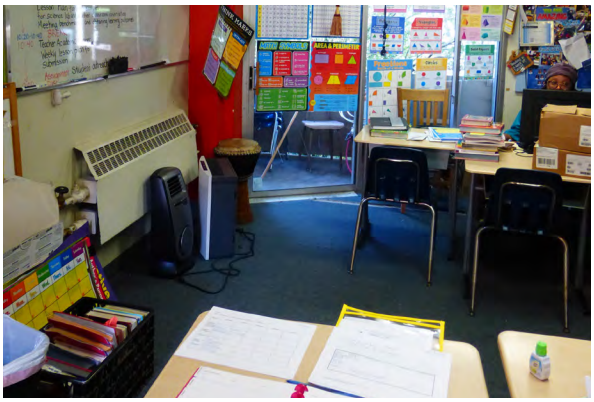
- Flooring condition varies from apartment to apartment and ranges from fair to poor.
- Flooring exhibits general soiling, stains, and weathered finish.
- Within individual units, resilient tiles were mismatched in color.
- The bathroom floor of a Type A apartment has corrosion stains.

Non-matching resilient tiles at a Type A apartment

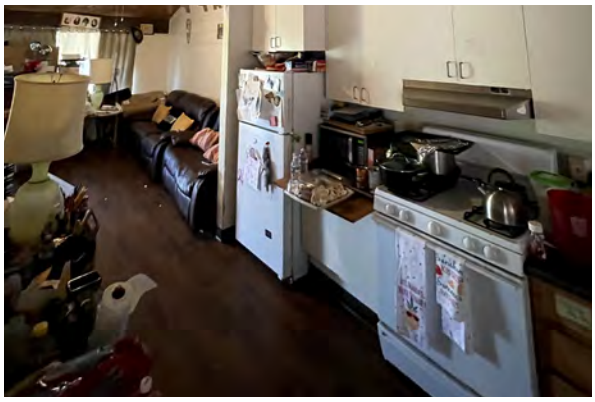
Stained resilient tiles in the bathroom of a Type A apartment

Tile flooring in a Type C apartment bathroom

Uncovered concrete floor in a Type C kitchen after resilient tile removal

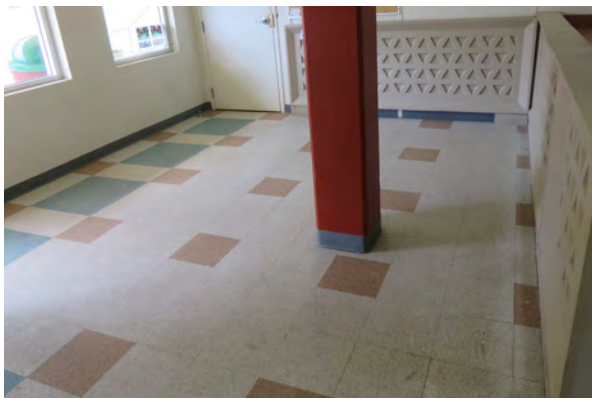


Carpeted floor in a Type A apartment



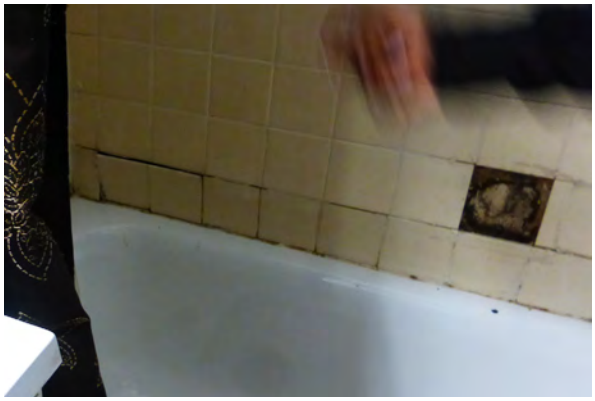
Faux-wood floor in a Type C apartment

Carpet added to the wood staircase at a Type B building



Resilient tile flooring in the laundry room (Type A - 419 Drake Ave)

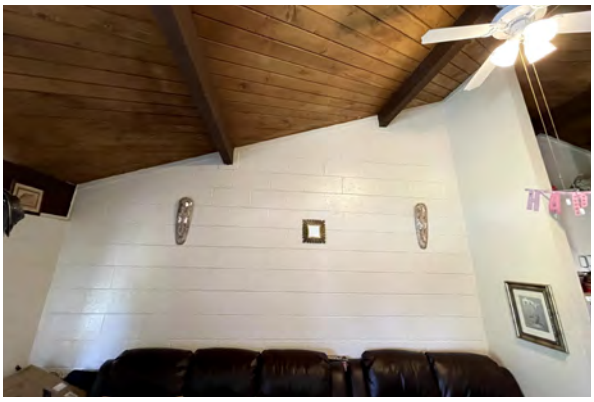
Typical plastered concrete columns in Type A building apartments



Damaged bathroom tiles at a Type E building apartment

Typical ceramic tile cladding in a Type A bathroom

Weathered wood staircase finish at a Type B building apartment



Typical CMU block wall in Type C building apartments

Typical plywood cabinetry and plastic laminate counters

INTERIOR FINISHES - WALLS, CABINETRY, AND FIXTURES

In Type A buildings, living-dining rooms, bedrooms, kitchens, bathrooms, and hallways have painted plastered concrete walls. These spaces also had painted wood baseboard originally, but they were likely replaced when the resilient tiles were added to the floor. The bathrooms also have glazed ceramic tile cladding around the tub. Storage and laundry rooms have painted plywood walls. While the existing wall finishes in these spaces are consistent with the original construction details, the walls are likely to have been painted multiple times over the years. The private balconies, staircases, and trash room were to have unfinished walls originally, but they are currently painted.

In the AR3 apartment visited by ARG, one of the bedrooms was sealed with drywall (gypsum board) as it was added to the neighboring apartment. The private balcony was also divided by plywood.

In Type B buildings, living-kitchen rooms, kitchens, and storage rooms both painted drywall (gypsum board) and CMU block walls with wood baseboard. Instead of CMU block, wood was listed as the second material in the original construction documents. It is possible that the original wood finish was removed in some units to expose the CMU block. Bedrooms, bathrooms, and hallways have painted drywall. The bathrooms also have glazed ceramic tile cladding around the tub. The Walls appear to have been painted multiple times over the years.

In Type C and E buildings, all rooms have painted drywall (gypsum board) with wood baseboard and CMU block walls. The bathrooms also have glazed ceramic tile cladding around the tub.

AOMB also had painted drywall (gypsum board) with wood baseboard originally. The current condition of the AOMB walls is not known as ARG did not receive interior access during the site visit.

In all buildings, kitchen cabinets and closet shelving was originally constructed of plywood. Kitchen counters were plastic laminate.

The following conditions were observed:

- Wall paint is in overall fair condition and exhibits soiling, stains, and loss in select areas.
- Kitchen finishes have been upgraded in some units, however original finishes were largely intact. Kitchen cabinetry was in fair to poor condition with general wear, paint deterioration, water damage, and missing hardware.
- Kitchen and bathroom piping was found to be leaking in many units.
- Bathroom fixtures exhibit corrosion and deterioration.
- Bathroom wall in one Type E building exhibited tile and water damage near the bathtub. Some tiles were missing.
- Wood stair railings in one Type B building exhibited staining.
- Rat infestation of interior spaces was reported by residents.

INTERIOR FINISHES - CEILINGS

In Type A buildings, all rooms have painted plastered concrete ceilings. The private balconies, staircases, and trash room were to have unfinished ceilings originally, but they are currently painted.

In Type B buildings, all rooms except for bedrooms have painted drywall (gypsum board) ceilings. Bedrooms have wood ceilings with clear finish.

In Type C buildings, all rooms have wood ceilings with clear finish.

In Type E buildings, kitchens, bathrooms, and hallways have wood ceilings with clear finish. Living-dining rooms and bedrooms have both wood ceilings with clear finish and painted drywall (gypsum board). Storage rooms have painted drywall only.

AOMB originally had wood ceilings with clear finish, painted drywall (gypsum board), or both materials on the ceilings. The current condition of the AOMB ceilings is not known as ARG did not receive interior access during the site visit.

The following conditions were observed:

- Interior ceilings are in overall fair condition, with water damage likely due to leaking pipes in some apartments.
- The paint is in overall fair condition and exhibits soiling, stains, and loss in select areas.
- A kitchen exhaust pipe inside a Type E apartment was covered in residue indicating improper ventilation.
- Mold growth was observed in several bathrooms. Operable windows appeared to be the only form of exhaust.

Typical plastered concrete ceiling in Type A buildings

Mildew in the bathroom ceiling of Type A building

Typical painted drywall ceiling in Type B buildings

Typical wood ceiling in Type B, C, and E buildings

Staining on the ceiling of a Type E apartment, likely from the kitchen grease.

Wood door damage at a Type C building apartment

INTERIOR DOORS

Interior doors are primarily hollow core wood. Doors and frames are painted.

The following conditions were observed:

- Some interior wood doors had holes or impact damage.

This page intentionally left blank.

Part 2: Treatment Recommendations

Section Eight

Treatment Recommendations

GENERAL APPROACH

The following material conservation recommendations are based on conditions observed during a visual survey of Golden Gate Village. Recommendations are included for repair and maintenance, and are generally referred to as treatments. Treatments carried out on historic buildings typically respond to goals related to the preservation of materials and elements original to a building's construction. Original or historic building materials, also known as historic fabric, contribute to the significance of a building because they inform the degree of architectural integrity a building retains. Historic fabric is tied to aspects of integrity including "materials" and "workmanship," which often represent traditional materials or building techniques which are no longer part of common construction practice. Retaining historic fabric increases the authenticity of character-defining elements and serves broader preservation goals of advancing knowledge about the history of building design and technology. Treatments need to be both visually appropriate to retain character-defining features, and physically compatible to minimize loss of and damage to historic building materials.

It is critical that all future work to Golden Gate Village shall be carried out in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (The Standards and The Guidelines). The Standards* provide a framework for determining appropriate treatments for historic properties and are discussed elsewhere in this document. *The Guidelines* establish a hierarchy of treatments for materials and features that have been identified as character-defining and therefore should be retained and preserved:

- **Protection** generally involves the least degree of intervention possible, and includes the maintenance of historic material through preventive treatments such as cleaning, rust removal, caulking, and painting.
- **Repairing** is recommended when the physical condition of character-defining features and materials warrant additional work and should involve the least degree of intervention possible. Limited replacement in-kind or the use of substitute materials is also allowed.
- **Replacement** of a feature is permitted when it is missing or beyond repair, but only if sufficient evidence or documentation exists to reproduce the feature, and if it is desirable to re-establish the feature. Replacement with a new design may be acceptable if it is compatible with the character-defining features of the building.[1]

Recommended exterior and interior treatments will focus on the preservation of existing historic fabric. Replacement should only be considered for severely deteriorated or compromised materials, and replacement materials should be selected and finished to match the historic materials (i.e., in-kind replacement).

TREATING AND MAINTAINING HISTORIC BUILDINGS

Architectural treatments recommended in this section encompass both repairs and conservation measures. Repairs refer to procedures associated with routine activities such as cleaning and painting, but also address standard maintenance measures that nonetheless require specialized skills and materials to address the needs of the historic buildings. Conservation treatments refer to

[1] *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, retrieved August 17, 2011 from http://www.nps.gov/hps/tps/standguide/rehab/rehab_approach.htm.

methods that save or preserve existing historic materials rather than replacing them. Before they are implemented on historic features, new or unproven treatment materials and methods should be tested for physical, chemical, and visual compatibility with historic materials.

Proper and timely maintenance is crucial to the long-term preservation of historic buildings. The purpose of maintenance is to prolong the life of building materials and to protect the investments made in their construction and repair. Regular and well-timed preventive measures greatly reduce the cost of maintaining materials and systems by detecting deficiencies and deterioration before they become severe. A written Maintenance Plan can be useful to support planning and implementation of architectural treatments, including preventive maintenance. A Maintenance Plan should provide scoping and conceptual costs for repair projects, identify appropriate materials and methods for treating historic fabric, and establish inspection schedules for the continued upkeep and preventive care of building materials and systems.

Maintenance and repairs to Golden Gate Village should focus on retaining and preserving the character-defining features such as the concrete construction and exposed roof rafters. Preventive maintenance including the periodic renewal of protective coatings, glazing putty, and sealants is critical to the long-term durability of historic fabric besides cleaning to remove dirt, debris, stains and biological growth. If possible, deteriorated features should not be replaced; rather, they should be rehabilitated using small-scale patching, Dutchman repairs, or replacement of individual components. A Dutchman repair is a wood patch or filler which replaces a damaged or missing area of the wood.

The following are recommendations for treatment and maintenance of exterior and interior features of Golden Gate Village.

General

- Conduct hazardous material testing. Ensure safe and proper precautions are taken to address any hazardous conditions.
- Develop a maintenance log to document regular maintenance and repair activities and schedule future work. Log should include detail about the location, type of work conducted, and procedures and materials used.

Roofing, Downspouts, and Gutters

- Clean clay tile and asphalt roofs to remove general soiling, biological growth, and tree litter.
- Repair or replace damaged or displaced clay roof tiles. Match existing.
- Replace AOMB asphalt shingle roof and all flashing. Consider dimensional shingles for extended lifespan and for texture that more closely matches the original wood shingles.
- When asphalt roofs are replaced, consider a color that more closely resembles weathered wood.
- Prepare, prime, and paint the roof eaves. Match original colors where feasible. Where naturally finished wood has been painted, consider painting it a color that more closely matches weathered wood.

Exterior Walls

- Clean walls to remove general soiling, biological growth, and stains.
- Repair concrete and stucco cracks and spalls.
- Clean and treat corroded metal.
- Repair or replace deteriorated wood siding and trim.
- Remove and replace deteriorated sealants.
- Prepare, prime, and paint the walls. Consider conducting a paint analysis study to determine the original color scheme for Golden Gate Campus. Where naturally finished wood has been painted, consider painting it a color that more closely matches weathered wood. When

painting different materials, different colors should be selected to avoid flattening the appearance of the buildings. For example, concrete block should be painted a different color than wood boards/battens.

- Remove infilled glass block at Buildings AL-3,4 and AR-3,4 stairwells. If required for safety reason, wired mesh or clear Plexiglas panels can be installed on the inside, which will not be easily visible from the ground.
- Visually differentiate added steel stairwells at Type A buildings from the original building in subtle manner.
- Remove or reroute exposed conduit and cabling at building exterior to minimize visibility. Components can be routed through attic spaces or cavities where feasible. Remove obsolete components and patch all holes.

Windows

- Conduct routine window maintenance. Repair or replace damaged sash or frame, missing or damaged hardware, and cracked or missing glass.
- Clean, adjust, or lubricate all windows to improve operability. Ensure windows close completely and do not leave an air gap.
- Remove and replace deteriorated perimeter sealants.
- Remove paint from aluminum window frame if currently painted.
- Prepare and paint security grills.

Exterior Doors

- Prepare and paint all currently-painted doors and frames. Conduct wood repairs as necessary prior to repainting.
- Clean and refinish the hardware, mail slots, and kick plates. Strip and restore the opaque finish where painted.
- Clean, adjust, and/or lubricate all doors to ensure smooth operability.
- Consider stripping paint from Building A entrance door transoms. Window film can be installed if required for privacy.
- Ensure screen and security doors are consistent in style throughout the site. Suggest painting screen doors to match or complement door color to minimize visibility.
- Repair AOMB garage doors.

Exterior Pavement, Walkways, and Stairs

- Wash concrete pavement at low pressure to remove dirt, debris and stains. Use chemical cleaners to remove difficult stains.
- Repair or replace cracked and spalled concrete at pavement, walkways, and stairs.
- Repair or replace original wood tables and benches. New furniture should match or be compatible in style with original furniture to maintain site character.
- Repair wood sculptures.

Fences, Precast Concrete Screens, and Handrails

- Replace damaged decorative precast or composite railing panels at Type A galleries and balconies.
- Treat corrosion and paint steel railings at Type A galleries or replace with precast concrete or composite panels.
- Remove plywood railing infill panels at Type A galleries and replace with precast concrete or composite panels.
- Repair or replace deteriorated fencing or fencing which is not structurally stable.
- Consider replacing visually incompatible fences. New fences should match or be compatible in style with original fencing to maintain site character.
- Clean and refinish all non-painted wood fences.
- Prepare, prime, and paint all currently painted fences, guardrails, railings, and handrails.

Exterior Lighting

- Remove abandoned or obsolete fixtures.
- Repair or replace damaged fixtures.
- Future lighting replacements should adhere to the 1958

Exterior Electrical Distribution plans as closely as possible, for type and location of fixtures.

- New fixtures should be energy-efficient, vandal resistant, and should minimize light pollution. Avoid installing surface mounted conduit where possible.

Exterior Signage

- Prepare, prime, and paint all currently painted signage. Check signage to ensure secured attachment to the walls.
- All new signage should be matched to the original signage vocabulary. Existing signage, when replaced, should match original design. If existing signage is not original, a new signage scheme can be created to better complement original building colors and site character. Avoid placement of signs on prominent locations like Type A gallery walkway edges.

Interior Finishes - Floors

- Clean flooring to remove the accumulation of dirt and stains.
- Replace flooring were stained, soiled, or worn. Select materials which are durable and easy to maintain.
- Repair or replace leaking pipes.

Interior Finishes - Walls, Cabinetry, and Fixtures

- Clean, prep and paint walls where soiling, stains, and loss have occurred.
- Repair and paint wood cabinetry and shelves.
- Replace or upgrade kitchen finishes as necessary. Select materials which are durable and easy to maintain.
- Repair or replace damaged wall tile. Clean stained bathroom walls.
- Clean wooden stair railings in Type B buildings that exhibit stains.
- Provide treatment or take steps necessary to eliminate rat infestation.

Interior Finishes - Ceilings

- Clean, prep, and paint ceilings where soiling, stains, and loss have been recorded.
- Repair ceilings damaged by leaking pipes. Monitor for future leaking.

Interior Doors

- Repair or replace damaged interior doors.
- Prepare and paint all currently-painted interior doors and frames.

TREATMENT MATRIX		
BUILDING FEATURE/ MATERIAL	PRIORITY	SCOPE OF WORK
Roofing, Downspout, and Gutters	High	▪ Replace AOMB asphalt shingle roof and all flashing. ▪ Repair or replace damaged or displaced clay roof tiles at the high-rise buildings.
	Medium	▪ Clean clay tile and asphalt roofs to remove general soiling, biological growth, and tree litter. ▪ Prepare, prime, and paint the roof eaves.
Exterior Walls	High	▪ Repair concrete and stucco cracks and spalls. ▪ Clean and treat corroded metal. ▪ Remove and replace deteriorated sealants.
	Medium	▪ Repair or replace deteriorated wood siding and trim
	Low	▪ Clean walls to remove general soiling, stains, and biological growth. ▪ Prepare, prime, and paint the walls. ▪ Consider removal of infilled glass block at Buildings AL-3,4 and AR-3,4 stairwell. ▪ Remove or reroute exposed conduit and cabling at building exterior to minimize visibility. Components can be routed through atc spaces or cavities where feasible. Remove obsolete components and patch all holes.
Windows	Medium	▪ Conduct routine window maintenance. Repair or replace damaged sash or frame, missing or damaged hardware, and cracked or missing glass. ▪ Clean, adjust, or lubricate all windows to improve operability. Ensure windows close completely and do not leave an air gap. ▪ Remove and replace deteriorated perimeter sealants. ▪ Prepare and paint security grills.
	Low	▪ Remove paint from aluminum window frame if currently painted.

TREATMENT MATRIX		
BUILDING FEATURE/ MATERIAL	PRIORITY	SCOPE OF WORK
Exterior Doors	Medium	▪ Prepare and paint all currently-painted doors and frames. ▪ Clean and refinish the hardware, mail slots, and kick plates. ▪ Clean, adjust, and/or lubricate all doors to ensure smooth operability. ▪ Repair AOMB garage doors.
	Low	▪ Consider stripping paint from Building A entrance door transoms.
Exterior Pavement, Walkways, and Stairs	High	▪ Repair or replace cracked and spalled concrete at pavement, walkways, and stairs.
	Low	▪ Wash concrete pavement. ▪ Repair or replace original wood tables and benches. ▪ Repair wood sculptures.
Fences, Precast Concrete Screens, and Handrails	Medium	▪ Replace damaged decorative precast or composite railing panels at Type A galleries and balconies. ▪ Treat corrosion and paint steel railings at Type A galleries. ▪ Remove or replace deteriorated fencing or fencing which is not structurally stable. ▪ Clean and refinish all non-painted wood fences. ▪ Prepare, prime, and paint all currently painted fences, guardrails, railings, and handrails.
	Low	▪ Remove plywood railing infill panels at Type A galleries and replace to match adjacent material. ▪ Consider replacing visually incompatible fences and railings.
Exterior Lighting	Medium	▪ Repair or replace damaged fixtures.
	Low	▪ Remove abandoned or obsolete fixtures.

TREATMENT MATRIX		
BUILDING FEATURE/ MATERIAL	PRIORITY	SCOPE OF WORK
Exterior Signage	Medium	▪ Prepare, prime, and paint all currently painted signage.
Interior Finishes - Floors	High	▪ Repair or replace leaking pipes.
	Low	▪ Clean flooring to remove the accumulation of dirt and stains. ▪ Replace flooring were stained, soiled, or worn.
Interior Finishes - Walls, Cabinetry, and Fixtures	High	▪ Provide treatment or take steps necessary to eliminate rat infestation.
	Medium	▪ Repair and paint wood cabinetry and shelves. ▪ Repair or replace damaged wall tile. Clean stained bathroom walls.
	Low	▪ Clean, prep, and paint walls where soiling, stains, and loss have occurred. ▪ Clean wooden stair railings in Type B buildings that exhibit stains. ▪ Replace or upgrade kitchen finishes as necessary.
Interior Finishes - Ceilings	High	▪ Repair ceilings damaged by leaking pipes.
	Low	▪ Clean, prep, and paint ceilings where soiling, stains, and loss have been recorded.
Interior Doors	Medium	▪ Repair or replace damaged interior doors. ▪ Prepare and paint all currently-painted interior doors and frames.

This page intentionally left blank.

Appendices

Appendix A

Bibliography

Brown, Mary. "San Francisco Modern Architecture and Landscape Design, 1935-1970 – Historic Context Statement." Prepared for the San Francisco Planning Department, 2011.

Grimes, William. "John Carl Warnecke, Architect to Kennedy, Dies at 91." *New York Times*, April 22, 2010, accessed September 2, 2021 at https://www.nytimes.com/2010/04/23/arts/design/23warnecke.html.

Halprin, Lawrence Collection at the University of Pennsylvania.

Honan, William H. "Aaron Green, 84, Architect Who Worked with Wright." *New York Times*, June 18, 2001, accessed September 2, 2021 at https://www.nytimes.com/2001/06/18/arts/aaron-green-84-architect-who-worked-with-wright.html.

ICF. "Character-Defining Feature Study, Golden Gate Village, Marin City, CA." Prepared for Marin Housing Authority, 2019.

Martin, Douglas. "Lawrence Halprin, Landscape Architect, Dies at 93." *New York Times*, October 28, 2009, accessed September 2, 2021 at https://www.nytimes.com/2009/10/28/arts/design/28halprin.html.

National Park Service. "National Register (NR) of Historic Places Multiple Property Documentation Form, Public Housing in the United States, 1933-1949." 2004.

Ruark, Daniel. "National Register of Historic Places Registration Form, Marin City Public Housing." 2017 (revised).

U.S. Department of Housing and Urban Development. "Housing Authorities on the Web: California." Website of the U.S. Department of Housing and Urban Development, accessed August 7, 2021, https://www.hud.gov/states/california/renting/hawebsites.

Warnecke, John Carl. "Historical Job Record, Project 57-4, Marin City Housing." No date. Warnecke Archives, Healdsburg, CA, accessed August 20, 2021.

Warnecke, John Carl. "Information Sheet, Project 57-4, Marin City Housing." No date. Warnecke Archives, Healdsburg, CA, accessed August 20, 2021.

Appendix A
Bibliography

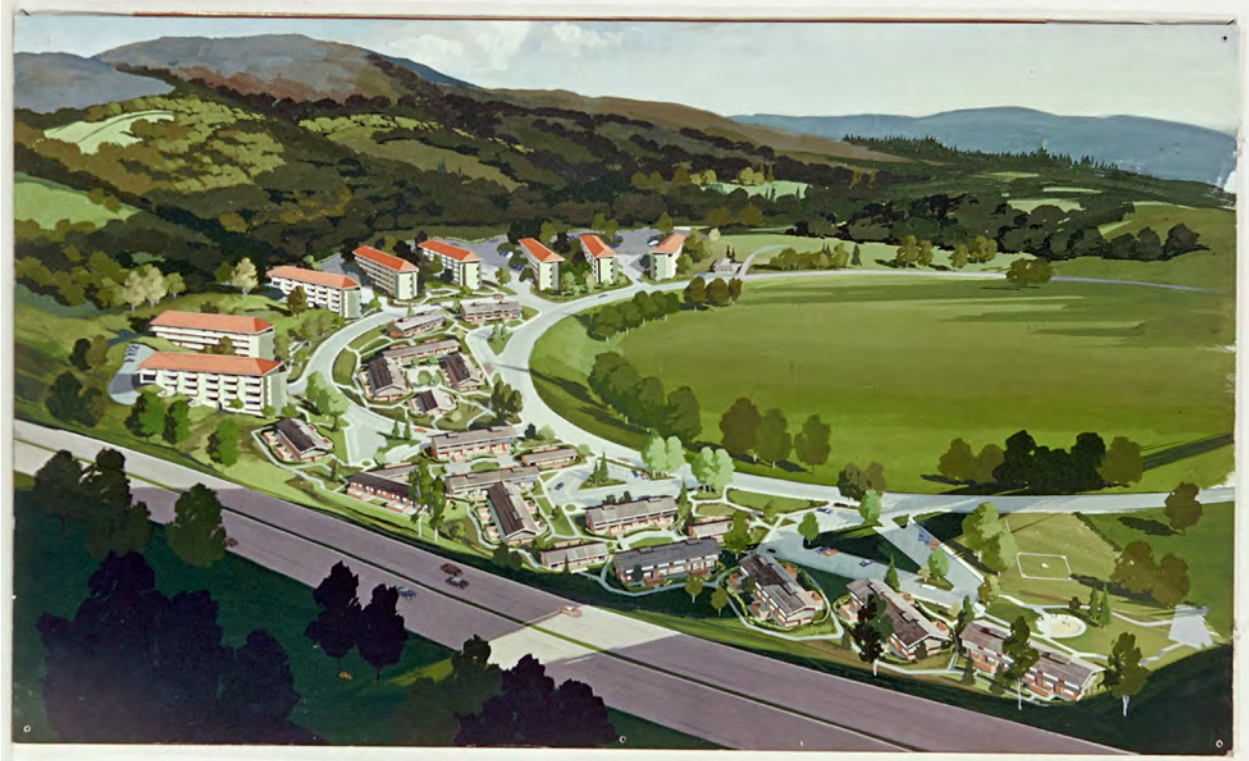
This page intentionally left blank.

Appendix B

Historic Photographs

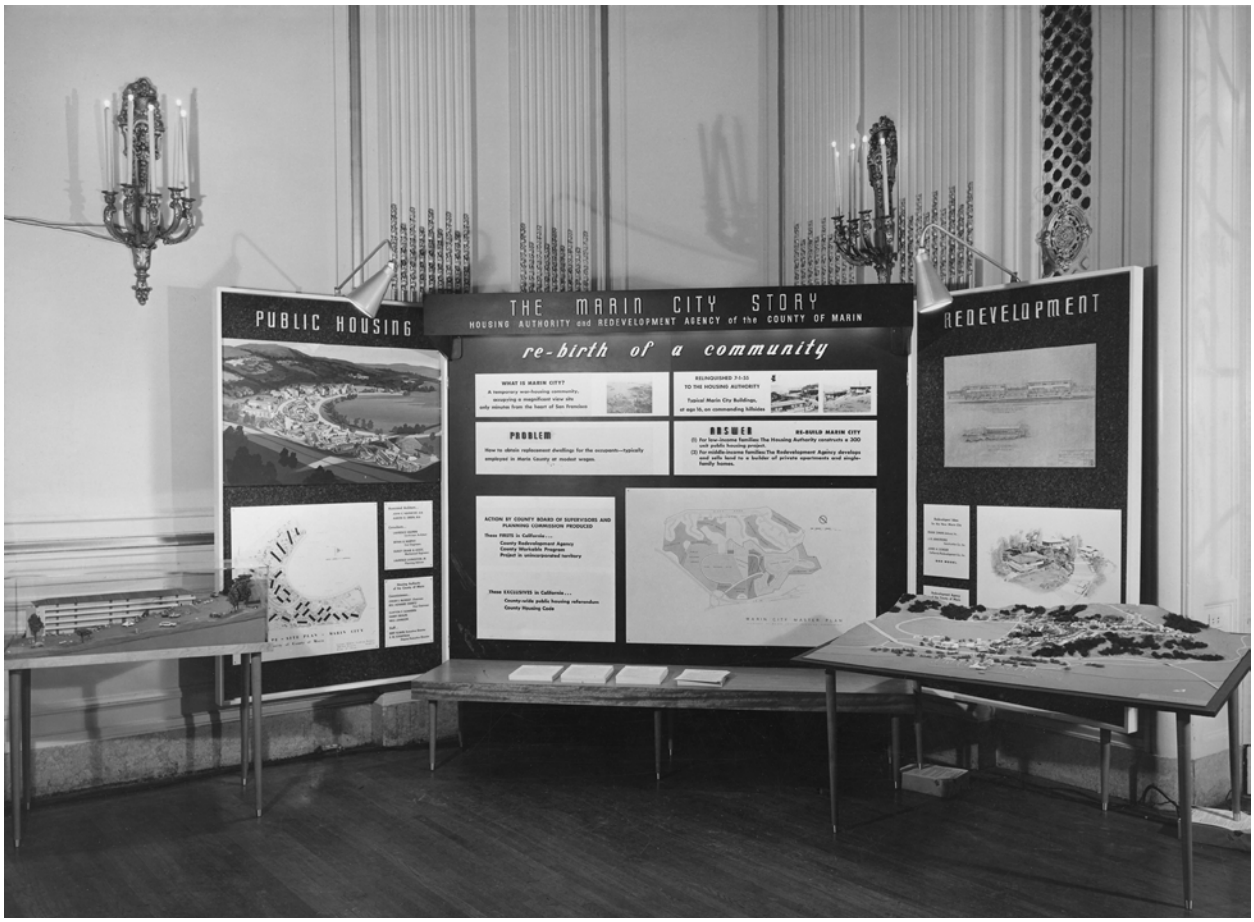
Marin City wartime housing circa 1944, view facing east
(Sausalito Historical Society)

Appendix B
Historic Photographs



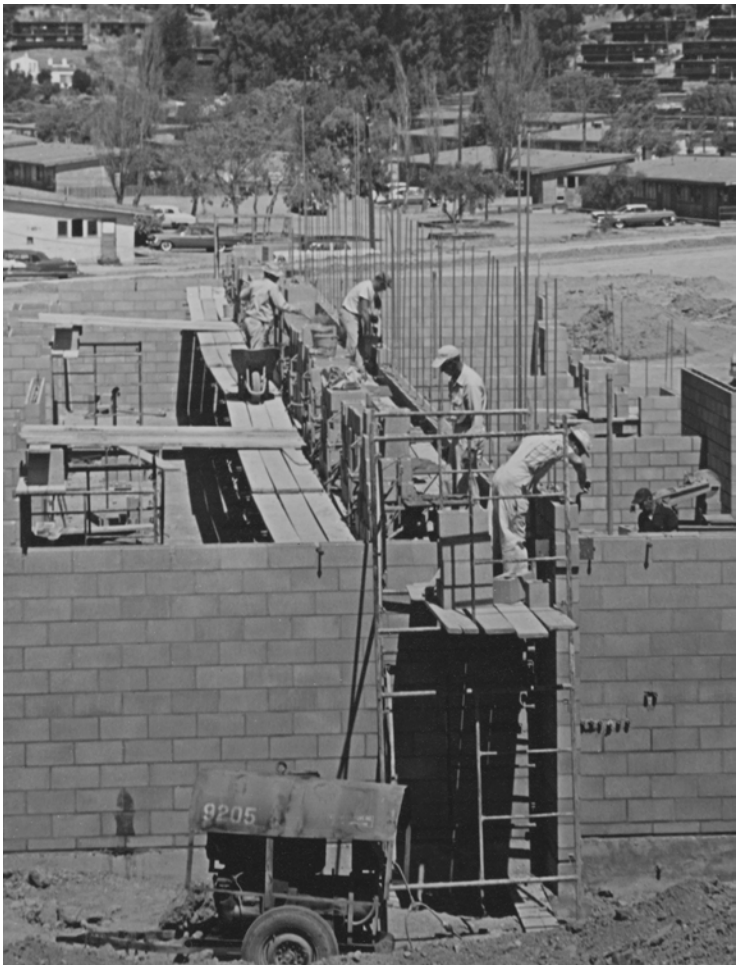
Rendering of Marin City Public Housing circa 1958, view facing southwest
(Warnecke Archive, Professional Office of John Carl Warnecke, AIA, Healdsburg, CA)

Appendix B
Historic Photographs



Marin City exhibit at the California State Fair, 1959
(Warnecke Archives, Professional Office of John Carl Warnecke, AIA, Healdsburg, CA)

Appendix B
Historic Photographs



Construction of low-rise buildings, circa 1959
(Jerry Stoll, photographer; Warnecke Archives, Professional Office of John Carl Warnecke, AIA, Healdsburg, CA)

Appendix B
Historic Photographs

Construction of high-rise building, 1959
(Lucile Dandelet, photographer; Warnecke Archive, Professional Office of John Carl Warnecke, AIA, Healdsburg, CA)

Appendix B
Historic Photographs

Construction of high-rise building, 1959
(Lucile Dandelet, photographer; Warnecke Archive, Professional Office of John Carl Warnecke, AIA, Healdsburg, CA)

Appendix B
Historic Photographs

Completed low-rise Type B buildings, 1963
(Warnecke Archive, Professional Office of John Carl Warnecke, AIA, Healdsburg, CA)

Appendix B
Historic Photographs

Completed low-rise buildings, 1963
(Warnecke Archive, Professional Office of John Carl Warnecke, AIA, Healdsburg, CA)

Appendix B
Historic Photographs

Completed high-rise building, circa 1963
(Warnecke Archive, Professional Office of John Carl Warnecke, AIA, Healdsburg, CA)

Appendix B
Historic Photographs

Complete low-rise buildings, 1963
(Warnecke Archive, Professional Office of John Carl Warnecke, AIA, Healdsburg, CA)

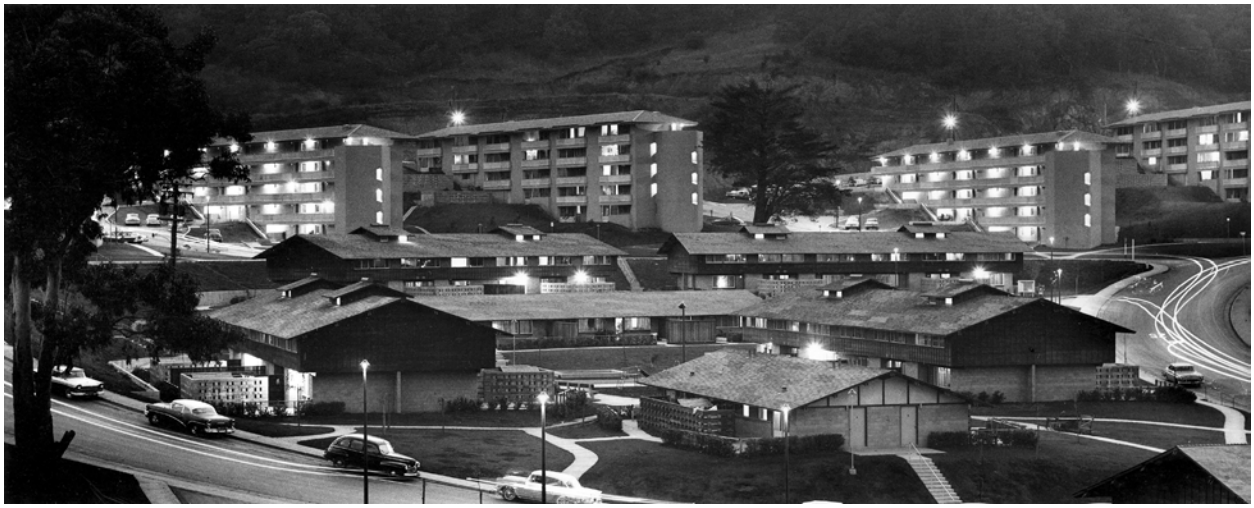
Appendix B
Historic Photographs

Completed buildings and landscape, 1963
(Warnecke Archive, Professional Office of John Carl Warnecke, AIA, Healdsburg, CA)

Appendix B
Historic Photographs

Marin City Public Housing, overview, 1960
(Warnecke Archive, Professional Office of John Carl Warnecke, AIA, Healdsburg, CA)

Appendix B
Historic Photographs



Marin City Public Housing, nightime view, circa 1960
(Geral Ratto, photographer; Warnecke Archive, Professional Office of John Carl Warnecke, AIA, Healdsburg, CA)

Appendix B
Historic Photographs

Interior, Type E building kitchen, circa 1960
(Aaron G. Green Archive)

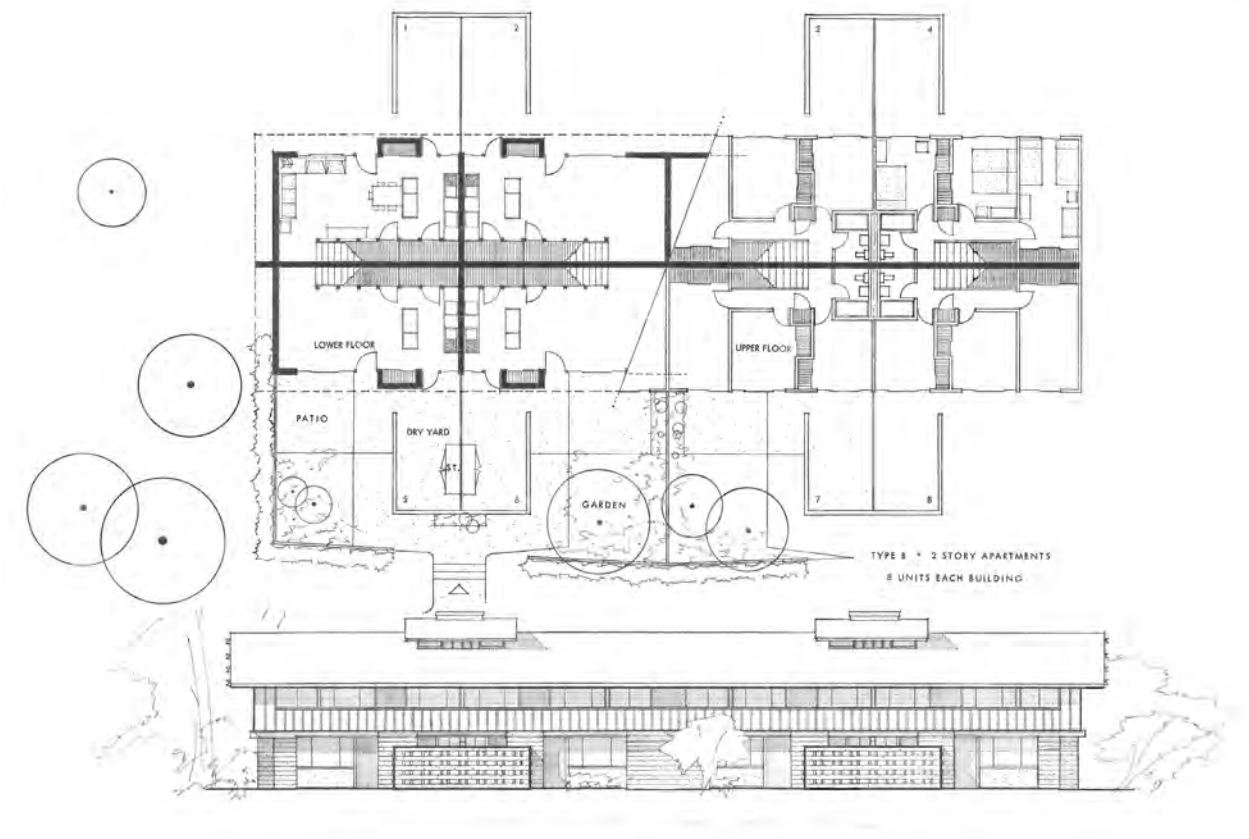
Appendix B
Historic Photographs

Interior, Type B building second floor hallway, circa 1960
(Aaron G. Green Archive)

Appendix B
Historic Photographs

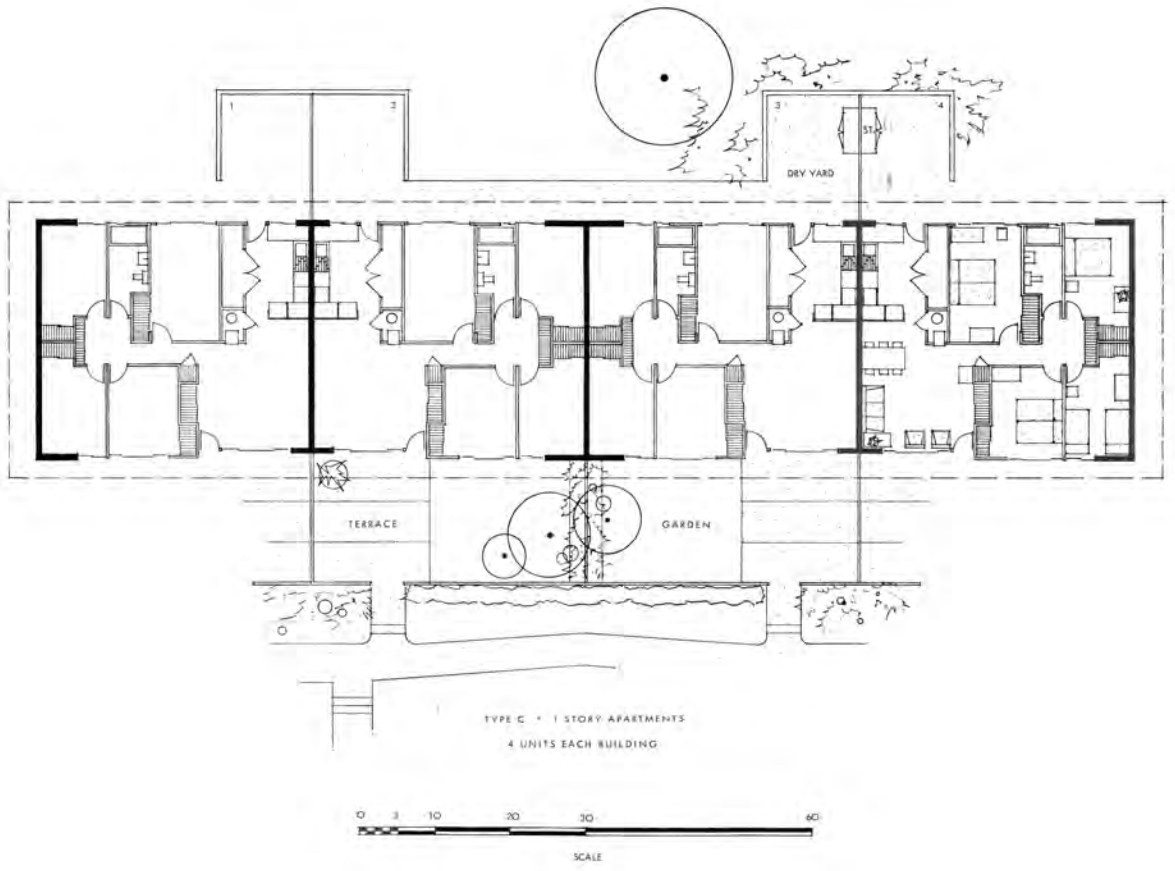
Interior, Type E building view of kitchen from dining area
(Aaron G. Green Archive)

Appendix C
Historic Drawings



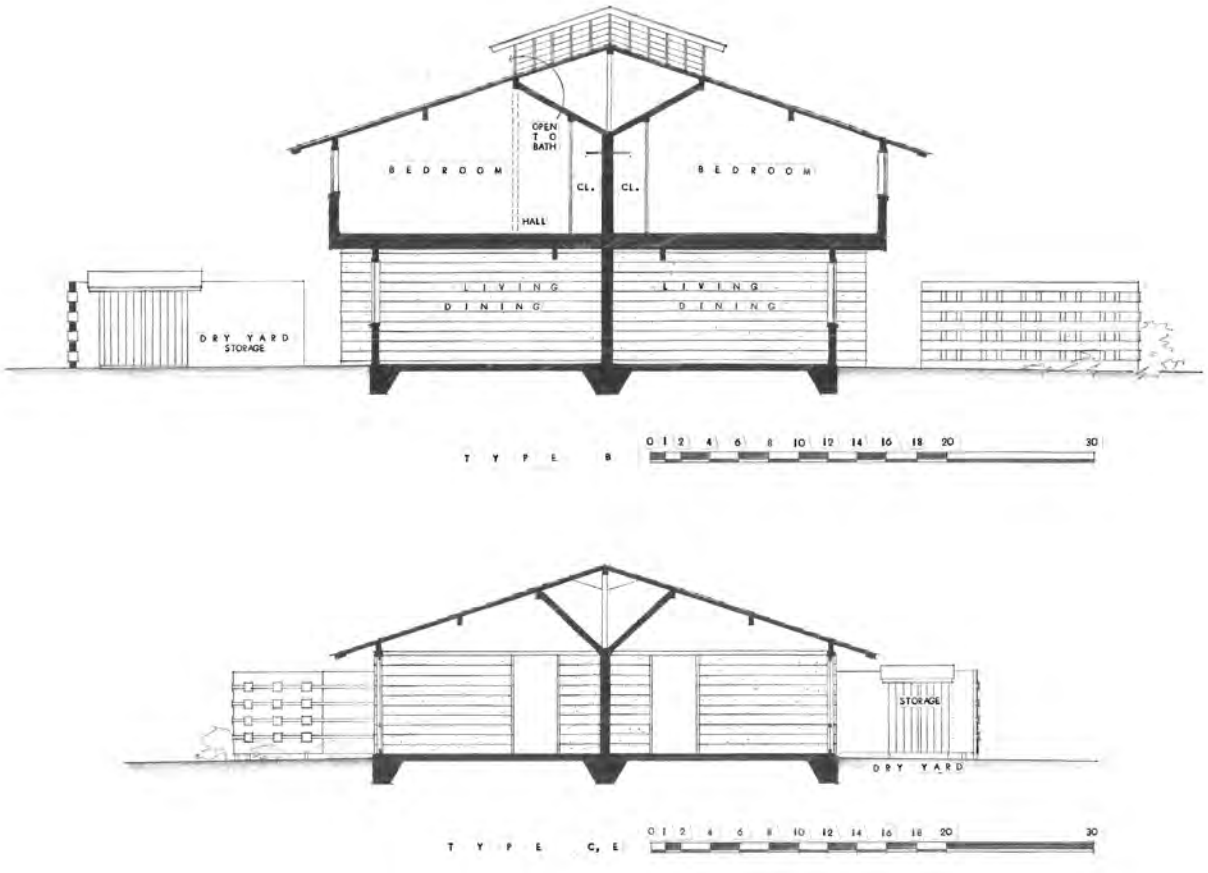
Plan and elevation, Type B building by the office of Aaron G. Green, 1958
(Aaron G. Green Archive)

Appendix C
Historic Drawings



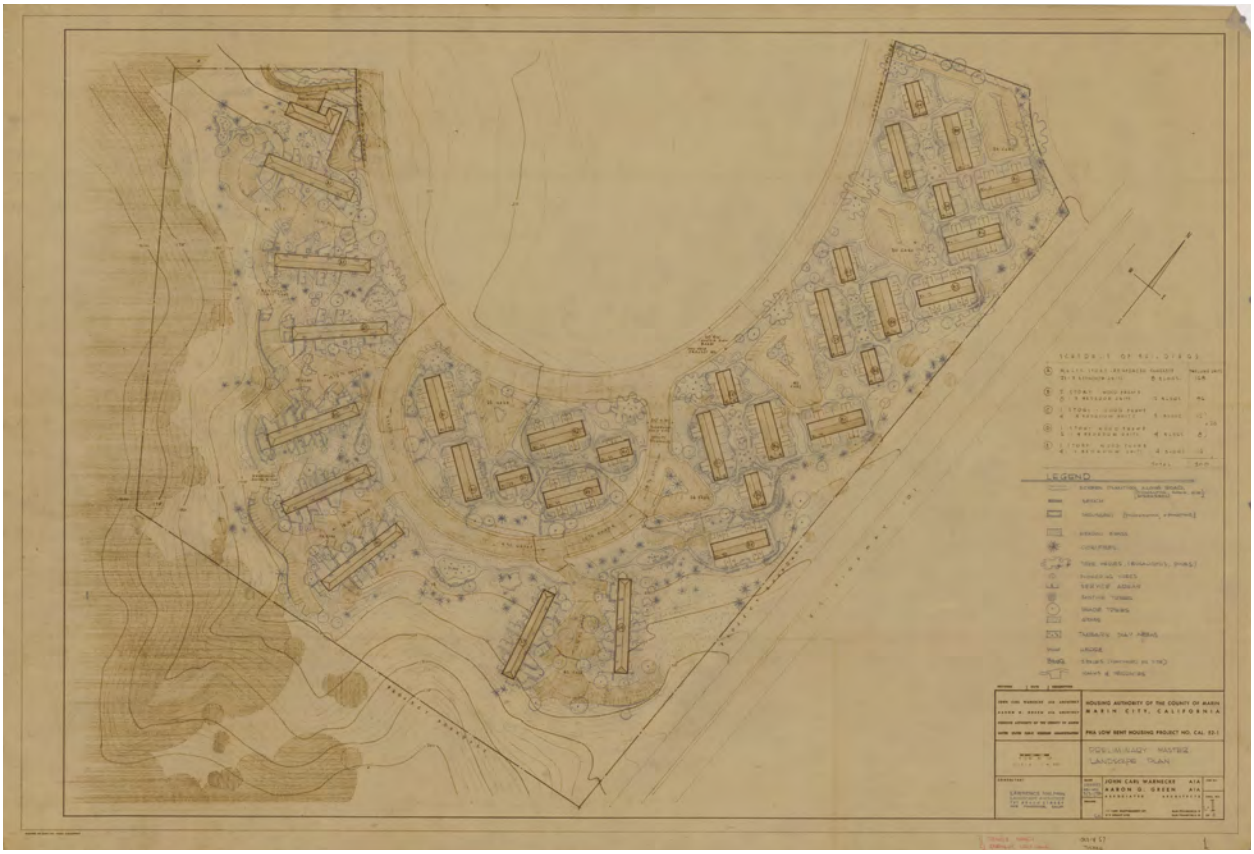
Plan, Type C building by the office of Aaron G. Green, 1958
(Aaron G. Green Archive)

Appendix C
Historic Drawings



Elevation, Type B, C, and E buildings by the office of Aaron G. Green, 1958
(Aaron G. Green Archive)

Appendix C
Historic Drawings

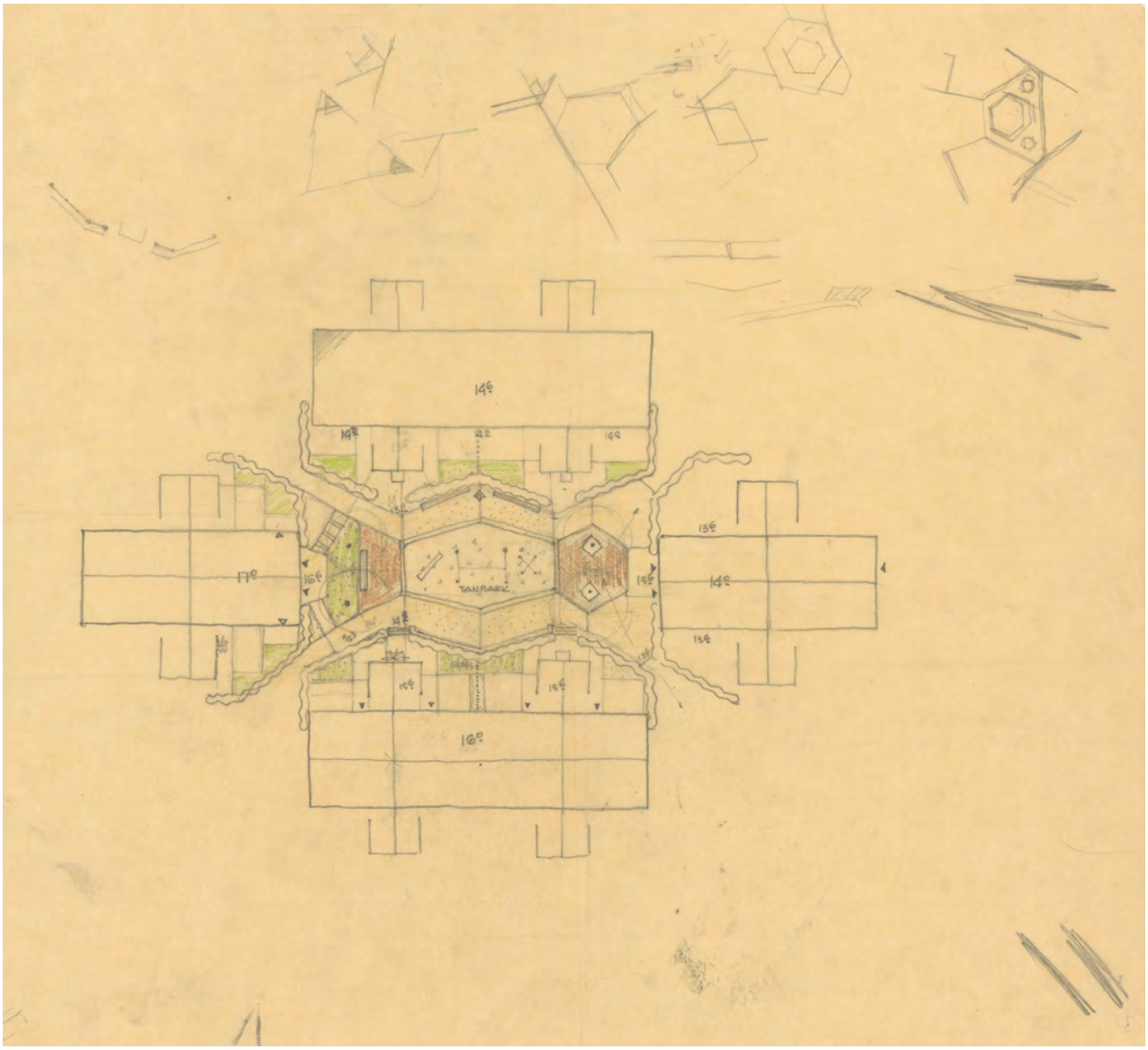


Preliminary master landscape plan by Lawrence Halprin, 1957; revised 1958
(Lawrence Halprin Collection, Weitzman School of design, University of Pennsylvania)

Appendix C
Historic Drawings

Preliminary master landscape plan by Lawrence Halprin, 1958
(Lawrence Halprin Collection, Weitzman School of design, University of Pennsylvania)

Appendix C
Historic Drawings



Preliminary landscape plan, low-rise courtyard, by Lawrence Halprin, no date
(Lawrence Halprin Collection, Weitzman School of design, University of Pennsylvania)

Appendix D

The Secretary of the Interior's Standards for Rehabilitation

The *Standards* are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The *Standards* apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The *Standards* also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.[1]

[1] *Secretary's Standards for Rehabilitation,* retrieved July 7, 2016 from https://www.nps.gov/tps/standards/rehabilitation.htm.

SAN FRANCISCO
Pier 9, The Embarcadero, Suite 107
San Francisco, California 94111
T: 415.421.1680
F: 415.421.0127

argsf.com

LOS ANGELES
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012
T: 626.583.1401
F: 626.583.1414

arg-la.com

PORTLAND
720 SW Washington Street, Suite 300
Portland, OR 97205
T: 971.256.5324

arg-pnw.com

APPENDIX B

DEEP GREEN RETROFIT
ENERGY MODELING REPORT

Golden Gate Village Residents Council

Golden Gate Village Campus

Deep Green Retrofit Energy Modelling Report

| September 23, 2021

078584-52

Arup North America Ltd
560 Mission Street
Suite 700
San Francisco 94105
United States of America
www.arup.com

ARUP

Tables

Figures

1 Executive Summary

Golden Gate Village (GGV) is a residential campus located in Marin City, California, an unincorporated area of Marin County, and is listed on the National Historic Register. Designed by Aaron Green in the late 1950s, this 29.8 acre campus is comprised of 28 apartment blocks divided into four building types –A, B, C, and E— all of which are in need of repair and would benefit from a "deep green" major renovation that enhances sustainability as well as repairing the deferred maintenance that causes great problems and challenges for residents. The operating and guiding principles for GGV require rehabilitation and upgrades that maintain the historic integrity of building materials, and any supplemental construction on the site will be designed with the original architectural design as inspiration.

With the renovation of GGV, the campus's historic architecture will be restored to its original state, and the existing mechanical, electrical, and plumbing infrastructure will be replaced and/or upgraded. This report addresses opportunities to improve energy efficiency, reduce or eliminate fossil fuel use (i.e. to achieve decarbonization) through electrification of gas-burning appliances while adding solar power and on-site battery storage, and to reduce water consumption through water conservation and reuse strategies. In brief:

- Energy consumption can be cut by over 50% through insulating the building windows and attics and replacing end-of-life gas boilers and water heaters with all-electric heat pumps.
- Fully electrifying all gas-burning uses would drive electric service well over the currently provided grid capacity. While adding solar power and battery energy storage on site would reduce the need for added grid capacity, there is not enough room on site to meet 100% of the total future electricity need. While a grid upgrade would be necessary, the current electrical distribution equipment appears due for replacement anyway.
- Water conserving bathroom fixtures would be an excellent, low-cost way to reduce water use and water heating energy. More complex water reuse systems (e.g. cisterns) can be an excellent demonstration of sustainability values but are unlikely to provide significant water for irrigation unless at very large size and tend not to be cost-effective to install and maintain given coastal California's long dry season.

Arup worked in a separate report to identify opportunities for a Community Land Trust to take up some form of ownership and/or management of GGV in the future.

In more detail, this report estimates the energy performance of the Type A unit as currently operating versus a series of five (5) succeeding upgrades, Options 1-5,

with varying envelope, lighting, and HVAC configurations. Options 1-3 investigate the impact of installing double pane, low-e windows with aluminum window frames; LED lighting fixtures; and electrifying the existing gas ranges in the kitchens. Option 4 assesses the impact of electrifying the entire campus by switching out the existing natural gas boiler heating systems with an air source heat pump (ASHP). Option 5 considers the most efficient scenario, a ground source heat pump system (GSHP) with wells located in the parking areas and pump house behind the Administration/Maintenance building. For the purposes of this report, Type A was simulated exclusively.

As shown in Table 1 below, the baseline/existing model for Type A has a total estimated energy use intensity (EUI), or average energy use per square foot of floor area per year, of 113kBtu/sqft, which is twice the average EUI of a typical multifamily residential building (Energy Star, 2021). This is likely attributed to its low-performing envelope, inefficient natural gas fueled appliances & HVAC systems. Improving the building envelope by installing double pane, low-e windows with aluminum window frames and adding insulation to the attic of Type A resulted in an estimated 17% energy savings. The addition of efficient LED lighting has negligible estimated savings. Switching out the existing gas ranges with electric induction ranges provided an additional 2% jump in **estimated** savings. Finally, electrifying the entire building by replacing the boiler system with an ASHP or GHSP, on top of the subsequent improvements, leads to a total energy use savings of 57% or 70%, respectively, for the Type A buildings. The table also shows the estimated EUI for the baseline case and each option.

Table 1: Estimated energy savings: Type A Buildings

Option	Description of Succeeding Improvements	Total Energy Use Intensity (kBtu/sqft)	Total Energy Savings Over Existing
–	Existing Conditions	113	–
1	Improved Envelope	93.6	17.4%
2	Improved Lighting	93.1	17.9%
3	Electric Appliances	91.1	19.5%
4	ASHP	48.8	56.8%
5	GSHP	34	70.0%

Opportunities for on-site energy generation (e.g. with solar panels) and storage (with batteries) were considered to reduce greenhouse gas and air pollution emissions (sometimes referred to as “building decarbonization”). We also investigated whether use of these systems could avoid the need to replace the existing electrical transformers serving the site. We found that fully electrifying all gas-burning uses would drive electric service well over the currently provided grid capacity, requiring a transformer upgrade. While adding solar power and battery energy storage on site would reduce the need for added grid capacity, there

is not enough room on site to meet 100% of the total future electricity need. On the other hand, while a grid upgrade would be necessary, the current electrical distribution equipment appears close to the end of its service life (though this should be verified by a more thorough assessment; we make no claims to the equipment's actual service life or state of repair). An on-site solar and battery system could meet about 67% of the site's current electric usage (which does not include cooking or space or water heating). If all uses are converted to electricity, a similar system would meet about 25% of the larger load.

Lastly, we analyzed the water budget on site and provide some suggestions on improving water use for GGV. We looked at upgrading the fixtures as well as reusing water from rainfall and washing machines. We suggest upgrading the existing plumbing fixtures with their low-flow counterparts as the best form of saving water and money. Grey water and storm water reuse would save water but at high cost with long payback periods.

2 Model Input Data

2.1 Simulation Software

For this energy model, IES-VE 2021 was used. IES-VE is an ASHRAE 140 BESTEST compliant software that offers a variety of customizable HVAC system modules.

2.2 Geometry

The energy model geometry was modelled based on architectural drawings provided by architect Daniel Ruark.

2.2.1 Building Type A – Mid Rise

The Type A 5-story building is built onto the side of a hill, with only the top (5^{th}) floor having no access to the ground. There are 21 apartment units, with two additional units reserved for mechanical equipment, storage, and laundry. The cantilevered private balconies, public walkways, and stairwells on either side of the unit provide ample shading for the inhabited spaces. All floors of the building provide a total of 14,152 sqft. of residential indoor space. The baseline and the proposed geometry is the same. The type A buildings are split into two mirrored subtypes, AR and AL.

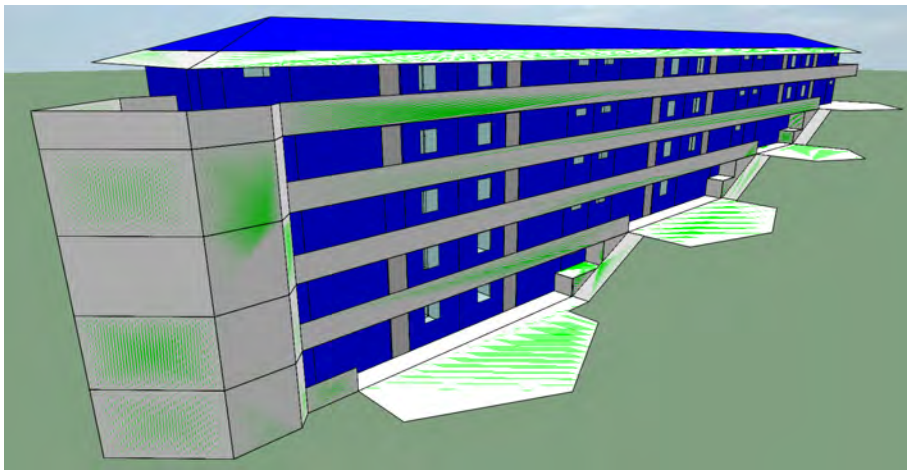


Figure 1: Modelled geometry of Type A's public walkway with roof overhang

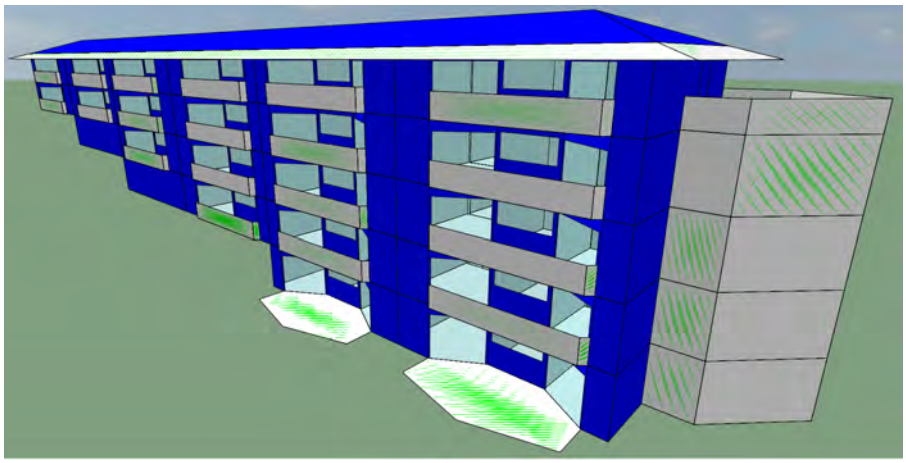


Figure 2: Modelled geometry of Type A's private balconies and stairwell

The attic is modeled as a separate space and sits atop the 5th level.

Table 2: Building Type A floor heights

Level	**Ceiling Elevation**
Level 1	8.5 ft
Level 2	17 ft
Level 3	25.5 ft
Level 4	34
Level 5	42.5 ft

Table 3: Building Type B, C, and E floor heights

Building	Floor Height
B, Level 1	8’4
B, Level 2	15’6
C	7’9
E	7’2

2.3 Climate Data

Environmental conditions for Sausalito were taken from the TMY3 data file recorded at San Francisco International Airport. The climate zone of this area is 3C. For system sizing, annual percentiles of 0.4% during cold season and 99.6% in warm seasons was taken from ASHRAE standard 169-2013 Climatic Data. Table 4 below defines these outdoor air conditions.

Table 4: ASHRAE Design data for San Francisco, CA

Cooling Design Day		Heating Design Day
Dry-Bulb	Mean Coincident Wet Bulb	Dry-Bulb
87.44°F	65.3°F	39.38°F

2.4 Schedules

Operational and occupancy schedules have a large impact on the simulated (and actual) energy use. All of the GGV buildings are assumed to be occupied to some degree, with individual rooms within the units displaying varying occupancy schedules. For better accuracy in future studies, occupancy, lighting, and equipment schedules should be refined and confirmed past these initial assumptions.

2.5 External Shade

There are large trees spread throughout the campus and surrounding many of the buildings that provide plenty of shade. Based on ASHRAE 90.1-2010 Appendix G requirements, the shading caused by adjacent buildings and trees were not incorporated in proposed and baseline models.

2.6 Glazing

Type A’s living room and both bedrooms have large windows facing the private balcony, whereas the kitchen & bathroom have smaller windows facing the public walkway. For Types B-E, the building’s varying window sizes are lined up along two sides of the façade. All of the existing windows in GGV are assumed to be

single pane units with an aluminum frame and are considered key architectural features to its historic designation, thus their configuration will be limited to the addition of a secondary glass pane to the existing window frame.

The baseline model uses ASHRAE 90.1-2013 single-glazed windows, whereas the proposed model uses double pane units filled with air and a single layer of low-e coating on the inside of the outer pane. Table 5: Glazing performance for the baseline and proposed designs below shows the performance difference between the baseline and proposed windows.

Table 5: Glazing performance for the baseline and proposed designs

	Existing (All Buildings)	**Proposed**
U-Factor (BTU/hr*sqft*°F)	1.03	0.358
SHGC	0.81	0.39

2.7 Opaque Construction

For Type A blocks, the changes to the existing opaque envelope construction are limited to the addition of insulation within the attic due to the inability to change either the exterior surface (for historic preservation reasons) or interior surface (due to limited interior space). For Type B,C and E, changes are limited to the addition of rigid insulation at exterior of roof deck and within the exterior stud wall cavities of the 2nd level of Type B. Thicknesses of the walls and roofs were measured from the architectural drawings and thermal conductivity values were taken from the IES library. The site ground conductivity is 10.4 BTU*in/hr*sqft*°F. Table 6: Thermal performance of both the existing and proposed building envelope constructions of Type A and Table 7: Thermal performance of existing building envelope of Types B-E below shows the u-values for the existing envelope, along with the proposed u-value for the roof.

2.7.1 Building Type A – Mid Rise

Table 6: Thermal performance of both the existing and proposed building envelope constructions of Type A

Category	**Level**	**Existing U-Value (BTU/hr*sqft*°F)**	**Proposed U-Value (BTU/hr*sqft*°F)**	**Source Notes**
Exterior Wall	L1-5	0.53	N/A	8 in. cast concrete conductivity from IES library
Exterior Wall – Ground Contact	L1-3	0.53	N/A	8 in cast concrete conductivity from IES library

Category	Level	Existing U-Value (BTU/hr*sqft*°F)	Proposed U-Value (BTU/hr*sqft*°F)	Source Notes
Ground	L1-4	0.3	N/A	Slab-on-grade dense cast concrete conductivity from IES library
Internal Floor/Ceiling	L1-5	0.4934	N/A	6 in light weight concrete deck conductivity from IES library
Roof/Attic	Roof	0.71	0.03	clay tiles, wood decking, and attic insulation conductivity from IES library

2.7.2 Building Types B-E – Low Rise

Table 7: Thermal performance of existing building envelope of Types B-E

Category	Buildings	Existing U-Value (BTU/hr*sqft*°F)	Proposed U-Value (BTU/hr*sqft*°F)	Construction
1ST Floor Exterior Wall	B,C,E	0.523	N/A	CMU Wall, Ungrouted conductivity from IES library
2nd Floor Exterior Wall	B	0.0893	0.0644	Plaster, 2x4 stud wall (with blown in cavity insulation) conductivity from IES library
Floor	B,C,E	0.126	N/A	Slab on grade conductivity from IES library
Internal Partition	B,C,E	0.49	N/A	Wood stud wall conductivity from IES library
Roof Deck	B,C,E	0.1709	0.0519	Shingles, wooden deck and rigid insulation, conductivity from IES library

2.8 Internal Gains and Operating Profiles

The HVAC system was sized to meet the internal loads of the various spaces. Each space classification has a different load density, stated in Table 8 below. Both the gas and electric induction ranges simulated in the kitchens were sized to

20 kBtu/hr, with 40% and 90% efficiency, respectively. The lighting power density was determined to be 0.5 W/sqft for mixed lighting (existing) and 0.25 W/sqft for LED lighting.

Table 8: Occupancy and equipment power loads of residential spaces

Space Type	Occupants (# of people)	Occupant Sensible Gain (BTU/h*per)	Occupant Latent Gain (BTU/h*per)	Equipment Power Density (W/sqft)	DHW Consumption (USgal/day)
Kitchen	1.5	225	105	2	6
Living Room	2	225	105	2	-
Bedroom	1.5	225	105	2	-
Bathroom	1	225	105	2	36
Laundromat	2	225	105	3	48

Operating profiles have been assumed based on use estimations of each of the spaces, as shown in Figure 6 and Figure 7 below.

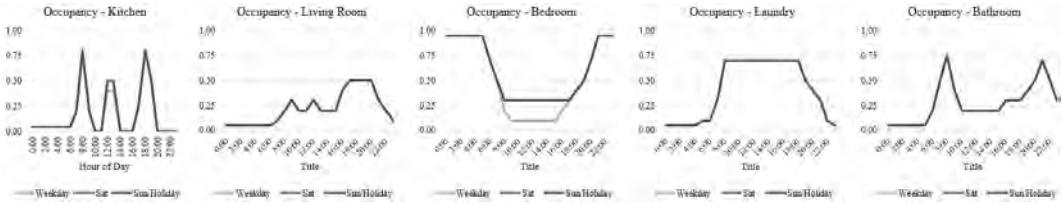


Figure 6: Occupancy profiles for each space type

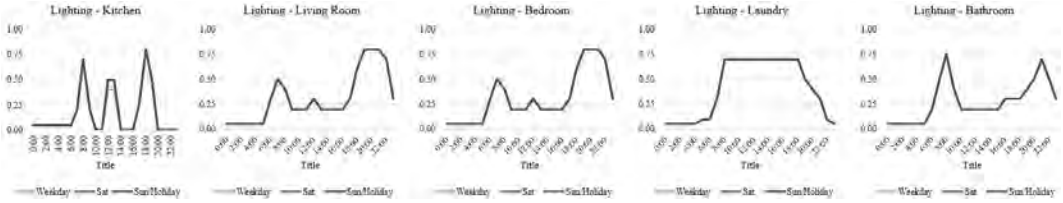


Figure 7: Lighting profiles for each space type

2.9 HVAC

The buildings have systems for space heating and water heating. There is no mechanical ventilation and no mechanical cooling.

2.9.1 Baseline

According to the original MEP drawings and a site visit, the Type A buildings have a central natural gas boiler that supplies space heating to all of the units via a single closed loop hot water system that connects to fin-tube radiators located in both bedrooms, living room, and bathroom. The boiler has an assumed efficiency

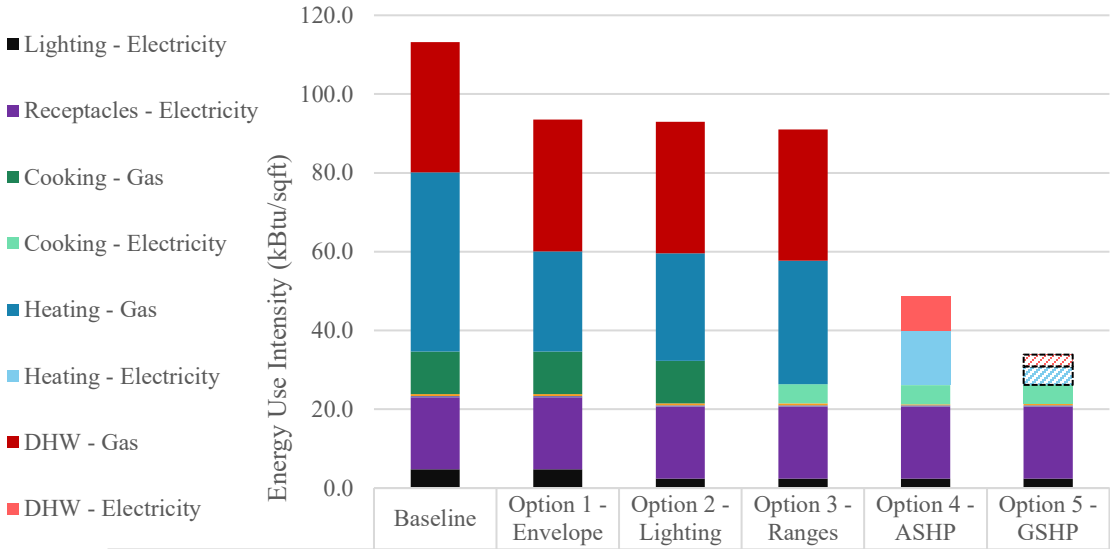
of 80%. Domestic hot water (DHW) is produced by a central water heater that residents report often runs out of hot water.

2.9.2 Proposed

Zero-carbon goals for the GGV campus recommend an HVAC system choice of replacing the boiler and water heater with all electric heat pumps – either air source (ASHP) or ground source (GSHP) – and keeping the rest of the system intact. A typical ASHP and GSHP system would have an efficiency of approximately 250% and 400% respectively, minimum.

3 Simulation Results

The high-level annual energy simulation demonstrates results of an estimated 70% energy savings in the final proposed design, Option 5, over baseline. A breakdown of the overall energy use savings and their associated fuel type are shown in Figure 8 below.



	Baseline	Option 1 - Envelope	Option 2 - Lighting	Option 3 - Ranges	Option 4 - ASHP	Option 5 - GSHP
DHW - Electricity	0.0	0.0	0.0	0.0	8.8	3.0
DHW - Gas	33.0	33.4	33.4	33.3	0.0	0.0
Heating - Electricity	0.0	0.0	0.0	0.0	13.8	4.7
Heating - Gas	45.5	25.4	27.2	31.3	0.0	0.0
Cooking - Electricity	0.0	0.0	0.0	4.9	4.9	4.9
Cooking - Gas	10.8	10.8	10.8	0.0	0.0	0.0
Pumps	0.5	0.4	0.4	0.5	0.2	0.3
Exhaust	0.4	0.4	0.4	0.4	0.4	0.4
Receptacles - Electricity	18.3	18.3	18.3	18.3	18.3	18.3
Lighting - Electricity	4.7	4.7	2.4	2.4	2.4	2.4

Figure 8: Energy Use Intensity (kBtu/sqft) of Type A between Baseline and Options 1-4

Installing high-performing windows and attic insulation (Option 1) contributed to modest space heating energy savings, or a 17% reduction in total energy over the baseline.

Replacing the indoor mixed lighting with LED lighting (Option 2) had little overall impact. While it halved lighting electrical energy use, it also led to an increase in space heating to offset the reduction in heat gained from the lights, resulting in just 0.5% additional savings. Note that external lighting was not factored into this report and might lead to more substantial savings for the entire campus if it is not already using high-efficiency equipment.

Replacing the gas-powered ranges in the kitchens with more efficient electrical induction ranges (Option 3) halved the total energy required for cooking, but it also slightly increased the energy required for space heating due to the reduction in heat emitted from the ranges. On balance this led to an additional 2% in total savings. Note that there is no corresponding energy benefit on the space cooling side since the buildings do not have mechanical cooling (air conditioning), but this measure would also improve occupant comfort on hot days by avoiding some additional heat gain in the residential units due to cooking.

A new ASHP system for space heating and domestic water heating (DHW) (Option 4) was chosen because it is all-electric, thus eliminating natural gas combustion. Natural gas combustion is a direct source of carbon dioxide emissions – the largest greenhouse gas causing climate change -- and also creates hazard air pollutants such as nitrogen and sulfur oxides that lead to asthma and other respiratory health problems, especially (but not only) when gas is burned inside residential units. The modeled ASHP system has an efficiency of 250% compared to the existing system's assumed 80%. Given that space heating and DHW together account for half of the total energy use of Type A, electrifying both the central boiler and water heater systems had a significant effect on the total estimated savings, or 37% more efficient than Option 3.

Another all-electric HVAC system that could provide space heating and DHW is a ground source heat pump (GSHP), or "ground loop". Because these systems instead use water as a means to transfer heat, they're more efficient than ASHP systems. Ground loops of a properly designed and installed GHSP system can last over 50 years, and little maintenance is required over the system's lifespan, which increases the value of the property and pays for itself over time. The installation costs are high as it requires significant earthwork. For Option 5, the GHSP system has an assumed efficiency of 400% (60% more efficient than that of the ASHP' assumed 250%), making it the least energy intensive HVAC system modeled. The increase in efficiency lead to a 13% jump in estimated total energy savings compared to Option 4. Because IES-VE software cannot fully simulate geothermal systems, a quick post-process calculation was done for Option 5 based on simulation data from Option 4 and derived from the difference in efficiency between both HVAC systems simulated. The energy components affected by this calculation (space heating and DHW) are outlined in Figure 8.

As shown in Table 9, electrifying the Type A buildings (Options 4 and 5) more than halved the total energy, but it also significantly increased the electrical energy. This increase means that the existing electrical infrastructure throughout the campus will need be upgraded to meet the demand.

Table 9: Breakdown of Energy Sources for Type A between Baseline and Options 1-4

Option	Natural Gas EUI (kBtu/sqft)	Electricity EUI (kBtu/sqft)	Total Energy EUI (kBtu/sqft)	Total Energy Savings Over Baseline
Baseline	89.3	23.6	112.9	–
1	69.7	23.6	93.3	17.4%
2	71.5	21.2	92.7	17.9%
3	64.7	26.1	90.8	19.6%
4	0	48.8	48.8	56.8%
5	0	34	34	70%

3.1 Disclaimer

Computer building simulation provides an estimate of building performance. This estimate is based on a simplified and idealized version of the GGV buildings that does not and cannot fully represent all the intricacies of the building, including many assumptions. As a result, simulation results only represent an estimation of the potential performance of the building with the proposed changes. No guarantee or warrantee of building performance in practice can be based on these simulation results alone.

4 On-site Energy Generation and Storage

This section of the report estimates the opportunity for on-site solar power and battery energy storage systems to provide clean electricity and avoid the cost increases of upgrading electrical transformers on the site.

As background, PG&E currently feeds Golden Gate Village Apartments with a 12kV line starting at the Admin Building. There are 19 poles installed on the campus. The 12kV/240-120V 25kVA transformers in the campus provide power to each building. The Admin Building is fed by a 12kV/240-120V 10kVA transformer.

Table 10: 12kV line, transformer sizes feeding the buildings, and existing peak load

12kV Circuit	Pole XFMR (kVA)	Existing Peak Load (kVA)*	Notes
Pole #1 (Metering) - Total	345	276	Primary PG&E Metering

Pole #2A	10.0	8	Street Lighting
Pole #2A	10.0	8	Admin BLDG
Pole #3	25.0	20	A1-R BLDG
Pole #4	25.0	20	A1-L BLDG
Pole #5	25.0	20	A2-R BLDG
Pole #6	25.0	20	A2-L BLDG
Pole #7	25.0	20	A3-R BLDG
Pole #8	25.0	20	A3-L BLDG
Pole #9	0.0	0	No XFMR
Pole #10	25.0	20	A4-R BLDG
Pole #11	25.0	20	A4-L BLDG
Pole #12	0.0	0	No XFMR
Pole #13	0.0	0	No XFMR
Pole #14	25.0	20	B4, E1, B3, C1, B2, B1 BLDG's
Pole #15	25.0	20	E2, B7, E3, B6 BLGS's
Pole #16	25.0	20	B5, C2, B13 BLDG's
Pole #17	25.0	20	B9, E5, E4, B8 BLG's
Pole #18	25.0	20	B10, B11, B12 BLDG's
*Assumed transformers are 80% loaded – further investigation required to calculate the exact existing load.			

The electrification of cooking ranges (Option 3) will add a significant load to the current system, requiring that the current electrical infrastructure be upgraded, including in-unit load centers and MV pole transformers. The existing load is assumed to be 276kVA, and installing the electric range for each unit will add 384kVA load to the system. Refer to Table 10 below for detailed added load to each transformer.

Table 11: Added load for gas range electrification – Option 3

12kV Circuit	Unit #	Electric Range (kVA)	Demand Factor	Added Load (kVA)	Existing + Added Load (kVA)
Pole #1 (Metering) - total	-	-	-	384	660
Pole #2A	-	-	-	-	8
Pole #2A	-	-	-	-	8
Pole #3	21	5	26%	27.3	47.3
Pole #4	21	5	26%	27.3	47.3
Pole #5	21	5	26%	27.3	47.3
Pole #6	21	5	26%	27.3	47.3
Pole #7	21	5	26%	27.3	47.3
Pole #8	21	5	26%	27.3	47.3
Pole #9	-	-	-	-	-
Pole #10	21	5	26%	27.3	47.3
Pole #11	21	5	26%	27.3	47.3

Pole #12	-	-	-	-	-
Pole #13	-	-	-	-	-
Pole #14	40	5	22%	44	64
Pole #15	24	5	26%	31.2	51.2
Pole #16	20	5	28%	28	48
Pole #17	24	5	26%	31.2	51.2
Pole #18	24	5	26%	31.2	51.2

The electrification of the buildings (Options 4 & 5) will add a substantial load to the current system, requiring that the current electrical infrastructure be upgraded, including in-unit load centers (i.e. electrical panels) and Medium Voltage pole transformers. By installing ASHPs for space heating and water heating (Option 4), an additional ~570kVA load would be added to the electrical system. A GHSP heating option (Option 5), would not be as energy intensive, but would still be required an upgrade to load centers and pole transformers. Refer to Table 12 below for detailed added load to each transformer associated with the electrification of the buildings using Option 4, with ASHP, to establish the maximum case.

Table 12 : Added load for air conditioning and heat pump electrification - Option 4

12kV Circuit	Air Conditioning and Heat Pump (kVA)	Demand Factor	Added Load (kVA)	Total Load Existing+ Option 3 + Option 4 (kVA)
Pole #1 (Metering) - total	-	-	567.5	1227.5
Pole #2A	-	-	-	8
Pole #2A	-	-	-	8
Pole #3	40	100%	40	87.3
Pole #4	40	100%	40	87.3
Pole #5	40	100%	40	87.3
Pole #6	40	100%	40	87.3
Pole #7	40	100%	40	87.3
Pole #8	40	100%	40	87.3
Pole #9	-	-	-	-
Pole #10	40	100%	40	87.3
Pole #11	40	100%	40	87.3
Pole #12	-	-	-	-
Pole #13	-	-	-	-
Pole #14	75	100%	75	139
Pole #15	45	100%	45	96.2
Pole #16	37.5	100%	37.5	85.5
Pole #17	45	100%	45	96.2
Pole #18	45	100%	45	96.2

Table 12 above shows that the electrification of cooking ranges, air conditioning, and heat pump units will increase the site peak load to 1227.5 kVA. The electrification of the site will require an electrical infrastructure upgrade.

A rough energy storage & sizing calculation performed with Xendee software suggested that a 625kW-DC solar system with a 367kW/1467kWh battery energy storage system (BESS) would be a good fit for the GGV site; Figure 9 shows one possible layout. With such a system an annual on-site solar generation in the range of 900 – 1,000 MWh per year is possible. Using the ballpark costs estimates in Xendee and an assumed flat rate structure, an estimated operational expense savings (OPEX) around 25% is possible -- i.e. the solar and storage system could reduce residents' energy bills by 25%, including electrified water heating and space heating. Based on the 1227.5 kVA peak load, this solar-powered battery microgrid would also be able to cover 25% of the site's peak load for a 3 day PG&E power outage; meaning that residents would be able to have emergency service for lower power loads such as medical equipment, lighting, communications, and refrigeration. There would not be enough power to meet needs for space heating and water heating.

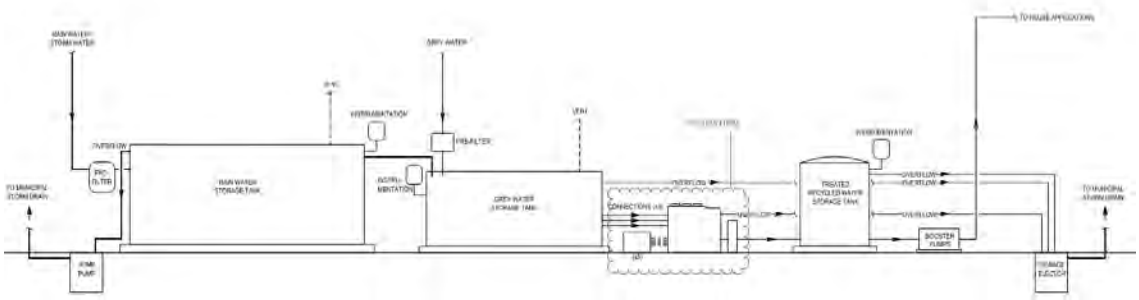
If space heating and water heating are not converted to electric (but remain using natural gas), installing a similar-sized 625kW-DC solar system with a slightly smaller 245kW/815kWh BESS would result in electricity bill savings of around 67%, but no reduction to gas bills. The simple payback of this system would likely be around 5 years.

gallons a day. Given these assumptions, we would expect a savings of 11,500 gallons a month or 15% per Type-A building when replacing the kitchen sink, bathroom sink, showers and water closets with low flow versions of these same fixtures.

Both grey water and storm water reuse would require permits to implement on the site. For grey water we looked at only the Type A building washing machines as they have a centralized location in the building where a significant volume of water could be collected at a relatively low construction cost. Grey water can be treated for reuse for irrigation purposes or flushing purposes. However, if used for flushing a larger system would be required including a pump, air tank, controls, and an additional nonpotable water riser, so grey water should only be considered for irrigation needs. Assuming the average person uses the washing machines once a week there would be around 5,300 gallons of nonpotable water available per month. We have not yet considered the quantity of potable water currently used for irrigation or the financial cost/benefit of this concept. However, grey water systems are typically used to save water rather than money as the initial cost are high, and the payback period is long.

Storm water reuse is not suggested for this site as the climate and average rainfall in Sausalito would not be conducive to a storm water reuse system. Since the average rainfall during the November – March rainy season is only around 4 inches per month, and during the dry season of April – October there is little to no rain, so the annual rainfall would be approximately 23 inches. With so little water in the dry months, a large amount of water would need to be stored for over half the year. This means a large cistern would be required to offset irrigation water use throughout the year (in other climates cisterns are refilled by rainfall on a weekly or monthly basis, allowing for a much smaller cistern to provide much more captured rainwater). The construction cost for the cistern would be far more expensive than the total cost of the gallons saved by offsetting the irrigation water requirements, even when calculated over many years.

It is also possible to combine both the grey water and storm water into a single system. The water in the system must undergo filtration twice —once the greywater is added to the storm; and then again when they are mixed— before it is allowed to be used for irrigation. If the two systems are combined in the opposite direction the same requirements will be necessary. An example of this is shown in the diagram below.



This system requires several controllers, filters, pumps, and tanks, which need to be located indoors. It is not recommended to locate equipment outdoors as it is hard to get weatherproof versions of these materials and placing them outdoors will often lose warranties. Furthermore, this complete system requires a lot of space for installation, and the Type-A buildings did not have enough space in their mechanical rooms for the addition of this equipment. More space would need to be allocated to incorporate this design. As storm and grey water reuse are often used to save water not money the best solution would be to offset some of the irrigation needs during the summer with a small-scale version of these systems to reduce cistern sizes as well as irrigation needs. The cisterns could be located at the back of the Type-A buildings to obtain rainfall from hill behind it but the controllers, pumps, and filters should be located indoors.

6 References

Energy Star. (2021, April). Retrieved from U.S. Energy Use Intensity by Property Type: https://portfoliomanager.energystar.gov/pdf/reference/US%20National%20Median%20Table.pdf

APPENDIX C

SITE CONDITION REPORT/ HISTORIC LANDSCAPE

GOLDEN GATE VILLAGE SITE CONDITION REPORT
HISTORIC LANDSCAPE

Gary Roth, Roth / LaMotte Landscape Architecture
Truett Roberts. TKTR Architects PLLC

This report was prepared for the Golden Gate Residents Council at their request by Gary Roth and Truett Roberts.

GENERAL

The existing landscape at Golden Gate Village was originally designed by the late Lawrence Halprin. The design of a landscape plan, whenever he was involved, was never reduced to just the plantings. It was always a concern for building siting, pedestrian choreography, public spaces and private spaces all with a relationship to the local topography, ecology, and the social fabric. Over the years, Mr. Halprin worked into his early 90's, "Larry" loved to revisit old designs of his that were" threatened" by development or other changes. He saw these as opportunities not always to "preserve" what was done, but to design for that current moment while preserving the significance of the form and general space. He saw such moments as a chance to continue the design process and adapt the space to the new situation, whatever that might be. It sometimes meant changing the tree palette, other times it was adjusting to accessibility requirements . We should be looking at this landscape as both an intact design feature that should be preserved in much of its form and function, but adapted in a manner that respects the original design intent while honoring its current residents and the manner in which they may want to utilize certain spaces. As an example, the "rear yards" of the blocks contain wonderful walled terraces that contain mainly laundry drying areas, it would appear, though today they feel largely abandoned and underutilized. It is fairly apparent that drying of laundry in these areas is no longer a priority. The spaces are there to be used in some form of adaptive re-use to help give the residents a more private space, away from the parking areas, adjacent to the apartment blocks, for outdoor activities, should that be a priority for them. Similarly, the pedestrian entry areas may well need more preservation and stabilization while adding the original plantings to re-introduce seasonal shade, screening and flowering interest in order to make them a more welcoming place to congregate, converse or otherwise populate what was envisioned as a more lively, public and social space.

HARDSCAPE/SITE PLAN

At Golden Gate Village the original design intent of the building siting and exterior spaces are largely intact despite isolated areas where walls were cut for access, play areas removed and laundry drying areas largely abandoned for the modern laundry dryer. There was a significant design effort to tuck the buildings into the topography such that they could emerge as an outcrop at the downhill end, but bury into the hillside, creating a scale shift that keeps the buildings' size from overwhelming the entire space. That siting was challenged by automobile parking and pedestrian access, all well resolved, but perhaps not always as accessible as may be currently required. The way the buildings are arrayed seems to work hard to create exterior spaces that are, in some cases communal, and in others private and obscured. In all cases, they work to create a series of portals into common areas, allowing for the social interactions that Mr. Halprin would have been very

sensitive to, and worked to highlight in his design. In a sense he likely helped to create/enhance a site plan with buildings that both face one another to create that communal space and that sense of entry but also give each block a "backyard" for day-to day living and more private interactions.

The hardscape elements all work to reinforce the larger site concept for the buildings. The use of smaller plazas with seat walls and cascading steps along the façade all link together exterior spaces with common entries and working toward the hope of a more communal way of living and interacting with one another in a public housing project. The design team clearly made an effort to frame the exterior spaces and the transition from car, to walkway to front door. The sequential, modern, meandering manner it was done is evocative of a more urban or military context in its repetition of elements, but giving a sense of drama to the journey to one's front door. The faceted concrete plazas, seat walls and stairways all contribute, even today, to highlighting the original design intent and exterior spaces. We believe with some expert concrete repair and attention to the small details of the handrails, steps, paving joints and repair of similar site elements, the dignity of the original design will be maintained and will enable the site to continue to serve its residents well into the future.

Preliminary review of the existing design documents suggests that the state of the hardscapes and plantings largely seem to be intact, but in need of repair, with potential need to upgrade accessible routes.

HISTORIC PROPERTY STATUS

The Golden Gate Village was placed on the National Register of Historic Places (NRHP) in 2017. All 29 buildings and the site are considered historically significant and protected by the Secretary of Interior 106 standards. Once a property is on the NRHP, any modifications to the historically significant features of the property must be reviewed by the state and federal agencies, usually the State Historic Preservation Officer (SHPO) and the NPS. Because the site and landscape are both protected by the inclusion on the NRHP, any work or modifications to the property must meet the 106 standards whether the property is being considered for tax credits or not.

METHODS

This survey was performed by reviewing the existing construction documents prepared by the office of Lawrence Halprin and comparing the original documents with the current condition at the site. The existing site components were individually inspected and graded. This survey is intended to provide an overview of site conditions and is not an in-depth technical review.

SITE ELEMENTS

Note: unless otherwise noted, the original number of site elements are still in place and in their original condition. Existing plants have been reviewed in a general sense to compare to the original plans, but have not been reviewed on a plant-by-plant basis. Many of the plant selections on the original list cannot be planted today due to fire, invasiveness or safety considerations per the attached, annotated plant list. The original design intent of the major tree plantings has been articulated with a color plan to show how screening, shade and

accent/flowering were deployed across a typical “block”

1. PLANTINGS

a. Trees

Description: Original design notes significant evergreen trees for screening and building scale, parking and pedestrian areas were to have shade trees and small flowering accent trees
Material: Specimen trees for Shade, screening, air quality and aesthetic/seasonal color/texture.
Overall Condition: Varies with location- generally many of the original trees are no longer there
Current Condition: Same as above.
Notes : More detailed analysis by a consulting arborist or forester is required to assess ex. trees health, safety and maintenance requirements. More detailed comparison is required of existing trees remaining to compare to attached tree planting concepts in conjunction with arboricultural review on a tree by tree basis.
Description: many are missing or in poor health/structure.
Material: Container plants for replacement or arboricultural maintenance
Overall Condition: Varies- many are missing and not replaced.
Current Condition: Same as above.
Notes: Needs detailed analysis area by area and tree by tree.

b. Vines- -Not assessed. Do not recommend new vines on any structure due to fire code as project is in Wildland Urban Interface Zone..

Description: NA
Material: NA
Overall Condition: NA
Current Condition: NA
Notes

a. Shrubs -- Not assessed on a plant-by-plant basis. Do not recommend new shrubs within 5’ of structure due to fire code. Likely most of original design intent associated with shrubs is gone. Replacement should be mainly groundcovers for erosion and weed control and to satisfy safety issues associated with larger/denser shrubbery.

Description: NR
Material: NR
Overall Condition: NR
Current Condition:
Notes

b. Ground Cover -- Not assessed on a plant-by-plant basis. Recommend a site wide strategy for managing the ground plane for weeds, erosion control and aesthetics. Original groundcovers specified may be too invasive or fire prone for use in today’s regulatory environment. Recommend a new/limited palette of tough, spreading groundcovers for entry, slopes and gathering areas only, the remaining areas to be thickly mulched for weed/erosion control.

Description:
Material:
Overall Condition:
Current Condition:
Notes

2. DRIVEWAYS AND CURBS

Description: driveways and curbs for vehicle circulation within the site, parking areas.
Material: poured in place concrete paving, asphalt paving, concrete curbs, asphalt curbs
Overall Condition: poor
Current Condition: poor, deteriorating. Numerous cracks and potholes in driveways and parking areas. Patched areas are sinking. These conditions are allowing water penetration and continued deterioration. Asphalt and concrete curbs are cracked. Plants are growing in the cracks in the drives and curbs.
Notes: Original poured in place driveways and curbs has been patched with a variety of materials.
Photographs:

3. SITE WALKWAYS, SITE PAVING, STAIRS AND HANRAILS

A. Paving and Stairs

Description: sidewalks, paved areas and stairs
Material: original poured -in-place concrete with exposed aggregate; repaired areas with broom and troweled poured – in – place concrete.
Overall Condition: fair to poor.
Current Condition: extensive cracking in pavements, cracking and spalling in stairs. Walkways and stairs have been displaced by tree roots throughout the site. Wood expansion joints have rotted and not been replaced.
Notes: patched / repaired walkway areas have generally not been replaced or repaired to match the original exposed aggregate finish.

b. Handrails

Description: handrails at stairs, ramps and elevated walkways
Material: painted metal
Overall Condition: fair
Current Condition: the paint is faded and in some places missing, allowing corrosion.
Notes: current codes may require additional handrails. Depending on the height of the walkways above grade, current codes may require guardrailing.

c. SITE WALLS

a. Planters

Description: on grade and elevated planters throughout the site.
Material: poured in place concrete curbs and walls with painted, trowelled and exposed aggregate finishes.
Overall Condition: fair
Current Condition: walls and curbs are cracked throughout. Corners and edges of walls are spalled.
Notes: very few of the planters have plants in them.

b. Seating

Description: site benches
Material: prefabricated (?) concrete supports with wood seating surfaces.
Overall Condition: fair / good
Current Condition: the concrete supports are in good condition, some of the wood seating elements are splintered and cracked. Finishes are worn throughout.
Notes: All of the benches shown on the construction documents appear to remain in place.

c. Masonry Screen Walls

Description: site walls enclosing areas originally designed for clotheslines, miscellaneous enclosure walls.
Material: patterned and plain concrete masonry units in stacked, running bond and perforated coursing.
Overall Condition: Fair
Current Condition: Some cracking in mortar joints, but mostly intact.
Notes: The drying yards are not used for the original purpose and could be repurposed for other uses, such as grilling.

d. Retaining Walls

Description: walls of varying height for retaining soil. Some walls provide seating at social areas.
Material: poured – in – place concrete, form finish, some painted surfaces.
Overall Condition: fair
Current Condition: some spalling and cracking, including crack that appear to extend through the walls,
Notes: some areas of retaining walls have been sawcut and removed to provide accessible access.
Photographs:

d. SITE LIGHTING

Description: pole lighting illuminating parking and walkway areas.
Material: painted steel poles, plastic and metal light fixtures.
Overall Condition: poor
Current Condition: the paint on the poles and fixtures is flaking. Some of the lenses are cracked or missing.
Notes: the lighting was not inspected at night so the number of fixtures that are in working condition is unknown. The number and placement of the lighting is not included in the landscape documents. A study to calculate the number of fixtures to provide the code required level of lighting for public spaces should be included in future scope of work.

Photographs:

e. DRAINAGE

a. Drains

Description: spot drains and french drains
Material: painted and galvanized metal
Overall Condition: fair to poor
Current Condition: all drains inspected are clogged with leaves and debris. Some have been filled with concrete.
Notes:

f. PLAYGROUNDS

Description: children's play equipment
Material:painted metal, plastic
Overall Condition:
Current Condition:
Notes: this equipment is not original to the site. It appears to be in good condition.

g. FENCING

Description: screening fences, privacy fences
Material: stained and painted wood
Overall Condition: fair
Current Condition: some areas are missing. Some fencing has been rebuilt and is in good condition. Some unrepaired areas have cracked or missing slats.
Notes: there are numerous areas where yards have been fenced with materials and designs that are not original.

h. ADA / HANDICAP ACCESSIBILTY

The original design predated ADA legislation. Future work should include a thorough review of the number and placement of handicap accessible units and the accessible route to them.

CONTINUING WORK

To continue the assessment and eventual rehabilitation of the Golden Gate Village site and in-depth review of the plantings and site work, an arborist and a specialist with experience in renovation of historic sitework should be employed to provide a specific scope of work.

PHOTOGRAPHS

Drain filled with concrete

Damaged retaining wall

Laundry yard

Deteriorated paving

Deteriorated paving, original and replacement

Damaged steps

Damaged paving, site light

Damaged retaining wall

Damaged curb

APPENDIX D

MARIN CITY MAP AND LEGEND

MARIN CITY

MAP LEGEND

A Golden Gate Village

B Summit at Sausalito Apartments, 401 Sherwood Drive
Temporary relocation during renovation;
Expanded and different housing opportunities

C 825 Drake Avenue (vacant lot)
Opportunity for County to purchase property and build a new apartment building for project-based Section 8 housing using SB-35.

D Marin City Recreation Center, 630 Drake Avenue
Community/meeting space

E Marin City Health & Wellness Center, 630 Drake Avenue
Health and Human Services; Community/meeting space

F Marguerita C. Johnson Senior Center, 640 Drake Avenue
Community/meeting space

G Bayside Martin Luther King Jr. Academy, 200 Phillips Drive
Community/meeting space; outdoor recreation

H Marin City Community Development Corporation, 441 Drake Avenue
Community/meeting space

I 101, 103, 105, 107 Drake Avenue
Community/meeting space

J Marin Gateway Shopping Center, 190 Donahue Street
Community/meeting space

K Marin County Sheriff's Office, 850 Drake Avenue
Community/meeting space

MARIN CITY


Bay Vista Cir
Headlands Ct
Donahue St
Donahue St
B
Sherwood Dr
Buckelew St
101
Park Cir
C
Buckelew St
Drake Ave
K
D
Phillips Dr
J
Burgess Ct
F
E
G
I
Drake Ave
Donahue St
Dutton Ct
Terners Dr
Drake Ave
Pacheco St
Eureka St
H
Drake Ave
Terrace Dr
Cole Dr
Olima St
A
101