



Golden Gate Village – Revitalization Project



VICINITY MAP

PROJECT BACKGROUND AND INFORMATION

Project Name: Golden Gate Village (aka Marin City Public Housing)
APN: 052-140-22, 052-140-41
Zoning: RMP-13 (Residential Multiple Planned)
Countywide Plan Designation: MF4.5 (Medium to High Density Residential)
Historic Status: Listed on Historic Register
Address: 101-429 Drake Avenue, 1-99 Cole Drive
Owner: Housing Authority of the County of Marin
Lot Size: 29.8 Acres
Construction Description:

Use	Bldg	# Bldgs	Bldg SF	Bldg Materials	# Stories	Construction Type		Occupancy	
						Original	Current	Original	Current
Residential (non-elevator served)	A	8	20,000	Reinforced concrete	4 above grade with basement (34'-49'7")	II	II-A	H	R-2
	B	13	7,000	CMU & wood frame	2	V	V-B		
	C	2	4,500	Wood frame	1	V	V-B		
Administration	E	5	2,150	Wood frame	1	V	V-B		
		1	2,952	Wood frame	1	V	V-B	F	B

Original Building Code: 1955 UBC
Current Applicable Codes: 1955 UBC, 2025 CHBC, 2025 CEBC, 2025 CBC, 2025 CFC
Wildland Urban Interface (WUI): Buildings on Drake from Cole Drive to Donahue Street located in WUI.

The Golden Gate Village (GGV) Affordable Housing Acquisition, Conversion and Rehabilitation Project (Project) includes the acquisition and rehabilitation of the existing 300-unit affordable housing community located within 29 buildings on approximately 29.8 acres located at Drake Avenue in Marin City (APNs 052-140-41 and 052-140-22). Proposed rehabilitation activities include improvements to the grounds, buildings accessory structures, units, signage, infrastructure and associated improvements, as follows:

- Exterior improvements including foundation, concrete/masonry, structural/seismic, siding, windows, doors, access (stair, balcony, banister and corridor), roofing, waterproofing (painting and caulking), landscape/open space, fencing, lighting and hardscape;
- Infrastructure system improvements including water, sewer, storm drainage, dry utilities, lighting, security systems, fire and life safety, solar photovoltaic, sustainability measures, and trash management;
- Street, access and parking (bike/vehicle) improvements including streets/curb/gutter, pedestrian crossings, sidewalks, ADA path of travel, asphalt, paving and striping;
- Interior improvements including finishes/fixtures/materials, electrical/lighting, mechanical, HVAC and water heating/plumbing systems; and,
- Other associated improvements.

No buildings will be torn down and no new square footage will be added to the Project. No animal will be harmed during this redevelopment.

Revitalization of GGV will utilize the U.S. Housing and Urban Development's (HUD) Rental Assistance Demonstration program (RAD), specifically the RAD / Section 18 Construction Blend. All units will convert to a Project Based Voucher (PBV) contract. The revitalization may utilize public housing operating support and capital as allowed by the RAD program. Other funding sources for the Project are anticipated to include LIHTC, Historic Tax Credits (HTC), permanent debt, sel

PROJECT TEAM

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PROJECT BACKGROUND

Golden Gate Village – Revitalization Project





SITE PLAN W/PHASING OVERLAY
N.T.S.

Phase 1 Low Rise Buildings								
Building ID	Bedroom Type				NDU	Total Units	Total Dwell Units	
	1BRD	2BRD	3BRD	4BRD				
B6	0	0	8	0	0	8	8	
E2	4	0	0	0	0	4	4	
B5	0	0	8	0	0	8	8	
B12	1	0	3	0	4	8	4	
B11	0	0	6	2	0	8	8	
B10	0	0	8	0	0	8	8	
B9	0	0	8	0	0	8	8	
E5	4	0	0	0	0	4	4	
B8	0	0	8	0	0	8	8	
E4	4	0	0	0	0	4	4	
B13	0	0	8	0	0	8	8	
C2	0	0	0	4	0	4	4	
B7	0	0	8	0	0	8	8	
E3	4	0	0	0	0	4	4	
Total	17	0	65	6	4	92	88	

6 EXISTING ACCESSIBLE UNIT
10 PROPOSED ADDITIONAL ACCESSIBLE UNITS

Phase 2 Low Rise Buildings and Mid Rise Buildings								
Building ID	Bedroom Type				NDU	Total Units	Total Dwell Units	
	1BRD	2BRD	3BRD	4BRD				
E1	4	0	0	0	0	4	4	
B4	0	0	8	0	0	8	8	
49 Cole	2	17	2	0	0	21	21	
59 Cole	2	17	2	0	0	21	21	
B2	0	0	8	0	0	8	8	
69 Cole	4	16	1	0	0	21	21	
B3	0	0	8	0	0	8	8	
C1	0	0	1	3	0	4	4	
B1	0	0	8	0	0	8	8	
							0	
							0	
							0	
							0	
							0	
							0	
Total	12	50	38	3	0	103	103	

1 EXISTING ACCESSIBLE UNIT
5 PROPOSED ADDITIONAL ACCESSIBLE UNITS

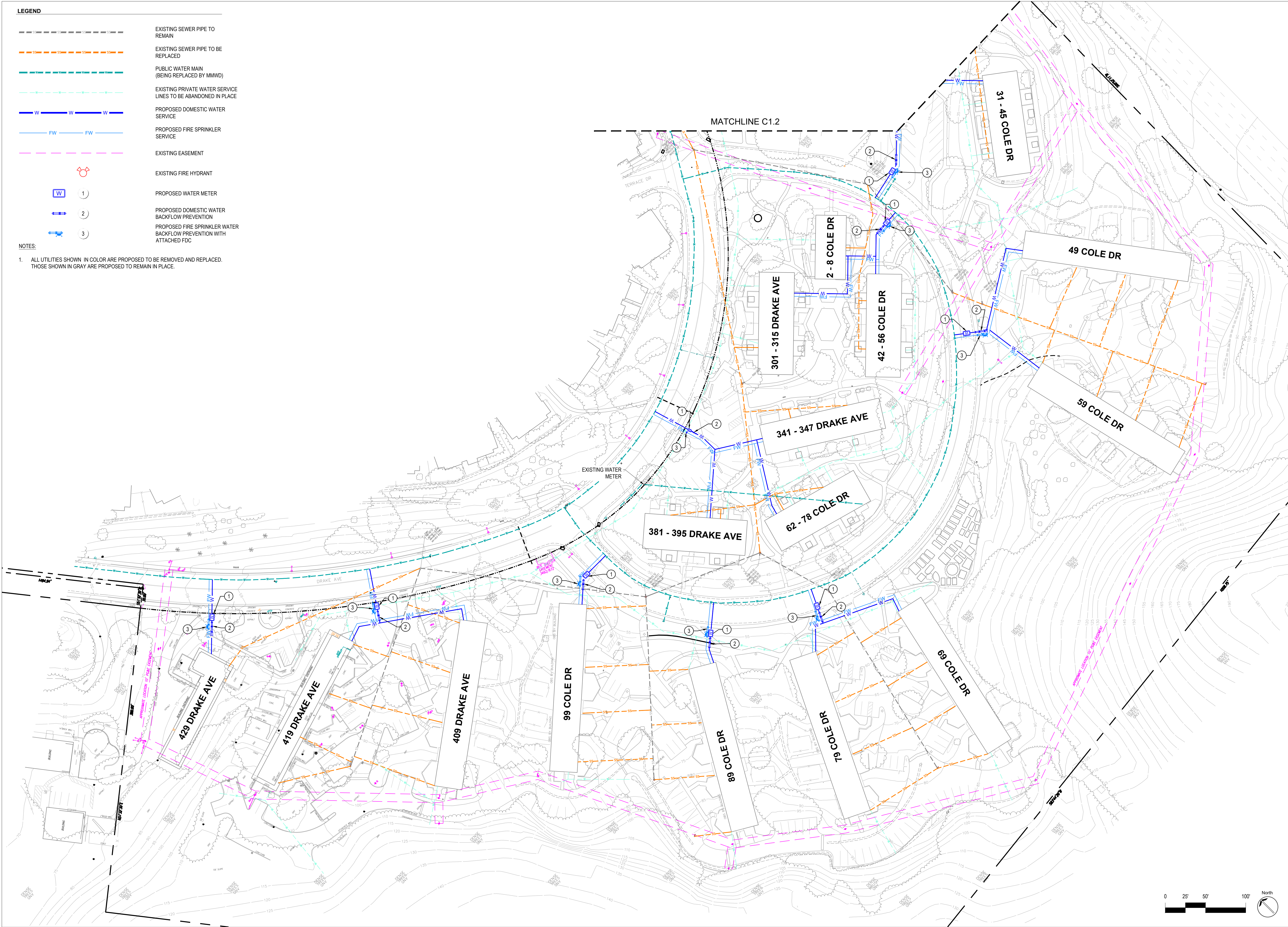
Phase 3 Mid Rise Buildings								
Building ID	Bedroom Type				NDU	Total Units	Total Dwell Units	
	1BRD	2BRD	3BRD	4BRD				
79 Cole	4	16	1	0	0	21	21	
89 Cole	2	17	2	0	0	21	21	
99 Cole	4	15	2	0	0	21	21	
409 Drake	3	16	2	0	0	21	21	
419 Drake	2	18	1	0	0	21	21	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	
Total	15	82	8	0	0	105	105	

9 EXISTING ACCESSIBLE UNIT
0 PROPOSED ADDITIONAL ACCESSIBLE UNITS

	44	132	111	9	4	300	296	
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UNITS PER PHASE

PHASING PLAN



SCALE: 0" = 1"		
Note: If this graphic scale does not equal 1", this sheet has been modified from its original size.		
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PROJECT NO. 24-063	
DATE	
DRAWN	GA
DESIGNED	MHGA
CHECKED	MH

UTILITY IMPROVEMENTS

GOLDEN GATE VILLAGE
MARIN CITY, CA

UTILITY IMPROVEMENTS

GOLDEN GATE VILLAGE
MARIN CITY, CA

LEGEND

EXISTING SEWER PIPE TO REMAIN

EXISTING SEWER PIPE TO BE REPLACED

PUBLIC WATER MAIN (BEING REPLACED BY MMWD)

EXISTING PRIVATE WATER SERVICE LINES TO BE ABANDONED IN PLACE

PROPOSED DOMESTIC WATER SERVICE

PROPOSED FIRE SPRINKLER SERVICE

EXISTING EASEMENT

EXISTING FIRE HYDRANT

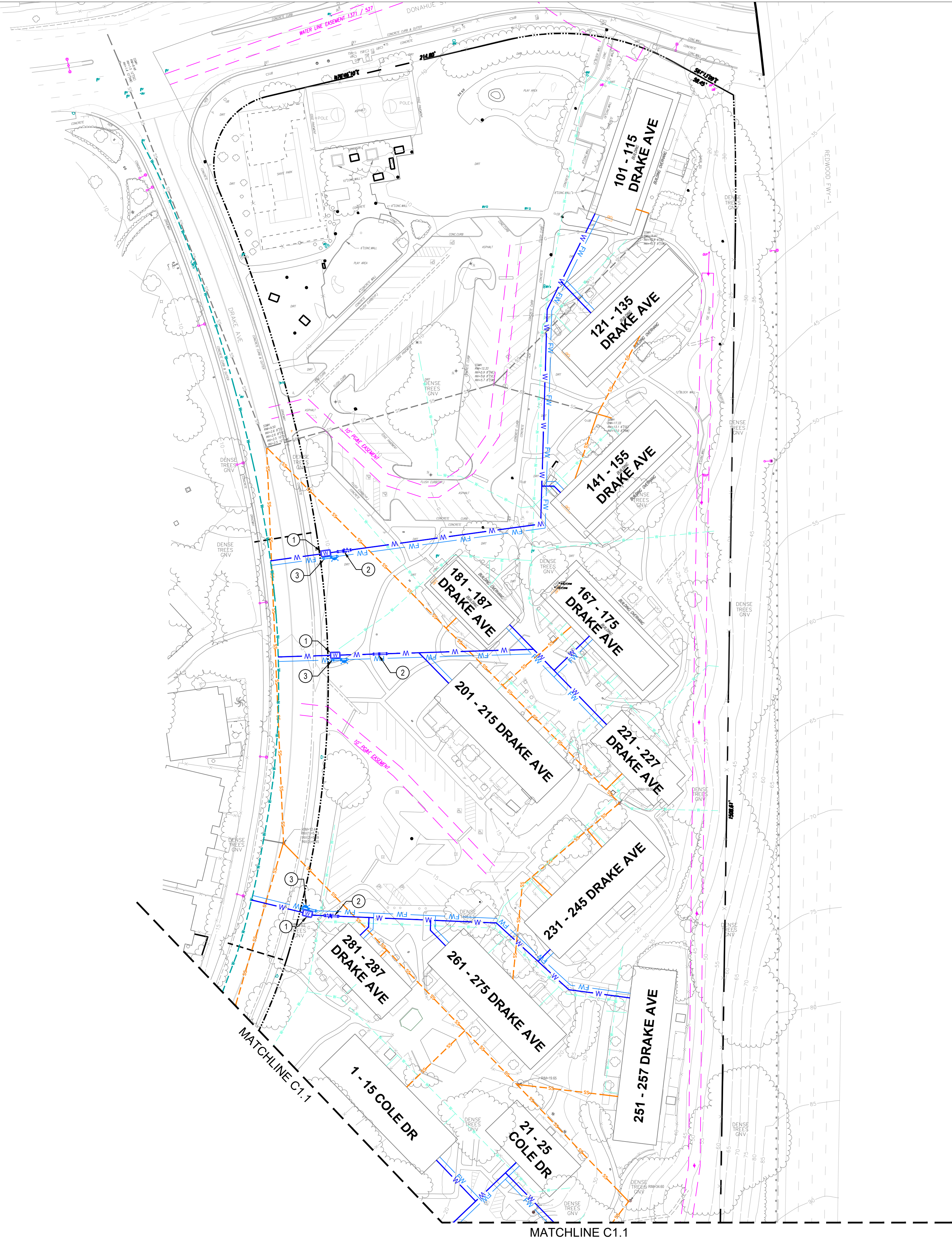
PROPOSED WATER METER

PROPOSED DOMESTIC WATER BACKFLOW PREVENTION

PROPOSED FIRE SPRINKLER WATER BACKFLOW PREVENTION WITH ATTACHED FDC

NOTES:

1. ALL UTILITIES SHOWN IN COLOR ARE PROPOSED TO BE REMOVED AND REPLACED. THOSE SHOWN IN GRAY ARE PROPOSED TO REMAIN IN PLACE.



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GOLDEN GATE VILLAGE
MARIN CITY, CA

UTILITY
IMPROVEMENTS

DRAWING NO.

C1.2



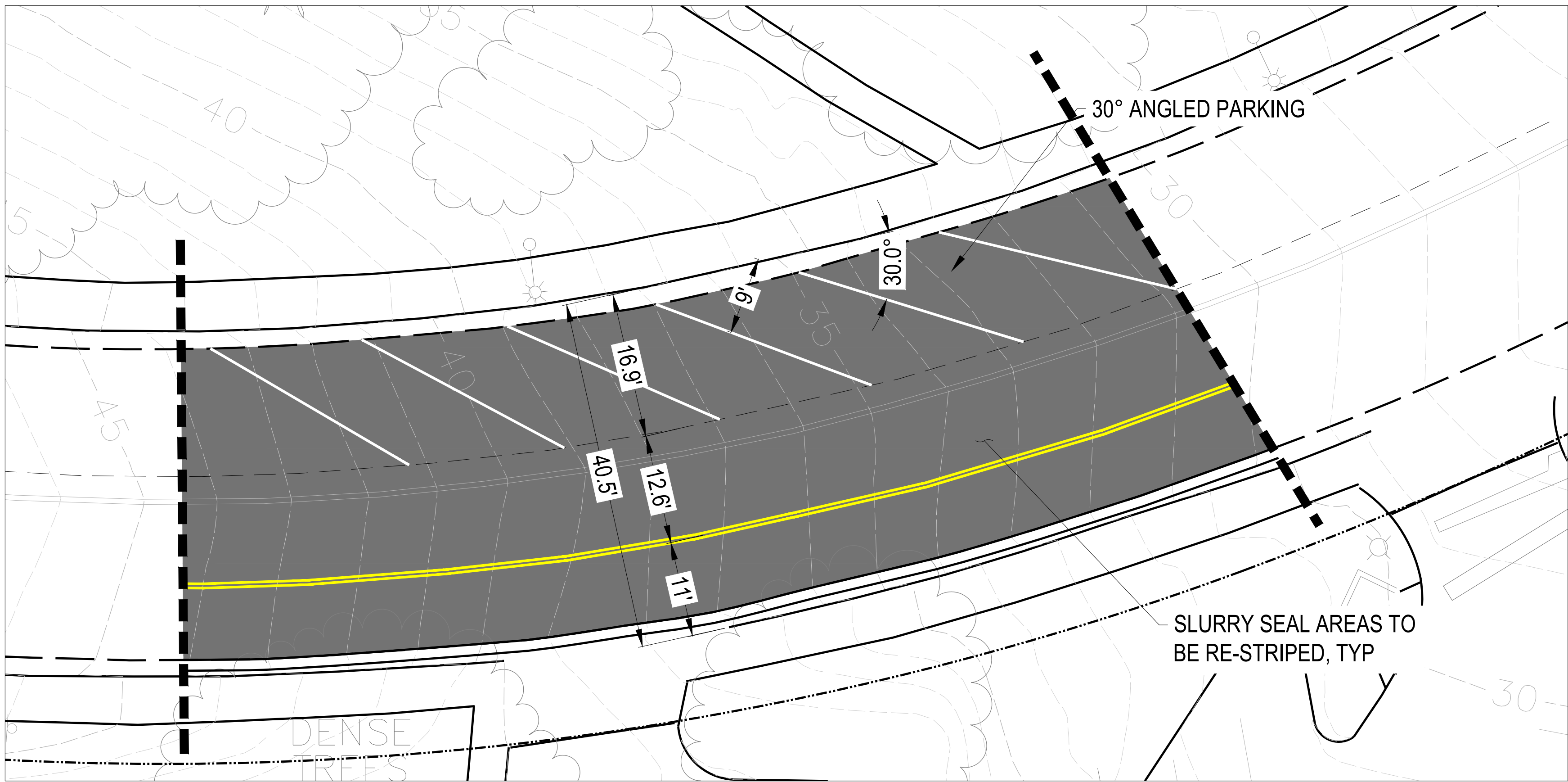
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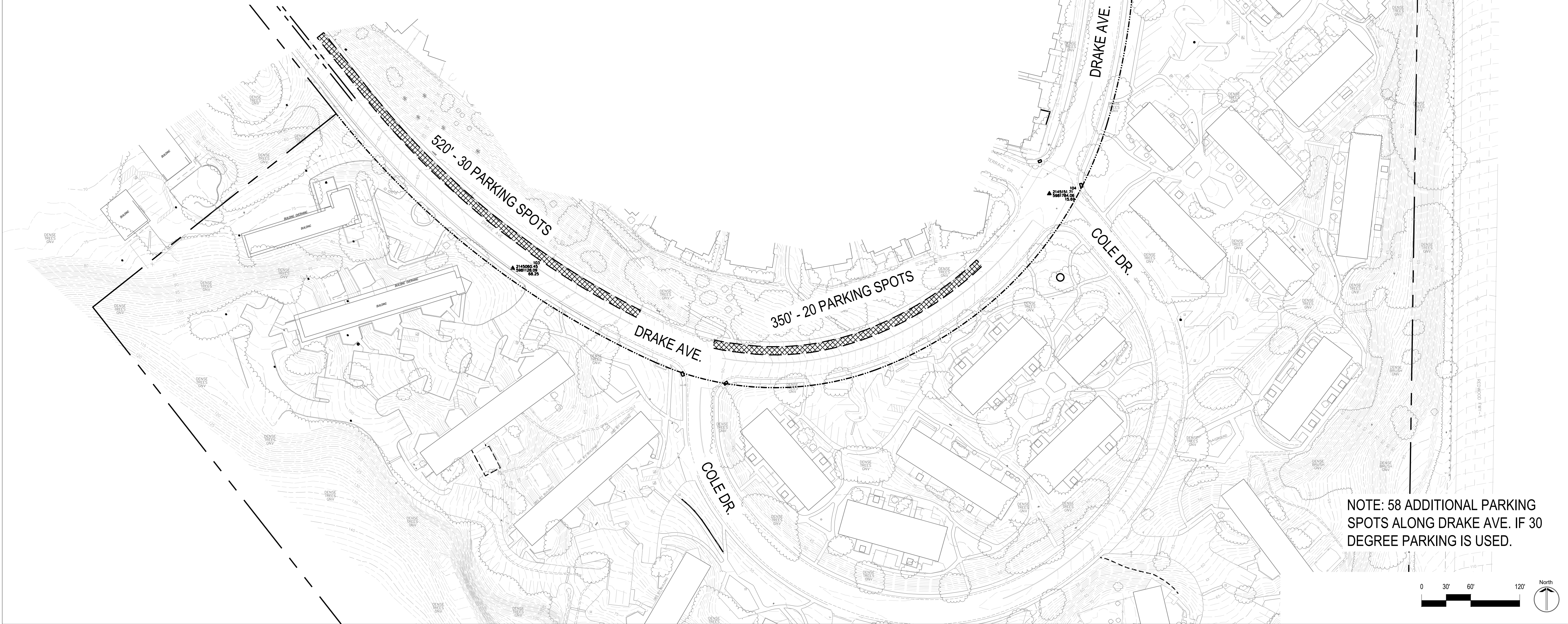
GOLDEN GATE VILLAGE
MARIN CITY, CA

**DRAINAGE
IMPROVEMENTS**



EXAMPLE ALIGNED PARKING LAYOUT

SCALE: 1"=10'



SCALE: 1"=10'

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GOLDEN GATE VILLAGE
MARIN CITY, CA

**DRAKE AVE ANGLED
PARKING OPPORTUNITIES**



PRELIMINARY SCOPE OF WORK:

- ① REPLACE ROOF SHEATHING AND ROOF TILES
- ② REPLACE DAMAGED RAILING PANELS
- ③ REFRESH SIGNAGE WITH MORE APPROPRIATELY DESIGNED WAYFINDING
- ④ REPLACE ALL WINDOWS WITH APPROPRIATE MODERN DUAL PANE ENERGY EFFICIENT ALUMINUM WINDOW
- ⑤ REPLACE ALL EXTERIOR LIGHTING WITH ENERGY EFFICIENT LED LIGHTING
- ⑥ UPDATE TRASH MANAGEMENT SYSTEM TO ACCOMMODATE RECYCLING AND COMPOST, INSTALL NEW EXHAUST SYSTEM AT TRASH ROOMS
- ⑦ NEW PAINT: GUTTERS, DOORS AND SCREENS
- ⑧ REMOVE NON-ORIGINAL EXTERIOR STAIR (ALTERNATE)
- ⑨ REMOVE NON-ORIGINAL GLASS BLOCK FROM STAIR ENCLOSURE (ALTERNATE)
- ⑩ REMOVE NON-ORIGINAL BRACKET AT CORRIDOR/WALKWAY (ALTERNATE)
- ⑪ REPLACE NON ORIGINAL RAILINGS (ALTERNATE)

PROPOSED EXTERIOR IMPROVEMENTS

Golden Gate Village – Revitalization Project



PRELIMINARY SCOPE OF WORK:

- ① REPAIR ROOF SHEATHING AS NECESSARY, REPLACE ROOF SHINGLES, IMPROVE ATTIC VENTILATION, ADD INSULATION AT ROOF
- ② REFRESH SIGNAGE WITH MORE APPROPRIATELY DESIGNED WAYFINDING
- ③ REPLACE ALL WINDOWS WITH APPROPRIATE MODERN DUAL PANE ENERGY EFFICIENT ALUMINUM WINDOW
- ④ REPLACE ALL EXTERIOR LIGHTING WITH ENERGY EFFICIENT LED LIGHTING
- ⑤ REPAIR/REPLACE DAMAGED WOOD SIDING AS REQUIRED
- ⑥ REPAIR WOOD SIDING
- ⑦ NEW PAINT: GUTTERS, DOORS AND SCREENS



PROPOSED EXTERIOR IMPROVEMENTS

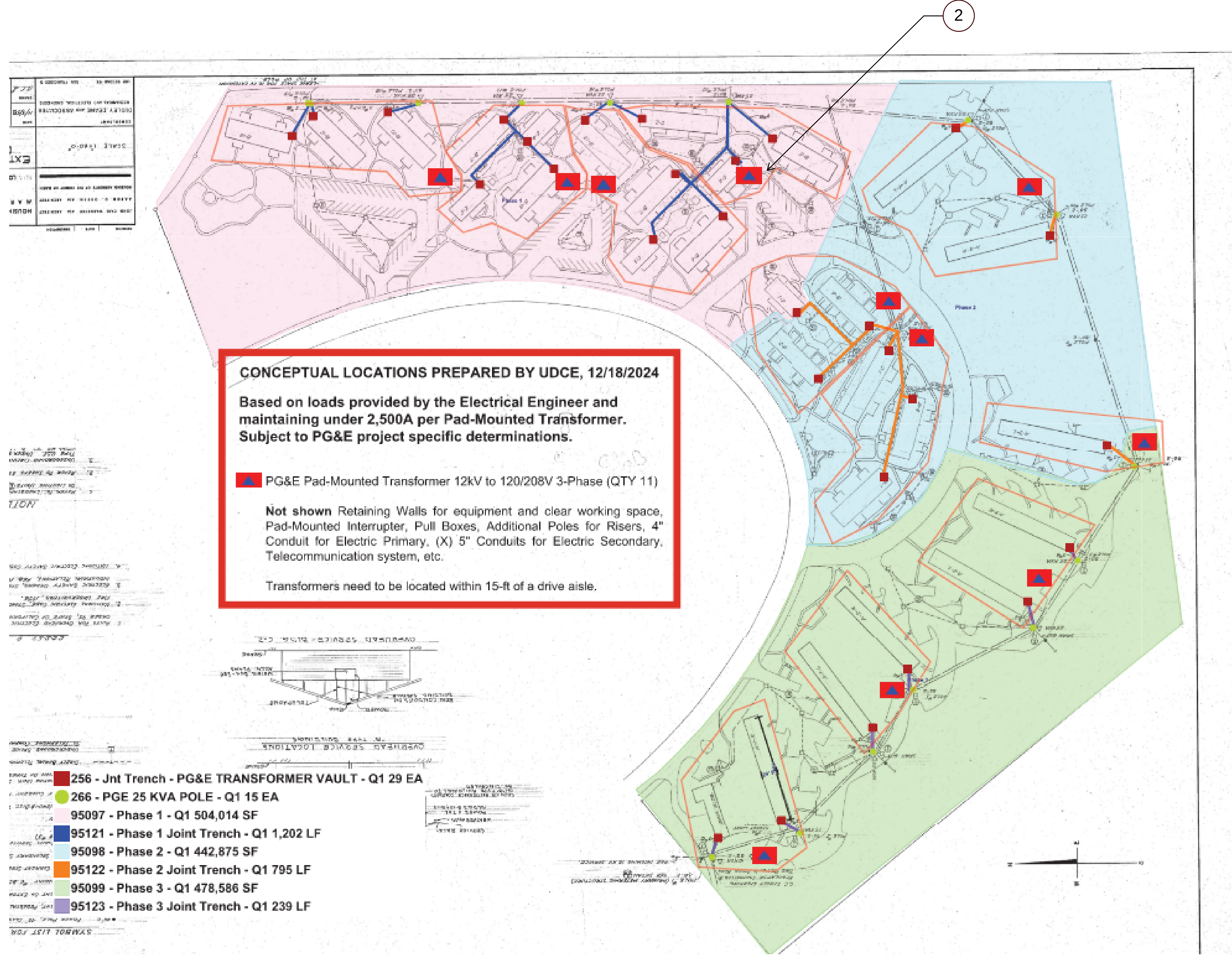
Golden Gate Village – Revitalization Project





PRELIMINARY SCOPE OF WORK:

- 1 IMPROVE SITE LIGHTING AND SECURITY ACROSS ENTIRE SITE
- 2 ELECTRIFY ALL BUILDINGS AND REMOVE ALL GAS SERVICE, REPLACE ALL ELECTRICAL PANELS WITHIN DWELLING UNITS, REQUIRES INSTALLATION OF NEW TRANSFORMERS AND TRENCHING FROM TRANSFORMER LOCATION TO BUILDING
- 3 REPLACE ALL MECHANICAL SYSTEMS WITH NEW MORE EFFICIENT SYSTEMS
- 4 REPLACE ALL WATER HEATERS WITH NEW MORE EFFICIENT SYSTEMS
- 5 REPLACE KITCHEN AND BATHROOM VENTILATION IN ALL DWELLING UNITS
- 6 REPLACE ABOVE SLAB PLUMBING SUPPLY AND WASTE IN ALL DWELLING UNITS, REMOVAL AND REPLACEMENT OF PIPING FROM MAIN LINE IN STREET TO BUILDINGS. UNDERSLAB PIPING TO REMAIN, TYPICAL.



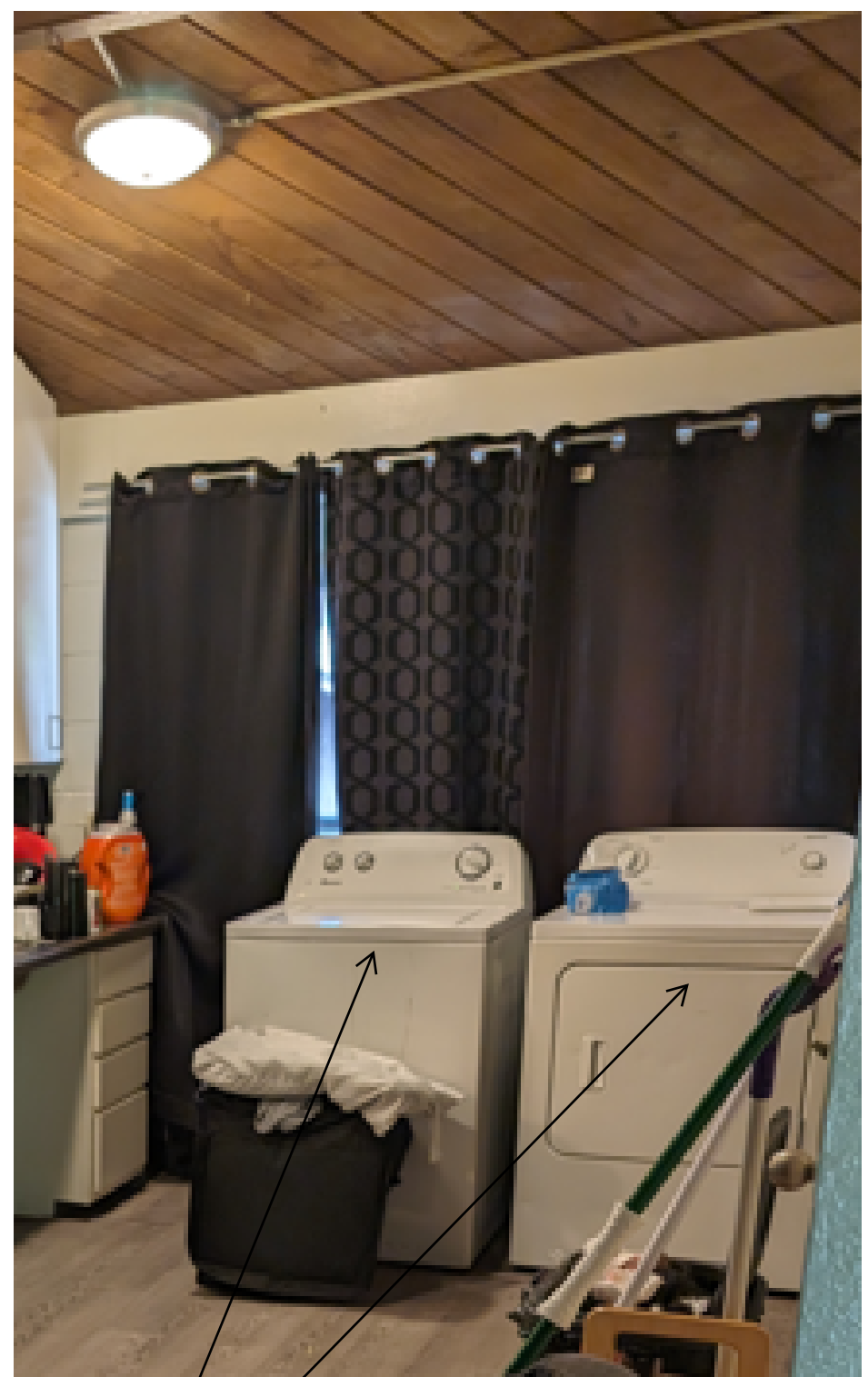
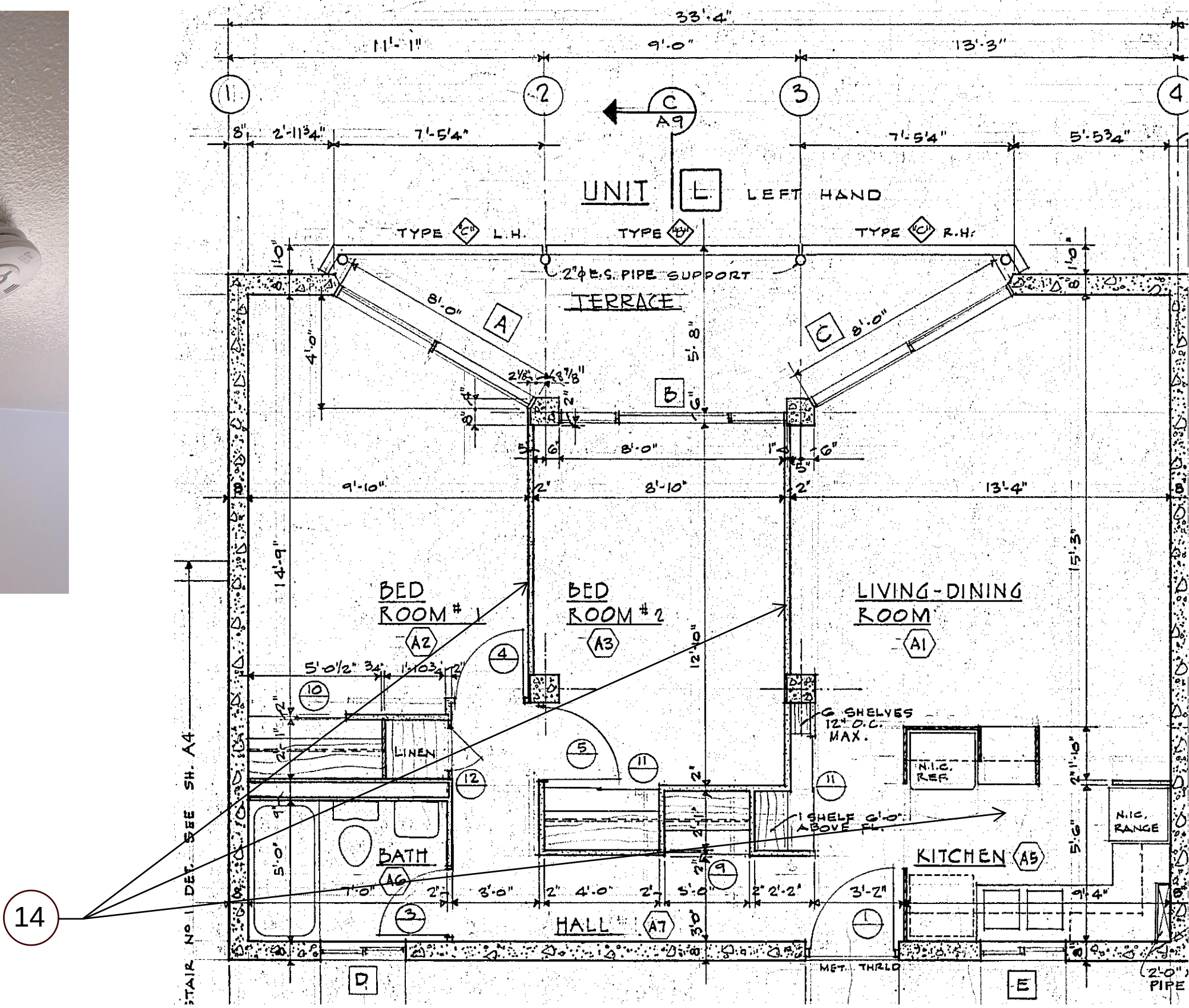
PROPOSED SYSTEM UPGRADES

Golden Gate Village – Revitalization Project



PRELIMINARY SCOPE OF WORK:

- 1 REPLACE ALL KITCHEN CABINETS, APPLIANCES, PLUMBING
- 2 REPLACE ALL BATHROOM FIXTURES WITH LOW FLOW WATER CONSERVING FIXTURES
- 3 REPLACE ALL FLOORING THROUGHOUT DWELLING UNITS
- 4 REPLACE ALL BATHROOM VENTILATION
- 5 NEW PAINT AT ALL WALLS AND CEILINGS THROUGHOUT DWELLING UNITS
- 6 REPLACE ALL WINDOWS THROUGHOUT WITH DUAL PANE ENERGY EFFICIENT ALUMINUM WINDOWS
- 7 REPLACE ALL LIGHTING WITH HIGH EFFICIENCY LED LIGHTING
- 8 ELECTRIFY ALL BUILDINGS AND REPLACE ALL ELECTRICAL SUB PANELS WITHIN DWELLING UNITS
- 9 CREATE 15 ADDITIONAL ACCESSIBLE DWELLING UNITS
- 10 REPLACE ALL PLUMBING LINES ABOVE GROUND FLOOR SLAB
- 11 REPLACE ALL ELECTRICAL CONDUIT
- 12 REPLACE HEATING SYSTEMS THROUGHOUT UNITS
- 13 PROVIDE WASHING MACHINE WITH VENTED DRYERS
- 14 REVISE UNIT LAYOUTS AND RECONFIGURE/RECONSTRUCT PLASTER WALLS WITHOUT FRAMING



PROPOSED INTERIOR IMPROVEMENTS



PRELIMINARY SCOPE OF WORK:

- ① REPLACE DELAPITATED SITE FENCING
- ② REPAIR STYLIZED PATIO WOOD FENCING
- ③ REPAIR STYLIZED PATIO CMU WALLS
- ④ REPAIR LOW CONCRETE TERRACE WALLS
- ⑤ REPAIR CONCRETE FLAT WORK
- ⑥ REMOVE INVASIVE SPECIES PLANTING AND REPLACE WITH APPROPRIATE HISTORIC AND DROUGHT RESISTANT PLANTING SPECIES
- ⑦ REMOVE DAMAGED/POOR HEALTH TREES
- ⑧ REFRESH SIGNAGE AT MONUMENT SIGN



PROPOSED SITE IMPROVEMENTS

Golden Gate Village – Revitalization Project



PRELIMINARY SCOPE OF WORK:

- ① REPLACE ROOF SHEATHING AND ROOF TILES
- ② REPLACE DAMAGED RAILING PANELS
- ③ REPAIR ROOF SHEATHING AS NECESSARY, REPLACE ROOF SHINGLES, IMPROVE ATTIC VENTILATION, ADD INSULATION AT ROOF
- ④ REPAIR/REPLACE DAMAGED WOOD SIDING AS REQUIRED
- ⑤ REPLACE DELAPIDATED SITE FENCING
- ⑥ REPAIR STYLIZED PATIO WOOD FENCING
- ⑦ REPAIR STYLIZED PATIO CMU WALLS



PROPOSED PRESERVATION IMPROVEMENTS

Golden Gate Village – Revitalization Project

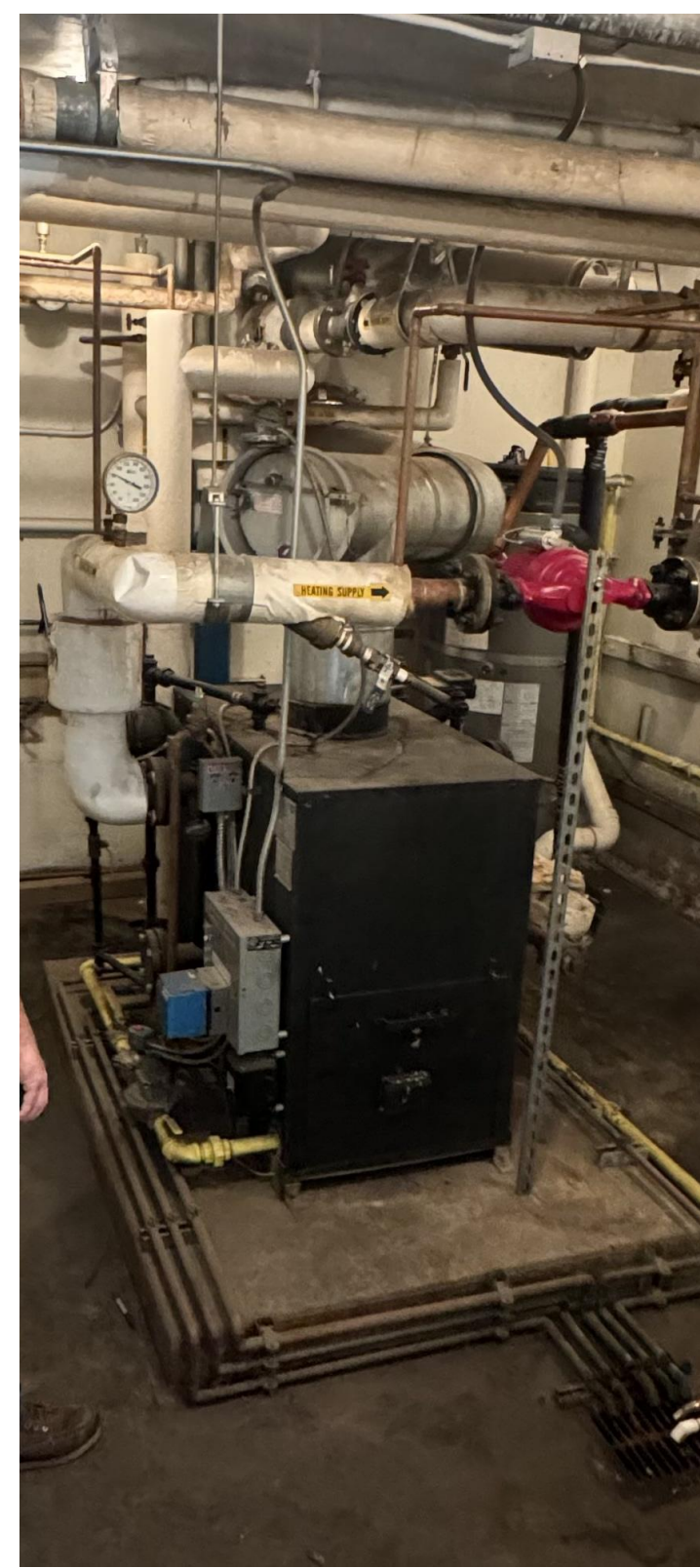




1



2



3



4

PRELIMINARY SCOPE OF WORK:

ENERGY EFFICIENCY

- ① ELECTRICIFICATION OF ENTIRE SITE
- ② NEW HEATING AND COOLING
- ③ NEW WATER HEATERS
- ④ NEW DUAL PANE WINDOWS

WATER CONSERVATION

- ⑤ NEW LOW FLOW PLUMBING FIXTURES
- ⑥ DROUGHT TOLLERANT LANDSCAPE

HEALTH AND INDOOR AIR QUALITY

- ⑦ UPGRADED VENTILATION/MOISTURE CONTROL
- ⑧ LOW VOC MATERIALS
- ⑨ ELIMINATION OF GAS SERVICE



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PROPOSED SUSTAINABILITY UPGRADES

Golden Gate Village – Revitalization Project