

# **FINDING OF EFFECT MEMORANDUM**

*Prepared by ICF at the request of Marin Housing Authority*

**July 13, 2020**

## **I. PROJECT OVERVIEW**

- Historic Property:** Golden Gate Village  
**Project Name:** Dumpster Removal  
**Street Address:** 101-429 Drake Avenue & 1-99 Cole Drive, Marin City  
**Project Applicant:** Marin Housing Authority; County of Marin  
**Lead Agency:** County of Marin, on behalf of the Department of Housing and Urban Development  
**Project Contact:** Evan Smith, MHA  
**Project Documents Reviewed:**
- Site photos provided by ICF and MHA
  - Digitized construction drawings from the MHA on-site archives room

ICF, with the assistance of the Marin Housing Authority (MHA), is conducting a review of Golden Gate Village regarding proposed maintenance and repair projects. Because of Golden Gate Village's status on the National Register of Historic Places (NRHP), the National Historic Preservation Act of 1966 (NHPA), as amended, requires a review of proposed work to be conducted on the property in accordance with federal regulation 36 CFR Part 800 (Section 106).

## **II. DESCRIPTION OF HISTORIC PROPERTY**

Golden Gate Village (GGV) is located at 101-429 Drake Avenue and 1-99 Cole Drive in Marin City, California. The property is historically significant under the areas of social history, community planning and development, architecture, and landscape architecture. The residential complex was designed by architects Aaron Green, and John Carl Warnecke, and landscape architect Lawrence Halprin ca. 1955-60, and was listed in the NRHP on August 3, 2017 as the Marin City Public Housing historic district. The NRHP nomination is available online at California's Office of Historic Preservation website.

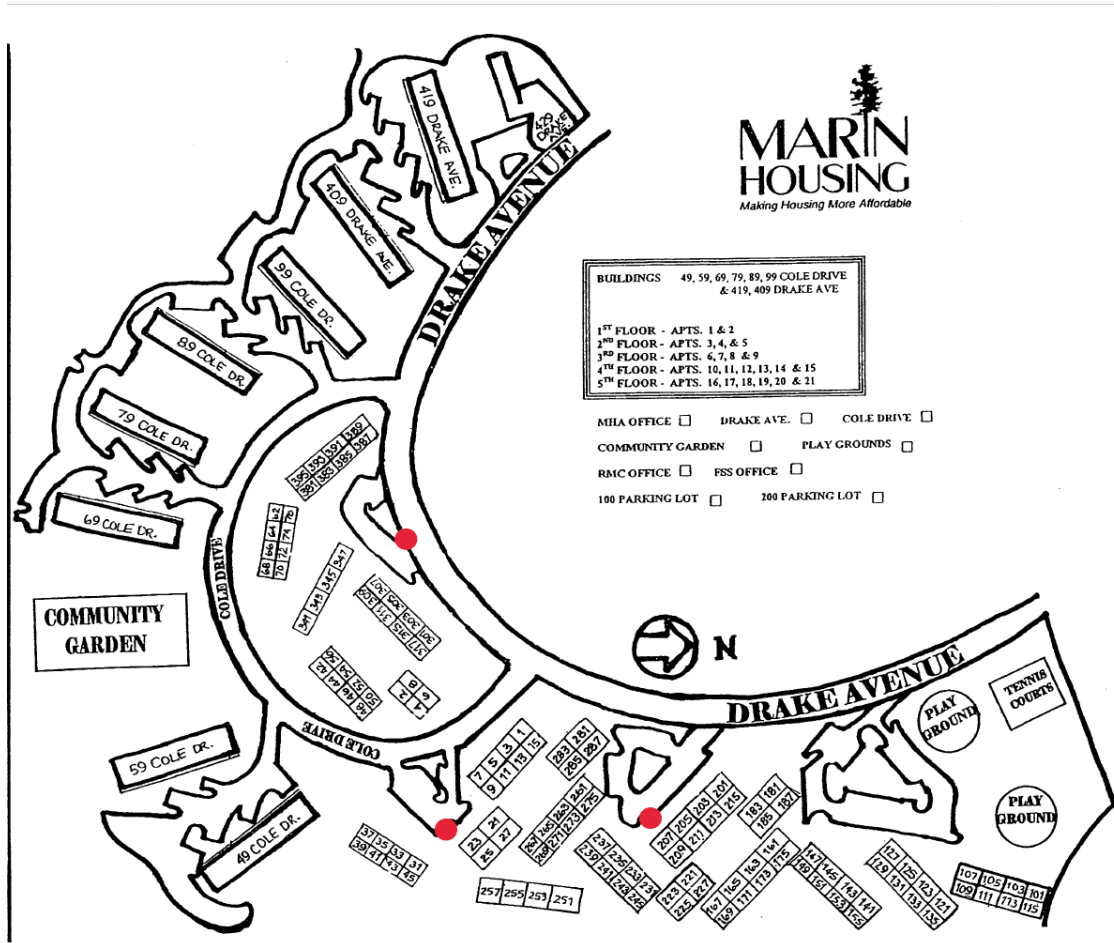
Using federal funds provided by HUD, MHA regularly conducts maintenance and/or repair projects at GGV. MHA entered into an agreement with the County that provided a step-by-step process for Section 106 review for these types of projects in 2019, and invited consulting and tribal parties to participate in the process moving forward. The agreed-upon process applies to typical repair and maintenance projects that have the potential to effect the historic property as it is defined in its NRHP nomination form (2017). The process assumes that typical repair and maintenance projects at GGV will not involve ground disturbance and are unlikely to result in adverse effects to the historic district. Proposed projects which are large in scale and/or are related to redevelopment of the GGV are not covered under the agreement, and will undergo separate and individual Section 106 review.

## **III. SCOPE OF WORK**

In March of this year, due to safety concerns, MHA removed three dumpsters and their metal enclosures from parking areas throughout the property (Figure 1). Representative photos of the

**Finding of Effect Memorandum – Dumpster Removal**  
**Golden Gate Village, 101-429 Drake Avenue & 1-99 Cole Drive, Marin City**  
**May 27, 2020**

dumpsters before and after their removal are included below (Figures 2-5).

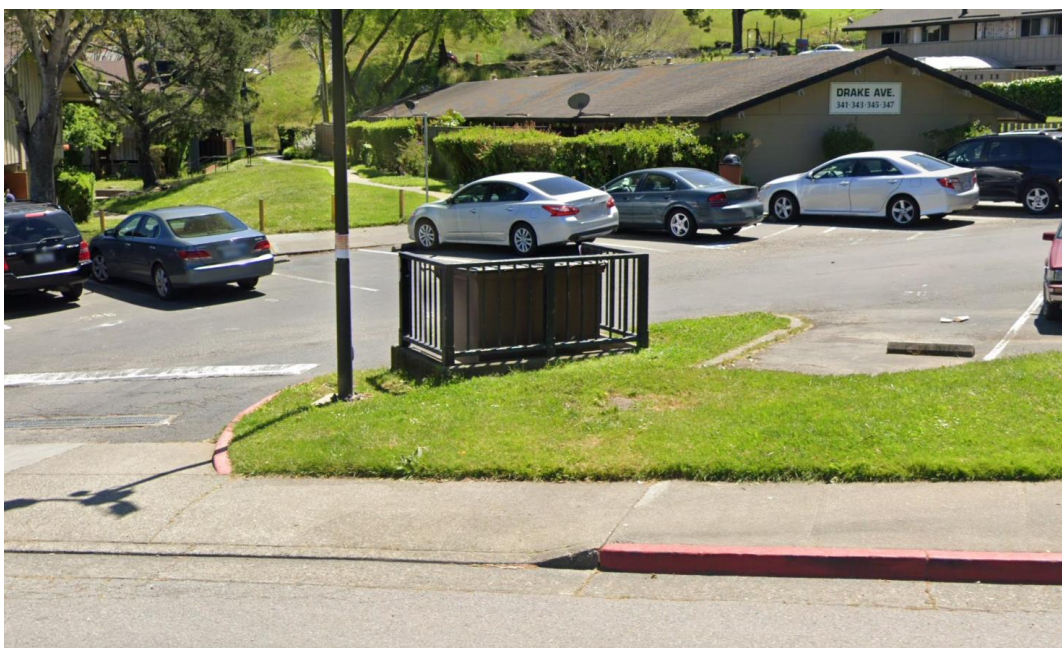


**Figure 1. The red dots mark the locations within Golden Gate Village where dumpsters were removed. Source: MHA, n.d.**

**Finding of Effect Memorandum – Dumpster Removal**  
**Golden Gate Village, 101-429 Drake Avenue & 1-99 Cole Drive, Marin City**  
**May 27, 2020**



**Figure 2. View of the dumpster and enclosure near unit 207 taken in 2019 before it was removed. View is looking southwest. Source: ICF, April 2019.**



**Figure 3. View of the dumpster and enclosure near unit 301 in the semi-circle area, taken in 2019 before it was removed. View is looking south from Drake Ave. Source: Google maps, 2020.**

**Finding of Effect Memorandum – Dumpster Removal  
Golden Gate Village, 101-429 Drake Avenue & 1-99 Cole Drive, Marin City  
May 27, 2020**



**Figure 4. View of the site after one of the dumpsters was removed, near unit 23 in the parking lot off Cole Drive. Source: MHA, May 2020.**



**Figure 5. View of the site after another one of the dumpsters was removed, near unit 307 in the parking lot off Drake Ave. Source: MHA, May 2020.**



**Finding of Effect Memorandum – Dumpster Removal**  
**Golden Gate Village, 101-429 Drake Avenue & 1-99 Cole Drive, Marin City**  
**May 27, 2020**

On June 24 of this year, MHA reinstalled the three dumpsters in the parking areas throughout the property. The metal enclosures were not reinstalled. A representative photo of one of the dumpsters after reinstallation is included below (Figure 6).



**Figure 6. View of the site after one of the dumpsters was reinstalled, near unit 307 in the parking lot off Drake Ave. Source: MHA, July 2020.**

#### **IV. PROJECT ANALYSIS**

In 2019, MHA hired ICF to draft a Character-Defining Features Study of the historic property at GGV. The study included a chronology of the physical development of the property and evaluated and categorized the physical features present at the property as contributing or non-contributing features within the historic district.

The Character-Defining Features Study (2019) included the following descriptions of the existing and historic conditions about the parking areas where the dumpsters are located:

*Historic Conditions - Parking*

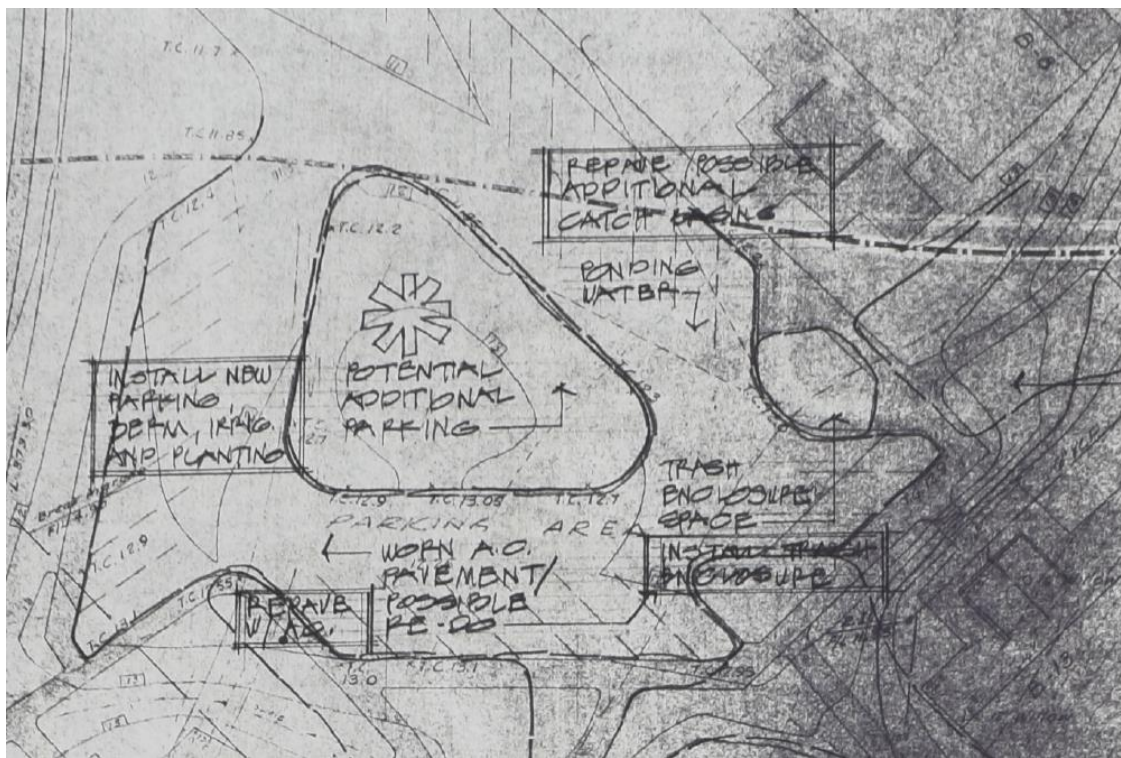
*“The [historic] 1958 site plan [for GGV] included five triangle-shaped parking lots with vegetated islands also shaped in an irregular triangle pattern. Vehicles parked along the outer edge of the triangle-shaped lots and around the center island. Three were located near U.S. Highway 101: one accessed by Cole Drive and two accessed by Drake Avenue, one parking lot serviced the semicircle area, and one serviced the Administration Building.” Pg. 5-25*

**Finding of Effect Memorandum – Dumpster Removal**  
**Golden Gate Village, 101-429 Drake Avenue & 1-99 Cole Drive, Marin City**  
**May 27, 2020**

*Existing Conditions - Parking*

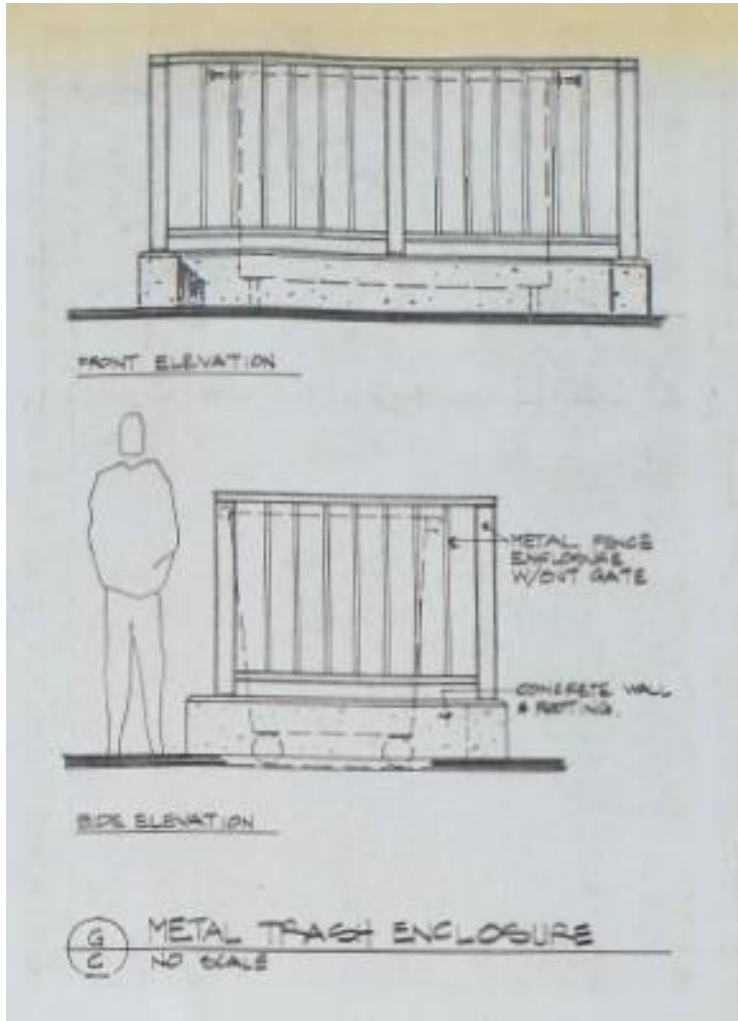
*“[A] 1983 Site Improvements Plan project included repaving of parking areas as needed. The plan noted ‘potential additional parking’ for the center vegetated island of the middle parking lot that services the buildings along U.S. Highway 101, named the ‘200 Drake Avenue Parking Area’ on the construction set. The center vegetated island was paved in 1984 with additional parking added around its irregular shape.” Pg. 5-26.*

A cross-reference check with archived planning and maintenance records at MHA’s headquarter revealed that the design and installation of the dumpsters and their metal enclosures were included in the 1980s Site Improvements construction documents. A set of civil drawings from 1983 depicting the parking improvements were produced by Clark and Yates Assoc. Architects of Oakland, California, and Inouye Associates (landscape architects) of Berkeley California; captures of the dumpster detail are included below (Figures 7 and 8).



**Figure 7. Location of one of the proposed dumpster shown on drawing sheet C15. The drawing notes states: “Trash Enclosure Space. Install Trash Enclosure.” Source: MHA archives, 1983.**

**Finding of Effect Memorandum – Dumpster Removal**  
**Golden Gate Village, 101-429 Drake Avenue & 1-99 Cole Drive, Marin City**  
**May 27, 2020**



**Figure 8. Design development detail of proposed dumpsters showing the “Front Elevation” and the “Side Elevation”, and noting the metal and concrete construction materials (no drawing number). The drawing notes states: “Trash Enclosure Space. Install Trash Enclosure.” Source: MHA archives, 1983.**

Further construction details regarding the installation of the dumpster are included in the landscape drawings completed as part of the 1984 Site Improvements construction documents produced by Clark and Yates Assoc Architects with Omi Lang Associates (Landscape Architects) of Berkeley, California; captures are included below (Figures 9 and 10).

