

**CITY OF OAKLAND
AGENDA REPORT**

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2004 JUN 10 PM 4:46

TO: Office of the City Manager
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: June 22, 2004

RE: **AN INFORMATIONAL REPORT ON THE PROPOSED CATHEDRAL
OF CHRIST THE LIGHT CENTER AT THE SOUTHWEST CORNER
OF THE HARRISON STREET/GRAND AVENUE INTERSECTION**

SUMMARY

This item is an informational report on the proposed Cathedral of Christ the Light Center project. The project site is the existing surface parking lot at the Kaiser Center, located at the southwest corner of the Harrison Street/Grand Avenue intersection. This intent of this item is to introduce the proposed project to the attention of the Community and Economic Development Committee due to the prominent location of the project site and its close proximity to Lake Merritt.

FISCAL IMPACT

There is no direct fiscal impact resulting from the proposed project. Staff costs related to the planning entitlements for the site are cost covered. These entitlements are subject to the applicable fees established in the Master Fee Schedule.

BACKGROUND

The intent of this report is to provide information on a proposed project called the Cathedral of Christ the Light Center. The project site is the surface parking lot at the southwest corner of the Harrison Street/Grand Avenue intersection, across Harrison Street from Lake Merritt. The site is located in Kaiser Center immediately adjacent to the Ordway and 155 Grand buildings. The Lakepoint Tower office project was approved for the site in 2001 but was never constructed.

The project sponsor, the Catholic Cathedral Corporation of the East Bay, is proposing to construct the Cathedral of Christ the Light Center on the site. Since the conceptual project was presented to the Planning Commission, the project sponsor has modified the project description to reduce the size of the cathedral, meeting facility, and dependency spaces, as well as the number of parking spaces. The revised project description includes the following components:

Sanctuary	28,500 square feet	1,500 seats
Cathedral support facilities	6,500 square feet	3 employees
Mausoleum	15,600 square feet	2 employees
Parish offices	8,900 square feet	15 employees
Diocese offices	39,700 square feet	120 employees
Meeting facility	17,600 square feet	5 employees

Item: 8

Community and Economic Development Committee
June 22, 2004

Retail (café/bookstore)	4,400 square feet	5 employees
Rectory	15,800 square feet	6 residents
Bell tower	500 square feet	
Parking	200 spaces	

Some design elements have been revised due to cost constraints. The reflecting pool has been scaled back, and the fountain and trellis proposed on the plaza level have been deleted. Some proposed elements of the project, such as the daily chapel, bell tower, and stone at the base of the cathedral wall may be constructed at a later date depending on the availability of funding. Revised plans have not yet been submitted.

PROCESS

The conceptual project design was presented to the Planning Commission on April 21, 2004 (see attached staff report). In addition, the project sponsor held two meetings on April 27 and May 3, 2004 to seek feedback from the community. The revised project design will be reviewed by the Design Review Committee of the Planning Commission on June 23, 2004. Once any final design revisions have been made and the environmental review process has been completed, approval of the project will be considered by the Planning Commission.

SUSTAINABLE OPPORTUNITIES

Economic: The project would enhance the desirability of the surrounding area and would generate short-term construction jobs.

Environmental: The project would enhance the existing site for the benefit of the surrounding area. This urban infill development will be located in close proximity to public transit.

Social Equity: The project would provide services to the community.

DISABILITY AND SENIOR CITIZEN ACCESS

The proposed project would not directly affect accessibility for disabled community members or senior citizens. However, the project must meet all the applicable accessibility requirements as part of the building permit process.

CONCLUSION

Staff believes that the proposed uses are appropriate for the site, and that the design is unique and dramatic. The project has generally been favorably received, although concerns have been expressed regarding some elements of the design and potential impacts on glare, wind, and parking. These issues will be addressed through the design review and environmental review processes.

Item: 

RECOMMENDATION

The project will not be considered by the City Council unless the Planning Commission decision is appealed. However, because of the prominent location of the site and its close proximity to Lake Merritt, staff elected to bring the project to the attention of the Community and Economic Development (CED) Committee. Staff recommends that the CED Committee accept this informational report.

Respectfully submitted,



Claudia Cappio, Development Director

Prepared by:
Lynn Warner, Planner IV
Planning and Zoning

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:



OFFICE OF THE CITY MANAGER

ATTACHMENTS:

A: April 21, 2004 Staff Report to the Planning Commission

**ATTACHMENT A:
PLANNING COMMISSION STAFF REPORT**

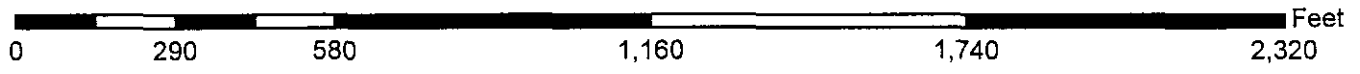
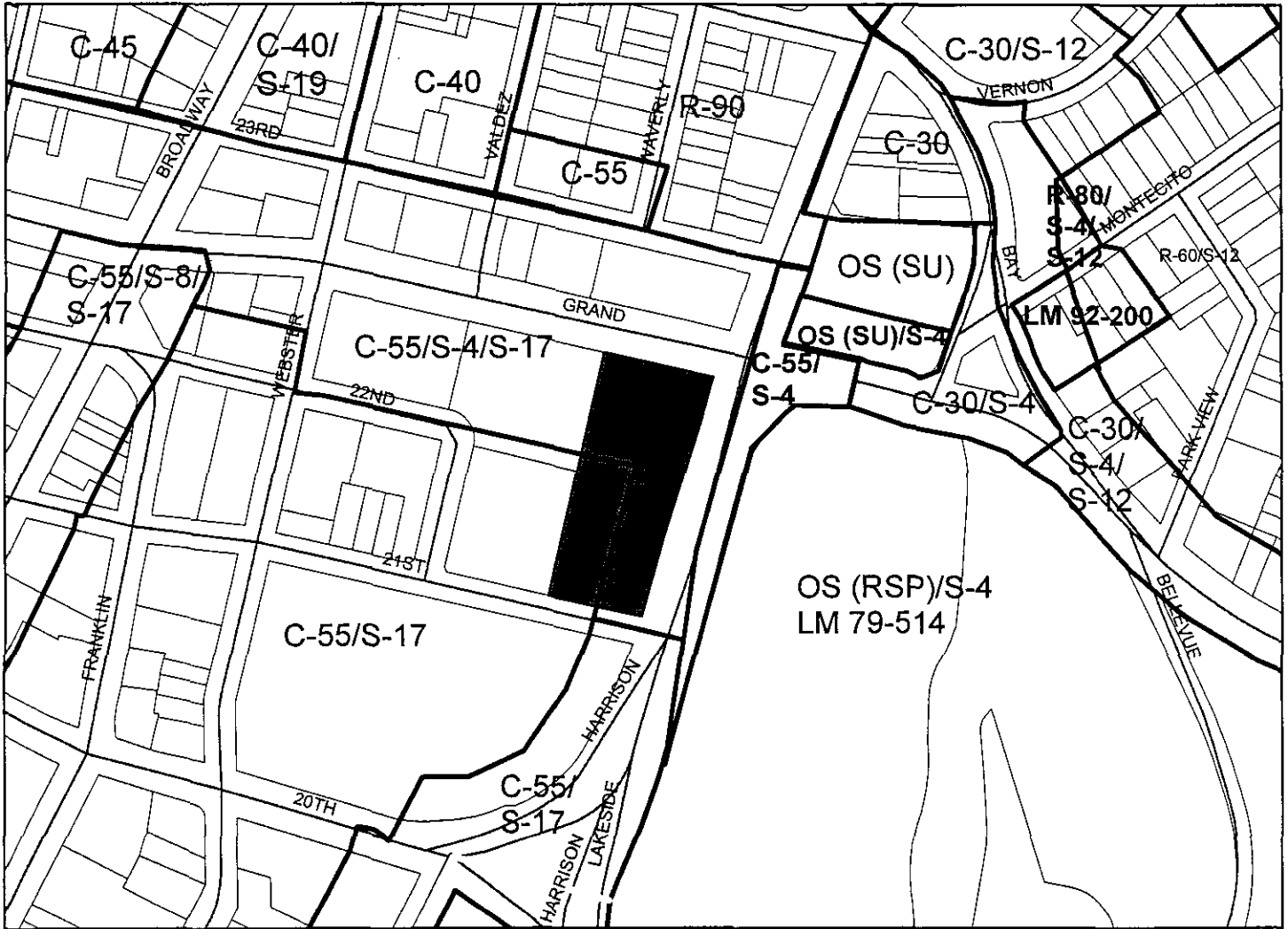
Location:	2121 Harrison Street (southwest corner of Harrison Street/Grand Avenue intersection)
Proposal:	Preliminary overview of a proposal to construct a cathedral, plaza, parish offices, diocese offices, rectory, mausoleum, meeting facility with food service, café, cathedral bookstore, and approximately 220 below-grade parking spaces
Applicant:	Conversion Management Associates
Owner:	Catholic Cathedral Corporation of the East Bay
Case File Number:	ZP040025
Planning Permits Required:	Amendment to Preliminary Development Plan, and Final Development Plan
General Plan:	Central Business District
Zoning:	C-55 Central Core Commercial Zone/S-4 Design Review Combining Zone/S-17 Downtown Residential Open Space Combining Zone
Environmental Determination:	Environmental review underway
Historic Status:	N/A
Service Delivery District:	I – Downtown/West Oakland/Harbor
City Council District:	3
Status:	Zoning pre-application submitted
Action to be taken:	Review of preliminary project proposal. No action will be taken
For further information:	Contact case planner Lynn Warner at (510) 238-6168 or by email at lwarner@oaklandnet.com

SUMMARY

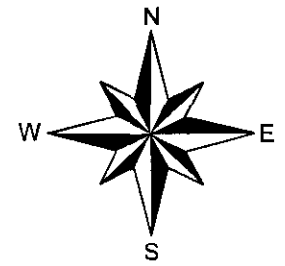
The Catholic Cathedral Corporation of the East Bay is proposing to build the Cathedral of Christ the Light Center on the existing surface parking lot located at the southwest corner of the Harrison Street/Grand Avenue intersection. The site is located in Kaiser Center immediately adjacent to the Ordway and 155 Grand buildings, and across Harrison Street from Lake Merritt. There is a mix of commercial, residential, and civic uses in the surrounding area. The current project plans include a cathedral, plaza, parish offices, diocesan offices, rectory, mausoleum, meeting facility with food service, café, cathedral bookstore, and 220 below-grade parking spaces. The site was approved for a 723,000 square foot office project in 2001.

The purpose of this item is to give the Planning Commission an early opportunity to review and comment on the preliminary project proposal, given the visual prominence of the site and its close proximity to Lake Merritt. The project design is tentatively scheduled to be considered by the Design Review Committee in May. Approval of a Final Development Plan is required for the proposed cathedral project. Once the environmental review process has been completed, the project will come before the Planning Commission for a decision on the project.

CITY OF OAKLAND PLANNING COMMISSION



Case File: ZP04-0025
Applicant: Conversion Management Associates
Address: 2121 Harrison St.
Zones: C-55/S-4/S-17;
C-55/S-17



BACKGROUND

The Preliminary Development Plan (PDP) for the Kaiser Center Master Plan (Master Plan), which was approved in 1982, entailed the phased construction of four high-rise office buildings and several low-rise commercial/office buildings on an approximately 15-acre site. The plan area is bounded by Grand Avenue, Harrison Street, 20th Street, and Webster Street. The Master Plan PDP was revised in 1987, and only two buildings have since been built in the Master Plan area – 111 Grand (Caltrans) and 155 Grand. The Lakepoint Tower office project, which would have been the third building in the Master Plan area, was approved for the project site in 2001 but was never constructed. The approved project was a 28-story building with 723,000 square feet of floor area.

A cathedral is now proposed for the site. The purpose of this item is to give the Planning Commission an early opportunity to review and comment on the preliminary project proposal, given the visual prominence of the site and its close proximity to Lake Merritt.

PROPERTY DESCRIPTION

The 110,000 square foot project site is a surface parking lot located at the southwest corner of the Harrison Street/Grand Avenue intersection. The site is located in Kaiser Center immediately adjacent to the Ordway and 155 Grand buildings, and across Harrison Street from Lake Merritt. There is a mix of commercial, residential, and civic uses in the surrounding area.

PROJECT DESCRIPTION

The Catholic Cathedral Corporation of the East Bay is proposing to construct the Cathedral of Christ the Light Center on the project site. The current project plans include a cathedral, plaza, parish offices, diocesan offices, rectory, mausoleum, meeting facility with food service, café, cathedral bookstore, and approximately 220 below-grade parking spaces. The cathedral is elliptical in plan and is oriented at an angle to the Harrison/Grand intersection. The entrance to the cathedral is located at the plaza level and faces Lake Merritt. The cathedral design entails a curving wood vault covered in a glass and metal framed “veil” wall rising from a stone and concrete base to approximately 150 feet above the plaza level. The glass “veil” wall would allow the entry of natural light during the day, and would allow the louvered wood vault to glow in the evening from the reflection of the internal light. A curved bell tower is planned in the southeast corner of the site and would have a similar glass and metal framed “veil” wall rising approximately 150 feet above the plaza level. The proposed exterior materials for the cathedral and bell tower include aluminum and glass window walls, cast-in-place concrete, bronze, and limestone.

Three additional low-rise buildings will be located on the perimeter of the site opposite the cathedral. One structure will be one story above the podium level along Harrison Street; the second will be a four-story structure above the podium level along 21st Street; and the third will be a one-story structure above the podium level along the western edge of the site, adjacent to the existing Ordway and 155 Grand building plazas. The buildings are rectilinear in design and the

proposed exterior materials include cast-in-place concrete, aluminum-framed windows, and zinc roofs.

Parking will be provided below grade level. Parish offices, diocesan offices, a meeting facility, a mausoleum, and a courtyard will be located on the podium level. The cathedral, a café, cathedral bookstore, additional diocesan offices, and a rectory will be located on or above the plaza level. The plaza will include slate paving, landscaped seating areas, and water features adjacent to the east and north sides of the cathedral. The plaza level can be accessed from Harrison Street, 21st Street, and the existing Ordway and 155 Grand building plazas.

GENERAL PLAN ANALYSIS

The General Plan land use designation for the project site is Central Business District. The desired character and uses for this land use designation include a mix of large-scale offices, commercial, urban (high-rise) residential, institutional, open space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses. The proposed uses are consistent with the General Plan land use designation. The project is within the maximum floor area ratio (FAR) of 20.0 allowed by the General Plan.

ZONING ANALYSIS

The zoning classifications for the project site are C-55 Central Core Commercial Zone, S-4 Design Review Combining Zone, and S-17 Downtown Residential Open Space Combining Zone. The proposed uses are consistent with the zoning classifications. There is no maximum FAR in the C-55 zone for non-residential projects.

PROJECT REVIEW

The project design is tentatively scheduled to be considered by the Design Review Committee (DRC) in May. The project will likely require approval of an amendment to the Preliminary Development Plan for the change in use, and a Final Development Plan for the design. Once the environmental review process has been completed, the project will come before the Planning Commission for a decision on the project.

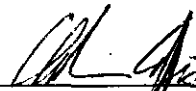
ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) was prepared for the original Kaiser Center Master Plan in 1982. Changes to the approved Master Plan necessitated preparation of a Supplemental EIR in 1987 and an EIR Addendum in 2001. The environmental review process is underway and will assess the potential impacts of the proposed project. The environmental document will compare the impacts of the proposed project to the previously approved projects on this site.

CONCLUSION

Staff believes that the proposed uses are appropriate for the site, and that the preliminary design is unique and dramatic. Although the DRC will review the design details of the project soon, staff is seeking general input from the Planning Commission on the proposed uses and design concept.

Respectfully submitted:



CLAUDIA CAPPIO
Development Director

Prepared by:



LYNN WARNER
Planner IV, Major Development Projects

ATTACHMENTS

A. Preliminary Project Plans

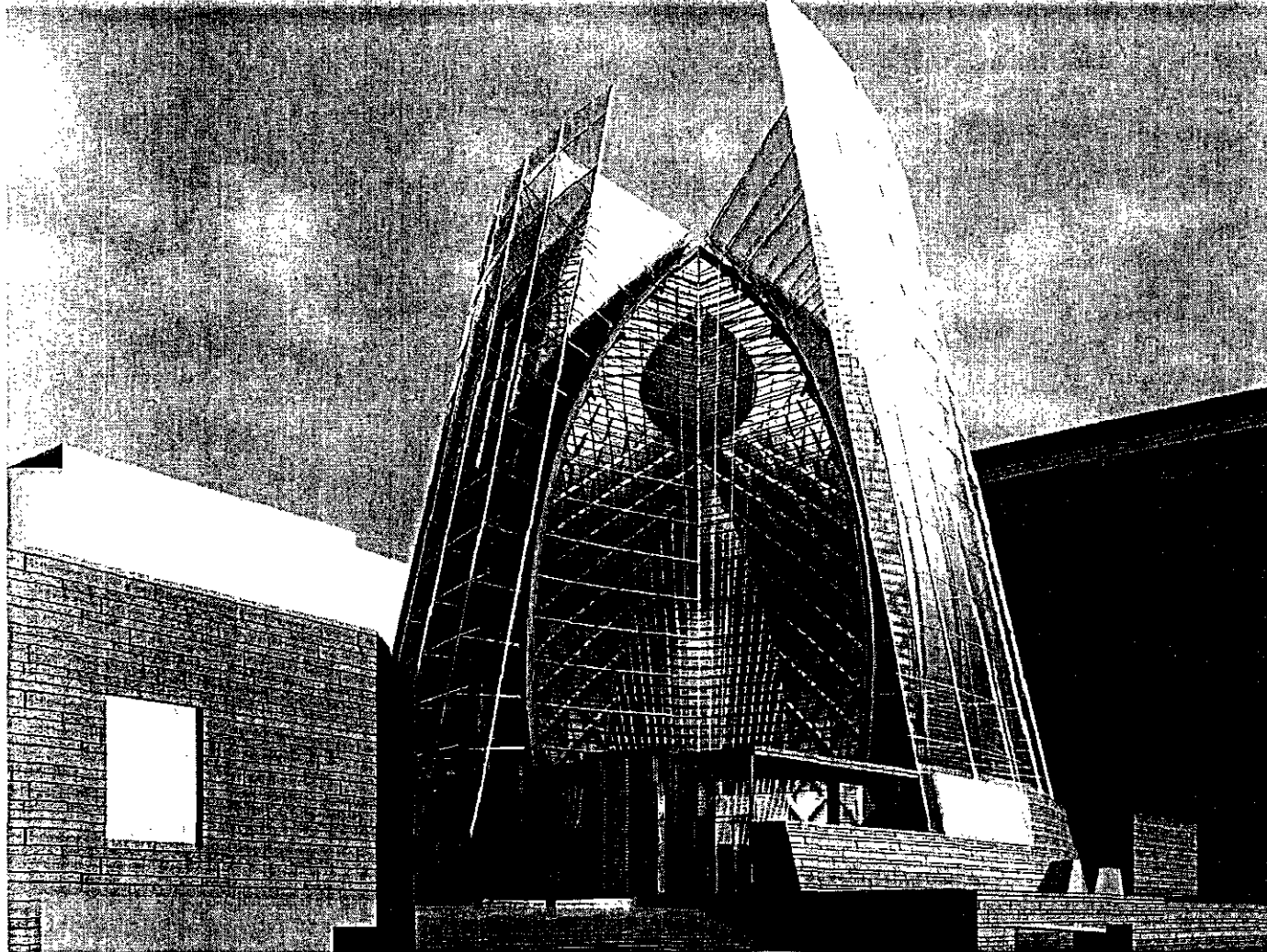
The Cathedral of
Christ the Light

Oakland, California

SOM

Skidmore Owings & Merrill LLP
One Front Street
San Francisco, CA 94111
T - 415-861-1555
F - 415-398-3214

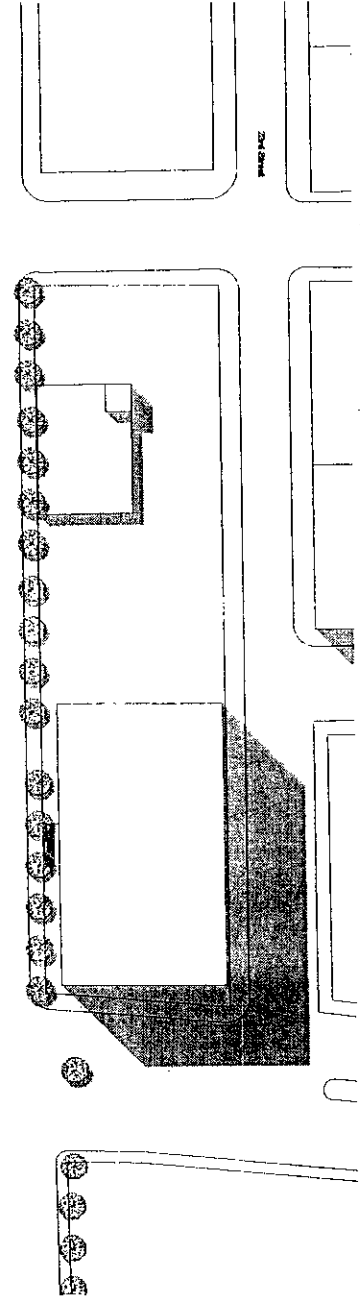
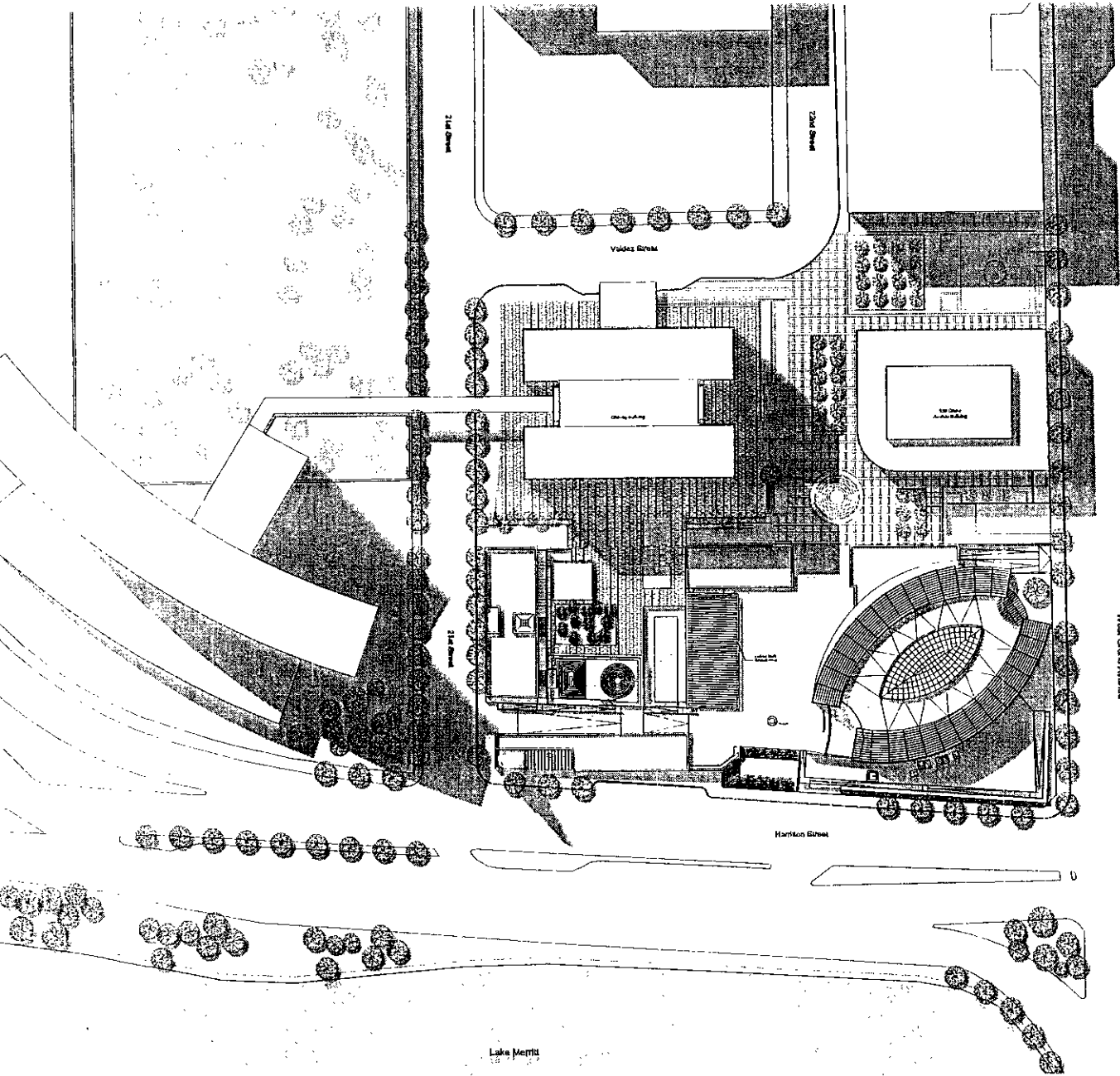
© 2003 Skidmore, Owings & Merrill LLP
PROJECT WING/21
121 Sanson Street #10
San Francisco, CA 94102



Master Plan Improvements
Conceptual Design
October 21, 2003

Cover Sheet

 A-000



The Cathedral of
Christ the Light
Oakland, California

SOM
Skidmore Owings & Merrill LLP
One Front Street
San Francisco, CA 94111
T - 415-981-1555
F - 415-398-3214

PROJECT NUMBER
131 Street St. 10-8-10
San Francisco, CA 94111

Master Plan Improvements
Conceptual Design
Drawings
October 21, 2003

Site Plan



A-020

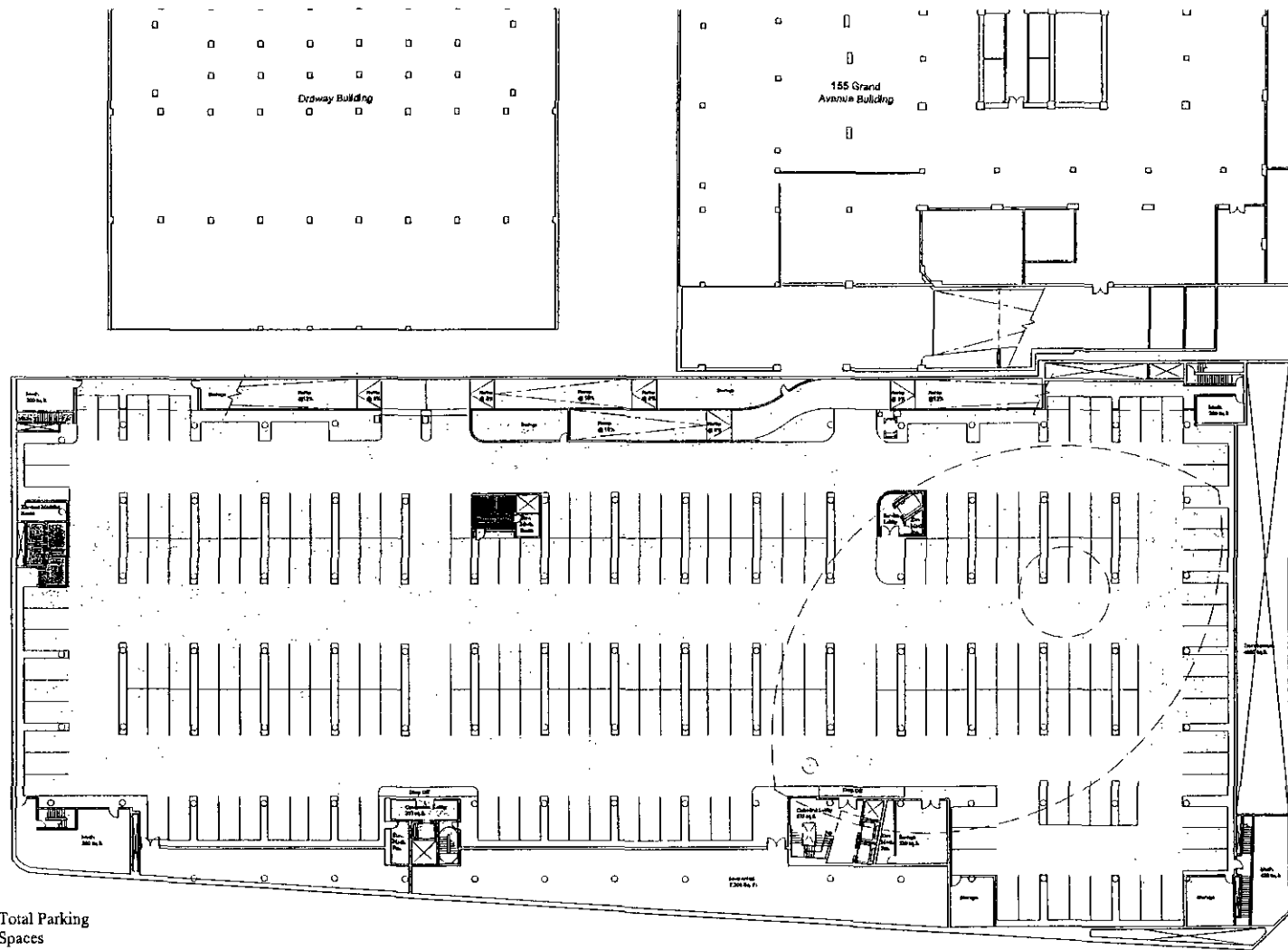
The Cathedral of Christ the Light

Oakland, California

SOM

Sklarsons Owings & Merrill LLP
One Front Street
San Francisco, CA 94111
T - 415-981-1555
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CAI
CONSTRUCTION ADMINISTRATION INC.
PROJECT MANAGER
117 SPOFFORD ST., SUITE 210
SAN FRANCISCO, CA 94108



Total Parking
Spaces
222 Spaces

Master Plan Improvements
Conceptual Design
Drawings
October 21, 2003

Level B1
Parking Level Plan
@ -5'-0"



A-100

The Cathedral of Christ the Light

Oakland, California

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Skidmore, OWing & Merrill LLP
One Emeryville Place
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T - 415-491-1555
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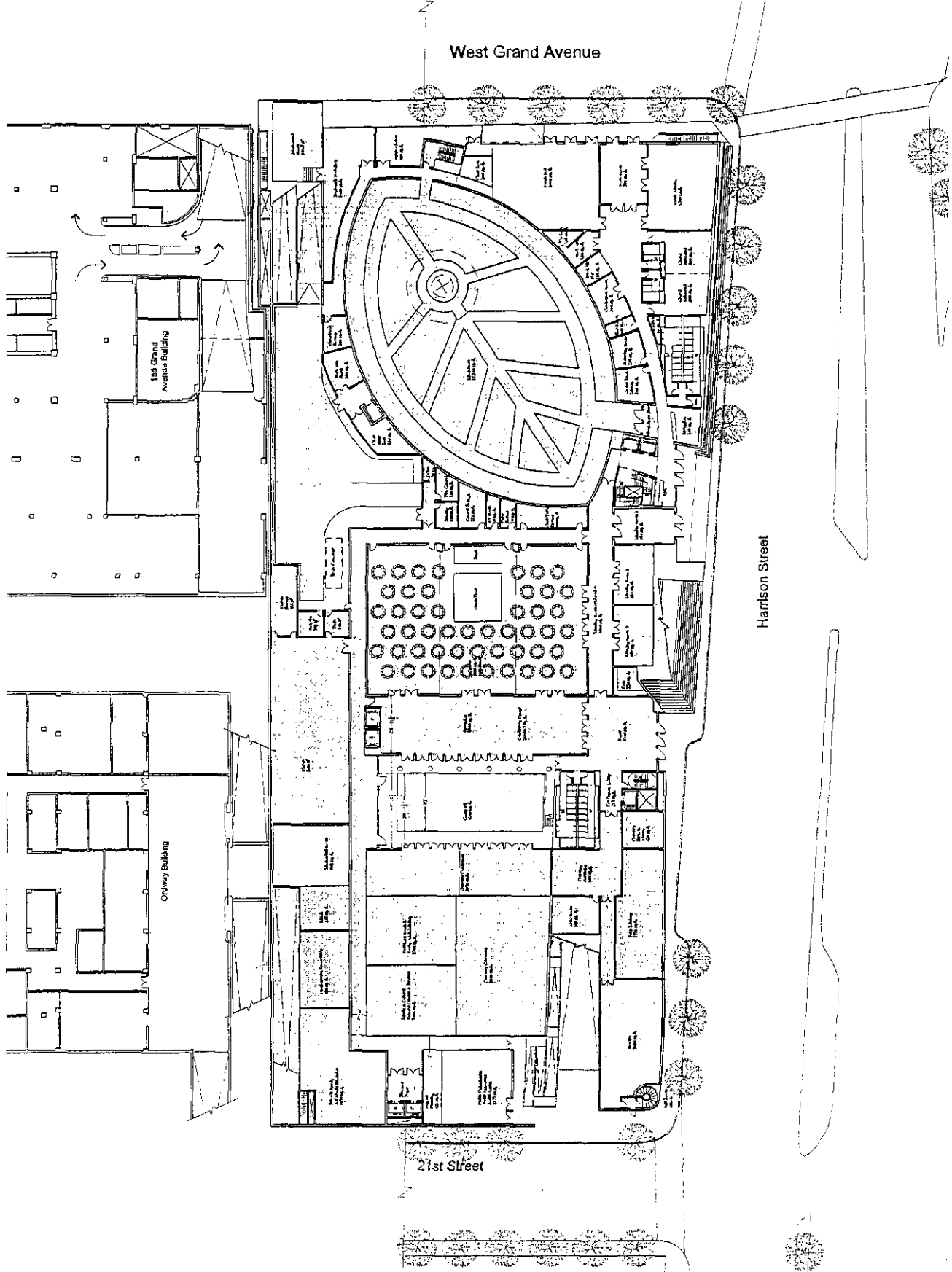
1000 California Street, Suite 1000
San Francisco, CA 94108

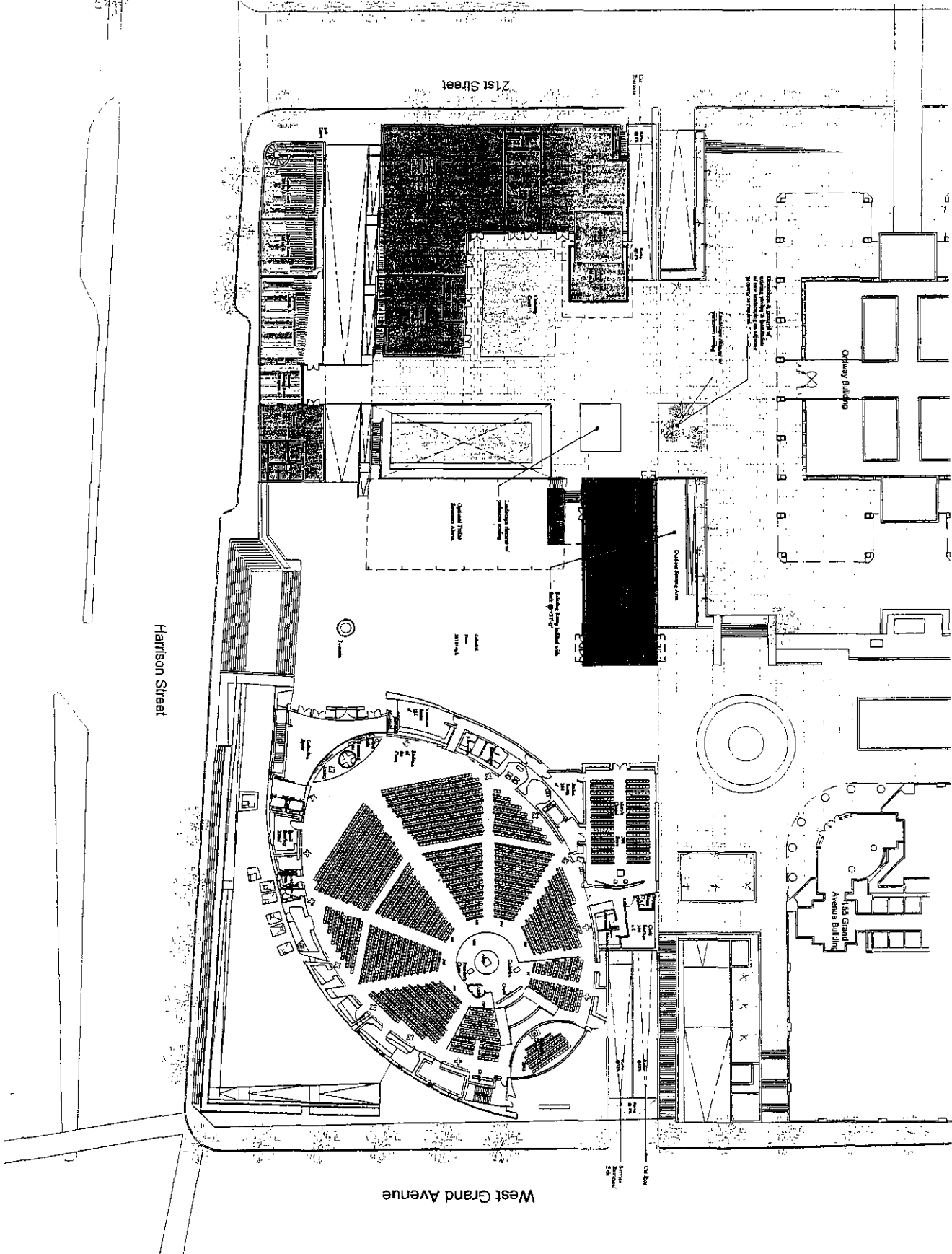
Master Plan Improvements
Conceptual Design
October 21, 2003

Level One Mausoleum/
Conference Center Plan
@ +5'-0"



A-101





The Cathedral of Christ the Light
Oakland, California

SOM

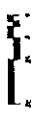
Sidmore OWINGS & Merrill LLP
One Folsom Street, Suite 200
San Francisco, CA 94102
T - 415-881-1525
F - 415-398-9274

PROJECT ARCHITECT
1155 Grand Avenue, Suite 200
Oakland, CA 94612

Master Plan Improvements
Conceptual Design
Drawings

October 21, 2003

Level Two
Plaza Level Plan
@ +17'-8" / +21'-0"



A-102

The Cathedral of Christ the Light

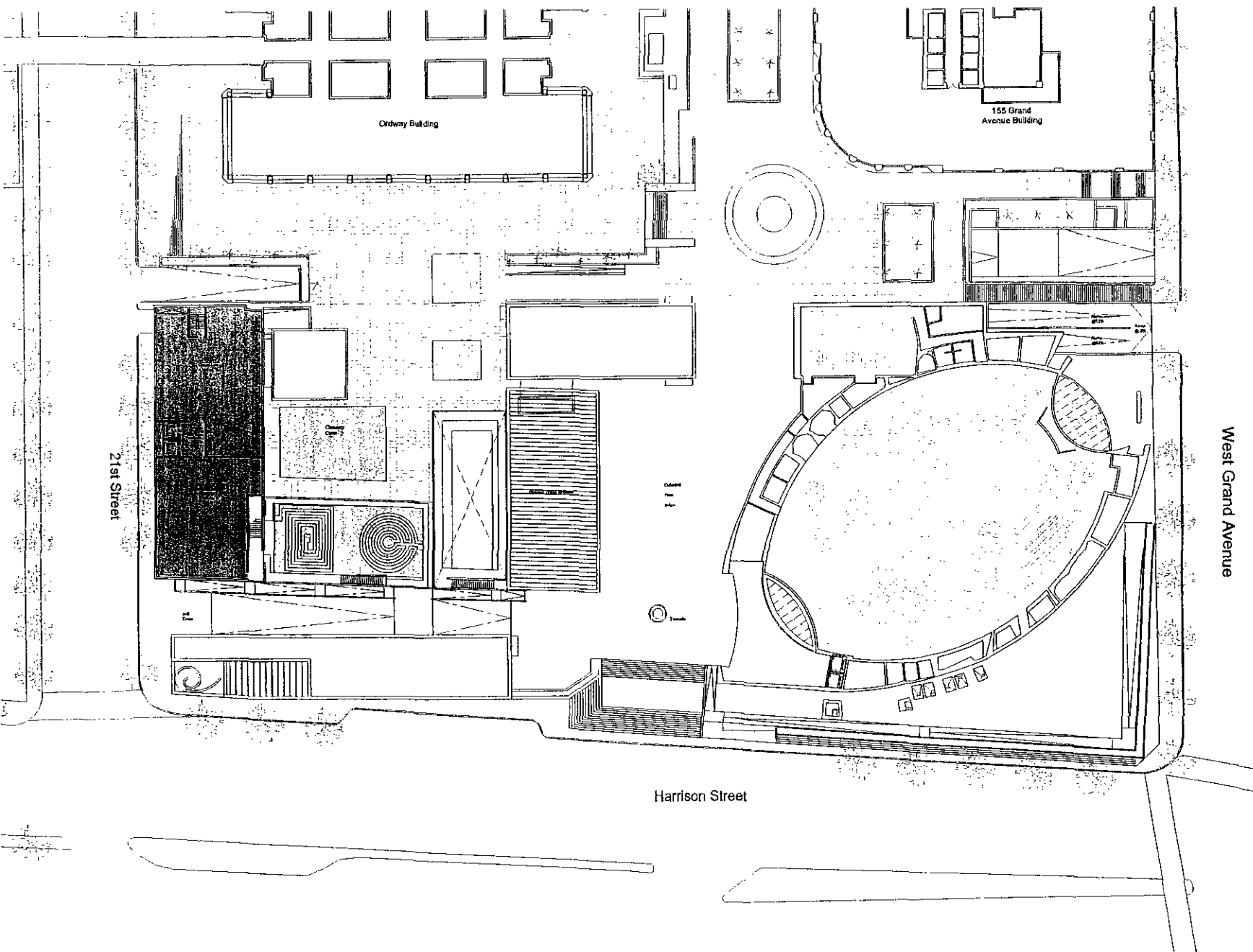
Oakland, California

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Skidmore Owings & Merrill LLP
One Front Street
San Francisco, CA 94111
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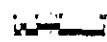
COMMERCIAL ARCHITECTS

FRANCIS HERRICK
125 SOUTHWEST
SAN FRANCISCO, CA 94102



Master Plan Improvements
Conceptual Design
Drawings
October 21, 2003

Level Three Plan
@ +30'-0"



A-103

The Cathedral of Christ the Light

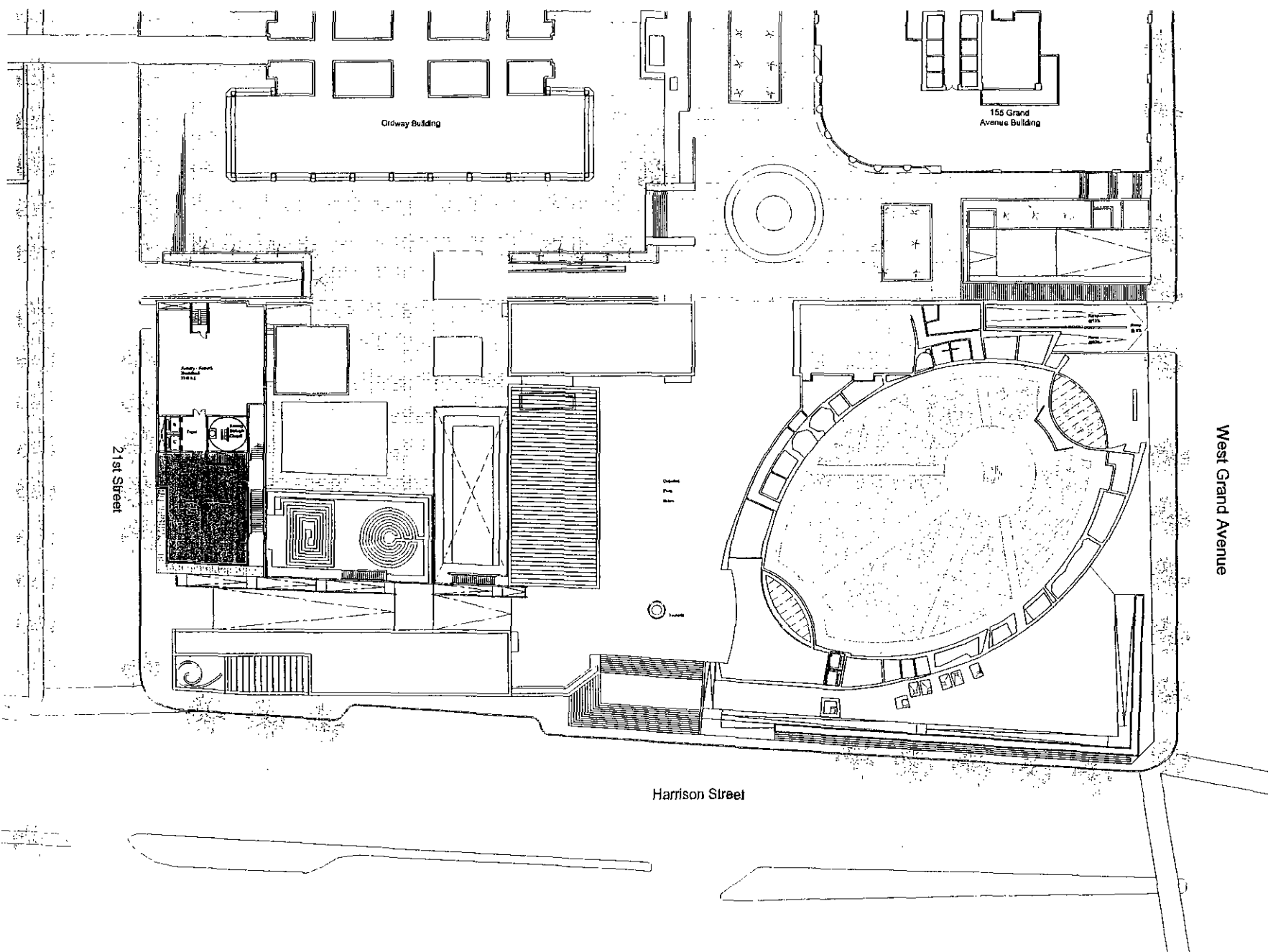
Oakland, California

SOM

Skidmore Owings & Merrill LLP
One Frost Street
San Francisco, CA 94111
T • 415-881-1555
F • 415-398-3214

CONSTRUCTION MANAGER: PERKINS+WILL

PROJECT MANAGER:
322 Spear St., Suite 812
San Francisco, CA 94105



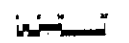
West Grand Avenue

Harrison Street

21st Street

Master Plan Improvements
Conceptual Design
Drawings
October 21, 2003

Level Four Plan
@ +42'-8"



A-104

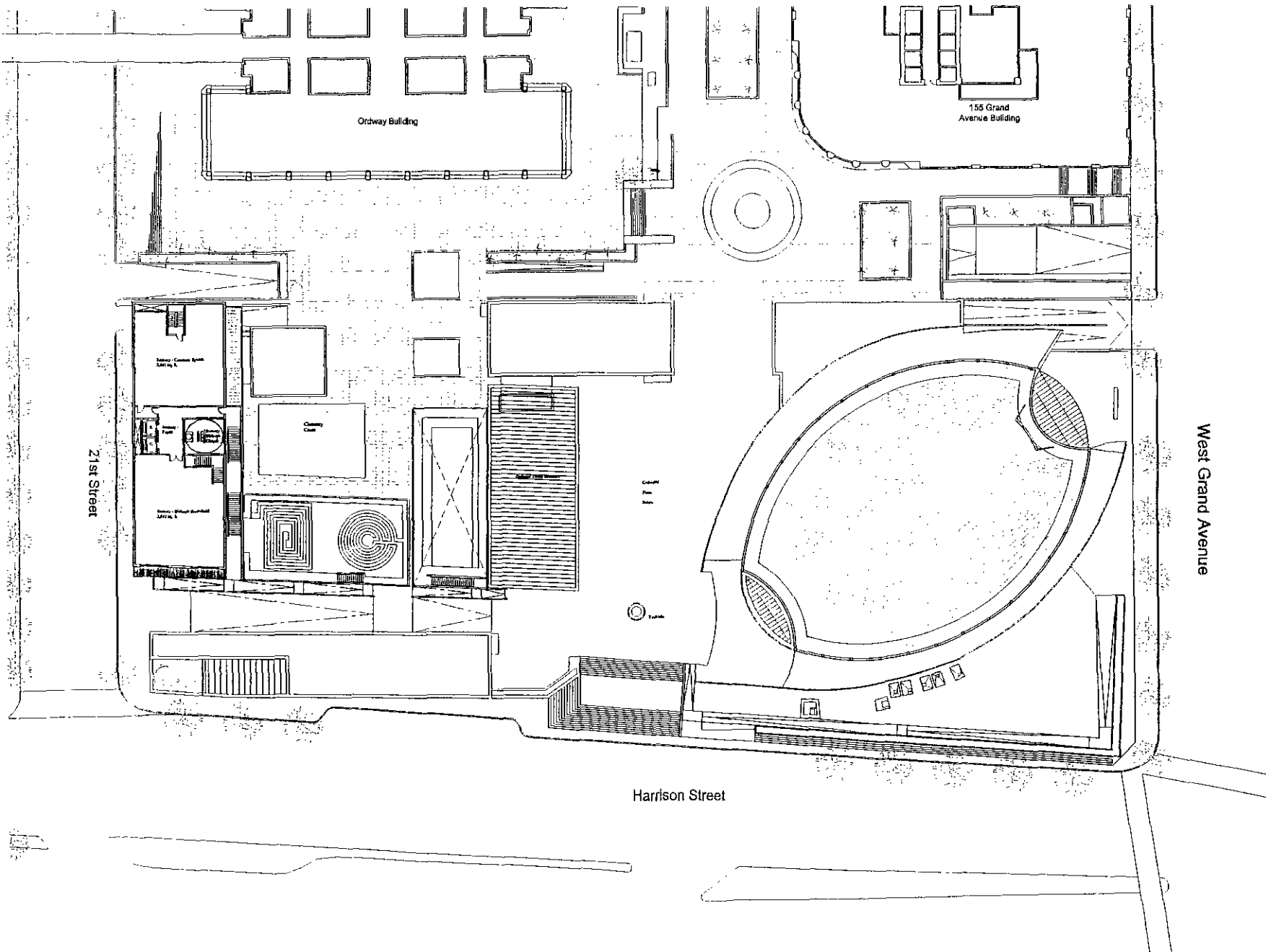
The Cathedral of Christ the Light

Oakland, California

SOM

Skidmore Owings & Merrill LLP
One Front Street
San Francisco, CA 94111
T - 415-961-1555
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CONSTRUCTION ADMINISTRATION, INC.
FACILITY MANAGER
171 Spear St., Suite 810
San Francisco, CA 94102



Master Plan Improvements
Conceptual Design
Drawings
October 21, 2003

Level Five Plan
@ +52'-6"



A-105

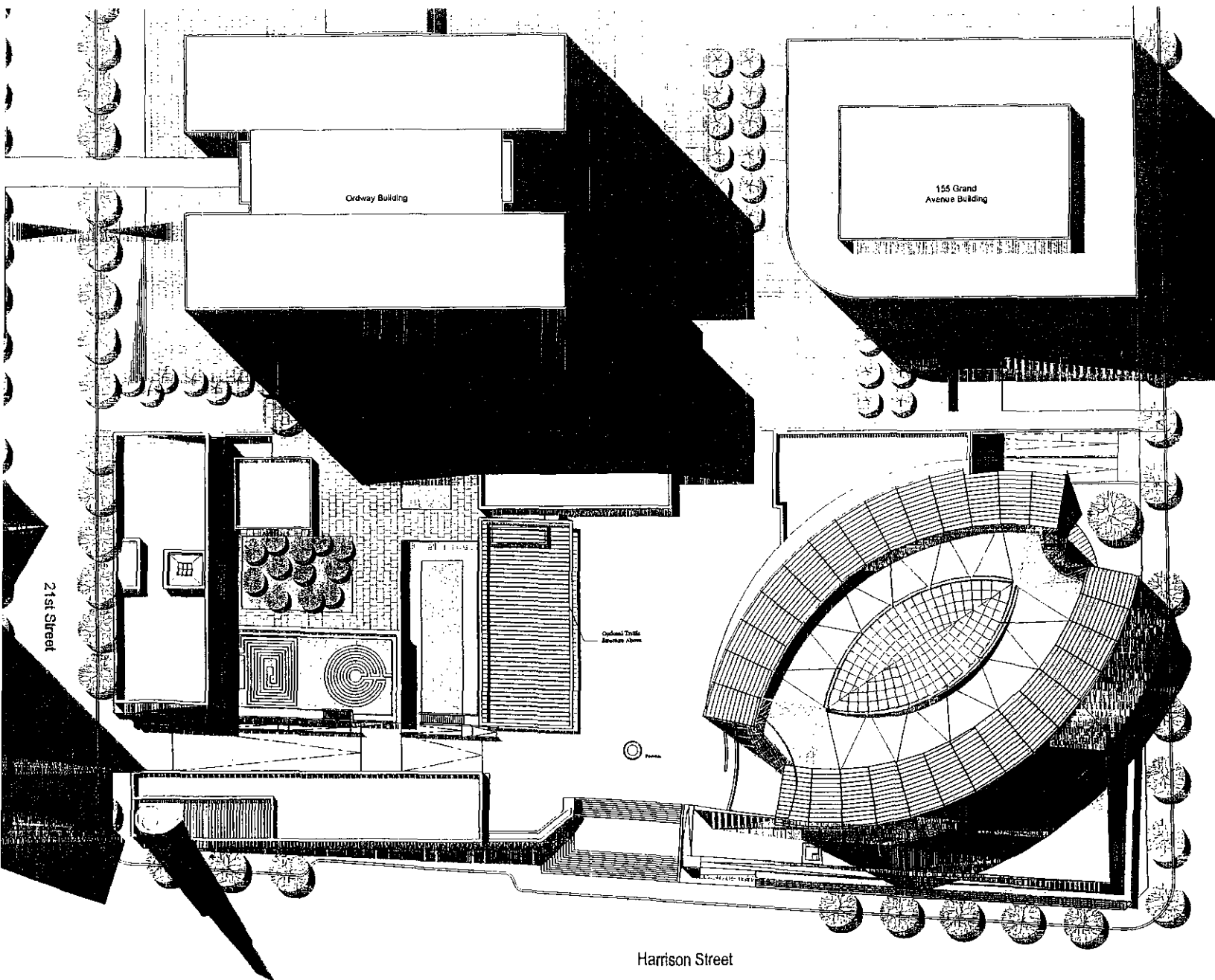
The Cathedral of Christ the Light

Oakland, California

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Siddmore Owings & Merrill LLP
One Front Street
San Francisco, CA 94111
T - 415-881-1555
F - 415-398-3214

PROJECT NO. 04-048
121 Spear St., Suite 910
San Francisco, CA 94105



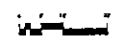
West Grand Avenue

21st Street

Harrison Street

Master Plan Improvements
Conceptual Design
Drawings
October 21, 2003

Roof Plan
@ +86'-0"



A-106

THE CATHEDRAL OF CHRIST THE LIGHT

SOM
Skidmore, Orange & Merrill LLP
One Trump Center
Suite 2400
San Francisco, CA 94111

Kendall/Kooser Associates, Inc.
3000 Post Oak Blvd
Suite 1000
Houston, TX 77056

CMA
Construction Management Associates, Inc.
121 South St. Suite 810
San Francisco, CA 94109

Architects

Scale 1/8" = 1'-0"

North Arrow

Site Elevation - East & North

Scale 1/8" = 1'-0"

Scale 1/8" = 1'-0"

Scale 1/8" = 1'-0"

Scale 1/8" = 1'-0"

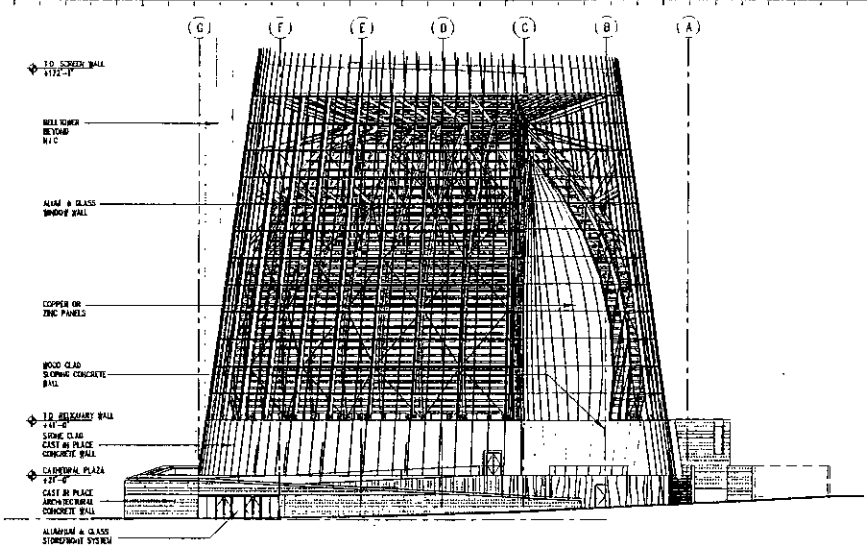
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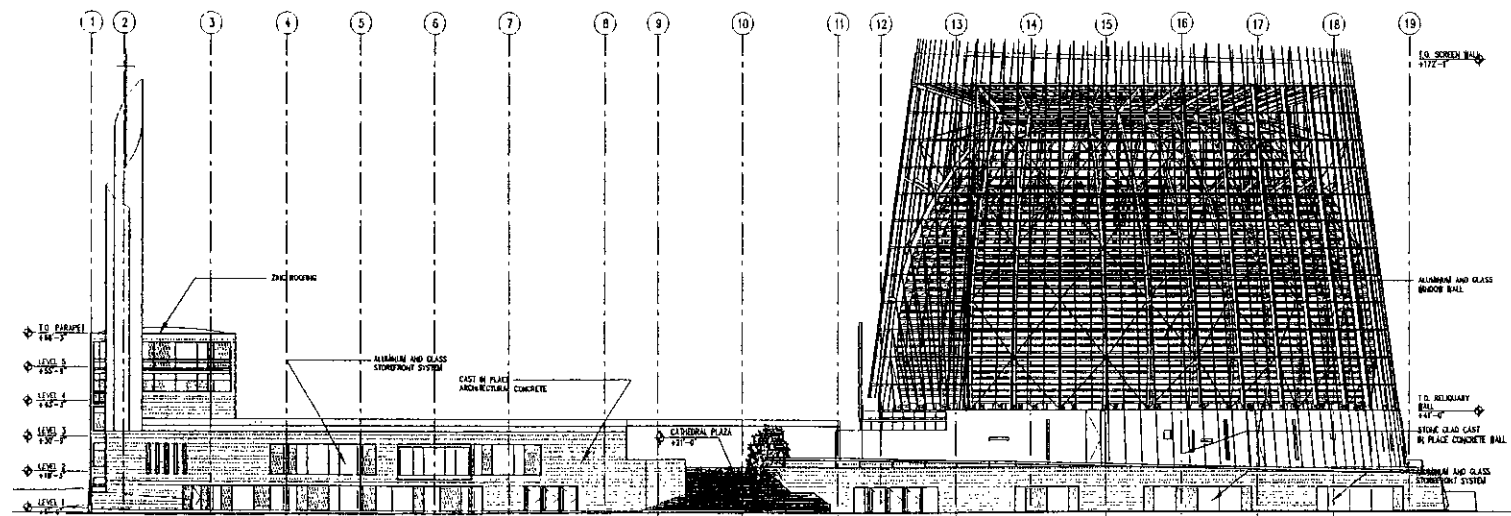
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NORTH ELEVATION 3



EAST ELEVATION 1

SITE ELEVATIONS - EAST & NORTH

Scale 1/8" = 1'-0"

Scale 1/8" = 1'-0"

Scale 1/8" = 1'-0"

THE CATHEDRAL OF CHRIST THE LIGHT

SOM
 Skidmore, OWINGS & Merrill LLP
 One Front Street
 Suite 2400
 San Francisco, CA 94111

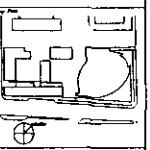
Kendall/Heaton Associates, Inc.
 3050 Ross Oak Blvd
 Suite 1000
 Houston, TX 77058

CMAA
 Construction Management Associates, Inc.
 131 Street St., Box 810
 San Francisco, CA 94108

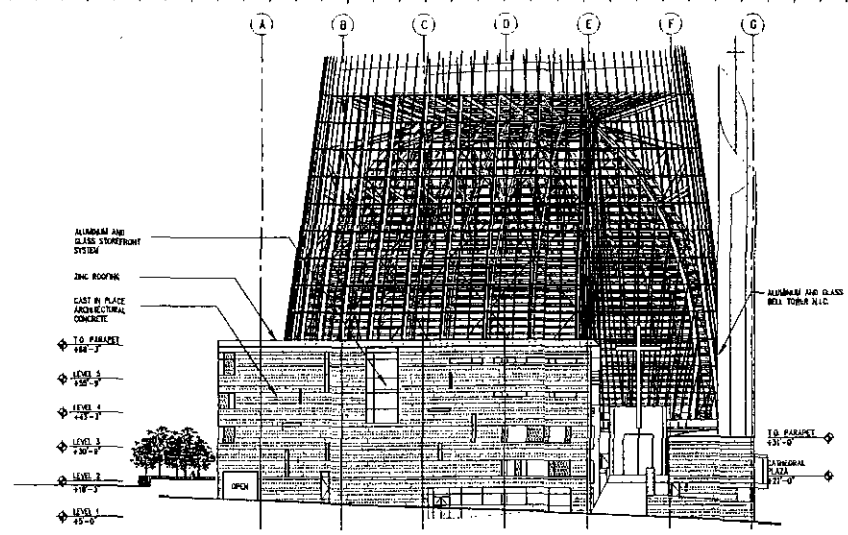
Architect

Site & Foundation

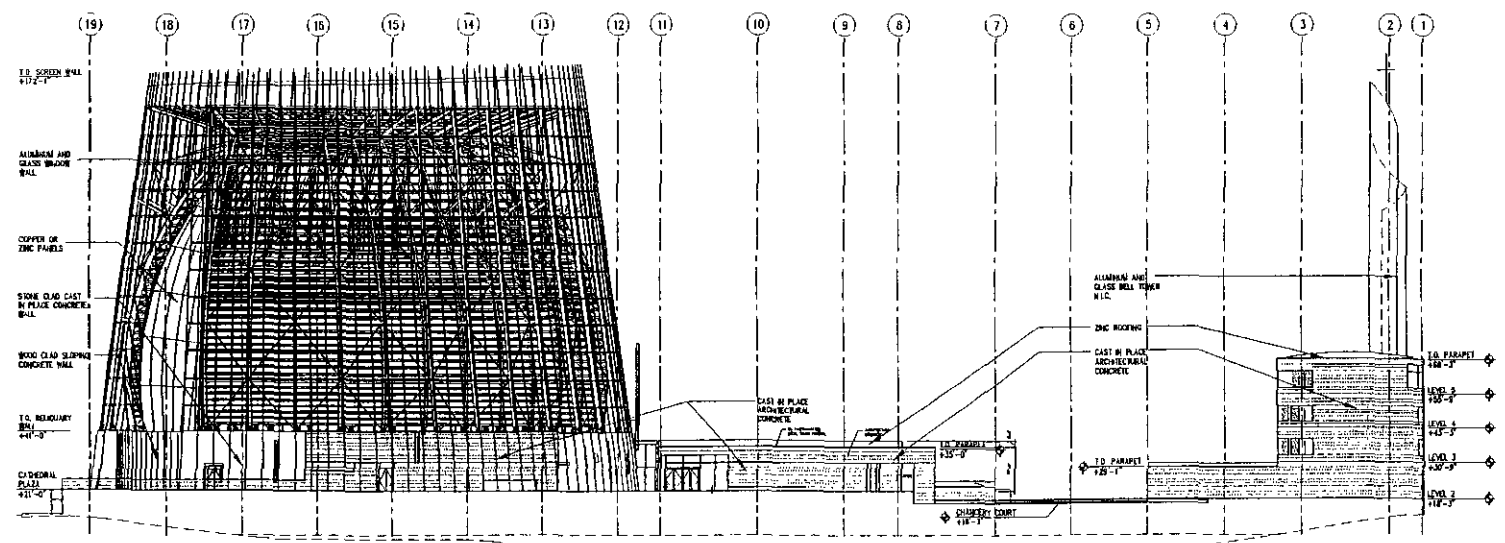
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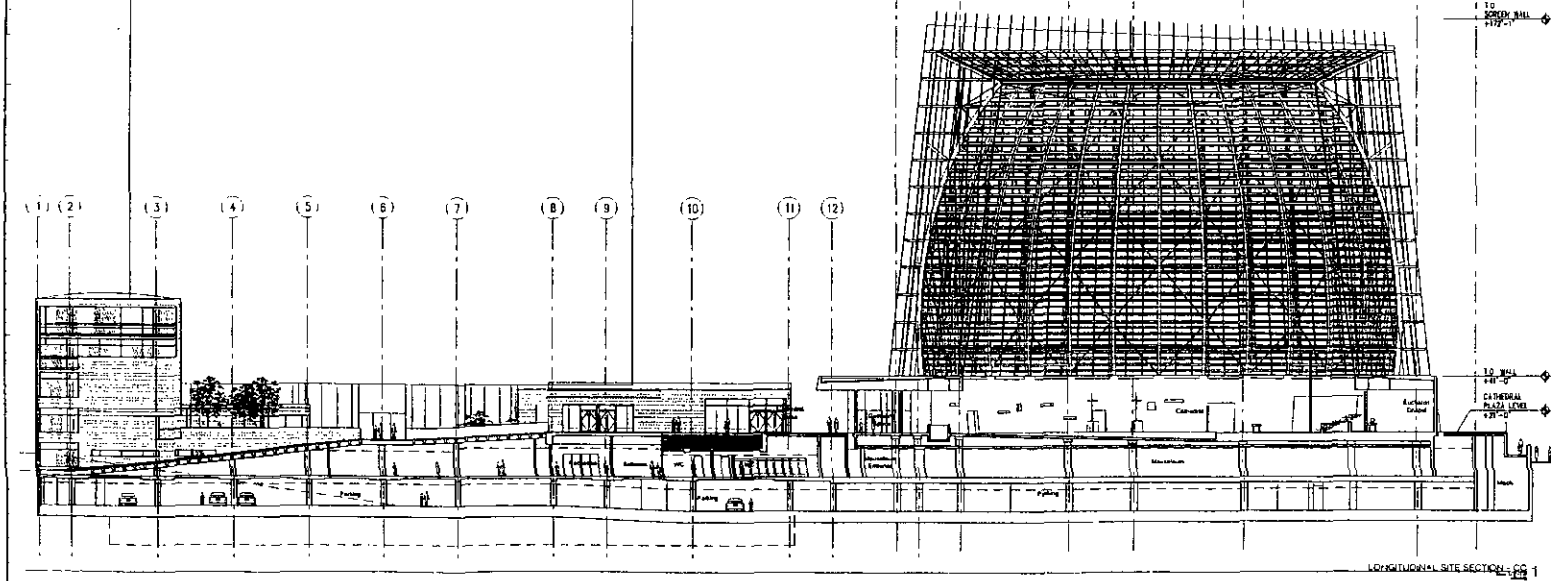
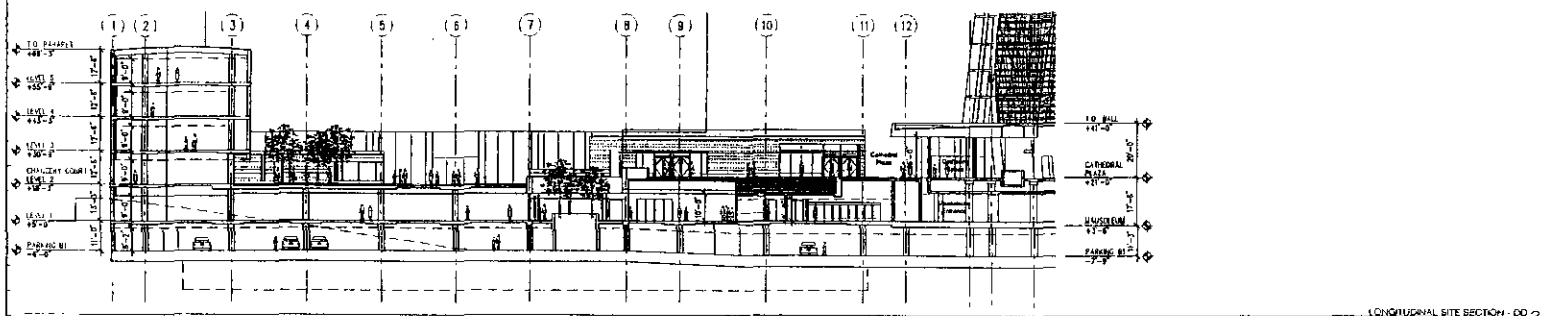
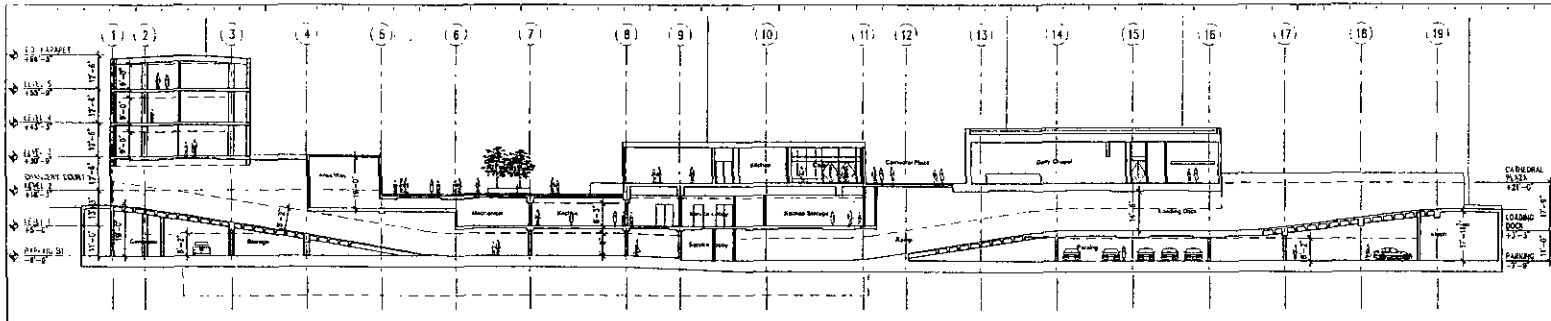
SITE ELEVATIONS - WEST & SOUTH



SOUTH ELEVATION 3



WEST ELEVATION 1

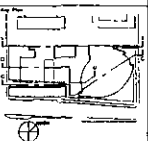


THE CATHEDRAL OF CHRIST THE LIGHT

SOM
Skidmore, Orange & Merrill LLP
One Ford Street
Suite 2100
San Francisco, CA 94111

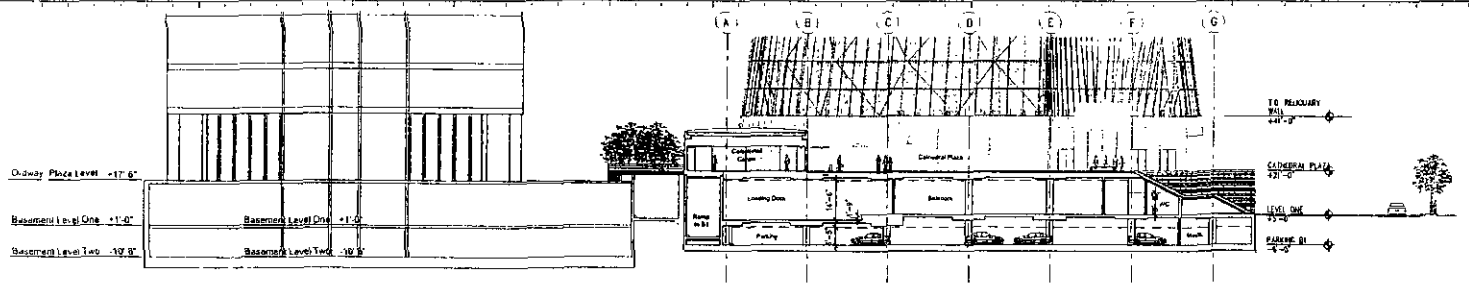
KaiserDevelopment Associates, Inc.
3000 Pine Oak Blvd
Suite 1000
Houston, TX 77056

City of San Francisco
121 Spear St., Suite 910
San Francisco, CA 94102

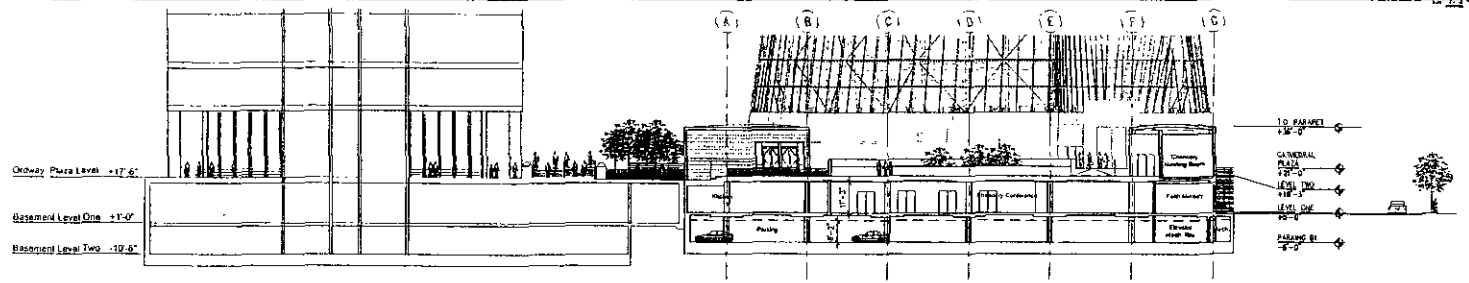


LONGITUDINAL SITE SECTIONS - ALTERNATE 1

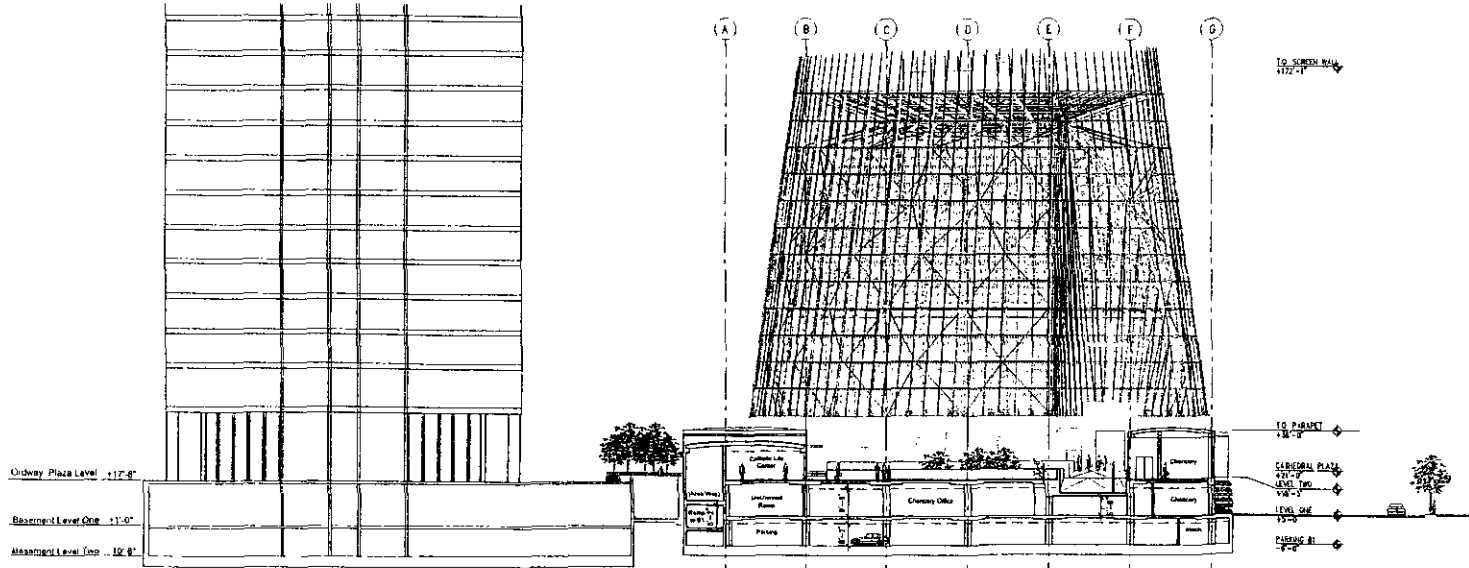
Project No. 000000 (ALT 1)
Date: 01/11/11
A5 3



TRANSVERSE SITE SECTION - FF 4



TRANSVERSE SITE SECTION - FF 3



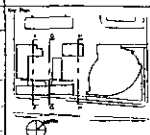
TRANSVERSE SITE SECTION - FF 1

THE
CATHEDRAL
OF CHRIST
THE LIGHT

SOM
Sanford Chaney & Martin LLP
One Front Street
Suite 7400
San Francisco, CA 94111

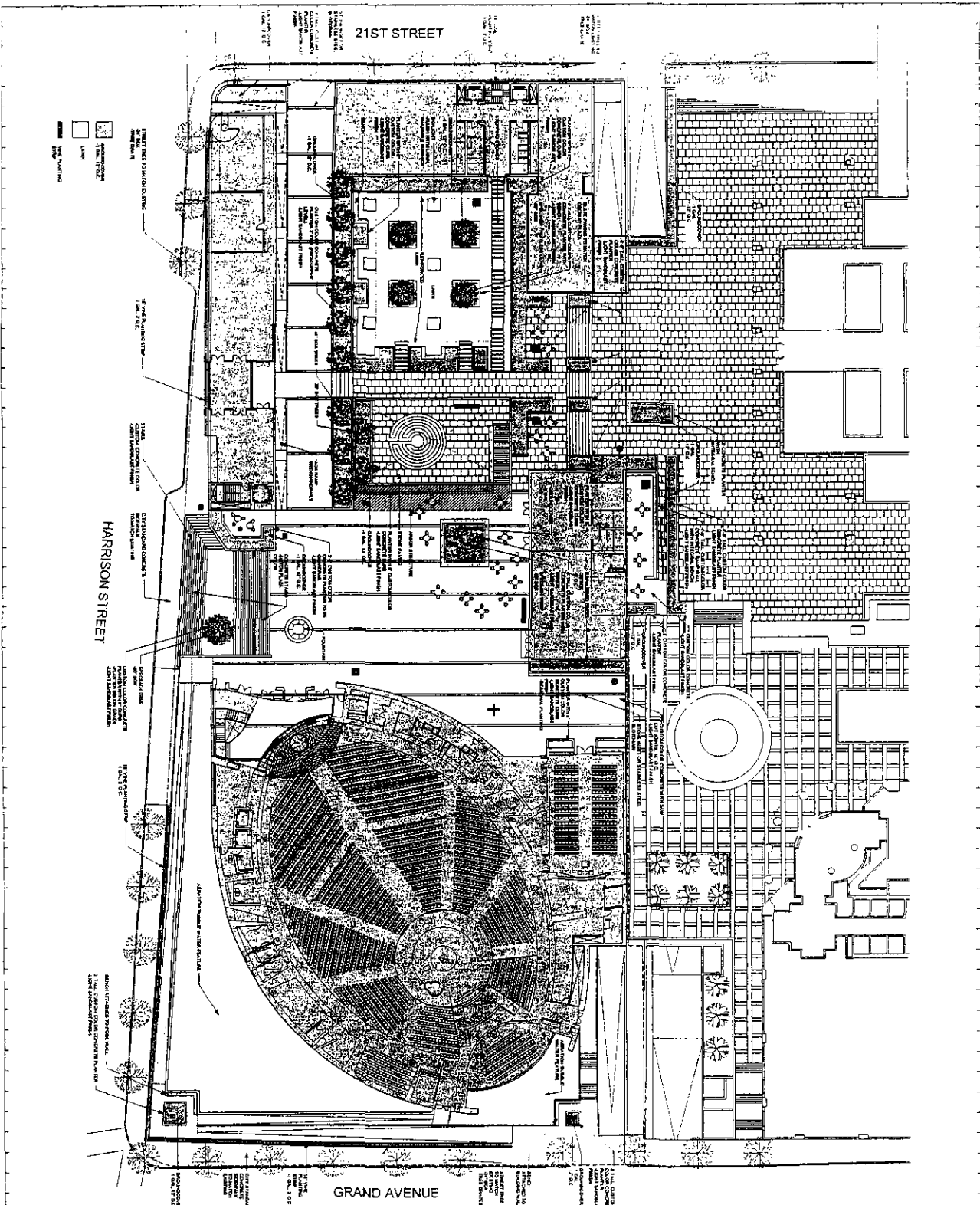
Karch/Henson Associates, Inc.
3000 Pine Oak Blvd.
Suite 1000
Houston, TX 77056

Construction Management
121 Spear St., Suite 810
San Francisco, CA 94103



TRANSVERSE
SITE SECTIONS -
ALTERNATE 1

Project No. 050002 Date: 01/11/11 (ALT 1)
Drawing No. 050002-01 Date: 01/11/11 A5 4



THE
CATHEDRAL
OF CHRIST
THE LIGHT

SOM
Sustainable
Architecture
1000 15th Street, NW
San Francisco, CA 94111

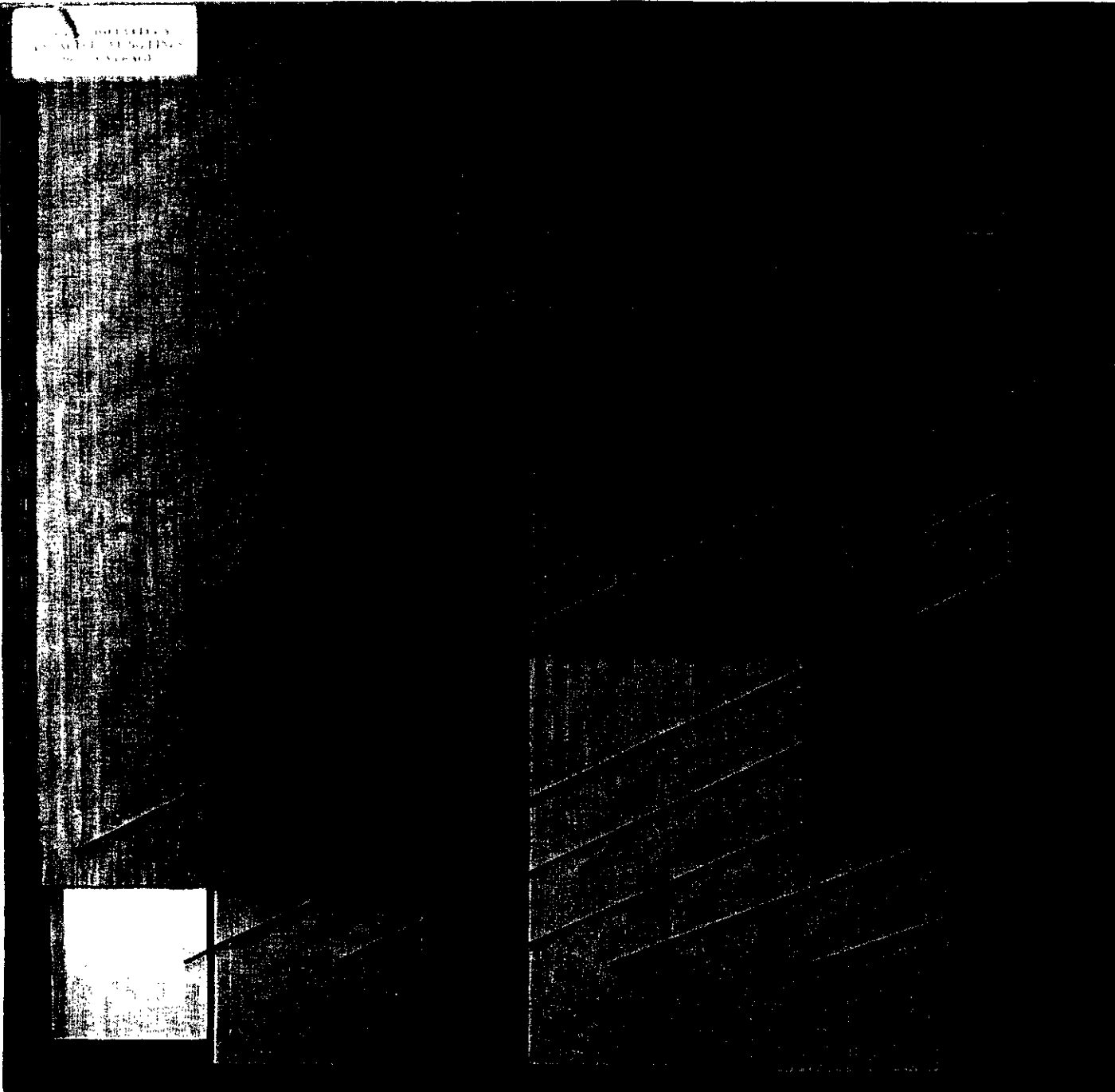
CMMA
1000 15th Street, NW
San Francisco, CA 94111

PWP
Parks, Water and
Parks
1000 15th Street, NW
San Francisco, CA 94111

LANDSCAPE ARCHITECTURE
1000 15th Street, NW
San Francisco, CA 94111

1000 15th Street, NW
San Francisco, CA 94111

LANDSCAPE
SITE PLAN
L1

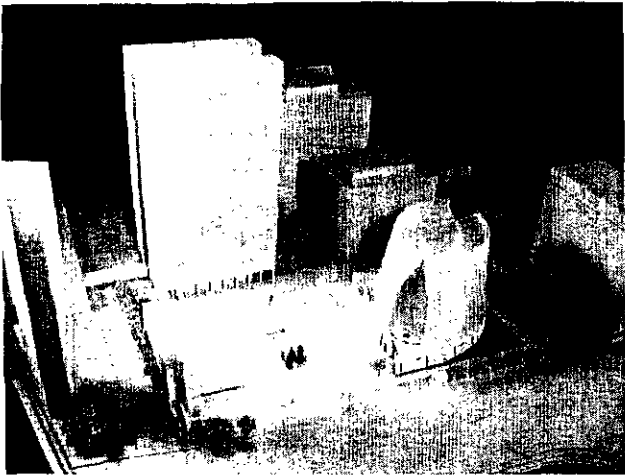


ARCHITECTURE
BY
FRANK GEHRY
1993

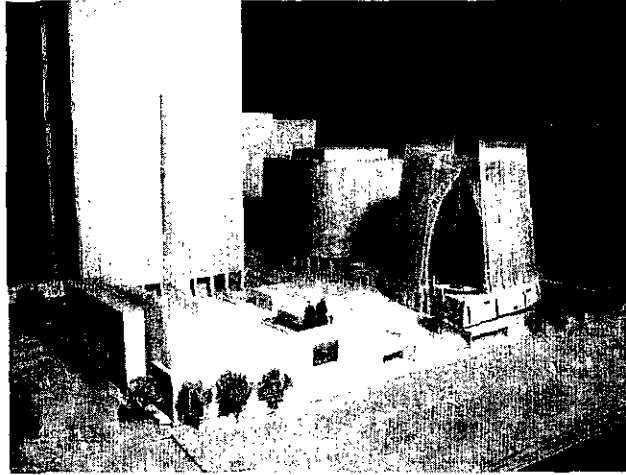
Cathedral of Christ the Light Oakland, California

- Laminated Low-E Fritted Glass
Cathedral Veil Wall
- Interior Wood
Cathedral Pews & Furniture
- Douglas Fir Wood
Cathedral Glulam Structural Ribs & Wood Louvers
- Standing Seam Zinc Roofing
Dependency Building Roofs
- No. 4 Brushed Stainless Steel
Door Hardware
- Powder Coated Aluminum
Exterior Mullions and Window Frames
- Bronze
Accent Metal
- Flamed Limestone
Exterior Reliquary Wall
- Architectural Concrete
Throughout project
- Slate
Exterior Paving to Match Adjacent Ordway Plaza

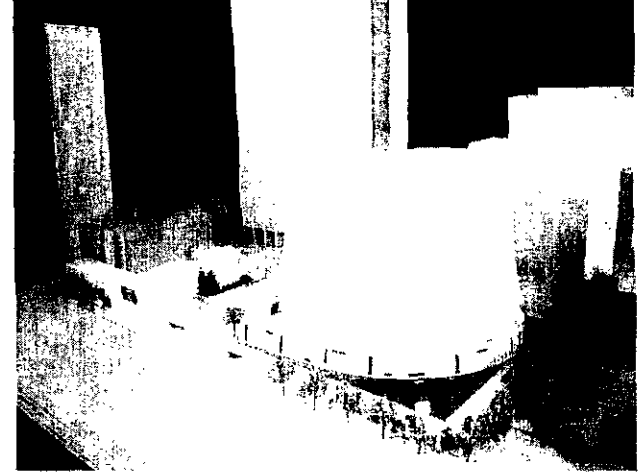
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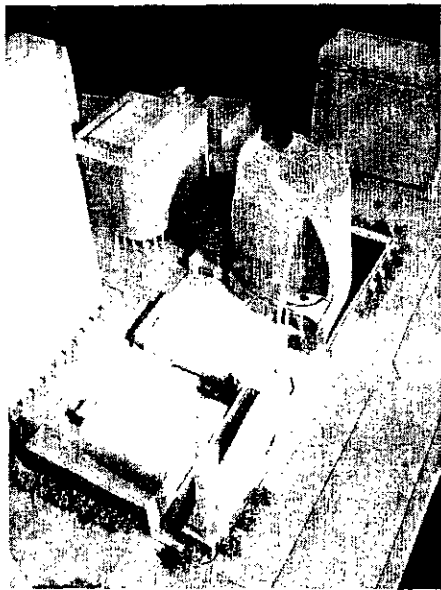
Overview



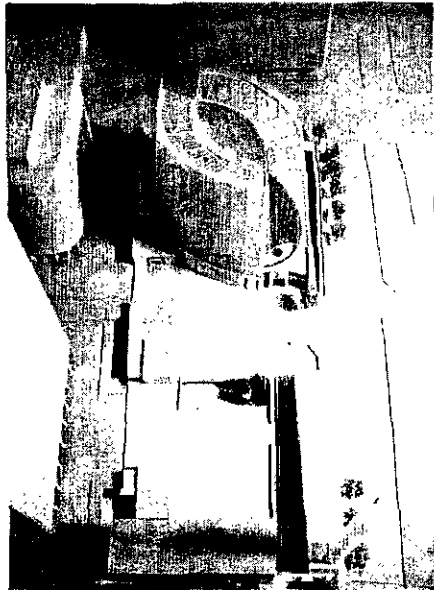
Southeast Corner



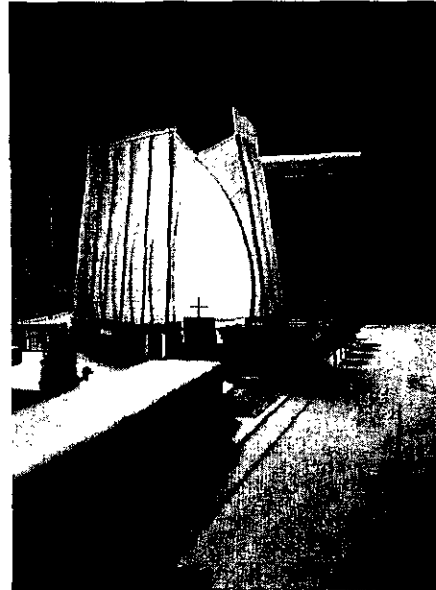
Northeast Corner



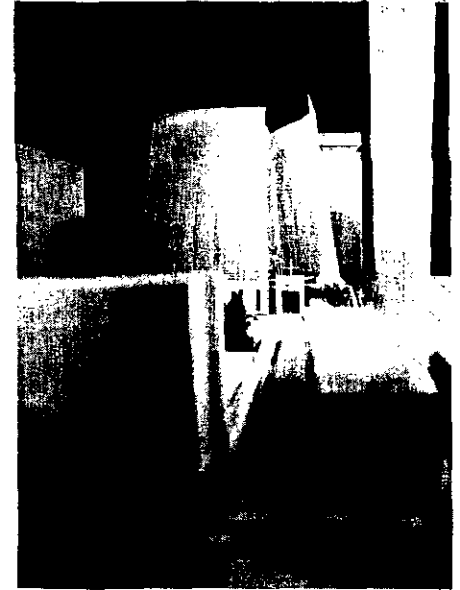
Overview



Overview



Harrison Street



Parishioner's Walk

Cathedral of Christ the Light

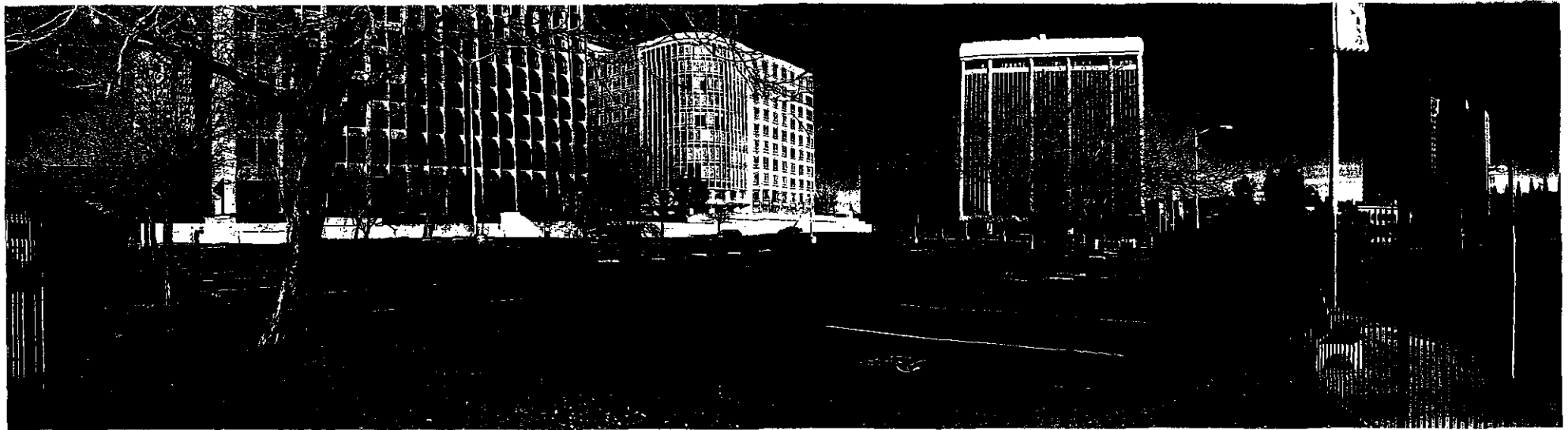
Master Plan Site Model - Skidmore Owings and Merrill 2.19.04

21st street

Orduway bldg.

155 Grand Ave. Bldg.

120 Grand Ave. Bldg.



View Northward
(from site corner at 21st Street and Harrison Street)

Harrison St. ↑

JUN 22 2004

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