

THE NEWSLETTER OF THE EAST BAY CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS

**Project Profile by  
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## Cathedral Gardens, Oakland, CA

Cathedral Gardens is a 100% affordable rental housing project designed for families in Oakland. The project will have a total of 100 units located within an existing three-story rectory building and in two new three- and four-story wood frame elevator-served buildings. The rectory was originally part of the St. Francis de Sales Cathedral Complex and is considered a significant historic building by the Oakland Landmarks Board.

The four story building will be constructed over a semi-depressed structured parking garage with a landscaped podium deck that will provide usable outdoor space. The Rectory building will be rehabilitated. The three-story building will be developed as a new slab-on-grade construction.

The project will be constructed on approximately 1.3 acres of land located between 21st and 22nd streets adjacent to Begin Plaza Park on the west frontage. The development sponsors are EAH, a non-profit developer located in San Rafael, in partnership with the Oakland Housing Authority.

Of the 100 apartments, 35 are one bedroom/ one bath, 8 are two bedroom / one bath, 26 are two bedroom / two bath and 31 are three bedroom / two bath. All apartments have full kitchens and are designed in full ADA compliance for accessibility. A variety of community facilities including community room, after school homework center/ computer learning center, workout room, laundry rooms, and management offices are provided. The parking garage will provide all of the on-site parking for the entire development along with secure parking for tenant bicycles.

The Architecture incorporates contemporary building elements in a classic style well suited to integrate into the existing neighborhood context which includes a mix of midrise residential and office buildings, some commercial uses and some single family homes. The building massing is articulated to provide movement along the street facades and incorporates varied finish heights to add interest and create a raised living room ceiling heights at top level units. Street level planting will be included to incorporate vines along the base of the building.

The project is scheduled to start construction in the spring of 2012, will be Green Point rated and is anticipated to be LEED Gold certified.

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