

Dear Kelsey Civic Center Neighbors,

We would like to thank you for your patience as we continue to construct this 8-story, 112-unit, 100% affordable housing project near the corner of Van Ness Avenue and Grove Street. Aside from the sidewalk directly adjacent to our building lot and the parking lane beyond that area of the sidewalk, our work is limited to the project site. We have requested that utility workers working in the vicinity of our project adhere to the considerations that we have made to keep the impact of new construction to the community to a minimum.

What Are the Upcoming Activities Over the Next Month?

We have completed our sixth-floor slab pour as well as the columns and walls and are continuing onto the next floor. We have installed a placement boom that will allow us to have concrete served to the project primarily in the parking lane on Grove Street. We hope this will limit disruptions to the neighboring streets. We have three more floor slabs to pour. We have also started installing the exterior wall framing/sheathing and windows.

Over the next few months, site activities will mostly include work related to concrete as we progress up the building. We expect to spend roughly 3-4 weeks to complete each floor. We have installed pedestrian walkway canopies along Grove Street, Van Ness Avenue, and Dr. Tom Waddell Place and have started erecting scaffolding over these canopies around the building. Netting has been installed on the scaffolding with signs that include renderings of the future building.

As you may have seen, we have set up jobsite trailers in the parking lane adjacent to the project site along Van Ness Avenue, which is permitted under our approved street space permit.

What Day & Times Will Construction Activities Occur?

Our typical workday is 7 a.m. to 5 p.m., Monday through Friday. Crews may start organizing onsite around 6:30 a.m. but no construction noise will be generated until 7 a.m. While we aim to avoid weekend work, Saturday work is to be expected over the next few months to ensure the project remains on schedule. Saturday work will typically take place between the hours of 8 a.m. and 5 p.m. Construction activities will not normally occur on Sundays, holidays, or during overnight hours, however, it may occasionally be necessary to work during those hours. In those instances when traffic along Dr. Tom Waddell Place or neighboring streets may be affected, we will provide advanced notice via e-mail newsletter.

We do not plan to have any additional concrete pours at night.

Questions or Concerns?

For more updates please visit thekelsey.org/projects/civic-center. For questions, please reach out to Fiona Ruddy, Senior Project Manager, Mercy Housing California at fiona.ruddy@mercyhousing.org



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