

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. Our utility connections run through Dr. Tom Waddell, so some short interruptions of alleyway traffic should be expected. We have requested that 3rd party 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 window installation and nearing the completion of our roof. Our trade partners are building out our interior units and courtyard. We are also working on completing the installation of the exterior wall framing/sheathing and waterproofing, which will allow us to install the final finishes of the building.

Over the next few months, site activities will mostly include work related to the exterior facades and the unit interiors. We will commence the work related to our utility connections in July. The pedestrian walkway on Van Ness Avenue will shift slightly while the sidewalk work is being completed. We have installed pedestrian walkway canopies along Grove Street, Van Ness Avenue, and Dr. Tom Waddell Place and scaffolding is erected 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 added additional wood paneling fencing around the perimeter of our jobsite. A live guard patrols the jobsite after hours. Our jobsite trailers remain 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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