

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, and the last portion of that work will be completed in October. We have emphasized to our trade partners completing work in the alley that keeping the impact of new construction to the community to a minimum is a priority.

What Are the Upcoming Activities Over the Next Month?

Our exterior finishes are well underway and are expected to be completed in the forthcoming weeks which will allow us to dismantle the exterior scaffold. The site concrete work around the project will commence once scaffold is dismantled. Inside of the building, we are progressing on the unit build outs and courtyard work. The elevator installation was also completed in September. Over the next few months, site activities will mostly include work related to the exterior facades, courtyard work, and the interior buildout.

The pedestrian walkways on Van Ness Avenue and Grove Street have shifted slightly while the Level 1 work is being completed. We have installed a pedestrian walkway along Dr. Tom Waddell Place and our jobsite trailers on Van Ness have been removed to allow pedestrian path of travel to be maintained. Scaffolding is erected within our fence line around the building and 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.

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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