

# The Kelsey Civic Center

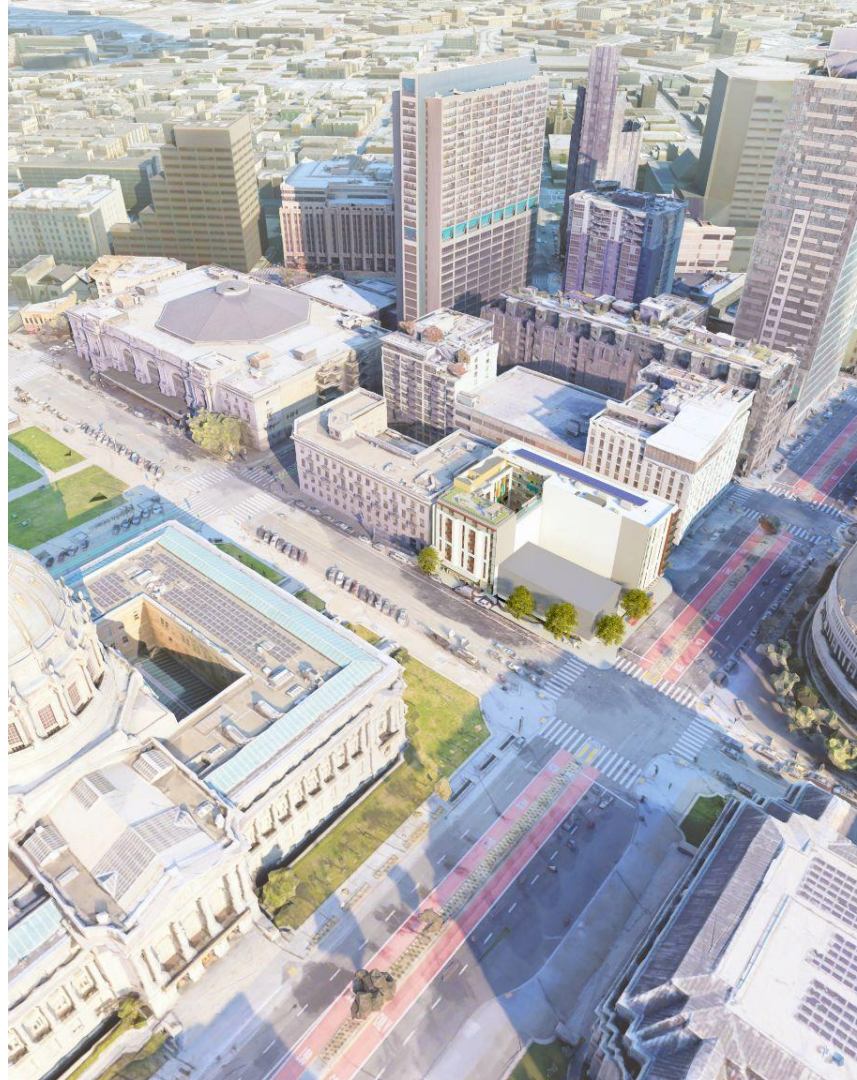
240 Van Ness Avenue  
San Francisco



The Kelsey



mercy HOUSING



**Collaboration  
between the  
public &  
private sector  
is crucial  
to make projects  
a reality**







# PROJECT HISTORY

**2019** – The Kelsey and WRNS Studio were selected as best applicant under the Department of Real Estate **Reinventing Cities** design competition organized by C40

**2019** – The Kelsey and Mercy Housing California selected as joint developers in second phase of C40 competition

**2020** – Agreement to exchange a portion of City owned real property with an adjacent property to create a more developable City-owned parcel

**2021-2023** – Financing commitments obtained from City of San Francisco, the State of California, others

**2023** – Broke ground on new affordable housing development!



**The Kelsey  
Civic Center**

# Project Overview

- **Target Population:** 112-unit (20-80% area median income, rents will be ~\$500 to \$2450\*)
  - 25% of units are reserved for people with disabilities who use home and community based services
  - Mix of Studios and 2br
- **Amenities:**
  - Sensory Garden/Courtyard
  - Grove St. Commercial Space (~1,300 sq ft)
  - Public Art by Creativity Explored
- **Resident Community Commons + Upper-Level Common Areas**
  - Inclusion Concierge service model
- **Parking + Transit:**
  - Car parking – 0
  - Bike parking – 56 indoor
  - Civic Center BART, Van Ness MUNI, Van Ness BRT

*\*Inclusive of all utilities, depending on number of people in household*



# Project Financing

## PERMANENT FINANCING

Total Development Costs of \$88.3M

- **MOHCD \$22.5M**
- **HCD AHSC \$20M**
- **HCD Accelerator \$37.3M**
- **FHLB AHP \$1M (applied)**
- **Golden Gate Recreational Center \$1M**
- The Kelsey Sponsor Loan \$4.3M
- Permanent Loan \$1.6M
- Deferred Interest <\$1M
- **- Public Funds**

## TIMELINE

- Housing Construction Start – Spring 2023
- Project completion – Early 2025
- Lease up Complete – Summer 2025



# Resident Entry at Van Ness





# Internal Courtyard






# Disability Cultural Center



## The housing needs of people with disabilities continue to go unmet.


**26%**

of people in United States have a disability including mobility, cognition, support and health needs, hearing, and vision




**6%**

less than 6% of housing is accessible to people with mobility or sensory disabilities



**11%**

of people with disabilities who use supportive services own or rent their own home





# Goals:

**Affordability**

**Accessibility**

**Inclusivity**

**Sustainability**

## Accessibility

**GOAL: Meet accessible, service-linked, community-based housing needs of people with disabilities who use home and community based services.**

- **Universally designed** building that is adaptable based on households specific needs
- **Cross-disability accessibility** recognizing diverse access needs
- Engage people with **lived experience** in the design process





# Inclusivity

**GOAL: Foster a mutually supportive environment within a diverse, disability-forward community rooted in the ethos of interdependence and informal support networks.**

## Triangle of Community Living

**Community**  
with connections,  
recreation,  
spirituality, joy,  
meaningful work,  
and relationships



## Housing

that is  
accessible,  
affordable  
across a range of  
incomes, and  
meets personal  
preferences



## Supports & Services

including medical  
services, in home  
supports, and  
therapies designed  
to meet individual  
needs



## Sustainability

**GOAL: Make intentional design choices to create a sustainable and resilient building, paying attention to reduced energy consumption, embodied carbon and resident health**



All **electric** design- no gas appliances makes for better air quality for residents as well as a reduction in fossil fuel use, especially as the California energy grid works towards being carbon-free by 2045

**On-site solar** power generation

Careful consideration of **materials** to minimize the embodied carbon in the project

A 2,700 sf garden in the building's courtyard supports biodiversity and brings a **accessible green space** into the heart of the city



# The Inclusive Design Standards include 300+ Elements. Elements reflect design choices, building features, development strategies, or operational policies that support accessibility and inclusion.

## 1.1 Disability Representation on the Project Team

Team

### Impact Areas



### Additional Benefits



### Sources

The Kelsey

1  
Point Value

Level 1 - People with disabilities are part of advisory groups / focus groups shaping the project with documented ability to share and define the project. **ESSENTIAL ELEMENT**

- Advisory or focus groups are people with lived experience assembled by the project team

2  
Point Value

Level 2 - People with disabilities are paid consultants on the project team.

3  
Point Value

Level 3 - People with disabilities are full-time members of the project team and/or developer/owner team.



## 4.2

## Vertical Circulation Dual Handrails

### Impact Areas



### Additional Benefits



### Sources

Mikken Architecture

1  
Point Value

Stairs and ramps have high and low handrails.

- One handrail at 36" and another at 30" above the nosing.
- Provides safety for children and shorter adults.
- For ramps, someone in a wheelchair can slow their descent or pull themselves up the ramp more easily with better leverage than pushing a wheelchair wheel.



## 2.3

## Building Approach and Entry Arrival Wayfinding

### Impact Areas



### Additional Benefits



### Sources

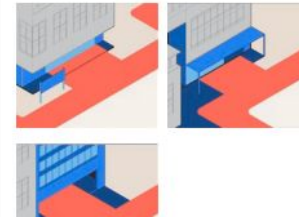
UCD

1  
Point Value

### Architectural Landmarks.

#### ESSENTIAL ELEMENT

- Architectural features distinguish all primary entrances and exits from other entrances and exits (e.g. prominent signs, graphics, architectural features, landmarks, etc.).
- Landmark elements have unique lighting to assist in locating them.
- They are visible along the primary approach route of motor vehicles, pedestrians, and cyclists.



# Additional Benefit: Sustainability

## **Design Process**

Air Quality - LEED Criteria  
IsUD Certification

## **Site**

Neighborhood Connections & Services  
Outdoor Amenities  
Solar Orientation  
Car Share Parking Space  
Dedicated Paths  
Bike Pathways Gates/Doors  
Public Transit  
Reduced Vehicle Speeds

## **Site (cont)**

*Vegetable / Sensory Garden*  
Outdoor Water Feature  
Protected Porch  
Weather Infiltration Protection

## **Building Components**

Pollutants  
Filtration  
Low VOC Materials  
Ceiling Fans  
HVAC Controls  
Lighting Levels / Controls  
(Managed) Daylighting

## **Interior Spaces**

Restroom Toiletries  
*Accessible Dumpsters*

## **Dwelling Units**

*Automatic Appliance Shut Off*  
Individual Cooking Facilities

## **Operations & Amenities**

*Unit Trash Collection*  
Manager Units for Staff  
Carsharing Support



**Thank You**

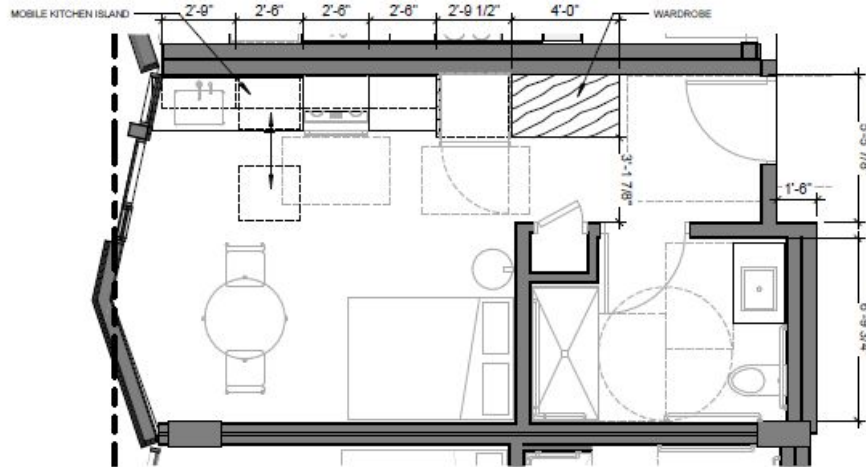
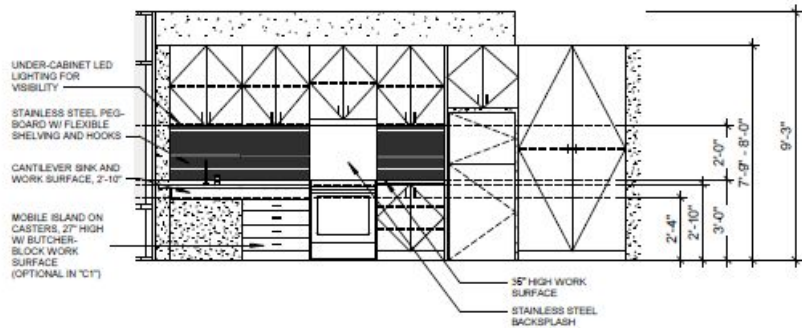
**[fiona.ruddy@mercyhousing.org](mailto:fiona.ruddy@mercyhousing.org)**

**[thekelsey.org/projects/civic-center](http://thekelsey.org/projects/civic-center)**



# Disability Cultural Center

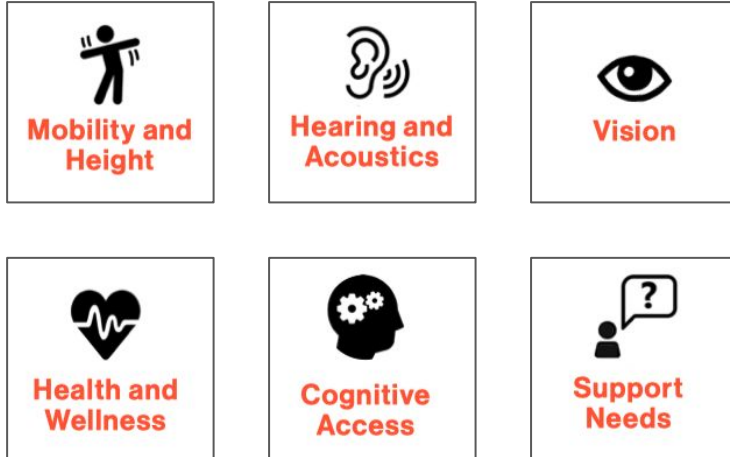




OPTION C1: 34" H SINK & ADJACENT COUNTER (OPTIONAL MOBILE ISLAND) & 36" H COUNTER ON END

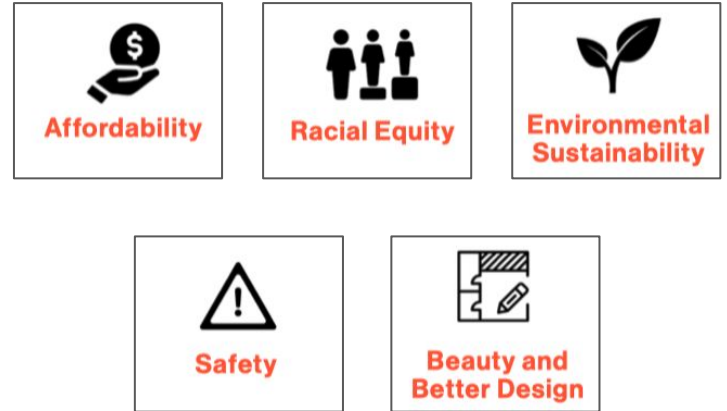


# Impact Areas



- Highlight cross-disability
- Access needs, not diagnoses

# Additional Benefits



- Highlights intersectionality
- Better resident experience





# The Inclusive Design Standards are guidelines to help designers, builders, and developers create disability-forward housing.

They are:

- **Cross Disability**

to support access and inclusion for the broad and diverse needs of people with disabilities.

- **Multidimensional**

to address the many elements of housing development, design, and operations that impact accessibility and inclusion.

- **Implementable and Expandable**

to provide standards that can be clearly and swiftly adopted into projects and policies while evolving and expanding over time.

- **Value Creation**

where disability-forward design supports better, more efficient, equitable, building development.

