

DEREK SILVA COMMUNITY MERCY HOUSING CORPORATION  
*San Francisco, California*



#### Design Features

- Multi Purpose Room, Gallery, and Additional Retail Space
- Computer Room, Exercise Facilities, Bicycle Storage Room
- Custom Furniture Specification and Purchasing
- Complete Structural, Electrical Waterproofing, and Mechanical Upgrades
- Accessible Units, Including a Unit Each Equipped for the Hearing and Sight Impaired

**Size: 61,500 SF - 68 Units**

**Cost: \$7 Million**

**Completed: September 2004**

The Derek Silva Community is a historical apartment complex purchased by Mercy Housing to provide a place of residence for persons living with HIV and AIDS. Originally built in 1910, this 68-unit, six-story landmark is located near the edge of San Francisco's Downtown and Civic Center Districts.

K2A provided full design services for the complete renovation and modernization of this project. This included programming, space planning, code analysis, cost analysis, construction documentation, obtaining permits, and construction administration. K2A's architectural team worked closely with the general contractor, to update the building structure, replace the plumbing and electrical systems and upgrade the entire facility while the building was fully occupied.

The existing apartments were renovated to receive new kitchens, adding counter and cupboard storage space. The bathrooms were also modified with new plumbing and fixtures. Several units were renovated to be fully accessible, with special units for the hearing and visually impaired.

The project team developed ways to improve and enhance the project by adding a lobby gallery, multi-purpose room, conference room with kitchen, and computer room. Exercise facilities were also added, as well as a bicycle storage room. Relocating the residential entry onto Franklin Street provides a more secure and private access for the residents, while creating an opportunity for an additional retail unit along historic Market Street.

K2A specified, customized, and purchased all of the furniture for the main lobby, staff support and community room spaces for Derek Silva Housing.

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**Community Focused Design - Main Lobby and Gallery**

In the many resident meetings that occurred for this 68-unit apartment building, our team along with Mercy's project manager and the general contractor, were extremely sensitive to listening to residents' concerns and explaining how we were enhancing their homes. We worked not just to alleviate their fears, but also to deliver a place which fosters community activities and provide much needed on site counseling and support services to its residents.

The creation of a new double height lobby immediately gives an inviting presence to the building; it is complete with baby-grand piano and gallery, featuring residents' artwork. There are several sitting areas with sofas and plush chairs to allow ample opportunity for residents and guests to gather and socialize in a common space. The new reception area provides secure entry while giving a warm welcome to residents coming home.

**Community Amenities**

The project team developed ways to improve and enhance the project seeking opportunities on all floors. The build-out of the basement provided new staff offices, laundry facilities, computer room, and a conference meeting room. A large multipurpose room, with table seating, offers residents a gathering place for a cup of coffee or a game of cards.

