

# Highland District Council Update

August 2023





Overview of Site From Northwest



Assembly Union Park

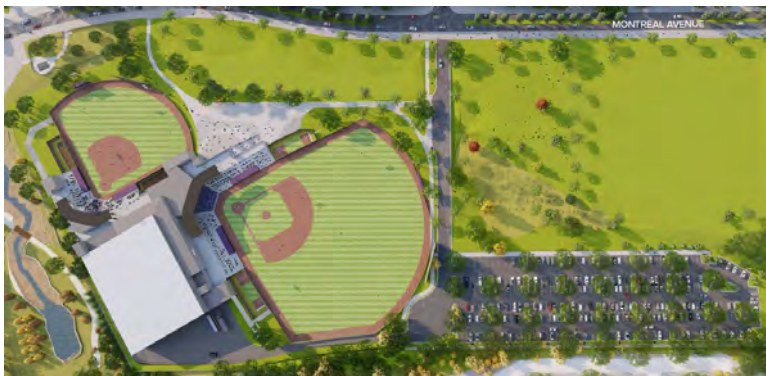








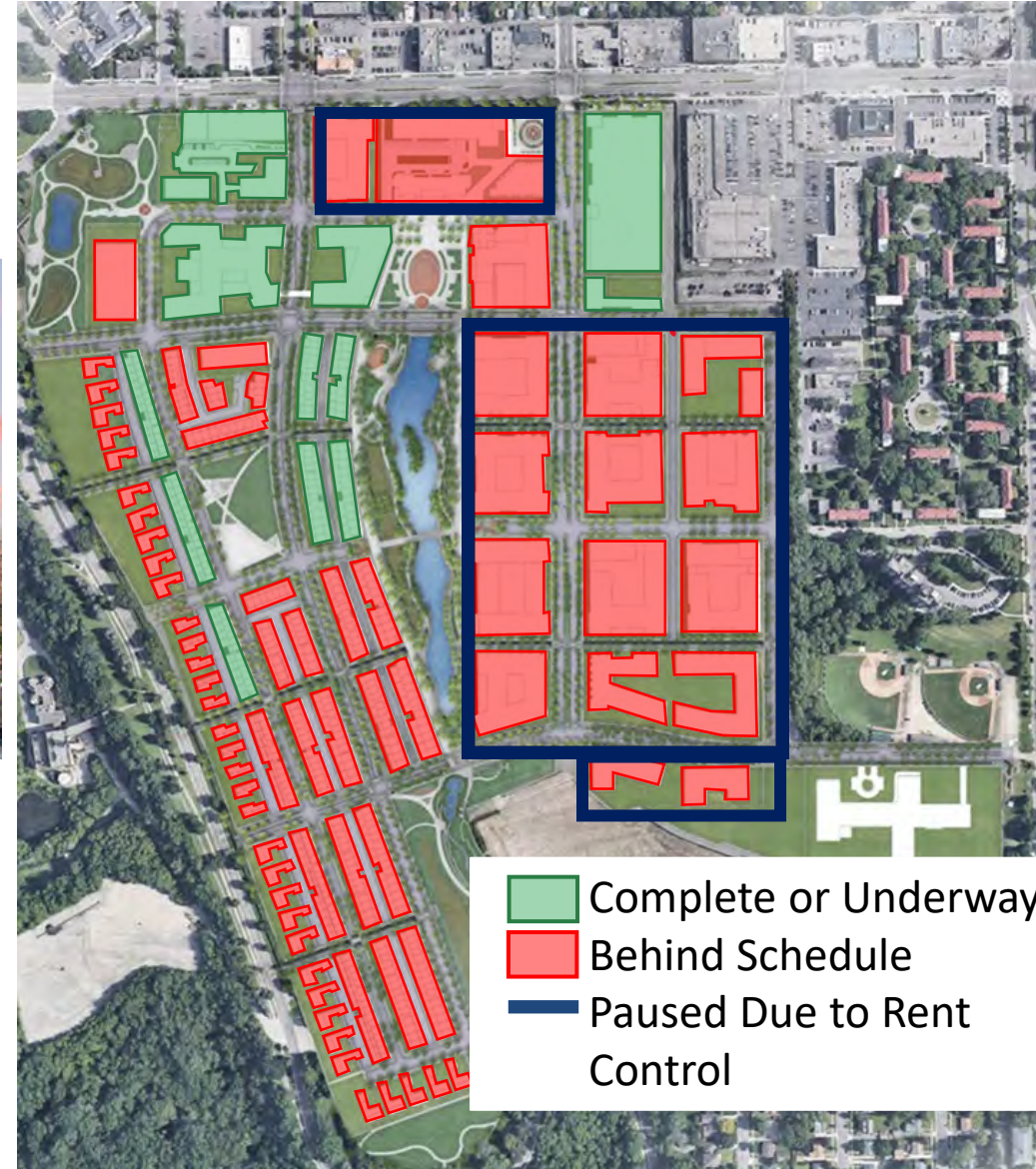
Pulte Phase 2 Land



UST Ballfields



Marvella Phase Two



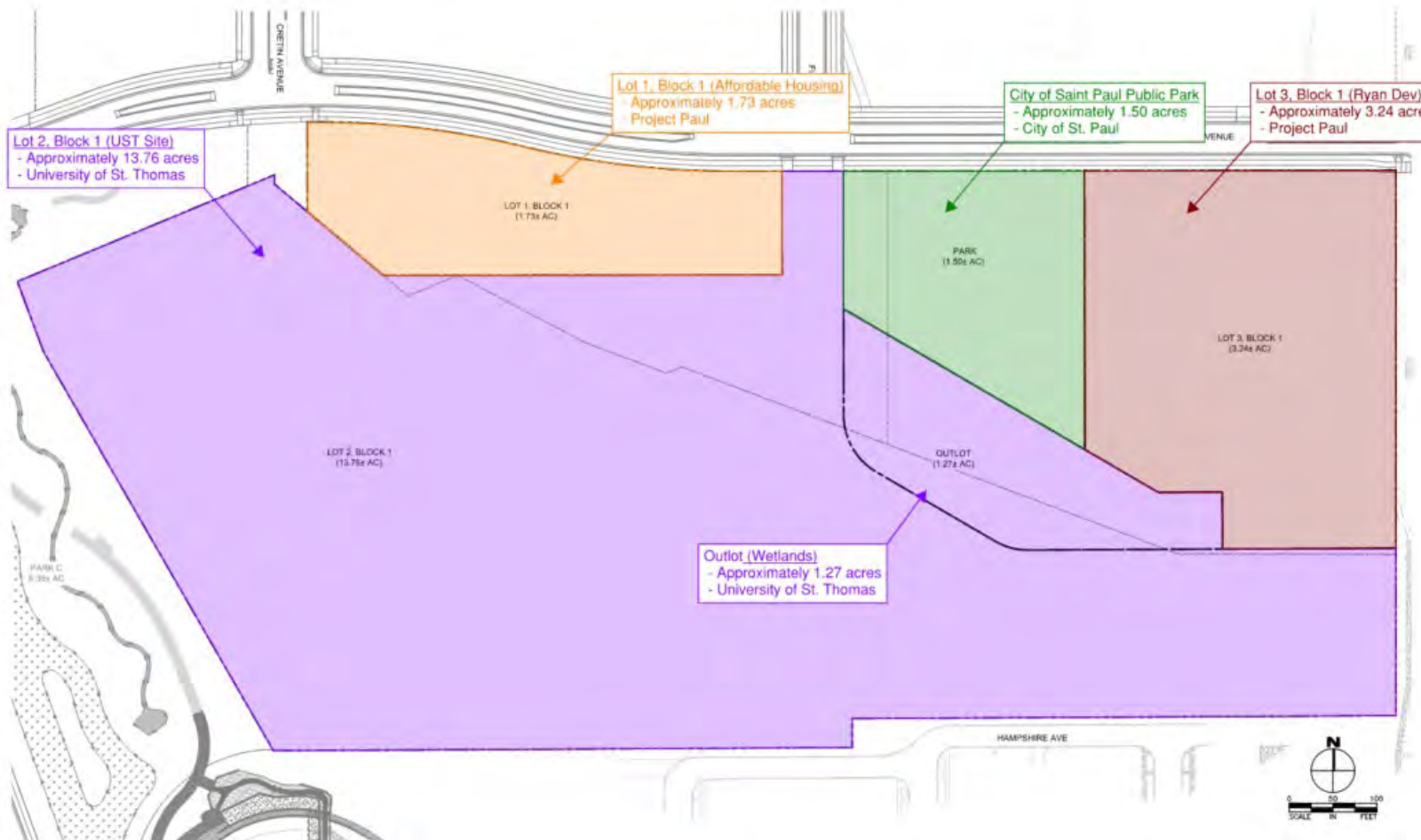
- Complete or Underway
- Behind Schedule
- Paused Due to Rent Control

# University of St. Thomas Ballfields





- Master Plan Amendments Approved
- Parks Commission Approval and MOU
- Plat recording in August
- Wetlands TEP Approval for Replacement Plan
- Metropolitan Airports Commission Approved



- UST acquiring land in August 2023
- UST will continue fundraising
- No further design will occur until fundraising is further along
- We will be back with updates once design is re-engaged
- Environmental clean up by Port Authority in 2024
- Miča Park design and construction in 2024
- Wetlands construction in 2024

# Marvella Phase Two



## Project Metrics

- Six Stories
- Total Project Size: ~277,000 GSF (3,500 SF retail)
- Total Unit Count: 125
- Parking Count:
  - 154 structured spaces
  - 5 surface parking spaces
  - 16 EV-ready stalls
  - 36 bike parking

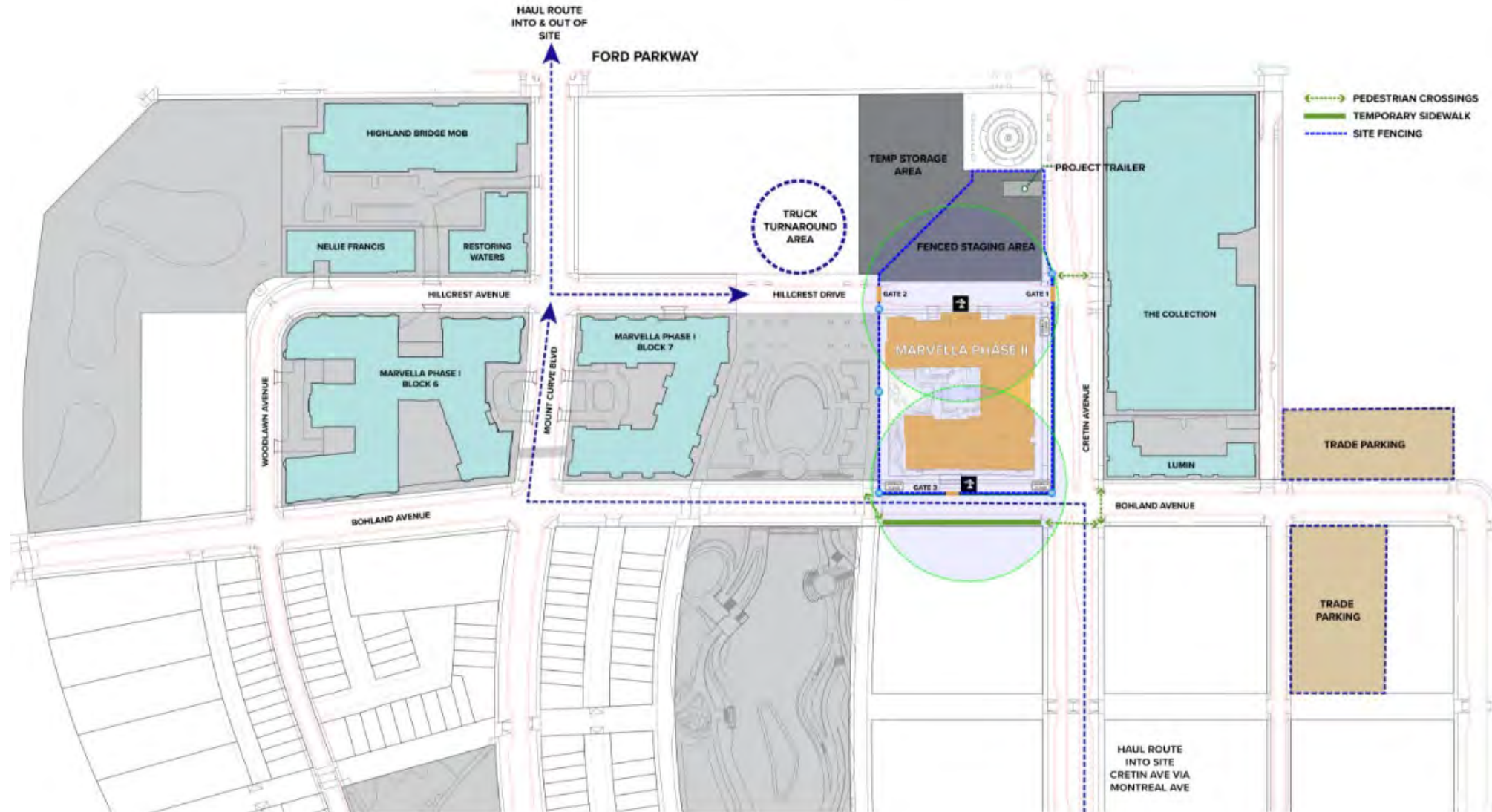




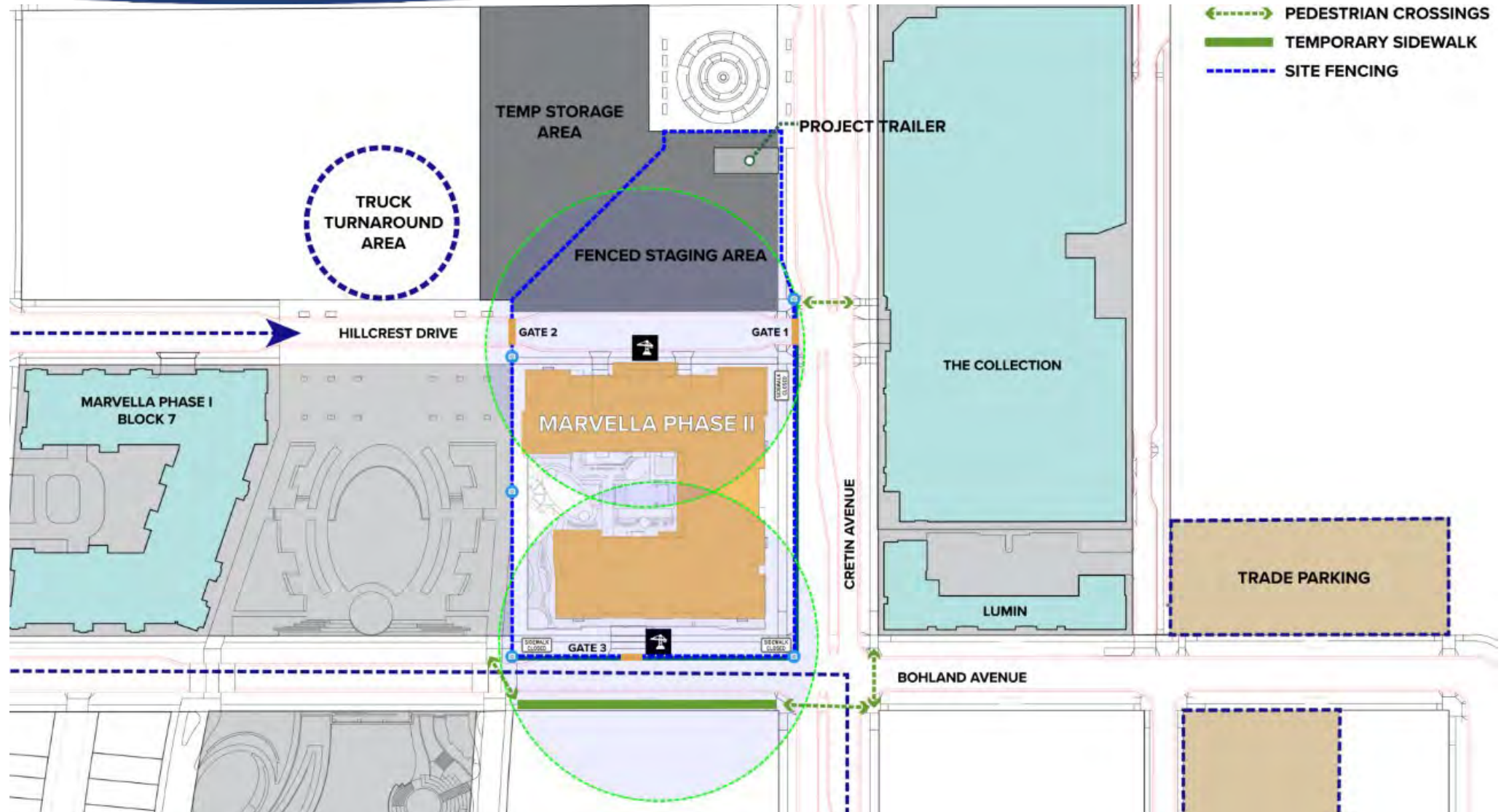




- ❖ September 5, 2023 Construction Start
- ❖ Excavation operations Begin – September 2023
- ❖ CMU Foundation Walls Begin – December 2023
- ❖ Precast Podium Begins – January 2024
- ❖ Wood Framing Begins – Late winter 2024
- ❖ Building Envelope Complete – Late winter 2025
- ❖ Building Completion – Spring 2025
- ❖ Resident Move In – Spring 2025







- ❖ **Traffic** – Our goal is to minimize truck traffic on Cretin. The gate on Cretin is for staff and emergency use only.
  - Site entrance from Ford Parkway via Mount Curve to Hillcrest Avenue – exit via Mount Curve
  - Site entrance from the south via Montreal to Cretin to Bohland – exit via Mount Curve
  
- ❖ **Pedestrian traffic** routed to the east side of Cretin and the south side of Bohland. Sidewalk Closed signs to direct pedestrians to nearest crosswalk.
  
- ❖ **Construction Hours** are 7 AM to 5 PM for any equipment that makes noise. This can be extended to 7 PM with 48 hour written notice to city.
  
- ❖ **Trade parking** is available to the east and south of Lumin. Parking lane on Cretin (from Hillcrest to Bohland) and Bohland (Cretin to Civic Plaza) will be closed during construction.
  
- ❖ **Security.** Project site is enclosed with a 6' safety fence and security cameras.



## Project Contacts

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