

**Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58**

for the

**Former Marquette General Hospital Demolition Project
420 W. Magnetic Street
City of Marquette, Marquette County, Michigan**

Final: December 9, 2022

Prepared for:

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Environmental Assessment

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420 W. Magnetic Street
City of Marquette, Marquette County, Michigan

Final: December 9, 2022

1.0 PROJECT INFORMATION

The following sections summarize information relevant to the project.

Project Name: Former Marquette General Hospital Demolition

Project Location: 420 W. Magnetic Street, City of Marquette, Marquette County, Michigan

Responsible Entity: City of Marquette, 300 W. Baraga Avenue, Marquette, Michigan 49601

Grant Recipient (if different than Responsible Entity): Not Applicable

State/Local Identifier: Michigan Economic Development Corporation

Preparer: Mac Consulting Service LLC, 8334 Outer Drive South, Traverse City, Michigan 49685

Certifying Officer Name and Title: Karen Kovacs, City Manager, City of Marquette

Consultant (if applicable): Mac Consulting Service LLC, Mac McClelland

Direct Comments to: Mac Consulting Service LLC, Mac McClelland

Description of Proposed Project: The Northern Michigan University Foundation (NMUF) is leading a consortium of public and private partners to demolish the former Marquette General Hospital. The proposed project would conduct asbestos abatement and remove the buildings and subsurface structures on the property. NMUF has acquired the property from DLP Marquette General Hospital, LLC. The size and scale of the remaining buildings on the property that will need to be removed represents a significant extraordinary cost. The project will not be able to proceed with the burden of almost \$20 million in asbestos abatement and demolition without financial support.

Statement of Purpose and Need for the Proposal: The former Marquette General Hospital has significant barriers to reuse for the original construction purpose and is facing chronic vacancy as a result. The complex was purpose built as a hospital and adaptive reuse into contemporary commercial or residential uses is exceptionally difficult due to the layout and structure. Additionally, this hospital no longer holds a Michigan Certificate of Need required to operate as a hospital and would not likely be able to obtain one in the future due to the existence of the newly constructed regional hospital that replaced this facility.

As a result, asbestos abatement and demolition of the existing building is proposed to provide for future redevelopment of the property to meet community needs and interests.

Existing Conditions and Trends: The property is comprised of 11 buildings on a unified parcel comprising 17.05 acres. The following table provides the parcel number, address, description and acreage.

Parcel Number	Address	Description	Acreage
0410680	420 W. Magnetic Street	<p>Land in the City of Marquette, Marquette County, MI, described as:</p> <p>A parcel of land being all of Lots 1 through 3, the North 102.3 feet of Lots 4 and 5, the North 135 feet of Lot 7, the North 90 feet of Lots 8 and 9, all of Lots 68 through 90, all of Lots 92 through 99, all of Excluded Lots B and C, and the North 150 feet of the West 150 feet of Excluded Lot D, of the Normal Addition to the City of Marquette,</p> <p>AND</p> <p>all of Lots 61 through 72, all of Lots 97 through 120, all of Lots 150 through 153, all of Lots 160 through 163, of the College Heights Plat,</p> <p>AND</p> <p>The vacated 50-foot Lee Street between College Avenue and Magnetic Street and the vacated 25-foot Lee Street East of Lot 61 in the College Heights Plat</p> <p>AND</p> <p>Lot 60 and the North 15 feet of Lot 61 except the West 24 feet of said lots, of College Heights Subdivision to the City of Marquette, Michigan; and Lots 68, 69, 70, 71, 72, 73, 74, and the North 15 feet of Lots 79, 80 and 81 of Normal's Addition to the City of Marquette, Michigan; together with the South 11.8 feet of that portion of vacated Kaye Avenue lying immediately adjacent to the East 26 feet of Lot 60 of College Heights Subdivision to the City of Marquette and to Lots 68, 69, 70 and a portion of 71 as more particularly outlined in red on Exhibit D attached hereto and made a part hereof, of Normal's Addition to the City of Marquette, and that portion of vacated Lee Street lying South of Kaye Avenue and previously conveyed to Northern Michigan University;</p>	17.05

2.0 FUNDING INFORMATION

The following sections summarize funding information associated with the proposed project.

Grant Number: Not Applicable

HUD Program: Community Development Block Grant (CDBG)

Funding Amount: \$ 8,000,000

Estimated Total HUD Funded Amount: \$ 8,000,000

Estimated Total Project Cost (HUD and non-HUD funds): \$22,000,000.00

3.0 COMPLIANCE WITH 24 CFR 50.4, 58.5, and 58.6 LAWS AND AUTHORITIES

The following sections summarize the compliance or conformance determinations for each statute, executive order, or regulation. These activities are summarized in the following table.

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency	Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached. * - Evidence is attached that required actions have been taken.
Historic Properties		X	X					The City of Marquette has submitted an Application for a Section 106 Review to the State Historic Preservation Office (SHPO) for consultation. Commonwealth Heritage Group, a Certified Historical Consultant, prepared the Section 106 review on behalf of the City. Commonwealth concluded: (1) the potential for encountering significant and intact archaeology resources in the Area of Potential Effects (APE) and recommended no further archaeological investigation; (2) the Project is expected to have no adverse impacts on the historic above-ground properties on the Northern Michigan University campus; (3) the former Marquette General Hospital building in the Project Area are not considered historic and no historic above-ground resources are anticipated to be directly or indirectly affected by the planned Project Activities. The Section 106 Application and supplemental materials are provided in Appendix B.
Floodplain Management (HUD 8-step decision-making process must be used if project is located in/impacts floodplain)	X	X						The FEMA website was reviewed to determine if the subject property was located within a flood plain. According to the website, the subject property is located within Map 26103C0495D. Details of this map indicate the subject property is located outside the 500-year floodplain. As an area designated as having minimal flood hazard potential, no further evaluation is warranted. This area is not a FEMA Special Flood Hazard Area, as a result of the location of the property, the 8-step decision process was not warranted. Refer to Appendix C for the flood plain related documentation.
Wetlands Protection (HUD 8-step decision-making process must be used if project is located in/impacts wetlands)	X	X						The US Fish and Wildlife Data Mapper website was reviewed to determine if the subject property was located within a wetland area. According to the database, the subject property is not located within a wetland area. The Michigan Department of Environment, Great Lakes and Energy, Wetlands Map was also consulted, which indicates the site is not located within a wetlands area. Copies of the maps are contained in Appendix D.
Coastal Zone Management	X							The Michigan Coastal Management website was reviewed to determine if the subject property was located within a Coastal Management Zone. According to the website, the subject property is outside the Coastal Management Zone of Marquette County, as depicted in Appendix E.
Water Quality	X	X						The USEPA Sole Source Aquifer map website was consulted to determine if the subject property was located within a designated sole source aquifer area. As shown on the attached map (Appendix F) the subject property is not located within a designated sole source aquifer area. The EPA Designated Sole Source Aquifers Nationally Fact Sheet with Designated Aquifers and Pending Petitions Listed (Appendix F) did not identify a designated sole source aquifer area for the Upper Peninsula nor for the subject property site.

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Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency	Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	<p>Provide compliance documentation. Additional material may be attached.</p> <p>* - Evidence is attached that required actions have been taken.</p>
Endangered Species		X	X					<p>The Former Marquette General Hospital Demolition Project was entered into The United States Fish and Wildlife Service Information for Planning and Consultation (IPaC) for project review. The IPaC Consultation is provided in Appendix F, which includes the endangered/threatened species listed for the project area is contained within Appendix F. There were a total of 5 threatened, endangered or candidate species on the list. IPaC did not identify critical habitats within the project area under NOAA Fish and Wildlife jurisdiction. IPaC identified 15 migratory bird species that are protected under the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act with varying probability of presence in the 10 km grid cells the project overlaps during a particular week of the year. The property is predominantly developed with buildings and impervious surface, with less than 10% urban greenspace. The S7 Consultation Technical Assistance Additional Guidance for "No Effect" Determination was conducted and included in Appendix G. Based on this evaluation, the project will not affect suitable habitat for listed species or designated critical habitat.</p>
Wild and Scenic Rivers	X	X						<p>The National Wild and Scenic Rivers System webpage was reviewed to determine the location of Wild and Scenic Rivers in the State of Michigan. According to the database there are no Wild and Scenic Rivers located in the location of the subject property. The Yellow Dog River is located within Marquette County but is approximately 30 miles away and will not be affected by the project. Refer to Appendix H for a map and listing of the Wild and Scenic Rivers in the State of Michigan.</p>
Air Quality	X	X						<p>The EGLE Air Quality Division Attainment Status for the National Ambient Air Quality Standards (NAAQS) map was reviewed to determine if the subject property was located within an EPA Nonattainment area. According to the database, the subject property is not located within a county that contains EPA Nonattainment areas. A map of the EPA Nonattainment area is provided in Appendix I.</p>
Farmlands Protection	X							<p>The HUD Assessment Tools for Environmental Compliance (ATEC) for Farmlands Protection was completed, which documented the proposed development would not convert agricultural land. This determination was made as the site is a former hospital located in an urban area of the City of Marquette and adjacent to Northern Michigan University. The site is comprised of 11 buildings and asphalt parking area that comprise up to 90% impervious surface. As the site and adjacent properties are not developed as farmland, no conversion of farmland as part of the development is anticipated. A copy of the completed worksheet and NRCS Web Soil Survey is contained within Appendix J.</p>
Thermal/Explosive	X							<p>The HUD ATEC for Explosive and Flammable Facilities was completed which documents the proposed development was in compliance with the Explosive and Flammable Hazards section. The proposed activities under the CDBG grant for site and building demolition will not include any activity that will increase residential densities or convert residences to commercial uses. The future proposed redevelopment will increase residential densities; however, there is no information available on current or planned stationary aboveground storage containers of more than 100 gallons capacity containing common liquid industrial fuels or of any capacity, containing hazardous liquids or gases that are not common liquid industrial fuels. A copy of the completed worksheet is contained within Appendix K.</p>

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Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency	Approvals, Permits Obtained*	Mitigation Actions Required	Provide compliance documentation. Additional material may be attached. * - Evidence is attached that required actions have been taken.
Noise Control			X					A noise review was conducted for the location of the subject property using the HUD for Noise Abatement and Control ATEC. Following guidance, a review of potential noise generators within the project radius or consideration – major roads above 10,000 average annual daily traffic (AADT) within 1,000 feet, railroads within 3,000 feet and commercial or military airport with 15 miles. There are no major roads or railroads with the 1,000 / 3,000-foot radius. Sawyer International Airport is approximately 12.5 miles from the project site, within the radius. Duane DuRay, CM, Director of Operations/Airport Manager was contacted to determine if a noise contour map had been prepared. Duane stated that, given the size and scale of the Airport, contour maps have not been required by the FAA. The US Department of Transportation Bureau of Transportation Statistics Noise Map Application was consulted and identified that noise levels at the Airport site were below the 65 db threshold for Day Night Average Sound Levels (DNLs). The Airport Master Plan confirmed the noise levels from a previous Environmental Assessment conducted in 1999. As a result, noise levels at the project site 12.5 miles from the Airport are less than 65db. Traffic information for the surrounding roadways was available from the City Engineering Department. No major roads are located within the 1,000-foot radius. The nearest railroad was related to the now shuttered Presque Isle Power Plant and is approximately 8,250 feet at its nearest point. A copy of the completed worksheet, radius maps, USDOT Noise Map, and the Airport Master Plan excerpt is included in Appendix L. As shown in the attachments, the noise levels for the subject property will not exceed the combined 65db DNL limit set by HUD guidelines.
Airport Clear Zones	X							The Airport Hazards Guidance was followed to determine if the subject property was located within an Airport Clear Zone. The subject property is approximately 12.5 miles (66,000 feet) from Sawyer International Airport. The subject property was determined not to be located within the Accidental Potential Zone (APZ) or Runway Protection Zone/ Clear Zone (RPZ/CZ). A copy of the completed worksheet and map are contained within Appendix M.
Environmental Justice	X							A review of the Climate and Economic Justice Screening Tool identify the Census Tract in which the site is located as a Disadvantaged Community, including factors of high energy cost, high rates of reported asthma, high UST releases, high housing costs, and low income. The proposed project scope under the CDBG grant is for the site and building demolition, that will not have impact on the Disadvantaged Community. No minority populations or low-income populations will be displaced as part of the demolition. As part of the hiring and operations processes the owner will not discriminate between race, color, national origin, or income. The future project will not result in industrial air emissions or the generation of hazardous waste that may impact surrounding neighborhoods. A map showing the location of the subject property and surrounding areas and a summary of the Climate and Economic Justice Screening Tool is contained within Appendix N. Refer to Appendix A for photographs of the site.

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Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Mitigation Actions Required	Provide compliance documentation. Additional material may be attached. * - Evidence is attached that required actions have been taken.
Contamination/Toxic Sites	X		X				<p>A Phase I Environmental Site Assessment was completed for the subject property, which had identified the presence of a Recognized Environmental Condition (REC) associated with underground storage tanks previously used on the site. To address the REC identified in the Phase I ESA, a Phase II ESA was conducted in November 2021. The results of the Phase II ESA did NOT identify constituents in soil and groundwater at the subject property in excess of the Michigan Department of Environmental (MDEQ) Generic Cleanup Criteria (GRCC). As a result, the site is NOT a Part 201 Facility, as defined by Act 451, PA 1994 as amended. A copy of the Phase II ESA Report documentation including the Soil and Groundwater Analytical Data Summary Tables and the Soil Boring Location Map are included as Appendix O. The Phase I ESA identified one nearby Part 213 Facility with Leaking Underground Storage Tanks. The Phase I ESA indicated the site is not an REC based on the down-gradient location and file information. A review of EGLE Environmental Mapper which shows the above site is included in Appendix O.</p>

Other Areas of Statutory and Regulatory Compliance Applicable to Project	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency	Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached. * - Evidence is attached that required actions have been taken.
Federal Requirements								
Flood Insurance - 58.6(a)	X							As previously stated, the subject property is not located within a FEMA Special Flood Hazard Area, thus, does not require Flood Insurance and as a result 58.6(a) is not applicable.
Coastal Barriers - 58.6(c)	X							As previously stated, the subject property is not located within a Coastal Management Zone, as a result 58.6(c) is not applicable.
Airport Clear Zone Notification - 58.6(d)	X							As previously stated, the subject property is not located within an Airport Clear Zone, as a result a notification of such pursuant to 58.6(d) is not applicable.
Water Quality	X							No potable or other use wells are present on the subject property or proposed to be installed as part of the development. Following development, the subject property will connect to the City of Marquette municipal water supply, which is operated by the City of Marquette. The City performs Quality testing of the water source on an annual basis, as required by the United States Environmental Protection Agency. Connection to the system will be obtained as part of the building permit application and implementation process.
Solid Waste Disposal	X							The subject property is located within the City of Marquette, which provides solid waste disposal/ recycling services in the City. Following its development, the subject property will use City services for garbage disposal/ recycling services.
Fish and Wildlife	X		X					The proposed development is located within the urbanized area of the City of Marquette. As a result, no change to wildlife due to the development is anticipated. No surface water bodies are present on the subject property or immediately adjacent to the site, as a result no fish will be impacted as a result of the development.
Stormwater								The project scope is limited to demolition and will not deleteriously affect stormwater. The proposed development will be designed/ engineered by a licensed architect and civil engineer. The site design and engineering will conform to all local, state, and federal regulations. The permitting process will ensure the proposed project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The project does not have the potential to degrade water quality in the area through erosion and/or siltation during construction, because the applicant will be required to propose and comply with conditions of the site-specific Soil Erosion Permit, to be issued by Marquette County.

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Other Areas of Statutory and Regulatory Compliance Applicable to Project	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency	Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached. * - Evidence is attached that required actions have been taken.
State Statutes	Use the Michigan Department of Environment, Great Lakes and Energy's Environmental Permit Checklist to determine which, if any, state statutes apply. Document any relevant state statute compliance below.							
State Statutes				X				The Michigan Department of Environment, Great Lakes and Energy's (EGLE) Environmental Permit Checklist to determine which, if any, state statutes apply to the proposed project. Review of the checklist indicates that three items apply to the proposed development, as follows: (1) Notifying Asbestos NESHAP Program (2) Obtaining a Soil Erosion Permit; and (3) Connecting to the City of Marquette municipal water supply system. Prior to development of the subject property the Asbestos NESHAP program will need to be notified of demolition activities. A Soil Erosion Permit be obtained through Marquette County. Connection to the municipal water system will be permitted through the City of Marquette. Each of these items is required to be addressed as part of obtaining a building permit for the proposed building. Based on our review of the EGLE checklist, no other potential EGLE permits would be required for the proposed development. Refer to Appendix P for a copy of the completed checklist.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No compliance steps or mitigation required.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project scope under the CDBG Grant will be demolition. The future planned development will be consistent with the City of Marquette Master Plan and Zoning Ordinance. The property is currently zoned Mixed Use. The future use will be more compatible with the surrounding residential neighborhoods to the south and west and provide a smoother transition to the more commercial areas to the east and Northern Michigan University than did the former Marquette General Hospital.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The project scope under the CDBG Grant will be demolition. As part of the demolition, soil erosion will be managed through compliance with the demolition Soil Erosion permit. For the future proposed development, construction and design of the building and grounds will be completed by area professionals. The development will be reviewed for approval through the City of Marquette / Marquette County and will follow all local, state, and federal guidelines during its development. The subject property consists of a relatively flat site. As part of the development, a Soil Erosion Permit will be obtained through Marquette County. Implementation of the permit procedures are designed to prevent soil erosion, drainage issues, and stormwater runoff.
Hazards and Nuisances including Site Safety and Noise	2	A Phase I Environmental Site Assessment was completed for the subject property, which had identified the presence of a Recognized Environmental Condition (REC) associated with underground storage tanks previously used on the site. To address the REC identified in the Phase I ESA, a Phase II ESA was conducted in November 2021. The results of the Phase II ESA did NOT identify constituents in soil and groundwater at the subject property in excess of the Michigan Department of Environmental (MDEQ) Generic Cleanup Criteria (GRCC). As a result, the site is NOT a Part 201 Facility, as defined by Act 451, PA 1994 as amended. As part of the demolition, the demolition contractor will have a site safety plan implemented, which will also include limiting access to the site both during demolition activities and after hours. Lead and asbestos air monitoring will be conducted and dust control measures will be implemented to ensure safety and protection of workers and the surrounding neighborhoods. Operations will be completed following Michigan Occupational Safety and Health Administration (MIOSHA) standards, statutes, and guidelines.
Energy Consumption	1	The project scope under the CDBG Grant will be demolition. The future development will be required to meet the Michigan Energy Code and the use of renewable energy systems will be assessed and implemented if effective. The building permitting process is administered by the City of Marquette and Marquette County.
SOCIOECONOMIC		
Employment and Income Patterns	1	The project scope under the CDBG Grant will be demolition. The future proposed development will provide short-term construction jobs. The specific nature of the development is to be determined. The project is anticipated to focus on housing of all product types and price points, including affordable and workforce housing, as well as commercial uses that will enhance and support the community.
Demographic Character Changes, Displacement	1	Most of the subject property is currently vacant, with only one building minimally occupied. The site is located in the urbanized area of Marquette between residential neighborhoods and Northern Michigan University. The subject property is zoned Mixed Use, which is consistent with its intended use as a mixed use residential and commercial development. As these uses are consistent with the intended use of the site and the adjacent properties, the proposed development will not change the demographic character of the area or displace any communities.

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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	Northern Michigan University is located directly north of the subject property. NMU is a dynamic four-year public university with over 170 courses of undergraduate studies and over 25 graduate degree programs, with cultural and Division 2 athletic events. Marquette Senior High School is less than a half-mile to the west. Marquette is widely known for its cultural and community events, including the Hiawatha Music Festival and Marquette Blues Festival, U.P. 200 Sled Dog Races, Art Week and the Fresh Coast Film Festival, among many others.
Commercial Facilities	2	The subject property is located within the urbanized area of Marquette, is less than a mile away from the Downtown Business District and two blocks from the growing Third Street commercial district.
Health Care and Social Services	2	The U.P. Health System – Marquette Hospital is a major regional health care facility located about 0.85 road miles from the project site.
Solid Waste Disposal / Recycling	2	The subject property is located within the City of Marquette, which provides waste disposal/ recycling services. Following its development, the property will use City of Marquette services for solid waste disposal/ recycling services.
Waste Water / Sanitary Sewers	2	The subject property is located within the City of Marquette, which operates a Wastewater Treatment Plant that accepts wastewater through the sewer system. As part of the proposed development, the property will connect to the City of Marquette sewer system.
Water Supply	2	The future development will connect to the City of Marquette municipal water supply system. This system is used in the area of the subject property. No water wells will be installed as part of the development. The City of Marquette also has an ordinance that prevents installation of water wells.
Public Safety - Police, Fire and Emergency Medical	2	The City of Marquette Police Department is located in the City Hall complex at 300 W. Baraga Avenue, approximately 1.0 road miles from the subject property. The Marquette Fire Department is located at 418 S. Third Street, approximately 1.2 road miles from the subject property. The Marquette County Sheriff's Office is located approximately .75 miles from the subject property at 236 W. Baraga Avenue. The closest Michigan State Police Post is located approximately 1.45 road miles from the subject property at 1924 Industrial Parkway in Marquette. U.P. Health System – Marquette is located at 850 W. Baraga Avenue is the closest medical facility, which is located approximately 0.85 road miles from the subject property.
Parks, Open Space and Recreation	2	There is a Lake Superior waterfront park from downtown Marquette to Presque Isle Park, as well numerous other City parks and an extensive network of non-motorized trails around Marquette that links these parks.
Transportation and Accessibility	2	Development of the subject property will increase the number of residents from the current vacant site. However, when compared to when the site was in full use as a hospital, traffic is anticipated to be lower. Infrastructure and road improvements are anticipated to provide better site access and traffic flow, including the reconstruction of College Avenue through the center of the property.
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The subject property does not contain any unique natural features or water resources.
Vegetation, Wildlife	2	The proposed development is located within the urbanized area of Marquette. As previously stated, the Northern Long-eared bat has been identified as a threatened species under the Endangered Species Act. While there are no known hibernacula and known roost trees in the project area or surrounding area, tree cutting will be limited from June 1 to July 31. No other change to wildlife is anticipated. No surface water bodies are present on the subject property, as a result no fish will be impacted as a result of the development.
Other Factors	2	None Applicable.

Additional Studies Performed:

Phase I and II Environmental Site Assessments, TriMedia Environmental and Engineering, dated November 3, 2021 and December 15, 2021 respectively

Field Inspection (Date and completed by):

September 30, 2022, Mac McClelland, Mac Consulting Service, LLC

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

The following is a list of references that were consulted as a part of the Environmental Assessment.

1. [U.S. Department of Agriculture, Natural Resources Conservation Service](#)
2. [National Registry of Historic Places](#)
3. Auddie Connor, Cultural Resources Director, Keweenaw Bay Indian Community
4. Federal Emergency Management Agency, [FEMA Flood Plain Map Service Center](#)
5. U.S. Fish and Wildlife Service, [National Wetlands Inventory](#)
6. Michigan Department of Environment, Great Lakes and Energy [Wetlands Map Viewer](#)
7. Michigan Department of Environment, Great Lakes and Energy, [Coastal Management](#)
8. U.S. Environmental Protection Agency [Sole Source Aquifer Map](#)
9. U.S. Fish and Wildlife Service [Information for Planning and Consultation \(IPac\)](#)
10. [National Wild and Scenic Rivers System](#)
11. US Fish and Wildlife Service [Data Mapper](#)
12. Michigan Department of Great Lakes and Energy [Air Quality Division](#)
13. U.S. Department of Housing and Urban Development, [HUD Assessment Tools for Environmental Compliance \(ATEC\)](#),
14. U.S. Department of Transportation Bureau of Transportation Statistics [Noise Map Application](#)
15. Duane DuRay, CM, Director of Operations/Airport Manager, Sawyer International Airport
16. U.S. Council on Environmental Quality [Climate and Economic Justice Screening Tool](#)
17. Phase I ESA, 420 W. Magnetic Street, Marquette, MI, completed by TriMedia Environmental and Engineering, dated November 3, 2021
18. Michigan Department of Environment, Great Lakes and Energy, [Environmental Permit Checklist](#),
19. Additional Resources identified in the Section 106 SHPO Application and Supplemental Materials

List of Permits Obtained: None, Not Applicable.

Public Outreach [24 CFR 50.23 & 58.43]: The Northern Michigan University (NMU) Foundation invited residents of the Marquette community to participate in forums related to the potential redevelopment of the former hospital site located adjacent to the NMU campus.

Two methods of engagement were utilized — two in-person forums were held on May 3, 2022 (one afternoon and one evening session), and two in-person discussion-based meetings with specific community members, referred to as “Affinity Groups,” took place on May 4 and May 9, 2022. The first Affinity Group meeting was targeted to community leaders, meaning attendees were those that hold leadership positions at NMU, private businesses and government agencies. The second Affinity Group was organized through Connect Marquette,

which is a networking group of working professionals that promotes professional development through events and leadership opportunities.

Community forums were advertised through press release and social media; affinity group attendees were invited via email from the NMU Foundation and through coordination with Connect Marquette. All meetings were conducted at the Northern Center on NMU's campus. A total of 74 people participated in the forums and 19 community members participated in the Affinity Group discussions. The engagement tools helped provide a foundational understanding of what opportunities the vacant site might offer the community.

Cumulative Impact Analysis [24 CFR 58.32]:

The subject property is located in the urbanized area of Marquette. The scope of work under the CDBG is demolition of a designated blighted area, as determined by the Marquette City Commission. The removal of blighted buildings will greatly enhance the surrounding properties in the short term. The uses of adjacent properties are anticipated to remain the same as they are consistent with zoning in the area. Removal of the blighted buildings in the project area will provide increases to land development factors and socioeconomic factors, and may increase demand on community facilities and services from growth of surrounding properties. The increase on the demand of land development factors will be the result of improvements to surrounding properties in an area that is planned for future growth and is consistent with area zoning. Changes to area socioeconomic factors will result from both an increase in short-and long-term surrounding property improvements from both direct and indirect project factors. The project is not anticipated to directly result in an increase in demand for community facilities and services, but improvements to surrounding properties may. The removal of the blighted buildings in this area is anticipated to have a significantly positive socio economic and community impact.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]:

The subject property consists of 8.67 acres within the urbanized area of Marquette. If the existing blighted buildings are not removed to provide for future redevelopment, the property would remain vacant and continue to deteriorate.

No Action Alternative [24 CFR 58.40(e)]:

Below are no action alternatives that were considered.

Option 1: No Demolition of the Site

The subject property consists of 8.67 acres with 11 buildings in the urbanized are of Marquette, adjacent to Northern Michigan University to the north and residential neighborhoods to the south and west, and the Third Street commercial district to the east. If the existing buildings in the project area are not demolished, the subject property would remain vacant and blighted and continue to deteriorate.

Summary of Findings and Conclusions:

An EA in accordance with 24 CFR Part 58 was completed for the former Marquette General Hospital at 420 W. Magnetic Street, Marquette, Marquette County, Michigan. This previously developed hospital property has 11 buildings that are proposed to be removed under the scope of the CDBG Grant.

Removal of the existing buildings was selected as the preferred alternative after evaluation determined that the no demolition alternative was not acceptable. The results of the EA conclude that no significant impact is anticipated as a result of the proposed Former Marquette General Hospital demolition project. Some areas of EA evaluation concluded that some beneficial impact would occur.

Additionally, asbestos abatement and demolition would require permitting by the City of Marquette, Marquette County and/ or the State of Michigan. These permits would include but not be limited to local demolition permit if applicable, Notification of Intent to Demolish, and Soil Erosion Permit. As a result of the review, approval, and inspection processes required to obtain permits for the asbestos abatement and demolition, all aspects of the proposed asbestos abatement and demolition would be completed as required by governing regulations, as such, no significant impact from the proposed project would be expected as a result of the permitting and regulatory processes for asbestos abatement and demolition.

Based on the remaining evaluation criteria analyzed above, no significant impacts to the environment would be expected.

4.0 MITIGATION MEASURES AND CONDITIONS

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

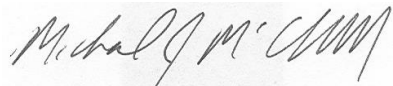
Law, Authority, or Factor	Mitigation Measure
	No mitigation measures are required.

5.0 DETERMINATION

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: December 9, 2022

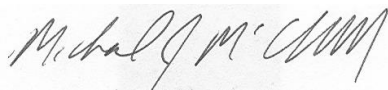
Name/Title/Organization: Michael (Mac) McClelland, Mac Consulting Service, LLC.

Certifying Officer Signature: _____ Date: _____

Name/Title/Organization Karen Kovacs, City Manager, City of Marquette

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

This Environmental Assessment was completed by Mac Consulting Service, LLC and was prepared by the following:



Michael (Mac) McClelland
Manager
Mac Consulting Service, LLC