

MICHIGAN BROWNFIELD REDEVELOPMENT PROGRAM

Lakeshore Park Place

Lakeshore Boulevard
Marquette, Michigan



A former industrial site in Marquette was redeveloped into condominiums and townhomes with brownfield redevelopment incentives from the Department of Environmental Quality (DEQ). A Site Reclamation Grant paid for assessment, planning, demolition, and soil disposal. The redevelopment resulted in 51 residential units on the former industrial site, and over a hundred more single- and multi-family residences on adjacent property.

SITE CHARACTERISTICS AND HISTORY

The 14-acre former Lake Shore, Inc. site was an abandoned foundry and machining and assembly facility dating back to the 1850s. The site is a short walk from the Lake Superior shoreline.

ENVIRONMENTAL ISSUES AND REMEDIATION

Soil was contaminated after more than 100 years of industrial use and fill. The city of Marquette used a DEQ Site Reclamation Grant to investigate the site, determine the extent of contamination, and remove contaminated soil. The data collected was used for a Baseline Environmental Assessment that protected the new owner from liability for the soil contamination. Most of the old factory buildings were demolished.

REDEVELOPMENT

Superior Properties, LLC transformed the vacant, blighted industrial property into a \$45 million multi-unit residential development. Some old factory buildings were left in place for commercial and retail development and a bed & breakfast. The development is adjacent to a lakefront park, pedestrian trail, and other public amenities. It is within walking distance of downtown, the Third Street Village restaurants and shops, and Northern Michigan University.

FUNDING AND INCENTIVES

- \$455,055 DEQ Site Reclamation Grant
- \$319,391 of new local and state taxes generated by the development paid for other environmental cleanup
- \$1,110,003 of new local and state taxes generated by the project was earmarked for other brownfield projects by the City of Marquette Brownfield Redevelopment Authority
- Planned Unit Development allowed flexible zoning to accommodate the project

OUTCOMES

- State Equalized Value increased from \$325,000 in 1998 to \$6,625,700 in 2017
- \$45,000,000 estimated private investment
- 138,000 cubic yards of contaminated soil removed from the site
- 8,302 cubic yards of solid waste removed from the site

ADDITIONAL INFORMATION

- [Myefski Architects Project Profile](#)
- [Continued development at Lakeshore Park Place](#)
- [City of Marquette PUD Plan](#)