

DRAFT

Environmental Assessment

For

Master Campus Expansion Project

Mount Desert Island Hospital

HRSA-09-244

CDS Grant# CE1HS54201 - 229490

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Health Resources and Services Administration (HRSA)

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Environmental Assessment Master Campus Expansion Project, Mount Desert Island Hospital HRSA-09-244, CDS Grant# CE1HS54201 – 229490

1. INTRODUCTION

1.1 Background and Overview

Mount Desert Island Hospital (MDIH), located in Bar Harbor, Maine, is the only healthcare system on Mount Desert Island. As a critical access hospital, it plays a vital role in addressing the medical needs of rural and underserved communities that extend across Mount Desert Island, four outer islands, Hancock County and the Downeast District of Maine, which extends eastward into Washington County. MDIH's campus is located in the heart of Bar Harbor, a gateway community to Acadia National Park. This popular tourist destination logs nearly 4,000,000 visits annually, which results in a 300% increase in demand for MDIH's Emergency Department during the summer and fall months.

Annually, the MDIH healthcare network delivers care to over 25,000 people, and logs more than 75,000 visits across all service areas. At its 25-bed hospital building, MDIH provides Surgical Services, ICU, Short-Term Rehab, Coronary Care, and a 24-hour Emergency Department. Regional police, fire departments, and EMTs rely on MDIH's 24-hour accessibility. With Downeast Maine's coastal geography and the potential for challenging weather conditions, MDIH is an essential partner in the district's trauma delivery system, often working closely with LifeFlight of Maine to aid in the timely transfer of critically ill and injured patients.

MDIH operates several centers of excellence, including Emergency Care, Medical Imaging, Medical Education, and a network of six Primary Care health centers in four area towns. Specialized services include Medical Imaging, Laboratory, Pharmacy, Oncology, Cardiopulmonary, Cardiac Rehab, OB/GYN, Urology, Orthopedics, Breast Health, Physical/Occupational Therapy, and Clinical Nutrition. The organization also includes renowned centers for Behavioral Health, Dentistry, and Women's Health. Providing this wide range of medical services close to home is vital for patients whose immediate surroundings are often isolated and remote, and for whom travel can be arduous, especially in winter.

To meet the demands of a growing and aging population, rising mental health needs, and outdated infrastructure, MDIH has proposed a Master Campus Expansion Project to renovate and expand its facilities within its existing 42,600 square-foot Bar Harbor campus. Upgrades will also address lessons learned during the COVID-19 pandemic, including the need for modernized care spaces with better airflow and layout for infection control.

Key Features:

- Emergency Department Expansion: Tripling its size to 10,524 square feet, with 16 care spaces, triage areas, behavioral health rooms, modern airflow systems, and a dedicated emergency entrance with a covered ambulance bay.
- Surgical Services and Sterile Supply Upgrades: Increase square footage to 9,340, featuring 9 prep/recovery bays, greatly increased patient privacy, and centralized storage solutions.
- New Main Entrances: A new main entrance facing Main Street to improve visibility, access, and
 patient flow, with centralized entry to key medical services like the Laboratory, Pharmacy, and Medical
 Imaging. A new emergency patient entrance facing Wayman Lane to streamline access and patient flow,
 and the addition of a new covered ambulance bay entrance.
- Commitment to Climate Resiliency and Sustainability: Addressing grading and flooding concerns of current facility and parking areas, prioritizing green building materials and energy efficient systems, and offsetting 85% of the Hospital's power through clean energy credits.
- **Infrastructure Upgrades**: Replacing aging mechanical, electrical, and plumbing systems with sustainable, efficient systems to meet current codes and support modern equipment and care standards.

The project is supported by a significant investment from the Health Resources and Services Administration (HRSA), which has awarded \$5 million through the Congressional Directed Spending Program. Other funding sources include philanthropic donations, board-designated funds, and bridge financing. SMRT Architects and Engineers and Landry/French Construction are leading the design and construction efforts. This transformative project will modernize facilities to increase access to equitable healthcare for generations to come.

1.2 Purpose and Need

MDIH's Emergency Department (ED) and Surgical Suites regularly operate above capacity and have not undergone a major renovation in more than 20 years. This project is designed to meet the urgent and immediate need to modernize critical facilities, increasing access to equitable healthcare for our service area and constructing climate-resilient infrastructure capable of withstanding severe weather events. This project will ensure that MDIH continues to meet the growing healthcare needs of Bar Harbor and surrounding areas, supporting its role as the sole healthcare provider on Mount Desert Island.

The ED is a critical safety net for the Island community and beyond, providing care 24 hours a day, 7 days a week, 365 days a year. Scaled for 4,000 to 5,000 visits per year, the ED commonly sees 2,000 to 3,000 above that, spiking during the tourist season from May through November.

During the global COVID-19 pandemic, certain deficiencies in MDIH's ED became evident: a lack of flexible space, no distinct hot and cold zones, the inability to deploy a negative-pressure space, and the lack of specialized rooms for patients experiencing mental health crises. The need for bifurcating respiratory illnesses from other emergency patients as well as surgical patients became a strong driver for this project. The renovated ED space will ensure air exchange, isolation, and safety for staff members and patients.

MDIH's Surgical Suite and Sterile Supply areas also require updating, and the equipment, space, and rooms need to be renovated to modern standards. The sterile core has insufficient space. Storage is decentralized and thus inefficient. This project is designed to optimize operations, traffic flow, and visibility within the Surgical Suite. It will improve patient privacy and comfort and will enable additional surgical procedures to be performed. The Sterile Supply will be upgraded to include modern sterilization equipment that will be more efficient and resilient.

The Master Campus Expansion Project is designed to accelerate MDIH's commitment to environmental sustainability and climate resiliency, striving for optimal carbon neutrality in buildings and practices, and respecting the natural surroundings of Mount Desert Island and the nearby Acadia National Park. The project will also advance equity for patients and families of all abilities, by significantly improving campus access and visibility with a new front entrance that directly faces Bar Harbor's Main Street. This realignment will improve

patient flow and centralize entry to medical suites and key services such as Laboratory, Pharmacy, and Medical Imaging.

The project will affect the areas within the Hospital's existing campus, including Wayman Lane, Main Street, and adjacent properties currently used for Hospital operations, see Appendix A. The area includes developed land with parking lots, small structures, and roadways.

MDIH is centrally located in Bar Harbor, ensuring accessibility for the population it serves. Maintaining this location is crucial to preserving its cultural and historical significance to the community. The proposed project aligns with the Hospital's mission to deliver high-quality, sustainable healthcare while addressing immediate operational and environmental challenges.

2. DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES

2.1 Proposed Action

Proposed Action: Master Campus Expansion

Renovations and new additions to MDIH within its existing 42,600 square foot campus are proposed to improve the Hospital's capacity and ability to serve its patients.

The project scope includes proposed building additions that will address patient, staff, and ambulance entry by providing a new main entry and face to the Hospital along Main Street, and new entrances for the Emergency Department and ambulances. The proposed site work will provide additional parking for patients and staff as well as green space. A new curb cut along Main Street is proposed to support the new Main Entrance addition on the West side of the Hospital. The new ambulance entrance will be relocated to the easterly façade of the existing building. The ambulance drive will remain from Wayman Lane and be restricted to ambulance and staff only. Ambulance access will slope down to basement level and require a retaining wall and new drainage structures.

Site work in this project includes removal of asphalt in the proposed building addition footprints, installation of proper temporary erosion controls, installation of permanent retaining walls and temporary soil stabilization features, demolition of small buildings and other structures within the project limits, and grading, paving and

striping of all parking lots and vehicle access points on the property. Access to the Hospital's main entrance and ambulance entrance shall be maintained throughout the project through coordination between the Hospital and contractor. All disturbed areas will be restored upon completion of the project.

A Stormwater Management Law / Maine Construction General Permit will be filed with the Maine Department of Environmental Protection due to greater than 1 acre of soil disturbance included with this project. The proposed work qualifies as Redevelopment under the Chapter 500 Stormwater Management Rules. This project also requires review and approval by the Town of Bar Harbor Design Review and Planning Boards.

Affected Environment	Potential Impacts	Mitigation Measures
Geology,	No impacts to geology or topography. There	Implement erosion control measures as
Topography, and	may be short term impacts to soils during	needed (e.g., silt fences, hay bales).
Soils	excavation and grading.	Stabilize exposed soils promptly.
Land Use and Zoning	There may be temporary land use changes due to construction activities.	Ensure alignment with Bar Harbor zoning and planning board approvals. Minimize temporary land use impacts.
Floodplain, Wetlands	No impact to floodplains or wetlands anticipated.	N/A
Traffic and Parking	Temporary increased construction vehicle traffic. Temporary loss of parking spaces during construction.	Schedule deliveries to avoid peak traffic times. Provide temporary parking solutions for staff and patients.
Public Health and Safety	Some hazardous materials (e.g., asbestos, lead) uncovered during materials survey. Some disruption to emergency services traffic flow expected during construction.	Conduct hazardous materials abatement as per regulations. Maintain clear access to emergency services throughout construction.
Air Quality	Dust and emissions from construction equipment.	Use dust suppression methods (e.g., water spray). Ensure construction equipment meets emissions standards.

Affected Environment	Potential Impacts	Mitigation Measures
Noise	Short term impacts to noise from construction activities may occur, affecting patients, staff, and nearby residents.	Limit construction to daytime hours. Use noise-reducing equipment and practices.
Utilities and Public Services	Potential for temporary increased demand on water, sewer, and electrical services during construction. Potential temporary disruptions to existing utilities during installation of new systems.	Coordinate with utility providers to minimize disruptions. Implement temporary backup systems as needed.
Water Resources and Quality	Potential for contamination of stormwater runoff during construction.	Regularly inspect and maintain stormwater management systems. File for required permits under Maine DEP Chapter 500 Stormwater Rules.
Biological Resources	No impacts to biological resources (e.g. threatened and endangered species) are anticipated. The proposed parcel has been occupied by MDIH since 1897.	Avoid unnecessary tree removal and preserve and add green spaces. Replant native vegetation post-construction.
Cultural, Historical, and Archaeological Resources	None anticipated.	Section 106 review was completed to ensure compliance with the National Historic Preservation Act (NHPA).
Socioeconomic Impacts	Temporary economic benefits from job creation during construction. Potential temporary impact to local businesses and residents due to increased traffic and noise.	Provide communication to the public about construction timelines and potential impacts. Ensure coordination with local businesses to minimize disruptions.

Affected Environment	Potential Impacts	Mitigation Measures
Environmental Justice	No disproportionate or adverse impact for underserved, minority or low-income populations anticipated.	Maintain continuity of healthcare services throughout construction. Prioritize access improvements for underserved and rural populations.

2.2 Alternatives Considered

Alternative 1: No-Action Alternative

Choosing not to proceed with the proposed renovations and additions would significantly impact the Hospital's ability to serve the community and address future healthcare needs. Limited accessibility, ambulance delays, congestion, and outdated facilities would reduce the Hospital's capacity to handle increasing demands, including modern healthcare complexities and critical behavioral health needs. Additionally, aging infrastructure could lead to environmental damage, fines, and rising maintenance costs. Without these upgrades, MDIH risks falling behind in its mission, straining its resources, and leaving the community vulnerable to longterm health and operational challenges.

Alternative 2: Construct a New Hospital

Building a new hospital on a different site was considered but dismissed due to significant environmental, financial, social, and operational challenges. Developing a new site would disturb natural habitats, require extensive stormwater management, and generate substantial greenhouse gas emissions. It would also incur significantly higher costs, including land acquisition, site preparation, and construction. A new location farther from Bar Harbor could reduce accessibility for patients and emergency services, while abandoning the current site would risk losing its historical and cultural significance. Renovating and expanding the existing facility is a more sustainable, cost-effective, and community-centered solution to meet growing healthcare needs.

3. AFFECTED ENVIRONMENTS AND POTENTIAL IMPACTS

3.1 Geology, Seismicity, and Soils

The proposed expansion project includes the completion of Phase 1 Environmental Site Assessment (ESA), geotechnical surveys, and hazardous material assessments to evaluate site conditions and ensure compliance with environmental and safety standards. See Appendices B, C, and D. Key findings include:

Geotechnical Surveys:

The geotechnical investigation for MDIH's expansion project at 10 Wayman Lane, Bar Harbor, Maine, was conducted by Summit Geoengineering Services. The site is classified as Seismic Design Category C with resistance to liquefaction.

- The site consists of stable soils suitable for the proposed construction activities, including building expansions and infrastructure upgrades.
- Minor grading and soil stabilization will be required in specific areas to ensure structural integrity and proper stormwater drainage.
- Retaining walls will be necessary for the new ambulance entrance and basement-level access, addressing slope and soil management.

Hazardous Material Assessments:

- Surveys identified the presence of some asbestos-containing materials (ACM), and lead sheathing in portions of the existing hospital structure, consistent with older construction standards.
 - Asbestos was found in pipe insulation, ceiling tiles, and adhesives.
 - No lead-based paint was identified on interior surfaces, but lead sheathing was noted in specific areas.
- All hazardous materials will be abated following state and federal regulations to ensure safe demolition and construction practices.

Potential Impacts to Soils:

Proposed Action: Master Campus Expansion Project

Construction activities may temporarily disturb soils, increasing the risk of erosion and sedimentation. Erosion control measures and soil stabilization techniques will mitigate these impacts. Proper abatement and removal of hazardous materials will prevent environmental contamination and ensure the safety of construction personnel and the public. By addressing these geotechnical and hazardous material considerations, the project will proceed safely and sustainably, meeting regulatory requirements and minimizing environmental impacts.

Alternative 1: No Action Alternative

Normal occurrences of soil erosion would be expected to occur if the site were not further developed.

Alternative 2: Construct a New Hospital

Constructing a new hospital on an undeveloped site would significantly impact local soils through extensive disturbance, erosion, compaction, and potential contamination. Large-scale excavation and grading would alter topography, while vegetation removal and impervious surfaces increase erosion and sedimentation risks. Construction activities could compact soils, reducing water infiltration and exacerbating runoff and flooding. Additionally, topsoil removal would degrade soil quality, and spills from construction operations pose contamination risks requiring remediation. These impacts highlight the environmental challenges of developing a new site.

3.2 Land Use and Zoning

MDIH is located in Bar Harbor, Maine, on a developed downtown site surrounded by residential, commercial, and public service properties. The campus includes healthcare facilities, parking lots, and support buildings, reflecting its role as a small-town healthcare hub. The site is zoned for institutional and healthcare use, aligning with Bar Harbor's zoning regulations and comprehensive plan.

The proposed expansion will comply with local zoning requirements, with necessary permits secured prior to construction. Temporary construction impacts, such as noise and traffic, will be mitigated through phased planning and coordination. The project will enhance the Hospital's functionality and accessibility, supporting sustainable land use while addressing the community's long-term healthcare needs.

Potential Impacts on Land Use

Proposed Action: Master Campus Expansion Project

Construction activities may temporarily affect adjacent properties, including increased traffic and noise. Mitigation measures, such as phased construction and contractor coordination, will minimize disruptions. The project will improve the Hospital's functionality and accessibility, aligning with the community's long-term goals for enhanced land use and development.

Alternative 1: No Action Alternative

No impact anticipated. The current site would remain unchanged, limiting the Hospital's ability to meet growing community healthcare needs. Existing land use would remain functional but outdated, with no improvements to accessibility or infrastructure.

Alternative 2: Construct a New Hospital

Developing a new site would significantly disrupt land use, requiring large-scale clearing and conversion of undeveloped land. This would impact natural habitats and surrounding areas while introducing new infrastructure demands.

3.3 Floodplain and Wetlands

The project site is not located within a FEMA – Special Flood Hazard Area (SFHA), as verified by the USGS Topographical Map and FEMA flood map in Appendix F. Per mapping, MDIH is located in an area of minimal flood hazard. This reduces the risk of flood-related issues during construction and operation of the expanded facilities.

Proper stormwater management measures will be implemented to handle increased surface runoff generated by the construction activities and expanded paved areas. The site is primarily urbanized and does not include any federally designated wetlands, confirmed by National Wetlands Inventory and USGS mapping data.

Proposed Action: Master Campus Expansion Project

No direct impacts to wetland ecosystems are anticipated from the project.

Alternative 1: No Action Alternative: No impact anticipated.

Alternative 2: Construct a New Hospital

Constructing a new hospital on an undeveloped site could disrupt floodplains and wetlands if they exist on or near the chosen location. Site clearing, grading, and construction could increase runoff, erosion, and sedimentation, potentially affecting nearby wetlands and water bodies.

3.4 Traffic and Parking

Traffic and Parking Impacts

Proposed Action: Master Campus Expansion Project

Temporary increases in traffic congestion and reduced parking availability are anticipated due to construction activities, but ambulance and emergency access will be maintained. Alternate parking areas and a detailed traffic management plan will minimize disruptions. Expanded hospital services will increase traffic and parking demand, especially during peak tourist seasons. The project will add parking spaces and redesign layouts to improve flow and efficiency. Traffic management plans, alternate parking solutions, and regular community communication will address construction impacts. Long-term improvements will enhance accessibility and support the Hospital's expanded capacity.

Alternative 1: No Action Alternative: No impact anticipated.

Alternative 2: Construct a New Hospital

Building a new hospital would significantly increase traffic and parking demands during construction, requiring extensive site preparation and temporary parking solutions. Long-term impacts include potential congestion and accessibility challenges depending on the new location, along with the need for additional infrastructure to support traffic flow and parking. This alternative option could pose greater disruption compared to renovation and expansion of the existing site.

3.5 Public Health and Safety

Identified Evaluation Areas

The Phase I ESA conducted for MDIH at 10 Wayman Lane, Bar Harbor, Maine recommended evaluation of several potential environmental impacts be addressed during the Master Campus Expansion Project:

Evaluation of Removed Underground Storage Tanks (USTs): Recommended Phase II ESA to evaluate potential soils risks from two USTs that were removed in 1991. Historic documentation of site assessments prior to removal were not available at time of survey. No soils risks from this historic removal have been identified in current soils and geotechnical assessments, see Appendix B. A Phase II ESA will be conducted to ensure compliance.

Petroleum Storage: Spill Prevention, Control, and Countermeasure (SPCC) Plan recommended, current hospital policies and Environmental Protection Plan (EPP) will be reviewed to ensure compliance.

Asbestos and Lead-Based Paint Surveys: Additional hazardous materials surveys are required prior to demolition of specific on-campus buildings (9 Hancock Street, 6 & 7 Stanwood Place, 8 Wayman Lane, 310 Main Street). Haley Ward, Inc. has been engaged to conduct these surveys, which will be completed and submitted prior to obtaining demolition permits.

In response to the Phase I ESA, completed on 1/16/25, MDIH will conduct a Phase II ESA. Recommendations/requirements from the Phase II ESA will be implemented to ensure compliance.

The Hospital is committed to ensuring all construction activities meet local, state, and federal regulations, safeguarding public health and maintaining environmental stewardship.

Hazardous Materials Assessment

A Hazardous Materials Assessment (HMA) was conducted across several areas of the hospital by Haley Ward, Inc. part of the renovation preparation. Additional surveys are planned for completion by Haley Ward prior to demolition of several aging standalone structures on the hospital campus. See Appendix C for HMA documents. The assessment included surveys for asbestos-containing materials (ACM) and lead-based paint.

Proposed Action: Master Campus Expansion Project

Some asbestos-containing materials (ACM) identified in pipe insulation, ceiling tiles, adhesives, and other areas, which will be abated per Maine DEP regulations by licensed contractors. Lead shielding in radiology rooms will be safely managed. During construction, dust and airborne particles will be contained, and worker/public safety protocols will be strictly enforced.

Renovations will modernize facilities with updated ventilation and infection control systems, aligning with safety and environmental standards, ensuring long-term public health benefits while minimizing short-term construction risks.

Alternative 1: No Action Alternative No impact.

Alternative 2: Construct a New Hospital No impact.

3.6 Air Quality

Potential Temporary Impacts During Construction

Proposed Action: Master Campus Expansion Project

Construction activities for the MDIH expansion project may temporarily impact air quality due to dust, emissions from machinery, and VOCs from construction materials. Mitigation measures, such as dust control, low-emission equipment, and air quality monitoring, will minimize these effects. Impacts will be localized and temporary, ensuring compliance with air quality standards. Post-construction, the upgraded facility will feature improved ventilation and climate control systems, enhancing long-term air quality.

Alternative 1: No Action Alternative No impact.

Alternative 2: Construct a New Hospital

Constructing a new hospital would also lead to temporary air quality impacts, including increased dust and particulate matter from land clearing and construction, emissions from machinery, and volatile organic

compounds (VOCs) from construction materials. These impacts would be localized but significant due to the scale of the project.

3.7 Noise

The Town of Bar Harbor's noise ordinance prohibits loud, unnecessary, or disruptive noises, particularly during quiet hours (9:00 p.m. to 7:00 a.m.). It restricts disturbances like loud music, excessive vehicle horns, shouting, animal noise, and unregulated construction or equipment. Construction during quiet hours requires a temporary permit. Town maintenance and safety activities are exempt.

Noise Impacts During Construction

Proposed Action: Master Campus Expansion Project

Construction activities associated with the MDIH expansion project will temporarily increase noise levels in the vicinity of the project site, no construction during quiet hours is planned and the project will comply with all local permitting and noise ordinances. Post-construction, modernized systems and improved infrastructure will minimize operational noise compared to existing conditions, creating a quieter environment for patients, staff, and the community. To minimize construction noise, activities will be restricted to daytime hours, and well-maintained equipment with noise-reducing features will be used.

Alternative 1: No Action Alternative

No changes to current noise levels, but outdated equipment and infrastructure may continue to generate unnecessary operational noise.

Alternative 2: Construct a New Hospital

Modern facilities would reduce operational noise compared to older systems; however, the new location may introduce noise impacts to previously unaffected areas, depending on the site's surroundings.

3.8 Utilities and Public Services

Utilities and Public Services Impacts

Proposed Action: Master Campus Expansion Project

Temporary increases in demand for water, sewer, and electricity during construction, but long-term upgrades will improve efficiency, reliability, and sustainability of utility services for the expanded hospital.

Alternative 1: No Action Alternative

No immediate impact on utilities, but aging infrastructure will continue to deteriorate, potentially leading to inefficiencies, increased maintenance costs, and service disruptions.

Alternative 2: Construct a New Hospital

Significant new infrastructure for water, sewer, and electrical services would be required, resulting in higher initial costs and temporary disruptions during construction. Long-term impacts depend on the location and capacity of existing utility systems.

3.9 Water Resources and Quality

Potential Stormwater Impacts

Proposed Action: Master Campus Expansion Project

Temporary impacts on stormwater systems during construction, managed through erosion controls and stormwater management plans. Long-term improvements will enhance water runoff handling and reduce environmental risks.

Alternative 1: No Action Alternative

No immediate impacts, but aging infrastructure may lead to inefficient stormwater management, increasing the risk of flooding or water quality degradation over time.

Alternative 2: Construct a New Hospital

Significant disruption to stormwater systems and potential impacts on nearby water bodies due to large-scale land clearing and increased impervious surfaces, requiring extensive mitigation efforts. Soil disturbance during

excavation, grading, and demolition may lead to increased sedimentation and runoff, potentially overloading existing stormwater systems.

Potential Impacts on Nearby Water Bodies

Proposed Action: Master Campus Expansion Project

There are no significant natural water bodies within the immediate project vicinity. However, temporary impacts on nearby water bodies may occur during construction due to increased sedimentation and runoff. These risks will be mitigated through erosion control measures, a comprehensive stormwater management plan, and timely stabilization of exposed soils. Post-construction, improved stormwater infrastructure will reduce long-term runoff risks, protecting water quality.

Alternative 1: No Action Alternative

No immediate impact on nearby water bodies as no construction or land disturbance will occur. However, aging stormwater infrastructure could lead to inefficient water management over time, potentially increasing sedimentation or pollution in downstream systems.

Alternative 2: Construct a New Hospital

Significant risks to nearby water bodies due to large-scale land clearing and increased impervious surfaces, leading to higher runoff and sedimentation. Without extensive mitigation, pollutants from construction and long-term site use could degrade water quality. Proper stormwater systems and erosion controls would be essential to minimize these impacts.

3.10 Biological Resources

The project site is located in a developed municipal area with minimal natural habitats for wildlife. No significant wildlife species or habitats, including endangered or threatened species, have been identified within the project area. Vegetation at the site is limited to ornamental landscaping, grassed areas, and scattered trees around the hospital campus. No native or sensitive vegetation communities are present within the project footprint.

Potential Impacts on Local Wildlife and Vegetation

Proposed Action: Master Campus Expansion Project

Minimal impacts on local wildlife and vegetation due to the project's location on a previously developed site. Disturbed landscaping will be restored with native or low-maintenance vegetation post-construction. Project plans include sustainable landscaping practices to enhance ecological function and provide aesthetic value.

Alternative 1: No Action Alternative

No impact on local wildlife or vegetation as no new construction or land disturbance will occur.

Alternative 2: Construct a New Hospital

Significant impacts on local wildlife and vegetation due to clearing of undeveloped land, habitat loss, and disruption of ecosystems. Extensive mitigation, such as habitat restoration, would be required.

3.11 Cultural, Historical, and Archaeological Resources

Compliance with Section 106 of the National Historic Preservation Act (NHPA)

The MDIH Master Campus Expansion Project is subject to Section 106 of the NHPA, requiring the assessment of potential impacts on historical properties and resources. A review of the site's cultural, historical, and archaeological significance was conducted to ensure compliance. Each of Maine's tribal entities were approached for comment on 12/10/24, and none offered any objections to the proposed action. MDIH requested NHPA Section 106 consultation and confirmation of "no effect" on cultural resources from the Maine State Historic Preservation Office (SHPO) on 1/15/25. The SHPO responded on 1/29/25, concurring that the project would have "no effect" on cultural resources. Copies of the SHPO correspondence are included in Appendix H.

Historical Properties

• Existing Structures: The MDIH campus is located within a developed urban area of Bar Harbor, Maine. While the Hospital itself is not currently listed on the National Register of Historic Places (NRHP), the surrounding area includes properties of potential historical significance.

- **Consultation with SHPO**: The State Historic Preservation Office (SHPO) was engaged to determine the presence of eligible historic resources within the project area. Findings indicate no adverse effects on listed or eligible properties.
- Visual Impacts: The redesign of MDIH's main entrance and expanded facilities aligns with the architectural character of the area and avoids visual disruption to any nearby historic sites.

Archaeological Resources

The project involves excavation for foundations, parking lots, and utility upgrades. No significant archaeological resources were identified during the Phase I ESA or site surveys. The project footprint is located in previously developed areas, minimizing the likelihood of encountering undisturbed archaeological materials.

Proposed Action: Master Campus Expansion Project

The MDIH proposed expansion project is in compliance with Section 106 of the NHPA. No significant adverse impacts on historical, cultural, or archaeological resources have been identified. Continued coordination with the SHPO will ensure the protection of any potential resources throughout the project lifecycle. This assessment confirms the project's alignment with federal preservation requirements.

Alternative 1: No Action Alternative No impact.

Alternative 2: Construct a New Hospital

Constructing a new hospital building on an undeveloped site may impact cultural or historical resources, depending on the location. Ground disturbance could potentially affect undiscovered archaeological resources or nearby historic properties. Compliance with Section 106 of the NHPA would require site surveys and consultation with the State Historic Preservation Office (SHPO) to identify and mitigate any impacts on cultural or historical significance. Proper planning and mitigation would be necessary to address potential effects.

4. ENVIRONMENTAL JUSTICE CONSIDERATIONS

The MDIH Campus Expansion Project is expected to positively impact underserved and minority communities by improving access to modernized healthcare facilities. No disproportionate or adverse environmental justice

impacts are anticipated. The project aligns with the Hospital's mission to provide equitable, compassionate care to all.

Potential Impacts on Underserved or Minority Communities

Proposed Action: Master Campus Expansion Project

Improves access to modernized healthcare facilities for all populations, including underserved communities, with no adverse impacts expected. Enhances equitable healthcare delivery.

Alternative 1: No Action Alternative

No changes to current conditions, leaving underserved communities without improved access to modern healthcare facilities and potentially widening healthcare disparities over time.

Alternative 2: Construct a New Hospital

Could improve healthcare access but may create temporary disruptions for underserved communities during construction. A new location might reduce accessibility depending on its proximity to current population centers.

5. PUBLIC INVOLVEMENT

The proposed action will be publicized during a thirty-day public comment period in a local newspaper and will be made available at local public libraries and on MDIH's website. If no substantive comments are received, the Draft EA will become final, and this initial Public Notice will also serve as the final Public Notice. Substantive comments will be addressed as appropriate in the final documents.

The proposed MDIH expansion and renovation project has received comprehensive public feedback through various forums, including Town of Bar Harbor design review, planning board, and town council meetings between 2021 and 2025. A public community forum was held on 12/5/24, at the Jesup Memorial Library. The Maine Department of Health and Human Services approved a Certificate of Need on 11/21/24. Maine's tribal entities and the Maine SHPO were consulted, with no objections raised.

Public comment on the MDIH expansion and renovation project has been largely favorable, with no significant objections raised. Stakeholders appreciate the project's attention to critically aging infrastructure, current challenges accessing vital emergency services, and the addition of green space. Stakeholders also appreciate the project's emphasis on sustainable, climate-resilient construction and practices. Discussions included questions about the construction timeline, project funding, and the fate of old buildings, all of which were addressed during the public forums and consultations.

The proposed action was initially publicized and brought to the Town of Bar Harbor for public comment on 12/8/21. Hospital leadership and SMRT Architects representatives subsequently brought the project to public design review, planning board, and council meetings on the following dates:

Design Review Board: 7/18/24; 1/9/2025

Planning Board: 6/13/24, 9/19/24, 1/16/24

Town Council Meetings 12/08/21, 11/19/24, 12/3/24, 12/17/24, 1/7/25

MDIH President/CEO held a public community forum on the project at the Jesup Memorial Library on 12/5/24.

The Maine Department of Health and Human Services granted MDIH a Certificate of Need (CON) on 11/21/24, authorizing the Hospital to proceed with its planned expansion and renovation project.

Each of Maine's tribal entities were approached for comment on 12/10/24, and none offered any objections to the proposed action.

Maine SHPO was consulted for Section 106 review and confirmation of "no effect" was provided on 1/29/25.

6. LIST OF PREPARERS

Jessica G. Johnson AIA, NCARB, LEED AP, Associate Principal / Senior Architect, SMRT John K. Cressey, PG, LG, President/Principal Geologist, Beacon Environmental Consultants, LLC

Oka Hutchins, Director of Advancement, MDIH

Nessa Reifsnyder, Grants Officer, MDIH

7. REFERENCES

EDR Database Search, completed December 30, 2024.

Surficial Geology of the Southwestern Portion of the Bar Harbor Quadrangle, Maine (Duane D. Braun, 2016). Bedrock Geology of the Southwestern Portion of the Bar Harbor Quadrangle, Maine (Duane D. Braun, 2019). Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map #23009C1014D, June 20, 2016.

Hancock County Registry of Deeds Online, files reviewed January 13, 2025.

US Fish and Wildlife Service Wetlands Mapper Online, files reviewed on January 4, 2025.

Maine Department of Environmental Protection, files reviewed on January 13, 2025.

Town of Bar Harbor Code Enforcement Department, files reviewed on December 27, 2024.

Town of Bar Harbor Assessing Department, files reviewed on December 27, 2024.

USGS 7.5-Minute Topographic Quadrangle Map for Bar Harbor, 2021.

8. APPENDICES

Appendix ACompleted Section 106 Compliance Review, Site Plan, Site Photos, Topo MapAppendix BGeotechnical Report, Soil Documentation Plan

Appendix C	Hazardous Materials Surveys
Appendix D	Phase 1 ESA
Appendix E	Town of Bar Harbor Noise Ordinance
Appendix F	FEMA Flood Map, National Wetlands Inventory, Topo Map
Appendix G	FONSI for Public Review & Comment