



**MARQUETTE GENERAL HOSPITAL MASTERPLAN**  
NORTHERN MICHIGAN UNIVERSITY FOUNDATION

14 FEB 2022



# AGENDA

- INTRODUCTIONS
- CITY OF MARQUETTE MASTER PLAN
- MARQUETTE GENERAL HOSPITAL SITE
- TRANSFORMATIONAL OPPORTINITIES
- TRASNFORMATIVE EXAMPLES
- QUESTIONS / NEXT STEPS

# City of Marquette **Community Master Plan**



***A Superior Vision for Marquette***

## CITY OF MARQUETTE MASTER PLAN

- A BALANCED APPROACH FOR DEVELOPMENT OF HOUSING WHILE PRESERVING NATURAL AND HISTORIC LANDMARKS
- ATTRACTIVE NEIGHBORHOODS
- A FLOURISHING NATURAL ENVIRONMENT AND THOSE WHO ENJOY IT
- HEALTHY BUSINESS CLIMATE
- VACATION AND HOSPITALITY DESTINATION



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MARQUETTE APPEARS TO BE ATTRACTING AND  
RETAINING YOUNG ADULTS, THOSE WHO [...]   
PROVIDE ENERGY AND CUTTING-EDGE  
TECHNICAL SKILLS TO THEIR LOCAL ECONOMY

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BOTH THE INCREASE IN YOUNG ADULTS AND SENIORS POINT TO THE IMPENDING NEED FOR MORE [...] MULTI-FAMILY HOUSING OPTIONS NEAR URBAN ACTIVITY CENTERS.



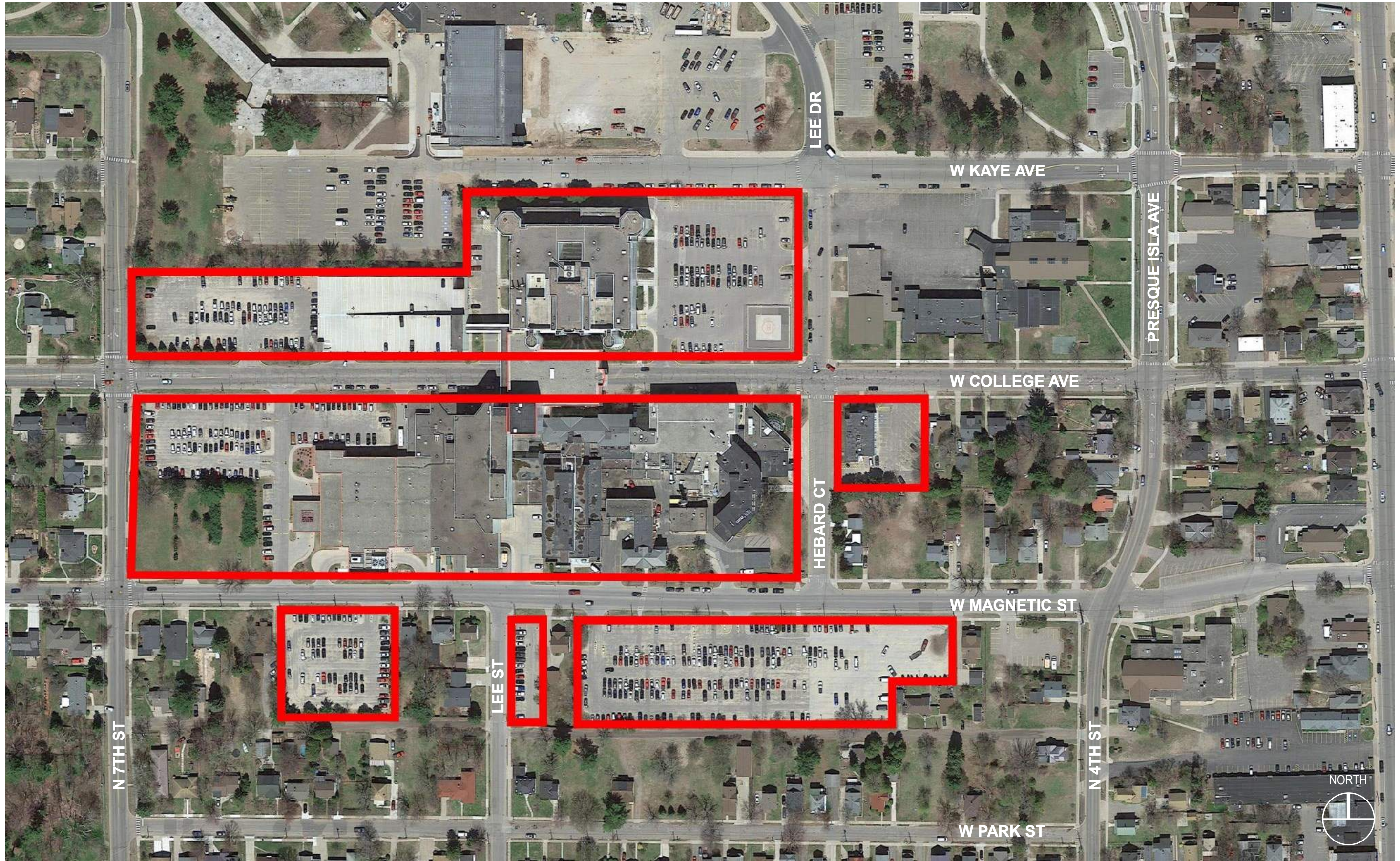
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[...] RETIRED PERSONS ARE SEEKING APARTMENTS AS THEIR PREFERRED CHOICE OF HOUSING. YOUNG ADULTS ALSO WANT FLEXIBLE HOUSING ARRANGEMENTS SUCH AS APARTMENTS AND TOWNHOUSES. MARQUETTE SHOULD PLAN FOR SERVICES THAT ACCOMMODATE THE NEEDS OF BOTH THE INCREASING SENIOR AND MILLENNIAL GENERATIONS [...]

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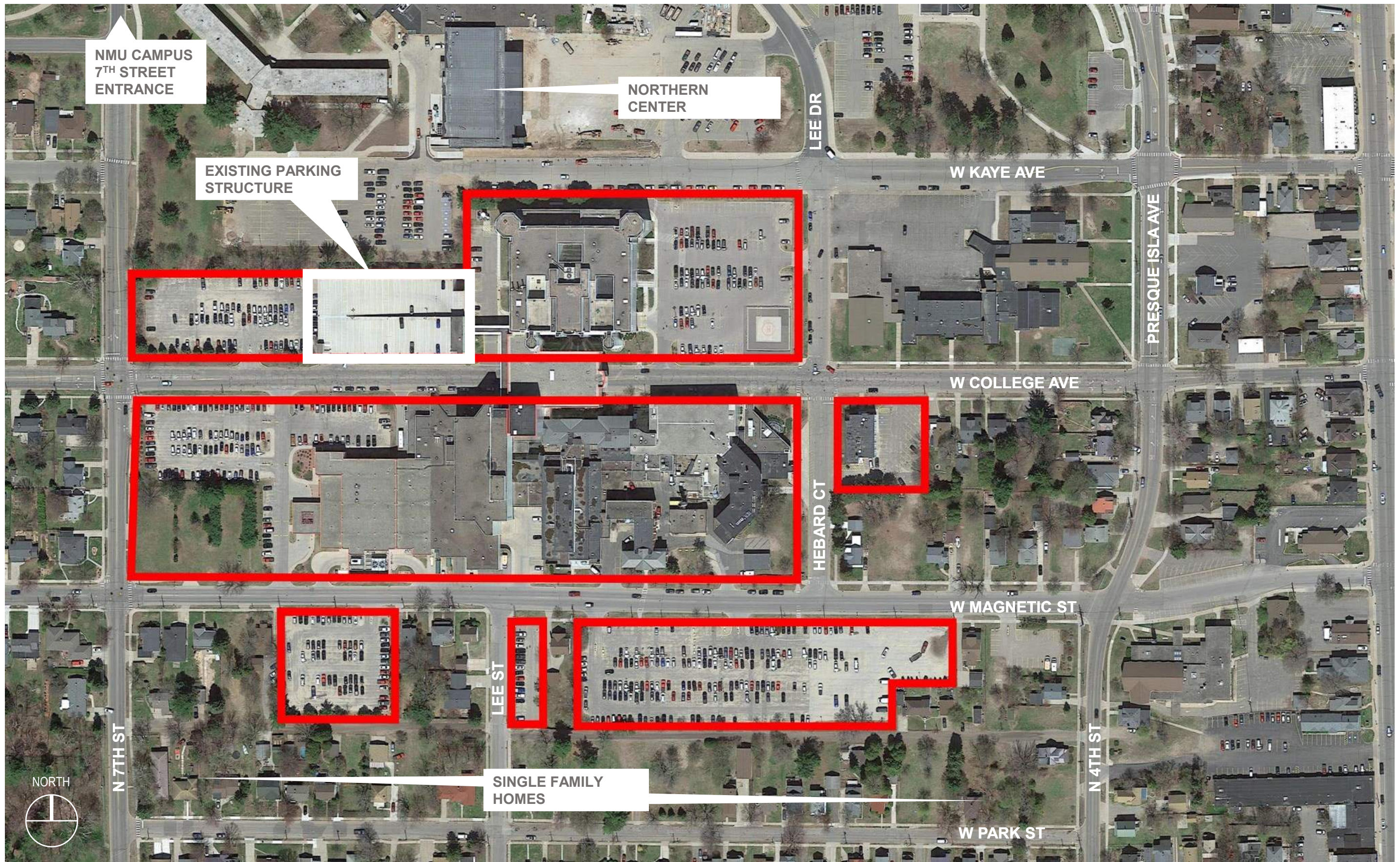


FORMER HOSPITAL SITE IN ITS GREATER CONTEXT



EXISTING SITE





EXISTING SITE



# TRANSFORMATIONAL OPPORTUNITIES



## TRANSFORMATIONAL OPPORTUNITIES

- **ENHANCE CONNECTIVITY BETWEEN NMU AND EXISTING RESIDENTIAL CONTEXT**
- **PRESERVATION AND REUSE OF THE EXISTING PARKING STRUCTURE FOR MORE PEDESTRIAN FRIENDLY ENVIRONMENT**
- **STRENGTHEN CONNECTIONS TO ADJACENT NEIGHBORHOODS, WALKING AND BIKE PATHS**



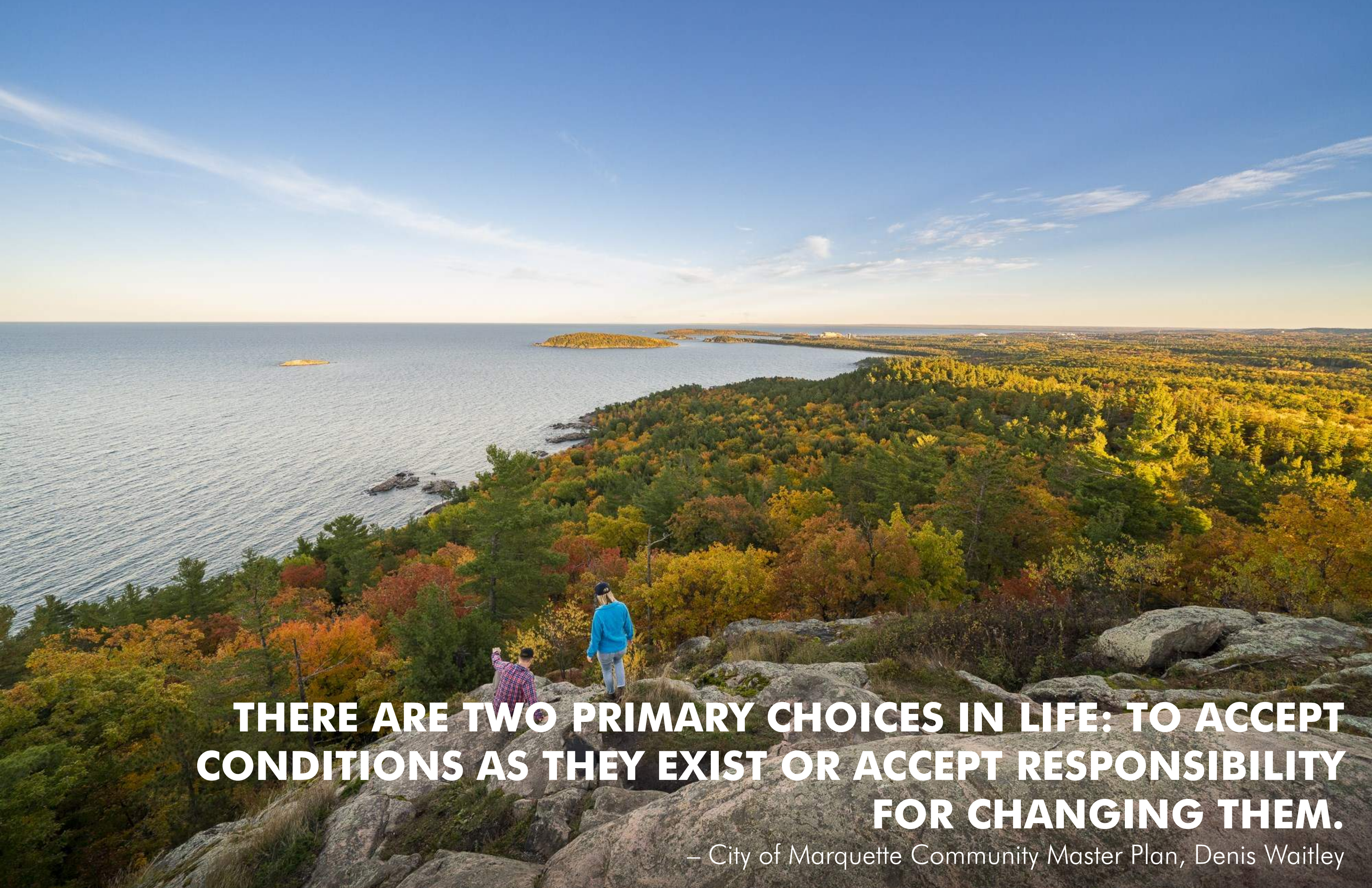
# TRANSFORMATIONAL OPPORTUNITIES

- **POLITE TRANSITIONS TO ADJACENT SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS**
- **PROVIDE GENEROUS PUBLIC OUTDOOR SPACES**



## TRANSFORMATIONAL OPPORTUNITIES

- **INTEGRATE VARIETY OF HOUSING OPPORTUNITIES FOR DIFFERENT DEMOGRAPHICS**
- **PROVIDE OPPORTUNITIES FOR MIXED USES**
- **POTENTIAL CULTURAL CENTER**



**THERE ARE TWO PRIMARY CHOICES IN LIFE: TO ACCEPT  
CONDITIONS AS THEY EXIST OR ACCEPT RESPONSIBILITY  
FOR CHANGING THEM.**

– City of Marquette Community Master Plan, Denis Waitley



EXISTING CONDITIONS: FORMER MARQUETTE GENERAL HOSPITAL STRUCTURES



EXISTING CONDITIONS: FORMER MARQUETTE GENERAL HOSPITAL STRUCTURES





# TRANSFORMATIVE EXAMPLES IN ADAPTIVE REUSE



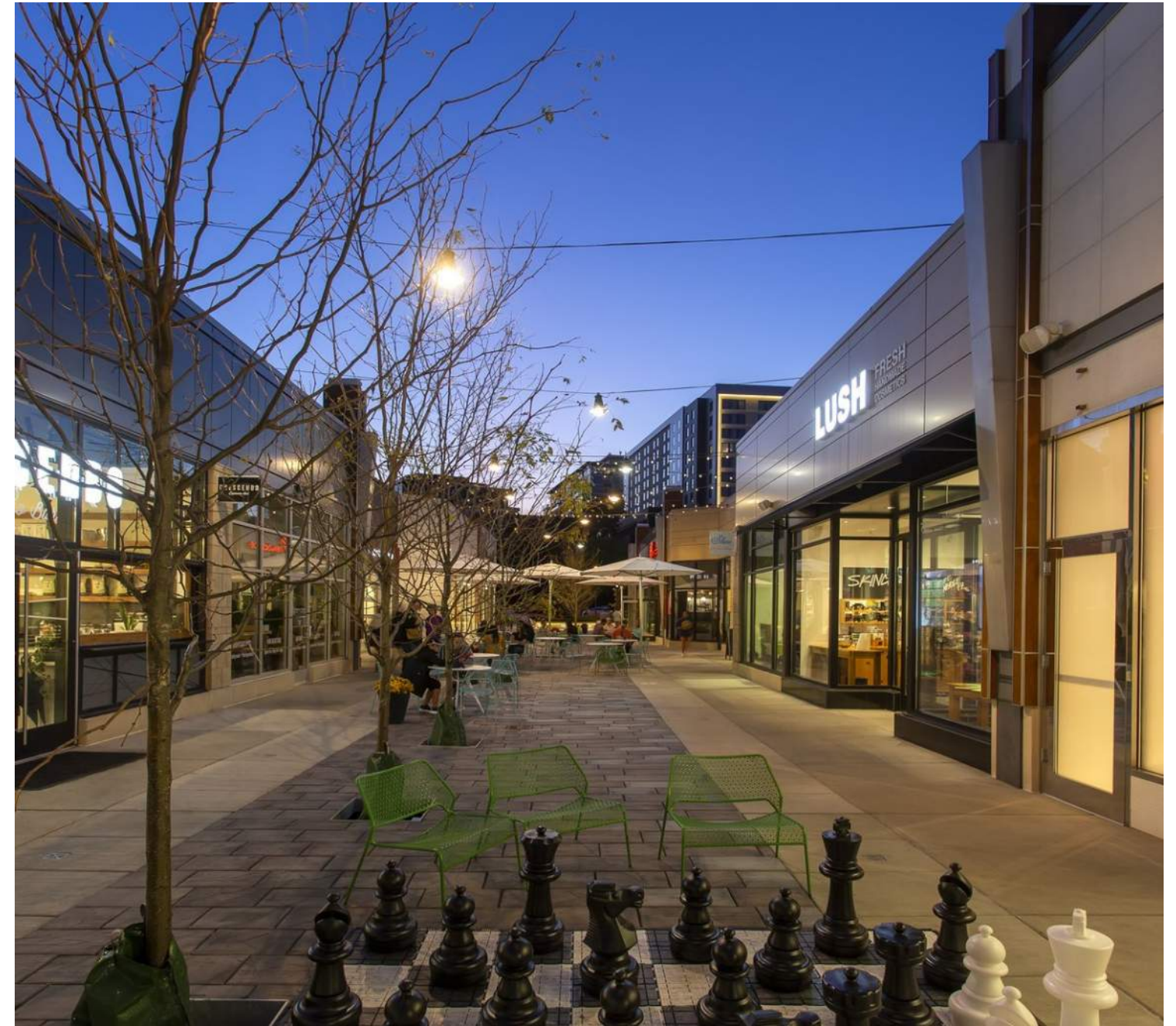
TRANSFORMATIVE EXAMPLE - PEDESTRIAN ACTIVATED PLAZA AT THE WAUSAU CENTER MALL



TRANSFORMATIVE EXAMPLE – WINTER NIGHT MARKET AT THE WAUSAU CENTER MALL



TRANSFORMATIVE EXAMPLE – GREENSPACE AND INDOOR/OUTDOOR COMMUNITY AMENITIES



TRANSFORMATIVE EXAMPLE - HILLDALE MALL REDEVELOPMENT - MADISON, WI



OPPORTUNITIES FOR NEW HOUSING AND GREEN SPACES



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FEBRUARY 14, 2022