

Environmental Review Responses (Appendix C-1)

1. **Alternatives:**

Several alternatives have been considered to address the project's goals. These alternatives include variations in the scope of repairs, materials, and construction methods. Additionally, alternatives such as phased rehabilitation or adaptive reuse were explored.

However, the chosen approach emphasizes minor repairs and preservative replacement, aligning with the historic preservation standards and ensuring the long-term viability of the historic resource. This ultimately strikes the best balance between meeting the project's needs and preserving the character-defining features of the historic site and broader Districts.

2. **Mitigation:**

The low scope and nature of the project ensure negligible adverse impacts and is intentionally designed to have minimal environmental impact. Thus, no specific mitigation measures are deemed necessary. The scope of work, focusing on minor repairs and rehabilitation, ensures that adverse effects on the historic resource and its surroundings will be negligible. The use of materials and construction methods consistent with the historic character of the site further contributes to the preservation of its integrity.

3. **EA or EIS Requirement:**

No. Based on both preliminary exempt findings under ARM, and after the Determination Resolution unified agreement after public hearing, an Environmental Assessment (EA) or Environmental Impact Statement (EIS) is not required. The project involves minor repairs and rehabilitation, meeting exemption criteria. Though the Environmental Review Checklist (Appendix C-2) was thoroughly reviewed and double-checked in this Determination process.

4. **Public Involvement:**

A public hearing meeting was scheduled, advertised, and took place at the Missoula Public Library Blackfoot Communications Conference Room on February 29, 2024, providing a platform to present the preliminary environmental review draft and project proposal.

More documentation of this public process (full meeting notes) is provided below.

5. **Person(s) Responsible for Preparing:**

Scott Mathson (Mathson Design, LLC CEO) is responsible for preparing the checklist and coordinating the environmental assessment process.

6. **Other Agencies:**

Consultations with Missoula's Downtown Business Improvement District were conducted during the application process. No other agency was contacted at this time, given the scope of project and clear determination as being exempted from MEPA review under ARM, per:

"Projects that involve only minor repairs or rehabilitation to an existing facility, including functional replacement of an existing facility or facility components;"

Environmental Review Public Hearing Notes

Date: February 29, 2024

Time: 4:00pm until 4:45pm

Location: Missoula Public Library, Blackfoot Communications Conf. Room 4th floor

Agenda:

1. Welcome and Introduction
2. Project Presentation
3. Public Comments
4. Environmental Review Draft
5. Q&A and Public Comments
6. Closing Remarks

Participants:

- Presenter, Applicant, and ECO:
 - Scott Mathson
- Attendees:
 - 1 public community member, Kevin

Summary:

1. Introduction:

- Scott Mathson welcomed attendee and introduced The Recording Center Rehabilitation Project.

2. Project Presentation:

- Scott presented project details, focusing on goals, historical significance, and rehabilitation plans.
- Scott presented the below portions of the [statutory criteria response documentation](#):
 - Purpose and Need section
 - Shovel Ready
 - Project Timeline
 - Historic Importance
- Scott presented the supplementary [The Recording Center \(TRC\) Non-exhaustive select works/credits - 1980s-2020s spreadsheet](#) to expand on history and heritage value

3. Public Comments:

- Kevin: 1) Our music community has taken a hit and there's not many local music resources for musicians anymore in Missoula, and such an historic one as The Recording Center at that.

2) Shared support of Scott's organization over others in proceeding with this project.

4. Environmental Review:

- Overview of the environmental review draft, emphasizing the exempt status under ARM.

- Scott Mathson showed MHPG's Env. Review process:

https://comdev.mt.gov/_shared/Historic-Preservation/docs/MHPG-Appendix-C_2024_Final.pdf

- Scott Mathson, ECO for The Recording Center Rehab Project, presented the Environmental Review Responses (Appendix C-1) and read the questions and responses out, one-by-one.

- Scott Mathson presented the Environmental Review Checklist (Appendix C-2), noting the responses and determinations made based on findings.

- Scott Mathson presented the rest of the preliminary Environmental Assessment findings and criteria for types of projects exempt from MEPA review under ARM; sharing

- "Projects that involve only minor repairs or rehabilitation to an existing facility, including functional replacement of an existing facility or facility components;"

5. Q&A and Public Comments:

- Participants were given the opportunity to ask any questions and provide more comments.

- Kevin: 1) Noted there's clearly an extremely low impact compared to most of the development that's going on in and around the rest of the city of Missoula. Both in terms of environment and community. He shared that there is no negative effect that he sees this project having on housing affordability or taxes, or physical conditions.

2) Shared that he sees no adverse effect on the visual quality of the environment either, noting that Scott might consider putting native plants or a small garden in the alley space on the eastern side to bring more greenery into this area of downtown Missoula after this rehabilitation project is completed.

6. Closing Remarks:

- Scott Mathson thanked attendee and then discussed the resolution Determination procedures next to confirm the exempt status based on all findings.

- The attendee agreed and signed the document.

- Scott Mathson reiterated his excitement for and dedication to this particular project.
