



BEBB OAK MEADOWS MIXED USE DEVELOPMENT

ENVIRONMENTAL IMPACT STATEMENT

The Project involves redevelopment of a site on which a building and associated parking were previously constructed. It will not impact land that has not already been disturbed. As described below, the Project's environmental impacts are expected to be minimal and readily mitigated.

Air Quality

During the construction period, temporary effects on ambient air quality adjacent to the construction site may occur. To minimize potential emissions, construction activities will be conducted in strict accordance with all regulatory requirements.

During occupancy, the Project is not expected to have significant impacts on air quality, either from the building itself or from associated vehicular traffic. Building emissions related to heating, cooling, and restaurant practices will be minimized through the specification of efficient HVAC equipment and compliance with industry standards and regulations.

Surface Water

There are no lakes, ponds, rivers, or wetlands located on the Project site. No wetland resource areas near the Project site will be affected by the Project.

Ground Water

Impacts to ground water are not anticipated during either construction or occupancy. The site grading is designed to meet the existing topography to the maximum extent. There are no public water supply wells on or in the vicinity of the Project site. The Project will be served by the municipal water supply and does not involve construction of either a potable or an irrigation on-site water supply well.

Storm Water Runoff

The project is designed to not alter the existing drainage patterns. The improvements will be serviced by a new subsurface drainage collection system as shown on the drawings.

Flooding

Flooding impacts are not anticipated. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (City of Rochester Hills Firm Panel Number 26125C0394F) indicates that the FEMA Flood Zone Designation for the site is Zone X, Area of Minimal Flooding. The Project will not affect flood storage, nor will it result in an increase in storm water runoff.

Erosion and Sedimentation

All proposed site improvements will be within the existing developed areas. Appropriate measures will be implemented to minimize Project-related erosion and sedimentation. There are no wetland resource areas on the Project site. To protect off-site areas, silt socks or silt fencing will be installed as required. The site will be stabilized as quickly as possible as construction proceeds. The construction means and methods will comply with all applicable erosion and sedimentation control requirements.

Radiological Emissions and Hazardous Materials

The Project is not anticipated to result in either on-site or off-site impacts related to radiation or hazardous materials. The Project is not expected to use hazardous material except in products ordinarily found in retail and residential spaces, such as cleaning supplies. Tenants will be expected to comply with applicable regulations regarding storage and handling of such materials.

Temperature and Wind Conditions

The Project is not expected to have a significantly adverse affect on temperature or wind conditions in the vicinity of the site. The building, while taller than the existing building, is sited such as not to cause significant wind impacts. The proposed on-site parking areas are designed with landscaping and trees to maximize tree canopy coverage for the paved surfaces.

Off-site Solar Access

The new building is positioned on the site such that the Project will not block solar access of off-site buildings.

Noise and Light Impacts

The Project site is located on Rochester Road, and noise impacts from Project construction are expected to be minimal. Increased sound levels, however, are an inherent consequence of construction activities and every reasonable effort will be made to minimize the noise impact of construction. Project lighting has been designed and outdoor lighting fixtures specified to avoid off-site lighting impacts. A photometric plan is included with the site plan.

Systems Capacity

Water supply and wastewater conveyance and treatment systems are designed to have adequate capacity to service the Project, and designed to comply with the engineering standards of the City of Rochester Hills.

Wastewater Disposal

Wastewater generation is not estimated to have a detrimental impact on the existing sewer system.

Solid Waste Disposal

Solid waste generated at the Project site is anticipated to be typical of solid waste generated by residential/restaurant uses. A licensed solid waste hauler and recycling contractor will be retained for removal and appropriate disposal of solid waste.

Proposed Mitigation Measures

As described above, the Project's environmental impacts are not expected to be significant. Nevertheless, a mitigation program has been developed to ensure that the Project's potential impacts are minimized. The following is a list of proposed mitigation measures:

- Adherence to smart growth principles, including locating in a developed area, reusing a previously developed site, and directing development toward communities served by existing infrastructure.
- Construction of a continuous public sidewalk along the frontage of the site on Rochester Road and a pedestrian streetscape within the development for future connection to adjacent properties.
- Construction of a bicycle repair station and a pedestrian streetscape experience on Rochester Road. These efforts are to promote pedestrian activity on the Rochester Road Corridor. Design of these spaces will include participation of the Planning Commission and the Planning and Economic Development Department.
- Storm water management that includes Best Management Practices and complies with the engineering standards of the City of Rochester Hills.
- Implementation of construction practices to avoid or minimize potential environmental impacts.