Department of Planning and Economic Development
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 656-4660

Environmental Impact Statement (EIS)

Project Information

Name	Rochester Hills Research Park
Description of Proposed Project	Proposed light industrial research campus redevelopment of existing light industrial site and building.

Proposed Use(s)

Residential	Non-Residential	Mixed-Use
☐ Single Family Residential	■ Commercial/Office	☐ Describe uses:
☐ Multiple Family Residential	■ Industrial	
	☐ Institutional/Public/Quasi-Public	

Purpose. The purpose of the EIS is to:

A. Provide relevant information to the City Planning Commission and the City Council on the environmental impact of applications for rezoning, platting, site condominium, and site plan approval and other actions that will have a significant effect on the environment
B. Inject into the developer's planning process consideration of the characteristics of the land and the interests of the community at large, as well as the developer's own interests and those of potential customers
C. Facilitate participation of the citizenry in the review of community developments
D. Provide guidelines for standards as required by *Section 138-2.204* of the zoning ordinance

Content. The Environmental Analysis Report (Part I and II), the Impact Factors (Part III), and the Summary (Part IV), which together form the EIS, should meet all of the following requirements:

A. The EIS is intended to relate to the following:

1. Ecological effects, both positive and negative
2. Population results
3. How the project affects the residential, commercial, and industrial needs
4. Aesthetic and psychological considerations
5. Efforts made to prevent the loss of special features of natural, scenic or historic interest
6. Overall economic effect on the City
7. Compatibility with neighborhood, City and regional development, and the Master Land Use Plan

B. The EIS must reflect upon the short-term effect as well as the long-term effect upon the human environment:

1. All pertinent statements must reflect both effects
2. All pertinent statements must suggest an anticipated timetable of such effects

C. On developments of 5 acres or more, a topographic presentation indicating slopes 12% and more, depressions, major drainage patterns, wooded areas, flood plains, and wetlands is required

OFFICE USE ONLY

Date Filed	File #	Date Completed

Questions or Clarifications. Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.

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Guidelines

These guidelines are to be followed by developers desiring to gain approval of proposed plans. The guidelines provide for an in-depth analysis of the site in question considering the past, the present, the proposed plan, and the future expectations with respect to community environmental sanity. The analysis is intended to determine how the proposed plan will meet goals of the community as they are set out separately in the Master Land Use Plan.

The complexity of the EIS must clearly depend upon the scope of the project and the magnitude (in the opinion of the Planning Commission) of the potential impact. It is not the intention of the City to create an unduly burdensome or expensive requirement for the developer. In preparing the EIS in accordance with the outline below, judgment should be exercised to keep the form and extent of responses in proportion to the scope of the project. Each answer is to be as brief as practical.

Where questions or answers are not applicable, please state "Not Applicable". All other data is required, and where incomplete or in adequate data is provided based on the scope of the project and the opinion of the Planning Commission, the lack of such data shall be cause for tabling the application by a majority vote of the body present. The matter will be reopened upon submission of a written report on any questions not properly detailed.

Part 1. Analysis Report: Past and Present Status of the Land

A. What are the characteristics of the land, waters, plant & animal life present?

1. Comment on the suitability of the soils for the intended use

   In-depth geo-technical soil analysis has not been completed at the early stages of this project. Based on 2 existing buildings being located on this site, it is assumed that the site will continue to support the similar proposed uses.

2. Describe the vegetation giving specific locations of specimens of 6" diameter or greater, or areas of unusual interest on parcels of 5 acres or more

   Reference proposed tree removal + protection plan and schedule.

3. Describe the ground water supply & proposed use

   Project proposes to use public utilities and maintain the existing state of the groundwater.

4. Give the location & extent of wetlands & floodplain

   Wetlands and flood plains do not exist on the site.

5. Identify watersheds & drainage patterns

   Reference grading and storm utility plans.

B. Is there any historical or cultural value to the land?

No.

C. Are there any man-made structures on the parcel(s)?

The site contains two existing industrial and support buildings along with associated surface parking.

D. Are there important scenic features? The site is bordered by the Clinton River Trail along its northwest property line.
E. What access to the property is available at this time? The site is currently accessed via a curb cut along Livernois Road and a gated entry / exit connected to Rochester Industrial Drive.
F. What utilities are available? Public water, sewer, and storm utilities are available on site as well as natural gas and electrical.

Part 2. The Plan

A. **Residential** *(Skip to B. below if residential uses are not proposed)*
1. Type(s) of unit(s) NA
2. Number of units by type NA
3. Marketing format, i.e., rental, sale or condominium NA
4. Projected price range NA
B. **Non-Residential/Mixed-Use** *(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)*
1. Anticipated number of employees Proposed buildings are not currently leased, so exact figures are not available. Number of anticipated employees is expected to be commensurate w/ similar industrial uses.
2. Hours of operation/number of shifts Proposed buildings are not currently leased, so exact figures are not available. Hours of operation and number of shifts is expected to be commensurate w/ similar industrial uses.
3. Operational schedule *(continuous, seasonal, seasonal peaks, etc.)* Proposed buildings are not currently leased, so exact information is not available. It is anticipated that proposed project will operate on a continuous schedule.
4. Description of outside operations or storage Outside operations and storage are not anticipated.

5.	Delineation of trade area
6.	Competing establishments within the trade area *(document sources)* Proposed buildings are not currently leased, so exact information is not available.
7.	Projected growth (physical expansion or change in employees) None anticipated.

Part 3. Impact Factors

A.	What are the natural & urban characteristics of the plan?	Project is designed as a pedestrian focused, walk-able suburban campus.
1.	Total number of acres of undisturbed land	0 acres
2.	Number of acres of wetland or water existing	NA
3.	Number of acres of water to be added	NA
4.	Number of acres of private open space	6.4 acres
5.	Number of acres of public open space	0 acres
6.	Extent of off-site drainage	Project is designed to manage stormwater detention on site per City ordinance requirements.
7.	List of any community facilities included in the plan	Proposed pedestrian connections to Clinton River Trail
8.	How will utilities be provided?	Public + Private utilities
B.	Current planning status Site Plan Approval	
C.	Projected timetable for the proposed project Project development is expected to be phased based upon leasing. Timetable will depend on leasing activity.	
D.	Describe or map the plan's special adaptation to the geography Plan is adapting to the unique topography of the existing parcel with a combination of strategies to handle retaining and storm water drainage.	
E.	Relation to surrounding development or areas	Project is bordered by Livernois to the east, developed land to the north and south, and the Clinton River Trail to the east.

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F. Does the project have a regional impact? Of what extent & nature?

The development will bring significant employment opportunities to the region.

G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact

The site is significant in size w/ great access from Livernois and Rochester Industrial Drive. This allows all staging to occur on site and construction traffic to utilize less busy routes during hours of elevated traffic.

H. List any possible pollutants

Available control measures will be put in place to eliminate / minimize the chance for any pollutants resulting from construction activities.

I. What adverse or beneficial changes must inevitable result from the proposed development?

1. Physical

a. Air quality

This is a previously developed site that is being re-developed to achieve higher density. The open areas are heavily landscaped with trees exceeding the replacement ratio that will mature and provide significant air quality benefits.

b. Water effects *(pollution, sedimentation, absorption, flow, flooding)*

Development is managing storm water on site and increasing overall density on an existing developed lot, minimizing demands on infrastructure and further development on un-disturbed land.

c. Wildlife habitat *(where applicable)*

There are no anticipated affects to wildlife as the site is currently a developed site.

d. Vegetative cover

Development is improving vegetative cover by replacing removed trees in excess of ordinance requirements and preserving vegetative cover on un-developed sites elsewhere in the City through increased density.

e. Night light

All exterior light fixtures are maintained at lowest safe light levels and fully shielded to minimize impacts of any light pollution.

2. Social

a. Visual

Proposed development is designed to be visually harmonious and provide a walk-able campus w/ views and access to nature through the Clinton River Trail.

b. Traffic *(type/amount of traffic generated by the project)*

See traffic impact study. Traffic impact is not expected to require any modifications to signaling or have negative affects to current traffic patterns.

c. Modes of transportation *(automotive, bicycle, pedestrian, public)*

Development is designed to promote and encourage bicycle, pedestrian, and public connection through interconnected pedestrian walkways while maintaining minimum requirements for automotive access.

d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities

Development will bring many employment opportunities in high-demand, well-paid positions to the region.

3. Economic

a. Influence on surrounding land values

Development is expected to increase surrounding property values.

b. Growth inducement potential

The development as proposed is designed to maximize the potential of the site and encourage growth in the area.

c. Off-site costs of public improvements

Development decreases the potential for off-site public infrastructure costs by increasing density utilizing existing infrastructure and reducing potential expansion into undeveloped sites.

d. Proposed tax revenues *(assessed valuation)*

NA

e. Availability or provisions for utilities

Utilities serving site are adequate for proposed development.

J. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses & intended future uses as shown on the Master Land Use Plan?

Proposed development is utilizing primarily existing curb cuts and infrastructure to the extent possible while developing connections in anticipation of future land use and master planning.

K. What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?

See landscape plan. Proposed vegetation and trees significantly exceed the required replacement vegetation that is being eliminated.

L. What beautification steps are built into the development?

Development is designed as a walk-able suburban campus with many site features to support and encourage pedestrian activity through site furnishings, landscaping, interconnectivity, and building design.

M. What alternative plans are offered?

NA

Part 4. The Summary

Based on the foregoing Analysis Report, state the net environmental impact on the City of Rochester Hills if the proposed plan is implemented. The summary is intended to briefly set forth a basis for the City of Rochester Hills Planning Commission and the City Council to determine the acceptability of proposed development.

It is suggested that the summary be brief and to the point. Make the comments relative to the initial impression and the lasting effect upon the entire community in relation to at least these points of concern:

1. Ecological effects
2. Residential, commercial or industrial needs
3. Treatment of special features of natural, scenic or historic interest
4. Economic effect
5. Compatibility with neighborhood, City and regional development, and the City's Master Land Use Plan

The proposed development for the Rochester Hills Research Park is designed to minimize effects to natural ecologies through re-development of previously developed parcels and reduce demands on infrastructure while creating economic opportunities and growth. The developments targeted R+D uses are in high demand in an increasingly technology focused economy. The development proposed to connect existing residential neighborhoods to the Clinton River Trail, capitalizing on its beauty and creating increased benefit to the community. Focusing development into increasing density on previously developed parcels minimizes demands to expand sprawling infrastructure and the high economic costs associated with its maintenance and social costs when it can't be maintained as needed. This proposed development latches on to concepts of pedestrian focused design and interconnectivity and fits perfectly into the future land use and master plan for the area.