



Department of Planning and Economic Development
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Environmental Impact Statement (EIS)

Project Information

Name EEI Global		
Description of Proposed Project Improve EEI Global's site, new buildings and addition to an existing building.		
Proposed Use(s)		
Residential <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Multiple Family Residential	Non-Residential <input checked="" type="checkbox"/> Commercial/Office <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Institutional/Public/Quasi-Public	Mixed-Use <input type="checkbox"/> Describe uses:

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



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 inadequate 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

Soils on site range from sandy loam to clay loam. An investigation for the sub-surface will confirm soils are suitable for development.

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

The vegetation on the site is a variety of evergreen and deciduous shrubs and trees that have been planted since the site was first developed. These plantings are located along the frontage of South Livernois Road and scattered throughout the interior of the site.

3. Describe the ground water supply & proposed use

Existing ground water on the site is located in the detention basin. The site will be regraded up to the latest stormwater standards that will direct the stormwater to the proper area for treatment and retention.

4. Give the location & extent of wetlands & floodplain

The survey does not show any existing wetlands and floodplains on the site.

5. Identify watersheds & drainage patterns

The site drains from the Southeast corner of the site towards the property line that abuts the Clinton River Trail. The site drains into the existing detention pond through surface drainage and the underground stormwater system.

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

There is not any known historical or cultural value of the land that is previous to its current development.

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

The site is currently a development office/industrial park for EEI Global.



D. Are there important scenic features? The site is located adjacent from the Clinton River Trail.
E. What access to the property is available at this time? The site is accessible at the Northeast part with a driveway that connects to South Livernois Road. There is also an access drive at Rochester Industrial Drive located at the Southwest corner of the site
F. What utilities are available? All utilities are currently available to the site to provide for the existing occupancy.

Part 2. The Plan

A. Residential <i>(Skip to B. below if residential uses are not proposed)</i>
1. Type(s) of unit(s)
2. Number of units by type
3. Marketing format, i.e., rental, sale or condominium
4. Projected price range
B. Non-Residential/Mixed-Use <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>
1. Anticipated number of employees To be determined.
2. Hours of operation/number of shifts Typical hours for an office and industrial
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Continuous
4. Description of outside operations or storage Outside storage will be provided on the site located on the West and South side of Building 1. Outside operations include a food truck area on the south side of Building 5. Walkways are provided throughout the entire site.



5. Delineation of trade area The delineation of the trade area is yet to be determined.
6. Competing establishments within the trade area (<i>document sources</i>) It is unknown what the competing establishments are at this time.
7. Projected growth (physical expansion or change in employees) The projected growth is not known at this point.

Part 3. Impact Factors

<p>A. What are the natural & urban characteristics of the plan? Developed Office Park</p> <p>1. Total number of acres of undisturbed land Site Area: 25.04 Acres Total area of disturbance: 100%</p> <p>2. Number of acres of wetland or water existing N/A</p> <p>3. Number of acres of water to be added To be Determined</p> <p>4. Number of acres of private open space 0 Acres</p> <p>5. Number of acres of public open space 0 Acres</p> <p>6. Extent of off-site drainage A portion of the site that doesn't drain into the detention basin drains into the ditch that abuts the Clinton River Trail.</p> <p>7. List of any community facilities included in the plan The site provides walkways to provide pedestrian access to the site from the Clinton River Trail. The site also includes public spaces such as the food truck parking area and various areas where sculptures will be displayed.</p> <p>8. How will utilities be provided? The sanitary and water will be provided through a main extension. Gas and electrical connections will reutilize the existing connections.</p>
<p>B. Current planning status The site has been submitted for Preliminary Review. it is to now be submitted for PUD Review.</p>
<p>C. Projected timetable for the proposed project To be Determined.</p>
<p>D. Describe or map the plan's special adaptation to the geography The proposed site in response to the existing geography can be shown on the preliminary grading plans that are provided.</p>
<p>E. Relation to surrounding development or areas The site is adjacent to neighboring office parks, the Rochester Hills Fire Department, The Clinton River Trail, and Residential located across South Livernois Road.</p>



F. Does the project have a regional impact? Of what extent & nature?	Yes, the impact is to improve the existing nature of the site for the current owners while making more room for potential tenants that are similar to the trades of the existing owners.
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact	Typical effects during construction to be anticipated. Work to be performed during working hours daily.
H. List any possible pollutants	No possible pollutants are known at this time.
I. What adverse or beneficial changes must inevitable result from the proposed development?	
1. Physical	
a. Air quality	Many new shade and ornamental trees to be planted.
b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>)	Stormwater system to be improved with treatment.
c. Wildlife habitat (<i>where applicable</i>)	n/a
d. Vegetative cover	Evasive and diseased trees to be removed
e. Night light	Photometric plan to be included and to be night sky friendly.
2. Social	
a. Visual	New site layout will improve the visuals of the site.
b. Traffic (<i>type/amount of traffic generated by the project</i>)	Traffic will be improved by providing an access drive from the north portion to the south portion of the site.
c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>)	Modes of transportation are improved as the site includes pedestrian access throughout the site from each building as well as access to the Clinton River Trail for any access via bicycles or walking.
d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities	The site is accessible though a connection to the Clinton River Trail.



3. Economic

a. Influence on surrounding land values

To increase as a result of the site improvements.

b. Growth inducement potential

High.

c. Off-site costs of public improvements

To be determined.

d. Proposed tax revenues (*assessed valuation*)

To be determined.

e. Availability or provisions for utilities

All of the utilities are available on site.

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?

No disruption has occurred.

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

The site has already been developed. The only vegetative cover that will be removed are various existing trees on the site as well as the vegetation at the existing detention pond. These will be replaced by improved landscaping and a resized detention pond.

L. What beautification steps are built into the development?

The site will include new planting materials as well as an improved site layout that provide a balanced mixture of paved surfaces, buildings, and landscaped areas.

M. What alternative plans are offered?

There are no alternatives offered at this time.



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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

See Cover Letter.