



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

Project Information

Name Rochester Hills Trio		
Description of Proposed Project Proposed mixed use project at the NE corner of Livernois and Auburn Rds.. 21,000 Sq. Ft. retail / office and 118,000 Sq. Ft. multifamily residential in (3) three buildings on 5.739 acres.		
Proposed Use(s)		
Residential <input type="checkbox"/> Single Family Residential <input checked="" type="checkbox"/> Multiple Family Residential	Non-Residential <input checked="" type="checkbox"/> Commercial/Office <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional/Public/Quasi-Public	Mixed-Use <input checked="" type="checkbox"/> Describe uses: Corner retail and office adjacent to multi-family apartments.

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. Slopes of 1-6% and are well drained. Sub-surface investigations 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

Aerial photos reveal that the property was agricultural as far back as 1940. Fields were abandoned around 1970 and the property was left to revert back to overgrown fields where evasive and scrub growth vegetation consisting of multiflora rose, box elder, ash, and tree of heaven, and other weed trees of no economic value have taken over the site. In the 1970's M-59 was constructed and split the original parcel diagonally. The remainder of the site was left vacant until multi-family development to the North.

3. Describe the ground water supply & proposed use

Ground water supply consists of a man made drain that has been eroded due to unregulated road runoff. Proper grading and storm water control will direct the runoff to the proper treatment and retention facilities.

4. Give the location & extent of wetlands & floodplain

One wetland area appears on site. It consists primarily of a mixture of emergent and scrub - scrub wetlands. Upland areas consist of mowed frontage adjacent to Auburn Rd.. Based on an on site evaluation and a report dated July 18, 2018, the wetlands are unregulated by the City and MDEQ due to the fact that they are less than two (2) acres in size, and are not located within 500' of a lake, river, or stream, and does not have direct surface water connection to a river, lake, or stream.

5. Identify watersheds & drainage patterns

Watershed of the site is within the Clinton River drainage district. Storm water detention and treatment will be designed to have minimal environmental impacts on the surrounding area. The area is not within a floodplain and has no frequency of flooding. The existing drainage pattern on site drains from West to East with a grade change of about 30' and flows naturally off site to the East.

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

Historical or cultural value of the land can be tied to the area itself and that it is directly adjacent to a major intersection within the city.

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

No man made structures exist on site except for a 24' wide road and access easement to the multi-family community to the North.



D. Are there important scenic features? No scenic features exist on site, however it is in close proximity to the worlds largest Beech Oak tree. Corner of property offers a slight view of it.
E. What access to the property is available at this time? Site is completely accessible, however it consists primarily of over grown field grass and brush.
F. What utilities are available? All utilities are available to the site either directly adjacent or across the street.

Part 2. The Plan

A. Residential (Skip to B. below if residential uses are not proposed)
1. Type(s) of unit(s) 1-2 bedroom units. Five to be designed as live - work units.
2. Number of units by type 1 bedroom - 46 units 2 bedroom - 78 units
3. Marketing format, i.e., rental, sale or condominium Rental
4. Projected price range +/- \$1.80 / Sq. Ft.
B. Non-Residential/Mixed-Use (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)
1. Anticipated number of employees 10-20
2. Hours of operation/number of shifts typical office / retail hours. 1-2 shifts.
3. Operational schedule (continuous, seasonal, seasonal peaks, etc.) Continuous
4. Description of outside operations or storage outside operations limited to outdoor dining / seating for retail / office patrons.



5. Delineation of trade area	Retail trade area limited to first floor of corner building. Office area is located directly above. There are also (5) five live / work units in the the multi-family buildings which can be classified under this category.
6. Competing establishments within the trade area (<i>document sources</i>)	unknown at this point.
7. Projected growth (physical expansion or change in employees)	unknown at this point

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	overgrown fields
1. Total number of acres of undisturbed land	Site Area: 5.739 Acres Total area of disturbance - 100%
2. Number of acres of wetland or water existing	+/- 23,000 Sq. Ft.
3. Number of acres of water to be added	0.56 acres of water to be added (decorative only)
4. Number of acres of private open space	0.75 acres - residential patio space
5. Number of acres of public open space	1.2 acres common landscape area
6. Extent of off-site drainage	Site drains to the East and exits to swale - lowland area adjacent to m-59 corridor.
7. List of any community facilities included in the plan	Community facilities on site can include several seating areas centered around public displays of art. Covered pavilions will also be included for the communities benefit.
8. How will utilities be provided?	underground
B. Current planning status	Preliminary and Final PUD submittal. Wetlands review also initiated, as well as Phase 1, Phase II environmental assessment, and Brownfield qualifications review.
C. Projected timetable for the proposed project	Construction to commence immediately after permit. Late 2019 start date.
D. Describe or map the plan's special adaptation to the geography	Buildings will step or have varying elevations to take advantage and control of the drop in slope.
E. Relation to surrounding development or areas	Adjacent to multi-family to the North, and commercial districts directly across the street.



F. Does the project have a regional impact? Of what extent & nature? Yes, We are providing a wide range of housing options and will attract residents from different areas.
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 preformed during working hours daily.
H. List any possible pollutants refer to environmental reports including re mediation procedures. Updated Phase 2 environmental study to be submitted when available.
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>) storm water treatment and control to be incorporated. 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 construction b. Traffic (<i>type/amount of traffic generated by the project</i>) Traffic consultant has been contracted and improvements such as by-pass lanes are included. Refer to reports as part of the PUD package. c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) Multi-modal transportation options will be available. Bike racks will be provided as well as new paths and sidewalks. Sidewalks currently at the corner will now link to the existing safety path on Livernois which currently terminates at the north property line and will extend to the eastern property line along Auburn. d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities residents and pedestrians have direct access to the site and its features.



3. Economic

a. Influence on surrounding land values

to increase as a result

b. Growth inducement potential

great

c. Off-site costs of public improvements

50k - 75k include acceleration and deceleration lanes, and passing lanes where

d. Proposed tax revenues (*assessed valuation*)

tbd

e. Availability or provisions for utilities

all

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?

Silt fencing, and no disruption anticipated.

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

extensive landscape plan included.

L. What beautification steps are built into the development?

new pant materials, pond, waterfall, seating areas, pavilion, art display nodes.

M. What alternative plans are offered?

none



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

From the inception of this project over 8 months ago, and beyond the point when the developer became aware of the issues of the Speedway parcel, we have always made the quality of the site itself a priority. We have engaged the most qualified consultants to study the soils, site, wetlands, traffic, and existing environmental issues with regards to the previously contaminated corner parcel. We have done our due diligence on how to properly remediate the site and set forth a high standard to follow as far as construction practices, site monitoring and testing, brownfield review, and many other factors.

The result of the proposed project will be affordable, high quality living to accommodate a wide range of economic backgrounds. Retail and Office spaces will also be available to serve the immediate public and those beyond.

The site currently is an overgrown agricultural field which has no natural special features. uncontrolled runoff has created a small unregulated wetland. Runoff will now be controlled and discharged per MDEQ standards.

The economic effect will be the provision for retail and office space and 124 high quality residential units.

The proposed project is also compatible with the surrounding neighborhood by the way that the adjacent property is zoned multi-family and will also benefit from the proposed project. We will be taking a vacant, unkept, overgrown, contaminated parcel and replacing it with a well designed and extensively landscaped project that will benefit the community at many levels. A focal point of the project will be the water feature which takes advantage of the existing topography. In addition, the buildings are designed in a way which seem to rise out of the natural grade.

Over 125 replacement trees will be planted as well as several hundred shrubs ornamentals, and perennials. Areas of display of local artistic pieces has been incorporated as well as benches, pavilions, pet waste stations, bike racks, site lighting, and the list goes on.

Finally, the proposed project is compatible with the City's Master Plan and we feel it will be a welcomed part of the community.