



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

Project Information

Name Redwood at Rochester Hills		
Description of Proposed Project Multi-Family residential development consisting of single-story attached apartments with water, sanitary, and storm sewer facilities.		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:
<input checked="" type="checkbox"/> Multiple Family Residential	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> 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.



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

Site consists of fine to medium sand and gravel. The sand is underlain by silty clay. The soils are suitable for this 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

Site contains large areas of mature trees that will be preserved as part of the development. Minimal tree removal is required.

3. Describe the ground water supply & proposed use

This site will be served by a proposed water main connecting to the existing public water main along Dequindre Road.

4. Give the location & extent of wetlands & floodplain

Regulated wetlands have been identified throughout the site. The 100-year floodplain does occupy a portion of the north-central part of the property, but it will not be impacted by this project.

5. Identify watersheds & drainage patterns

Site is located in the Clinton River watershed. Existing drainage patterns within the site will largely be maintained with a portion of the storm water runoff being directed to an existing ditch in Dequindre.

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

Site has historically been an apple orchard.

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

There is an existing barn, house, and shed on the property.



D. Are there important scenic features? Site contains steep slopes which will be preserved to the greatest extent possible.
E. What access to the property is available at this time? Frontage exists on both East Avon Road and Dequindre Road. The project includes proposed driveways on both East Avon and Dequindre Road.
F. What utilities are available? Public water and sanitary sewer are located along Dequindre Road.

Part 2. The Plan

A. Residential (Skip to B. below if residential uses are not proposed)
1. Type(s) of unit(s) Single-story attached units with attached two-car garages. Slab on grade buildings.
2. Number of units by type The development is proposed to be limited to a maximum of 121 units.
3. Marketing format, i.e., rental, sale or condominium Rental apartments.
4. Projected price range \$1,800 to \$2,200 per month
B. Non-Residential/Mixed-Use (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)
1. Anticipated number of employees n/a
2. Hours of operation/number of shifts n/a
3. Operational schedule (continuous, seasonal, seasonal peaks, etc.) n/a
4. Description of outside operations or storage n/a



5. Delineation of trade area n/a
6. Competing establishments within the trade area (<i>document sources</i>) n/a
7. Projected growth (physical expansion or change in employees) n/a

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? 1. Total number of acres of undisturbed land 9.30 2. Number of acres of wetland or water existing 3.87 3. Number of acres of water to be added 0.26 4. Number of acres of private open space 14.50 5. Number of acres of public open space n/a 6. Extent of off-site drainage A majority of the site will follow existing drainage patterns and drain into the regulated wetlands. 7. List of any community facilities included in the plan Development includes a dog park, covered mail kiosk, and sidewalks and walking paths throughout the development. 8. How will utilities be provided? Development will be served via public water and sanitary sewer facilities located in Dequindre.
B. Current planning status Project is currently under review for a Planned Unit Development (PUD).
C. Projected timetable for the proposed project Anticipated to begin construction in the spring of 2020.
D. Describe or map the plan's special adaptation to the geography The site has been developed to preserve and accentuate the steep slopes throughout the site.
E. Relation to surrounding development or areas This project is believed to serve as a good transition between the high density residential apartments northwest of the site and the single family to the southeast and east of the site.



F. Does the project have a regional impact? Of what extent & nature? The project will support the goals of the City's Master Plan and provide a source of affordable age-in-place housing.
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Development of the project will incorporate all appropriate soil erosion and sedimentation control requirements. No adverse impacts will be realized as part of the construction.
H. List any possible pollutants None
I. What adverse or beneficial changes must inevitable result from the proposed development? 1. Physical a. Air quality No impacts to air quality are anticipated to be realized as part of the development. b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) Storm water will be managed to address water quality requirements and to restrict flow to the pre-developed rate. Existing drainage patterns will be maintained such that the wetlands will be preserved. No negative impacts to water quality are anticipated to be realized as part of the development. c. Wildlife habitat (<i>where applicable</i>) The site was previously developed as an orchard. The project intends to preserve as much of the existing natural features and wildlife habitat as possible. It is not anticipated that wildlife habitat will be adversely affected. d. Vegetative cover While impervious areas will replace fallow crop areas, the project will include newly seeded areas and a variety of new trees and shrubs along the perimeter and within the site. It is anticipated that the proposed development will positively impact the vegetative cover of the property. e. Night light No impacts are anticipated. Lighting is limited to porch lights that are directed downwards. 2. Social a. Visual Architectural renderings have been included with the PUD submittal packet for the City's review. b. Traffic (<i>type/amount of traffic generated by the project</i>) Typical Redwood developments produce 0.35 trips per unit during AM peak hour, and 0.44 trips during PM peak hour which is rather small compared to other multi-family residential developments. A traffic study has been completed in coordination with the City and the County. c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) The proposed project accommodates and encourages both motorized and non-motorized transportation. A shared-use path is planned to be installed along Avon and Dequindre within the limits of the property as part of the project. The applicant has also committed \$100,000 to the City for public benefits which may be used to extend the shared-use path. d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities The site has been developed to afford residents the same access to amenities that are available to others.



3. Economic

a. Influence on surrounding land values

Surrounding land values are anticipated to increase as a result of the development.

b. Growth inducement potential

The proposed project supports the goals of the City's Master Plan by providing a source of affordable age-in-place housing.

c. Off-site costs of public improvements

The applicant has agreed to contribute \$100,000 towards public improvements. The applicant is directly responsible for costs to road improvements that are required to accommodate the proposed driveways.

d. Proposed tax revenues (*assessed valuation*)

TBD

e. Availability or provisions for utilities

This project will not adversely or beneficially impact utilities. Public utilities are available at the 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?

The project will not result in disruption to existing or intended future uses.

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

After final site grading is complete, landscaping including trees, shrubs, and seeded grass areas will replace any disturbed or removed vegetative cover. A proposed Landscape Plan has been included in the submittal for City review.

L. What beautification steps are built into the development?

The development has been designed to take advantage of steep slopes to provide unique views and perspectives throughout the development. A proposed Landscape Plan and Architectural Renderings have also been included to better describe the project's aesthetics.

M. What alternative plans are offered?

A drawing schematically representing an alternate development compliant with district regulations has been included with the plans submitted as part of the PUD application.



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

1. There are no adverse ecological effects associated with the proposed development.
2. The initial and lasting effect is that this project provides a unique product that is more attractive to an elder community, thus filling a residential need in the City of Rochester Hills.
3. The natural features of this site consist of the steep slopes, wetlands, and wooded areas. The steep slopes, wetlands, and a large majority of the wooded areas are going to be preserved to the greatest extent possible. Additionally, the existing natural features have been incorporated into the design and compliment the proposed development.
4. The economic effect of the proposed development is anticipated to be positive.
5. The proposed project supports the goals of the City's Master Plan by providing a source of affordable age-in-place housing. The project includes provisions that support City and regional development in the construction of the shared use path along the frontage of the property. This path will create a connectivity within this area that have a lasting impact.