



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

### Project Information

Name <b>Chief Financial Credit Union</b>		
Description of Proposed Project The proposed project will re-develop the former US Scuba facility into a new branch office for Chief Financial Credit Union. The project consists of a renovation to the existing building including a new drive thru. Re-building of parking and a new exit drive are also included.		
Proposed Use(s)		
<b>Residential</b>	<b>Non-Residential</b>	<b>Mixed-Use</b>
<input type="checkbox"/> Single Family Residential	<input checked="" type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:
<input 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

The property is fully developed. No adverse soils are anticipated.

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

No unique vegetation present. Landscape and trees are being addressed per City of Rochester.

3. Describe the ground water supply & proposed use

N/A

4. Give the location & extent of wetlands & floodplain

N/A

5. Identify watersheds & drainage patterns

Storm drainage and runoff to be Managed through the existing system. Directed to City of Rochester.

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

No.

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

Yes. Existing building to be renovated and repurposed.



D. Are there important scenic features? No.
E. What access to the property is available at this time? Drive access from Rochester Road.
F. What utilities are available? Electrical, natural gas and water service are currently available and in use.

## Part 2. The Plan

A. <b>Residential</b> (Skip to B. below if residential uses are not proposed)
1. Type(s) of unit(s) X
2. Number of units by type X
3. Marketing format, i.e., rental, sale or condominium X
4. Projected price range X
B. <b>Non-Residential/Mixed-Use</b> (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)
1. Anticipated number of employees 3 to 5 full time employees Monday through Saturday.
2. Hours of operation/number of shifts Typical banking / business hours between 8am - 6pm. 24 hour ATM use.
3. Operational schedule (continuous, seasonal, seasonal peaks, etc.) Continuous year round operations, except for typical banking holidays.
4. Description of outside operations or storage Parking is available for customers, as well as drive-through banking lanes.



5. Delineation of trade area Northern Oakland and Macomb counties
6. Competing establishments within the trade area ( <i>document sources</i> ) Several banks and credit unions are located within 1 mile.
7. Projected growth (physical expansion or change in employees) Possible addition of daily staff on site.

**Part 3. Impact Factors**

A. What are the natural & urban characteristics of the plan?  1. Total number of acres of undisturbed land      0 2. Number of acres of wetland or water existing    0 3. Number of acres of water to be added            0 4. Number of acres of private open space           0 5. Number of acres of public open space            0 6. Extent of off-site drainage <b>None</b> 7. List of any community facilities included in the plan <b>N/A</b> 8. How will utilities be provided? <b>Existing connections to be utilized</b>
B. Current planning status <b>Dual Jurisdiction issues. Scheduled for 2nd hearing in Rochester and 1st meeting of Rochester Hills PC.</b>
C. Projected timetable for the proposed project <b>January/February planning approvals anticipated. Permit process February, March April of 2021. Construction April 2021. Duration 10 months to a year.</b>
D. Describe or map the plan's special adaptation to the geography <b>Existing developed property. No special adaptations.</b>
E. Relation to surrounding development or areas <b>CFCU Headquarters located next door at 200 Diversion St.</b>



<p>F. Does the project have a regional impact? Of what extent &amp; nature?</p> <p>No, This is a local branch banking function. The Credit Union has other regional branches available.</p>
<p>G. Describe anticipated adverse effects during construction &amp; what measures will be taken to minimize the impact</p> <p>No adverse impacts anticipated. Normal soil erosion control measure and traffic control measures will be implemented however.</p>
<p>H. List any possible pollutants</p> <p>No unusual pollutants anticipated. Typical heating and cooling equipment will be employed as in the past along with normal sewer and water uses. General business uses only planned.</p>
<p>I. What adverse or beneficial changes must inevitable result from the proposed development?</p> <p>1. Physical</p> <p>a. Air quality</p> <p>Maintain existing use , however updating all equipment to newer more efficient types. No adverse impact anticipated, possible improvement due to improved equipment.</p> <p>b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>)</p> <p>Surface and storm water will be managed through the current system. No additional impact anticipated.</p> <p>c. Wildlife habitat (<i>where applicable</i>)</p> <p>no affect</p> <p>d. Vegetative cover</p> <p>Minimal changes to impervious surfaces proposed, and new landscaping per city ordinance will result in little or no impact to vegetative cover.</p> <p>e. Night light</p> <p>Parking lot and exterior building lighting to comply with city ordinance. Replacement of existing parking lot lighting should improve night sky light conditions from current lighting</p> <p>2. Social</p> <p>a. Visual</p> <p>The current building is well know to the community so maintaining it while updating the condition of the exterior and parking area will have a positive impact on the social and visual character for the community.</p> <p>b. Traffic (<i>type/amount of traffic generated by the project</i>)</p> <p>Minimal difference if any from the previous retail location. Current branch office traffic is already present at the adjacent 200 Diversion location so this will simply be re-directed to the new branch location and exit at the same drive on the north end back onto Diversion.</p> <p>c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>)</p> <p>Pedestrian access across and to this property will be improved with additional sidewalks to provide a community benefit.</p> <p>d. Accessibility of residents to recreation, schools, libraries, shopping, employment &amp; health facilities</p> <p>Non-residential, however providing additional sidewalks and stair will provide safer access to the downtown Rocheseter ammenties noted.</p>



3. Economic

a. Influence on surrounding land values

The property is currently abandoned and re-development will serve to enhance and adjacent property values.

b. Growth inducement potential

None

c. Off-site costs of public improvements

New sidewalk and public stair are being provided by the owner for public use, pending MDOT approval. no other public improvements are required or anticipated.

d. Proposed tax revenues (*assessed valuation*)

No change per Assessor

e. Availability or provisions for utilities

Utilities are currently serving the property and will be maintained to it.

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 use matches the current Master Land Use Plan.

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

New landscaping provided to comply with city ordinance. This includes additional parking lot screening vegetation, ground plantings and trees at the building. All disturbed lawn areas will be replaced and improved.

L. What beautification steps are built into the development?

New landscaping, re-placement of deteriorating parking areas, exterior building re-vitalization.

M. What alternative plans are offered?

None at this time.



## 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 re-vitalization of the former US Scuba facility into a new branch office for Chief Financial Credit Union will enhance a former well loved building at the border of Rochester Hills and Rochester. The re-development will bring this location back to the regular use of the community at large, as it had been for decades before. We are excited to see this become the recognizable beacon literally at the intersection of these two communities.

1. The ecological effects are minimal. As a currently developed site the ecological effects may actually be improved by upgrading systems that are currently in disrepair.
2. The commercial needs come from a ever increasing population that needs local banking alternatives. This local institution has its headquarters adjacent to the site and anticipated additional members from the increasing population.
3. As mentioned this is a well know and unique building in the community. The Credit Union is anxious to maintain the heritage of the site and is in the process of re-purposing the original US Scuba sign for us internally to the building as a reference to the buildings past.
4. Returning this building and its site back to an active participant in the local economy will serve to increase the economic value of the property and the local economy in general.
5. The plan is for general business use which matches the City's master planning and the current neighborhood that the building resides in. This is not a regional project but one that will have primarily local impact.