



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

## Environmental Impact Statement (EIS)

### Project Information

Name <b>Rochester University - Athletic Field Improvements</b>		
Description of Proposed Project <b>Construction of new multi-purpose athletic fields with synthetic turf, as well as buildings/amenities for athletes and spectators.</b>		
Proposed Use(s)		
<b>Residential</b>	<b>Non-Residential</b>	<b>Mixed-Use</b>
<input type="checkbox"/> Single Family Residential	<input type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:
<input type="checkbox"/> Multiple Family Residential	<input type="checkbox"/> Industrial	
	<input checked="" 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

Soils are considered suitable for proposed project.

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

Existing grass baseball field and adjacent lawn areas, some trees to be replaced.

3. Describe the ground water supply & proposed use

No proposed use for ground water supply.

4. Give the location & extent of wetlands & floodplain

Wetlands delineated and outside project limits. Floodplain not in vicinity.

5. Identify watersheds & drainage patterns

Part of the Clinton River watershed. Refer to topographic survey.

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

Yes, but not involved with proposed project.

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

Yes.



D. Are there important scenic features? Yes
E. What access to the property is available at this time? Site accessible from Avon Road.
F. What utilities are available? Water, sanitary, storm, electric, etc.

## Part 2. The Plan

A. <b>Residential</b> <i>(Skip to B. below if residential uses are not proposed)</i>
1. Type(s) of unit(s) Not applicable
2. Number of units by type Not applicable
3. Marketing format, i.e., rental, sale or condominium Not applicable
4. Projected price range Not applicable
B. <b>Non-Residential/Mixed-Use</b> <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>
1. Anticipated number of employees Not applicable
2. Hours of operation/number of shifts Not applicable
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Not applicable
4. Description of outside operations or storage Not applicable



5. Delineation of trade area	Not applicable
6. Competing establishments within the trade area ( <i>document sources</i> )	Not applicable
7. Projected growth (physical expansion or change in employees)	Not applicable

**Part 3. Impact Factors**

A. What are the natural & urban characteristics of the plan?	Athletic fields and supporting buildings are designed to fit into existing site topography.
1. Total number of acres of undisturbed land	69.13 ac
2. Number of acres of wetland or water existing	0.72 ac wetlands, 4.62 ac water
3. Number of acres of water to be added	Zero acres of water will be added
4. Number of acres of private open space	Not applicable
5. Number of acres of public open space	Not applicable
6. Extent of off-site drainage	Not applicable
7. List of any community facilities included in the plan	Playing fields may be made available on a lease/rental basis for community use.
8. How will utilities be provided?	Connections to existing services
B. Current planning status	Design phase. Current Construction Document deadline is October 1.
C. Projected timetable for the proposed project	Proposed start of construction is April of 2023 with likely completion in Fall of 2023.
D. Describe or map the plan's special adaptation to the geography	Retaining walls are needed to build a flat area in the side of a hill.
E. Relation to surrounding development or areas	Athletic facility for student and community use.



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

**Yes. The facility will be capable to host games and tournaments for the University and other leagues.**

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

**Soil erosion mitigation measures will be necessary to prevent soil from migrating into adjacent areas.**

H. List any possible pollutants

**Soil erosion.**

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

1. Physical
  - a. Air quality

**No difference in air quality from the proposed development.**

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

**Storm water run-off to be managed according to Rochester Hills requirements.**

- c. Wildlife habitat (*where applicable*)

**Wildlife habitat will be unaffected by project.**

- d. Vegetative cover

**Maintained lawn.**

- e. Night light

**Pedestrian walkway lighting.**

2. Social

- a. Visual

**Aesthetically pleasing**

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

**Some additional traffic may occur during events.**

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

**Automotive, bicycle, pedestrian, public, accessible, etc.**

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

**Accessible routes are proposed to be provided.**



3. Economic

a. Influence on surrounding land values

**Positive influence on surrounding land values.**

b. Growth inducement potential

**not applicable**

c. Off-site costs of public improvements

**not applicable**

d. Proposed tax revenues (*assessed valuation*)

**not applicable**

e. Availability or provisions for utilities

**not applicable**

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?

**Since project is retaining existing athletic field use of the site area, no change to existing or intended future use is anticipated.**

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

**The area surrounding the new development will be fully restored with a new vegetative cover.**

L. What beautification steps are built into the development?

**The new development will be aesthetically pleasing and will be consistent with the architectural standards of the rest of the campus.**

M. What alternative plans are offered?

**Larger projects have been researched and designed, but have been found to be impractical. Currently proposed project is the minimum needed for collegiate baseball, softball, soccer, and lacrosse.**



## 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 athletic field improvements will enhance the Rochester University campus and provide a positive impact to the surrounding community.

The project is designed in such a way as to minimize any ecological effects. The net effect of the synthetic turf fields should be similar to the existing natural turf areas.

The project places no additional burden on any residential, commercial or industrial needs of the community.

The completion of the project will provide an overall enhancement of the existing athletic field areas.

We do not anticipate any economic effect as a result of these improvements.

The project is designed in such a way as to enhance the Rochester University campus and provide a positive impact to the City and region.