

ENVIRONMENTAL IMPACT STATEMENT



THE

GODDARD SCHOOL

FOR EARLY CHILDHOOD DEVELOPMENT

Part of Section 35
Rochester Hills, Michigan
OCTOBER 29, 2015

Prepared by:

Apex Engineering Group, Inc.
2959 Rambling Way
Bloomfield Hills, Michigan 48302
(586) 876-3947

RECEIVED

OCT 30 2015

PLANNING DEPT.

Table of Contents

Part I: Analysis Report..... Page 3

Part II: The Plan – Non-Residential/Mixed
Use.....Page 5

Part III: Impact Factors.....Page 7

Part IV: The Summary.....Page 14

Part I Analysis Report

PAST AND PRESENT STATUS OF LAND

A. *What are the characteristics of the land, waters, plant and animal life present?*

1. Location:

The property is located in the North half of Section 35, City of Rochester Hills and contains approximately 0.95 acres. The parcel is situated on the South side of Auburn Road, between Rochester and John R Roads at the SE corner of the Auburn Road and Graham Road intersection.

2. Current Use:

The land is currently zoned B-2, General Business with a Flex Business Overlay (FB-2) district that will be implemented to allow the proposed use of a school/daycare use.

3. Characteristics of the Land:

The property is irregular in shape with approximately two hundred and six (206) feet of access frontage along Graham Road and 200.52 feet of frontage along Auburn Road. The elevation is highest along the SE corner of the site with sloping topography towards the West. There is approximately five (5) feet of elevation change across the parcel. There are numerous trees on the site and an existing vacant residence, garage and a shed.

4. Soils:

The onsite soil classification is Aquents, 41B. It consists of an upper layer of topsoil with an underlying stratum of sandy and loamy and is undulating and can contain fill material. A seasonal high water table is usually found within this soil classification. This information was obtained from the Soil Survey of Oakland County as published by the United States Department of Agriculture, Soil Conservation Service. Soil borings are scheduled and the geotechnical report will be forwarded upon completion.

5. Ground Water:

Shallow seasonal ground water is generally associated with the above soil classification. Public water main is available for this development.

6. Watershed and Drainage:

The site watershed drains from the East to the West. The proposed storm water run off will be directed into an underground detention basin in the parking lot. The on-site storm water will be collected by a storm water conveyance system and routed to the detention basin and connect to an existing storm sewer in Graham Road right-of-way. Pursuant to the City requirements, the same amount

of storm water drainage will leave the site as it was in pre-development conditions. The ultimate outlet will be to the Gibson Drain to the West of Graham Road.

7. Flood Plains and Wetlands:

There is not any 100-year flood plain on this site. City and State regulated wetlands also do exist on the site.

8. Vegetation:

The majority of the site is grass with a number of trees. The perimeter is brushy. The trees on-site have been tagged and identified and shown on the Existing Tree Plan.

9. Wildlife:

A wildlife survey indicates signs of (or likelihood of) rabbits, raccoons, skunks, snakes, field mice and a variety of birds such as robins, grackles, jays and sparrows. Basically, wildlife associated with a typical suburban area.

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

The parcel is not listed by Parcel Identification Number to be in any Historic District.

C. *Are there any manmade structures on the parcel?*

There are three (3) existing structures on site, an existing residence and detached garage and a utility company maintenance shed.

D. *Are there important scenic features?*

There are not any significant scenic features associated with the site.

E. *What access to the property is available at this time?*

Access is available along the right of way frontage of Graham Road. There is not any access allowed to Auburn Road by the Michigan Department of Transportation.

F. *What utilities are available?*

Detroit Edison (electric), telephone and internet services, Consumers Energy (natural gas), and cable and satellite television are available. Public sanitary sewer and water main are available to the West of the parcel. The proposed utilities are to connect to the existing sanitary lead and existing water main if approved by the Department of Public Services.

Part II – The Plan

1. *Anticipated number of employees?*

22 Employees (including owner):

1. Onsite-owner
2. Director
3. Assistant-Director (as needed)
4. Teachers and Assistants (19) (as needed)

2. Hours of operation/number of shifts.

- The school based on current demands will be open from 7AM to 6PM. The closing time will be no later than 6PM.
- The employees come in staggered shifts starting at 7AM. At this current time we are planning to hire all teachers as full-time employees. As show in the chart below - each teacher leaves 9 Hrs after they start with a one-hour lunch break.

Arrive:										
7:00AM	3 T									
7:15AM		1 T								
7:30AM			4 T							
7:45AM				1 T						
8:00AM					2 T					
8:15AM						1 T				
8:30AM							2 T			
8:45AM								1 T		
9:00AM									4 T	
							19 Teachers			Arriving
Leave:										
4:00PM	3 T									
4:15PM		1 T								
4:30PM			4 T							
4:45PM				1T						
5:00PM					2 T					
5:15PM						1T				
5:30PM							2 T			
5:45PM								1 T		
6:00PM									4 T	
							19 Teachers Leaving			

3. *Operational schedule (continuous, seasonal peaks, etc.)*

The proposed facility shall operate on a year round basis.

4. *Description of outside operations or storage.*

The outside operations shall consist of two outdoor play areas in designated areas on the East side of the site. The play areas are separated by age groups, toddlers and pre-school ages.

5. *Delineation of trade area.*

The trade area is a 2.6 mile radius of the site.

6. *Competing establishments within the trade area (document sources).*

A competitive analysis conducted by Goddard Systems International (GSI) on 1/28/15 found that within a 3 mile radius there are 2 main direct competitors:

1. Kindercare:

226 Meadowfield Drive
Rochester Hills, MI 48307

2. Rainbow Child:

5940 John R Road
Troy, MI 48085

7. *Projected growth (physical expansion or change in employees).*

It is anticipated that it will take approximately two - three years to meet the projected enrollment.

Part III -Impact Factors

A. *What are the natural and urban characteristics of the plan?*

1. *Total number of acres of undisturbed land:* Negligible.
2. *Number of acres of wetlands or water existing:* Zero.
3. *Number of acres of water to be added:* Zero. An underground detention basin is proposed with a water surface to be determined based on the existing water table
4. *Number of acres of private open space:* Zero.
5. *Number of acres of public open space:* An outdoor amenity area with a bench has been provided at the NW corner of the site as part of the project.
6. *Extent of off-site drainage:* Additional run-off will be directed into a storm water collection system and subsequently stored in an underground detention basin. The site plan will be designed so that the natural drainage will be changed as little as possible. However, some grade changes are inevitable. Any increase of run-off will be detained by the detention basin. The rate of run-off will remain the same, although the duration of the absorption will be increased to lessen the impact.
7. *List any community facilities included in the plan:* An existing pathway exists along Auburn Road and a five (5) feet wide non-vehicular walkway exists along both sides of Graham Road. Private connections to both the walkway and pathway are proposed for the development.
8. *How will utilities be provided?* All utilities that will service the development will be brought to the site at the developer's expense under supervision of the City of Rochester Hills and Oakland County inspectors. The site plan as submitted is designed with public water mains and sanitary sewers.

B. *What is the current planning status?*

The property is currently zoned B-2, General Business. The comments obtained from several meetings with the Planning staff as well as the comments obtained as part of the preliminary concept plan review from the City have been incorporated into the Site Plan. If the site plan is approved, the land development process will proceed. Following Site Plan approval, engineering plans will be submitted to the appropriate agencies for review.

C. *Projected timetable for the proposed project?*

The construction of the project is projected to commence immediately following engineering approval. The total utility installation and building construction will most likely be on the order of six (6) to eight (8) months.

D. *Describe or map the plan's special adaptation to the geography.*

The site is relatively flat. There is about five feet of elevation difference across the site. The highest point is at the SE corner of the site and drains to the West.

E. *Relation to surrounding development or areas.*

The project sits amongst a typical suburban setting of single-family residential along the Auburn Road corridor. A connection to Rochester Road, a major North-South travel corridor is located approximately three quarters (3/4) of a mile to the West. A connection to M-59, a major regional East-West travel corridor is located approximately a half (1/2) mile to the South along Rochester Road.

F. *Has the project regional impact? Of what extent and nature?*

Regional impact is not anticipated, however, prospective students will most likely be from the greater Rochester Hills area.

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

The main adverse effects expected during construction are in the areas of soil erosion and sedimentation control and typical noise and dust associated with the construction trades. In order to keep these effects to a minimum, a soil erosion and sedimentation control plan will be implemented as a part of the engineering plans. The site will be monitored and all rules and regulations will be followed in accordance with the law. The minor disruptions of traffic flow on Graham Road will be kept to a minimum as construction begins, as well as any utility connections that are required for the extension of and connection to public services.

H. *List any possible pollutants.*

No known pollutants exist on site. No unusual pollutants are expected from this specific development, barring any unexpected or unavoidable accidents (e.g. sewer or gas line break, fire, or natural disaster).

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

1. Physical:

- a. Air Quality: This development should have little effect on air quality because electricity or gas will be used for heating. There will be little pollutant discharge into the air. The small amount of vehicular traffic generated from this project will also have little effect on the quality of the

air, especially with the increase of pollution control devices on newer vehicles.

b. Water Effects:

i. *Sanitary Sewerage:*

A sanitary sewer lead will be installed with this project to make a connection to the existing public sanitary sewer located on the Westerly side of the subject property.

ii. *Storm Water:*

The only influence on water quality will be the result of increased storm water drainage from the impervious areas created as a result of the proposed building rooftop, walkways and parking lot. However, a majority of the storm water will be directed to and detained by an underground detention basin, thus reducing any effects of flooding and increasing the ability to recharge the aquifer. The silt and sedimentation will be controlled by the implementation of sedimentation control devices and soil erosion measures as part of the design of the detention/sedimentation basin feature of the storm water conveyance system.

c. Wildlife Habitat:

A large number of the interior deciduous trees are anticipated to be removed from the site as part of the underground utility installation and construction of the proposed Goddard School and associated parking lot. Every effort to preserve a number of the perimeter trees will be made. The birds, squirrels and raccoons may be displaced to neighboring, offsite parcels. However, as part of the development process, new trees and landscaping will be planted and the displaced creatures may return in time.

d. Vegetation Cover:

The site is not regulated by the Tree Preservation Ordinance but every attempt will be made to preserve as many trees as possible. Refer to the Tree Plan and Landscaping Plans. All of the disturbed areas will be sodded or planted with ground cover in conjunction with typical daycare/preschool landscaping.

e. Noise:

All noise associated with the subdivision will be normal sounds typical of any single-family residential subdivision. The only adverse noise may result during the construction phase of the project.

f. Night Light:

It is not anticipated that there will be much night-light associated with this development. Timers can be utilized to ensure that lights will not be on all night. There are four (4) pole mounted light fixtures, exterior egress door lighting and the lighting for the monument sign proposed for the site. These nighttime lights will be for security purposes and should not pose any additional adverse effects when compared to the adjacent uses. Headlights from vehicles may sweep across neighboring parcels, which will be reduced or eliminated by the design of the fence placement and landscaping.

2. Social:

a. Visual:

The proposed two (2) story building will be visible from the Auburn Road and Graham Road right-of-ways. The site increases in elevation from the North to the South. However, only two (2) existing residences directly abut the project.

b. Traffic:

The development of an existing residential use to a proposed business use site will generally increase the vehicular traffic in the area. The proposed use will have an anticipated 400 trips per day based on the number of students, the number of employees and the square footage of the building. The Goddard School will have an anticipated ~ 300 trips for the school (one for drop off and one for pick up, and some parent tours one or two a day) for each enrolled student, and approximately ~ 100 trips for the employees including lunch and errands that are made. The existing level of service along the Auburn Road right of way will accommodate the increase in the generated number of trips from the proposed development. Auburn Road is a three (3) lane road with East and West bound lanes and a center left turn lane at the intersection with Graham Road. Access to the site is from Graham Road which is a typical local residential road. The intersection with Auburn Road has two (2) egress lanes and one (1) ingress lane.

c. Modes of Transportation:

An existing pathway across the parcel along the Auburn Road frontage already exists as part of the development. Existing walkways exist along both sides of Graham Road. At least one connection to the walkway and pathway are proposed as part of this development.

d. Accessibility of Tenants to:

1. Recreation:

The future students and employees of this development will be provided with many recreational activities in the greater Rochester Hills area. The site is connected by both walkways and pathways along the Auburn Road corridor and the existing adjacent subdivision to the South.

2. Schools, Libraries:

There are two (2) schools located within a mile of this project. A public library is located in downtown Rochester, approximately one (1) mile away.

3. Shopping:

Not applicable

4. Employment:

Approximately twenty (20) new full-time jobs will be available as part of the project.

5. Health Facilities:

The health needs for the future students and employees can be accommodated by the numerous private medical practices and clinics in the greater Rochester Hills Area. The project is located within four (4) miles of Crittenton Hospital and within six (6) miles of Troy Beaumont Hospital. Lifetime Fitness is located two (2) miles North of the site along Rochester Road.

3. Economic:

a. Influence on Surrounding Land Values.

This portion of the City has already been substantially developed. There is a residential project under construction on the North side of Auburn Road to the West of this proposed project. This development should not devalue any land in the area; it should protect land values and data reveals that new construction actually increases the existing value when comparable real estate sales are analyzed. It is anticipated that the future students of the school will be from the surrounding area.

b. Growth Inducement Potential.

The few vacant parcels in this area will ultimately be developed, as recent activity demonstrates.

c. Offsite Costs of Public Improvements.

There will be costs for the offsite utility services to be brought to the site at the developer's expense. The specifics of the utility construction are to be determined during the engineering phase of the project. The developer shall connect to the water main in the Graham Road right of way. A sanitary sewer system shall also be provided on-site and will connect to the existing public sewer located on the Westerly side of the subject parcel.

d. Proposed Tax Revenues.

The yearly tax revenue will be dependent upon the assessed value. If the future valuation (SEV) is equal to \$600,000 then the proposed tax revenues would be approximately \$23,249/Year, based on a 2014 Milleage rate of 38.7491 for this site.

e. Availability of Utilities.

Gas, electric, cable and satellite television, telephone and internet services are available for connection to serve this development. Public water and sanitary sewer are available to service this proposed development at the present time.

J. *Additional Factors.*

1. *In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Plan?*

The proposed Goddard School development will not disrupt any existing uses or intended future uses. A two (2) story, 10,880 s.f. building will be constructed on the parcel, meeting a demand for this type of business in the area. The subject parcel is adjacent to R-4, one-family residential zoning to the South and abutting B-2 parcel to the East.

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

A Landscaping Plan is proposed as part of this development. An attempt to save perimeter trees will be made and those areas will be left as natural as feasible. Comprehensive landscaping will be planted as part of this development. Also, any disturbed areas will be sodded or seeded and the required erosion control measures will be installed and checked systematically throughout construction process.

3. *What beautification steps are built into the development?*

The development will be constructed by quality contractors. The architectural style of the proposed building will be unique to this use and will be compatible with the surrounding area and will also be aesthetically pleasing. The grounds will be professionally landscaped to ensure quality. The development has to be appealing so that the parents of future students will find a warm and comforting place to bring their children to spend many hours away from home.

4. *What alternate plans are offered?*

The size, configuration and existing easement location on the parcel places severe design limitations on this site. This area of the City is single-family residential in nature and is Master Planned for single-family residential. The developers have attempted to acquire property to the East of the subject parcel. Several layouts have been presented to City Planning staff for evaluation. The developer has worked with the City and the adjacent property owner for a number of months to ensure all parties are aware of the proposed development. Additional consultants have been retained to evaluate the concerns raised during the development process. Documentation and expert testimony shall be provided to address those questions and concerns if needed.

Part IV The Summary

With any new development project, the initial shock of Earth moving and underground utility construction will disturb the immediate area. However, all required environmental protection methods will be in place to lessen the initial impact (i.e. soil erosion/sedimentation control and noise control). The school will primarily meet the needs of the residents that live in nearby communities; however it should also economically strengthen businesses in the surrounding area by providing the employees a safe place for their get childcare and a preschool education. The City of Rochester Hills is a very desirable location in which to live and work, and the need for this proposed service business is in relatively in high demand.

The number of trees and landscaping on site shall be increased, providing additional screening and beautification of the project. The proposed project fills a void for this type of a desirable business within the City. Additional jobs will be created as part of this development. The proposed use generates more revenue when compared to residential uses. Single-family residential development is the predominate zoning adjacent to the site.

As proposed, the Flex Business Overlay offers the City and the Developer to collaborate on the design of the proposed project to ensure that the intentions of the city are met while allowing the unique design flexibility of the subject parcel to be implemented. The proposed buildings have been landscaped to provide a greater privacy than if developed with a standard business zoning classification.

A new subdivision is located to the West on the North side of Auburn Road. An existing subdivision, Country Club Estates is located directly South of the proposed development. The location of this project in relation to a high volume roadway system is ideal. Access to M-59 is obtained to the South, and the site is positioned between two (2) major North-South corridors, I-75 and M-53. Rochester Road, a major North/South corridor in the area is located within a mile from the site and provides an alternate route to gain access to M-59 and I-75. This existing parcel of record is irregular in shape. Alternative plans have been reviewed and discussed. The site plan has been designed to address the concerns of the neighbors in accordance with the current zoning ordinance and development standards. By good site planning design, in conjunction with a unifying, upgraded architectural theme, the proposed development will create an aesthetically pleasing project. This proposed business fits within the intended scope and guidelines of the Master Plan.