



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

Project Information

Name Tienken Traillofts 460 W. Tienken		
Description of Proposed Project New construction of 12 townhomes with general site improvements.		
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 <p style="text-align: center;">12-13-19</p>	File # <p style="text-align: center;">19-047</p>	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 in adequate 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 soils are suited for the intended use. Multiple buildings surround the site.
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
	The site is vacant land with a few poor or dead trees in the northwest corner of the site. These are documented on the ALTA survey.
3.	Describe the ground water supply & proposed use
	Not applicable
4.	Give the location & extent of wetlands & floodplain
	Not applicable
5.	Identify watersheds & drainage patterns
	Not applicable
B.	Is there any historical or cultural value to the land?
	no
C.	Are there any man-made structures on the parcel(s)?
	no



D. Are there important scenic features? no
E. What access to the property is available at this time? There is an existing drive and ingress/egress easement that was put in place in 2016
F. What utilities are available? All

Part 2. The Plan

A. Residential <i>(Skip to B. below if residential uses are not proposed)</i>
1. Type(s) of unit(s) The units will be for-rent townhomes in a loft style meaning they will have volumetric double height spaces.
2. Number of units by type There will be 12 units all of the same type.
3. Marketing format, i.e., rental, sale or condominium For-rent
4. Projected price range Will rent for current market rates.
B. Non-Residential/Mixed-Use <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

<p>A. What are the natural & urban characteristics of the plan?</p> <ol style="list-style-type: none"> 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 0.2 5. Number of acres of public open space 0.2 6. Extent of off-site drainage Not applicable 7. List of any community facilities included in the plan There will be a public bench along with a bike repair station 8. How will utilities be provided? From Tienken
<p>B. Current planning status</p> <p>In for site plan review</p>
<p>C. Projected timetable for the proposed project Begin construction in early spring 2020 with a completion date by the end of October 2020.</p>
<p>D. Describe or map the plan's special adaptation to the geography The site is relatively flat there will be a few retaining walls in order for the grading of the buildings and parking to work properly with the adjacent properties.</p>
<p>E. Relation to surrounding development or areas As a townhome project, the development acts as a great transition from apartment type multi-family at Bedford Square to the north to single family homes across Tienken to the south.</p>



<p>F. Does the project have a regional impact? Of what extent & nature?</p> <p>No</p>
<p>G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact</p> <p>There should not be any adverse effect during construction.</p>
<p>H. List any possible pollutants</p> <p>Not applicable</p>
<p>I. What adverse or beneficial changes must inevitably result from the proposed development?</p> <p>1. Physical</p> <p>a. Air quality No adverse changes</p> <p>b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) No adverse changes</p> <p>c. Wildlife habitat (<i>where applicable</i>) No adverse changes</p> <p>d. Vegetative cover Vegetative cover will dramatically increase over the current condition by adding 58 trees alone not to mention the base plantings and flowers</p> <p>e. Night light There will be some building accent lighting and landscape lighting. Along with appropriate parking lot lighting as regulated by Rochester Hills.</p> <p>2. Social a. Visual This project is an exemplary marriage of sophisticated modern design and innovative dense development.</p> <p>b. Traffic (<i>type/amount of traffic generated by the project</i>) Typical residential daily traffic.</p> <p>c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) Due to the proximity to the Paint Creek Trail we are specifically working to accommodate and promote bicycles and pedestrian connections to the public walks and other areas.</p> <p>d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities One of the most important aspects of the site is its great location and relative closeness to the above mentioned facilities including the trail and downtown Rochester.</p>



3. Economic

a. Influence on surrounding land values

We believe the project to be a great benefit to surrounding land values and it fills in a 'hole' on Tienken of a piece of land that clearly others weren't willing to develop or didn't see the full potential of the site.

b. Growth inducement potential

c. Off-site costs of public improvements

Not applicable

d. Proposed tax revenues (*assessed valuation*)

We are estimating about \$60,000 per year

e. Availability or provisions for utilities

Available at the street.

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?

We have a 10' landscape easement to the west and we are proposing our development appropriately within the bounds of the zoning ordinance as to adhere to intended future uses around the site.

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

Tree protection and replacement as proposed on the landscape plan.

L. What beautification steps are built into the development?

There are multiple beautification steps built into the development including the addition of over 58 trees to the site. I would refer to the landscape and site plans.

M. What alternative plans are offered?

Due to various easements and setback constraints the site is limited in alternative plans.



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 development of the site will be a clear net benefit to Rochester Hills and the adjacent properties. Designed under the Flex Business Overlay District, which paved the way for multi-family development in this emerging section of Tienken, Tienken Traillofts is a great example of dense sustainable development in the city. Tienken Traillofts looks to differentiate itself in the market and offer an alternative to traditional townhome and apartment living.

A thoughtful combination of sophisticated modern design and innovative dense development, the project transforms this lifeless site into twelve, two-level townlofts. Amenities include, a community garden, secure and dedicated mail and digital package delivery lockers, and a secure and sheltered wall mounted vertical bike rack. Public amenities will also be provided at the path located in front of the buildings. These will include an 8-foot long bench and a deluxe public bike repair work stand that will include an ample selection of tools connected to retractable aircraft-grade steel cables. It also includes a manual air pump and gauge. Cyclists will appreciate this self-service repair station located on the way to the Paint Creek Trail.

The units themselves are designed to provide privacy and space, while also maintaining the integrity of a traditional loft. Created as flexible volumes, the one bedroom, lofts are approximately 950 s.f. on two floors. A private entrance leads into the custom-designed kitchen and open living space in the rear. Under, 20-foot-high ceilings the rear is of each unit is filled with natural light. The stairway leads to the second level which is the mezzanine lofts space that overlooks the first floor. This is the bedroom space along with the master bathroom.

Simple, sustainable design strategies are to be employed to reduce energy consumption, including energy-efficient, tankless water heaters, an abundance of windows to increase natural light, Energy Star-certified appliances, and generous landscaping.