

Environmental Impact Statement

Gateway of Rochester Hills
Rochester Hills, Michigan

Gateway Properties-Rochester Hills, LLC
38700 Van Dyke Road, Suite 200
Sterling Heights, Michigan 48312

December 15, 2017
PEA Project No. 2017-237



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Gateway of Rochester Hills ENVIRONMENTAL IMPACT STATEMENT

INTRODUCTION

The subject Site is located on the west side of Rochester Road and north of South Boulevard. The parcel is 9.42 acre in area and is owned by Gateway Properties-Rochester Hills, LLC. The parcel is zoned B-3 and O-1 with FB-3 Flex Business Overlay. The Future Land Use Map categorizes the larger parcel as "Business Flexible Use 3." The site is currently partially developed with a two (2) story office building being primarily used for medical office. The balance of the parcel is undeveloped. The Applicant intends to and construct a Mixed Use Development of Office, Retail, Restaurant and Hospitality Uses. Specifically the development will include a four (4) story (108 room) Marriott branded Fairfield Inn and Suites and a two (2) story mixed use building with a 11,037 sf of retail, a 6,047 sf restaurant with outdoor seating and 11,856 sf of office space. The proposed development is shown on the attached preliminary site plan (Exhibit A) and elevation drawings (Exhibit B).

**PART I ANALYSIS REPORT
PAST AND PRESENT STATUS OF THE LAND**

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

The land is currently partially developed as a two (2) story office building. The balance of the property is undeveloped.

Comment on the suitability of the soils for the intended use. Describe the vegetation giving specific locations of specimens of six (6) inch diameter or greater, or areas of unusual interest on parcels of five (5) acres or more. Describe the ground water supply and proposed use. Give the location and extent of wetlands and floodplain. Identify watersheds and drainage patterns.

Based upon the tree survey completed by our office there are 267 regulated trees on the subject site. These trees range in size from 6" DBH to 22" DBH and predominately consist of silver maples and cottonwoods. According to the soils map for Oakland County, the existing soils are suitable for development. The ground water level is unknown at this time but the proposed use will not require use of ground water resources. The Site does not contain any existing floodplain or wetlands. The existing drainage for the site is self-contained and directed towards an existing enclosed storm sewer system. .

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

The Site is not shown on the City's historic district map.

C. Are there any man-made structures on the parcels?

The site is currently partially developed with a two (2) story office building being primarily used for medical office.

D. Are there important scenic features?

No

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

The Site currently has access to Rochester and South Boulevard.

F. What utilities are available?

The Site has access to and is served by all necessary utilities.

PART III IMPACT FACTORS

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

1. Total number of acres of undisturbed land.
0.62
2. Number of acres of wetland or water existing.
0.00
3. Number of acres of water to be added.
0.00
4. Number of acres of private open space.
0.10
5. Number of acres of public open space.
0.23
6. Extent of off-site drainage.
There is no off-site drainage.
7. List of any community facilities included in plan.

The project proposes to provide a pedestrian pathway connection from Rochester Road to South Boulevard which will be route in and around the proposed roadway connection from Rochester Road to South Boulevard. Integrated into this proposed development is a public space located within the parking area between the mixed use development and the hotel development.

8. How will utilities be provided?

Storm, Sanitary and Water Main will be provided by the existing system located in the adjacent roads (Rochester and South) and adjacent property.

B. What is the current planning status?

The Applicant has presented the project to the Planning Commission as a study item at the November 21, 2017 Meeting. The Applicant is requested preliminary site plan approval with this application.

C. Projected timetable for the proposed project.

The timetable depends on the result of the site plan request. We would seek entitlement during 1st quarter 2018, final plan approvals during 2nd^d quarter of 2018, and starting construction Spring/Summer of 2018

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

N/A

E. Relation to surrounding development or areas.

| Location | Existing Zoning | Future Land Use Map |
|-----------------|----------------------------------|----------------------------|
| Site | B-3 w/ FB-3 Flex Business | Office |
| South of Site | O-1 Office w/ FB-3 Flex Business | Office |
| West of Site | R-4 One Family Residential | Residential 3 |
| North of Site | B-3 w/FB-3 Flex Business | Office |

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

There is no regional impact.

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

There are no effects anticipated that would be more adverse than the normally anticipated effects of a construction project. The Applicant will of course adhere to all applicable regulations and requirements during the construction phase including any measures designed to minimize any adverse effects from the customary construction activities.

H. List any possible pollutants.

None are anticipated from the development of the Site.

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

Overall, no adverse physical, social or economic changes should result or are inevitable to result from the proposed development. The development of the Site should encourage and result in beneficial changes to the physical, social and economic environment.

1. Physical.

a. Air Quality

No adverse effects are anticipated from the development of the Site.

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

A storm water system conveyance, treatment and storage system will be designed so there are no adverse effects are anticipated from the development of the Site.

- c. Wildlife habitat, where applicable. N/A
- d. Vegetative cover.

There will be an increase in vegetative cover and proposed plant material.

- e. Noise. N/A
- f. Night-light. N/A

2. Social.

- a. Visual.

The development of the site will improve the visual environment. See Exhibit B, Conceptual Elevations.

- b. Traffic.

While the project is adding retail space, we feel that the traffic increase will not substantially change the traffic dynamics in the area

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

The Site's proximity to residential neighborhoods, its plan to offer neighborhood convenience and the presence of the Pedestrian/Bicycle path along Rochester Road and South Boulevard will promote the use of non-motorized transportation to access the Site from adjacent and nearby residential neighborhoods along with a bicycle rack for parking of these pedestrians.

- d. Accessibility of residents to:

- (1) Recreation - N/A
- (2) Schools, libraries - N/A
- (3) Shopping

The proposed improvements will add to the public ability and option of shopping at this development.

- (4) Employment
- The proposed improvements will add to the public ability for additional employment opportunities within the community.*

- (5) Health facilities. – N/A

3. Economic.

The proposed development would provide positive economic impact on the City of Rochester Hills by adding not only tax dollars to the local economy from the business entity.

a. Influence on surrounding land values.

There should be a positive effect on surrounding values considering the proposed site and architectural design.

b. Growth inducement potential.

The proposed development will bring new employment opportunities. The re-development should also spur future developments on the remaining parcels in the area as Rochester Road is a coveted traffic way for residential, retail, hospitality, and other business uses.

c. Off-site costs of public improvements.

There should be no need for offsite public improvements.

d. Proposed tax revenues (assessed valuation).

The development will increase tax revenues.

e. Availability or provisions for utilities.

All utilities are available

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 development will not disrupt existing or future uses. The development is harmonious with the existing and planned land use patterns in the area.

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

The proposed development has a proposed landscaping plan which will meet the City of Rochester Hills standards and provide new landscape plant materials for this project.

3. What beautification steps are built into the development?

Please see attached conceptual elevations. Exhibit B

4. What alternative plans are offered? *N/A*

PART IV SUMMARY

A. Introduction and Background

Please see the Introduction and background of the Gateway of Rochester Hills Project that can be found within our narrative.

The proposed development will include a four (4) story (108 room) Marriott branded Fairfield Inn and Suites and a two (2) story mixed use building with a 11,037 sf of retail, a 6,047 sf restaurant with outdoor seating and 11,856 sf of office space. The proposed development is shown on the attached preliminary site plan (Exhibit A) and elevation drawings (Exhibit B).

The proposed development furthers many of the City's goals, visions and policies:

- The proposed use will advance the City's vision for this area of the City by providing a transitional area between the more intensely developed along Rochester Roads to the residential neighborhoods located west of the Site.*
- The development will encourage the use of non-motorized transportation because of the Site's proximity to the residential population that it is intended to serve and the availability of pedestrian/bicycle paths on Rochester Road.*
- The development also serves the City by implementing the future land use plan for the west side of Rochester Road south of Hamlin Road.*

CONCLUSION

The analysis of the environmental impact of the proposed development leads to the inevitable conclusion that the net effect of the proposed development will enhance rather than harm the environment. The development of the subject Site will have a beneficial environmental effect in the immediate area, surrounding environs and the City as a whole. The proposed site improvements and construction of a new building will enhance aesthetic values and other site enhancements will add more quality green space than now exists on the Site. The development will increase tax revenues and meet residents' needs for quality retail alternatives. The location's adjacency to residential neighborhoods and pedestrian/bicycle paths accommodates non-motorized transportation which can reduce overall automobile trips. The development also serves the City by implementing the future land use for the west side of Rochester Road

Exhibit A

Exhibit B

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CONSULTANT + NAME

PROJECT + DESCRIPTION
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 ROCHESTER HILLS, MICHIGAN

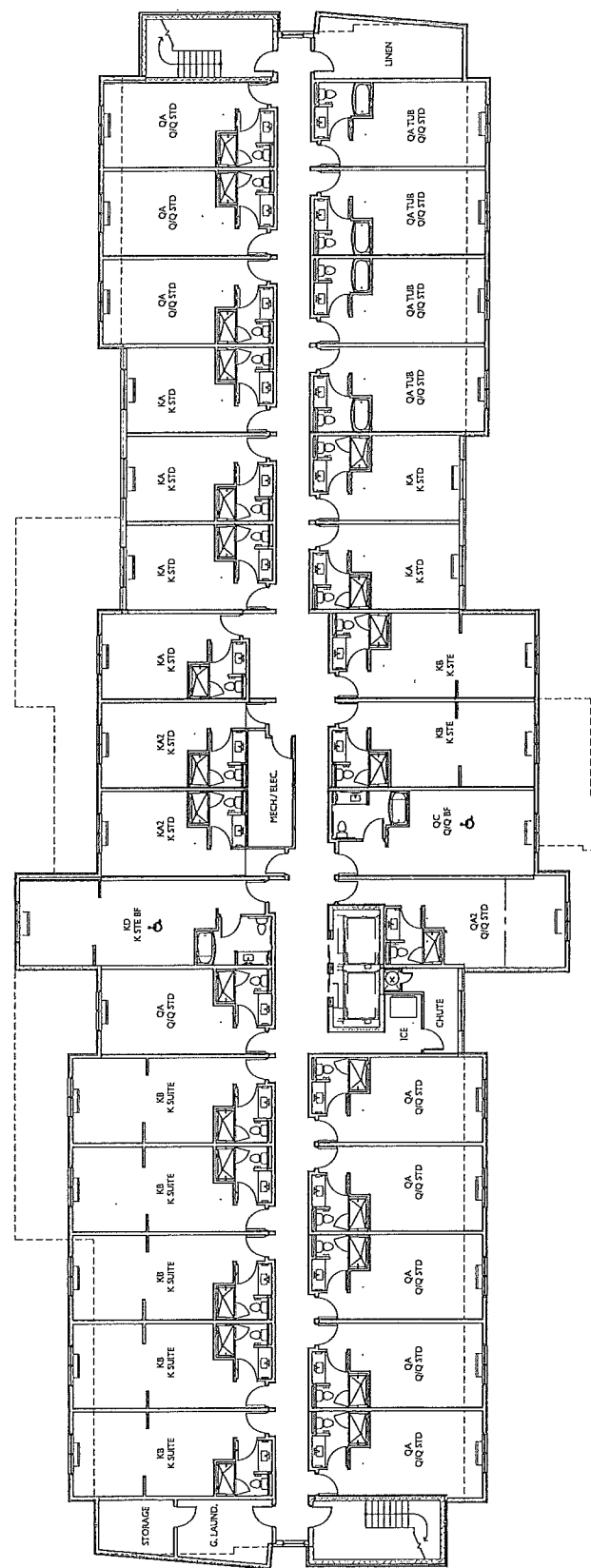
PROJECT + NUMBER
17-215

ISSUE + DATE
 11/20/17
 11/22/2017



SHEET + TITLE
 SECOND FLOOR PLAN

SHEET + NUMBER
A1.01



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

