



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

### Project Information

Name <b>Legacy of Rochester Hills</b>		
Description of Proposed Project <b>359 unit, multi-story apartment complex</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 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	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

Brownfield site with contaminated soils. The property has been remediated pending approval. Remediation will allow soils to be suitable for the intended use - unrestricted residential.

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 generally covered with scrub vegetation and some areas of trees on the northern portion of the site.

3. Describe the ground water supply & proposed use

Unknown and not applicable. No proposed use of ground water supply.

4. Give the location & extent of wetlands & floodplain

None

5. Identify watersheds & drainage patterns

Existing pattern to be maintained, draining east to Innovation Hills City Park.

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

None

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

None



D. Are there important scenic features?

The site is bordered on the east by Innovation Hills City Park. The northern wooded buffer will be maintained as much as possible.

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

Access is available from both Hamlin and Adams Roads.

F. What utilities are available?

All utilities are available at the site.

## Part 2. The Plan

A. **Residential** (Skip to B. below if residential uses are not proposed)

1. Type(s) of unit(s)

1 to 3 bedroom apartment units

2. Number of units by type

359 units; 104 - one bedroom, 184 - two bedroom and 71 - three bedroom.

3. Marketing format, i.e., rental, sale or condominium

Rental

4. Projected price range

1 bedroom: \$1,600; 2 bedroom: \$2,000; 3 bedroom: \$2,400

B. **Non-Residential/Mixed-Use** (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)

1. Anticipated number of employees

N/A

2. Hours of operation/number of shifts

N/A

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

N/A

4. Description of outside operations or storage

N/A



5. Delineation of trade area N/A
6. Competing establishments within the trade area ( <i>document sources</i> ) N/A
7. Projected growth (physical expansion or change in employees) N/A

**Part 3. Impact Factors**

<p>A. What are the natural &amp; urban characteristics of the plan?</p> <p>1. Total number of acres of undisturbed land      <b>approximately 2.5 acres</b></p> <p>2. Number of acres of wetland or water existing      <b>0</b></p> <p>3. Number of acres of water to be added      <b>approximately 0.3 acres</b></p> <p>4. Number of acres of private open space      <b>approximately 10 acres</b></p> <p>5. Number of acres of public open space      <b>N/A</b></p> <p>6. Extent of off-site drainage <b>approximately 1.2 acres from the subdivision to the north drains onto this site</b></p> <p>7. List of any community facilities included in the plan <b>Playground, dog park, dog spa, outdoor exercise equipment, pool, community center, bike racks, and a water feature.</b></p> <p>8. How will utilities be provided? <b>Water main will connect to Hamlin and Adams Roads, sanitary sewer will connect to existing stubs along the northern property line, storm water will discharge to the east to the City's park.</b></p>
<p>B. Current planning status <b>Documents are submitted for final approval.</b></p>
<p>C. Projected timetable for the proposed project <b>2019 start through 2022 completion.</b></p>
<p>D. Describe or map the plan's special adaptation to the geography <b>The buildings will step down in elevation from west to east to match existing topography as much as possible while still maintaining ADA accessibility on the pedestrian pathways. underground parking garages will be provided to help balance earthwork on the site.</b></p>
<p>E. Relation to surrounding development or areas <b>Developments to the north and west are residential in nature and the parcel to the east is a City owned park. the parcels to the south are zoned R-2 and ORT</b></p>



<p>F. Does the project have a regional impact? Of what extent &amp; nature? This project will provide high-end luxury rental units which are not currently available in this area.</p>
<p>G. Describe anticipated adverse effects during construction &amp; what measures will be taken to minimize the impact There are no effects anticipated to be more adverse than normally expected from a construction project. Soil erosion controls shall play a critical role during the development as to not impact off-site conditions.</p>
<p>H. List any possible pollutants The property has been remediated and a request for a determination of an unrestricted residential No Further Action required is pending with the MDEQ.</p>
<p>I. What adverse or beneficial changes must inevitable result from the proposed development?</p> <p>1. Physical</p> <p>a. Air quality No changes anticipated.</p> <p>b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) Soil erosion controls will be implemented during construction, an underground detention system will be installed to detain storm water prior to discharging to the City's park property to the east.</p> <p>c. Wildlife habitat (<i>where applicable</i>) No changes anticipated.</p> <p>d. Vegetative cover Extensive landscaping is proposed for the development as well as enhancement of the natural buffer along the northern property line.</p> <p>e. Night light Site lighting shall be shielded as to not impact adjacent properties.</p> <p>2. Social</p> <p>a. Visual The image of the development is very important to the owner and will be aesthetically pleasing and will compliment the surrounding residential developments.</p> <p>b. Traffic (<i>type/amount of traffic generated by the project</i>) The anticipated traffic for this development will be significantly less than the previously approved development at this location (8,800 to 9,300 for previous development versus 2,000 to 2,600 estimate for proposed development).</p> <p>c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) automotive access and parking, pedestrian pathways throughout as well as bicycle parking will be provided.</p> <p>d. Accessibility of residents to recreation, schools, libraries, shopping, employment &amp; health facilities Residents will have convenient access to local amenities including the Innovation Hills City Park next door.</p>



3. Economic

a. Influence on surrounding land values

It is believed that the development will help to increase surrounding land values due to the extensive environmental remediation of the property as well as construction of a high-quality residential development.

b. Growth inducement potential

N/A

c. Off-site costs of public improvements

Costs for improvements related to the access points on Hamlin and Adams Roads are estimated at \$150,000.

d. Proposed tax revenues (*assessed valuation*)

\$40 million development cost.

e. Availability or provisions for utilities

All utilities are readily available.

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?

The northern natural buffer will be maintained as much as possible to lessen the impact to the residential development to the north. No other impact to surrounding uses is anticipated.

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

All disturbed vegetation outside of land improvements will be restored with vegetative cover.

L. What beautification steps are built into the development?

Extensive landscaping and pedestrian pathways throughout the development.

M. What alternative plans are offered?

N/A



## 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 replaces an existing consent judgement which allowed office and retail use of the property. Due to the surrounding residential developments and the City's park property to the east, this multi-family development is a much better fit for the area. The high-end luxury rental units will fill a need for such residential options in this area and fits well in a City recently voted by Money Magazine as "Best Places to Live".

This property is currently undeveloped and is the site of a former illegal landfill. This development will be required to complete the environmental remediation to a much higher level for a residential development than would have been completed for the commercial development. The environmental remediation will greatly benefit the community.

The natural buffer along the northern property line will be maintained as much as possible and will be enhanced with additional landscaping. In addition, the developer is offering \$3,000 for each neighboring parcel along the northern property line for landscaping enhancement on their own properties.

This development will have a significant economic impact. The parcel has sat vacant for years due to the environmental contamination.

In conclusion, this development will be very beneficial to the community especially with the high level of environmental clean-up planned for the site as well as providing a residential development at this location instead of commercial which is a much better fit with the surrounding uses.