



Environmental Impact Statement

May 23, 2016

Proposed Addition and Renovation:

MediLodge of Rochester Hills
1480 Walton Blvd.
Rochester Hills MI 48309

The project is on two parcels of land totaling 5.978 Acres.

2.758 Acres – Parcel 1 No. 15-09-401-005 City of Rochester Hills, Oakland County, Michigan

3.22 Acres – Parcel 2 No. 15-09-401-003 City of Rochester Hills, Oakland County, Michigan

(See attached Legal Description)

I. Project Description:

The proposed development of the site includes a single story nursing home addition attached to an existing licensed skilled nursing facility. The total development will be an approximately 75,718 square feet facility with parking for 90 cars and associated access drives, two detention basins and extensive landscaping. The east half of the site currently contains a 126-bed licensed nursing home. The new addition on the west parcel will house 65 beds relocated from this existing facility in private and semi-private rooms. The north two-story portion of the existing nursing home will be renovated and will house the remaining 61 beds in private and semi-private rooms (eliminating the antiquated 3 and 4-bed rooms). There are no new beds being added to the facility. The original 1962 one-story wings on the south side of existing nursing home will be demolished. The west portion of the site, where the addition is proposed, is currently vacant. It previously had a church and related out buildings.

The north property line borders a heavy wooded area behind residential properties. The east property line borders an office building. The west property line borders residential zoning which currently has the Abiding Presence Lutheran Church building. The south property line borders 2 small medical offices and Walton Blvd. Extreme care during the construction will protect the continued operation of the existing medical offices. Extensive new evergreen and deciduous plantings will further screen and separate the facility and the existing medical office buildings to ensure continued security and undisturbed operation of the medical offices.

The property has Special Purpose zoning. The proposed project consists of a 126-bed licensed skilled nursing home which will be reconfigured but the bed count will not change. The single-story addition will include 43 private rooms and 11 semi-private rooms with full baths and showers in each room. The existing multistory facility will maintain 61 of the beds, distributed in 25 private rooms and 18 semi-private rooms. A new physical therapy suite will be the main focus in a setting of hospitality and wellness. Multiple dining choices, residentially scaled day spaces, a coffee house and other amenities will create a home-like atmosphere. The entire addition will be single story and arranged in small resident wings to further reinforce the scale and feeling of a residence. The exterior will be a composition of brick and stone veneer, lap fiber-cement siding, and asphalt shingles.



The proposed civil plan includes 2 detention basins to handle the site storm drainage, one on the southwest corner, and one on the south east corner. The south east basin replaces an existing small narrow basin on site. The proposed topography will respect the existing site and all storm drainage will be controlled and conducted to the retention basins.

Extensive landscape plantings will create a park-like residential feeling with green planting screen buffers at the perimeter of the property adjacent to residential zoning. The Tree Management Plan shows the regulated trees onsite. The trees to remain and trees to be removed are documented on the landscape plans. There are no landmark trees to be removed. The replacement trees are listed and shown on the landscape plans.

The facility will be utilized 24 hours a day, seven days a week – as it currently is. It will maintain the current daily use and traffic patterns. The proposed 126 residents and associated staff of caregivers and therapists for all shifts will arrive and exit the site during varied shifts and maintain the same minimal traffic impact on the access road. Visitors will come and go during waking hours just as they have in the existing facility. All deliveries will be at the north side of the facility.

The parking lot proposed has 90 spaces, compared to the existing 82 parking spaces on site currently. Although the resident bed count is not changed with this addition and renovation, it is anticipated that staffing will slightly increase due to the configuration of the resident rooms. The Zoning Ordinance calculation for a nursing home is one parking space per every two beds. This calculation results in a total of 63 spaces. The existing facility has been operating with the 82 parking spaces for staff and visitors, and the experience is that it is just adequate. With the anticipated slight increase in staffing and visitors, the 90 spaces proposed is appropriate.

The development of the facility will maintain job opportunities for the skilled professional employees and continue the positive economic impact to the area and the city as a whole. The expanded physical and occupational therapy spaces, the new kitchen, and providing more private and semi-private rooms in the facility will enhance the rehabilitation, recuperation and the overall experience of the residents. The new and remodeled day spaces and resident rooms will better facilitate and accommodate visitors. The new addition with the stately brick and stone main entrance, the new entry drive, and the expanded landscaping will have a positive impact on the Walton Blvd. corridor and the community as a whole.

The completion of the addition and the new drive on the vacant parcel will ensure that the MediLodge facility will continue to be an important neighbor in the community by providing top quality rehabilitation and nursing care.

II. Past and present status of the land:

1. The existing facility was constructed in stages from 1962 through 1982
2. Vegetation is minimal on the existing East parcel. The vacant West parcel has a few remaining trees mostly clustered in the center and eastward towards the adjacent medical office building. A complete tree survey is attached.
3. No major aquifers, floodplains, or wetlands exist on the site.



4. Extensive soil borings indicate fill capable of supporting the proposed single story, trench footing structure.
5. There are no structures on the west parcel. Previously there was a small church, activities building and associated residence. Those structures have all been demolished.
6. Existing site access from Walton Blvd. is currently available to the site by way of a driveway shared with the medical office buildings. The new driveway on the west vacant parcel provides a dedicated entrance to the MediLodge facility, while maintaining additional emergency access through the existing shared driveway.

III. **The Plan:**

1. Site area is 5.978 Acres / 260,569 Square Feet.
2. Traffic generated will be equal to that of the existing facility.
3. There will be approximately 120 employees in total for all shifts combined. The facility will provide services 24 hours a day, seven days a week.
4. No outdoor storage areas other than fully screened dumpsters are planned.
5. There are no planned or anticipated expansions.
6. A back-up emergency generator will be located east of the building and will only function in case of power failure. The generator is tested monthly to comply with State regulations.

IV. **Impact Factors:**

1. The entire 5.987 Acre combined site will be developed.
2. No wetlands or woodlands exist.
3. Two detention areas have been engineered to accommodate the requirements of the combined site.
4. All new utilities will be underground.
5. The project is planned to begin construction in the fall of 2016 and will take approximately 18 months to complete construction.
6. The existing topography will be adjusted to allow for proper driveway grading and storm water runoff to the two detention ponds. Some boulder walls and engineered retaining will be provided to accommodate the grading and detention basins.
7. The single story brick and composite siding building addition with sloped shingled roofs will fit well within the developed area. The high gable ends facing Walton Blvd. will provide a stately presence with brick and stone detailing.
8. The facility will maintain 126 licensed nursing home beds, but with the addition and renovation they will be provided as private and semi-private rooms rather than the 3 and 4-bed rooms in the existing building.
9. All precautions will be taken during construction to maintain a safe clean site and to minimize any impact to neighboring facilities.
10. No chemical pollutants will be stored or disposed of on site.



V. Physical Impacts:

1. As there is no increase of resident beds, and an anticipated minimal increase in staffing with the new configuration, there will be little change in the physical impact.
2. Air quality will remain unchanged or improve as a result of extensive plantings.
3. No water pollution will occur.
4. Existing landscaping and buffering is sparse and will be greatly enhanced.
5. Night lighting will be shielded, focused into the site and sized to maintain a safe secure atmosphere.

VI. Visual Impacts:

1. Visual impact will be greatly improved with the new addition on the west parcel addressing Walton Blvd. with a stately gable end façade presence on axis with the new driveway entrance, monument sign and associated landscaping.
2. Traffic impact will be minimal as there will be no change in resident bed count and very little change in staffing.
3. The new vehicle entrance and monument sign on the west parcel will eliminate the confusion with the existing medical office buildings and the shared driveway.
4. Transportation will be by automobile. A pedestrian sidewalk will connect the facility to the community sidewalk system at the main entry.

VII. Economic Impacts:

1. Surrounding land values will be enhanced and allowed to stabilize as a result of the development and infill of the vacant parcel.
2. The proposed 10 million dollar development will greatly enhance the assessed value of the site and subsequent tax revenues.
3. All required utilities are available on site.

VIII. Summary:

As described throughout this report, it is our professional opinion that the impact of the proposed addition and renovation of the MediLodge of Rochester Hills will be a totally positive project for the neighborhood, the city and the region. The addition and renovation of this existing aging skilled nursing facility into a state-of-the-art rehabilitation and nursing facility will far better serve the Rochester Hills Community. With careful planning of the vacant west parcel, the removal of the obsolete original 1962 building, and the extensive landscaping the project will have important positive social, visual, and physical impact of which the city and ownership will be very proud.

LEGAL DESCRIPTION

PARCEL 1

Land situated in the City of Rochester Hills, County of Oakland, and State of Michigan, described as: Parcel 1:

Part of the Southeast 1/4 of Section 9, Township 3 North, Range 11 East, Rochester Hills, Oakland County, Michigan, described as: Beginning at a point on the South Section line located North 87 degrees 24 minutes 10 seconds East along the section line, 471.00 feet from the South 1/4 corner of Section 9; thence North 00 degree 59 minutes 38 seconds West, 225.00 feet; thence South 87 degrees 24 minutes 10 seconds West, 160.00 feet; thence North 00 degree 59 minutes 38 seconds West, 286.00 feet; thence North 87 degrees 24 minutes 10 seconds East, 325.00 feet; thence South 00 degree 59 minutes 38 seconds East, 511.00 feet to the South Section line; thence South 87 degrees 24 minutes 10 seconds West along the section line, 165.00 feet to the Point of Beginning. EXCEPT that part which lies South of a line 60 feet North of measured at right angles and parallel to the South section line deeded to the Board of County Road Commissioners of the County of Oakland.

Together with a private easement for purposes of ingress and egress and a non-exclusive easement for utilities subject to the terms and conditions as set forth in the Mutual Benefit Easement Maintenance Agreement recorded October 21, 1983 in Liber 8501, Page 874, Oakland County Records.

1480 WALTON BLVD.
TAX PARCEL ID NO. 15-09-401-005

PARCEL #2

Part of the Southeast 1/4 of Section 9, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, more particularly described as: Beginning at the South 1/4 corner of said Section 9; thence along the North and South 1/4 line of said Section, North 00 degrees 59 minutes 38 seconds West 511.00 feet thence North 87 degrees 24 minutes 10 seconds East 311.00 feet; thence South 00 degrees 59 minutes 38 seconds East 511.00 feet to the South line of said Section as occupied; thence South 87 degrees 24 minutes 10 seconds West 311.00 feet to the point of beginning. EXCEPTING that part which lies South of a line 60 feet North of measured at right angles and parallel to the South section line deeded to the Board of County Road Commissioners of the County of Oakland.

1520 WALTON BLVD.
TAX ID: 15-09-401-003