



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
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www.rochesterhills.org

Environmental Impact Statement (EIS)

Project Information

Name	Oakridge Dental Center													
Description of Proposed Project	New, 3,000 square foot, single story, dental office with associated surface parking lot with 14 parking spaces. Site improvement will include landscaping and bio-retention areas to effectively manage stormwater													
Proposed Use(s)	<table border="0"> <tr> <td>Residential</td> <td>Non-Residential</td> <td>Mixed-Use</td> </tr> <tr> <td><input type="checkbox"/> Single Family Residential</td> <td><input checked="" type="checkbox"/> Commercial/Office</td> <td><input type="checkbox"/> Describe uses:</td> </tr> <tr> <td><input type="checkbox"/> Multiple Family Residential</td> <td><input type="checkbox"/> Industrial</td> <td></td> </tr> <tr> <td></td> <td><input type="checkbox"/> Institutional/Public/Quasi-Public</td> <td></td> </tr> </table>		Residential	Non-Residential	Mixed-Use	<input type="checkbox"/> Single Family Residential	<input checked="" type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:	<input type="checkbox"/> Multiple Family Residential	<input type="checkbox"/> Industrial			<input type="checkbox"/> Institutional/Public/Quasi-Public	
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Purpose. The purpose of the EIS is to:

- 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
- 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
- Facilitate participation of the citizenry in the review of community developments
- 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:

- The EIS is intended to relate to the following:
 - Ecological effects, both positive and negative
 - Population results
 - How the project affects the residential, commercial, and industrial needs
 - Aesthetic and psychological considerations
 - Efforts made to prevent the loss of special features of natural, scenic or historic interest
 - Overall economic effect on the City
 - Compatibility with neighborhood, City and regional development, and the Master Land Use Plan
- The EIS must reflect upon the short-term effect as well as the long-term effect upon the human environment:
 - All pertinent statements must reflect both effects
 - All pertinent statements must suggest an anticipated timetable of such effects
- 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
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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

<p>A. What are the characteristics of the land, waters, plant & animal life present?</p> <p>1. Comment on the suitability of the soils for the intended use</p> <p style="padding-left: 40px;">As per soil boring record from 1.5 to 20 feet below grade is silty brown clay. The water table is 15.5 feet below grade. Based on the soil report, the foundation is suitable between 4.5 to 8 feet below grade.</p> <p>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</p> <p style="padding-left: 40px;">N/A due to site being less than 5 acres in size</p> <p>3. Describe the ground water supply & proposed use</p> <p style="padding-left: 40px;">Ground water was encountered at 15.5 feet below grade. The proposed building would be served by city water and city sewer via proposed extension.</p> <p>4. Give the location & extent of wetlands & floodplain</p> <p style="padding-left: 40px;">The property is not within a floodplain and there are no regulated wetlands on site.</p> <p>5. Identify watersheds & drainage patterns</p> <p style="padding-left: 40px;">The topography of the site generally slopes from the southeast to the northwest.</p>
<p>B. Is there any historical or cultural value to the land?</p> <p style="padding-left: 40px;">N/A</p>
<p>C. Are there any man-made structures on the parcel(s)?</p> <p style="padding-left: 40px;">No, it is believed that the site has never been developed.</p>



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D. Are there important scenic features?
No
E. What access to the property is available at this time?
There is no existing vehicular access to the site. There is pedestrian access along the perimeter of the site provided by the city sidewalk along W. Hamlin and S. Livernois.
F. What utilities are available?
Water, gas, and electricity are available along S. Livernois, and sewer (via proposed extension) is available from W. Hamlin

Part 2. The Plan

A. Residential (Skip to B. below if residential uses are not proposed)
1. Type(s) of unit(s)
2. Number of units by type
3. Marketing format, i.e., rental, sale or condominium
4. Projected price range
B. Non-Residential/Mixed-Use (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)
1. Anticipated number of employees
7-8 Employees (Including Dr. Obeid)
2. Hours of operation/number of shifts
One shift per day. Monday & Wednesday: 8am-5pm, Tuesday & Thursday: 10am-7pm, Fridays by appointment.
3. Operational schedule (continuous, seasonal, seasonal peaks, etc.)
Normal, continuous business hours
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>)	Oakridge Dental has practiced dentistry in Rochester Hills for nearly 20 years. Dr. Obeid took over the practice in 2008 and under his leadership the practice is moving from its current location 1.5 miles away to this new location
7. Projected growth (physical expansion or change in employees)	Potential to add one (1) dentist and two (2) dental hygienists within 5-7 years

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	
1. Total number of acres of undisturbed land	.66 Acres (Parcel A)
2. Number of acres of wetland or water existing	.65 Acres of non-regulated wetland
3. Number of acres of water to be added	0.0
4. Number of acres of private open space	N/A
5. Number of acres of public open space	0.0
6. Extent of off-site drainage	0.0/None
7. List of any community facilities included in the plan	N/A
8. How will utilities be provided?	Gas, water, and electricity will be provided from the utilities on the east side of S. Livernois. A sewer extension will be provided from W. Hamlin. DTE will be bringing 3-phase power to the site from across S. Livernois. The existing house to the north of the site will be converted to underground service, allowing for the existing overhead service line to be removed
B. Current planning status	The project is currently entering the Construction Document phase of work.
C. Projected timetable for the proposed project	The goal is to commence construction in the spring of 2018 with a substantial completion in the fall.
D. Describe or map the plan's special adaptation to the geography	With the site having an existing, gentle slope from the southeast to the northwest, the building, parking surface, and bioretention area have been located to allow for efficient stormwater management.
E. Relation to surrounding development or areas	N/A



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<p>F. Does the project have a regional impact? Of what extent & nature?</p> <p>N/A</p>
<p>G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact</p> <p>Existing trees on and adjacent to the site being preserved will be protected during construction as outlined in the landscaping plan. The building and parking lot surface have been kept to the minimum amount of area to reduce adverse effects during construction.</p>
<p>H. List any possible pollutants</p> <p>N/A</p>
<p>I. What adverse or beneficial changes must inevitable result from the proposed development?</p> <p>1. Physical</p> <p>a. Air quality</p> <p>The air quality following the development should be the same as air quality in the short-term, and likely improve in the long-term with the growth of new plantings and biodiversity on site.</p> <p>b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>)</p> <p>The site proposal includes the deployment of bio-retention areas in order to store and filter stormwater, as well as to minimize run-off from the impervious surfaces entering the city's sewer system.</p> <p>c. Wildlife habitat (<i>where applicable</i>)</p> <p>The proposed site design can expect to add to the biodiversity of the site through new landscaping and from the bio-retention areas.</p> <p>d. Vegetative cover</p> <p>The planning of the building and parking surface are intended to be as minimal as possible, allowing for vegetative cover in remaining areas. Areas near the building will be manicured and irrigated, while other areas of the site will be provided with native plantings to reduce maintenance and water usage</p> <p>e. Night light</p> <p>Site lighting will be designed and specified to meet or exceed Rochester Hills standards to minimize light trespassing and sky-glow</p> <p>2. Social</p> <p>a. Visual</p> <p>The relatively small building and square footprint are counterbalanced by the exterior materiality, predominately brick masonry. Additionally, the windows provide a dynamic pattern on the south and west facades and were located in order to provide the operatories with varied, focused views of the surrounding landscape</p> <p>b. Traffic (Type/Amount of traffic generated by the project)</p> <p>Most of the traffic generated will be the result of patients arriving and leaving throughout the day during business hours. The traffic will be spaced out due to staff capacity and appointment times. Unlike some businesses, a dental office does not experience "peak" or "rush" periods.</p> <p>c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>)</p> <p>Automotive parking will be provided on site for both staff and patients. Sidewalk access is provided from S. Livernois. Additionally, a bicycle rack will be added to provide secure bicycle parking.</p> <p>d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities</p> <p>N/A</p>



3. Economic

a. Influence on surrounding land values

It is hoped that the investment in a well considered dental office building will provide a precedent for adjacent sites and have a positive influence on surrounding land values.

b. Growth inducement potential

It is hoped that the investment proposed will demonstrate an effective, feasible, example for future development

c. Off-site costs of public improvements

Given the presence of existing utilities (gas, water, sewer, electric) and the site work associated with the development, there is not much other off-site costs for public improvements.

d. Proposed tax revenues (*assessed valuation*)

The assessed valuation of the project is \$1.2M

e. Availability or provisions for utilities

The project is planning on connecting to existing water, gas, and electrical service and to connect to a public sewer extension from W. Hamlin.

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 site currently shares a property line with a residential neighbor to the north. The development attempts to minimize the impact by maintaining the existing screen of coniferous trees on the property line, maintaining a healthy setback, and developing an appropriately scaled structure.

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

Disturbed areas will be revitalized through various means including the installation of sod, seeding disturbed areas with a wildlife habitat seed mix, seeded bio-retention areas, and installing shredded bark over planting areas.

L. What beautification steps are built into the development?

Our goal is to retain as many healthy trees as possible on the site. Additionally, flowers, shrubs, and trees will be used around the site in order to create a beautiful and effective landscape.

M. What alternative plans are offered?

The design team (including civil engineer and landscape architect) have worked to address the needs of the proposed plan through careful and thoughtful study.



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 will convert part of an existing, unkept, and vacant corner property into a site where the proposed dental office will provide convenient access to patients while maintaining a visual connection to the landscape.

The surface parking lot was limited to the employee and patient needs of the dental practice and is sited in a way as to reduce, as much as possible, the effect on the S. Livernois and W. Hamlin traffic circle as well as reduce the extent of any driveways and impervious surface area on the site.

The proposed single-story structure was also situated on the site in order to provide Dr. Obeid's patients with focused views of the exterior landscape and environment, reduce the amount of impervious surface, and preserve as many of the existing, healthy trees that define the site's boundaries as possible.

The building and landscaped site will be a positive addition to the city, both in terms of its valuation and tax revenues, but also for the value it places on design and experience, which have been shown to provide an economic benefit as a 'lifestyle' experience.

We believe that the dental office, as a professional office building, integrates well with the City's Master Land Use Plan given the areas mixed residential use designation. Additionally, the fact that the building will be a single-story structure, allows the architecture to integrate with the scale of the existing single family homes and commercial buildings that surround the traffic circle.