

**Brampton Park
Environmental Impact Statement
October 1, 2015
Developer: 1459 John R LLC**

PURPOSE

The purpose of the Environmental Impact Statement is:

- A. 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.
- B. To 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. To facilitate participation of the citizenry in the review of Community developments.
- D. To provide guidelines for standards as required by Ordinance Chapter 138, Article 2, Section 138-2.204.

CONTENT

The Environmental Analysis Report (Part I and II), the Impact Factors (Part III), and the Summary (Part IV), which together form the Environmental Impact Statement, should meet all of the following requirements:

A. The Statement 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
- 8) Master Land Use Plan.

B. The Environmental Impact Statement 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 five (5) acres or more, a topographic presentation indicating slopes 12% and more, depressions, major drainage patterns, wooded areas, flood plains, and wetlands is required.

GUIDELINES FOR ANALYSIS REPORT

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 Environmental Impact Statement analysis report 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 Environmental Impact Statement analysis report 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 data required does not apply, simply state "Not Applicable."

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?

1) Comment on the suitability of the soils for the intended use.

The site is composed primarily of Oakville fine sand (14B) and some Cohoctah fine sandy loam (49). There are similar soil types to adjacent areas that have constructed residential units.

2) Describe the vegetation giving specific locations of specimens of six-inch (6") diameter or greater, or areas of unusual interest on parcels of five (5) acres or more.

An extensive tree survey was performed by a certified forester and has been submitted as part of the tree preservation plan. This parcel is not subject to the tree preservation ordinance.

3) Describe the ground water supply and proposed use.

The proposed development will be serviced by a public water and sewage system that will not affect the ground water supply.

4) Give the location and extent of wetland and floodplain.

The site has one wetland partially on the site on the south perimeter of the site, measuring 1128 SF or 0.026 Acres. The wetland has been surveyed by our wetland consultant and must be verified by MDEQ and City Workers. The site plan reflects the wetland and surrounding buffer areas. This low quality wetland is the low point on the site and will be filled and re-graded as the storm water detention basin.

5) Identify watersheds and drainage patterns.

The drainage flow on the site goes from north to south. The site will be regarded as well to transport rainwater from the north down to the 100 year stormwater detention pond.

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

There is no determination of any cultural or historical value.

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

There was an existing home and a shed on the property which have been removed.

D. Are there important scenic features?

The site is bounded by John R on the west side, and single family homes to the north, south and east. No significant scenic features are visible from the site.

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

Currently, the property is accessible from John R Road.

F. What utilities are available?

Public Sewer and water utilities and gas are available stemming from John R and an overhead utility runs north and south near the center of the site.

PART II
THE PLAN – SMALL RESIDENTIAL

(Under 40 acres or 60 units)

A. Description of Project

- 1) Type(s) of unit(s). Duplex Condo units.
- 2) Number of units by type. 12 units, 6 Duplex Condo structures.
- 3) Marketing format, i.e., rental, sale or condominium. Fee simple sales.
- 4) Projected price range. \$350,000, based on market demand
- 5) Type of traffic generated by the project. Per ITE class 210, 10 trips per day per unit x 12 units= 120 trips per day.

PART III
IMPACT FACTORS

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

- 1) Total number of acres of undisturbed land. 2.92 gross acres, most of which will be regarded. 1.6 acres will be developed as general common space, and .36 will be used for the private road ROW.
- 2) Number of acres of wetland or water existing. There are .026 Acres of wetland flagged on site.
- 3) Number of acres of water to be added. .40 Acres will be dedicated to a 100 year storm water detention basin.
- 4) Number of acres of private open space. .37 Acres or 12% of the site area.
- 5) Number of acres of public open space. 1.6 Acres or 60% of the site area.
- 6) Extent of off-site drainage. None.
- 7) List of any Community facilities included in the plan. A landscaped pedestrian seating node has been included as an amenity to the residents.
- 8) How will utilities be provided? Utility connections are detailed in submitted engineering plans. Water and sewer will connect to existing public lines on John R Street.

B. What is the current planning status?

The project is undergoing revisions of comments from the preliminary PUD Review.

C. Projected timetable for the proposed project.

Once all permits are granted to begin construction, we will have the project completed in 36 months.

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

The design concept was coordinated with the City Planning Department Master Plan. The goal of the developers was to preserve as many natural features as possible by minimizing the number of structures built on site. Extensive landscaping with a variety of quality tree species will be replacing trees that are removed for site development. Safety paths along the road are incorporated into the design to allow residents safe circulation throughout the site.

E. Relation to surrounding development or areas.

Brampton Parc has existing residential properties to the north. Immediately to the west, there is a school facility and south of that is a residential neighborhood. To the immediate south and east of the site are single family residential property.

F. Does the project have a regional impact?

None

1) Of what extent and nature?

n/a

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

Normal construction traffic and noise during the development and home construction period is anticipated. Hours of activity will be limited per city regulations. Most construction will enter from John R Road.

H. List any possible pollutants.

No pollution is anticipated beyond normal construction exhaust and dust. Erosion controls will be in place throughout construction. Cleaning of streets will be conducted on a periodic basis and as needed.

I. What adverse or beneficial changes must inevitable result from the propose development?

1) Physical

a. Air Quality

No adverse effect, we will be planting tree buffers along the property to minimize impact.

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

Storm water management will help minimize any current flooding issues in the immediate area.

Swales will guide water to the 100 year stormwater detention basin. Sedimentation will be controlled utilizing soil erosion control measures.

c. Wildlife habitat, where applicable

Wetlands and open areas will be preserved providing habitat for wildlife. The adjacent sites are also heavily vegetated.

d. Vegetative cover

Extensive landscaping plans have been submitted. The goal is to provide a diverse array of high quality vegetation to replace any trees that were removed.

e. Night light

Any lighting will meet a design criteria that minimizes or eliminates over lighting and extensive light pollution.

2) Social

a. Visual

Cross sections are provided showing the visual impact of the development from John R Road and the surrounding homes.

b. Traffic

All ingress and egress will be to John R Road, a high volume through street. The proposed private drive will have a pavement width of 27 feet allowing emergency vehicles access. There are also 7 spots proposed for visitor parking. There is ample space for street parking.

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

The proposed development will allow pedestrian access to existing safety path on John R road. A proposed safety path along Hampshire Ct. will allow protected pedestrian circulation along Hampshire Ct.

d. Accessibility of residents to:

The proposed development is less than ½ mile to Borden Park. It is about 2.5 miles from downtown City of Rochester which has many recreation and shopping amenities as well as public libraries, post office, fire station and police station. Rochester High school and Crittendon Hospital are located nearby on Livernois Rd and University.

3) Economic

a. Influence on surrounding land values

The addition of 12 market rate condo units with a starting price point of \$350,000 will enhance surrounding home values.

b. Growth inducement potential

The development design serves a demand for high quality, dual unit condominiums.

c. Off-site costs of public improvements

Yes, as we are extending the side walk along John R Rd the entire length of our property.

Additionally, there will be trees planted along John R Rd to enhance the streetscape adjacent to the Brampton Parc.

d. Proposed tax revenues (assessed valuation)

e. Availability or provisions for utilities

All utilities are readily available at John R Rd.

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 Land Use Plan?

The site is being developed as a single family residential community in accordance with the Master Land Use Plan. This PUD emphasizes a place with high quality natural features that benefit the environment as well as existing and future residents.

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

Extensive landscaping plans are included with the PUD showing the replacement of deciduous trees, evergreens, shrubbery and ground cover.

3) What beautification steps are built into the development?

Extensive landscaping, a decorative entrance and quality condo units are all integrated to create a beautiful living environment.

4) What alternative plans are offered?

Many conceptual plans were explored with working on this property's development, including developing single family homes per current zoning. We believe that fewer structures will result in less disturbance to the environment and the PUD will create a much more enjoyable landscape rather if the site was developed under the existing zoning standard.

PART IV 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. 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.

Make the comments relative to the initial shock and the lasting effect upon the entire Community in relation to at least these points of concern:

Ecological effects

The construction of the development will require the removal of many of the existing trees and vegetation.

However, as the tree survey shows, many of these trees are of low quality species. Also, some trees are diseased or dead. The completion of the landscape phase and new landscape buffers will result in a higher number of quality trees visible by neighbors. The trees, evergreens, shrubbery and ground cover will be a benefit to the community.

Residential, commercial or industrial needs

The development will provide 12 condo units for professional residents, empty-nesters and seniors that are seeking a contemporary living located minutes from urban amenities.

Treatment of special features of natural, scenic or historic interest

The natural features of this site will be enhanced by the addition of diverse, high quality vegetation. Areas of

open space will be preserved for wildlife habitation. The design of the development will also allow residents to enjoy these natural features.

Economic effect

The development will provide 12 condo units for residents that are seeking a contemporary living located minutes from urban amenities.

Compatibility with neighborhood, City and regional development, and the City's Master Land Use Plan

The proposed development conforms to the Master Land Use Plane that dictates single family development for the parcel. The arrangement and design of the units allow for open areas and the preservation of natural features.