
ENVIRONMENTAL IMPACT STATEMENT

**PROPOSED OFFICE/RETAIL COMPLEX
ROCHESTER HILLS, MICHIGAN**

**NOVEMBER 14, 2003
PEA JOB NO. 2003258**

PREPARED FOR:

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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 location of the proposed 22.4-acre development is along the north side of Hamlin Road, and east side of Adams Road. In general, the soils on this site consist of a sandy loam at 1 to 25 percent slopes. This site contains many existing tree structures of 6" D.B.H. and greater. According to a wetland map provided by the City of Rochester Hills, the northeastern end of this site contains a very small wetland area. No known unusual species of animals occupy the site.

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

There is not historical or cultural value to the land.

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

There are no existing structures on site.

D. Are there important scenic features?

There are no important scenic features.

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

Access to the site is from the existing Hamlin Road and Adams Road. No drive approaches to the site currently exist.

F. What utilities are available?

All necessary utilities are available for service to the proposed development. Overhead electric, underground telephone and gas lines are available to the site from Hamlin Road right-of-way. Water main services are available from either Adams Road or Hamlin Road. Sanitary sewer service is available from the subdivision to the north

PART II THE PLAN – RETAIL/OFFICE

A. DESCRIPTION OF PROJECT

1. Number of employees by establishment and shift, unless leased?

Proposed offices and retail facilities will be leased.

2. Operating hours?

Whatever hours are permitted under the zoning ordinance.

3. Types of traffic generated by the project

This proposed office development would generate approximately **9300** trips/weekday (per ITE Manual), with most trips taking place between the hours of 7:00 am to 9:00 am, and 5:00 pm to 7:00 pm. It is not expected that there will be any detrimental effect to the level of service for these roads.

B. TRADE AREA DEFINITION

1. Delineation of the trade area

The market area for this proposed office development will be for the Rochester, Rochester Hills, and Auburn Hills area.

2. Competing establishments in trade area (w/document sources)

None for neighborhood retail.

3. Vacant resources and failures during past year

Based on the analysis provided to this office a majority of the available office space is 95 – 98% occupied. Area retail/restaurant vacancies and failures are extremely low in the range of 2.5% of total leasable area being vacant.

PART III IMPACT FACTORS

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

1. Total number acres of undisturbed land?

An existing gravel mining operation and a 9 acre dump existed on site, so in the past it appears all the land has been disturbed. Currently, a net of 22.4 acres of land is available for development.

2. Number acres of wetland or water existing?

This site contains a very small wetland area; refer to Exhibit “A” for exact location on City GIS map. Our wetland professional has examined the site and found no indication of regulated wetlands on-site.

3. Number of acres of water to be added?

No water areas will be added to this site other than a dry bottom detention basin.

4. Number of acres of private open space?

There will approximately 2.0 acres of open space along the northerly property line bordering the existing subdivision. The northeast and east areas of the site will have approximately 5.5 acres of open area, some of which will be used for a storm detention area.

5. Number of acres of public open space?

There will be no public open space.

6. Extent of off-site drainage?

There is no significant amount of off-site drainage from adjacent properties.

7. List any community facilities included in plan?

There will be no community facilities.

8. How will utilities be provided?

All utilities will be provided from either Adams or Hamlin Road right-of-ways.

B. What is the current planning status?

The developer has not yet begun the site plan approval process with the City of Rochester Hills Planning Department as the property is subject to rezoning. Upon rezoning, the developer intends to proceed diligently with site plan and development approval process.

C. Projected timetable for the proposed project?

Opening the Summer of 2005

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

Proposed buildings will be designed to be aesthetically pleasing and as homogeneous as possible with the existing topography. The existing topography is very irregular and will require significant site grading

E. Relation to surrounding development or areas?

Located to the north and east are existing residential subdivisions zoned R-2. Located south and west are undeveloped parcels with R-2 and RM-1 zoning classifications.

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

No regional impact is anticipated.

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

The anticipated adverse effects during construction are the loss of vegetation in the disturbed areas. Erosion and sedimentation control will be provided according to Rochester Hills and OCDC requirements. All environmental issues will be addressed with an approved due care plan.

H. List any possible pollutants?

The property is a Brownfield site. Some existing pollutants listed in the Brownfield Redevelopment Plan are volatile organic compounds (VOC's), arsenic, cadmium, chromium, lead, silver, zinc, and polychlorinated biphenyls (PCB's). No additional pollutant release will be associated with the development of the site. All sediment developed from on-site construction activities will be contained on-site.

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

The proposed development will buffer the existing residential area to the north, and the requested B-2 zoning will make it economically feasible for the existing contaminants on-site to be removed or mitigated through an environmental due care plan.

1. PHYSICAL

a. **Air quality?**

There will be little if any effluent discharge to the air. Heating is likely to be natural gas.

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

Drainage will be diverted to a proposed detention pond. The basin sumps will act to filter pollutants such as fertilizer and road salt. The impermeable area of this site will be increased. There will be no flooding problem since the existing storm sewer system was designed to

accommodate runoff from this development, and storm water detention will be provided on site. Erosion control measures will be provided according to City and County standards.

c. Wildlife habitat?

The existing wildlife habitat for the birds and animals will be impacted by the development of this property. However, it is anticipated that these habitats will be re-established into the remaining undeveloped area along the east property line

d. Vegetative cover?

Existing trees, brush and weeds will be removed. New landscape plantings and lawn areas will be provided.

e. Noise?

There will be the normal increase in noise during business hours, associated with a development of this nature. There should be no adverse affects on the surrounding parcels of land.

f. Night light?

There will be the normal increase in light associated with a development of this nature. Outdoor lighting consistent with the needs of the development is planned. There should be no adverse affects on the surrounding parcels of land. External lighting will be shielded from the surrounding residential areas.

2. SOCIAL

a. Visual?

Visually, the development will be professionally landscaped. The exterior finish will be harmonious with the surrounding area and aesthetically pleasing.

b. Traffic?

This proposed office development would generate approximately 9300 trips/weekday (per ITE Manual).

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

Modes of transportation will include; automotive and pedestrian.

3. ECONOMIC

a. Influence on surrounding land values?

Project should enhance surrounding values due to the convenience and transitional nature of the use in relation to existing area uses, and the demand for the proposed uses.

b. Growth inducement potential?

Site has growth inducement potential due to the undeveloped surrounding areas to the south and east.

c. Off-site cost of public improvements?

There will be no off-site costs of public improvements.

d. Proposed tax revenues (assessed valuation)?

A large increase in tax revenues is consistent with a project of this nature.

e. Availability or provision for utilities?

All utilities necessary for development are or will be available to this site.

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 or impact whatsoever the existing uses or intended future uses of the surrounding area. This development will buffer the residential uses to the north and west.

2. What beautification steps are built into the development?

Disturbed areas outside the building envelopes will be completely landscaped in accordance with City requirements.

PART IV THE SUMMARY

Ecological Effects

The disturbance of the site will be controlled by erosion control measures. All pervious areas will be landscaped according to the City of Rochester Hills requirements. All environmental issues will be addressed with an approved due care plan. No additional pollutant release will be associated with the development of the site.

Treatment of special features of natural, scenic or historic interest

Trees over 6 inches in diameter will be preserved, where possible.

Residential, Commercial and Industrial Needs

This development site will provide two-two (2) story office and retail buildings, as well as four freestanding buildings on outlot parcels.

Economic Effect

The development of this site will have a positive social effect to the public and a positive economic effect on the value of the land as well as surrounding areas.

Compatibility with Neighborhood, City, and Regional Development, and the City Master Land Use Plan:

The project fits neatly with the residential and office uses presently in the surrounding areas. The City Master Land Use Plan identifies this area as Single Family Residential, which is not entirely in keeping with the proposed use of the property. However, the property is part of a Brownfield Redevelopment Plan, which plan was devised with input from the City, and approved by the City's Brownfield Development Authority.