



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660
planning@rochesterhills.org
www.rochesterhills.org

Environmental Impact Statement (EIS)

Project Information

Name JENOPTIK Automotive North America		
Description of Proposed Project New 100,000 SF industrial building.		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input 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	

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

By all indications, the soils will be suitable for the intended use.

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. Tree preservation plan provided.

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 north to the Clinton River Trail.

- 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 property is bordered to the north by the wooded Clinton River Trail.
E. What access to the property is available at this time? Curb cuts will be installed on Hamlin Road
F. What utilities are available? All utilities are available.

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 Phase 1 = 175 total employees, Phase 2 = 225 total employees, Phase 3 = 325 total employees
2. Hours of operation/number of shifts 6:30 AM to 5:30 PM / One (1) shift
3. Operational schedule (continuous, seasonal, seasonal peaks, etc.) Continuous
4. Description of outside operations or storage None



5. Delineation of trade area North America
6. Competing establishments within the trade area (<i>document sources</i>) Industrial Metrology = Marposs (www.marposs.com), Intra (www.intra-corp.net) Lasers & Material Processing = Paslin (www.paslin.com), Triumph (www.us.trumpf.com)
7. Projected growth (physical expansion or change in employees) See phasing information B.1

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? 1. Total number of acres of undisturbed land 0.0 2. Number of acres of wetland or water existing None 3. Number of acres of water to be added 0.2 4. Number of acres of private open space 3.0 5. Number of acres of public open space None 6. Extent of off-site drainage 1.05 acres from parcel to the east is directed to this parcel. 7. List of any community facilities included in the plan None 8. How will utilities be provided? Connections in Hamlin R.O.W.
B. Current planning status Development Application submitted
C. Projected timetable for the proposed project April 2016 - April 2017
D. Describe or map the plan's special adaptation to the geography Utilizing existing topography as much as possible. Providing dock-high floor elevation at north truck docks.
E. Relation to surrounding development or areas Use is consistent with Master Plan.



<p>F. Does the project have a regional impact? Of what extent & nature? Jenoptik is currently located in Rochester Hills and due to growth requires a large facility which will allow hiring of additional employees.</p>
<p>G. Describe anticipated adverse effects during construction & 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 None.</p>
<p>I. What adverse or beneficial changes must inevitable result from the proposed development? 1. Physical a. Air quality No changes anticipated.</p> <p>b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) Bioswales, sedimentation forebay and ground water recharge proposed for storm water management.</p> <p>c. Wildlife habitat (<i>where applicable</i>) No changes anticipated.</p> <p>d. Vegetative cover Vegetative cover changes will be beneficial as the proposed landscaping is a vast improvement. Native plantings will be provided throughout bio-detention areas.</p> <p>e. Night light Site lighting shall be shielded as to not impact adjacent properties.</p> <p>2. Social a. Visual The image of the development is very important to Jenoptik and will be aesthetically pleasing.</p> <p>b. Traffic (<i>type/amount of traffic generated by the project</i>) Traffic will be comprised of employees transportation and shipping & receiving operations. Traffic is consistent with Master Plan for the subject area.</p> <p>c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) The site's proximity to residential areas as well as bike racks and access provided to the Hamlin Rd. safety path and the Clinton River Trail will promote the use of non-motorized transportation.</p> <p>d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities Employees will have convenient access to local amenities including the Clinton River Trail.</p>



3. Economic

a. Influence on surrounding land values

The influence will be beneficial to surrounding values as this development will raise the standard for commercial developments in the areas.

b. Growth inducement potential

This first phase will bring new employment opportunities. There are also provisions for Jenoptik and its related businesses to expand further within the same development.

c. Off-site costs of public improvements

Costs for improvements related to the access points on Hamlin Rd are estimated at \$65,000.

d. Proposed tax revenues (*assessed valuation*)

\$15,000,000.00 investment on land that is currently not on the tax rolls.

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 development is consistent with the Master Land Use Plan.

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

All disturbed vegetation outside of land improvements shall be, at a minimum, restored to existing conditions

L. What beautification steps are built into the development?

Extensive landscaping, pathways to Hamlin Rd and Clinton River Trail, bio-detention systems.

M. What alternative plans are offered?

Phase 3 on the adjacent property will fulfill future needs of growth.



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 furthers many of the City's goals, visions and policies:

- The ecological effects will be beneficial as the current land is vacant and has been used as a staging and dumping ground for several years. This development will provide a very attractive building with extensive landscaping and natural features. The debris and scrub vegetation will be removed and replaced with an attractive technology center with attractive grounds and green spaces.
- Jenoptik has been a successful business in Rochester Hills since 2007 and has experienced significant growth. This development will fulfill their need for a larger and more efficient space which will result in the creation of high-paying technical jobs for the community.
- The development will take advantage of the scenic Clinton River Trail by providing convenient access for Jenoptik employees to utilize for transportation and recreation. The connection to the trail and the Hamlin Road paths will promote non-motorized transportation. Further, the existing topography of the land will be incorporated in the design and construction to minimize changes.
- This development shall have a significant economic impact. First, the \$15M investment will provide a substantial tax base that the City has not realized since purchasing the property 16 years ago. Secondly, this development will raise the standard for industrial users and strengthen the City as a prime location for business. Most importantly, the expansion of Jenoptik's business will create numerous high-paying jobs as the growth continues which will provide current residents with opportunities and bring new residents to the City.
- The proposed use is certainly consistent with the goals of the Master Plan. The vision of the Office Research Technology zoning will be realized by this cutting-edge manufacturing facility utilizing the latest technologies administered by a large corporate presence for North American operations.

In conclusion, this development will be beneficial to the community and Jenoptik as it supports the visions of both for a healthy and prosperous city.