



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

Environmental Impact Statement (EIS)

Project Information

Name Grenadier Adams Marketplace		
Description of Proposed Project Developing a vacant 6 acre parcel into 3 buildings; 1) 38,000 ft athletic facility, 2) 2,400 ft Quick Service Restaurant and 3) a 2,800 ft QSR/Retail Building.		
Proposed Use(s)		
Residential <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Multiple Family Residential	Non-Residential <input checked="" type="checkbox"/> Commercial/Office <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional/Public/Quasi-Public	Mixed-Use <input type="checkbox"/> Describe uses:

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 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="text-align: center;">Soils are a typical mix of sand and clay suitable for conventional foundations</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="text-align: center;">Vacant grassy lot. No specimen trees</p> <p>3. Describe the ground water supply & proposed use</p> <p style="text-align: center;">Typical ground water supply, do not plan on using a well</p> <p>4. Give the location & extent of wetlands & floodplain</p> <p style="text-align: center;">Not Applicable</p> <p>5. Identify watersheds & drainage patterns</p> <p style="text-align: center;">Site drains into Adams Marketplace detention system</p>
<p>B. Is there any historical or cultural value to the land?</p> <p>Not aware of any</p>
<p>C. Are there any man-made structures on the parcel(s)?</p> <p>No</p>



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D. Are there important scenic features?

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

F. What 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

30

2. Hours of operation/number of shifts

9am-9pm

3. Operational schedule *(continuous, seasonal, seasonal peaks, etc.)*

continuous

4. Description of outside operations or storage

none



5. Delineation of trade area	Retail/Restaurants - 3 miles Athletic Facility - 5 miles
6. Competing establishments within the trade area (<i>document sources</i>)	Retail/Restaurants - many Athletic Facility - 5
7. Projected growth (physical expansion or change in employees)	Not Applicable

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	development will be consistent with other first class Rochester Hills sites
1. Total number of acres of undisturbed land	0
2. Number of acres of wetland or water existing	0
3. Number of acres of water to be added	0
4. Number of acres of private open space	<1 acre
5. Number of acres of public open space	0
6. Extent of off-site drainage	connects to Adams Marketplace retention system
7. List of any community facilities included in the plan	retail/restaurants/athletic facility will be available for community use
8. How will utilities be provided?	underground electric, gas, water and sewer are all at site
B. Current planning status	Requesting site plan approval
C. Projected timetable for the proposed project	complete in 2023
D. Describe or map the plan's special adaptation to the geography	plan follows natural contours of existing site
E. Relation to surrounding development or areas	Athletic facility will be on West side of site adjacent to industrial use, Retail/ restaurants are on Meijer driveway with other retail uses.



<p>F. Does the project have a regional impact? Of what extent & nature?</p> <p>Athletic Facility's trade area will bring regional consumers to Rochester Hills</p>
<p>G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact</p> <p>Construction will be self contained within the site and will not affect the surrounding businesses with the utilization of industry standard construction techniques</p>
<p>H. List any possible pollutants</p> <p>Not Applicable</p>
<p>I. What adverse or beneficial changes must inevitably result from the proposed development?</p> <p>1. Physical</p> <p>a. Air quality</p> <p>Benefit to air quality by adding Trees/Bushes</p> <p>b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>)</p> <p>Storm water will no longer runoff to adjacent property, will be contained and sent to retention pond</p> <p>c. Wildlife habitat (<i>where applicable</i>)</p> <p>Benefit to wildlife by adding Trees/Bushes/Grass</p> <p>d. Vegetative cover</p> <p>Vegetative cover will increase over current conditions</p> <p>e. Night light</p> <p>Parking lot lighting will increase night light but will not impact neighbors with strategic lighting</p> <p>2. Social</p> <p>a. Visual</p> <p>High end buildings will provide superior visual appearance than an empty lot</p> <p>b. Traffic (<i>type/amount of traffic generated by the project</i>)</p> <p>Retail/Restaurants will generate typical daily traffic, Athletic will be mainly in evening</p> <p>c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>)</p> <p>All</p> <p>d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities</p> <p>Will add to residents choices of shopping and add a recreation/health facility</p>



3. Economic

- a. Influence on surrounding land values

Will increase trade area's land value

- b. Growth inducement potential

Not applicable

- c. Off-site costs of public improvements

Not applicable

- d. Proposed tax revenues (*assessed valuation*)

Assessed valuation will increase with development

- e. Availability or provisions for utilities

All utilities 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?

All driveways/roads are in place so our development does not disrupt any existing uses or future uses.

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

Entire site will be first class landscaped/maintained after construction/paving are complete

- L. What beautification steps are built into the development?

High end building materials, attractive landscaping and a cleaning and maintenance plan

- M. What alternative plans are offered?

Not applicable



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

This proposed development will provide many positives for Rochester hills and it's residents. The uses and buildings are very compatible with the surrounding area with the larger Athletic facility on the West side of the site adjacent to other industrial buildings, the Retail and Restaurants are on the East side of site off Marketplace Circle Dr that already serves Meijer and the surrounding Retail/Commercial uses. The proposed buildings are all designed with first class building materials that will provide excellent ascetics and long term durability that will minimize visible aging. The ecological effects will be a net positive due to many trees and shrubs being added during final landscaping. The economic benefits will be far reaching as well, from increased tax valuation, sourcing construction material/labor from local vendors, creation of permanent jobs and cross-traffic from new consumers. The project is consistent with the City's Master Land Use Plan and we look forward to offering the residents of Rochester Hills and beyond new options for their consumer and athletic needs.