



Rochester Hills

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Master

File Number: 2018-0130

File ID: 2018-0130

Type: Project

Status: To Council

Version: 3

Reference: 17-043

Controlling Body: City Council Regular Meeting

File Created Date : 03/28/2018

File Name: Brownfield Plan for Legacy RH

Final Action:

Title label: Request for concurrence with proposed environmental remediation scope and activity for Legacy of Rochester Hills, 22 acres located at the northeast corner of Hamlin and Adams Roads

Notes: See 2018-0077

Sponsors:

Enactment Date:

Attachments: 031119 Agenda Summary Legacy Enviro Concurrence.pdf, Goldberg Letter.pdf, AKT Environmental Letter 030119.pdf, ASTI Review 030119.pdf, Updated Environmental Plans Legacy 012519.pdf, 042318 Agenda Summary.pdf, ASTI Memo on Brownfield Plan 040918-041218.pdf, Hamlin-Adams Brownfield Plan Final - 04 09 18.pdf, Rochester IRR 040618.pdf, Applicant response TIF & Interest.pdf, ASTI Memo on 381 Work Plan 040418-041218.pdf, Hamlin Adams Act 381 Work Plan DRAFT 4 4 2018.pdf, Minutes BRA 041018.pdf, PHN 042318.pdf, Hamlin Adams Brownfield Application.pdf, Memo Roediger 4-10-18 Mtg..pdf, Brownfield Policy Final.pdf, 042319 Resolution (Draft).pdf, Resolution (Draft).pdf

Enactment Number: RES0106-2018

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Brownfield Redevelopment Authority	04/10/2018	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	04/23/2018	Adopted by Resolution				Pass
3	City Council Regular Meeting	03/11/2019					

Text of Legislative File 2018-0130

Title

Request for concurrence with proposed environmental remediation scope and activity for Legacy of Rochester Hills, 22 acres located at the northeast corner of Hamlin and Adams Roads

Body

Whereas, the City Council has been updated regarding the environmental aspects of the planned remediation and redevelopment of the subject property located at the northeast corner of Hamlin and Adams Roads, known as the Legacy of Rochester Hills project; and

Whereas, City Council has been advised the areas for remediation in Parcel A (Areas A-D), as described in the approved Brownfield Plan, were enlarged in order to remove more urban fill materials determined through field observations and further soil sampling, and that, according to the developer, the environmental remediation of Parcel A has achieved residential closure criteria; and

Whereas, relative to Parcel B, City Council has been advised that additional remediation in Area E is proposed; however, due to discovery of the presence of "paint waste" extending beyond the area originally intended to be included within the encapsulation area, the location and size of the encapsulation area needs to be enlarged (from 1 acre to 1.3 acres) and reconfigured to incorporate portions of area E; and

Whereas, City Council has been advised that in connection with the enlargement and reconfiguration of the encapsulation area, soils will be removed from two areas in Parcel B, and the encapsulation area will be moved to the south to incorporate impacts identified in the southern portion of Area E, and that portions of Area E will be excavated and removed for off-site disposal, and that new excavations will be conducted north of the encapsulation area with the excavated materials to be ~~relocated to the encapsulation area prior to installing the cap and slurry wall, which will assist with soil balancing and matching contours to the higher elevations on Parcel A; and~~ removed for off-site disposal; and

Whereas, ultimately the adequacy of the excavation and encapsulation will be subject to MDEQ review and approval; and

Whereas, the City's own expert environmental consultant has advised that the proposed enlargement of the encapsulation area will not impose any additional risks or use restrictions for Parcel B; that relocation of the encapsulation area to the south will contain more of the impacted materials and will move encapsulated materials further away from the adjacent residences to the north; and that relocation of materials from the northern area will allow installation of trees and landscape in that area; and

Whereas, under Section 2.3, paragraph A of the Amended Consent Judgment which governs the use and development of the subject property, the concurrence of the City is required for any significant or material deviation, change, or amendment to the Work Plan or the proposed remediation scope and activity.

Resolved, that the Rochester Hills City Council concurs with the updated proposed environmental remediation scope and activity as presented and described.