



ENVIRONMENTAL IMPACT STATEMENT

Proposed:

AVON WELLNESS CENTER

Rochester Hills, MI

Prepared by:



March 12, 2012

Environmental Impact Statement

Proposed:

Avon Wellness Center

9.581 Acres – Parcel 10 No. 70-15-22-226-016 City of Rochester Hills, Oakland County, Michigan.

(See attached Legal Description)

I. Project Description:

The Development of the site is proposed to include a single story, fully licensed, nursing home. It is approximately 79,680 square feet, parking for 180 cars and associated access drives, wet retention basin and extensive landscaping. The site is currently vacant, and according to a complete Phase I environmental analysis report prepared by AMEC-BCI dated March 10, 2011, has always been vacant agricultural land. Records and historical photographs indicate that up until possibly late 2005, the site was partially wooded. Currently, only 16 trees exist on the site and are located on or near the property lines. These trees are proposed to remain and will become part of the landscape screen between the site and the adjacent retail development.

The north and east property lines border retail development. Specifically, there is a Home Depot store to the north and Winchester Mall to the east. The west property line borders the Northridge Apartment Development. A Kindercare Learning Center is located at the southeast corner of the site. The Kindercare Site is fenced and screened by evergreens. Extreme care during the construction will maintain the screening and protect the continued operation of the facility. Extensive new evergreen and deciduous plantings will further screen and separate the facility to ensure continued security and undisturbed operation of the daycare facility.

The site was previously approved under a PUD Plan of Development for 58 condominium units in 15 buildings. The PUD has been removed from the site by the seller and the property has returned to the special purpose zoning. The proposed project will consist of a 100-bed single-story licensed skilled nursing home. Extensive physical therapy will be the main focus in a setting of hospitality and wellness. All 100 rooms will be private, with full baths and showers in each room. 26 of the private rooms will be suites. Spa and salon facilities, multiple dining choices, residentially scaled day spaces, a coffee house and other amenities will create a home-like atmosphere. The entire building will be single story and broken into small resident wings to further reinforce the scale and feeling of a residence. The exterior will be a composition of brick veneer, lap siding and composite shingles typical of the surrounding area.

Parking has been provided at approximately 1.5 cars per bed which is greater than the ordinance requirements. It has been our experience that in an intensive therapy setting such as this there is a larger staff and a greater number of visitors. The proposed development of this site as a nursing home specializing in physical therapy, short term recovery and rejuvenation of

residents will provide a dynamic neighbor to the community. The physical characteristics of the one-story residentially scaled building with small pod type wings will provide an excellent transition between the adjacent residential community and existing retail development. Extensive landscaping and careful planning have created a plan that will enhance the area and fill the void left by this vacant parcel. A park-like entry of nearly two acres containing a wet retention basin with water feature and natural plantings will tuck the facility in behind the Kindercare center and create only positive impact on Meadowfield Drive.

The proposed topography will respect the existing site and all storm drainage from adjacent sites will be controlled and conducted to the retention basin. As mentioned earlier, the site is open with minimal vegetative cover and only 16 trees at the property lines. Extensive landscape plantings will create a park-like residential feeling with major planting screens at the edges of the property to provide transition. All existing utilities are of sufficient size and capacity to support the proposed use. The nursing home use will create less impact on the infrastructure than the previously proposed and approved condominium development. The facility is utilized 24 hours a day, seven days a week, but functions just as the surrounding community in daily use and traffic patterns. All deliveries will be at the east side of the facility, fully screened and adjacent to the open parking and the blank west wall of the Winchester Mall.

The proposed 100 residents and associated staff of 120 caregivers and therapists for all shifts will arrive and exit the site during varied shifts and create minimal traffic impact on the access road. Visitors will come and go during waking hours just as they would with any residential use. The development of the facility will create job opportunities for over 100 skilled professional employees and provide positive economic stimulus to the area and the city as a whole. The therapeutic and wellness features of the center will fill a local need for a state of the art use of this type in the area and will result only in positive impact on the community as a whole.

The completion of the development will fill a residential void held by this parcel and fully satisfy the master plan. The facility will become an important neighbor in the community while providing top quality rehabilitative therapy and wellness.

II. Past and present status of the land:

1. The land has historically been vacant agricultural land.
2. Vegetation is minimal with only a few remaining trees. A complete tree survey is attached.
3. No major aquifers, floodplains, or wetlands exist on the site.
4. Extensive soil borings indicate fill capable of supporting the proposed single story, trench footing structure.
5. There are no structures on the site (See attached historical photos)
6. Scenic features are generally non-existent. The plan will create a developed green space with a park like connection to Meadowfield.

7. Complete access is currently available to the site.

III. The Plan:

1. Site area is 9.581 Acres / 417,348 Square Feet.
2. Traffic generated will be less than or equal to a typical multi-family use for a parcel of this size.
3. There will be approximately 120 employees in total for all shifts combined. The facility will provide services 24 hours a day, seven days a week.
4. No outdoor storage areas other than fully screened dumpsters are planned.
5. The only expansion anticipated or planned would be the internal expansion from 100 to 126 beds with the conversions of suites to semi-private rooms. Local need and availability of State approved beds and approval of a Certificate of Need would facilitate this future internal expansion.
6. A back-up emergency generator will be located east of the building and will only function in case of power failure. The generator is tested monthly to comply with State regulations.

IV. Impact Factors:

1. The entire 9.6 Acre site will be developed.
2. No wetlands or woodlands exist.
3. A retention area with surface area of approximately 1/2 acre during normal conditions will be developed.
4. The facility of approximately 80,000 square feet will yield 7 3/4 acres of open private space.
5. Storm drainage will be picked-up from the adjacent apartment easement and routed to the retention basin.
6. All new utilities will be underground.
7. The project is planned to begin construction in the fall of 2012 and will take approximately 15 months to complete construction. Full occupancy will take approximately 6 months after opening.
8. The existing topography is relatively flat and will remain so with the exception of minor berms to enhance the landscape screening and the development of the retention area.
9. The single story brick and composite siding building with sloped shingled roofs will fit well within the developed area.
10. The facility will provide 100 private, skilled nursing rooms with extensive spa, wellness and therapy services available only in a small number of regional facilities.
11. All precautions will be taken during construction to maintain a safe clean site and to minimize any impact to neighboring facilities.
12. No chemical pollutants will be stored or disposed of on site.

V. Physical Impacts:

1. Air quality will remain unchanged or improve as a result of extensive plantings.

2. No water pollution or flooding will occur.
3. Wild life habitats may be created as a result of extensive landscape plantings; none will be destroyed.
4. Vegetation is sparse and will be greatly enhanced.
5. Night lighting will be shielded, focused into the site and sized to maintain a safe secure atmosphere.

VI. Physical Impacts:

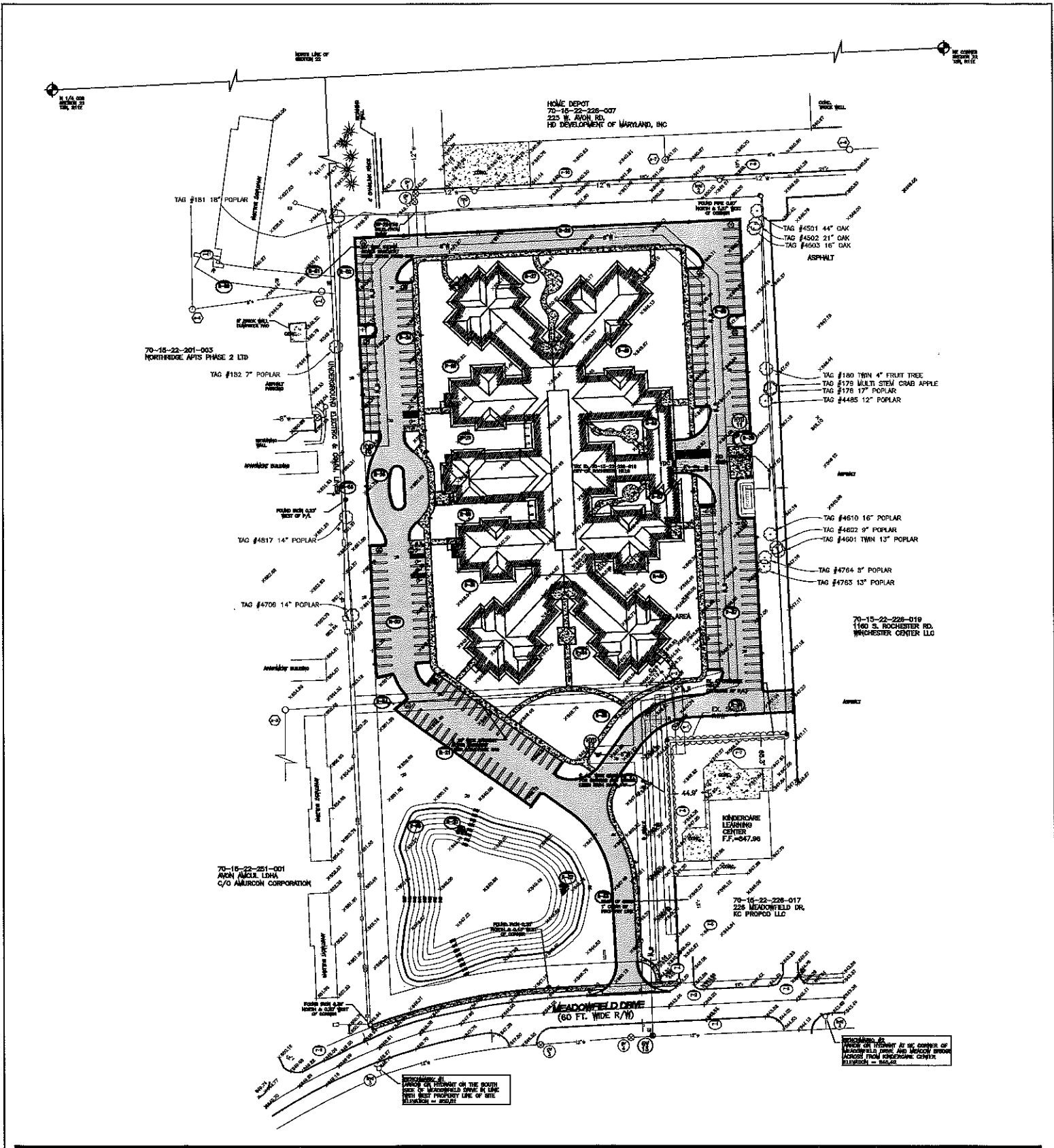
1. Visual impact will be greatly improved through the creation of the facility and associated landscaping.
2. Traffic impact will be minimal and typical of the residential area.
3. Transportation will be by automobile. A pedestrian path will connect the facility to the community walk system.
4. Residents will have access to all local amenities and will utilize them on a limited basis.

VII. Economic Impacts:

1. Surrounding land values will be enhanced and allowed to stabilize as a result of the development and infill of the vacant parcel.
2. The availability of these therapeutic services can only support potential economic growth.
3. The proposed 15 million dollar development will greatly enhance the assessed value of the site and subsequent tax revenues.
4. All required utilities are available on site.

VIII. Summary:

As described in Part I and throughout this report, it is our professional opinion that the impact of the proposed Avon Wellness Center will be totally positive for the neighborhood, the city and the region. The creation of a state of the art therapy / wellness center to serve the community, more than 100 potential new jobs, careful planning of the vacant land and extensive landscaping will have important positive social, visual, and physical impact of which the city and ownership will be very proud.



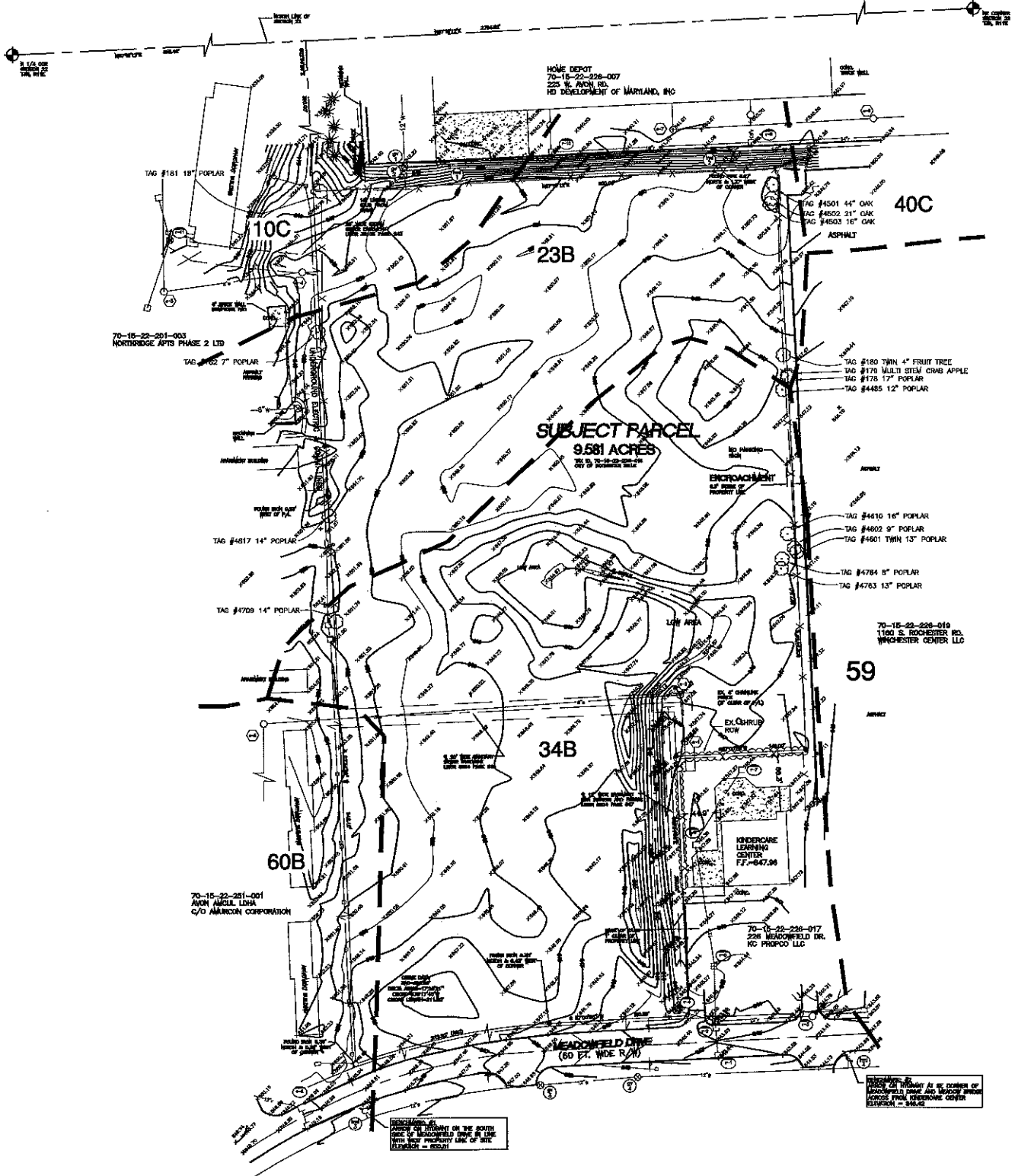
www.jwdstudio.com
 412 S. WASHINGTON ST, SUITE 100
 ROYAL OAK, MICHIGAN 48067
 PHONE: (248) 336-2501
 FAX: (248) 336-2107
 INFO@JWDSTUDIO.COM

CLIENT: ROCHESTER HILLS REAL ESTATE LLC
 PROJECT: AVON WELLNESS CENTER
 SHEET CONTENTS:
PROPOSED SITE PLAN

PROJECT NUMBER:
10020

DATE: 02-20-2012
 DESCRIPTION: PROPOSED SITE PLAN
 DRAWN BY: RS
 SHEET NUMBER:

THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND SHALL NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING ALL RESPONSIBILITY AND LIABILITY IN SAID DISCREPANCIES. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS. COPYRIGHT © 2010 JW DESIGN ARCHITECTURAL STUDIO. THIS DRAWING AND THE SUBJECT MATTER CONTAINED THEREON IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF JW DESIGN ARCHITECTURAL STUDIO.



www.jwdstudio.com
 412 S. WASHINGTON ST, SUITE 100
 ROYAL OAK, MICHIGAN 48067
 PHONE: (248) 336-2501
 FAX: (248) 336-2107
 INFO@JWDSTUDIO.COM

CLIENT: ROCHESTER HILLS REAL ESTATE LLC	PROJECT NUMBER: 10020	DATE: 02.20.2012	DESCRIPTION: TOPOGRAPHICAL	DRAWN BY: RS
PROJECT: AVON WELLNESS CENTER	SHEET NUMBER:			
SHEET CONTENTS: EXISTING TOPOGRAPHICAL SURVEY				

THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND SHALL NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING ALL RESPONSIBILITY AND LIABILITY IN SAID DISCREPANCIES. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS. COPYRIGHT © 2010 JW DESIGN ARCHITECTURAL STUDIO. THIS DRAWING AND THE SUBJECT MATTER CONTAINED THEREON IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF JW DESIGN ARCHITECTURAL STUDIO.

LEGAL DESCRIPTION

The land is located in the City of Rochester Hills, County of Oakland, State of Michigan, and is described as follows:

Part of the Northeast 1/4 of of Section 22, Town 3 North, Range 11 East, Avon Township, Now City of Rochester Hills, Oakland County, Michigan described as: Beginning at a said point, said point being North 87 degrees 19 minutes 12 seconds East, 915.46 feet along the North line of said Section 22 and South 02 degrees 34 minutes 56 seconds East 810.00 feet from the North 1/4 corner of said Section 22; thence from said point of beginning North 87 degrees 19 minutes 12 seconds East, 500.00 feet; thence South 02 degrees, 34 minutes 56 seconds East, 627.34 feet; thence South 87 degrees 00 minutes (minutes) 55 seconds West, 140.00 feet; thence South 02 degrees 34 minutes 56 seconds East, 280.00 feet; thence South 87 degrees 00 minutes 55 seconds West 150.89 feet; thence 212.62 feet along the arc of a curve to the left, radius 698.56 feet; central angle 17 degrees 26 minutes 21 seconds, chord length 211.80 feet and a chord bearing of South 78 degrees 17 minutes 45 seconds West, thence North 02 degrees 34 minutes 56 seconds West, 942.10 feet to the point of beginning.

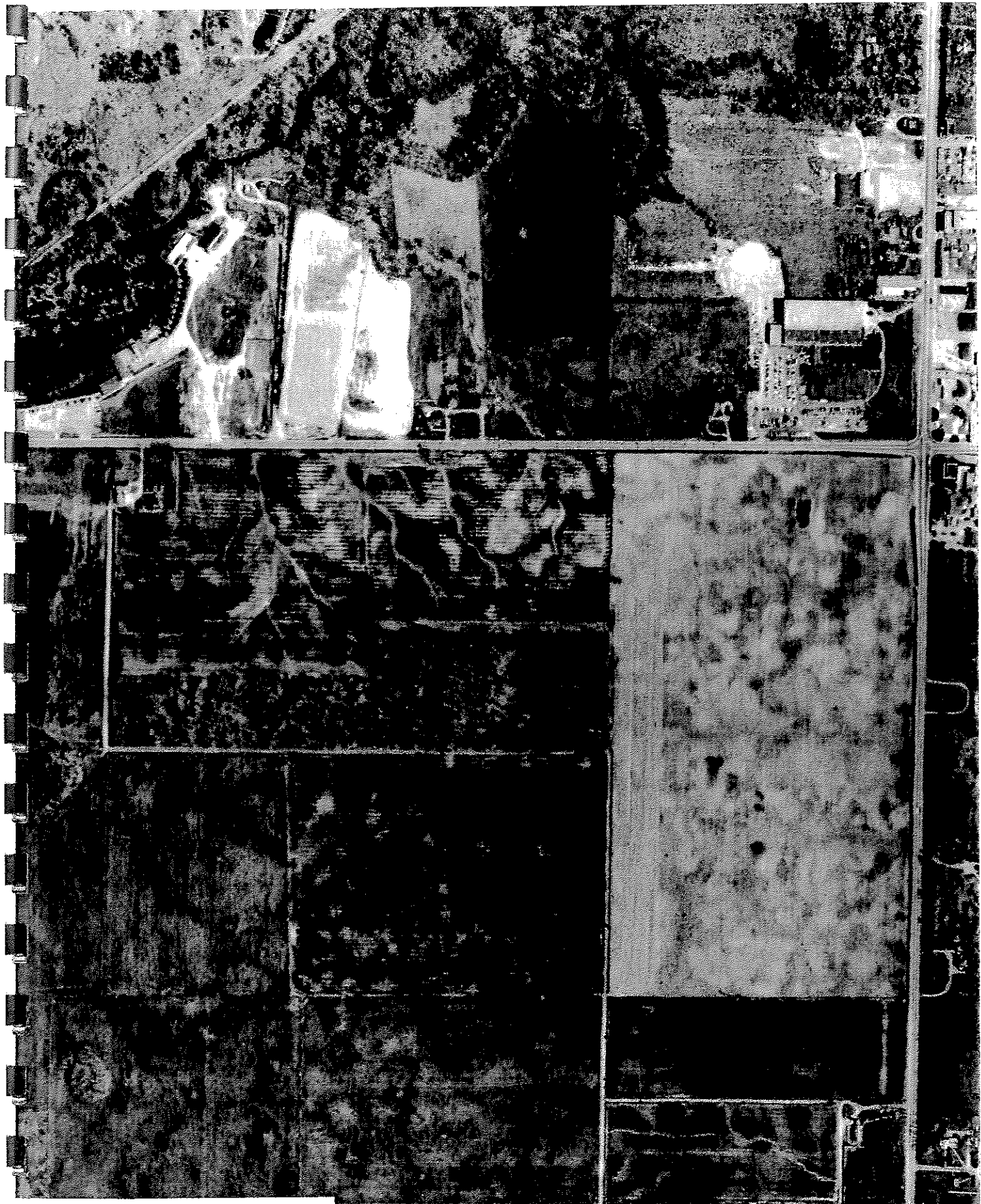
Tax Identification No. 70-15-22-226-016



412 S. Washington St., Suite 100
 Royal Oak, MI 48067-3824
 Phone: (248) 336-2501
 Fax: (248) 336-2107
 www.jwdstudio.com
 info@jwdstudio.com

CLIENT ROCHESTER HILLS REAL ESTATE LLC	DATE 02/06/2012	DESCRIPTION PRELIMINARY SITE PLAN REVIEW	DRAWN BY MB
PROJECT AVON WELLNESS CENTER	PROJECT NUMBER 10020	SHEET NUMBER	
SHEET CONTENTS LEGAL DESCRIPTION			

THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND SHALL NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING ALL RESPONSIBILITY AND LIABILITY IN SAID DISCREPANCIES. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS. COPYRIGHT © 2012 JW DESIGN ARCHITECTURAL STUDIO. THIS DRAWING AND THE SUBJECT MATTER CONTAINED THEREON IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF JW DESIGN ARCHITECTURAL STUDIO.



INQUIRY #: 2996414.5

YEAR: 1967



— = 500'

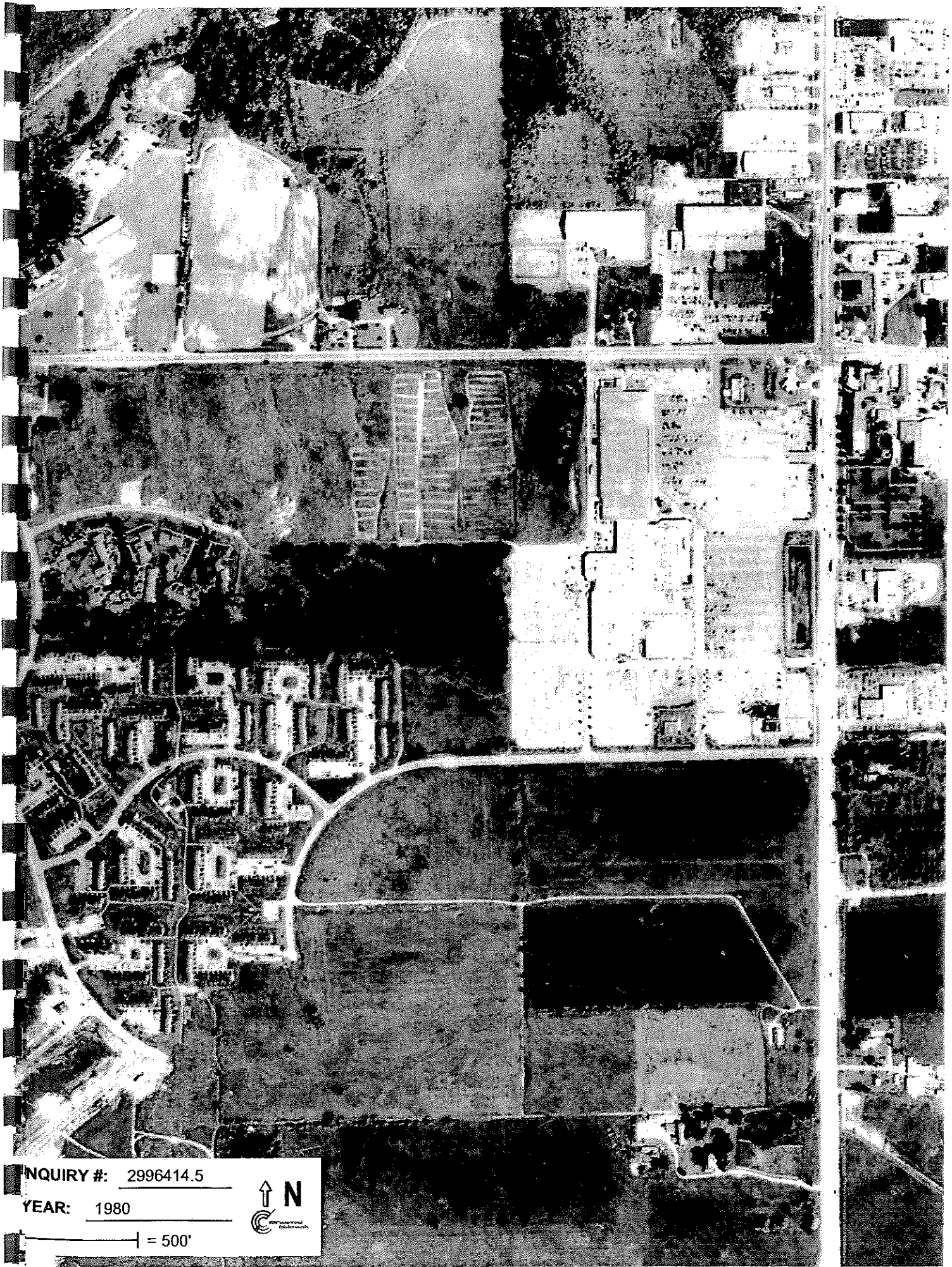


INQUIRY #: 2996414.5

YEAR: 1972



| = 600'

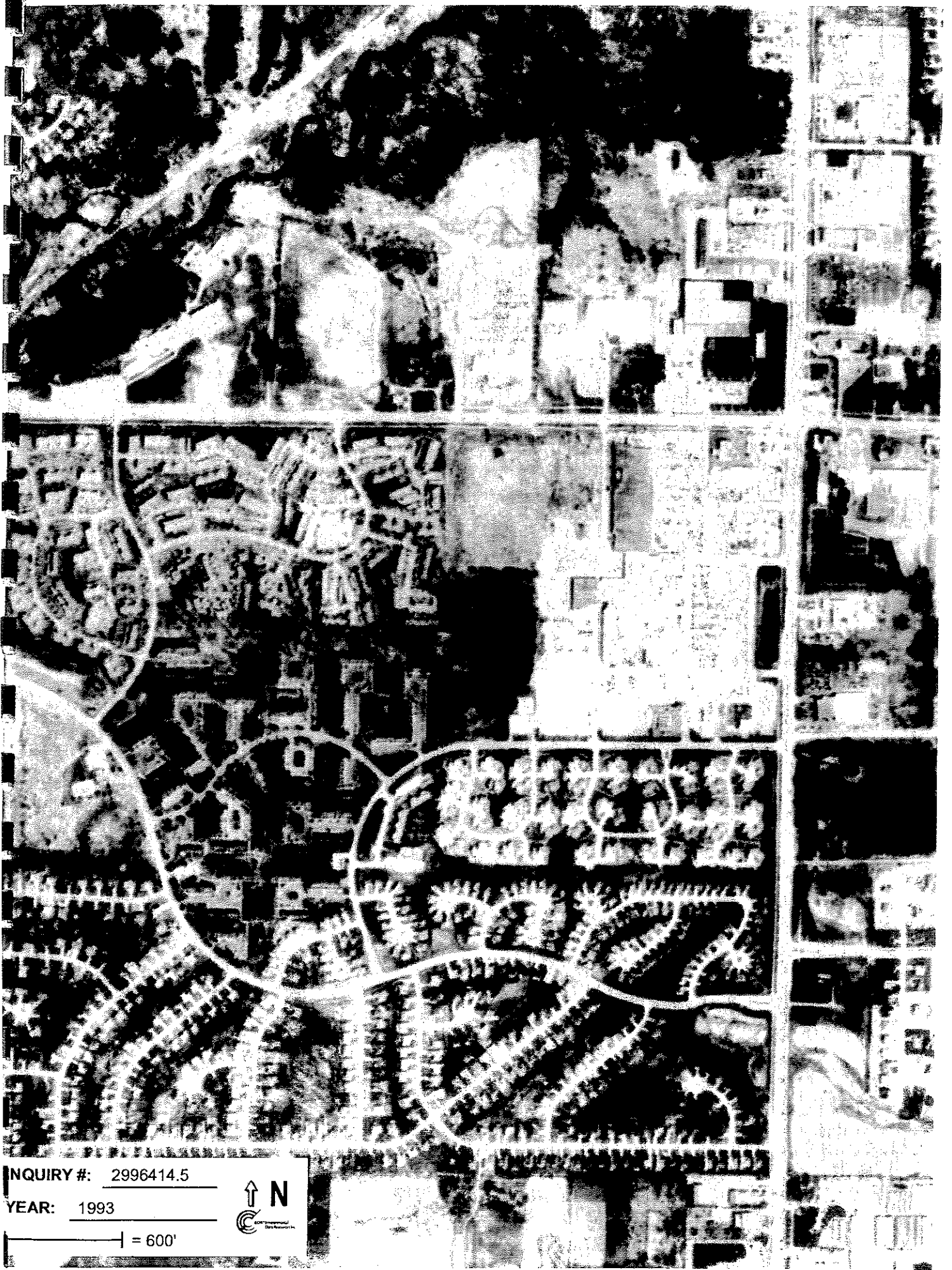


INQUIRY #: 2996414.5

YEAR: 1980

| = 500'





INQUIRY #: 2996414.5

YEAR: 1993



| = 600'

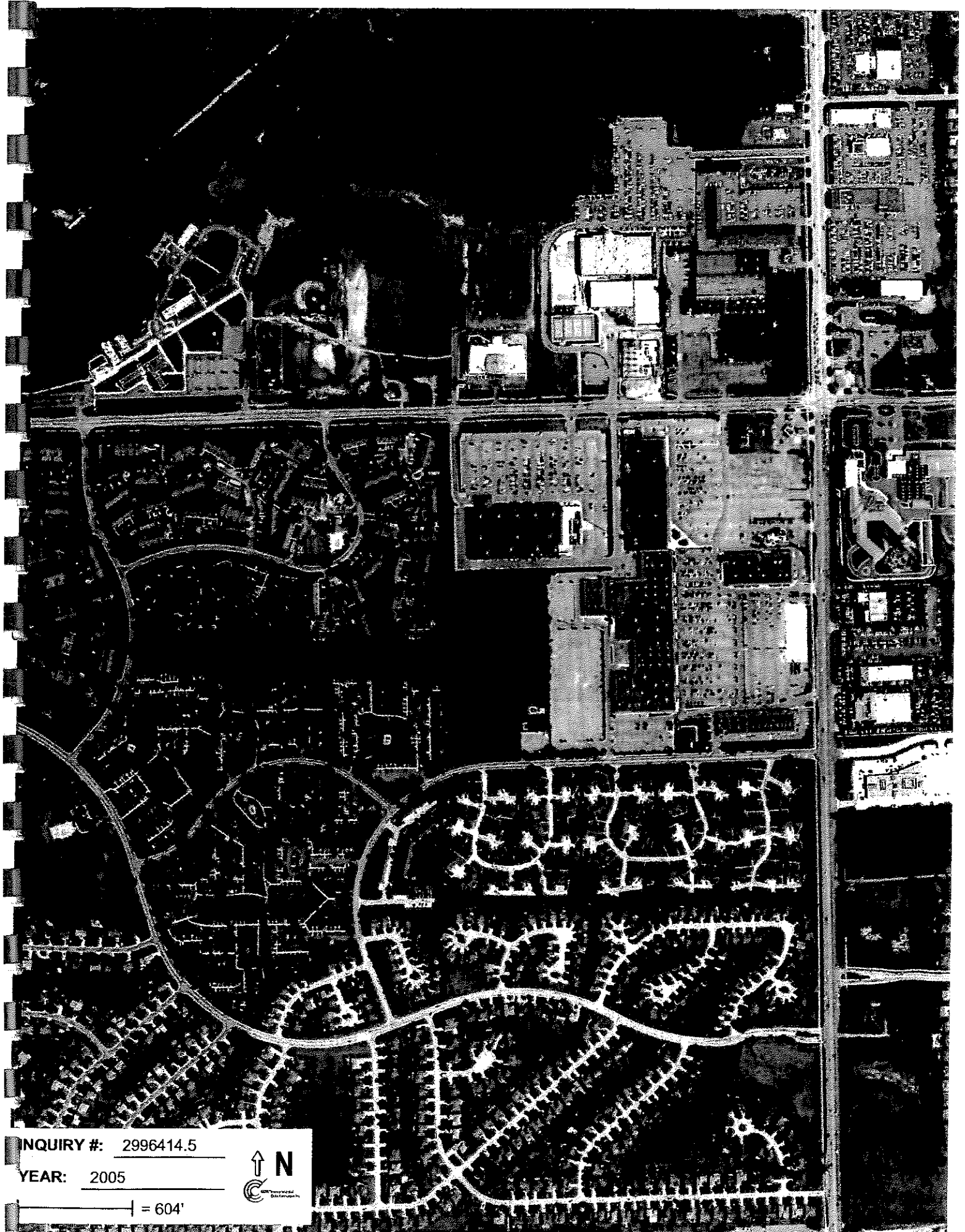


INQUIRY #: 2996414.5

YEAR: 2000



| = 500'



INQUIRY #: 2996414.5

YEAR: 2005

| = 604'

