



Department of Planning and Economic Development
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Environmental Impact Statement (EIS)

Project Information

Name ARaymond Engineering Headquarters		
Description of Proposed Project Proposing to construct a one story 21,982 engineering headquarters facility for ARaymond Corporate North America.		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input checked="" 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 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

- 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

See Attached Part 1 Amendment (this template does not work properly for page 1 of Part 1)

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
3. Describe the ground water supply & proposed use
4. Give the location & extent of wetlands & floodplain
5. Identify watersheds & drainage patterns

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

- C. Are there any man-made structures on the parcel(s)?

Amendment to the Environmental Impact Statement (EIS) – *Note: this page is being substituted for the template application due to an error in formatting of the City Application.*

ARaymond Engineering Headquarters
2/28/17

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.	<p>Comment on the suitability of the soils for the intended use:</p> <p><i>Professional Engineering Associates, Inc. performed a geotechnical investigation on this site for the owner on February 4, 2014. Based on this investigation, the site soils are generally uniform throughout the site. In general, a topsoil layer overlies very loose to loose, fine sand and sand with varying silt content deposits for the full depth of exploration. Groundwater was noted about 3 to 12 feet below the surface.</i></p>
2.	<p>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><i>The Preliminary Landscape Plan identifies a large number of existing trees and natural grasses that will remain native on the site on the western 1/3 of the site, which borders the Senior Living Community on the west side of site. We are also planning a bioswale feature on the north side of the site as outlined in the proposed landscape plan.</i></p>
3.	<p>Describe the ground water supply & proposed use.</p> <p><i>The development of the site will not include the installation of a groundwater well for potable water supply or irrigation. Portable water is provided to the site area by a municipal source.</i></p>
4.	<p>Give the location & extent of wetlands & floodplain.</p> <p><i>No wetlands or floodplains exist on the site.</i></p>
5.	<p>Identify watersheds & drainage patterns.</p> <p><i>The subject parcel is part of the Devondale drainage system that drains to the Lueders Drain. Storm sewer was extended to this site as part of the Austin and Devondale Road Improvement Plans completed in 2008. The site drains to storm sewer located at the southeast corner of the parcel and storm water will be detained per City of Rochester Hills standards.</i></p>
6.	Is there any historical or cultural value to the land?

	<p><i>Based on Historical District and Site Maps published by the City of Rochester Hills, the site is not located within a Historic District.</i></p>
7	<p>Are there any man-made structures on the parcel(s)?</p> <p><i>No, not applicable</i></p>
8.	<p>Are there important scenic features?</p> <p><i>No scenic features are present on the site.</i></p>
9.	<p>What access to the property is available at this time?</p> <p><i>One curb cut currently exists into the site off of Devondale Road.</i></p>
10.	<p>What utilities are available at this time?</p> <p><i>The site has access to electric, gas, communication, and municipal water and sewer.</i></p>



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 77 employees expected to occupy the building when Phase I is completed.
2. Hours of operation/number of shifts Normal business hours of 7am - 6pm Monday through Friday. No shift work is being performed at this facility. Facility could be occupied by small numbers of employees on a random basis on weekends and holidays.
3. Operational schedule (continuous, seasonal, seasonal peaks, etc.) Continuous
4. Description of outside operations or storage No outside operations or storage will take place at the site.



5. Delineation of trade area Not applicable - not retail use
6. Competing establishments within the trade area (<i>document sources</i>) Not applicable - not retail use
7. Projected growth (physical expansion or change in employees) Phase I is intended to provide for 77 employees and phase II would be anticipated to be an approximate 22,000sf and provide for up to an additional 73 employees. Phase II would occur approximately 2-3 years out from completion of this initial phase of the project.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? 1. Total number of acres of undisturbed land The parcels currently consist of 6.15 acres of land. The site plans indicate leaving 2.5 acres undisturbed. 2. Number of acres of wetland or water existing 0 acres 3. Number of acres of water to be added 0 acres 4. Number of acres of private open space 2.5 acres 5. Number of acres of public open space 0 acres 6. Extent of off-site drainage 0 acres 7. List of any community facilities included in the plan none 8. How will utilities be provided? The proposed site will utilize the existing public utilities located in the right of way on Devondale Road.
B. Current planning status We are hoping to achieve an expedited site plan review to get on the March 21, 2017 Planning Commission agenda in order to commence permitting and construction in an effort to achieve an April 1, 2018 occupancy date. This will require immediate attention to submittal for LIP, soil erosion and MDEQ permits.
C. Projected timetable for the proposed project Targeted completion date of March 30, 2017.
D. Describe or map the plan's special adaptation to the geography We have located the building on the north and easterly position of the site, which is currently the highest point on the site. This provides for a reduction of dirt relocation and also provides for front door presentation of the site as one would travel north on Devondale. Harvesting of daylight is enhanced with this orientation and it allows for a maximization of tree preservation and maximizes the amount of green space we are able to keep on the western portion of the site.
E. Relation to surrounding development or areas ARaymond Corporate North America is the is the parent entity to Rayconnect located directly across Devondale Road and we will therefore be providing a pedestrian walkway to connect both facilities.



F. Does the project have a regional impact? Of what extent & nature?

ARaymond Corporate North America is a subsidiary of the French Company A Raymond, which is an international firm. ARaymond Corp. NA has facilities in Michigan, Ohio, and Kentucky. The purpose of this project is to consolidate various engineering facilities from these various locations. We are presenting a business case to the City of Rochester Hills, Oakland County and the State of Michigan in order to make Rochester Hills the home of this consolidation effort as opposed to other options. This consolidation strategy will bring 38 new, high paying engineering jobs to the Rochester Hills community.

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

Construction vehicles may traverse Devondale off of Auburn Road. We will post signs and mandate with sub contracts that they adhere to traffic control requirements for the project. Grading of the property will expose soils and increase potential for erosion. Proper measures will be taken to control erosion with silt fences and dust control measures.

H. List any possible pollutants

No possible pollutants are anticipated on the site.

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

- 1. Physical
 - a. Air quality

None

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

Development of the site includes the construction of impervious surfaces, including the office bldg. with parking and drive areas, which have potential to reduce infiltration and increase storm water runoff. Landscape areas will promote improved infiltration of water. Bioswale, catch basins, and roof drains will connect to on site detention to reduce storm water runoff.

- c. Wildlife habitat (*where applicable*)

None

- d. Vegetative cover

ARaymond will be designing the facility to LEED gold requirements. We are preserving a significant number of trees and natural grasses on the western 1/3 of the site (approximately 2.5 acres).

- e. Night light

We will meet zoning requirements

- 2. Social
 - a. Visual

The building will be a class A office facility as opposed to some of the commercial properties located north of this site along Devondale.

- b. Traffic (*type/amount of traffic generated by the project*)

Traffic will be employee traffic only with local ups, fedex type deliveries on an infrequent basis. No manufacturing of any sort is being conducted at this facility.

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

Automotive traffic, with pedestrian movement between this new facility and the existing Rayconnect facility.

- d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities

The site is relatively secluded and not adjacent to any walkable amenities.



3. Economic

a. Influence on surrounding land values

Devondale currently has a mixed-use of residential and commercial properties. The quality of building design and materials in addition to the long term financial commitment to both Rayconnect and this building creates a small campus like solution and certainly will not create any downward pressure on land values. It more likely will have upward pressure on land values.

b. Growth inducement potential

As mentioned in our concept review meeting, we are designing the building with the intention of accommodating expansion by adding a second floor to the proposed foot print in an effort to preserve land and green spaces as opposed to horizontal expansion.

c. Off-site costs of public improvements

There are no additional public improvements needed, however, we are seeking various financial incentives from the City and State.

d. Proposed tax revenues (*assessed valuation*)

ARaymond has applied for a 12 year tax abatement as outlined in the Application for Industrial Facilities Tax Exemption Certificate. The sev value of the real property will be approximately \$2,672,396.

e. Availability or provisions for utilities

The site has access to electric, gas, communication, and municipal water and sewer.

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?

We have met all setback requirements and beyond. The only main are of potential concern would be the neighbor on the west side of site, which is the senior living mobile home community. We have created a 2.5 undisturbed buffer between our building and that development.

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

We have incorporated 3 bioswales into our site plan (north, south and east sides of hardscape) and have incorporated ornamental bushes and trees as outlined in our landscape plan.

L. What beautification steps are built into the development?

In addition to the ornamental bushes and trees we have incorporated into the landscape plan, we have invested in a building design that will provide for a vertical building expansion as opposed to a horizontal building expansion to provide us the option of preserving the green spaces in the site.

M. What alternative plans are offered?

No alternative plans are provided. This plan provides for the needed support to consolidate facilities and provide for new jobs in the City of Rochester Hills.



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

1. New jobs and tax base. This facility consolidates employees from other communities and provides for the basis of organized and strategic expansion for ARaymond Corporate North America. Rayconnect has made a positive contribution to the City of Rochester Hills and this project further commits to the organizational growth in Rochester Hills, Mi.

2. The proposed development enhances the commercial architectural standards in the area and also preserves the green spaces, while being environmentally conscious with the LEED Gold design standards being incorporated into the facility.

3. The proposed use does not pose any threat at all to any neighbors as it fits consistently within the zoning master plan.