



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

## Environmental Impact Statement (EIS)

### Project Information

Name <b>Eugene S. Nowicki Park Site Development</b>		
Description of Proposed Project Project proposes a Community Center, Playground, Dog Park, Walking Paths, Maintenance Garage, and necessary utilities/parking facilities.		
Proposed Use(s)		
<b>Residential</b>	<b>Non-Residential</b>	<b>Mixed-Use</b>
<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 checked="" 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
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**Questions or Clarifications.** Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.



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### 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

According to the USGS Soil Map, the site is comprised primarily of sandy loam, and loam soils, gently sloping. As such, the soils are acceptable for the proposed uses normally associated with park properties.

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

1,882 trees on site. Dominant species: Maple, Cottonwood, Boxelder, Ash & Red Pine.

3. Describe the ground water supply & proposed use

Proposed augmentation well to replenish water in constructed pond and for irrigation

4. Give the location & extent of wetlands & floodplain

Approx. 5.8 Acres of wetlands located centrally and along all edges of property. No floodplain is located on the property.

5. Identify watersheds & drainage patterns

Clinton River/Paint Creek watershed. A larger portion of the park property drains northerly towards Branch of Sargent Creek. Southeast portion of parcel drain towards Shadow Woods.

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

The land was once home to farming and nursery operations. Bordering a pristine 12-acre woodland, it has served as a beneficial natural habitat for several decades

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

There are several ruins of concrete foundations in the southern portion of the property, as well as drainage culverts in the NW corner and garden areas in the NE corner.



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D. Are there important scenic features? The park offers rolling terrain with a multitude of flora and fauna. Seasonal changes provide year round scenic interest.
E. What access to the property is available at this time? The park is accessible by foot along the entire western border with parking available on Adams Rd near the NE corner. There is also an established trail connection to Shadow Woods at the East property line.
F. What utilities are available? Public water main, sanitary sewer, storm sewer, natural gas, electric power, phone & data overhead lines.

### Part 2. The Plan

A. <b>Residential</b> <i>(Skip to B. below if residential uses are not proposed)</i>
1. Type(s) of unit(s) Not Applicable. Residential uses not proposed.
2. Number of units by type
3. Marketing format, i.e., rental, sale or condominium
4. Projected price range
B. <b>Non-Residential/Mixed-Use</b> <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>
1. Anticipated number of employees 4 to 8 City Park employees
2. Hours of operation/number of shifts 8am - 6pm
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Continuous
4. Description of outside operations or storage Open to public dawn to dusk



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5.	Delineation of trade area Not Applicable
6.	Competing establishments within the trade area ( <i>document sources</i> ) Not Applicable
7.	Projected growth (physical expansion or change in employees) Not anticipated for the proposed city park development.

### Part 3. Impact Factors

A.	What are the natural & urban characteristics of the plan?	11 Acres of park proposed to be enhanced for recreation space & park access
1.	Total number of acres of undisturbed land	9.5 Acres
2.	Number of acres of wetland or water existing	5.8 Acres
3.	Number of acres of water to be added	0.8 Acres (within existing wetland)
4.	Number of acres of private open space	none
5.	Number of acres of public open space	33 Acres (+/-)
6.	Extent of off-site drainage	A larger portion of park property drains towards north wetlands adjacent to Branch of Sargent Creek. Southeast portion of parcel drains towards Shadow Woods area.
7.	List of any community facilities included in the plan	Community Room, Restroom, Playground & Pavilion
8.	How will utilities be provided?	Extension of public utilities & services from Adams Rd. ROW
B.	Current planning status	Issued for preliminary site plan review.
C.	Projected timetable for the proposed project	2026-2027 Anticipated Construction
D.	Describe or map the plan's special adaptation to the geography	Proposed improvements designed to support intended use with focus on preservation of trees and wetlands and minimize grading changes
E.	Relation to surrounding development or areas	0.5 Miles from regional shopping destination and middle/high school campus



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F.	Does the project have a regional impact? Of what extent & nature? The park is intended to serve as a community hub, especially as the city's first dog park. It also may be an attractive destination regionally.
G.	Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Proposed changes to Adams Road at Baypoint Drive will pose the most significant impact to the community during construction and will require appropriate traffic control measures.
H.	List any possible pollutants Paving and other construction activities will pose potential impacts to sensitive wetland environments and will require appropriate measures to minimize adverse effects.
I.	What adverse or beneficial changes must inevitably result from the proposed development? 1. Physical a. Air quality Initial adverse effects during construction to be outweighed by restored woodlands b. Water effects ( <i>pollution, sedimentation, absorption, flow, flooding</i> ) Initial adverse effects during construction to be outweighed by wetland enhancements c. Wildlife habitat ( <i>where applicable</i> ) Initial adverse effects during construction to be outweighed by diversified meadow land d. Vegetative cover Initial adverse effects during construction to be outweighed by diversified meadow land e. Night light Minimal lighting to be added for seasonal operations and enhanced safety 2. Social a. Visual View of open fields and vegetation to be affected from neighboring homes & roads b. Traffic ( <i>type/amount of traffic generated by the project</i> ) Additional traffic will be generated on and near Adams Road c. Modes of transportation ( <i>automotive, bicycle, pedestrian, public</i> ) The proposal offers new pedestrian & bicycle routes to the public w/ ample parking. d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities 0.5 Miles from regional shopping destination and middle/high school campus



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3. Economic

a. Influence on surrounding land values

Parks positively impact surrounding property values.

b. Growth inducement potential

Potential to increase desirability of surrounding homes & neighborhoods

c. Off-site costs of public improvements

Road widening for improvement of traffic and safety. Extension of public utilities to service the park.

d. Proposed tax revenues (*assessed valuation*)

Not Applicable, city property.

e. Availability or provisions for utilities

Not Applicable

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?

Proposed use complies with the Master Land Use Plan. Adjacent residential neighborhood is expected to benefit from proposed city park improvements and connection to Shadow Woods. Berms and vegetation will provide for additional screening of park from adjacent homes.

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

All disturbed unprogrammed land is proposed to be restored to native meadow land. Restoration processes include installing young plants, seeding plant mixes, and establishing temporary erosion control.

L. What beautification steps are built into the development?

The park will be beautified by opening scenic views, providing opportunities for recreation, and enhancing the natural and built conditions of the community.

M. What alternative plans are offered?

The scope of project is improvement of existing city park land with added recreational uses while preserving the current natural character. Other alternative types of development would be more disruptive to the current environment and neighborhood.



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### 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

For over twenty years, the parcels that make up Nowicki Park have been left largely untouched and unimproved. Reminders of the site's agricultural history still exist throughout the terrain. While the land is currently enjoyed by neighboring residents for its open vegetated space and walking paths, it has not been comprehensively enhanced for optimal use of the community park land.

The proposed facility and programming enhancements at Nowicki Park will have a significant impact on the City of Rochester Hills and the surrounding communities. The proposed playground will be the largest within 2+ miles, and the proposed dog park will be the largest within 6+ miles - and the first in the City of Rochester Hills. Both features, as well as a network of trails, will offer new recreational opportunities for residents of the city and neighboring communities. The park will provide people of all abilities with opportunities to exercise, places to enjoy the outdoor environment, and spaces to gather.

The park is proposed to offer a community center with office and maintenance facilities for the Department of Parks and Natural Resources. The construction of these new park features, including driveways and parking, is expected to cause some temporary adverse impacts, especially to traffic on Adams Road and the existing habitat within the park. Initial adverse effects of construction will ultimately be outweighed by the enhancements made to the existing woodlands, upland meadows, and wetlands. Additional varieties of native plant species and habitat enhancements will be made within several areas of the park, measuring at over 8 acres of improved natural environment (nearly 25% of the park).

The improvements to Nowicki Park are expected to benefit the surrounding neighborhoods, businesses, and schools with exceptional opportunities for recreation. The improvements are designed to be accessible to the surrounding neighborhoods, by car, bicycle and foot, and are compatible with the Rochester Hills Parks & Recreation Plan (2023-27).