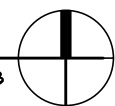


School Attendance Area Map

SCALE: 1" = 1 Mile

Winter, 2018



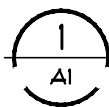
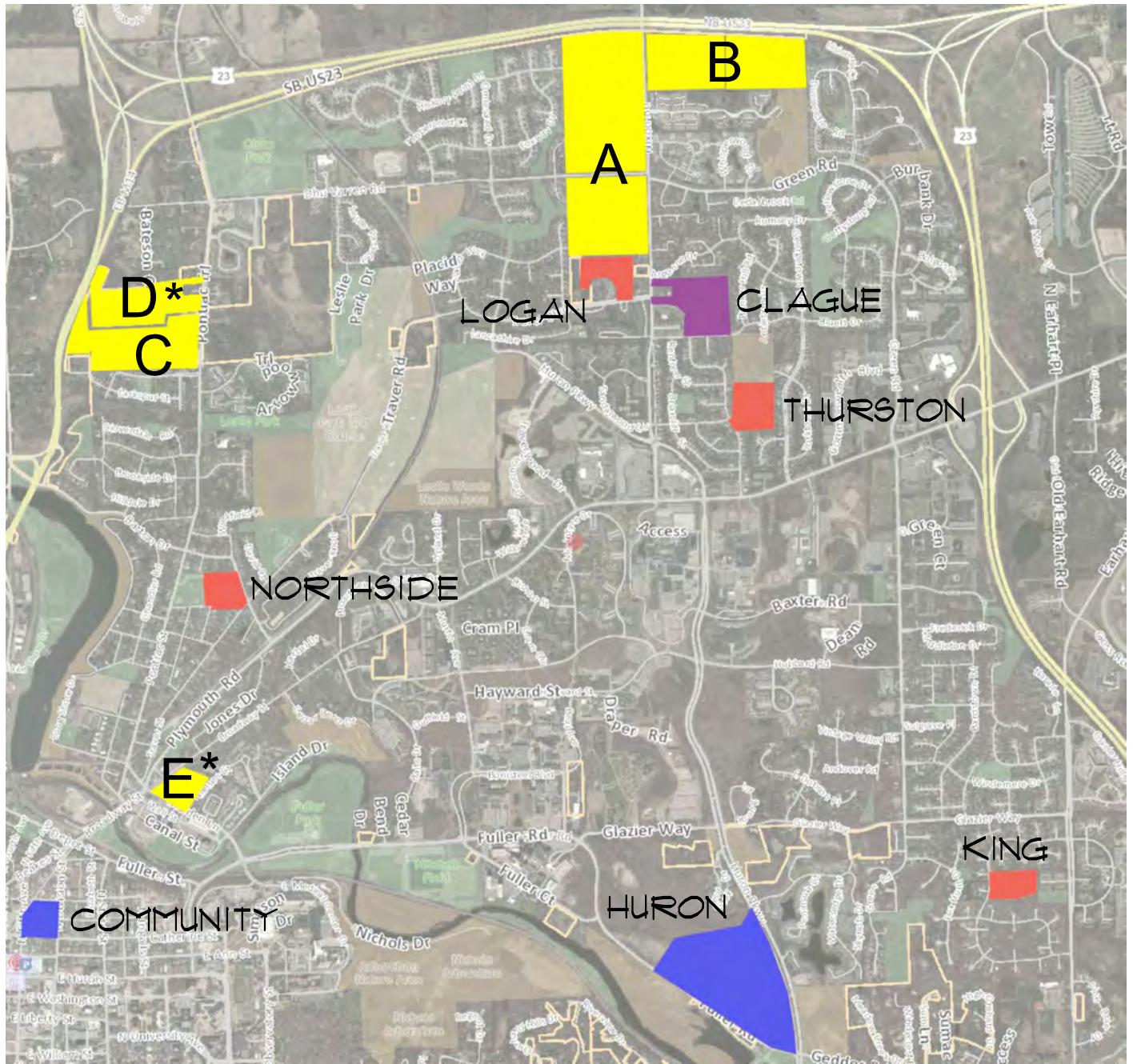
SITE DEVELOPMENT

- A NORTH OAKS
- B WOODBURY CLUB
- C NORTH SKY
- D* COTTAGES @ BARTON GREEN
- E* LOWER TOWN
- F SOUTH POND VILLAGE

SITE DEVELOPMENT

- G 2851 PACKARD
- H AAHC FLATT ROAD
- J WEST ARBOR
- K* LOCKWOOD OF ANN ARBOR
- L* 2050 COMMERCE
- M* 1420 S. MAPLE

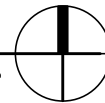
*NEW DEVELOPMENTS THAT HAVE EMERGED SINCE LATE NOVEMBER, 2016



North-East Ann Arbor

SCALE: 1" = 1/2 Mile

Winter, 2018



SITE	DEVELOPMENT	HOUSING QUANTITY
A	NORTH OAKS	472 TOWNHOUSES & CARRIAGE HOUSES
B	WOODBURY CLUB	264 APARTMENTS
C	NORTH SKY	139 SINGLE FAMILY + 56 CONDOS
D*	COTTAGES @ BARTON GREEN	225 APARTMENTS (UNDER REVIEW)
E*	LOWER TOWN	545 APARTMENTS, 75 CONDOS

*NEW DEVELOPMENTS THAT HAVE EMERGED SINCE LATE NOVEMBER, 2016

Northeast Sector Housing Growth Impact

King, Logan, Thurston, and Northside Elementary Schools
 Clague Middle School
 Huron and Skyline High Schools

Ann Arbor Public Schools



Winter 2018

Northeast Sector Housing Growth

King, Logan, Thurston, Northside, Clague, Huron and Skyline Schools

Total Proposed Housing Units	Apartments	Single Family Homes	Condos	Townhouses or Carriagehouses	Price Range	Description	Status	Developer
A North Oaks				472 units	\$300 - 400,000	1,800 - 2,100 SF 3-5 bedrooms	Under construction On market April, 2017 7 year build-out plan	Toll Brothers
						(30) Studio Units, (108) 1-Bedroom (108) 2-Bedroom Units (18) 3-Bedroom Units	Approved 9/26/2016	Bleznak
B Woodbury Club	264 apts.				N.A.	(36) single family units < 2,000 SF (103) single family units = market (56) condos in 4-story building	Approved 3/20/2016	Trowbridge
C North Sky		139 single family	56 condos		N.A.			
Cottages D* at Barton Green	225 apts.				N.A.	market rate	Under Review	Trinitas
E* Lower Town	545 apts.		75 condos		N.A.	market rate	Approved December, 2017	Morningside
Total Units	1,034 apts.	139 single family	131 condos	472 units				

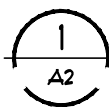
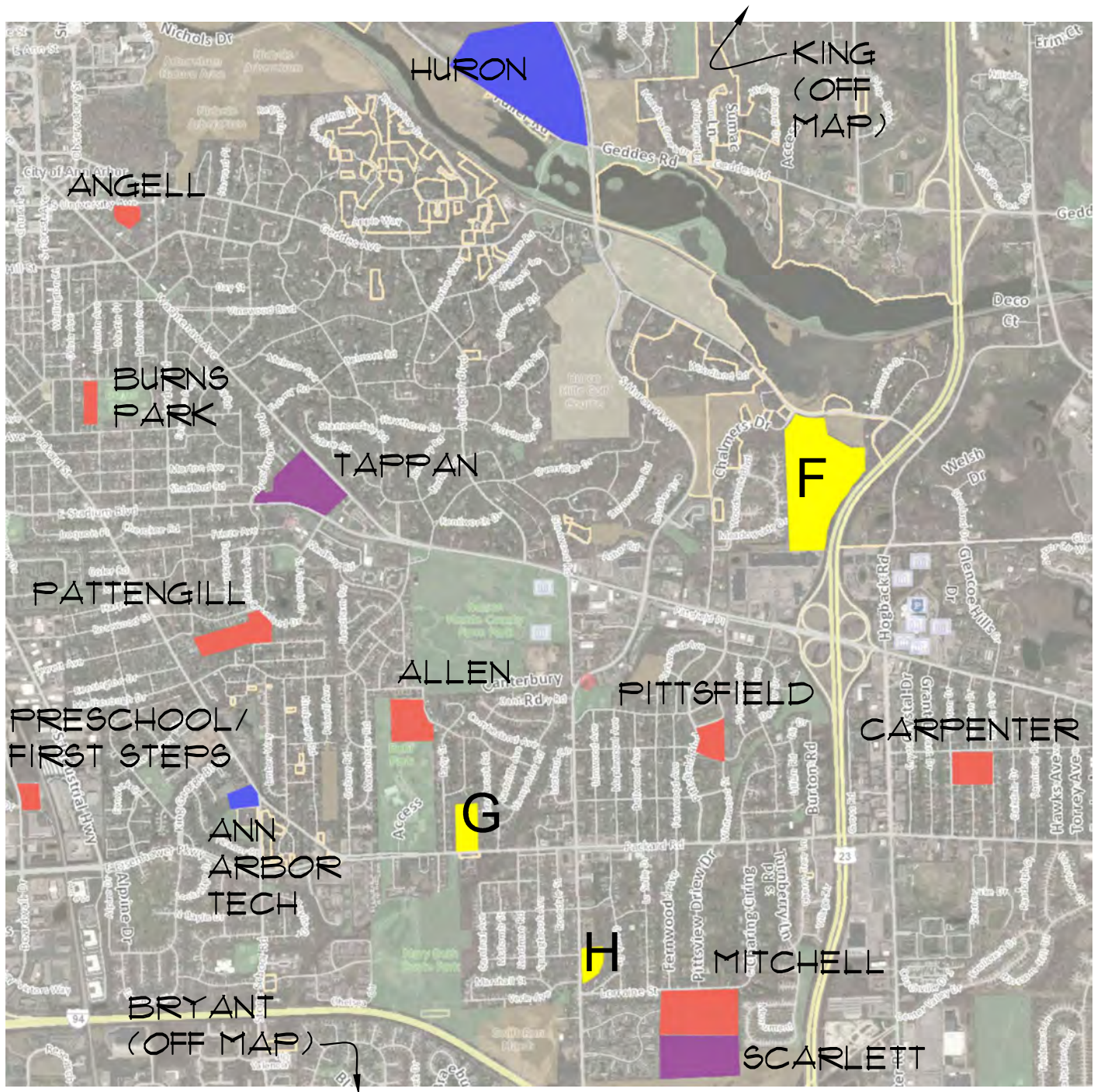
1,776 Housing Units

Total Estimated K-12 Student Increase	Target Markets	Estimated use of total units	Est. units w/ school-age children	Estimated student increase (based upon 1.9 birth rate or NAHB 21.9/100 units standard)
A North Oaks	Empty - nesters	35%	0	0
	Retirees	35%	0	0
	Families	30%	142	269
B Woodbury Club	Young Professionals (224 apartments)	85%	56	13
	Young Families (40 apartments)	15%	40	9
C North Sky	Families (36 small units)	19%	28	53
	Families (103 market size units)	53%	70	133
	Young Professionals (56 condos)	28%	14	27
Cottages D* at Barton Green	Young Professionals (50 apartments)	22%	50	11
	Young Families (175 apts)	78%	175	50
E* Lower Town	Young Families (50 apartments)	8%	50	11
	Students (495 apartments)	80%	0	0
	Young Professionals (75 condos)	12%	46	88

Total Estimated K-12 Enrollment Increase in Northeast Region Due to Approved Development in the Region (+/- 10%)

664 Student Increase

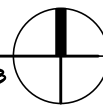
* New Developments that have emerged since Late November, 2016



South-East Ann Arbor

SCALE: 1" = 1/2 Mile

Winter, 2018



SITE	DEVELOPMENT	HOUSING QUANTITY
F	SOUTH POND VILLAGE	73 SINGLE-FAMILY HOUSES
G	2851 PACKARD	56-83 SINGLE-FAMILY (PENDING, TO BE REDUCED)
H	AAHC PLATT ROAD	32 APARTMENTS (IN DESIGN)

Southeast Sector Housing Growth Impact

Bryant, Mitchell, Carpenter, Pittsfield, Allen & Pattengill Elementary Schools
 Scarlett and Tappan Middle Schools
 Huron and Pioneer High Schools



Ann Arbor Public Schools

Winter 2018

Southeast Sector Housing Growth
 Bryant, Mitchell, Carpenter, Pittsfield, Allen, Pattengill, Scarlett, Tappan, Huron and Pioneer Schools

Total Proposed Housing Units	Apartments	Single Family Homes	Condos	Townhouses or Carriagehouses	Price Range	Description	Status	Developer
South F Pond Village		73 single family			N.A.	Pending	Approved 2016	Fairview
G 2857 Packard		56-83 single family			N.A.	Pending	Pending (to be reduced)	Peters Building Co.
AAHC H Platt Road	32				N.A.	Pending	In Design	AAHC
Total Units	32	129 - 156						

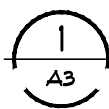
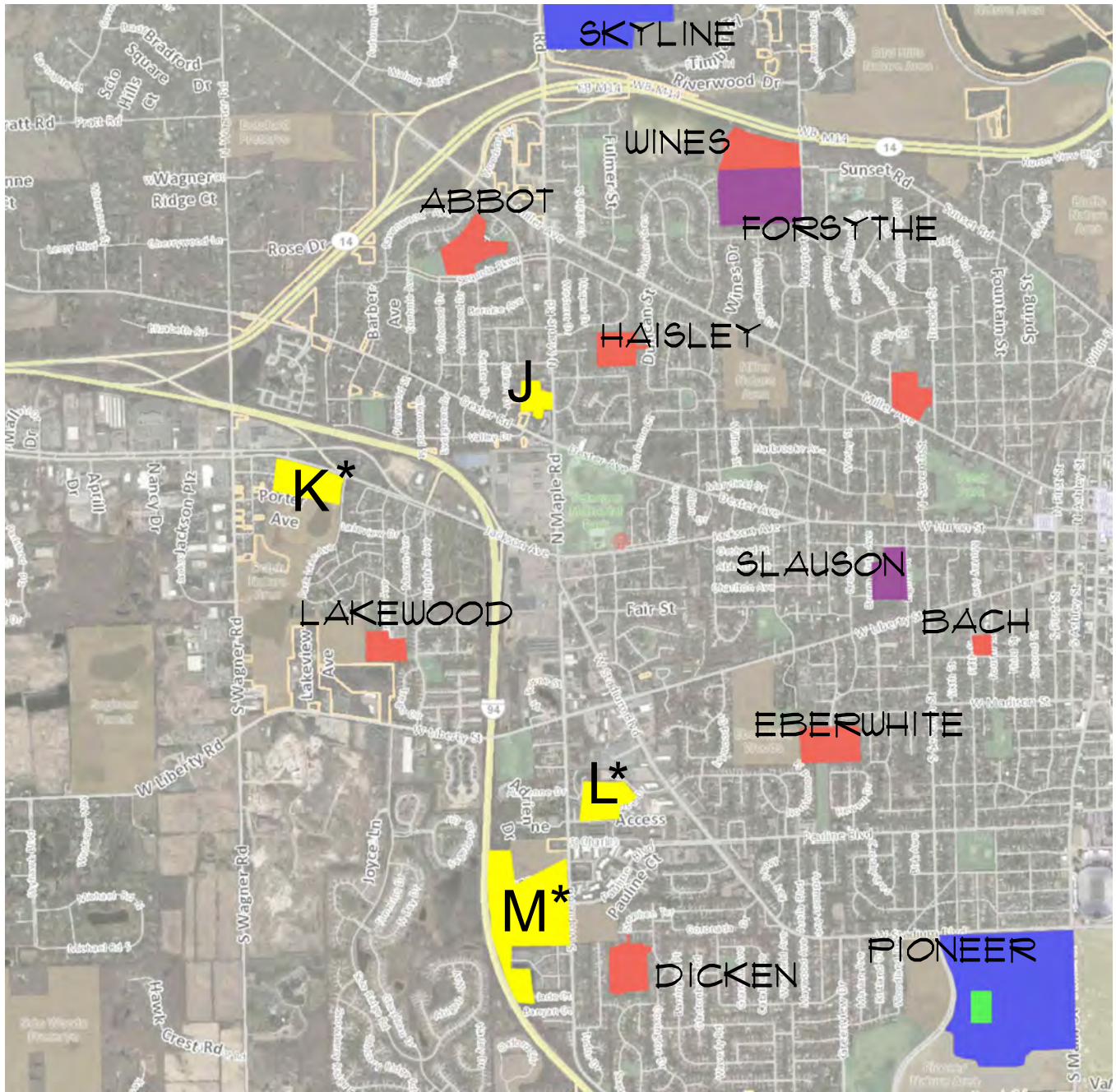
161 - 188 Housing Units

Total Estimated K-12 Student Increase	Target Markets	Estimated use of total units	Est. units w/ school-age children	Estimated student increase (based upon 1.9 birth rate or NAHB 21.9/100 units standard)
South F Pond Village	Families	100%	60	114
G 2857 Packard	Families	100%	30	57
AAHC H Platt Road	Families	100%	24	77

Total Estimated K-12 Enrollment Increase in Northeast Region Due to Approved Development in the Region (+/- 10%)

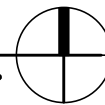
248 Student Increase

* New Developments that have emerged since Late November, 2016



North-West Ann Arbor
SCALE: 1" = 1/2 Mile

Winter, 2018



SITE	DEVELOPMENT	HOUSING QUANTITY
J	WEST ARBOR	42 APARTMENTS
K*	LOCKWOOD OF ANN ARBOR	95 APARTMENTS (UNDER REVIEW)
L*	2050 COMMERCE	267 APARTMENTS (UNDER REVIEW)
M*	1420 S. MAPLE	192 APARTMENTS, 64 TOWNHOUSES

*NEW DEVELOPMENTS THAT HAVE EMERGED SINCE LATE NOVEMBER, 2016

Northwest Sector Housing Growth Impact

Wines, Abbot, Haisley, Lakewood, Eberwhite, and Dicken Elementary Schools
 Forsythe and Slauson Middle Schools
 Pioneer and Skyline High Schools

Ann Arbor Public Schools

Winter 2018



Northwest Sector Housing Growth
 Wines, Abbot, Haisley, Lakewood, Eberwhite, Dicken, Forsythe, Slauson, Pioneer and Skyline Schools

Total Proposed Housing Units	Apartments	Single Family Homes	Condos	Townhouses or Carriagehouses	Price Range	Description	Status	Developer
J AAHC West Arbor	42				N.A.	Pending	Under Review	AAHC
K* Lockwood of Ann Arbor	95				N.A.	1 and 2 bedroom units	Under Review	Lockwood
L* 2050 Commerce	267				Market Rate	Pending	Under Review	2050 Commerce LLC
M* 1420 South Maple			192	64	N.A.	1, 2, and 3 bedroom units accounting for 620 Bedrooms Total (average of 2.5 bdrms per unit)	Pending	Arco

Total Units	404 apts.		192	64					660 Housing Units
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Total Estimated K-12 Student Increase	Target Markets	Estimated use of total units	Est. units w/ school-age children	Estimated student increase (based upon 1.9 birth rate or NAHB 21.9/100 standard)
J AAHC West Arbor	Families	100%	32	100
K* Lockwood of Ann Arbor	Young Professionals (50 one-bdrm apartments)	52%	0	0
	Young Families (45 two-bdrm apartments)	48%	10	3
L* 2050 Commerce	Young Families (267 apartments)	100%	267	59
M* 1420 South Maple	Students (64 one-bdrm units)	25%	0	0
	Young Professionals (77 two-bdrm units)	30%	25	5
	Young Families (115 three-bdrm units)	45%	90	171

Total Estimated K-12 Enrollment Increase in Northeast Region Due to Approved Development in the Region (+/- 10%)	338 Student Increase
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* New Developments that have emerged since Late November, 2016