

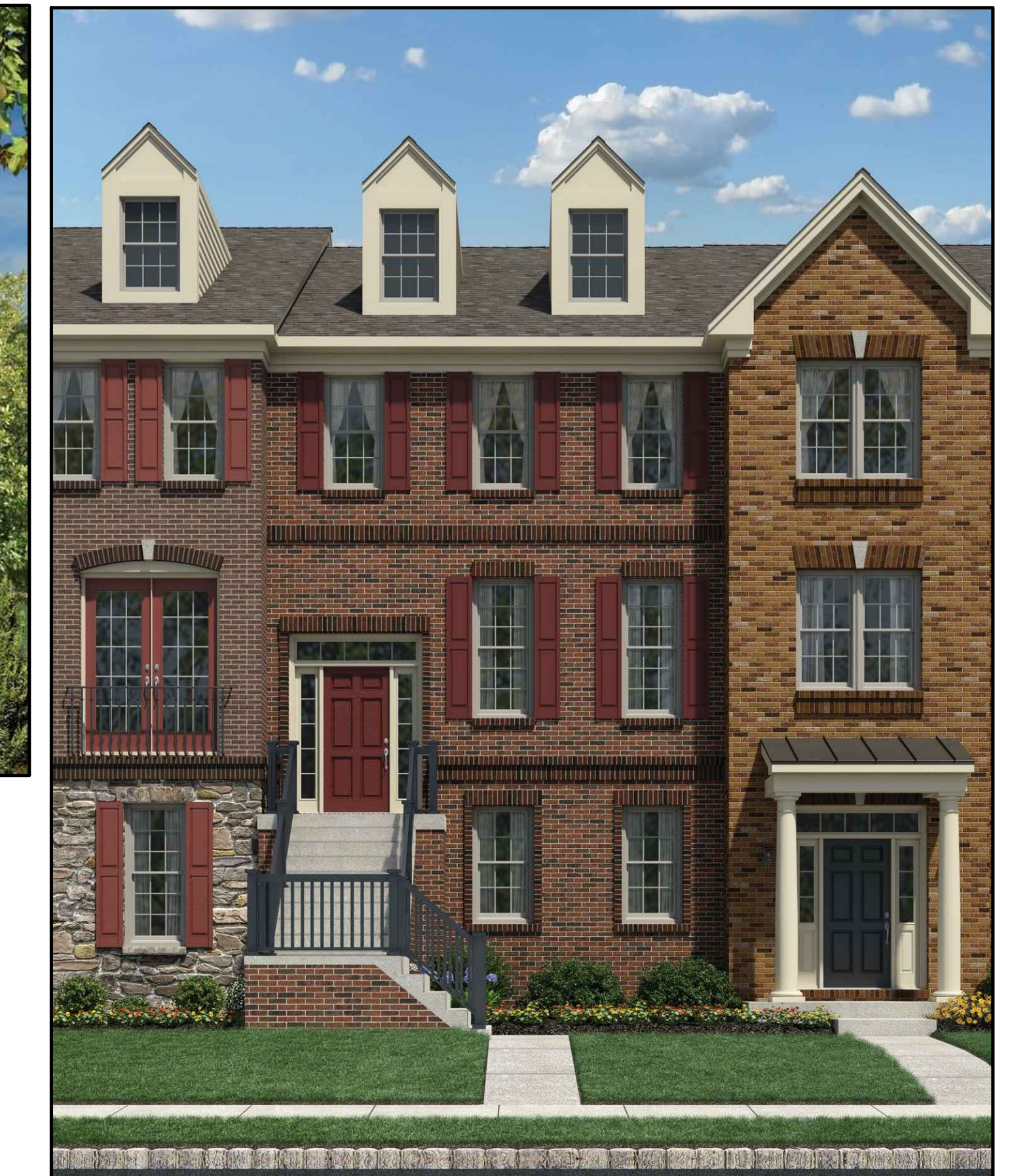
Carriage Homes



Clubhouse



Townhomes



The Nixon Property - Project Description

The Nixon property is a significant residential development opportunity in the north central area of Ann Arbor. The 108-acre rectangular parcel is bi-furcated by Dhu Varren Road, and has significant frontage along Nixon Road, with M-14 right-of-way as its northern border, and the Logan Elementary School property on its southern border.

The proposed project will be a residential mixed-use condominium development with a diversity of housing styles, and supporting non-residential components. Both the layout of the proposed development as well as the storm water management system will be designed in harmony with the numerous wetlands and high quality woodlands located throughout the property. In particular, significant tree stands being preserved along the western property line provide both a buffer to adjacent uses, as well as natural passive recreation open space area. The developer will also participate in providing critical intersection improvements at the Dhu Varren and Nixon Road intersection.

The project intends to maintain a pedestrian scale community, which will be accomplished through the inclusion of inter-connected pathways, and have a common community center for the proposed residents. The proposed roadways will be private with pavement widths sensitive to providing additional parking needs and pedestrian traffic, while balancing impervious surface area on the property. Neither of the existing roadway stubs (2) to the westerly developments are proposed to be connected, but trail connections will be provided between the neighborhoods, in order to preserve high quality woodlands.

The proposed net density is 4.7 units per acre and the proposed useable land density is 7.4 units per acre. The proposed housing and land uses included in the project are briefly described as follows;

- Attached Carriage Homes - 4-5 unit carriage homes are proposed on the northern and southern portion of the property (219 units proposed). The condominium units will provide a more traditional townhouse unit with two-car garages and square footages in the range of 2,100 square feet.
- Townhouse Condominium - The "brownstone" style attached residential unit with prominent raised porches will front key locations of the perimeter roads and the interior loop road to provide an urban character along the project (272 units proposed). A variation may will include a smaller scale ground level patio entry, in a primarily courtyard setting.
- Residential Community Center / Club house - The residential development will be served with a properly scaled residential community center, with multiple indoor and outdoor amenities, including a pool. The center will be centrally located to the housing units, and will be nestled into the wooded open space area to the west.

Building Unit Plan

Nixon Property
City of Ann Arbor, Michigan

Owner: Toll Brothers
Planner: Allen Design
248.467.4668
Engineer: Atwell LLC
248.447.2000