

BROWNFIELD PLAN FOR:

Village of Ann Arbor, Ann Arbor, Michigan

WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
C/O WASHTENAW COUNTY OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT
415 W. MICHIGAN AVENUE, SUITE 2200
YPSILANTI, MICHIGAN 48197

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Prepared with the Assistance of SME
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PROJECT SUMMARY

Project Name: Village of Ann Arbor Redevelopment

Estimated Investment:	For-Sale Residential Condominiums:	\$106,450,138
	<u>Apartments:</u>	<u>\$107,984,091</u>
	Total:	\$214,434,229

Project Location: The project site (the Property) consists of eight parcels of land located south and east of the southeast corner of Pontiac Trail and Dhu Varren, with addresses 2600 Pontiac Trail, 1680 Dhu Varren Road, 1710 Dhu Varren Road, 2670 Pontiac Trail, 2672 Pontiac Trail, 2678 Pontiac Trail, 2682 Pontiac Trail, and one additional Pontiac Trail parcel without an address (Tax IDs: 09-16-201-009, 09-09-16-150-003, 09-09-16-100-047, I-09-16-201-016, I-09-16-201-015, I-09-16-201-014, and I-09-16-201-013, and 09-16-201-010, respectively). The Property is approximately 77 acres in size.

Property Eligibility: Parcels located at 1680 Dhu Varren Road, 1710 Dhu Varren Road, 2670 Pontiac Trail, and 2672 Pontiac Trail each meets the definition of a “facility” as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended). The other parcels are adjacent and contiguous to facility parcels.

Eligible Activities: Beyond capturing tax increment revenues for the State Revolving Fund, Brownfield Redevelopment Authority Administrative fees, and the Local Brownfield Revolving Fund, this plan contains the following eligible activities:

Environmental/Department-Specific Activities – Baseline Environmental Assessment (BEA) activities; due care activities; other response activities; brownfield and work plan preparation and implementation; interest; and 15% in contingency costs.

Non-Environmental Activities – Infrastructure improvements; site preparation; brownfield and work plan preparation and implementation; and 15% in contingency costs.

Eligible Costs: Environmental – \$26,369,633

Non-Environmental – \$5,002,082

Total – \$31,371,716

Capture Period: Total projected capture period – 15 years
Developer reimbursement – 14 years (projected)
Funding of LBRF – 15 years

Project Summary: The project consists of redevelopment of an approximately 77-acre, largely vacant tract of land, portions of which were historically used by the City of Ann Arbor for a municipal dump, and for gravel mining. The project will be called the Village of Ann Arbor, and it will include approximately 244 for-sale attached single family homes, townhomes and approximately 320 high quality rental apartment homes. A pool and community building will be located toward the center of the Property. The homes will range in size between 800 and 1,900 square feet, and most plans will feature an attached one or two car garage that will be pre-wired for electric vehicle charging stations. The for-sale product is designed to serve the “Missing Middle” market that is vastly underserved in the region. The project will include multiple green and/or recreational spaces, walking trails, and extensive public infrastructure improvements.

Notably, the development is incurring over \$4.0 million to construct an east-west and north-south connector road open to the public but maintained privately that will create much-needed vehicular and pedestrian linkages to Leslie Park, which currently is only accessed through a private subdivision to the north of the park. The development will also create a multimodal linkage between Leslie Park to the east and Olson Park to the north.

This site is an extremely challenging site due to its previous uses as a landfill and mining operation. There is an estimated 1,900,000 cubic yards of fill/construction debris/rubble in addition to methane challenges from the former landfill. We have spent nearly three years in due diligence exploring the best way to feasibly handle the tremendous economic and environmental challenges this site presents. We feel comfortable we have the right approach on how to address each of these challenges and deliver a project that meets many needs of the community.

I. INTRODUCTION

A. PLAN PURPOSE

The Washtenaw County Brownfield Redevelopment Authority (Authority; WCBRA), duly established by resolution of the Washtenaw County Board of Commissioners, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the limits of Washtenaw County, acting on behalf of its member communities. The purpose of this Brownfield Plan (the Plan), to be implemented by the WCBRA, is to satisfy the requirements of Act 381 for including the eligible property described below, designated in this Plan as the Village of Ann Arbor, in Ann Arbor, Michigan (the “Property”), in a Brownfield Plan. The Property is located within the boundaries of the City of Ann Arbor, a WCBRA member community.

The Authority proposes to implement this Plan to promote economic development and brownfield redevelopment within the County. The capture and use of tax increment revenues (TIR) generated by redevelopment are necessary to support needed environmental response actions and ensure the economic viability of the project. This Plan allows the Authority to capture TIR generated by redevelopment of the Property for the following purposes: reimbursement of the developers, Robertson Brothers Homes and DTN Management (the Developers), for the costs of eligible activities required to prepare the Property for safe redevelopment and reuse (see Section III); funding of the State Revolving Fund (SRF) and the Authority’s Local Brownfield Revolving Fund (LBRF); and, at the Authority’s discretion, payment of some or all of the Authority’s annual administrative and operating expenses.

B. PROPERTY DESCRIPTION

The Property consists of eight parcels totaling approximately 77 acres located south and east of the southeast corner of Pontiac Trail and Dhu Varren. The Property is vacant land except for three single-family residential houses on 1710 Dhu Varren Road, 2600 Pontiac Trail, and 2670 Pontiac Trail. Portions of the site were historically mined and subsequently used as an Ann Arbor city dump. The dump ceased operations in the 1950s. The approximately 10-acre former dump area has since grown into a well-forested parcel of land. Tax parcel identification numbers and addresses for the parcels constituting the Property are shown in the table below. Additional property information is provided in Section III (G).

PARCEL ID	ADDRESS	METHOD OF QUALIFICATION
09-09-16-150-003	1680 Dhu Varren Road	Part 201 “facility”
09-09-16-100-047	1710 Dhu Varren Road	Part 201 “facility”
I-09-16-201-016	2670 Pontiac Trail	Part 201 “facility”
I-09-16-201-015	2672 Pontiac Trail	Part 201 “facility”
I-09-16-201-014	2678 Pontiac Trail	Adjacent and Contiguous with 2672 Pontiac Trail
I-09-16-201-013	2682 Pontiac Trail	Adjacent and Contiguous with 1680 Dhu Varren Road
I-09-16-201-010	(no address)	Adjacent and Contiguous with 1680 Dhu Varren Road
I-09-16-201-009	2600 Pontiac Trail	Adjacent and Contiguous with 1680 Dhu Varren Road

C. BASIS OF ELIGIBILITY

The Property is eligible for inclusion in this Brownfield Plan in accordance with MCL 125.2652(n) because four of the eight parcels (1680 Dhu Varren Road, 1710 Dhu Varren Road, 2670 Pontiac Trail, and 2672 Pontiac Trail) meet definition of a “facility” pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (1994 P.A. 451, as amended), hereinafter “Part 201”; and the other four parcels are adjacent and contiguous to facility parcels. We made the facility determinations as a result of

Phase II Environmental Site Assessments (ESAs) we conducted in August 2020 and April 2021. We advanced 11 soil borings across the Property and installed 54 methane monitoring wells. We collected soil and soil gas samples and submitted them to an analytical laboratory for analysis of volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and/or the 10 Michigan metals. We also conducted methane screening. VOCs (methyl-tert-butyl ether (MTBE), naphthalene, tetrachloroethylene, 1,2,3-trimethylbenzene, and 1,2,4-trimethylbenzene), PAHs (benzo(a)pyrene, fluoranthene, and phenanthrene), and metals (arsenic, and mercury) were measured in soil at concentrations exceeding Part 201 criteria. We measured methane concentrations up to 16.5%, exceeding the Part 201 Residential Soil Volatilization to Indoor Air Inhalation Criteria (SVIIC) and the Residential Volatilization to Indoor Air Pathway (VIAP) screening level of 1.25% by volume.

The Developer is acquiring the Property and will comply with the requirements of the Part 201 Baseline Environmental Assessment (BEA) process to qualify for the limitations to environmental liability afforded purchasers of brownfield sites under federal and state environmental statutes.

D. PROJECT DESCRIPTION

THE PROPERTY

The approximately 77-acre Property is located south and east of the southeast corner of Pontiac Trail and Dhu Varren Road. Rezoning to R4A is requested for the development. The Property is vacant except for two residential houses.

By 1937, the majority of the Property was developed for agricultural use with a wooded area located in its central-eastern portion. A residence or farmstead was located on the western portion of the Property off of Pontiac Trail. By 1948, the western portions of the Property were developed with two residential buildings listed as 2670 and 2672 Pontiac Trail. The 2672 Pontiac Trail residence was demolished by 2014. The northeast portion of the main parcel was utilized as a City of Ann Arbor residential dump between 1945 and 1958. Gravel mining operations occurred on the northwest, southeast, and southern portions of the Property between at least 1962 through at least 1973. A vehicle maintenance building was constructed on the northern portion of the Property by 1962. The building was damaged by a tornado in the 1980s. The remaining portions of the building were demolished, and two unregistered diesel and kerosene underground storage tanks (USTs) were removed from the area of the maintenance building in 2016. No samples were collected during tank removal activities. The main parcel of the Property has grown wooded over time and is currently vacant.

THE REDEVELOPMENT

The Village of Ann Arbor community will include 244 for-sale attached single family homes, townhomes and 320 high-quality rental apartment homes. An east-west collector road will be constructed in the center of the 1680 Dhu Varren parcel, connecting Pontiac Trail and Leslie Park Circle as well as a north-south collector road connecting Dhu Varren with Leslie Park Circle. The 244 for-sale attached single family homes and townhomes will be located north of the collector road, and the 320 rental apartments will be constructed largely south of the collector road and on the north side of the site. The community will also feature a 10' bike path running along both the east-west and north-south collector road. The collector roads will be open to public and built to public ROW standards but maintained by the development.

The homes will range in size between 800 and 1,900 square feet. The exterior architecture of the homes is envisioned to provide visual interest and variety with traditional and modern elements. Most of the homes have been designed so that each unit **includes** a one- or two-car private attached garage that will be pre-wired for electric vehicle charging stations. The apartment homes will be prepped for conversion to all-electric as cold climate heat pump technology advances and costs come in line with gas furnaces while the for-sale attached single family homes and townhomes will be an all-electric neighborhood within The Village.

The development team is not proposing to improve any portion of the former dump area, other than the potential for the creation of walking trails through the woods as an amenity to the development and to the community at large.

The project will create extensive public infrastructure improvements. It includes a \$4.0 million, 3,900 lineal foot east-west and north-south collector road with a 3,900 lineal feet of 10' asphalt bike path that will provide a currently missing vehicular and pedestrian linkage to Leslie Park from both Pontiac Trail and Dhu Varren, which now is only accessed through a private subdivision to the north of the park. The publicly accessible private collector roads will also feature solar streetlights and a bus stop at Pontiac Trail. Internally there will be over 2,000 lineal feet of 5' concrete sidewalks making the site very walkable internally. The development will also create a multimodal linkage between Leslie Park to the east and Olson Park to the north to both Pontiac Trail and Dhu Varren. There will be approximately 16 Level II charging stations onsite for guest parking and all units will be wired for charging stations in the private garages. The project also includes park contributions of \$347,820.

The project will include a large, centralized pond for stormwater detention requirements and the Developer is researching the viability and applicability of a water harvesting system to recycle onsite stormwater for onsite irrigation. There will be an established master association which will be responsible for open space maintenance as well as its maintenance obligation for the pond. There is a significant wetland complex at the western end of the project, which will remain in its native state. In addition, the Project will utilize onsite existing soils in the southwest portion of the site for utility trench backfill and will replace the void created with existing unsuitable construction fill/debris/rubble thereby save potentially hundreds of thousands of cubic yards of fill/debris/rubble from going to a landfill and in a sense recycling soils on a large scale. The development team will be implementing a soil management plan that will result in significant cost savings by reusing existing soils at the Property (where applicable) in lieu of other costly removal, disposal and backfilling activities. The former landfill area may ultimately become recreational open space for the community.

The for-sale residents will have access to a common pool and community building located south of the connector road. The community building will be partially powered by solar power from rooftop panels. In addition, a network of amenities is planned throughout the community that will interconnect the multiple sections of the development. The Project plans on featuring walking paths through the former landfill area as a public amenity, but otherwise keeping that 10-acre area in its natural state. The vision for the project is that of an integrated and walkable community with multiple options for residents in different stages of life. The intent of the development team is to create a unified architectural theme throughout the neighborhoods within the Village.

BROWNFIELD CONDITIONS

Given the Property's location, it is ideal for residential use. However, redevelopment has been hindered for decades by the site's Brownfield conditions, including the former municipal dump, poor soils, and the presence of methane. A general summary of the site's most significant Brownfield conditions is presented below.

CONTAMINATED AND METHANE-IMPACTED FILL MATERIAL

Previous geotechnical and environmental assessments of the site revealed the presence of a former municipal landfill and a former sand and gravel borrow pit. The site is heavily wooded with areas of grass. The land area has large and variable grade changes ranging from about elevations of 894 to 946 feet. Generally, the site is descending from north to south.

The soil conditions encountered at the geotechnical borings generally consist of surface topsoil overlying undocumented fill from three to 32 feet below ground surface (bgs) underlain by natural clay and sand extending to the explored depths of the borings. The fill contained excessive debris. The fill in the areas outside the landfill had relatively smaller amounts of debris and was likely placed during the backfilling of

the gravel pit or for general grading of the site. The on-site undocumented fill is not suitable for foundation support of the planned structures and is estimated to contain in excess of 1,280,000 cubic yards in place and in excess of 1,900,000 cubic yards once removed and transported; the cost to remove this fill and replace in engineered lifts is estimated to be approximately \$96,000,000. VOCs, PAHs, and metals were detected in soils associated with the former Ann Arbor dump at concentrations exceeding Part 201 criteria. Moreover, 54 methane monitoring points were installed at the site from five to 15 feet bgs and screened over a period of two years. Methane concentrations up to 16.5%, exceeding the Part 201 Residential SVIIC and the Residential VIAP of 1.25% by volume, were encountered. The highest concentrations were encountered on the northern portion of the site. The proposed buildings will require methane mitigation.

In accordance with the Act 381 Work Plan Guidance, published by EGLE, dated August 2021, construction of specialized foundations is an environmental brownfield eligible activity when the cost of specialized foundations would be less than the cost for transportation and disposal of material regulated under Part 201, as is the case on this site given in excess of 1,280,000 cubic yards of unsuitable fill/rubble/debris in place and in excess of 1,900,000 cubic yards once removed and transported; to remove and replace with suitable soils in engineered lifts is estimated to be approximately \$96,000,000.

Since it is cost-prohibitive to remove all of the methane-generating fill/debris/rubble from the site, methane mitigation will consist of three principal elements: specialized foundations that allow structures to be placed atop of methane-impacted fill; passive venting systems and a methane interceptor trench, which will prevent potential methane migration away from the former dump; and targeted excavation and relocation of methane-generating material, where economically feasible.

In addition to the methane issues, walking paths are planned for the wooded former dump area on the eastern side of the Property. The Developer is working with EGLE to design direct contact mitigation in the walking path areas, if this amenity is to be built.

OTHER BROWNFIELD CONDITIONS

Redevelopment of the Property entails incurring significant costs for site preparation and infrastructure improvement brownfield eligible activities. However, the Developer is limiting request for reimbursement of non-environmental eligible activities to certain public infrastructure improvement costs (e.g., road construction, solar streetlights, a public bus stop, solar array, electric vehicle charging stations, and public utilities).

II. GENERAL DEFINITIONS AS USED IN THIS PLAN

All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

III. BROWNFIELD PLAN

A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES

The Developer will be reimbursed for the costs of eligible activities necessary to address brownfield conditions and prepare the Property for redevelopment. The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues and incremental state school operating tax revenues generated from the Property after redevelopment and captured by the WCBRA, subject to any limitations and conditions described in this Plan, approvals of EGLE and MSF, as appropriate, for school operating tax capture, and the terms of a Reimbursement Agreement between

Developer and the Authority (the “Reimbursement Agreement”). If available, this Plan will capture all new personal property taxes generated by this project.

The estimated total cost of eligible Department Specific and Non-Environmental Activities, including contingency and interest, eligible for reimbursement from tax increment revenues under this Plan are \$26,369,633 and \$5,008,082, respectively. The eligible activities are summarized in Table 1 (Appendix A). Non-Environmental Activities were included in this Plan to support public infrastructure improvements requested by the City of Ann Arbor and to offset additional project costs associated with electrification. The costs of individually identified Department Specific and Non-Environmental activities and interest eligible for reimbursement are estimated and may increase or decrease, depending on the nature and extent of unknown conditions encountered during redevelopment.

No costs of eligible activities, including interest, will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement, Section 2 of Act 381 of 1994, as amended (MCL 125.2652), and approved Act 381 Work Plans, as applicable. The Reimbursement Agreement, this Plan, and approved Act 381 Work Plans will dictate the total cost of eligible activities subject to reimbursement. As long as the total of eligible costs described in this Plan or in the Department Specific and Non-Environmental cost categories are not exceeded, line-item eligible activities, tasks, and costs within each respective Department Specific or Non-Environmental category may be adjusted without Plan amendment after the date of this Plan, to the extent the adjustments do not violate the terms of Act 381. Eligible activities conducted prior to Brownfield Plan approval will be reimbursed to the extent allowed by Act 381.

Pursuant to Act 381, the Authority may capture incremental local taxes to fund its administrative operations as defined in the Act and may contribute to its LBRF with tax increment revenues in excess of the amount needed to reimburse Developer for the costs of eligible activities. For these purposes, it is the intent of the Authority to capture ten percent (10%) of the available incremental taxes annually during the term of this plan and, after Developer reimbursement is complete, an amount equal to fifteen percent (15%) of the Developer’s total eligible activity costs as stated in this Plan. Ten percent (10%) of available incremental taxes captured annually during Developer reimbursement is projected to be cumulatively \$3,972,008. Fifteen percent (15%) of eligible activity costs stated in the Plan is \$4,705,757. The total projected capture for administrative operations and LBRF is \$8,677,766 as shown in Table 3. At the sole discretion of the WCBRA, all or part of the incremental local taxes captured for the LBRF in any tax year may be used to pay the administrative and operational costs of the Authority incurred in that year.

This Plan is capped at 18 years of reimbursement, which includes administrative and LBRF capture. In the event of a revenue shortfall, full LBRF capture is prioritized over full Developer reimbursement. If full reimbursement to Developer is not anticipated based on the duration limitation in the Plan, the Developer and/or the Authority may seek an amendment extending the Plan and approved Act 381 Work Plan(s) to accommodate full reimbursement of all eligible activities and full funding of the LBRF.

Fifty percent (50%) of the available incremental state education tax will be captured for deposit into the State Revolving Fund pursuant to Act 381.

B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES

The estimated 2022 taxable value of the Property is \$793,633, which is the initial taxable value for this Plan. This value was obtained from the City of Ann Arbor's Online Property and Land Search. The Project will be built out over approximately six to eight years. The anticipated taxable value at project completion is \$71,720,000, which is expected to be attained in calendar year 2031 (for tax year 2032); however, the actual taxable value in each year of this Plan will be determined by the City Assessor.

Estimated taxable values, tax increment revenues to be captured, impacts on taxing jurisdictions, and eligible activities reimbursement cash flows are presented in Table 2 and Table 3 (Appendix B). The annual increase in taxable value of the Property after project completion is assumed to be 2% for purposes of this Plan. The annual incremental taxable value and captured tax increment revenue will be determined by the actual assessed taxable value of the Property and millages approved by the relevant taxing jurisdictions.

The WCBRA will capture 100% of the available incremental local and school operating tax revenues generated from the Property to reimburse Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Additionally, tax revenue associated with all new personal property, if any, will be captured as part of this plan. Reimbursement using incremental school operating tax revenues is further limited to those eligible activities and costs approved by EGLE and MSF or that are otherwise eligible under Act 381.

It is the intent of this Plan to provide for the proportional capture of all eligible incremental taxes in whatever amounts and in whatever years they become available until the eligible cost reimbursement and LBRF funding described in this Plan are complete or for 18 years of reimbursement, whichever is shorter unless otherwise extended. It is estimated that all the developer's eligible costs will be reimbursed within 14 years after the first year of capture. Capture of incremental taxes to fund the LBRF and administrative operations as needed, will occur annually during the developer's reimbursement period and after the developer's reimbursement period, as shown in Table 3. If EGLE or MSF elect not to participate in this Project or declines to approve certain eligible activities for reimbursement with incremental state school taxes, those activities, including interest, will be reimbursed with local taxes **only** up to the amount that local taxes would have covered if EGLE and/or MSF had participated.

C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY

Developer will be responsible for financing the costs of eligible activities included in this Plan. Neither the WCBRA nor the City of Ann Arbor will advance any funds to finance the eligible activities. All Plan financing commitments and activities and the cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the WCBRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the cumulative eligible costs limit described in this Plan, unless the Plan is further amended.

D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS

Not applicable.

E. DURATION OF BROWNFIELD PLAN

The duration of this Brownfield Plan for the Property shall not exceed the shorter of the following: 1) reimbursement of all eligible costs and LBRF funding, cumulatively not to exceed developer reimbursement of \$31,371,716 plus \$8,677,766 in LBRF funding; or 2) 18 years after the beginning of tax capture outlined herein, unless otherwise extended. The beginning tax capture is calendar year 2025, unless said date is amended by action of the WCBRA. It is anticipated that the eligible expenses will be fully reimbursed, and the LBRF will be fully funded, within 15 years after the first year of tax increment capture.

F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS

Available incremental local and school operating tax revenues generated by the project will be captured by the WCBRA until all incurred eligible brownfield redevelopment costs and WCBRA administrative expenses are reimbursed, and the LBRF is funded, to the extent described in this Plan. The tax revenues available for capture by the WCBRA will be split between local and state sources, with approximately 80% being reimbursed with local tax revenues and approximately 20% being reimbursed with school operating tax revenues, based on the millage rates obtained from the City of Ann Arbor Treasurer's Office. The actual proportion will depend on future millage rates and the number of owner-occupied units that qualify as principal residences. The impact of the WCBRA incremental tax capture on local taxing jurisdictions is presented in Table 2 and Table 3 (Appendix B).

G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY

The Property consists of approximately 77 acres of land. A topographic Property Location Map and scaled Eligible Property Map and legal descriptions for the eight parcels are included in Appendix C. Incremental revenue generated by personal property is not anticipated to be a significant source of tax increment revenue; but to the extent available, will be captured for reimbursement of eligible activities.

H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES

There are three single-family residences on the Property. The Property is being acquired at arms-length transactions. Therefore, at the time of development, no occupied residences will be involved in the redevelopment, no persons will reside on the Property, and no families or individuals will be displaced as a result of this development. Therefore, a demographic survey and information regarding housing in the community are not applicable and are not needed for this Plan.

I. PLAN FOR RELOCATION OF DISPLACED PERSONS

No persons will be displaced as a result of this development; therefore, a plan for relocation of displaced persons is not applicable and is not needed for this Plan.

J. PROVISIONS FOR RELOCATION COSTS

No persons will be displaced as result of this development and no relocation costs will be incurred; therefore, provision for relocation costs is not applicable and is not needed for this Plan.

K. STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW

No persons will be displaced as result of this development; therefore, no relocation assistance strategy is needed for this Plan.

L. DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF)

The Authority has established a Local Brownfield Revolving Fund (LBRF) in accordance with Act 381. Funds from the LBRF may be used, at the sole discretion of the Authority, to finance or reimburse eligible activities described in this Brownfield Plan or eligible activities subsequently approved, solely for LBRF funding, by administrative action of the Authority to be conducted on the eligible property described in this Brownfield Plan.

Up to approximately \$8,677,766, minus any local tax increment revenues used for administrative operations of the Authority, as described in Section III.A., is projected to be deposited in the LBRF under this Plan through capture of tax increment revenues during and after the developer reimbursement period. The LBRF/administrative contribution will be funded by capture of 10% of the available cumulative incremental taxes in each year that the developer is reimbursed, and an amount equal to 15% of eligible activity costs in the Plan after developer reimbursement is complete. The LBRF funds will be used to support future redevelopment of brownfield sites within Washtenaw County.

M. OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT

This Plan has been approved by resolution of the City of Ann Arbor's City Council and includes any limitations and/or conditions pursuant to that approval. This Plan is capped at 18 years of reimbursement unless extended through amendment of the Plan and approved 381 Work Plan(s).

APPENDIX A
SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS



TABLE 1.
Eligible Activities Table
 Dhu Varren Redevelopment
 Ann Arbor, Michigan
 1/25/2023

ELIGIBLE ACTIVITIES			
COST ITEM	TOTAL COST	TIF SOURCES	
		State	Local
BEA Activities			
Phase I ESA			
Phase II ESA			
BEA Report	\$ 355,059	\$ 69,262	\$ 285,797
Additional Assessment			
BEA Activities Subtotal		\$ 69,262	\$ 285,797
Due Care and Response Activities			
Soils Analysis and Due Care Investigations			
Direct contact barriers (walking path)			
Soil Erosion Controls			
Methane Interceptor Trench			
Sub-Slab Depressurization Systems			
Removal of Contaminated Fill			
Contaminated Debris Haul Off for Mass Grading			
Haul Off for Methane Interceptor Trench	\$ 17,371,194	\$ 3,388,637	\$ 13,982,557
Contaminated Soil Haul Off Roads			
Geopiers - Specialized Foundations in Contaminated Soil			
Contaminated Soil Haul Off - Foundations			
Contaminated Soil Haul Off - Utility Trenches			
Backfill			
Other EGLE-Specific Activities (ground improvements to avoid additional contaminated soil mgmt costs)			
Separating Debris from Contaminated Material			
Soft Costs Associated with Engineering Control			
Due Care Activities Subtotal		\$ 3,388,637	\$ 13,982,557
Environmental Eligible Activities Subtotal		\$ 3,457,899	\$ 14,268,354
Environmental Contingency			
Contingency for eligible activities	\$ 2,605,679	\$ 508,296	\$ 2,097,383
Interest on Environmental Eligible Activities			
Interest on Environmental Eligible Activities	\$ 6,007,701	\$ 1,171,936	\$ 4,835,766
Environmental Portion of Brownfield Plan and Work Plan			
Brownfield Plan - City of Ann Arbor and WCBRA processes			
Act 381 Work Plan for Department Specific Activities	\$ 30,000	\$ 5,852	\$ 24,148
Implementation			
Environmental Activities Total		\$ 5,143,982	\$ 21,225,651
Site Preparation			
Cut and Fill	\$ 2,930,071	\$ 571,575	\$ 2,358,496
Utility Relocation			
Site Preparation Subtotal		\$ 571,575	\$ 2,358,496
Infrastructure Improvements			
Roundabout at Dhu Varren and Pontiac Trail	\$ 1,550,000	\$ 302,362	\$ 1,247,638
Green Stormwater Management - Low Impact Design			
Infrastructure Improvements Subtotal		\$ 302,362	\$ 1,247,638
Non-Environmental Activities SubTotal		\$ 873,937	\$ 3,606,134
Non-Environmental Contingency			
Contingency for eligible activities	\$ 492,011	\$ 95,978	\$ 396,033
Non-Environmental Portion, Brownfield Plan and Work Plan			
Brownfield Plan - City of Ann Arbor and WCBRA processes			
Act 381 Work Plan for MSF Activities	\$ 30,000	\$ 5,852	\$ 24,148
Implementation			
Non-Environmental Activities Total		\$ 975,767	\$ 4,026,315
TOTAL ELIGIBLE COSTS:		\$ 6,119,749	\$ 25,251,967

APPENDIX B
SUMMARY OF TAX INCREMENT REVENUE (TIR) CAPTURE AND TIR
REIMBURSEMENT ALLOCATION



TABLE 2A.
Tax Increment Revenue Capture Estimates

Dhu Varren Redevelopment
Ann Arbor, Michigan
1/25/2023

Estimated Taxable Value (TV) Increase Rate: 2% per year																	
Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL	
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		
Base Taxable Value	\$ 793,633	\$ 793,633	\$ 793,633	\$ 793,633	\$ 793,633	\$ 793,633	\$ 793,633	\$ 793,633	\$ 793,633	\$ 793,633	\$ 793,633	\$ 793,633	\$ 793,633	\$ 793,633	\$ 793,633		
Estimated New TV (Condos)	1,250,000	2,000,000	6,100,000	14,250,000	22,350,000	30,500,000	38,750,000	46,750,000	47,685,000	48,638,700	49,611,474	50,603,703	51,615,778	51,615,778	51,615,778		
Estimated New TV (Apartments)	750,000	1,250,000	8,750,000	14,750,000	19,500,000	24,000,000	24,480,000	24,969,600	25,468,992	25,978,372	26,497,939	27,027,898	27,568,456	27,568,456	27,568,456		
Estimated New TV	2,000,000	3,250,000	14,850,000	29,000,000	41,850,000	54,500,000	63,230,000	71,719,600	73,153,992	74,617,072	76,109,413	77,631,601	79,184,234	79,184,234	79,184,234		
Incremental Difference (New TV - Base TV)	\$ 1,206,367	\$ 2,456,367	\$ 14,056,367	\$ 28,206,367	\$ 41,056,367	\$ 53,706,367	\$ 62,436,367	\$ 70,925,967	\$ 72,360,359	\$ 73,823,439	\$ 75,315,780	\$ 76,837,968	\$ 78,390,601	\$ 78,390,601	\$ 78,390,601		
School Capture																	
	Millage Rate																
State Education Tax (SET)	6.0000	\$ 7,238	\$ 14,738	\$ 84,338	\$ 169,238	\$ 246,338	\$ 322,238	\$ 374,618	\$ 425,556	\$ 434,162	\$ 442,941	\$ 451,895	\$ 461,028	\$ 470,344	\$ 470,344	\$ 470,344	\$ 4,838,122
School Operating Tax	18.0000	\$ 13,500	\$ 22,500	\$ 161,892	\$ 275,760	\$ 367,092	\$ 453,960	\$ 468,540	\$ 483,113	\$ 492,775	\$ 502,631	\$ 512,683	\$ 522,937	\$ 533,395	\$ 533,395	\$ 533,395	\$ 5,864,068
School Total	24.0000	\$ 20,738	\$ 37,238	\$ 246,230	\$ 444,998	\$ 613,430	\$ 776,198	\$ 843,158	\$ 908,669	\$ 926,937	\$ 945,572	\$ 964,578	\$ 983,965	\$ 1,003,739	\$ 1,003,739	\$ 1,003,739	\$ 8,694,712
Local Capture⁵																	
	Millage Rate																
Washtenaw County Operating	4.4511	\$ 5,370	\$ 10,934	\$ 62,566	\$ 125,549	\$ 182,746	\$ 239,052	\$ 277,911	\$ 315,699	\$ 322,083	\$ 328,596	\$ 335,238	\$ 342,013	\$ 348,924	\$ 348,924	\$ 348,924	\$ 3,589,159
Washtenaw County Parks	0.7114	\$ 858	\$ 1,747	\$ 10,000	\$ 20,066	\$ 29,207	\$ 38,207	\$ 44,417	\$ 50,457	\$ 51,477	\$ 52,518	\$ 53,580	\$ 54,663	\$ 55,767	\$ 55,767	\$ 55,767	\$ 573,640
EECS	0.1955	\$ 236	\$ 480	\$ 2,748	\$ 5,514	\$ 8,027	\$ 10,500	\$ 12,206	\$ 13,866	\$ 14,146	\$ 14,432	\$ 14,724	\$ 15,022	\$ 15,325	\$ 15,325	\$ 15,325	\$ 157,640
County Vet Relief	0.0983	\$ 119	\$ 241	\$ 1,382	\$ 2,773	\$ 4,036	\$ 5,279	\$ 6,137	\$ 6,972	\$ 7,113	\$ 7,257	\$ 7,404	\$ 7,553	\$ 7,706	\$ 7,706	\$ 7,706	\$ 79,265
HCMA	0.2129	\$ 257	\$ 523	\$ 2,993	\$ 6,005	\$ 8,741	\$ 11,434	\$ 13,293	\$ 15,100	\$ 15,406	\$ 15,717	\$ 16,035	\$ 16,359	\$ 16,689	\$ 16,689	\$ 16,689	\$ 171,673
WCC	3.3978	\$ 4,099	\$ 8,346	\$ 47,761	\$ 95,840	\$ 139,501	\$ 182,483	\$ 212,146	\$ 240,992	\$ 245,866	\$ 250,837	\$ 255,908	\$ 261,080	\$ 266,356	\$ 266,356	\$ 266,356	\$ 2,739,828
AAATA County	0.6773	\$ 817	\$ 1,664	\$ 9,520	\$ 19,104	\$ 27,807	\$ 36,375	\$ 42,288	\$ 48,038	\$ 49,010	\$ 50,001	\$ 51,011	\$ 52,042	\$ 53,094	\$ 53,094	\$ 53,094	\$ 546,142
Ann Arbor City Operating	5.9407	\$ 7,167	\$ 14,593	\$ 83,505	\$ 167,566	\$ 243,904	\$ 319,053	\$ 370,916	\$ 421,350	\$ 429,871	\$ 438,563	\$ 447,428	\$ 456,471	\$ 465,695	\$ 465,695	\$ 465,695	\$ 4,790,305
Ann Arbor City Benefits	1.9802	\$ 2,389	\$ 4,864	\$ 27,834	\$ 55,854	\$ 81,300	\$ 106,349	\$ 123,636	\$ 140,448	\$ 143,288	\$ 146,185	\$ 149,140	\$ 152,155	\$ 155,229	\$ 155,229	\$ 155,229	\$ 1,596,740
AATA City	1.9802	\$ 2,389	\$ 4,864	\$ 27,834	\$ 55,854	\$ 81,300	\$ 106,349	\$ 123,636	\$ 140,448	\$ 143,288	\$ 146,185	\$ 149,140	\$ 152,155	\$ 155,229	\$ 155,229	\$ 155,229	\$ 1,596,740
Ann Arbor City Refuse	2.3759	\$ 2,866	\$ 5,836	\$ 33,397	\$ 67,016	\$ 97,546	\$ 127,601	\$ 148,343	\$ 168,513	\$ 171,921	\$ 175,397	\$ 178,943	\$ 182,559	\$ 186,248	\$ 186,248	\$ 186,248	\$ 1,915,816
Ann Arbor City Streets	2.0920	\$ 2,524	\$ 5,139	\$ 29,406	\$ 59,008	\$ 85,890	\$ 112,354	\$ 130,617	\$ 148,377	\$ 151,378	\$ 154,439	\$ 157,561	\$ 160,745	\$ 163,993	\$ 163,993	\$ 163,993	\$ 1,686,893
Ann Arbor City Parks	1.0594	\$ 1,278	\$ 2,602	\$ 14,891	\$ 29,882	\$ 43,495	\$ 56,897	\$ 66,145	\$ 75,139	\$ 76,659	\$ 78,209	\$ 79,790	\$ 81,402	\$ 83,047	\$ 83,047	\$ 83,047	\$ 854,252
Ann Arbor City Parks Acquisition	0.4601	\$ 555	\$ 1,130	\$ 6,467	\$ 12,978	\$ 18,890	\$ 24,710	\$ 28,727	\$ 32,633	\$ 33,293	\$ 33,966	\$ 34,653	\$ 35,353	\$ 36,068	\$ 36,068	\$ 36,068	\$ 371,004
Ann Arbor Library	1.8663	\$ 2,251	\$ 4,584	\$ 26,233	\$ 52,642	\$ 76,623	\$ 100,232	\$ 116,525	\$ 132,369	\$ 135,046	\$ 137,777	\$ 140,562	\$ 143,403	\$ 146,300	\$ 146,300	\$ 146,300	\$ 1,504,896
AAPS Voted Sinking Fund	2.4672	\$ 2,976	\$ 6,060	\$ 34,680	\$ 69,591	\$ 101,294	\$ 132,504	\$ 154,043	\$ 174,989	\$ 178,527	\$ 182,137	\$ 185,819	\$ 189,575	\$ 193,405	\$ 193,405	\$ 193,405	\$ 1,989,434
WISD	5.3641	\$ 6,471	\$ 13,176	\$ 75,400	\$ 151,302	\$ 220,230	\$ 288,086	\$ 334,915	\$ 380,454	\$ 388,148	\$ 395,996	\$ 404,001	\$ 412,167	\$ 420,495	\$ 420,495	\$ 420,495	\$ 4,325,360
Ann Arbor Affordable Housing	1.0000	\$ 1,206	\$ 2,456	\$ 14,056	\$ 28,206	\$ 41,056	\$ 53,706	\$ 62,436	\$ 70,926	\$ 72,360	\$ 73,823	\$ 75,316	\$ 76,838	\$ 78,391	\$ 78,391	\$ 78,391	\$ 806,352
AAPS Supplemental	4.1442	\$ 4,999	\$ 10,180	\$ 58,252	\$ 116,893	\$ 170,146	\$ 222,570	\$ 258,749	\$ 293,931	\$ 299,876	\$ 305,939	\$ 312,124	\$ 318,432	\$ 324,866	\$ 324,866	\$ 324,866	\$ 3,341,690
Public Safety	0.9918	\$ 1,196	\$ 2,436	\$ 13,941	\$ 27,975	\$ 40,720	\$ 53,266	\$ 61,924	\$ 70,344	\$ 71,767	\$ 73,218	\$ 74,698	\$ 76,208	\$ 77,748	\$ 77,748	\$ 77,748	\$ 799,741
Local Total	41.4664	\$ 50,023	\$ 101,855	\$ 582,866	\$ 1,169,618	\$ 1,702,459	\$ 2,227,007	\$ 2,589,010	\$ 2,941,045	\$ 3,000,523	\$ 3,061,192	\$ 3,123,075	\$ 3,186,195	\$ 3,250,575	\$ 3,250,575	\$ 3,250,575	\$ 33,436,570
Non-Capturable Millages⁵																	
	Millage Rate																
AAPS Debt Service	2.4500	\$ 2,956	\$ 6,018	\$ 34,438	\$ 69,106	\$ 100,588	\$ 131,581	\$ 152,969	\$ 173,769	\$ 177,283	\$ 180,867	\$ 184,524	\$ 188,253	\$ 192,057	\$ 192,057	\$ 192,057	\$ 1,975,567
Community College Debt Service	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	2.4500	\$ 2,956	\$ 6,018	\$ 34,438	\$ 69,106	\$ 100,588	\$ 131,581	\$ 152,969	\$ 173,769	\$ 177,283	\$ 180,867	\$ 184,524	\$ 188,253	\$ 192,057	\$ 192,057	\$ 192,057	\$ 1,975,567
Total Tax Increment Revenue (TIR) Available for Capture	\$ 70,761	\$ 139,093	\$ 829,096	\$ 1,614,616	\$ 2,315,889	\$ 3,003,205	\$ 3,432,168	\$ 3,849,714	\$ 3,927,460	\$ 4,006,764	\$ 4,087,653	\$ 4,170,160	\$ 4,254,314	\$ 4,254,314	\$ 4,254,314	\$ 35,630,132	



TABLE 3.
Tax Increment Revenue Reimbursement Allocation Table
 Dhu Varren Redevelopment
 Ann Arbor, Michigan
 1/25/2023

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	19.5%	\$ 6,119,749	\$ -	\$ 6,119,749
Local	80.5%	\$ 25,251,966	\$ -	\$ 25,251,966
TOTAL		\$ 31,371,715	\$ -	\$ 31,371,715
EGLE	84.1%	\$ 26,369,633	\$ -	\$ 26,369,633
MSF	15.9%	\$ 5,002,082	\$ -	\$ 5,002,082

Estimated Capture	
	\$ -
State Revolving Fund	\$ 2,422,680
Admin/LBRF	\$ 8,677,766

Plan Year	1	2	3	4	5	6	7	8	9	
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Total State Incremental Revenue	\$ 20,738	\$ 37,238	\$ 246,230	\$ 444,998	\$ 613,430	\$ 776,198	\$ 843,158	\$ 908,669	\$ 926,937	
State Brownfield Revolving Fund (50% of SET)	\$ 3,619	\$ 7,369	\$ 42,169	\$ 84,619	\$ 123,169	\$ 161,119	\$ 187,309	\$ 212,778	\$ 217,081	
State TIR Available for Reimbursement	\$ 17,119	\$ 29,869	\$ 204,061	\$ 360,379	\$ 490,261	\$ 615,079	\$ 655,849	\$ 695,891	\$ 709,856	
Total Local Incremental Revenue	\$ 50,023	\$ 101,855	\$ 582,866	\$ 1,169,618	\$ 1,702,459	\$ 2,227,007	\$ 2,589,010	\$ 2,941,045	\$ 3,000,523	
Local TIR Available for Reimbursement	\$ 50,023	\$ 101,855	\$ 582,866	\$ 1,169,618	\$ 1,702,459	\$ 2,227,007	\$ 2,589,010	\$ 2,941,045	\$ 3,000,523	
Total State & Local TIR Available	\$ 67,142	\$ 131,724	\$ 786,927	\$ 1,529,997	\$ 2,192,720	\$ 2,842,086	\$ 3,244,859	\$ 3,636,936	\$ 3,710,379	
Developer Reimbursement Balance (end of year)	\$ 31,371,715	\$ 31,311,649	\$ 31,193,835	\$ 30,489,818	\$ 29,121,283	\$ 27,160,152	\$ 24,618,387	\$ 21,716,745	\$ 18,464,781	\$ 15,147,148
DEVELOPER REIMBURSEMENT										
MSF Non-Environmental Activities Costs	\$ 5,002,082	\$ 9,577	\$ 18,785	\$ 112,252	\$ 218,207	\$ 312,694	\$ 405,273	\$ 462,654	\$ 518,511	\$ 528,982
State Tax Reimbursement	\$ 975,767	\$ 2,399	\$ 4,169	\$ 28,611	\$ 50,366	\$ 68,389	\$ 85,695	\$ 91,128	\$ 96,468	\$ 98,404
Local Tax Reimbursement	\$ 4,026,315	\$ 7,178	\$ 14,616	\$ 83,642	\$ 167,841	\$ 244,305	\$ 319,578	\$ 371,526	\$ 422,043	\$ 430,578
MSF Activities Reimbursement Balance	\$ 4,992,505	\$ 4,973,720	\$ 4,861,467	\$ 4,643,261	\$ 4,330,567	\$ 3,925,294	\$ 3,462,640	\$ 2,944,128	\$ 2,415,146	
EGLE Environmental Costs	\$ 26,369,633	\$ 50,489	\$ 99,029	\$ 591,765	\$ 1,150,328	\$ 1,648,437	\$ 2,136,492	\$ 2,438,988	\$ 2,733,453	\$ 2,788,651
State Tax Reimbursement	\$ 5,143,983	\$ 12,646	\$ 21,976	\$ 150,827	\$ 265,513	\$ 360,529	\$ 451,764	\$ 480,405	\$ 508,556	\$ 518,758
Local Tax Reimbursement	\$ 21,225,650	\$ 37,843	\$ 77,053	\$ 440,937	\$ 884,815	\$ 1,287,908	\$ 1,684,728	\$ 1,958,583	\$ 2,224,897	\$ 2,269,893
Total EGLE Reimbursement Balance	\$ 26,319,145	\$ 26,220,116	\$ 25,628,351	\$ 24,478,023	\$ 22,829,586	\$ 20,693,094	\$ 18,254,106	\$ 15,520,653	\$ 12,732,002	
Total Annual Developer Reimbursement²	\$ 31,371,715	\$ 60,066	\$ 117,814	\$ 704,017	\$ 1,368,535	\$ 1,961,131	\$ 2,541,765	\$ 2,901,642	\$ 3,251,964	\$ 3,317,633
LOCAL BROWNFIELD REVOLVING FUND										
LBRF Deposits	\$ 7,076	\$ 13,910	\$ 82,910	\$ 161,462	\$ 231,589	\$ 300,321	\$ 343,217	\$ 384,972	\$ 392,746	
State Tax Capture	10.0%	\$ 2,074	\$ 3,724	\$ 24,623	\$ 44,500	\$ 61,343	\$ 77,620	\$ 84,316	\$ 90,867	\$ 92,694
Local Tax Capture	10.0%	\$ 5,002	\$ 10,186	\$ 58,287	\$ 116,962	\$ 170,246	\$ 222,701	\$ 258,901	\$ 294,105	\$ 300,052

Footnotes:

1. The total available for developer reimbursement is equal to the sum of the available state and local TIR minus 10% removed for LBRF contributions.



TABLE 3.
Tax Increment Revenue Reimbursement Allocation Table
 Dhu Varren Redevelopment
 Ann Arbor, Michigan
 1/25/2023

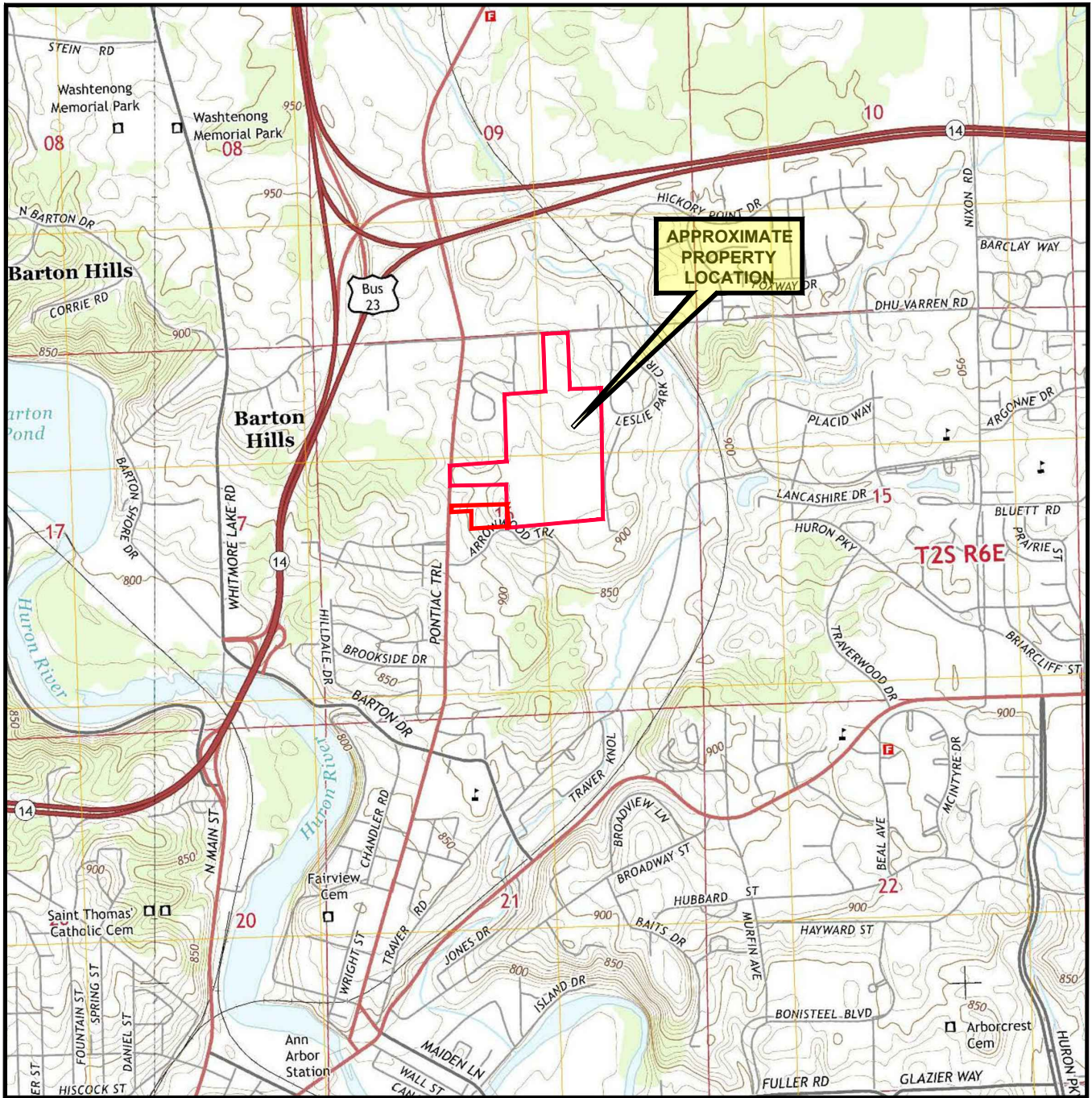
Estimated Total Years of Plan:	15
Estimated Developer Reimbursement Years of Plan:	14

Plan Year	10	11	12	13	14	15	TOTAL
Calendar Year	2034	2035	2036	2037	2038	2039	
Total State Incremental Revenue	\$ 945,572	\$ 964,578	\$ 983,965	\$ 1,003,739	\$ 1,003,739	\$ 1,003,739	\$ 10,722,928
State Brownfield Revolving Fund (50% of SET)	\$ 221,471	\$ 225,948	\$ 230,514	\$ 235,172	\$ 235,172	\$ 235,172	\$ 2,422,680
State TIR Available for Reimbursement	\$ 724,102	\$ 738,631	\$ 753,451	\$ 768,567	\$ 768,567	\$ 768,567	\$ 8,300,249
Total Local Incremental Revenue	\$ 3,061,192	\$ 3,123,075	\$ 3,186,195	\$ 3,250,575	\$ 3,250,575	\$ 3,250,575	\$ 33,486,593
Local TIR Available for Reimbursement	\$ 3,061,192	\$ 3,123,075	\$ 3,186,195	\$ 3,250,575	\$ 3,250,575	\$ 3,250,575	\$ 33,486,593
Total State & Local TIR Available	\$ 3,785,294	\$ 3,861,706	\$ 3,939,646	\$ 4,019,142	\$ 4,019,142	\$ 4,019,142	\$ 41,786,842
Developer Reimbursement Balance (end of year)	\$ 11,762,530	\$ 8,309,590	\$ 4,786,961	\$ 1,193,251	\$ -	\$ -	
DEVELOPER REIMBURSEMENT							
MSF Non-Environmental Activities Costs	\$ 539,662	\$ 550,556	\$ 561,668	\$ 573,001	\$ 190,259	\$ -	\$ 5,002,082
State Tax Reimbursement	\$ 100,378	\$ 102,392	\$ 104,445	\$ 106,540	\$ 36,383		\$ 975,767
Local Tax Reimbursement	\$ 439,284	\$ 448,164	\$ 457,222	\$ 466,461	\$ 153,876		\$ 4,026,315
MSF Activities Reimbursement Balance	\$ 1,875,484	\$ 1,324,928	\$ 763,260	\$ 190,259	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 2,844,956	\$ 2,902,384	\$ 2,960,961	\$ 3,020,709	\$ 1,002,993	\$ -	\$ 26,369,633
State Tax Reimbursement	\$ 529,167	\$ 539,781	\$ 550,609	\$ 561,653	\$ 191,799		\$ 5,143,982
Local Tax Reimbursement	\$ 2,315,789	\$ 2,362,603	\$ 2,410,353	\$ 2,459,056	\$ 811,194		\$ 21,225,651
Total EGLE Reimbursement Balance	\$ 9,887,047	\$ 6,984,663	\$ 4,023,702	\$ 1,002,993	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement²	\$ 3,384,618	\$ 3,452,940	\$ 3,522,629	\$ 3,593,710	\$ 1,193,251	\$ -	\$ 31,371,715
LOCAL BROWNFIELD REVOLVING FUND							
LBRF Deposits	\$ 400,676	\$ 408,766	\$ 417,017	\$ 425,432	\$ 2,825,891	\$ 2,281,781	\$ 8,677,766
State Tax Capture	\$ 94,557	\$ 96,458	\$ 98,397	\$ 100,374	\$ 540,386	\$ 436,337	\$ 1,848,270
Local Tax Capture	\$ 306,119	\$ 312,308	\$ 318,620	\$ 325,058	\$ 2,285,505	\$ 1,845,444	\$ 6,829,496

Footnotes:

1. The total available for developer reimbursement is equal to the sum of the available state and local TIR minus 10% removed for LBRF contributions.

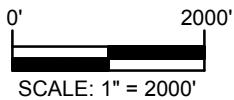
APPENDIX C
SITE MAPS AND LEGAL DESCRIPTIONS DESCRIBED IN SECTION III(G) OF THIS
PLAN



Base map obtained from EDR®

USGS QUADRANGLE(S) REFERENCED

ANN ARBOR EAST (MI) 2014
ANN ARBOR WEST (MI) 2014



No.	Revision Date	Date
		08/13/2021
	Drawn By	JGR
	Designed By	AK
	Scale	1" = 2000'
	Project	084695.00

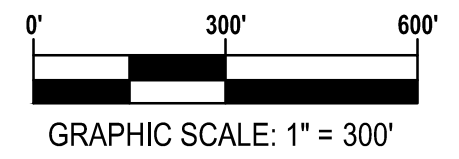
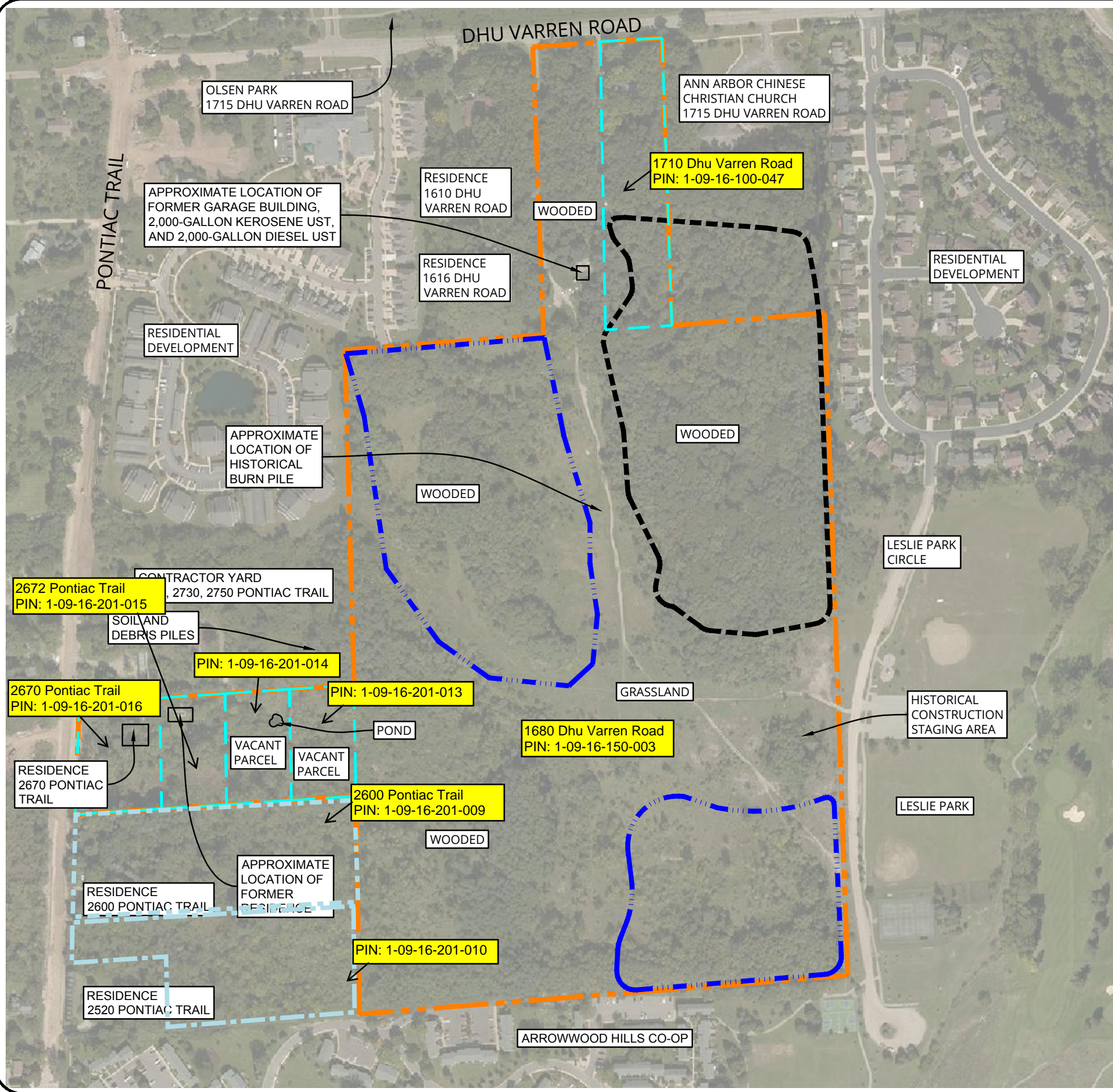
**PROPERTY LOCATION MAP
DHU VARREN TOWNES
DHU VARREN ROAD AND PONTIAC TRAIL,
ANN ARBOR, MICHIGAN**



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Figure No. 1

Nov 18, 2021 - 5:56am - matt.nowakrochford
 \\sme-inc\p\WIP\084695.00\CAD\DWGS\Env\rev6\084695.00-PF.dwg



LEGEND

- - - APPROXIMATE PROPERTY BOUNDARY
- - - APPROXIMATE PARCEL BOUNDARY
- - - APPROXIMATE EXTENT OF HISTORICAL SAND AND GRAVEL MINING
- - - APPROXIMATE EXTENT OF FORMER CITY OF ANN ARBOR DUMP

NOTE:
 BASE DRAWING INFORMATION TAKEN FROM A CADD FILE
 LABELED "18002264TB(GIS).dwg, EMAILED TO SME ON
 AUGUST 31, 2018 BY ROBERTSON HOMES.



Project
DHU VARREN TOWNES

Project Location
**DHU VARREN ROAD AND PONTIAC TRAIL
 ANN ARBOR, MICHIGAN**

Sheet Name
PROPERTY FEATURES DIAGRAM

No.	Revision Date

Date	08/13/2021
CADD	JAB, JGR
Designer	TH
Scale	1" = 300'
Project	084695.00
Figure No.	2

DRAWING NOTE: SCALE DEPICTED IS MEANT FOR 11" X 17" AND WILL SCALE INCORRECTLY IF PRINTED ON ANY OTHER SIZE MEDIA
 NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR CONSENT OF SME
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Legal Descriptions

2670 Pontiac Trail (I -09-16-201-016)

COM AT N 1/4 COR SEC 16, TH S 00-42-44 W 1734.85 FT, TH S 87-56-54 W 535.00 FT TO POB, TH S 00-42-45 W 306.06 FT, TH S 87-57-09 W 275.85 FT TO C/L PONTIAC TRAIL, TH ALNG C/L N 04-46-55 E 307.87 FT, TH N 87-56-54 E 253.98 FT TO POB. PT OF NW 1/4 SEC 16, T2S-R6E. 1.86 AC

2672 Pontiac Trail (I -09-16-201-015)

COM AT N 1/4 COR SEC 16, TH S 00-42-44 W 1734.85 FT, TH S 87-56-54 W 356.00 FT TO POB, TH S 00-42-45 W 306.07 FT, TH S 87-57-09 W 179.00 FT, TH N 00-42-45 E 306.06 FT, TH N 87-56-54 E 179.00 FT TO POB. PT OF NW 1/4 SEC 16, T2S-R6E. 1.26 AC. 1996 TRF

Pontiac Trail Vacant (I -09-16-201-014)

COM AT N 1/4 COR SEC 16, TH S 00-42-44 W 1734.85 FT, TH S 87-56-54 W 178.00 FT TO POB, TH S 00-42-44 W 306.09 FT, TH S 87-57-09 W 178.00 FT, TH N 00-42-45 E 306.07 FT, TH N 87-56-54 E 178.00 FT TO POB. PT OF NW 1/4 SEC 16, T2S-R6E. 1.25 AC. 1996 TRF

Pontiac Trail Vacant (I -09-16-201-013)

COM AT N 1/4 COR SEC 16, TH S 00-42-44 W 1734.85 FT TO POB, TH CONT S 00-42-44 W 306.10 FT, TH S 87-57-09 W 178.00 FT, TH N 00-42-44 E 306.09 FT, TH N 87-56-54 E 178.00 FT TO POB. 1.25 AC. 1996 TRF

1710 Dhu Varren (09-09-16-100-047)

COM AT N 1/4 COR OF SEC 16, T2S, R6E; TH ELY 713.14 FT FOR A POB; TH CONT ELY 165 FT; TH SLY DEFL 93 DEG 08' RIGHT 825.05 FT; TH WLY DEFL 86 DEG 52' RIGHT 165 FT; TH NLY DEFL 93 DEG 08' RIGHT 825.05 FT TO THE POB; BEING PRT OF THE WEST 1/2 OF THE NE 1/4 OF SAID SEC 16

1680 Dhu Varren (09-09-16-150-003)

COM AT N 1/4 POST OF SEC, THEAST 548.14 FT IN N LINE OF SEC FOR PL OF BEG, TH E 165 FT IN N LINE OF SEC, TH DEFL 93 DEG 08' RIGHT 825.05 FT. TH DEFL 86 DEG 52' RIGHT 165 FT. TH DEFL 93 DEG 08' RIGHT 825.05 FT TO PL OF BEG, BEING PART OF W 1/2 OF NE 1/4, ALSO THE W 1/2 OF NE 1/4, EXCEPT THE N 825.05 FT THEREOF SEC 16 T2S-R6E 58.13 AC.

Pontiac Trail Vacant (I-09-16-201-010)

*OLD SID - I 09-016-028-00 16-11D S 1/2 OF FOLLOWING DESC LAND, COM AT NE COR OF S 1/2 OF S 1/2 OF NW 1/4 TH S 54 FT IN N & S 1/4 LINE FOR A PL OF BEG, TH DEFL 87 DEG 13' TO THE RIGHT 810.78 FT TO CENT OF PONTIAC RD, TH S'LY IN CENT OF RD TO THE NECOR OF 'HURON MANOR SUBDIVISION' A RECORDED PLAT, TH E IN E & W 1/4 LINE TO THE CENT OF SEC, TH N T PL OF BEG, BEING A PART OF S 1/2 OF S 1/2 OF NW 1/4, EXC COM AT CENT OF SEC, TH S 86 DEG 01' 30" W 373.88 FT IN E & W 1/4 LINE FOR PL OF BEG, TH S 86 DEG 01' 30" W 477.07 FT, TH N 3 DEG 01' E 171.27 FT IN CENT OF ROAD, TH N 86 DEG 01' 30" E 460 FT, TH SOUTH 3 DEG 58' 30" E 170 FT TO PL OF BEG SEC 16 T2S-R6E 3.88 AC.

2600 Pontiac Trail (I-09-16-201-009)

*OLD SID - I 09-016-027-00 16-11C N 1/2 OF FOLLOWING DESC LAND, COM AT NE COR OF S 1/2 OF S 1/2 OF NW 1/4 TH S 54 FT IN N & S 1/4 LINE FOR A PL OF BEG, TH DEFL 87 DEG 13' TO

THE RIGHT 810.78 FT TO THE CENT OF PONTIAC RD, TH S'LY IN CENT OF RD TO THENE COR OF
'HURON MANOR SUBDIVISION' A RECORDED PLAT, TH E IN E & W 1/4 LINETO THE CENT OF
SEC, TH N TO PL OF BEG, BEING A PART OF S 1/2 OF S 1/2 OF NW 1/4 SEC. 16 T2S R6E 5.71 AC.

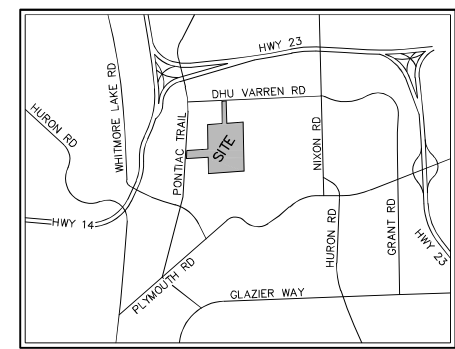
APPENDIX D
PROJECT CONCEPTUAL DRAWINGS



SITE PLAN

VILLAGE OF ANN ARBOR

A MULTI FAMILY RESIDENTIAL DEVELOPMENT
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN



VICINITY MAP
NOT TO SCALE



Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR ANY OTHER PERSONS.

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LAND DEVELOPMENT REGULATIONS

- DEVELOPMENT PROGRAM
 - THE PROPOSED SITE IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF MULTIFAMILY RESIDENTIAL UNITS, ASSOCIATED CLUBHOUSE AND POOL, PAVING, WATER AND SEWER SERVICE TO THOSE BUILDINGS, AND AN ON-SITE STORMWATER MANAGEMENT SYSTEM.
 - IMPROVEMENTS WILL BE CONSTRUCTED IN MULTIPLE PHASES.
 - ANTICIPATED SITE DEVELOPMENT COSTS \$7,500,000 (SUBJECT TO VARY).

- COMMUNITY ANALYSIS
 - THE PROPOSED DEVELOPMENT WILL LIKELY RESULT IN A VERY MINOR INCREASE TO K-12 SCHOOL STUDENTS. THE INCREASE SHOULD OCCUR GRADUALLY OVER TIME THUS ALLOWING THE SCHOOLS TO FORECAST AND ACCOMMODATE ANY ADDITIONAL GROWTH.
 - REZONING IS PROPOSED IN CONJUNCTION WITH ANNEXATION OF THE PROPERTIES. THE PROPOSED ZONING WILL BE FOR R4A, SIMILAR TO THE ZONING OF THE ADJACENT PARCELS IN THE AREA.
 - SIMILAR ADJACENT USES SHOULD HAVE NO SIGNIFICANT IMPACT ON THE PROPOSED DEVELOPMENT.
 - THE PROPOSED DEVELOPMENT SHOULD HAVE NO SIGNIFICANT IMPACT ON AIR OR WATER QUALITY. EXISTING TREES ON-SITE WILL BE PRESERVED WHERE POSSIBLE. TREES THAT MUST BE REMOVED WILL BE REPLACED PER CITY OF ANN ARBOR STANDARDS. IMPROVEMENTS WILL BE MADE TO BRING THE SITE IN COMPLIANCE WITH CURRENT STORM WATER MANAGEMENT STANDARDS.
 - THERE ARE NO KNOWN HISTORIC SITES OR STRUCTURES ON OR NEAR THE SITE.
 - THE SIDEWALK MAINTENANCE STATEMENT IS SHOWN ON SEE SHEET 09.
 - SOLID WASTE/GARBAGE HANDLING
 - TOWNHOMES - WILL OCCUR IN CITY STANDARD 64 GALLON TRASH BINS AND WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS, WITHIN THE TOWNHOUSE PORTION OF THE DEVELOPMENT. BINS WILL BE STORED IN THE GARAGES.
 - TOWNHOMES OVER FLATS - RECYCLING AND RUBBISH COLLECTION IN COMMON REFUSE ENCLOSURE.
 - APARTMENTS - RUBBISH COLLECTION IN COMMON COMPACTOR BIN NEAR THE CLUBHOUSE AREA.
 - PARKING IS PROVIDED WITHIN GARAGES AND AROUND THE SITE. THE NUMBER OF SPACES PER UNIT VARIES BY BUILDING TYPE.

- SITE ANALYSIS
 - CURRENT LAND USE IS VACANT AND SINGLE FAMILY RESIDENTIAL.
 - SOILS IN THIS AREA ARE CLASSIFIED AS FOX SANDY LOAM, 2-6% (F0B), FOX SANDY LOAM, 6-12% (F0C), FOX SANDY LOAM, 12-18% (F0D), FOX SANDY LOAM, 18-25% (F0E), GRAVEL PIT (GP), KENDALLVILLE LOAM (KEB), MATHERTON SANDY LOAM (MDAB). EXISTING SITE CONDITIONS INCLUDING EXISTING SITE VEGETATION AND CONTOURS ARE SHOWN ON SHEETS 02-09 AND 21-26.
 - NATURAL FEATURES
 - THERE IS NO KNOWN ENDANGERED SPECIES HABITAT.
 - THERE IS NO REGULATED 100-YEAR FLOODPLAIN ON SITE, PER FEMA MAP PANEL 26161C0261E & 26161C0253E.
 - THERE ARE 182 SURVEYED LANDMARK TREES ON SITE, THE DEVELOPMENT PROPOSES TO REMOVE 102 OF THE LANDMARK TREES. THESE TREES WILL BE REPLACED ON SITE OR MITIGATION PER OTHER MEANS PER CITY OF ANN ARBOR STANDARDS.
 - THERE ARE MINIMAL AREAS OF EXISTING SLOPES ON-SITE EXCEEDING +20% SLOPES AND LONGER THAN 50 FEET. THE EXISTING CONTOURS ARE SHOWN ON SHEET 02. THE EXISTING STEEP SLOPES ARE IDENTIFIED ON SHEETS 21-26. ADDITIONAL MEASURES WILL BE TAKEN DURING CONSTRUCTION, INCLUDING DOUBLE-ROW SILT FENCE OR MULCH BLANKS, TO PREVENT THE LOSS OF SOILS AND IMPROVE STABILIZATION. REFER TO THE SESC PLAN ON SHEETS 48-53.
 - THERE IS AN UNNAMED WATERCOURSE THAT EXISTS IN THE SOUTHWEST AREA OF THE SITE AND IS SHOWN ON SHEET 02 & 21-26.
 - THERE ARE WETLANDS ON SITE AND ARE SHOWN ON SHEET 02 & 25-26. WETLAND DELINEATION AND ANALYSIS WAS PERFORMED BY ATWELL. REFER TO WETLAND DELINEATION REPORT, DATED 10/26/18.
 - THERE ARE WOODLANDS ON THE SITE AND ARE SHOWN ON SHEET 02 & 21-26. TREE SURVEY INFORMATION IS PROVIDED BY ATWELL. THE SURVEY WAS PERFORMED ON THE DATES OF 2/9/21-4/1/21. THE SITE CONTAINS WOODLANDS PER THE CITY MAP. THE WOODLAND AREA AND CALCULATIONS ARE REPRESENTED ON SHEET 21.
 - THERE ARE EXISTING STRUCTURES ON THE SITE AS SHOWN ON SHEET 02.
 - EXISTING VEHICULAR AND PEDESTRIAN WAYS ARE SHOWN ON SHEET 02.
 - EXISTING AND PROPOSED UTILITIES AND RIGHTS-OF-WAY ARE SHOWN ON SHEET 02 AND SHEET 40.
 - DRAINAGE IS COLLECTED INTO A PROPOSED STORM WATER SYSTEM DESIGNED TO DETAIN THE FIRST FLUSH, BANKFULL, AND 100-YEAR STORM VOLUME IN ACCORDANCE WITH CITY AND COUNTY STANDARDS.

- SCHEMATIC DESIGN
 - A COMPARISON OF CITY REGULATIONS AND PROPOSED DEVELOPMENT IS SHOWN ON THIS SHEET.
 - PROPOSED SPOT ELEVATIONS AND AREAS OF DISTURBANCE ARE SHOWN ON SHEET 48.
 - ORIENTATION AND LOCATIONS OF IMPROVEMENTS ARE SHOWN ON SHEET 09.
 - NO SIGNIFICANT CHANGE IN SLOPES IS PROPOSED.
 - EXISTING PROPERTY LINES ARE SHOWN ON SHEET 02 AND SHEET 09. SETBACKS ARE SHOWN ON SHEET 09.
 - ZONING IS ANTICIPATED TO BE R4A.
 - THERE ARE NO CONDITIONS RESTRICTING THE PROPOSED DEVELOPMENT.
 - LEGAL DESCRIPTION WITH TOTAL ACREAGE IS SHOWN ON THIS SHEET.
 - NO NEW PUBLIC ROADS ARE PROPOSED.
 - A PHOTOMETRICS PLAN IS INCLUDED ON SHEETS 71 AND 72.

CONSTRUCTION NOTES

- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES STANDARD SPECIFICATIONS.
- THE OMISSION OF ANY STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTORS OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH THE PUBLIC SERVICES STANDARD SPECIFICATIONS.
- PAVEMENT MARKINGS DISTURBED DUE TO PAVEMENT CUTS OR CONSTRUCTION RELATED ACTIVITIES SHALL BE REPLACED AS DIRECTED BY CITY ENGINEERING. REPLACEMENT DURING CONSTRUCTION OF THE PROJECT MAY BE CONSIDERED TEMPORARY, WITH FINAL PAVEMENT MARKING RESTORATION TO OCCUR AT THE END OF THE PROJECT.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING PUBLIC ROAD PAVEMENT. DAMAGE TO THE PUBLIC ROAD PAVEMENT DURING THE COURSE OF CONSTRUCTION MAY NECESSITATE MILLING AND RESURFACING OF THE DAMAGED AREAS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.



SITE MAP
SCALE: 1" = 250'

PROJECT DESCRIPTION

THE VILLAGE OF ANN ARBOR COMMUNITY WILL INCLUDE 164 FOR-SALE ATTACHED SINGLE FAMILY HOMES, TOWNHOMES, AND TOWNHOMES OVER FLATS, AND 320 HIGH QUALITY RENTAL APARTMENT HOMES. THE VILLAGE OF ANN ARBOR WILL CATER TO A WIDE VARIETY OF HOME SEEKERS, INCLUDING PROFESSIONALS, STUDENTS, ACADEMIA STAFF, YOUNG FAMILIES, AND EMPTY NESTERS. THE TARGETED DEMOGRAPHICS ARE LOOKING TO RESIDE IN A MAINTENANCE FREE, WELL PLANNED HOME COMMUNITY AND ENJOY ALL THAT ANN ARBOR HAS TO OFFER. THE HOMES WILL RANGE IN SIZE BETWEEN 800 AND 1,900 SQUARE FEET AND MOST PLANS WILL FEATURE AN ATTACHED ONE OR TWO CAR GARAGE THAT WILL BE PRE-WIRED FOR ELECTRIC VEHICLE CHARGING STATIONS. SOLAR-POWERED LIGHTING IS PROPOSED FOR THE CLUBHOUSE BUILDING AND PARKING LOT.

THE COMMUNITY WILL COMBINE MULTIPLE PARCELS OF LAND, TOTALING APPROXIMATELY 65 ACRES OF MOSTLY VACANT LAND. THE COMMUNITY WILL BE ACCESSED FROM TWO ENTRANCES, ONE FROM DHU VARREN ROAD ALONG THE NORTH OF THE PROPERTY AND ANOTHER FROM PONTIAC TRAIL ALONG THE WEST OF THE PROPERTY. THERE ARE TWO HOMES ON THE PROPERTY THAT WILL BE REMOVED, AND THE REMAINING LAND IS VACANT AND UNUSED. BASED UPON FEEDBACK RECEIVED DURING NEIGHBOR MEETINGS, NO CONNECTION IS PROPOSED TO THE EXISTING ADJACENT TOWNHOME DEVELOPMENT TO THE NORTHWEST OF THE SITE DUE TO TOPOGRAPHY. THE PROPOSAL ALSO INCLUDES A NEW ENTRANCE TO LESLIE PARK LOCATED JUST EAST OF THE COMMUNITY.

ALL BUT APPROXIMATELY 3 ACRES OF THE ASSEMBLAGE ARE CURRENTLY IN THE TOWNSHIP OF ANN ARBOR, AND PETITIONS HAVE BEEN SUBMITTED IN ORDER TO ANNEX THE PROPERTIES TO THE CITY IN ACCORDANCE WITH ANN ARBOR'S MASTER PLAN. PORTIONS OF THE SITE WERE HISTORICALLY MINED AND SUBSEQUENTLY USED AS AN ANN ARBOR CITY LANDFILL. THE LANDFILL CEASED OPERATIONS IN THE 1950S AND THE APPROXIMATELY 10-ACRE FORMER LANDFILL AREA HAS SINCE GROWN INTO A WELL FORESTED PARCEL OF LAND. THE DEVELOPMENT TEAM IS NOT PROPOSING TO IMPROVE ANY PORTION OF THE LANDFILL AREA. THE DEVELOPMENT WILL CREATE AN IMPORTANT VEHICULAR AND PEDESTRIAN LINKAGE TO LESLIE PARK, WHICH CURRENTLY IS ONLY ACCESSED THROUGH A PRIVATE SUBDIVISION TO THE NORTH OF THE PARK. THE DEVELOPMENT WILL ALSO CREATE A MULTIMODAL LINKAGE BETWEEN LESLIE PARK TO THE EAST AND OLSON PARK TO THE NORTH. THE ON-SITE ROADS ARE PROPOSED TO BE PRIVATE WITHIN A 66' WIDE PUBLIC ACCESS EASEMENT.

OVERALL LEGAL DESCRIPTION

OVERALL LEGAL DESCRIPTION IS SHOWN ON SHEET 02.

PARKING COMPARISON CHART

USE	Units/Area	Required				Proposed											
		Minimum Vehicle Parking Spaces	Bicycle Parking Spaces	Class A	Class B	Class C	EV-C	EV-R	EV-I								
Dwelling- Multi-family	320	640	64	N/A	N/A	N/A	208	80	32	810	68	46	0	22	0	384	20
Dwelling -Townhouse	164	328	33	17	0	16	0	100	0	637	33	17	0	16	0	283	8
Community Center	8394	42	9	0	0	9	0	4	4	42	16	0	0	16	0	0	8
Total		1010	106	17	0	25	208	184	36	1489	117	63	0	54	0	667	36

PROPOSED HOUSING TYPE DETAILS

Unit Type	Avg. Square Footage	No. of Bedrooms	For-Sale or Rental	Number of Units	Total Square Footage
Two story Single Family attached	1850	3	For Sale	82	151,700
Three story Townhome 1-Car Garage	1300	2	For Sale	45	58,500
Three story Townhome 2-Car Garage	1600	2 or 3	For Sale	37	59,200
Garden style Apartment Type 1	800	1	Rental	100	80,000
Garden style Apartment Type 2	1000	2	Rental	220	220,000
Totals				484	569,400

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		7 OF 7	ALTA SURVEY

COMPARISON CHART

Tax ID	Existing	Required *	Proposed	Notes
	TWP, RIC	--	R4A	Annexation and rezoning
Landfill Area (AC)	--	--	10.40	
Gross Site Area (AC)	67.60	--	57.20	Proposed does not include landfill area
Area of R.O.W. (AC)	0.48	--	0.74	
Net Site Area (AC)	56.72	--	56.46	Gross minus ROW and Landfill
Proposed No. of Units				
Two Story Townhome	--	--	82	
Three Story Townhome 3-Car Garage	--	--	45	
Three Story Townhome 2-Car Garage	--	--	37	
Garden Style Apartment Type 1	--	--	100	
Garden Style Apartment Type 2	--	--	220	
Clubhouse	--	--	--	8,289 sf Net Floor Area
Totals			484	
Density (du / acre, net area)	--	10.0	8.6	Per 4,300 min. lot size / unit
Open Space				
Total Open Space (AC)	--	43.63	43.62	
Total Open Space (%)	--	65%	65.2%	Including Landfill Area
Active Open Space (AC)	--	3.3	38.67	
Active Open Space (%)	--	5%	68%	300sf required per unit
Lot Setbacks				
Front (ft)	--	15	57.7	North
Side (ft)	--	20	26.97	West
Rear (ft)	--	30	67.83	South
Building Heights				
Townhomes (ft)	--	35	35	
Apartments (ft)	--	35	35	
Parking - Vehicles **				
Townhomes (ft)	--	328	637	
Apartments (ft)	--	640	810	
Clubhouse	--	42	42	
Totals		1,010	1,489	
Parking - Bike				
Townhomes (ft)	--	33	33	+17(A) in garages / 16(C) surface***
Apartments (ft)	--	64	66	+46(A) in garages / 22(C) surface
Clubhouse	--	8	16	16(C) surface
Totals		105	128	
Parking - Vehicles (EV)				
Townhomes (ft)	--	164	289	Each garage space to be EV-R + 8 guest EV-I
Apartments (ft)	--	320	410	Each garage space to be EV-R + 28 guest EV-I
Totals		484	699	

* Per UDC Table 5.17-3 for Multi-Family R4A zoning
** Parking includes surface, garage and driveway parking spaces
*** 4 bike spaces provided at bus stop on Pontiac Trail are not included in counts



SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.
VILLAGE OF ANN ARBOR
SITE PLAN
COVER SHEET

DATE
JUNE 7, 2021

2021-10-11 PER CITY AND WCWRB
2022-01-19 PER CITY AND WCWRB
2022-03-31 PER CITY AND WCWRB

REVISIONS

SCALE 0 AS NOTED

DR. SK CH. SS

P.M. MB

BOOK NA
JOB 18002264
SHEET NO.



UTILITY PHASING DESCRIPTION:

PHASE 1 WILL INCLUDE THE WATERMAIN CONNECTIONS TO THE STUB PROVIDED IN THE BRISTOL RIDGE DEVELOPMENT AND THE CONNECTION IN HUNLEY DRIVE TO PROVIDE TWO CONNECTIONS FOR A LOOPED SYSTEM. THE WATER MAIN WILL ALSO BE LOOPED ANYWHERE PHASE 1 SERVICE LEADS ARE PROPOSED AND WILL BE STUBBED INTO FUTURE PHASES ALONG THE NORTHERN TOWNHOME ROAD AND ON THE MAIN NORTH/SOUTH ACCESS ROAD. THE SANITARY TRUNK LINE RELOCATION WILL OCCUR DURING PHASE 1. CONSTRUCTION OF THE SANITARY SEWER TO AT LEAST THE NEXT UPSTREAM MANHOLE BEYOND ANY LEADS SERVICING BUILDINGS PROPOSED IN PHASE 1 IS PROPOSED.

THE COMPLETE WATER AND SANITARY SYSTEMS ARE WILL BE CONSTRUCTED DURING PHASE 1 FOR THE APARTMENT AND CLUBHOUSE AREA. APPROXIMATELY 1/3 OF THE WATERMAIN AND 1/3 OF THE SANITARY SEWER WITHIN THE TOWNHOME AREAS ARE TO BE CONSTRUCTED DURING PHASE 1.

PHASE 2 UTILITY CONSTRUCTION WILL INCLUDE CLOSING THE WATERMAIN LOOP ALONG THE NORTHERN TOWNHOME AREA ROAD, EXTENDING SANITARY SEWER FROM THE STUB CONSTRUCTED DURING PHASE 1 THROUGH THE TOWNHOME AREAS AND PROVIDING A STUB TO THE NORTH ON THE MAIN NORTH/SOUTH ACCESS ROAD.

PHASE 3 UTILITY CONSTRUCTION WILL INCLUDE THE WATERMAIN CONNECTION TO DHU VARREN ROAD AND CONNECTION TO THE STUB AT THE SITE'S EASTERN BOUNDARY LINE ON THE CHURCH PROPERTY. THE SANITARY SEWER ALONG THE MAIN NORTH/SOUTH ACCESS ROAD WILL ALSO BE INSTALLED DURING PHASE 3.

LEGEND	
	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	BOUNDARY/PROPERTY LINE
	EXIST. SETBACK
	EXIST. TREE LINE
	EXIST. CURB AND GUTTER
	EXIST. FENCE
	EXIST. RAILROAD
	EXIST. GRAVEL
	EXIST. BUILDING
	EXIST. WATER EDGE
	EXIST. WETLAND BUFFER
	EXIST. WETLAND
	PROP. BUILDING
	PROP. SETBACK
	PROP. BACK/EDGE CURB
	PROP. ROAD CENTERLINE
	PROP. PARKING STRIPE
	PROP. R.O.W. LINE
	PROP. LOT LINE
	PROP. ROAD CENTERLINE
	PROP. WALK
	PROP. ASPH.

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT: ROBERTSON BROTHERS CO.
VILLAGE OF ANN ARBOR
SITE PLAN
BUILDING PHASING PLAN

DATE	JUNE 7, 2021
REVISIONS	
SCALE	0 50 100 1" = 100 FEET
DR.	SK CH. SS
P.M.	MB
BOOK	NA
JOB	18002264
SHEET NO.	10