

# VILLAGE OF ANN ARBOR

May 19, 2026

*Presented By*



# Context Plan



# Why We Are Here?

Tonight's request is to amend the existing site plan approval for  
**The Village of Ann Arbor**

# What Are We Asking For?

- Following site plan approval in 2023, the development team was forced to suspend the project to contend with a shift in methane guidance policy at the state level
- Since that time, we have worked closely with EGLE to help establish new standards and modify the site plan to address these requirements
- We are seeking approval of the amended site plan to move forward with development of an important project that will clean up a former landfill property, provide much needed housing options and provide an important link to Leslie Park



# Project Summary

*The Vision for the site includes a Village concept with a wide mix of housing options for all ages and stages of life*

Development Area	78.4 Acres Total
Master Plan Density Designation	7-10 Dwelling Units per acre
Number of Homes Proposed	136 For-Sale Townhomes 3-story 360 Garden Style Apartments 2 -Story 120 Village North Apartments 3-story 616 Total For-Sale and For-Lease Homes  7.9 Dwelling Units Per Acre Total
Unit Sizes	685 to 775 Sq. Ft. - 1 Bdrm Units 1,033 to 1,100 Sq. Ft. - 2 Bdrm Units 1,350 to 1,865 Sq. Ft. - 3 Bdrm Units
Plan Type	For-Sale Attached Single Family Townhomes and Highly Amenitized Apartment Community
Overall Open Space	65%+



**RB**  
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MANAGEMENT CO.



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# Overall Community Site Plan

## Product Legend

-  = Apartment Product (10 Du/Bldg)
-  = Townhome Product (2-Car Garage)
-  = Apartment Product (30 Du/Bldg)



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OF ANN ARBOR

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**Over a Mile of Bike and Pedestrian Paths**

**\$3MM+ in Annual Tax Revenue**

**Multiple Entry Price Points**

**Over 500 EV Connections**

**Bus Stop**

**Wetland Preservation**

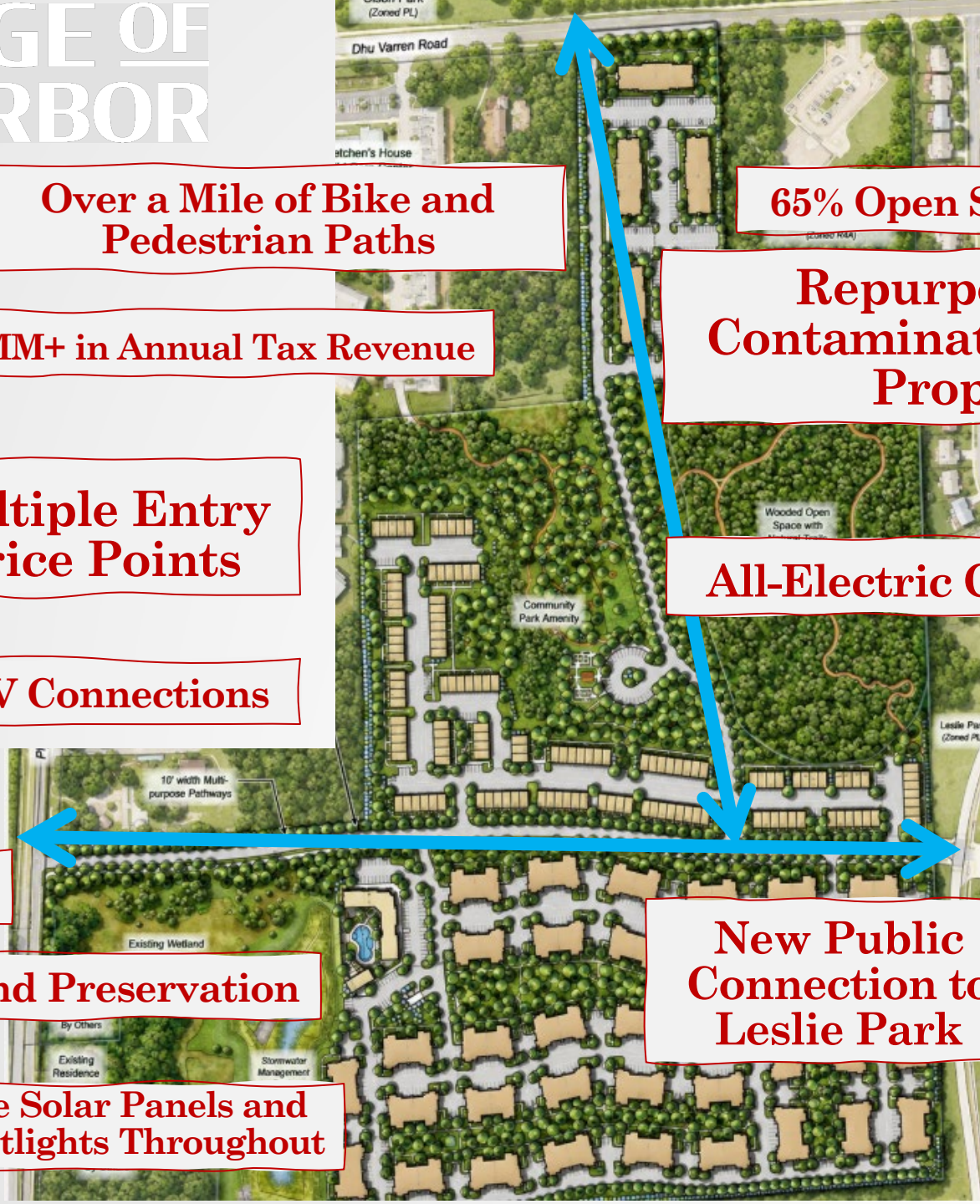
**Clubhouse Solar Panels and Solar Streetlights Throughout**

**65% Open Space**

**Repurposing of Contaminated Landfill Property**

**All-Electric Component**

**New Public Connection to Leslie Park**

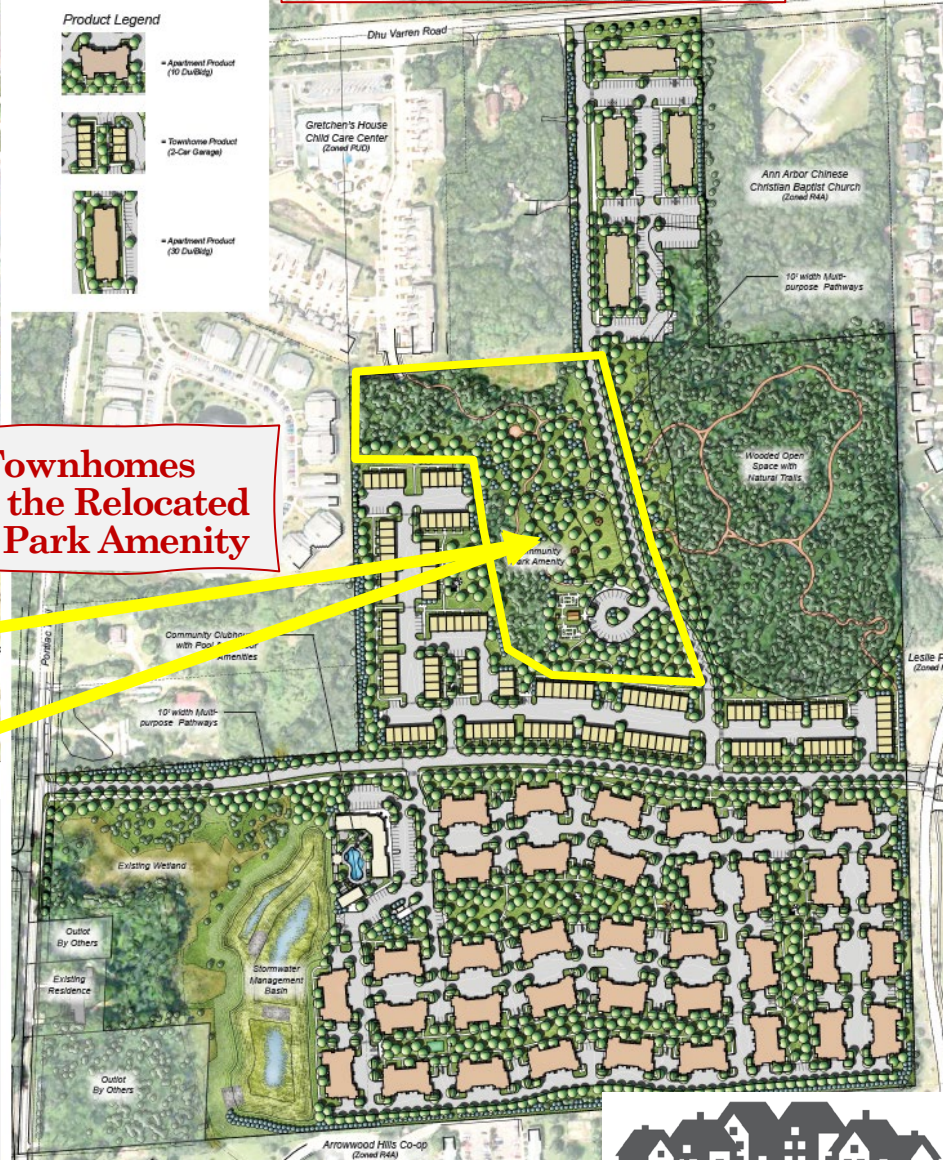


# Approved Site Plan

# Amended Site Plan

- Product Legend**
- Apartment Product (10 Du/Bag)
  - Townhome Product (2-Car Garage)
  - Townhome Product (1-Car Garage)
  - Townhome Product (2-Story Hoops)
  - Apartment Product (30 Du/Bag)

- Product Legend**
- Apartment Product (10 Du/Bag)
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  - Apartment Product (30 Du/Bag)

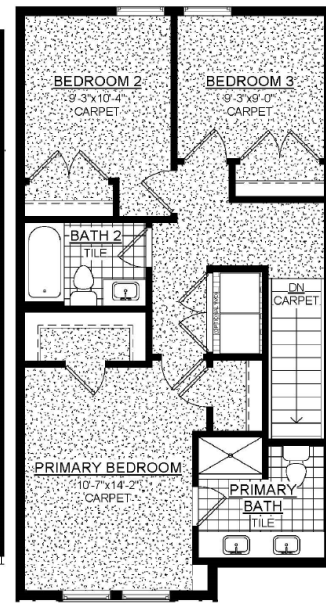
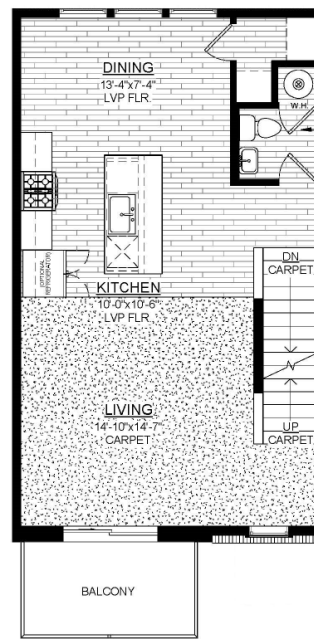
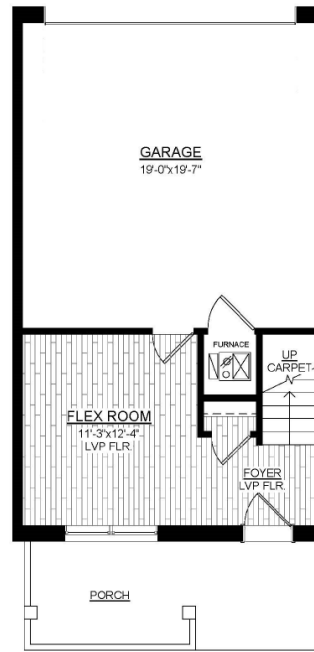


**Central Townhomes Replaced by the Relocated Community Park Amenity**

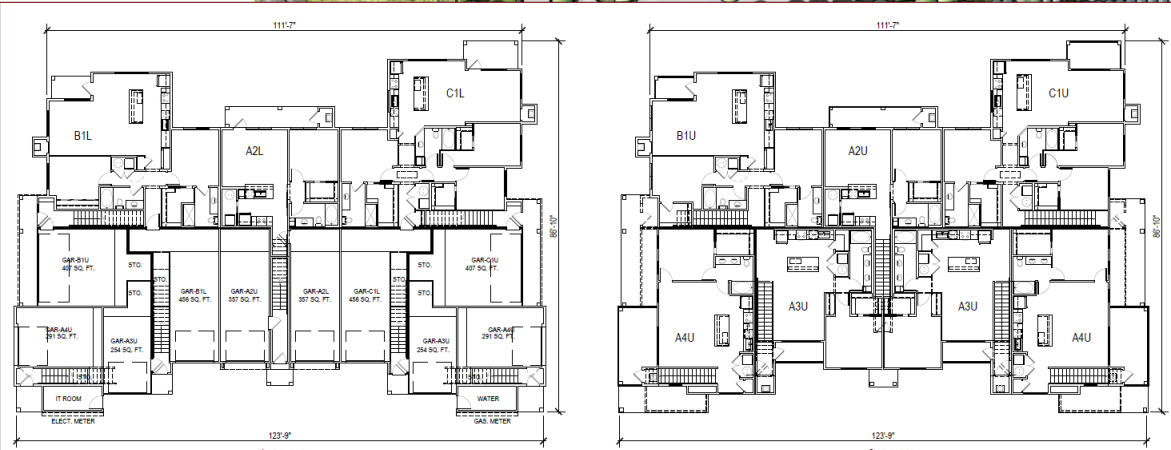


# Product Design





# Product Design Example



# Project Highlights

**Village** Concept Provides for **Multiple Entry Points** in Pricing

Multiple **Open Space** Areas and **New Neighborhood Connections** from Olson Park to Leslie Park

**Walkable** Project with Over a **Mile of Bike Paths and Sidewalks**

Appropriate **Mix of Residential Land Uses** Located Within a Targeted Growth Location

Involves the **Reclamation** of a Previous City Landfill Property and the Project will feature Green Energy Initiatives such Project-Wide **Solar Streetlights, BMP Stormwater** Infrastructure, Clubhouse **Solar Panels, Energy Efficient** Appliances, and portions being **All-Electric**

**Family-Oriented** Plan Options

**High Quality**, Owner-Occupied Homes and **Amenitized** Apartment Homes with 5,000 SF Clubhouse

Development Team consists of Highly Respected Regional Builder and Apartment Operators with over **100 Years of Combined Experience** and Expertise to Successfully Bring this Project Forward



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**Product Legend**



Apartment Product  
(10 Du/Bldg)



Townhome Product  
(2-Car Garage)



Apartment Product  
(30 Du/Bldg)

