
ANN ARBOR PUBLIC SCHOOLS

LEAD. CARE. INSPIRE.



GROWTH & OPPORTUNITY

PRESENTATION TO THE BOARD OF EDUCATION

DECEMBER 18, 2019

SINKING FUND EXPENDITURE

◆ Requested AAPS Sinking Fund Millage to:

1) **Repair, improve and replace infrastructure**

- 32 school buildings / 3,409,078 square feet
- Average age of 60+ years

2) **Expand/construct facilities to serve increased enrollment due to housing growth demands**

3) **Continue progress in addressing the additional 2015 Bond Advisory Committee recommendations**

- Classroom environment, elementary playgrounds, auditorium repairs, outdoor learning spaces



Possible uses for 1.268 Acre 2700 Nixon Road property acquisition:

- New Single or Multi-Grade Addition to alleviate student enrollment pressure on the north side of town.

\$710,000



Possible uses for 2.956 Acre 2081 Ellsworth Road property acquisition:

- New Single or Multi-Grade Addition to alleviate student enrollment pressure on the south side of town.

\$637,500

NORTHEAST 664 STUDENTS

Cornwell Farms

Ann Arbor, MI
Price Range: high \$600s - low \$900s
Luxury Homes in Ann Arbor Township



New Homesites Released North Sky

2979 Havre St, Ann Arbor, Michigan 48105
(734) 636-2150



Everett home design

\$349,990

Starting At

5	2-5	2-4.5	2
Designs	Bedrooms	Bathrooms	Garage

About the Community

North Sky features beautiful new Life-Tested®

North Sky on Pontiac Trail



North Oaks of Ann Arbor Collections

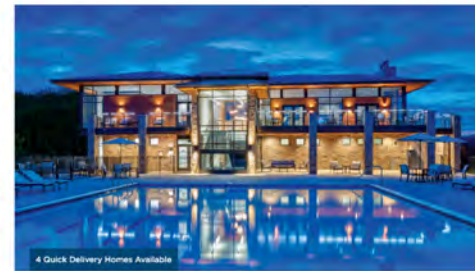


North Oaks of Ann Arbor - The Townhome

Ann Arbor, MI

Washtenaw County

Priced From
\$369,995



North Oaks of Ann Arbor - The Villa Collection

Ann Arbor, MI • Washtenaw County

Priced From
\$534,995

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ANN ARBOR PUBLIC SCHOOLS

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
B Woodbury Club	264 apts.				N.A.	(30) Studio Units, (108) 1-Bedroom (108) 2-Bedroom Units (18) 3-Bedroom Units	Approved 9/26/2016	Bleznak
C North Sky		139 single family	56 condos		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
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

SOUTHEAST 248 STUDENTS

Coming Soon

Estates at Bella Vista

Off Ann Arbor Saline Rd and 5 Maple Rd, Pittsfield Township, Michigan 48103
(248) 406-6750



Future Continental Model

\$399,990

Starting At

3	3-5	2-4.5	2
Designs	Bedrooms	Bathrooms	Garage

About the Community

The Estates at Bella Vista will offer Life Tested single-family homes in Pittsfield Township, just 5 miles from downtown Ann Arbor, and located in the Ann Arbor Area School District. This highly-desired location is perfect for families of all types looking for a new, quality-built home in a beautiful new community. The convenience of living just minutes from I-94 and US-23 will give you even more reason to love living here.

Estates at Bella Vista on Ann Arbor Saline Road



JOIN US FOR
HAPPY HOUR
LEARN ABOUT OUR
CROWDFUND INVESTMENT



VERIDIAN
AT COUNTY FARM

6:30 PM: WED, DEC 18
110 S MAIN ST. ANN ARBOR

December 18, 2019



VINOLOGY
WINE BAR AND RESTAURANT



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

Mitchell
and
Mouat
architects

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

ENROLLMENT

NORTHEAST



SOUTHEAST



December 18, 2019

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PHYSICAL SPACE – CLASSROOMS ADDED 2013-2019

SOUTHEAST: Carpenter & Mitchell = 22 classrooms

NORTHEAST: King, A2STEAM & Thurston = 20 classrooms

LAND ACQUISITION CHALLENGES

1. Amount of land needed to build, independent of existing campuses (10-20 acres = \$5M-\$20M)
2. Lack of appropriate, available land, particularly in the Northeast
3. Time needed to acquire, thoughtfully plan, and build



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12