BREWSTER HOMES COMMUNITY MEETING

November 19th, 2025

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01 Environmental *Updates*

02 *Where did we leave off?*

03 What does DHC mean by _____?

04 *Resident Feedback Survey*

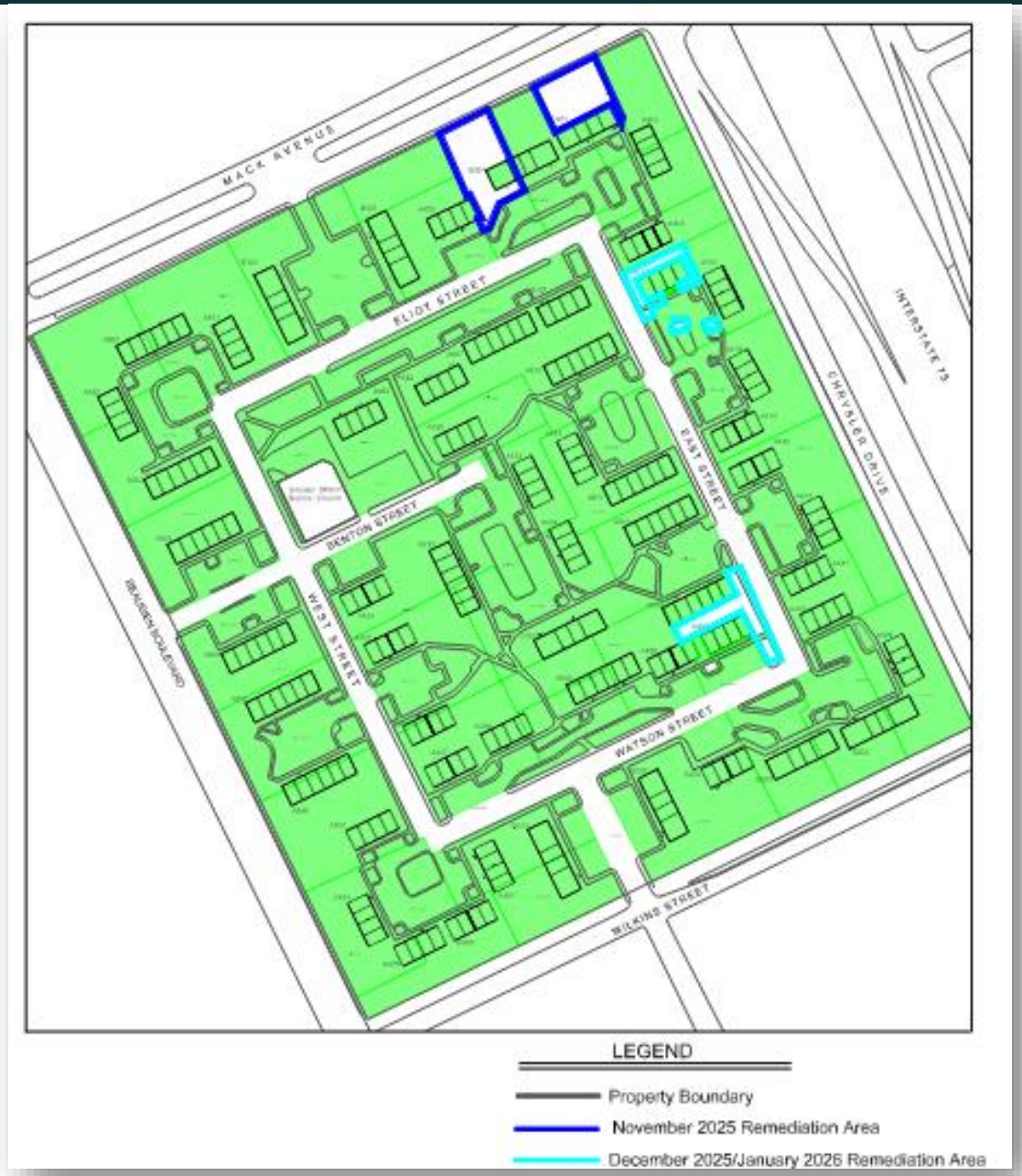
04 *Questions?*

05 *What happens next?*

Environmental Update

Brewster Homes Environmental Update

11/19/2025





WHERE DID WE LEAVE OFF?

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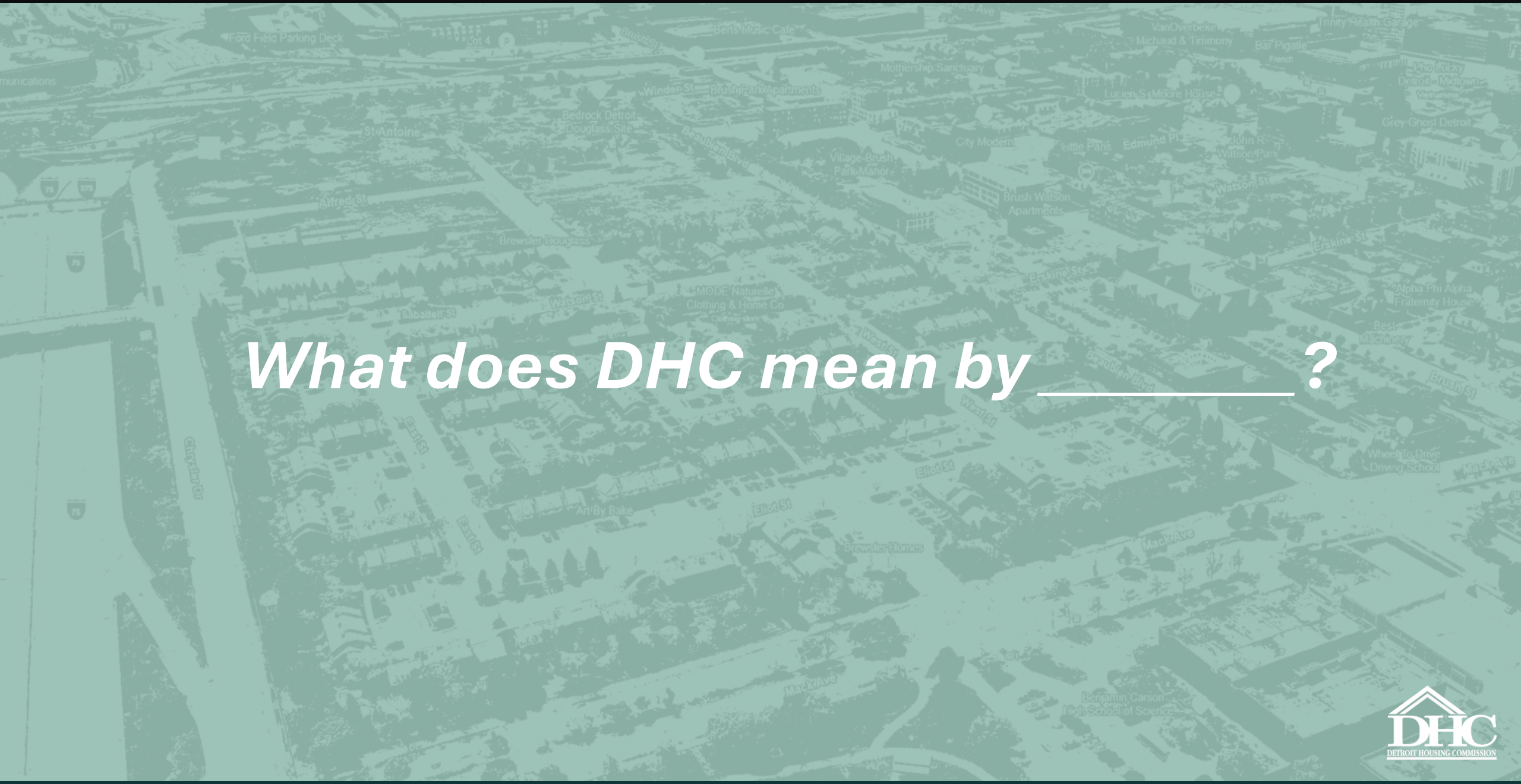
Q: WHY IS DHC looking to redevelop BREWSTER HOMES?

1. DHC is redeveloping properties across its portfolio to create stronger communities and improve the quality of life for residents.

2. DHC has identified Brewster Homes as one of the next sites to undergo redevelopment.

3. Redeveloping Brewster Homes will help:

    1. Build and maintain strong occupancy
    2. Address building conditions and operational challenges
    3. Integrate Brewster Homes into the greater Brewster/Brush Park neighborhood
    4. Create a vibrant, mixed-income, mixed-use neighborhood with increased density, diverse building types, and new common area amenities and public spaces



What does DHC mean by _____?

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Today's presentation will discuss the following ***common Development concepts and terms.***

1. ***Predevelopment Planning***
2. ***Neighborhood Context***
3. ***Connected vs Disconnected Neighborhood***
4. ***Street Grid***
5. ***Building Typologies***



What does DHC mean by ***Predevelopment Planning****?*

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Predevelopment Planning

This process helps DHC to identify community needs and makes sure everything in the community **works well together** and **supports healthy, safe living**.

This process considers how a **city or neighborhood should** be **organized and improved** by considering the needs of all those who **live, work, and visit** as well as the location of **streets, homes, parks, schools, and shops.**



*What does DHC mean by **Neighborhood Context**?*

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Greater Neighborhood Context

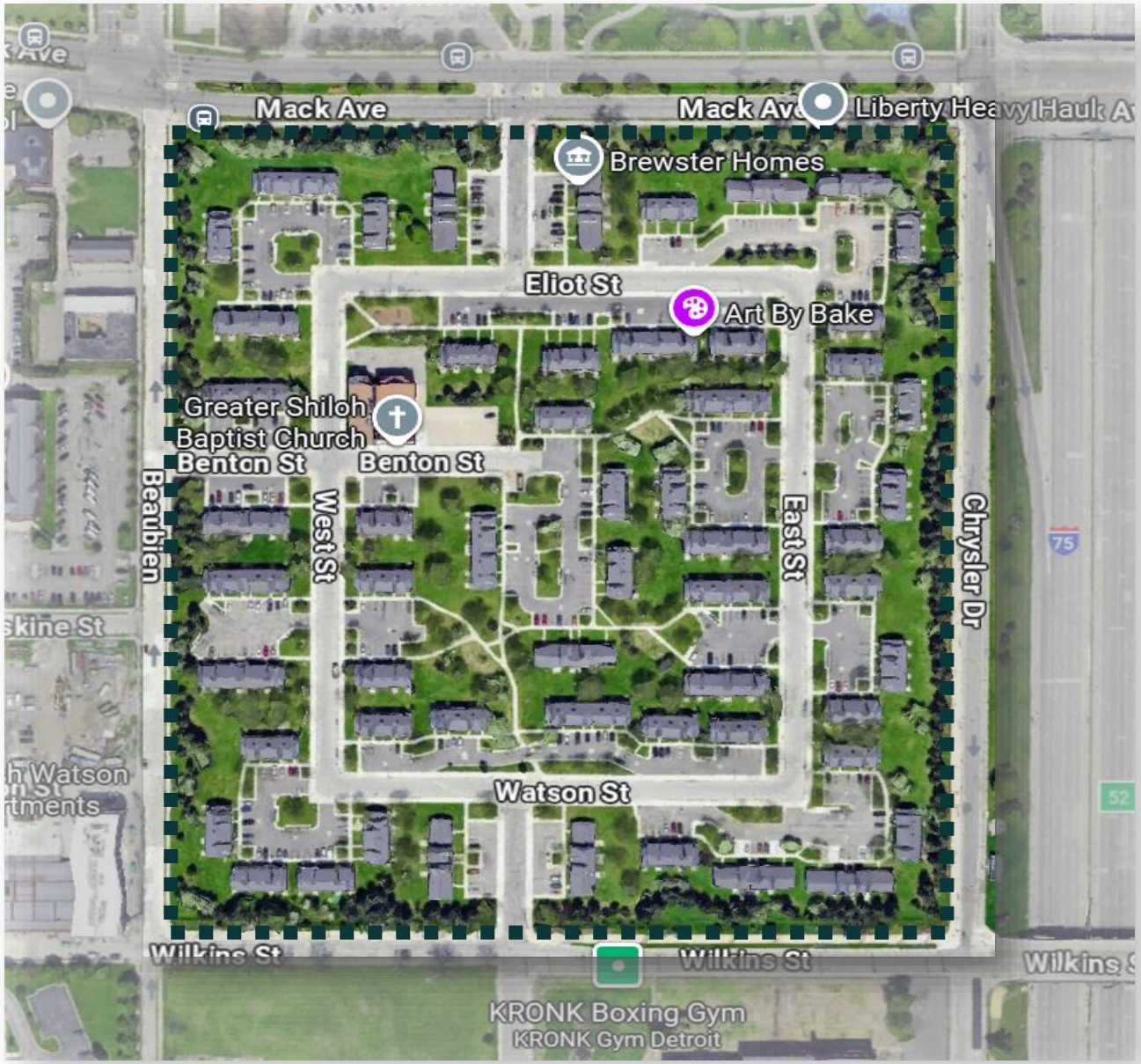
*What is the makeup of the **surrounding area** and who are the **neighbors**?*



BREWSTER HOMES – What does DHC mean by Neighborhood Context?

Localized Neighborhood Context

*What is the **makeup** and **history** of the neighborhood and **who** currently **lives** and **works** there?*



What does DHC mean by

Connected vs Disconnected Neighborhood*?*

Challenges of a **DISCONNECTED Neighborhood**.

- Isolation from the surrounding neighborhoods.
- Difficult navigation by visitors, deliveries, and emergency services.
- Increased crime due to reduced “Eyes on the Street” and more stagnation points.
- Undefined Front Doors, Back Doors, and Service Areas
- Poor pedestrian circulation.



Jefferson-Chalmers Neighborhood

BREWSTER HOMES – What does DHC mean by Connected vs Disconnected Neighborhood?



Bagley-Green Acres Neighborhood

Benefits of a **CONNECTED Neighborhood**

- Connection to the surrounding neighborhoods and access to important amenities.
- Easy navigation by visitors, deliveries, and emergency services.
- Increased safety due to the following:
  - Reduction of stagnation points
  - Increased lighting
  - Active and visible street blocks.

*What does DHC mean by **Street Grid**?*

BREWSTER HOMES – What does DHC mean by Connected vs Disconnected Neighborhood?

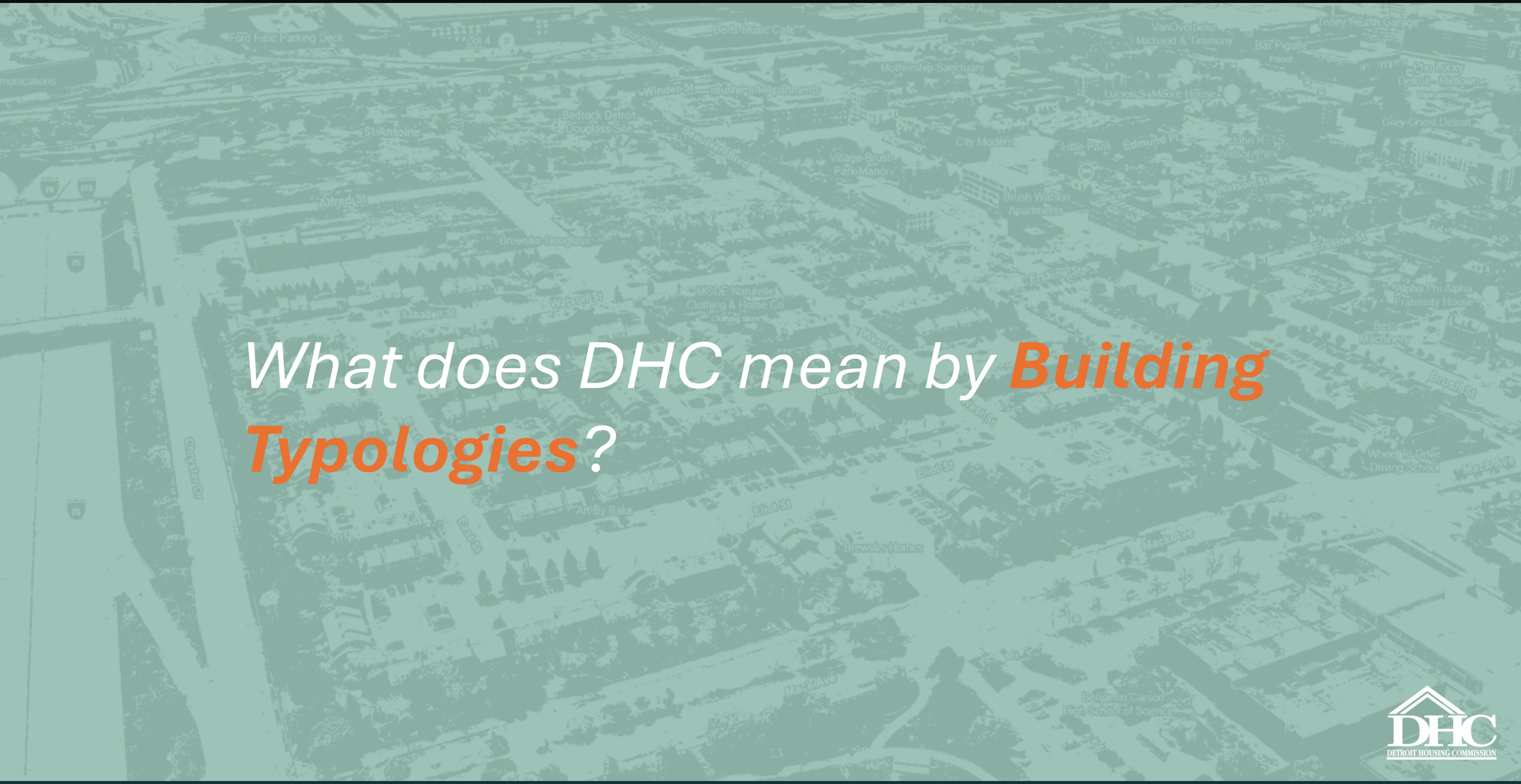
Existing Street Grid



BREWSTER HOMES – What does DHC mean by Connected vs Disconnected Neighborhood?

Connected Street Grid
(Example)





*What does DHC mean by **Building Typologies**?*

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Building Typologies

Definition: *A way to classify buildings by their Form, Function, or Construction Type*

Building Typologies for Consideration

1. Single Family Detached
2. Single Family Attached *(2-4 Units)*
3. Townhouse
4. Row House
5. Multifamily Apartments *(5+ Units)*
6. Mixed-Use Multifamily Apartments
7. Mixed-Use Office
8. Education Facilities

Single-family Detached

- **Density:** Low
- **Free-standing structure**: No shared walls with adjacent properties.
- **Exclusive lot**: Typically occupies its own parcel of land with private yards.



Russell Woods Neighborhood

Single-family Attached

- **Density:** Low
- **Shared walls**: Typically, a duplex, triplex, or fourplex side-by-side or stacked flats unit configuration.
- **Small-scale multifamily**: Often integrated into residential neighborhoods.
- **Efficient land use**: Provides increased density while maintaining residential feel.



Islandview Neighborhood

Town Homes

- **Density**: Medium
- **Side-by-side configuration**: Shared side walls with adjacent units and typically 2-3 stories.
- **Small footprint**: Ideal for urban infill and compact site development.
- **Private outdoor space**: Often includes a small yard, balcony, or rooftop.



Brewsterhomes Neighborhood

Row Homes

- **Density:** Medium
- **Historic urban typology**: Common in older urban cores.
- **Uniform façades**: Similar appearance and setback across multiple units.
- **High-density residential**: More compact than townhomes, often narrower.
- **Typically street-oriented**: Enhances walkability and neighborhood cohesion.



Cultural Center Neighborhood

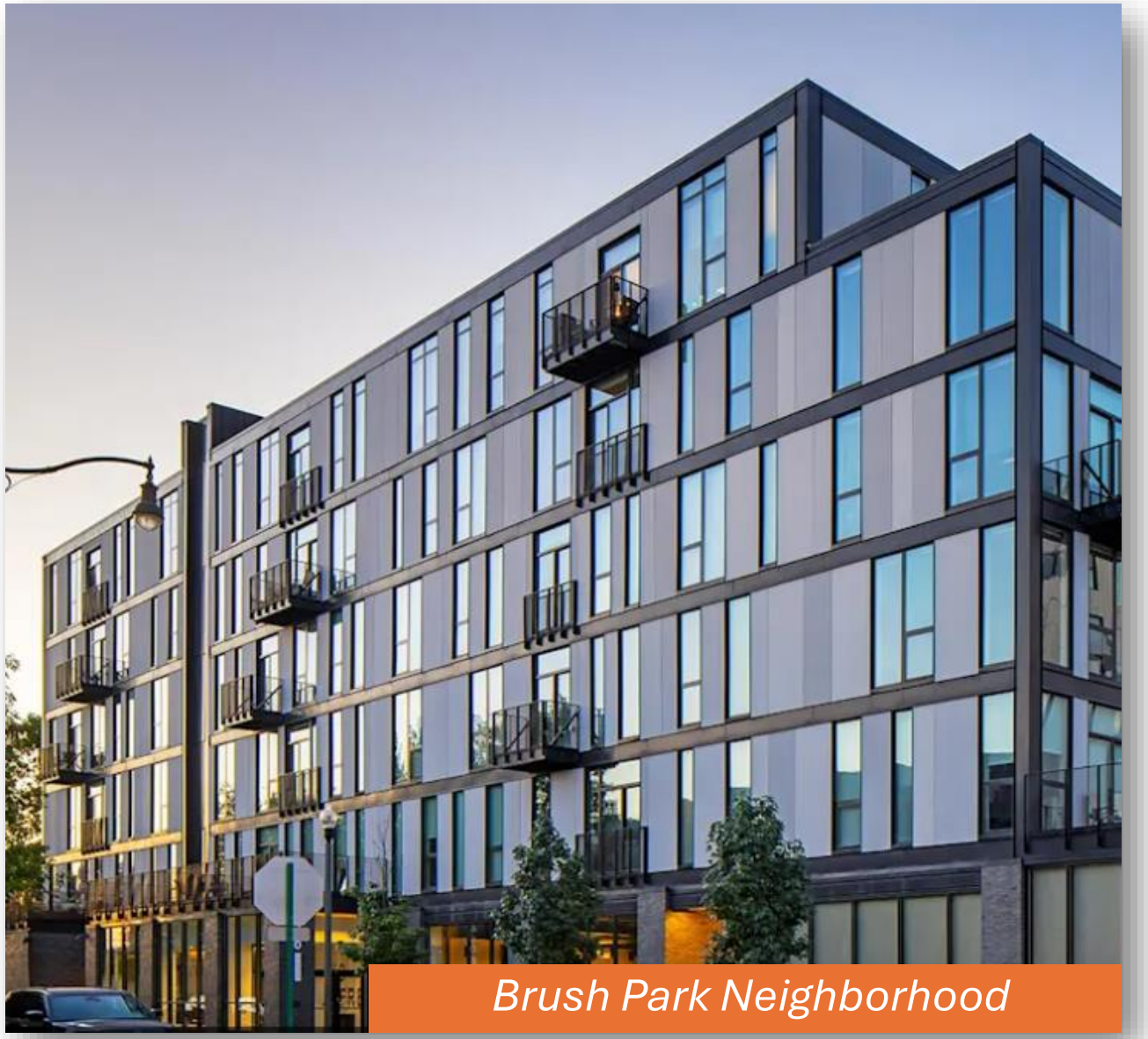


Corktown Neighborhood

BREWSTER HOMES – What does DHC mean by BUILDING TYPOLOGIES?

Multi-family Apartment

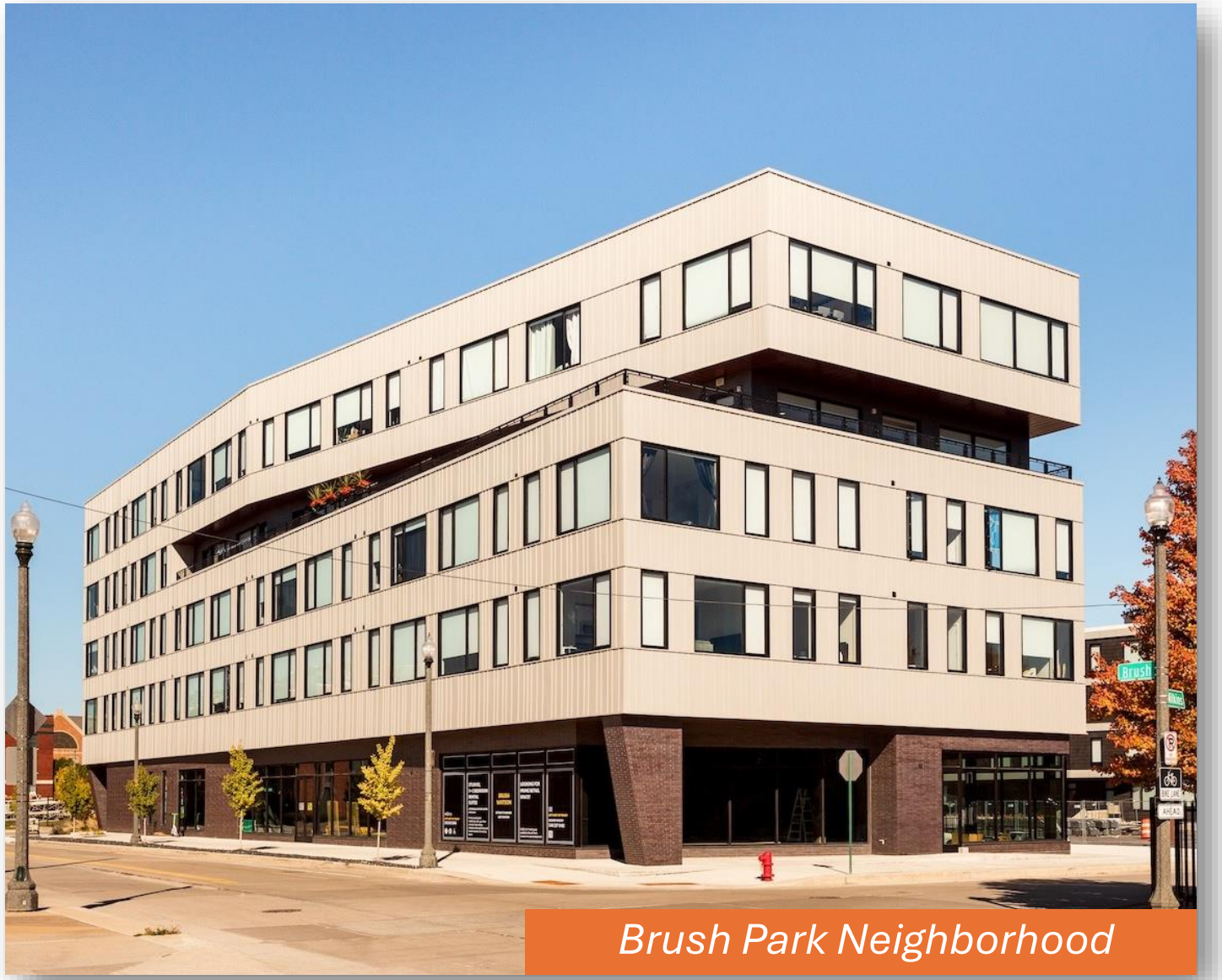
- **Density:** Medium to High
- **Unit Configuration:** Stacked Horizontal and vertical multi-unit design.
- **Shared or Separate Entries**: Common hallways, lobbies, stairwells, and elevators.
- **Centralized systems**: Common HVAC, waste, and sometimes utilities.
- **Amenity options**: Laundry, recreation & fitness areas, parking, or leasing offices.



Brush Park Neighborhood

Mixed-Used Apartment

- **Density:** High
- **Similar to the Multi-Family Apartment typology**
- **Residential above Retail**: Ground floor commercial spaces with upper residential.
- **Ground Floor Commercial Uses:** Grocery, Retail, Office, Food and Beverage, etc



Brush Park Neighborhood

Mixed-Used Office

- **Density:** Medium to High
- **Commercial-focused**: Combines office space with residential and/or retail.
- **Resident Amenities**: Accommodates varying tenant needs, similar to mixed-use apartments.
- **Ground Floor Commercial Uses:** Grocery, Retail, Office, Food and Beverage, etc



Midtown Neighborhood

Education Facilities

- **Commercial-Use focused on Education or Childcare:** Daycare, K-12, Higher Education



Brush Park Neighborhood

Resident Feedback Survey

BREWSTER HOMES – Resident Feedback Survey

NAME (First/Last) : _____ **EMAIL:** _____

1. **Do you like the concept of an integrated neighborhood and improved street grid?**

- ☐ **YES, I like the idea.**
- ☐ **MAYBE, but I need to learn more.**
- ☐ **NO, I do not like the idea.**

2. **What do you want most in your new unit?**

3. **What Building Typologies would you want to be included in redevelopment planning?** *(Check ALL that apply)*

- ☐ **Single Family Detached**
- ☐ **Single Family Attached** *(2-4 Units)*
- ☐ **Townhouse**
- ☐ **Row House**
- ☐ **Multifamily Apartments** *(5+ Units)*
- ☐ **Mixed-Use Multifamily Apartments**
- ☐ **Mixed-Use Commercial**
- ☐ **Education Facility**

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BREWSTER HOMES – What does DHC mean by BUILDING TYPOLOGIES?

Single Family Detached



Single Family Attached



Town House



Row House





Multi-family Apartments



Mixed Use Multi-family



Mixed Use Office



Educational Facilities



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BREWSTER HOMES – What does DHC mean by Connected vs Disconnected Neighborhood?

Disconnected Street Grid *(Example)*



Connected Street Grid *(Example)*





QUESTIONS?

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WHAT HAPPENS NEXT?

NEXT STEPS



Environmental Review

DHC will continue to work with the City and State to execute an appropriate environmental plan.



Development

DHC will work with Rossetti and Giffels Webster to continue Predevelopment Planning work.



Engagement

DHC will continue the update meeting series and begin collecting resident feedback to inform a redevelopment plan.

UPCOMING ENGAGEMENT CALENDAR

1. **October 22, 2025** - Community Meeting #1
2. **November 19, 2025 *(Today)*** - Community Meeting #2
3. **December 17, 2025** - Community Meeting #3
4. **TBD -** Community Meeting #4

TOPICS FOR NEXT MEETING

1. Redevelopment Recap
2. Brewster Redevelopment Overview pt. 3
3. Resident Feedback
4. Next Steps

HOW DO I STAY INVOLVED?

TOPICS FOR NEXT MEETING

*Attend the next community meeting on **December 17th**. Invite your neighbors!*

Come with questions and ready to participate in future development discussions.

Complete Development questionnaires and surveys at each meeting to inform DHC Development next steps.