



April 10, 2018

Kristen Kapelanski, AICP
City of Rochester Hills
Manager of Planning
Planning and Economic Development

Re: Brewster Place Project Narrative

Ms. Kapelanski-

We are requesting a preliminary review from the Planning Commission of our conceptual plan for the 7.31 acre parcel of land under contract adjacent to the Samaritas residential facility, north of Walton Road on the west side of Brewster. The *Brewster Place* development is proposed to be constructed on vacant land owned by Lutheran Social Services of Michigan. The proposal would complement the surrounding community with a housing product that is not currently available in this part of Rochester Hills. The proposed community of thirty-two (32) duplex condominium homes will be set in an exclusive setting. Each unit includes a ranch style first-floor master bedroom design, with the option for one of the plans to add two guest bedrooms on a second story in a "cape cod" style home plan. The community will have a homeowner's association established to maintain site improvements and building maintenance.

Brewster Place would provide innovative yet traditional design elements that enhance its building character. This development concept has been extremely well received in several Southeastern Michigan downtown communities. Robertson Brothers Homes intends to purchase the entire parcel and will be the sole builder in the project.

Included with this narrative is a slide deck that provides additional detail regarding the concept plan. Please let me know if I can provide further information.



Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Tim Loughrin'. The signature is fluid and cursive, with a prominent initial 'T' and 'L'.

Tim Loughrin | Manager of Land Acquisition and Development
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