



90 Longwood Ave. Ste. 1
Brookline, MA 02446

TEL 617 277 2022
FAX 877 485 5549
TTD 800 545 1833 x213

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Brookline Housing Authority

Summary of 8/21/24 Neighborhood Meeting to Discuss Future Walnut High Development

BHA held a neighborhood meeting on 8/21 at 6pm via Zoom to introduce the Walnut High Apartments redevelopment project to abutters and key stakeholders. Presenters included BHA staff, architects from BHA's design firm, Utile, landscape architects from Ground, and local counsel Jennifer Dopazo Gilbert. A recording of the meeting and the slide deck presented can be accessed at: <https://brooklinehousing.org/development.aspx>.

Notices were sent out to ~ 1,200 neighbors and 14 TMMs. Twenty-five people attended along with ten members of the project team. Some expressed appreciation for the presentation and the plans especially the attention to preserving as many existing trees as possible, the creation of green space, designing to integrate with the existing neighborhood context, and the creation of more affordable units.

Some raised concerns and asked questions. Topics included:

- What is the plan for trash and pest management in the new buildings?
 - o Response: In the new building, trash will be stored inside the building in the trash room. Dumpsters will be wheeled out on trash pick-up days, but there will be no exterior dumpsters storing trash outside of the building. The BHA will work with the Town to develop a robust rodent management plan to implement during construction.
- Will BHA create a program during construction to ensure that workers' lunches are disposed of daily and not thrown in the building material dumpsters?
 - o Response: Great idea. BHA will look into including this in the Construction Management Plan.
- Will there be irrigation for the proposed plantings?
 - o Response: Water sources and irrigation systems will be included in the landscaping plans.
- How will the proposed building affect the views and sunlight for neighbors?
 - o Response: A shadow study is forthcoming and will be presented with the Site Plan Review application to the Planning Board. This will be a public document and will be discussed during Planning Board public meetings.
- What effect will the extra units have on traffic?
 - o Response: A traffic study is forthcoming and will be completed when school is back in session. Its scope will be informed by Town feedback and reviewed by the Planning Board and Town Traffic Engineers. This will be a public document and will be discussed during Planning Board public meetings.
- How will BHA ensure fire safety in high rise buildings?
 - o Response: The new buildings will be designed to modern codes, significantly improving safety conditions compared to the existing buildings. There will be

emergency generators that allow for elevator use during an evacuation, highly fire-rated building materials, and sprinklers throughout the building. Accessible units will be placed on lower floors and closer to the elevator for safety.

- Will there be continued engagement with the Juniper Garden Condos?
 - o Response: The BHA wants to be a good neighbor and will reach out to the condo board to continue the conversation.
- Will there be future such meetings with neighbors?
 - o Response: Future discussion of plans will move to the Planning Board upon our submission of the Site Plan Review application to it in early September. The Planning Board will then hold a series of public meetings to review the project. Members of the public and neighbors are welcome to attend these meetings and participate. Maria Morelli's contact info was shared for people who want to stay apprised.