

High Street Vets Site Improvements

Resident Briefing: Scope, Timeline, and Construction Impacts

This project focuses on safer walkways, playgrounds, parking areas, trees, landscaping, seating, and other outdoor improvements around the High Street Vets campus.

Zoom Q&A: Monday, August 3 at 5:00 PM

We will ALWAYS provide at least 2 days notice of any work going on in your apartments, and will give as much notice as possible for any parking impacts.



Construction Underway & Planned at High Street Vets

Major capital projects in progress or planned, in order of construction timeline.

Fire Alarm Upgrades

Building-wide replacement of the fire alarm system across all buildings. **Construction underway**, completion expected by **end 2026**

Master Meter Electrification

Upgrading of electrical system at all building and replacement of gas stoves with electric stoves. **Construction underway**, completion expected by **late fall 2026**

Site Improvements

New walkways, playground, Chestnut St. parking lot, stairs, railings, and landscaping. **Construction underway**, completion expected by **late fall 2026**

Apartment Door Replacement

Replacement of apartment entry doors across the development: **In design – in bidding by fall**

Rear Doors & Stairwell Work

Replacement of rear apartment doors and stairwell modernization. **In design – in bidding by fall**

Roof Replacement

Full replacement of aging roofs across all seven buildings (177 units), with added insulation and solar-ready design. **Local funds secured, applying for state funds and procuring architect. Construction fall 2027 or spring 2028**

Window Replacement

Replacement of 40+ year-old aluminum-framed windows with energy-efficient, easily operable windows. **Local funds secured for first phase ,applying for state funds and procuring architect. Construction fall 2027 or spring 2028**

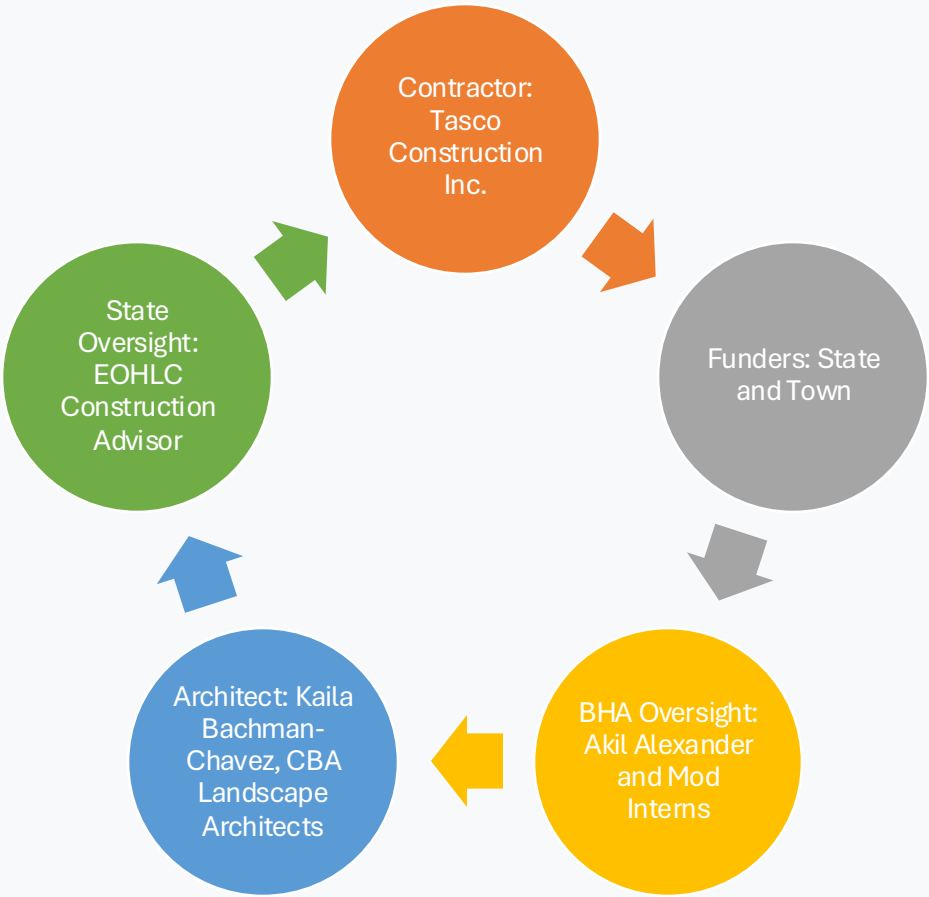
What is being improved?

The work is focused on the outdoor areas residents use every day.

Safer paths	Replace damaged walkways and patch smaller trip hazards.
Steps & rails	Repair or replace broken concrete stairs, handrails, fencing, and guardrails.
Play areas	Install a new small playground with safe surfacing and remove the deteriorated tot lot.
Outdoor spaces	Add benches/tables, plant trees, reseed disturbed areas, and refresh landscaping.
Parking lots	Replace and reconfigure the Chestnut Street parking lot and make pavement repairs.

The project fixes unsafe or worn-out outdoor conditions and makes the grounds more usable.

Project Team



Example of Planned Work

KEY PLAN



LEGEND

- Limit-of-Work
- Proposed Fence
- Proposed Handrail
- Proposed Tree
- Existing Tree
- Proposed Bituminous Concrete Paving
- Proposed Rubber Safety Surface
- Proposed Concrete Paving
- Proposed Loam and Seed
- Proposed Step

MATERIAL NOTES:

- SEE SHEET L2.0 FOR MATERIAL NOTES.

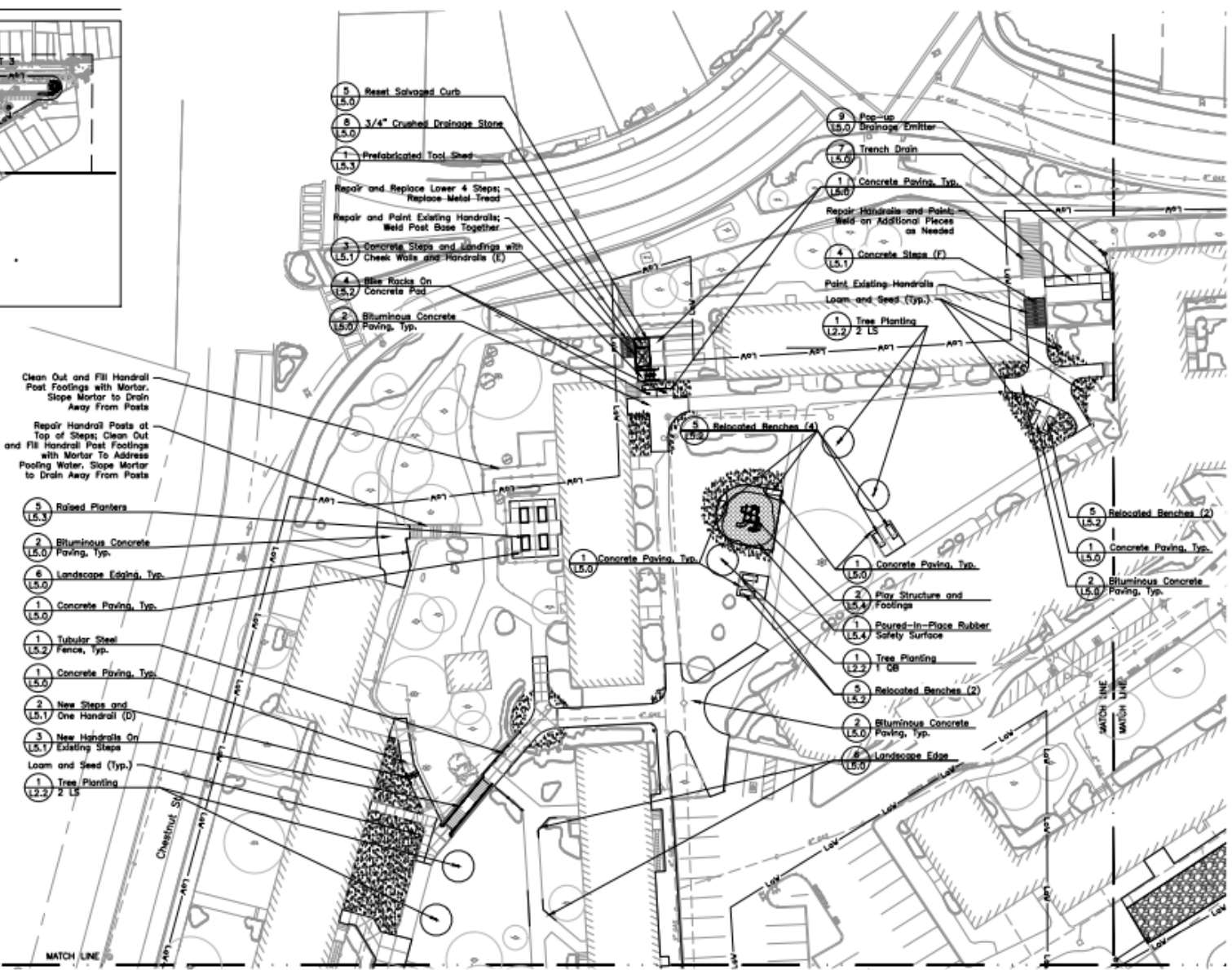
STEPS KEY

- (D) Steps Without Cheek Walls, See Detail 2/L5.1
- (E) Steps Pinned to Existing Cheek Wall, See Detail 4/L5.1
- (F) Steps With Existing Cheek Wall Pinned to Building, See Detail 5/L6.1

Note: All Steps to Have Handrails Unless Stated Otherwise.

PLANTING NOTES:

- SEE SHEET L2.2 FOR PLANTING NOTES AND PLANT LIST.



High Street Vets Housing

220 High St. Brookline, MA

Materials and Plantings Plan - Enlargement 2

DATE:	10/04/2025
SCALE:	1" = 20' - 0"
FILE:	2504-Materials.dwg
DRAWN BY:	SMD
CHECK BY:	NBC
PROJECT #:	2504

L2.1

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landscape architecture
urban design
interior planning

Timeline and coordination

The schedule may shift with weather, inspections, and construction coordination. Sharing space with trenching for the stove electrification project.



2024-2026

Funding Applications, design, and bidding. Bid awarded to Tasco Construction

Mid-July

Site Work began

Summer

Digging, phasing, parking work, and coordination with other active HSV work

Fall

Target completion by late fall (end of construction season)

Coordination commitment: BHA will give at least 48 hours written notice for work in your unit or parking changes.

Resident impacts: what to expect

Please use caution around fenced areas and active work zones.



Parking

Mostly working-hour disruptions. Overnight street parking will be allowed while lots are under construction. Property Management will let you know if you need to move your car.



Plants

Please remove flowers or vegetables you want to keep as soon as possible. Trenching and landscape work may damage or destroy existing plants.



Access

Some grounds, paths, and walkways may be temporarily closed or detoured.



Noise

Expect construction noise. Heavy machinery should operate **only between 8:00 AM and 4:00 PM.**



Questions or concerns? Contact Akil Alexander, Capital Projects Manager: 857-274-4382 or aalexander@brooklinehousing.org

Monthly updates are posted at brooklinehousing.org/modernization.aspx