

The Redevelopment of 1165R Massachusetts Avenue, Arlington Construction Management Plan Overview

Zoning Board of Appeals Meeting 6

June 1, 2021

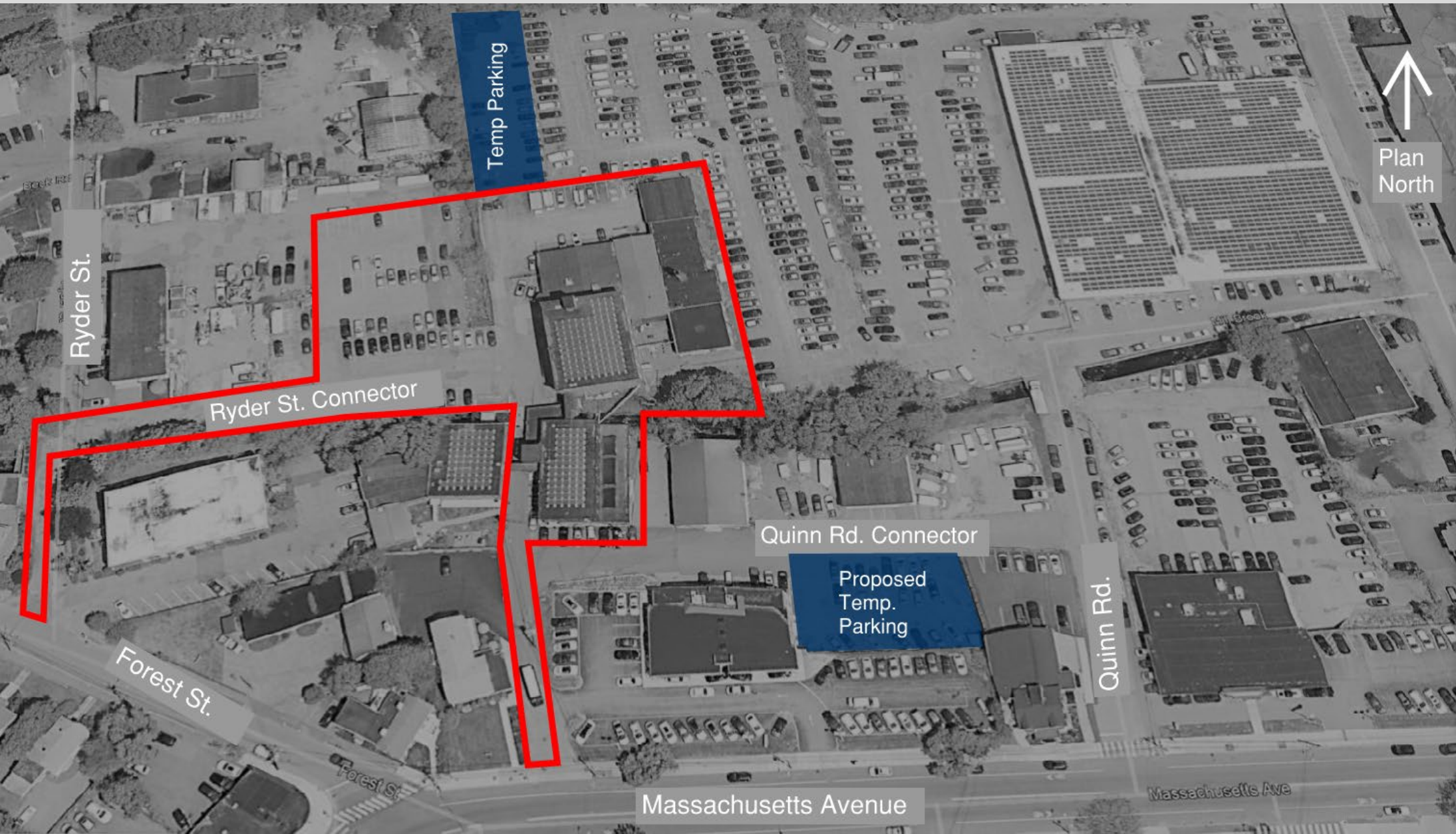
1165R MASSACHUSETTS AVENUE – CMP OVERVIEW

CMP Approval

This overview is presented to the ZBA for inclusion in the board’s decision. The CMP Plan will be submitted to the Town prior to commencing construction. The following items are key aspects that will be included in the CMP:

- Construction Access
Construction vehicle site access will be shared among the three vehicular access points throughout the duration of the project and will be actively managed as part of the construction phasing.
- Project Duration
+/- 19 Months. Anticipated commencement in Q4 2021 and anticipated completion in Q2 2023.
- 4 Major Phases
As detailed on the following pages.
- Work Hours
Work activity on site to be consistent with Town noise ordinance (typically 8am – 6pm, Monday – Friday).
- Site Security
Fencing will be set-up at the perimeter of the site. Gates will be locked at the end of each day. Fencing location will be adjusted as required by phase of work.
- Erosion & Sediment Control
Erosion and sediment control measures will be installed in accordance with approvals and best management practices.
- Construction Site Signage
Wayfinding and directional signage will be installed to control construction vehicle access to and from the site. Signage will include safely directing pedestrians and cyclists around work areas.
- Abutter Notification
A monthly “newsletter” will be sent to direct abutters via email. Periodic meetings will be available for abutters to get updates on major construction activities and changes in phasing.
- Contact Information
A contact number will be included on the site’s informational sign which will be posted in a conspicuous place on the site fence. The number will also be provided to direct abutters prior to starting construction and will be included in the “newsletter”.

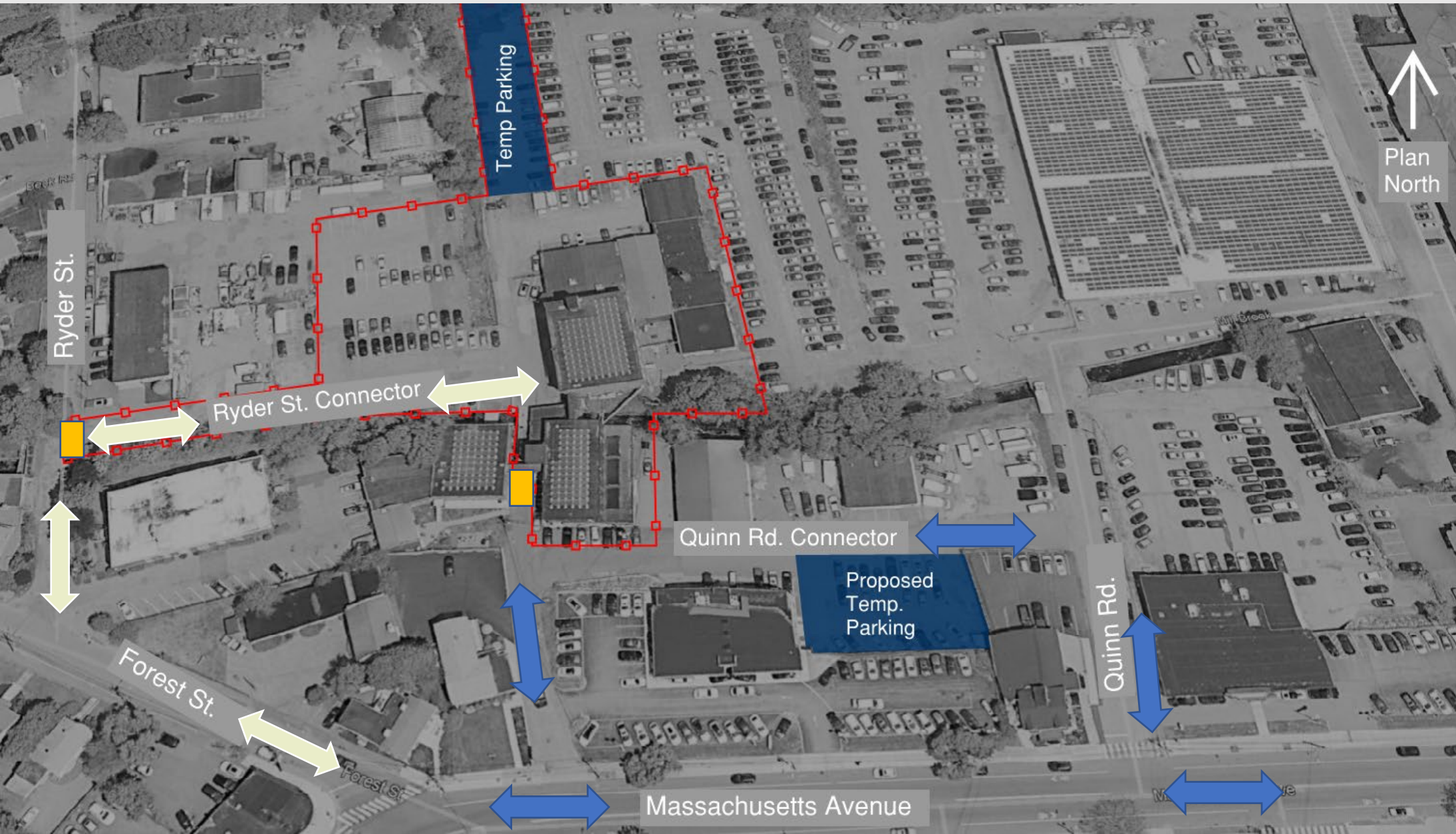
1165R MASSACHUSETTS AVENUE – EXISTING CONDITIONS



Site Boundary is shown in Red.

Areas in Blue may be used during construction for temporary parking but are not part of the official site.

1165R MASSACHUSETTS AVENUE – SITE ACCESS



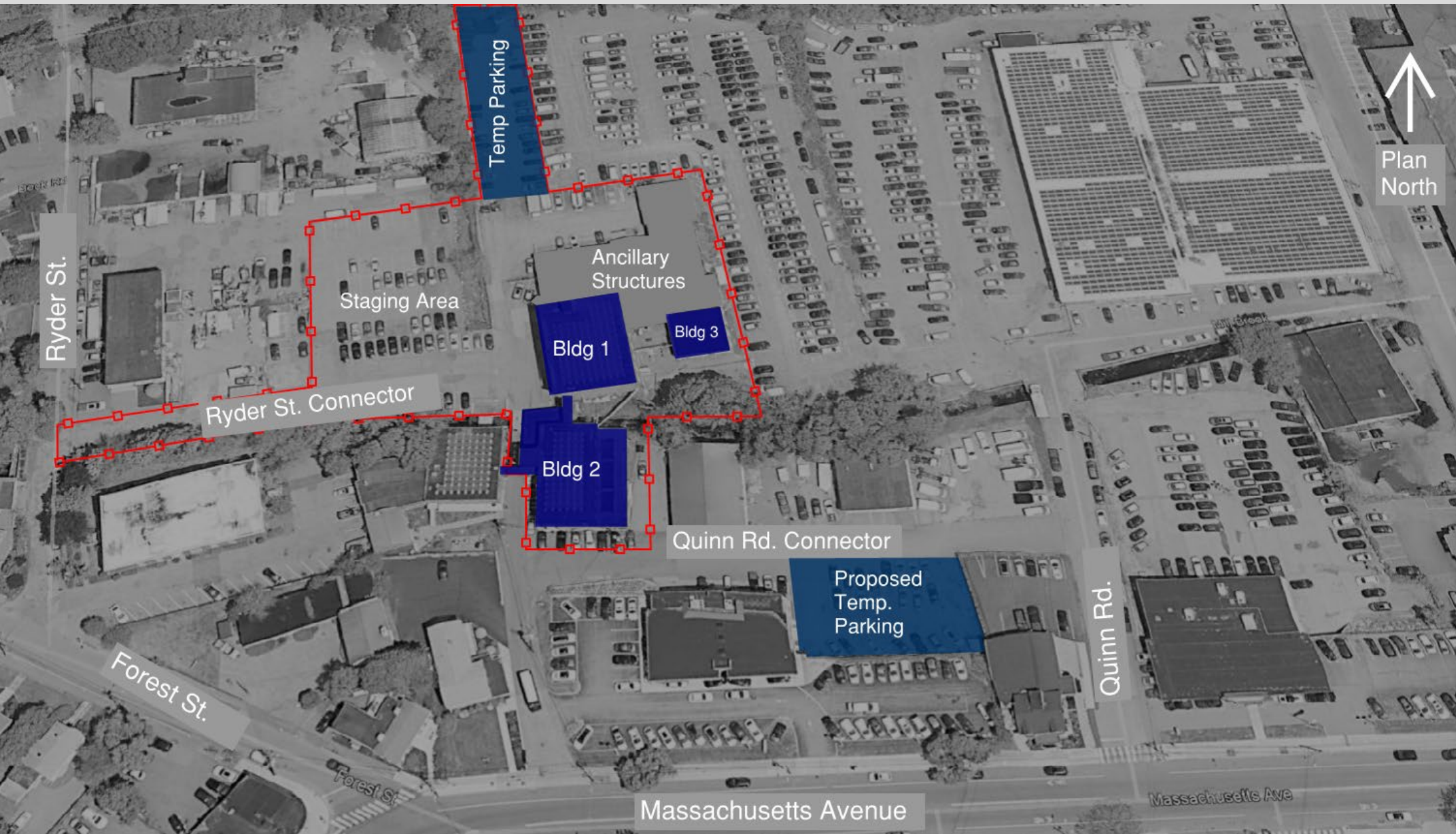
Access to the site south of Mill Brook will be as indicated by the blue arrows and to the north of Mill Brook by the white arrows.

The site north of Mill Brook will be accessed from Mass Ave. to Forest & Ryder Streets (white arrows).

Routes shown will also be for emergency vehicle access.

Construction gates are represented by the orange rectangles.

1165R MASSACHUSETTS AVENUE – PHASE 1 Abatement & Demolition



During this phase, the buildings will be abated.

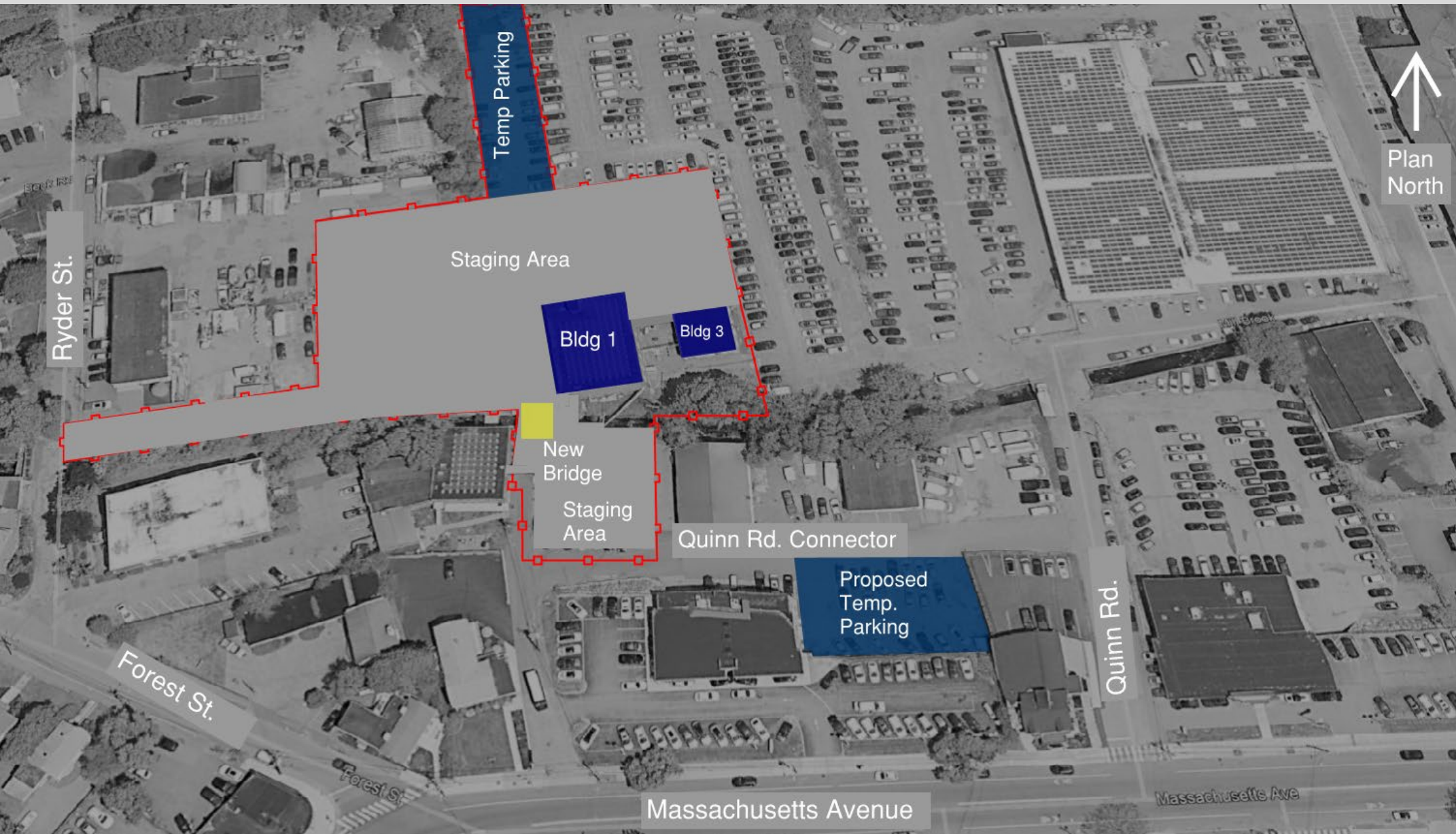
The ancillary structures adjacent to Buildings 1 & 3 will be removed along with the single-story portion of Building 1.

The connector overpasses between Workbar & Building 2 and between Building 1 and 2 will be removed.

The existing parking lot will be used as a staging area.

Site access will be as previously indicated.

1165R MASSACHUSETTS AVENUE – PHASE 2 Demolition Building 2 & Bridge

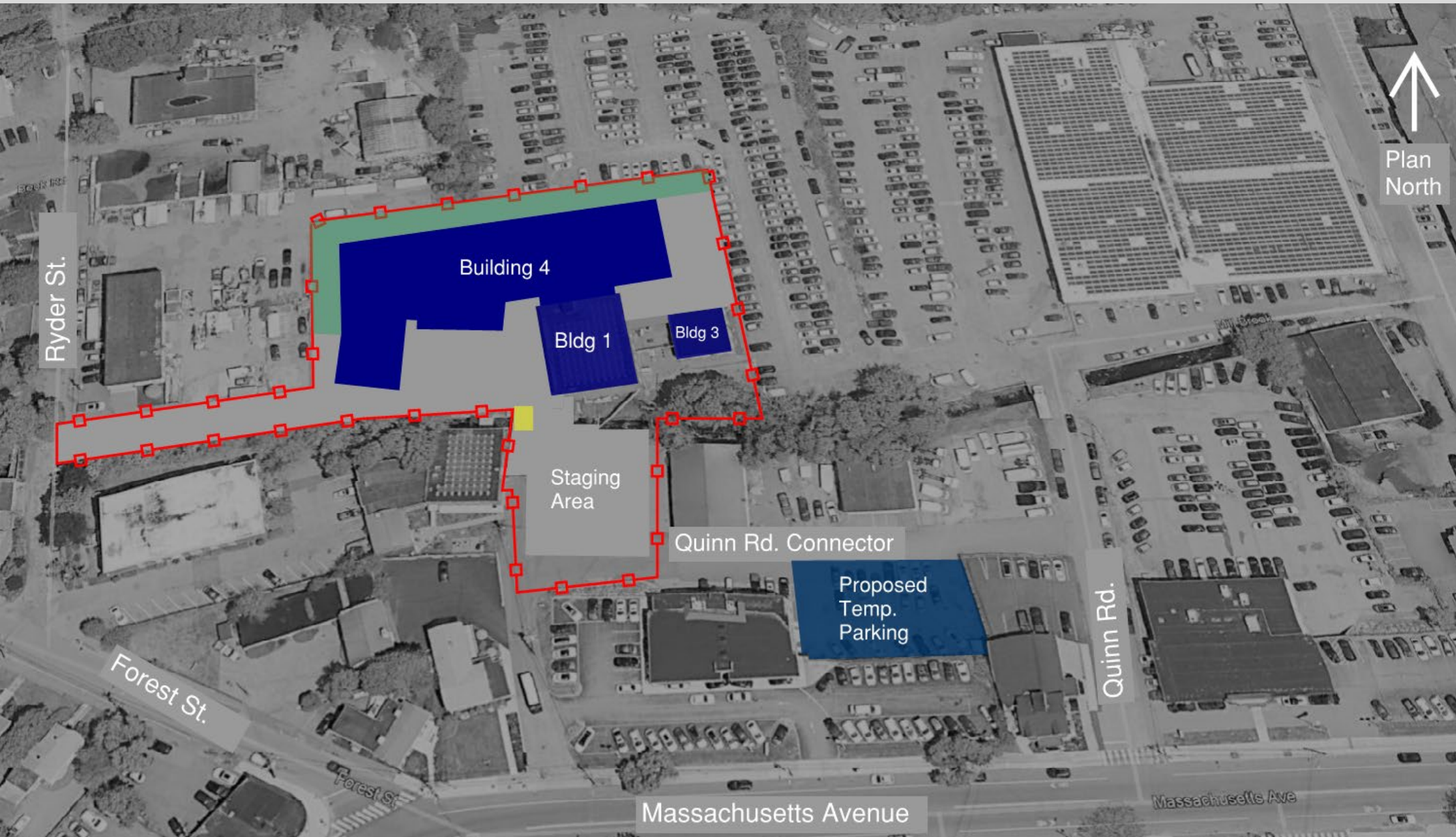


During this phase, Building 2 will be demolished and rough grading will complete.

The site fence is indicated in red and access will be as previously indicated.

The existing bridge will be replaced as represented by the yellow rectangle.

1165R MASSACHUSETTS AVENUE – PHASE 3 Construction Bldgs. 1, 3 & 4



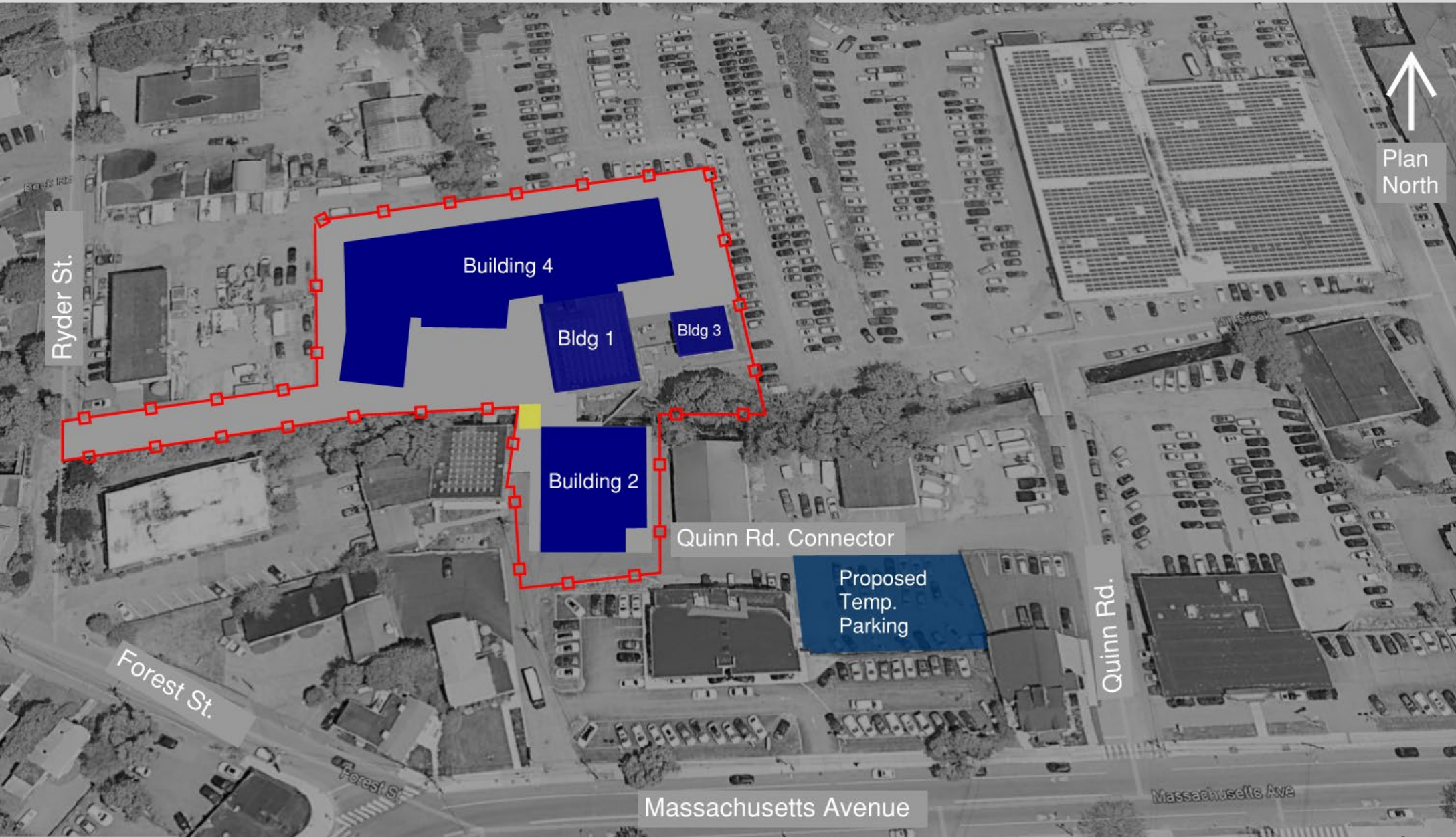
During this phase, Buildings 1 and 3 will be renovated and Building 4 will be constructed.

The fence will be modified as shown and access to the site will be as previously indicated.

The new drainage swale will be rough-graded (green area) and the temp parking area at the north side of the site will be closed.

The future Building 2 location will be used as a staging area for materials and equipment.

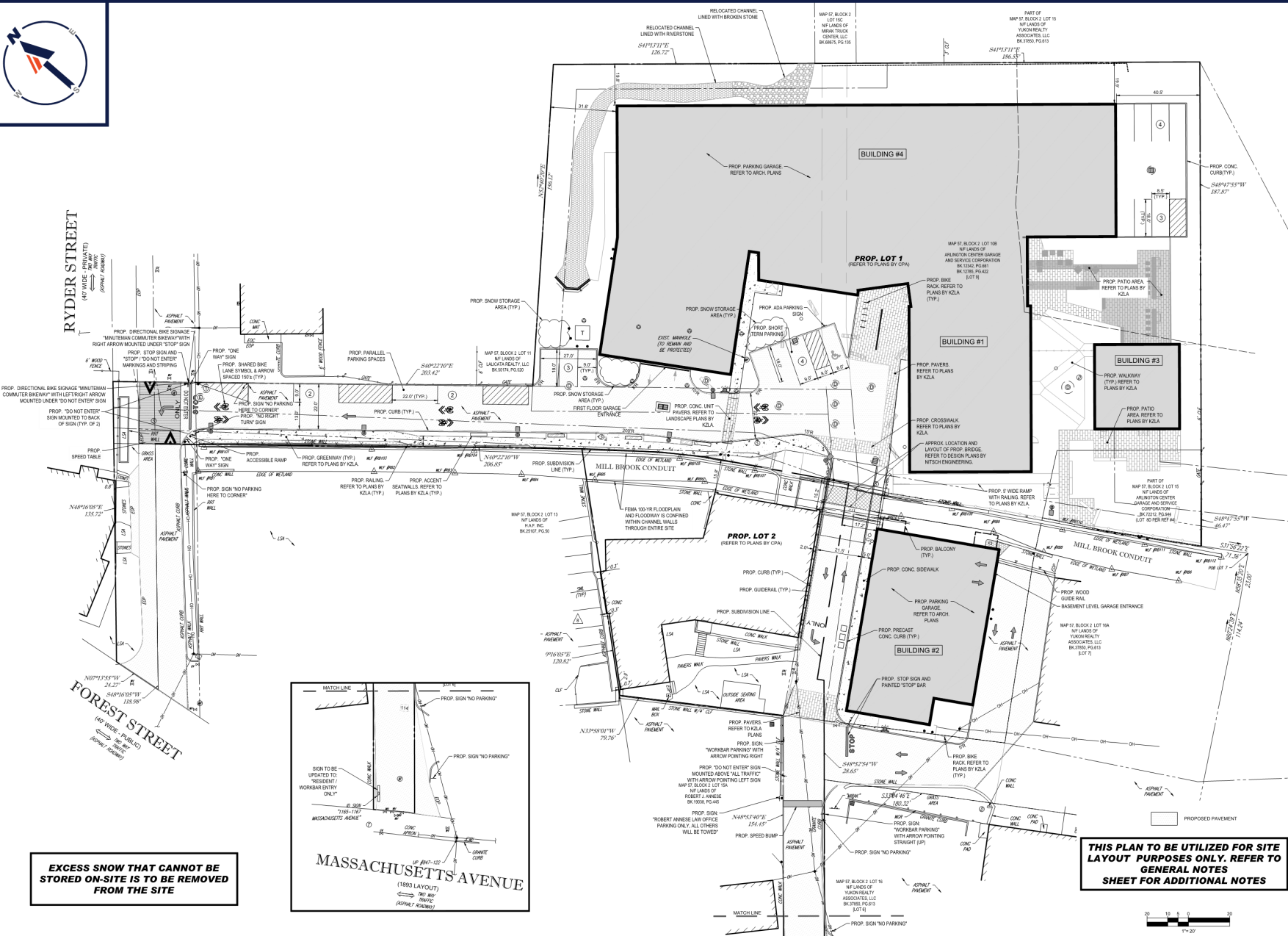
1165R MASSACHUSETTS AVENUE – PHASE 4 Construction Building 2



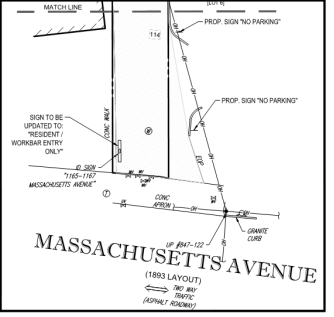
During this final phase, Building 2 will be constructed and the site will be paved and landscaped.

Site access will be as previously indicated.

1165R MASSACHUSETTS AVENUE – STRIPING & SIGNAGE (POST CONSTRUCTION)



EXCESS SNOW THAT CANNOT BE STORED ON-SITE IS TO BE REMOVED FROM THE SITE



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
PLANNING & DESIGN
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY	CHKD
1	3/10/20	REVISED BUILDING 2 STRIPING & GRADING	JUL	JUL
2	06/15/20	SITE PLAN & GRADING COMMISSION	JUL	JUL
3	07/15/20	CONSERVATION COMMISSION	JUL	JUL
4	08/21/20	CONSTRUCTION PERMITS	JUL	JUL
5	10/05/20	ZBA SUBMITTAL PROGRESS MET	JUL	JUL
6	04/01/21	ZBA COMMENT RESPONSE	TRM	TRM
7	04/13/21	UPDATED SIGNAGE	TRM	TRM
8	05/13/21	WATER LINE AND SIGNAGE	JUL	TRM
9	05/26/21	124 UNIT BUILDING	JUL	TRM

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THESE DRAWINGS ARE PREPARED FOR GENERAL REFERENCE ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PROJECT NO.: W191330
DRAWN BY: JWP
CHECKED BY: JWP
DATE: 10/27/2020
CAD I.D.: W191330-CVL-0

PROPOSED SITE PLAN DOCUMENTS

FOR

1165R MASS MA PROPERTY LLC

PROPOSED RESIDENTIAL DEVELOPMENT
1165R MASSACHUSETTS AVE.
MIDDLESEX COUNTY
TOWN OF ARLINGTON, MA
MAP #57, BLOCK #2, LOT #10B AND PART OF LOT #15

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9000
Fax: (508) 480-9090
www.BohlerEngineering.com

J.G. SWENLING
PROFESSIONAL ENGINEER
MASSACHUSETTS REG. NO. 11815
COMPLETION OF EXAMINATION: 1985
PHYSICAL ADDRESS: 11420
RHOODE BLVD., SUITE 11420

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-301

REVISION 9 - 05/26/21

- This plan includes:
- Striping at designated “No Parking” areas.
 - Shared bike lane symbols and arrows in the Ryder St. connector driveway.
 - “Left Turn Only” arrow at speed table in Ryder Street.
 - “One Way” & “Do Not Enter” signs and symbols at Ryder St. connector driveway.
 - Directional arrows between Workbar & Building 2 and between Building 2 and 1155R Mass Ave. indicating two-way traffic.
 - “No Parking” signs at Mass Ave. connector driveway.
 - Proposed Speed Bump in Mass Ave connector driveway.

1165R MASSACHUSETTS AVENUE – Project Completion



At this time, the project will be substantially complete and will have received a Certificate of Occupancy.

Resident move-in will be taking place.

Phased occupancy is anticipated by floor and by building in coordination with Town officials.

