

1165R MASSACHUSETTS AVENUE REDEVELOPMENT
PROPOSED VIBRATION MONITORING and
PHOTOGRAPHIC SURVEY PROGRAM

January 21, 2022

Mr. Christian Klein
Zoning Board of Appeals, Chair
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

Re: 1165R Mass Ave Redevelopment Photographic Survey & Construction Vibration Monitoring

Dear Mr. Klein:

The following is an outline of the scope and procedures for the proposed Pre & Post-Construction Surveys and Vibration Monitoring, required by the Decision on Application for Comprehensive Permit, issued by the Town of Arlington ZBA and filed with the Town Clerk on September 17, 2021 ("Final Decision"), for the above referenced project:

Photographic Survey

Scope

Pursuant to Paragraph E.27 under Section IV Conditions of the Final Decision, the following is the proposed scope of the Pre-Construction Photo/Video Survey Program for the 1165R Mass Ave Redevelopment:

Paragraph E.27 states that "The Applicant shall perform a preconstruction and post-construction survey of properties on either side of Ryder Street and the property of Mr. Annese along Massachusetts Avenue, and shall also provide a preconstruction and post-construction survey of Ryder Street and the Massachusetts Avenue right of way including photographs and/or video in order to document preconstruction and post-construction conditions."

The Proponents of the 1165R Massachusetts Avenue Redevelopment have engaged Multivista, a company with a long-standing history of providing video and still photography surveys ("Survey" or "Surveys") for the construction industry.

Procedure

Prior to the start of construction, the owners of the abutting properties, indicated on Exhibit 1 (enclosed), will be notified that Multivista will perform an exterior Survey the properties listed below.

The survey will document the existing condition of grading, pavement, and landscaping adjacent to the property, the building foundation, exterior walls, and roof, as can be seen from the sidewalk right-of-way.

Multivista will be accompanied by a representative of the Proponent for the duration of the survey.

9 Ryder Street, Condominium
23 Forest Street, Private Residence/Condominium

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14 Ryder Street, Private Residence
15 Ryder Street, Commercial Property
18 Ryder Street, Private Residence
22 Ryder Street, Private Residence
33 Ryder Street, Town DPW
1125 Massachusetts Avenue, Mirak Chevrolet
1145 Massachusetts Avenue, DeVito Funeral Home
1167 Massachusetts Avenue, Work Bar
1171 Massachusetts Avenue, Robert J. Annese Law Office

Should any of the property owners identify or know of existing conditions (e.g. cracks in foundations or pavement, cracks in interior/exterior walls, doors/windows out of alignment, and the like) that should specifically be included in the Survey, this information should be brought to the Proponent's attention one (1) week prior to the start of the survey.

Multivista will arrange to specifically document such conditions and will ask that the property owner accompany their photographer and the Proponent's representative to show them where the condition(s) exist. If such notice is not given, then the exterior Survey will become the official record of the property prior to construction activity at 1165R Mass Ave. and the property owner shall have no recourse to claim damage.

In addition, Multivista will survey the length of Ryder Street and the Massachusetts Avenue Right-of-Way (defined as the area extending from the driveway at Massachusetts Avenue between 1171 Mass Ave (Annese Law) and 1165 Mass Ave (Mirak Hyundai) and extending north into the 1165R Mass Ave project site.

This survey will document the existing condition of the grading and pavement of the street and sidewalks (where sidewalks exist), utility poles, gate valves, street trees, landscaping, and the like. Please see Exhibit 1 for additional information.

Copies of the Survey will be retained on site by the Proponent's construction manager, Aberthaw Construction, and will be available for review by the Town. Copies will also be made available to property owners, if requested.

The same process indicated above will be repeated to document the Post-Construction conditions of the properties and streets.

Vibration Monitoring

Scope

Pursuant to Paragraph E.28 under Section IV Conditions of the Final Decision, the following is the proposed Construction Vibration Monitoring Program for the 1165R Mass Ave Redevelopment:

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Paragraph E.28 states that “The Applicant shall monitor vibrations in the vicinity of the properties adjacent to Ryder Street throughout the course of construction. Prior to the commencement of construction, the Applicant shall submit a plan/proposal for review by the Board for the monitoring of vibrations in the vicinity of the properties adjacent to Ryder Street.”.

The Proponents of the 1165R Massachusetts Avenue Redevelopment have engaged Lahlaf Geotechnical Consulting, Inc. (LGCI) as the Geotechnical Engineer of Record for the project and to provide guidance as to the scope and criteria for vibration monitoring during construction.

The properties listed below will be monitored for vibrations during the course of construction. Please see Exhibit 1 for more information.

- 5 Forest Street, Commercial Property
- 23 Forest Street, Private Residence/Condominium
- 9 Ryder Street, Condominium
- 14 Ryder Street, Private Residence
- 15 Ryder Street, Commercial Property
- 18 Ryder Street, Private Residence
- 22 Ryder Street, Private Residence
- 33 Ryder Street, Town DPW
- 1125 Massachusetts Avenue, Mirak Chevrolet
- 1145 Massachusetts Avenue, DeVito Funeral Home
- 1151R Massachusetts Avenue, Falcon Graphics
- 1155R Massachusetts Avenue, Arlington Auto Detailing
- 1165 Massachusetts Avenue, Mirak Hyundai Dealership
- 1167 Massachusetts Avenue, Work Bar
- 1171 Massachusetts Avenue, Robert J. Annese Law Office

Procedure

Prior to the start of construction, nine (9) monitors (seismographs) will be placed where indicated on Exhibit 1 to measure ambient vibrations in order to establish a baseline, against which construction activity will be measured.

The Proponents have engaged Universal Testing Services of Massachusetts, Inc. (UTS), a leading provider of third-party testing and monitoring in the construction industry.

Baseline measurements will be taken for approximately one (1) week and this data will become the official record for ambient vibrations.

LGCI will review the data and produce a “Baseline Vibrations Report”, a copy of which will be retained on site by the Proponent’s construction manager, Aberthaw Construction, and available for review by the Town. This report will establish allowable limits for vibration based upon the baseline vibrations and review of pre-construction existing conditions. Copies of this report will also be made available to property owners, if requested.

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During construction, data will be collected weekly by UTS and reviewed by LGCI. LGCI will immediately notify Aberthaw Construction of any vibrations outside of the allowable limits.

If limits are exceeded, the activity causing the vibration will cease and a meeting between Aberthaw Construction, LGCI, UTS, and Proponent's representative will be held to review the data, determine what caused the vibrations, if any potential exists for damage to abutting properties, and - if caused by the project - identify the best course of action to bring the vibrations back to within the allowance limits, going forward.

The data collected during construction will be retained either on site or electronically by the Proponent's representative.

We trust that the procedures noted above satisfy the conditions of the Final Decision. Please do not hesitate to contact us should you have any questions or require additional information.

Sincerely,
1165R Mass MA Property LLC



Daniel St. Clair

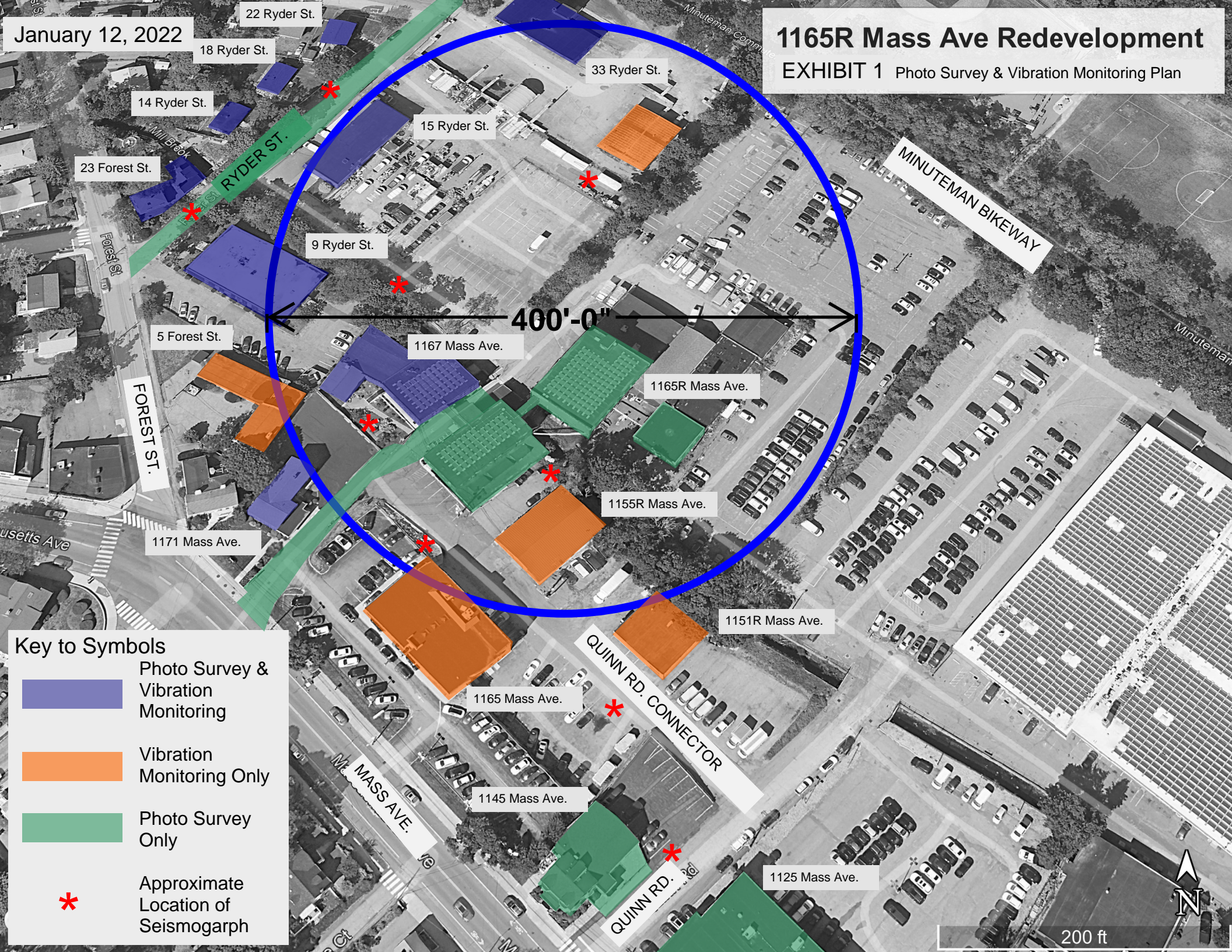
Enclosures:

1. Exhibit 1, Photo Survey & Vibration Monitoring Plan, dated January 12, 2022

January 12, 2022

1165R Mass Ave Redevelopment

EXHIBIT 1 Photo Survey & Vibration Monitoring Plan



Key to Symbols

- Photo Survey & Vibration Monitoring
- Vibration Monitoring Only
- Photo Survey Only
- * Approximate Location of Seismogarp

200 ft

