
[Draft] Re: [External] 190-200 Mass Ave Arlington Bus Stop

From Sovie, Madeline <MSovie@MBTA.com>
Draft saved Fri 10/31/2025 8:48 AM
To Dan Bandar <dan@bandardev.com>
Cc Ryan White <ryanwhite@vhb.com>; Tomkavage, Nicholas <ntomkavage@MBTA.com>; John Murphy <john@summit-res.net>; Bravo Monje, Claudia <CBravoMonje@MBTA.com>; Dullea, Melissa <MDullea@MBTA.com>; Pat Young <pat@bandardev.com>

Hi Dan,

I went out on Friday and scoped out a couple locations. As you know, the conditions along this stretch of Mass Ave are pretty consistent throughout the corridor - local businesses, wide sidewalks, and on street parking. So I'm not sure if the reception for these alternatives will be any different than far side Chandler, but I figure we can at least explore them.

Alternate 1:

In front of 222 Massachusetts Avenue. This is before the right turn only lane in front of the Capitol Theatre. There is a wide, flat area with a good curb reveal that we could use for a bus stop's front door landing area. We would use the length of the curb from the end of the right turn lane or the next driveway after Derby Farm. This would involve taking 4 parking spots. This is ideal from a stop spacing perspective - it would be ~750 ft from 260 Massachusetts Ave and 1000' from Massachusetts Ave @ Milton St.

Alternate 2:

Far side Egerton Rd, right before the outdoor dining area (162 Massachusetts Avenue). There's an area we can use for a front door landing area. I believe this option would only involve eliminating 2 parking spaces. This stop is slightly less convenient from an operational perspective (we'll have to build in extra pull out space into the stop in order for the bus to maneuver around the outdoor dining area) and not as good from a stop spacing perspective (its only 450' until the next stop Massachusetts Ave @ Milton St). While there are drawbacks, I still see this solution as better than completely eliminating a stop that is used by 184 riders/day.

I'm very flexible today - I could hop on a call any time except 12-1. I will be doing some field work but can coordinate that around a call as well.

Maddie

From: Dan Bandar <dan@bandardev.com>
Sent: Monday, October 27, 2025 9:23 AM
To: Sovie, Madeline <MSovie@MBTA.com>
Cc: Ryan White <ryanwhite@vhb.com>; Tomkavage, Nicholas <ntomkavage@MBTA.com>; John Murphy <john@summit-res.net>; Bravo Monje, Claudia <CBravoMonje@MBTA.com>; Dullea, Melissa <MDullea@MBTA.com>; Pat Young <pat@bandardev.com>
Subject: Re: [External] 190-200 Mass Ave Arlington Bus Stop

Hi Maddie,

Good Morning & Hope You Had A Nice Weekend!

Just circling back on any proposed solutions?

Thank You

Sincerely,

Dany Edward Bandar



Phone: (781) 718-9440
www.bandardev.com

On Oct 24, 2025, at 1:15 PM, Pat Young <pat@bandardev.com> wrote:

Hello,

Sorry to come into this late. I am away on vacation but will be back next week. My name is Patrick Young. I am running the job site for Bandar Construction. We are looking to set up the full CMP so we can start demolition of the building ASAP. Demo permit has already been approved. But we are not allowed to start until we have the MBTA situation handled. Look forward to hearing the answers. And if you have any questions, please feel free to contact me.

Patrick Young
Bandar Supervisor
978 304 9475
Pat@bandardev.com

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Dan Bandar <dan@bandardev.com>
Sent: Friday, October 24, 2025 10:55:12 AM
To: Madeline Sovie <MSovie@mbta.com>
Cc: Ryan White <ryanwhite@vhb.com>; Nicholas Tomkavage <ntomkavage@mbta.com>; John Murphy <john@summit-res.net>; Pat Young <pat@bandardev.com>; Claudia Bravo Monje <CBravoMonje@mbta.com>; Melissa Dullea <MDullea@mbta.com>
Subject: Re: [External] 190-200 Mass Ave Arlington Bus Stop

Wow that's perfect Maddie! Thank you again for your proactive approach it means more than you know. Would welcome the opportunity to have you correspond with the town so we're all on the same page! Let us know your thoughts after you drive by and we can hopefully coordinate a call for Monday. Yes this is the last item we need to get our demo approvals and commence with construction. We were supposed to start on Monday but the town threw this at us yesterday..... again can't tell you enough how much I appreciate you

Sincerely,

Dany Edward Bandar
Bandar Development & Construction
781-718-9440
BandarDev.com

On Oct 24, 2025, at 11:24 AM, Sovie, Madeline <MSovie@mbta.com> wrote:

Hi Dan,

I spoke with the MBTA team and we would like to try to propose at least one or two more solutions - potentially moving the bus stop out of the busy commercial district and onto the more residential part of Mass Ave. I live in the area and plan to go by this afternoon to take pictures/measurements. I know you said in your earlier email that time is of the essence - is construction going to start soon, or are you on a timeline to wrap up plan approvals?

I'd also be happy to join a meeting or call with you and the Town so that we can coordinate directly if that is easier.

Best,
Maddie

From: Dan Bandar <dan@bandardev.com>
Sent: Friday, October 24, 2025 10:19 AM
To: Sovie, Madeline <MSovie@MBTA.com>
Cc: Ryan White <ryanwhite@vhb.com>; Tomkavage, Nicholas <ntomkavage@MBTA.com>; John Murphy <john@summit-res.net>; Pat Young <pat@bandardev.com>; Bravo Monje, Claudia <CBravoMonje@MBTA.com>; Dullea, Melissa <MDullea@MBTA.com>
Subject: Re: [External] 190-200 Mass Ave Arlington Bus Stop

Thank you very much for your quick response Maddie! Very much appreciated.....

Sincerely,

Dany Edward Bandar

<image001.png>

Phone: (781) 718-9440
www.bandardev.com

On Oct 24, 2025, at 10:05 AM, Sovie, Madeline <MSovie@MBTA.com> wrote:

Hi Dan,

Thank you for your message. I will connect internally with the MBTA team and get back to you shortly. This stop has a lot of activity which is why we are hesitant to close it for 8 months - 98 people board the bus and 86 people disembark from the bus here every day.

Maddie

From: Dan Bandar <dan@bandardev.com>
Sent: Friday, October 24, 2025 9:39 AM
To: Ryan White <ryanwhite@vhb.com>; Tomkavage, Nicholas <ntomkavage@MBTA.com>
Cc: Sovie, Madeline <MSovie@MBTA.com>; John Murphy <john@summit-res.net>; Pat Young <pat@bandardev.com>
Subject: Re: [External] 190-200 Mass Ave Arlington Bus Stop

Good Morning Ryan & Nick!

Thank you for your prompt attention to this matter Ryan and Nick. Any guidance would be greatly appreciated. The town managers as well as police traffic control did reach out again to us this morning that they would definitely prefer to remove the bus stop during the duration of demo, structure and facade work approximately 8 months. Any relief on this would be much appreciated as time is of the essence.

Thank You 🙏

Sincerely,

Dany Edward Bandar

<image001.png>
Phone: (781) 718-9440
www.bandardev.com

On Oct 23, 2025, at 11:20 AM, Ryan White <ryanwhite@vhb.com> wrote:

Nick-

I just got off the phone with the Arlington Town Engineer and they have expressed concerns to the Project Team with temp MBTA stop location relocation to the far side of Chandler St (in front of 180 Mass Ave) as outlined below. The Town does not want to remove the on-street parking needed to support the temp stop location. Additionally, they do not want to modify the existing vehicle turn lane upstream of the Lake St intersection (in front of the Capital Theater). When we asked, the Town Engineer did not have any ideas or recommendation for the temp stop placement within the 200 Mass Ave and surrounding area that would be acceptable to them.

Based on this feedback, is it possible to temporarily remove the bus stop for the eight months of demo, structure and facade work? I know when we talked, the MBTA would like the stop to be relocated, but based on the Town's feedback on impact of the temp stop, can we revisit?

Thanks
-Ryan

Ryan White, PE
Senior Transportation Engineer
Transportation Planning & Operations
Licensed in MA
P 617.607.2912
www.vhb.com

From: Tomkavage, Nicholas <ntomkavage@MBTA.com>
Sent: Tuesday, October 21, 2025 1:40 PM
To: Ryan White <RyanWhite@VHB.com>
Cc: Sovie, Madeline <MSovie@MBTA.com>
Subject: Re: [External] RE: 190-200 Mass Ave Arlington Bus Stop

Thank you, Ryan - the CMP looks good to me. The MBTA requests that bus stop 2265 Massachusetts Ave @ Lake St be temporarily relocated to farside of Chandler St. We request that the bus stop sign be placed on the black streetlight or metal post that is 80' beyond Chandler St to ensure that the bus stop is adequately long and that there is a landing area for the front door and ramp.

<image.png>

I will follow up with a PDF of a rider facing advisory.

Thank you,

Nick Tomkavage
Manager of Bus Stops
Massachusetts Bay Transportation Authority
45 High Street Boston MA
Mobile: 617.620.9655
ntomkavage@mbta.com

From: Ryan White <RyanWhite@VHB.com>
Sent: Thursday, October 16, 2025 9:40 AM
To: Tomkavage, Nicholas <ntomkavage@MBTA.com>
Subject: Re: [External] RE: 190-200 Mass Ave Arlington Bus Stop

Nick-

Just left you a VM. Can we reconnect and continue the 200 Mass Ave discussion for the 8-months where they look to take the sidewalk along the Site frontage. Attached is an updated construction management plan - see sheet 4. The project will now install a temp sidewalk within the curblin to support pedestrian access along the site.

Thanks
-Ryan

Ryan White, PE
Senior Transportation Engineer

From: Ryan White <RyanWhite@VHB.com>

Sent: Friday, September 19, 2025 9:29 AM

To: Tomkavage, Nicholas <ntomkavage@MBTA.com>

Cc: Rob Guptill <rguptill@vhb.com>; Dan Bandar <dan@bandardev.com>; Pat Young <wildcoyote2210@yahoo.com>; John Murphy <john@summit-res.net>; Sovie, Madeline <MSovie@MBTA.com>

Subject: Re: [External] RE: 190-200 Mass Ave Arlington Bus Stop

Nick-

Attached is the construction management plan under review by the Town currently. If you look at sheet 4, you will see the typical work zone set-up, including capturing the Mass Ave sidewalk. This phase is expected to last about 8 months. Once the proposed building is up and the facade is complete, the plan is to open up the Mass Ave sidewalk for the remaining duration of construction (sheet5 for interior finishes).

Thanks

-Ryan

Ryan P. White, PE

Sr. Transportation Engineer

From: Tomkavage, Nicholas <ntomkavage@MBTA.com>

Sent: Wednesday, September 17, 2025 12:54 PM

To: Ryan White <RyanWhite@VHB.com>

Cc: Rob Guptill <rguptill@vhb.com>; Dan Bandar <dan@bandardev.com>; Pat Young <wildcoyote2210@yahoo.com>; John Murphy <john@summit-res.net>; Sovie, Madeline <MSovie@MBTA.com>

Subject: [External] RE: 190-200 Mass Ave Arlington Bus Stop

You don't often get email from ntomkavage@mbta.com. [Learn why this is important](#)

Hello Ryan,

Do you have a TMP that has been shared with Arlington? How long are the impacts to the bus stop expected to last?

Based on a quick review, I'd propose that we established a temporary bus stop, [farside of Chandler St](#), but this would require municipal approval for the curbside regulation changes.

Here is a copy of our [Bus Stop Design Guidelines](#) for reference.

Sincerely,

Nick Tomkavage

Manager of Bus Stops

Massachusetts Bay Transportation Authority

45 High Street Boston MA

Mobile: 617.620.9655

ntomkavage@mbta.com

From: Ryan White <RyanWhite@VHB.com>

Sent: Wednesday, September 17, 2025 10:12 AM

To: Tomkavage, Nicholas <ntomkavage@MBTA.com>

Cc: Rob Guptill <rguptill@vhb.com>; Dan Bandar <dan@bandardev.com>; Pat Young <wildcoyote2210@yahoo.com>; John Murphy <john@summit-res.net>

Subject: 190-200 Mass Ave Arlington Bus Stop

Nick-

I am working with Bandar Construction to help them with construction logistics and planning for a new residential Project at 190-200 Mass Ave in Arlington, MA. To support the construction of the proposed building, Bandar is planning to capture the sidewalk area along Mass Ave and temporarily relocate pedestrians to the opposite side of the street via existing crosswalks. MBTA bus stop 2265 is along the site frontage and will need to be temporarily removed/relocated to support the sidewalk shutdown. Could you please provide the Team some guidance on this issue?

I have CCed Dan, John, and Pat from the Project team if you have any questions about the Project, construction, schedule, etc.

Thanks

-Ryan

Ryan P. White, PE

Sr. Transportation Engineer