
Re: MBTA

From Pat Young <pat@bandardev.com>

Date Thu 10/30/2025 2:47 PM

To Jim Feeney <jfeeney@town.arlington.ma.us>; Christine Bongiorno <CBongiorno@town.arlington.ma.us>; William Copithorne <wcopithorne@town.arlington.ma.us>; Michael Ciampa <mciampa@town.arlington.ma.us>; John Kelley <JKelley@town.arlington.ma.us>; Corey Rateau <crateau@town.arlington.ma.us>

Cc john@summit-res.net <john@summit-res.net>; Ashley Maher <amaher@town.arlington.ma.us>

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I apologize, i had to send that message separate from this. I sent you with the MBTA is proposing. Please let me know if that works.

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From: Pat Young <pat@bandardev.com>

Sent: Thursday, October 30, 2025 2:31:53 PM

To: Jim Feeney <jfeeney@town.arlington.ma.us>; Christine Bongiorno <CBongiorno@town.arlington.ma.us>; William Copithorne <wcopithorne@town.arlington.ma.us>; Michael Ciampa <mciampa@town.arlington.ma.us>; John Kelley <JKelley@town.arlington.ma.us>; Corey Rateau <crateau@town.arlington.ma.us>

Cc: john@summit-res.net <john@summit-res.net>; Ashley Maher <amaher@town.arlington.ma.us>

Subject: Re: MBTA

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

Sent from my T-Mobile 5G Device
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From: Jim Feeney <jfeeney@town.arlington.ma.us>

Sent: Thursday, October 30, 2025 2:04:10 PM

To: Pat Young <pat@bandardev.com>; Christine Bongiorno <CBongiorno@town.arlington.ma.us>; William Copithorne <wcopithorne@town.arlington.ma.us>; Michael Ciampa <mciampa@town.arlington.ma.us>; John Kelley <JKelley@town.arlington.ma.us>; Corey Rateau <crateau@town.arlington.ma.us>

Cc: john@summit-res.net <john@summit-res.net>; Ashley Maher <amaher@town.arlington.ma.us>

Subject: Re: MBTA

Thanks Pat.

We can get this on the tail end of the agenda on Monday, but only if you are able to provide the Board some additional context regarding the request for them to properly deliberate.

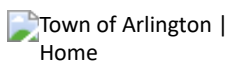
I can include this pdf plan. However, given that the Board previously voted to move the bus stop away from the Capitol Theater, they will need to know which other areas for relocation were considered, and any correspondence or feedback from the MBTA that you can provide.

This can be in the form of a PDF memo, or an email to amaher@town.arlington.ma.us, so it can be uploaded with the agenda materials.

Ideally, we would receive something before 7pm today.

Best,

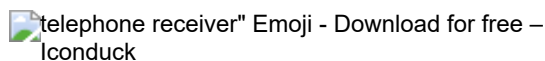
Jim



James Feeney

Town Manager

Town of Arlington, MA



781-316-3010



jfeeney@town.arlington.ma.us

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Pat Young <pat@bandardev.com>

Sent: Thursday, October 30, 2025 12:29 PM

To: Jim Feeney <jfeeney@town.arlington.ma.us>; Christine Bongiorno <CBongiorno@town.arlington.ma.us>; William Copithorne <wcopithorne@town.arlington.ma.us>; Michael Ciampa <mciampa@town.arlington.ma.us>; John Kelley <JKelley@town.arlington.ma.us>; Corey Rateau <crateau@town.arlington.ma.us>

Cc: john@summit-res.net <john@summit-res.net>

Subject: Re: MBTA

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Jim,

I've attached the CM. P. We would like to use with the bus stop being moved in front of the Capitol theater. If this is efficient, we will submit this and be at the meeting for Monday.

Patrick Young
978 304 9475
Pat@bandardev.com

Sent from my T-Mobile 5G Device

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From: Jim Feeney <jfeeney@town.arlington.ma.us>

Sent: Thursday, October 30, 2025 11:34:27 AM

To: Christine Bongiorno <CBongiorno@town.arlington.ma.us>; William Copithorne <wcopithorne@town.arlington.ma.us>; Pat Young <pat@bandardev.com>; Michael Ciampa <mciampa@town.arlington.ma.us>; John Kelley <JKelley@town.arlington.ma.us>; Corey Rateau <crateau@town.arlington.ma.us>

Cc: john@summit-res.net <john@summit-res.net>

Subject: Re: MBTA

Thank you Christine.

Pat-

Given the extended duration, if this bus stop is to be moved it will require the approval of the Select Board at a public meeting.

We are finalizing the agenda for their November 3rd meeting this afternoon for public posting. If the revised plans are ready now, I can contact the Chair to seek permission to add this to Monday's meeting.

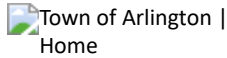
Otherwise, it will need to be deferred until their November 10th meeting, requiring the revised plan to be submitted on or before November 5th.

I have copied John Murphy here given that he inquired about the status as well.

Please let me know ASAP if you would like to proceed for Monday so I can try to connect with the Chair.

Best,

Jim



James Feeney

Town Manager

Town of Arlington, MA



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Iconduck

781-316-3010



envelope" Emoji - Download for free – Iconduck

jfeeney@town.arlington.ma.us

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Christine Bongiorno <CBongiorno@town.arlington.ma.us>

Sent: Thursday, October 30, 2025 10:32 AM

To: William Copithorne <wcopithorne@town.arlington.ma.us>; Pat Young <pat@bandardev.com>; Michael Ciampa <mciampa@town.arlington.ma.us>; John Kelley <JKelley@town.arlington.ma.us>; Corey Rateau <crateau@town.arlington.ma.us>; Jim Feeney <jfeeney@town.arlington.ma.us>

Subject: Re: MBTA

Hello all,

I am including Town Manager, Jim Feeney on this thread as he will be able to inform on next steps related to approvals as well.

Thank you,

Christine Bongiorno

Deputy Town Manager-Operations

Town of Arlington

From: William Copithorne <wcopithorne@town.arlington.ma.us>

Sent: Thursday, October 30, 2025 9:14 AM

To: Pat Young <pat@bandardev.com>; Michael Ciampa <mciampa@town.arlington.ma.us>; John Kelley <JKelley@town.arlington.ma.us>; Corey Rateau <crateau@town.arlington.ma.us>

Cc: Christine Bongiorno <CBongiorno@town.arlington.ma.us>

Subject: Re: MBTA

Pat,

Would the intent be to still provide the accessible "sidewalk" in the street and leave the 4-ft of existing sidewalk in place for people waiting for the bus? Given the obstructions on this front portion of the sidewalk (trees, poles, power boxes, etc.) it will not be possible to maintain access in front of the building otherwise. Also, previously you noted concerns with keeping pedestrians safe in front of the

building even if the sidewalk was in the parking lane. Would you thus be installing a protected/covered walkway and standing area?

If maintaining the sidewalk in the parking lane is still the intent while maintaining space for the bus stop, this would require the bus to stop in a travel lane/bike path which I believe Officer Rateau previously noted would not be feasible.

At this point, regardless of where this goes (i.e. maintaining bus stop or moving bus stop), you are going to need to provide a revised plan for review and approval just as before. There is no quick fix.

In coming to agreement on the previous plan with Bandar, Office Rateau and I noted multiple times that we were surprised that the MBTA would be willing to lose this stop for the duration of the project. Whether the MBTA changed their mind or didn't understand the duration of the impact previously is unfortunate, but it does not change the fact that the Town will need to properly vet the proposed solutions.

-Bill

William C. Copithorne, P.E.
Town Engineer

Town of Arlington Department of Public Works
Engineering Division
51 Grove Street Arlington, MA 02476
781.316.3322

From: Pat Young <pat@bandardev.com>
Sent: Wednesday, October 29, 2025 3:47 PM
To: Michael Ciampa <mciampa@town.arlington.ma.us>; William Copithorne <wcopithorne@town.arlington.ma.us>
Subject: Re: MBTA

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Good afternoon

I'm wondering if we can avoid all the headaches with t. MB TA, if we just pull the CMP back and leave you 4 feet on the curb is that something you guys would be okay with? And then we can avoid all of this in moving the bus stop thing.

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From: Michael Ciampa <mciampa@town.arlington.ma.us>
Sent: Wednesday, October 29, 2025 1:10:52 PM
To: William Copithorne <wcopithorne@town.arlington.ma.us>; Pat Young <pat@bandardev.com>
Subject: Re: MBTA

Pat,

You'll need to contact Jim Feeney, Town Manager. He will guide you through this process.

Thanks
Mike

Michael Ciampa
Director of Inspectional Services
Town of Arlington
781-316-3386

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: William Copithorne <wcopithorne@town.arlington.ma.us>
Sent: Wednesday, October 29, 2025 8:28 AM
To: Pat Young <pat@bandardev.com>; Michael Ciampa <mciampa@town.arlington.ma.us>
Subject: Re: MBTA

Pat,

As I told Nico, the need to move the MBTA stop unfortunately elevates the level of decision making on this. I have added Mike Ciampa to this email as he was checking yesterday to see what Town staff/Boards would potentially need to review a relocation.

With that noted, speaking for myself, I think the Capitol location will be the only feasible place to temporarily move the stop. If we are able to give this a green light, please note that we would require additional signage to indicate the change in lane orientation and would likely require some pavement marking changes (removals and/or installations) along Mass. Ave. as the location of the former stop was changed to a right turn only lane.

-Bill

William C. Copithorne, P.E.
Town Engineer

Town of Arlington Department of Public Works
Engineering Division
51 Grove Street Arlington, MA 02476
781.316.3322

From: Pat Young <pat@bandardev.com>
Sent: Wednesday, October 29, 2025 8:06 AM
To: William Copithorne <wcopithorne@town.arlington.ma.us>
Subject: MBTA

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Good morning,

Wanted to know if we can move the MBTA stop back to the Capitol theater. The MBTA is onboard with this as long as you guys have agreed.

Patrick Young
978 304 9475
Pat@bandardev.com

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