From: Don Seltzer <timoneer@gmail.com>

To: Andrew Bunnell <ABunnell@town.arlington.ma.us>, Eugene Benson <EBenson@town.arlington.ma.us>, David Watson <DWatson@town.arlington.ma.us>, KLau@town.arlington.ma.us, rzsembery@town.arlington.ma.us, Erin Zwirko <EZwirko@town.arlington.ma.us>, Jenny Raitt <jraitt@town.arlington.ma.us>

Date: 08/07/2020 05:22 PM

Subject: Docket #3602 Non-compliance with Massachusetts Architectural Access Board Requirements

---

> CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

To: Arlington Redevelopment Board

Last year when Lincoln Architects submitted their plans for a proposed hotel they failed to notice the obvious, that the frontage along Mass Ave is sloped downward from west to east by more than 2%. All of their elevations and visualizations incorrectly portrayed this frontage as level, ignoring the actual four foot drop.

When they finally carried out a basic topographical survey of the lot this spring and discovered this sloping condition the response was hasty and incomplete. They have failed to adequately correct for all of the problems that exist with this more complex terrain. It is evident that their most recent front elevation drawing is essentially the same as the January 'flat earth' version. The elevation view is simply cutoff at the level of the first floor, concealing the nature and problems with the steep circular driveway. Similarly, the latest visualization is completely inaccurate in its portrayal of a flat driveway.

Among the problems concealed by these inaccurate drawings are:

- Major non-compliance with Massachusetts Architectural Access Board requirements, 521 CMR

- Unsafe conditions for drivers and passengers exiting and entering vehicles

- A driveway that is impassable to most passenger vehicles.

The details of these deficiencies are in the attached document.

Don Seltzer

Attachments:

File: Docket #3602 Non-compliant Passenger loading zone.pdf	Size: 1580k	Content Type: application/pdf