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Subject: Docket #3602 - Safety Issue

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To: Arlington Redevelopment Board

The latest version of the design for the Hotel Lexington has created a significant safety issue for vehicles exiting the rear parking lot. The proposed retaining wall and plantings that border the driveway prevent a clear line of sight between the driveway and vehicles entering Clark St from Mass Ave, as well as pedestrians on the sidewalk.

The proposed retaining wall is 5.5' to 6' high, with additional plantings on top. The Zoning Bylaw addresses this situation, limiting such walls and plantings to only 2.5' high within a five foot setback area from the lot line.

5.3.12. Traffic Visibility ^[1]_[SEP]

*Visibility for Driveways. A fence, hedge, wall, sign or other structure or vegetation may be maintained on any lot provided that in the front yard area, **no such structure or vegetation shall be over two and one-half feet in height above the adjacent ground within five feet of the front lot line** unless it can be shown that the vegetation or structure will not restrict visibility in such a way as to hinder the safe entry of a vehicle from any driveway to the street.*

In this particular case, the safety and visibility issues are magnified by the steep slope of the parking lot driveway. The sidewalk is commonly used by school children.

Please see attached drawing.

Don Seltzer

Attachments:

File: [Hotel lot driveway safety.pdf](#) Size: 1282k Content Type: application/pdf