

**From:** Ken Lubar  
**Sent:** Monday, December 2, 2024 9:50 AM  
**To:** Claire Ricker  
**Subject:** Redevelopment board: 149 Pleasant Street

Ms. Claire Ricker

Redevelopment Board

Claire:

I will not be able to attend tonight's Redevelopment Board meeting discussing 149 Pleasant Street, but did want to add a comment regarding the curved driveway that would make the development look less commercial.

In the document named *149\_Pleasant\_St\_Narrative\_Addendum\_11-20-2024.pdf* (see below), Ms. Penzenik makes the specious safety argument for the utilitarian straight driveway. If the "elderly or disabled" resident is unable to navigate a gently curved driveway at slower than a walking speed, they certainly should not be taking a two-ton automobile at 65 MPH on the highway – or even on Pleasant Street.

The hypothetical argument that "the fire department may not approve a curved driveway" should be substantiated by either a statement from the fire department or a specific reference in the building code. Curved driveways are not a unique architectural feature and are common throughout Arlington and elsewhere in Massachusetts. Moving vans, construction trucks and other vehicles all seem to be able to navigate curved driveways, so it would not be difficult to image that a senior van driver could do the same. Furthermore, a van is roughly the same length as a full-size SUV (the 2025 Cadillac Escalade is 17.6 feet, the same size as a 12-person Ford van).

In their eagerness to get the project approved, it appears that the developer is taking liberties with the facts.

Thanks,  
Ken Lubar  
33 Gray Street  
Arlington, MA

Referenced document below:

The case to be made for a straight versus a curving driveway is one of safety. This driveway serves the lower floor living unit which is handicap accessible and is intended for people who are elderly or disabled. A straight driveway will be easier for them to negotiate than one with tight turning radii. The fire department may not approve a curved driveway if deemed an obstacle for their trucks and ambulances. A senior van may also have difficulty maneuvering on a curved driveway.