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Sent: Monday, April 17, 2023 4:38 PM
To: Planning <Planning@a2gov.org>
Cc: City Council <CityCouncil@a2gov.org>
Subject: Feedback - TC1 modifications

To the Planning Commission and Council, regarding the proposed updates to TC1:

I have been following the TC1 development with interest, due in part to my residence nearby, and reliance upon, Plymouth Road, for both the local businesses as well as its role as an arterial.

I support the basic goals of TC1, of improving sustainability and affordability; increasing multifamily and reducing land requirements will help these goals in the long run.

I am mixed on the means used to “reduce reliance on the automobile”. **I therefore strongly support the proposals to liberalize TC1 by dropping the restrictions on auto related uses.**

In my view, the TC1 program as currently in force includes both carrots and sticks – the promise of making more travel by foot and transit feasible. However, I generally oppose the “sticks”. Elimination of drive through facilities, fuel stations, and auto repair facilities goes too far. Reduction of parking may be reasonable, but mustn’t be overdone. Residents of our neighborhood depend on personal auto access and will for many years, even under the most optimistic scenarios. Further, the role of Plymouth Road as an arterial is unlikely to change. For some of these measures to work, a large part of the population must change its whole mindset regarding personal cars. This is in my view unlikely for many years, perhaps multiple generations.

For my wife and I personally, these needs are perhaps stronger than others; due to our limited mobility, drive through facilities are a great convenience. Promoting “aging in place” and accessibility generally are also City goals. Yes, please promote the alternatives; but make these gentle nudges, don’t use “sticks”! I expect staff, Commission and Council to make my life easier, not intentionally eliminate options. The proposed modifications do this and I therefore support them.

Thanks for your consideration.

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