

From: [Nicholas Davies](#)
To: [Plan Commission Comments](#)
Cc: [Martinez-Rutherford, Dina Nina](#); jenni@eua.com; Plenhart@kruppconstruction.com
Subject: Incorrect application of TOD at University Row
Date: Monday, September 23, 2024 10:45:47 PM

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Dear Plan Commission and applicant,

I was disappointed to see that an exemption from TOD requirements were granted for the proposed clinic and parking structure at University Row. (I'm of course also disappointed in myself for not informing myself on this topic early enough to provide a more timely comment.)

When an applicant says they didn't find activating the street and reducing the setback financially viable, what they mean is that they don't financially value it *as much as* the things they *do* want to pay for in their plans. It boils down to, they don't wanna, so they don't wanna hafta.

As with any vehicular drive-thru, there are plenty of ways to locate it under, or otherwise away from the street-facing facade. And regarding the parking structure, it would of course be possible to build a functional, publicly enjoyable space between the garage and the street. That could be rent-generating commercial space, or space for the next phase of expanded clinical practices. The upside of a 42 foot setback(!) is that there will still be enough space left over, wasted for now, to present an opportunity to build something there later, and bring the structure into compliance with TOD.

The proposed auto-centric and desolate street frontage will be a lasting blight upon the University Row neighborhood in its formative stage, and an injury to that neighborhood's relationship with transit and transportation outside of the automobile. I hope the applicant will continue to revise their plans, in order to present a more activated street frontage for residents and workers in this neighborhood.

Thank you,

Nick Davies
3717 Richard St