

From: krakera@sbcglobal.net <krakera@sbcglobal.net>

Sent: Tuesday, January 31, 2023 3:02 PM

To: Planning <Planning@a2gov.org>

Subject: Comments on proposed U of M credit union building at corner of Prairie Street and Plymouth Road

Dear ma'am or sir:

I wish to provide input on the proposed building for a U of M Credit Union office at the corner of Prairie Street and Plymouth Road in northeast Ann Arbor. I have lived on Prairie Street for nearly 38 years and am very familiar with the area and especially the vehicular, bicycle, and pedestrian traffic in this vicinity.

I am not in favor of allowing this proposed building to be placed in this location for a number of reasons, most related to the increase in traffic this building would cause.

1. Prairie Street is one block to the east of the intersection of Plymouth Road and Huron Parkway—which intersection has 5 lanes of traffic in each direction that are controlled by traffic lights including left turn lane signals. At many times during the day, traffic waiting for the signal to change blocks egress from Prairie to either east- or west-bound Plymouth Road. This is especially true in the mornings when traffic coming into Ann Arbor (much of it from the US-23 interchange about 1 mile east) is heavy. In the afternoons, when much traffic is outbound (east-bound on Plymouth Road), turning from Prairie onto east bound Plymouth Road is very difficult.
2. Furthermore, adding to the vehicular traffic at this intersection in the mornings and afternoons are people who drop off or pick up their children from Thurston Elementary School, located about 3 blocks north on Prairie. This combination of Prairie traffic and Plymouth Road traffic causes significant delays in egress from Prairie Street.
3. One might suggest that egress from the neighborhood to the north on Prairie might mitigate the difficulty but that is not so since at the north end of Prairie Street is Clague Middle School with significant bus and parent/car traffic causing congestion and delays at the Bluett/Prairie Street and Nixon Road/Bluett intersections thus ruling out that route as an acceptable alternative to Prairie/Plymouth Road during morning and afternoon/evening commute times. Furthermore, in recent years very substantial housing developments on Nixon Road have caused large increases in traffic on Nixon Road to the extent that left turns onto Nixon from cross-streets are very difficult.
4. A significant number of Clague students use Prairie as a pedestrian route causing concern about potential car/pedestrian conflicts with increased traffic on Prairie Street.
5. Within an approximately one mile stretch of Plymouth Road are located at least three existing banks and two drive up (only) facilities so the area is already well-served by financial institutions, although admittedly, not the U of M Credit Union.

I appreciate the opportunity to pass along my concerns to you as this proposal is being considered.

Sincerely,

Alan J Kraker