

**From:** Bob Hart <[bobhartarchitect@gmail.com](mailto:bobhartarchitect@gmail.com)>  
**Sent:** Sunday, April 02, 2023 11:28 AM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** 2929 Plymouth Road Proposed UM Credit Union

A2Planning:

Writing with respect to the above.

Understood it is an “as of right” use but wondering at what point Ann Arbor Planning or the citizens in the neighborhood can achieve a higher and better use for this property.

The last thing this stretch of Plymouth Road needs is another car-oriented branch banking facility , as there must be upwards of ten of these in the mile- long stretch west of US 23 , with several having come up for sale or lease in the last few years. It’s also particularly unfortunate that it would come at the cost of tearing down a significant building by a notable architect , Alden Dow.

This, at a time when the City is contemplating rezoning Plymouth Road as a mass transit- oriented development corridor. This parcel is one of the few left that isn’t already extensively developed or under UM ownership (the vast length of the south side of Plymouth Road being so).

The corner is also particularly busy with school traffic ( from Thurston Elementary) mornings and afternoons so the encouragement of a drive through facility along a part of Plymouth Road where the posted speed limit is 45 m.p.h. ( often exceeded) seems particularly imprudent .

On a detail note, it appears that the entire parcel is not being utilized - is there any indication of what the leftover will be used for or who will maintain it?

It would seem that if the credit union is to be there it is sadly unfortunate that the existing building couldn’t be sustainably repurposed and possibly be repurposed for some more intensive and higher rise residential project down the road .

Very truly yours

Bob Hart

Architect ( ret.)

Maplewood Neighborhood resident