

From: Praveena Ramaswami <praveenajramaswami@gmail.com>
Sent: Sunday, April 16, 2023 9:39 PM
To: Planning <Planning@a2gov.org>
Subject: Please do not reconsider 2929 Plymouth Rd Proposal

Planning Commission,

I am writing with feedback and concern about the proposed development of 2929 Plymouth Road and ask that you **DO NOT RECONSIDER** the proposal.

As a 20+ year resident of the Bromley neighborhood and a person committed to northeast Ann Arbor's success, I share concerns with this proposal.

1. **Adding redundant capacity to a 'Financial District' with low utilization:** Neighbors refer to this portion of NE Ann Arbor as the "Financial District" due to the large number of banks in a concentrated area. Currently, there are 12 banks within a 1-mile stretch of Plymouth Road, many of which are single-use buildings with multiple teller lanes and low use. Additionally, we currently have two drive-through bank buildings vacant on the same stretch. We are in a digital banking age, and the need for sizeable single-use bank buildings is becoming a thing of the past. A multi-use building to include UMCU with local businesses, a daycare, gym, studio, housing and shared workspace would better use the prime real estate space and increase the investment value for UMCU.
2. **Not aligned with the city's strategic planning:** Plymouth Road is the main transportation path into the city, and there is an opportunity to plan toward a multi-use facility that can improve the lives of people in the community. With the current plans for a UMCU branded slopped single-story cookie-cutter vehicle-focused banking facility rather than a multi-level and use building does not align with the A2Zero initiatives or forward thinking for our community spaces. We need to work towards 15 min. planning that is accessible to pedestrians and bicycles and favorable to public transportation; we are losing a valuable opportunity to utilize this prime space well for the next 50 years.

Our city has won many accolades for its strategic thinking on parks, sustainability, liveability, and planned spaces. Our residents recently voted for the A2Zero initiative, and this proposal does not align with the city's direction of sustainability. We must plan our city for the future, including northeast Ann Arbor. We ask that this proposal be required to be multi-use with UMCU rather than a single-story use building. After a full majority of the Planning Commission denied the 4/4/23 proposal on zoning, we ask that you **do not reconsider this proposal** of a cookie-cutter one-story bank brand-centric building. We all can do better for the future of Ann Arbor and this northeast side community !

Thank you,

Praveena & Madhan Ramaswami