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September 10, 2009

Ann Arbor Planning Commission
City of Ann Arbor
100 N. Fifth Avenue
Ann Arbor, MI 48104

Re: CVS Petition – Site Plan Approval - State Street

Dear Planning Commission Members:

I am writing as an adjacent land owner to formally support the approval of the CVS site plan petition that is on the September 15th agenda. The redevelopment of this site is an important step in the continuing evolution of this portion of the State Street corridor.

I offer the following comments for your consideration:

1. There exists a strong need for a national Retail Drug Store along the State Street corridor to supply all the items found at such an establishment from prescription drugs to basic groceries which CVS intends to provide at this location.
2. With the revived trend in Downtown living, this use will benefit many people living nearby on a daily basis, including the upcoming opening of the North Quad Project.
3. The Regency Travel Building is a tired and obsolete building that has become an eyesore from an architectural standpoint. This prospective approval paves the way for something needed by the Community to enhance the conveniences on behalf of the Community and the State Street corridor, and at the same time offers a substantial upgrade to the street.
4. The redevelopment of the property is a win-win for Ann Arbor in that the redevelopment will benefit the entire Community by increasing the tax base of the property; will prevent traffic congestion by allowing citizens to procure basic necessities in proximity to where they live, work, and go to school as opposed to being forced to jump in the car and waste time and energy resources seeking such items; and CVS, a national operation, can help provide an environment for lower and competitive pricing thereby allowing for greater purchasing power of a patron's limited dollars.

In conclusion, as a property owner immediately to the north (Corner House Lofts Project) and west (former Zanzibar property), I think this is a great use of the property from all perspectives and will be beneficial to the current and future residents of downtown Ann Arbor. I applaud both the Planning Commission and the Historical Commission for their pragmatic approach and open mindedness toward positive redevelopments in this area aimed at improving the conveniences for the entire community.

I look forward to working with the City of Ann Arbor in the future and to the improved and positive redevelopment of the State Street Corridor.

Sincerely,

A handwritten signature in black ink, appearing to read "Howard Frehsee", with a long horizontal flourish extending to the right.

Howard Frehsee

cc: S. Bowers
M. Rein
file