

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 422 Detroit Street, Application Number HDC10-109

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: September 9, 2010

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, September 7, 2010

	OWNER	APPLICANT
Name:	Deli Partners LLC	Same
Address:	422 Detroit Street Ann Arbor, MI 48104	
Phone:	(734) 663-0974	

BACKGROUND

418 Detroit – This two-story c. 1886 house is vernacular Italianate in style and features an L-shape with gabled roof, clapboard siding, Italianate hoods over the single upper windows on the street-facing gable elevation and the double window on the first floor side wing, unusual wall dormers on the street-facing elevation of the side wing, and turned wood trim on the gable peaks and dormers. The site's first listing in a City Directory is in 1886 when it was Gottlob Hoefler's bakery, grocery store and residence. Zingerman's rehabilitated the structure and added a rear addition in the 1990s.

420 Detroit – According to histories provided by previous staff reports, Susan Wineberg, and the architect, it is believed that this house used to be located at the corner of Detroit and Kingsley, facing Detroit. It is believed it was then pushed back and rotated to face Kingsley in the 1890s. In 1902, the house was moved to its present location and oriented again toward Detroit Street. In 1987, Zingerman's reconstructed the front porch to accommodate an addition to the main brick store building, and painted the building. Since that time the windows have been covered with signage.

422 Detroit – Rocco Desderide's grocery store was constructed in 1902 and has served as a grocery store ever since. It is a two-story, red brick commercial vernacular style, with a flat roof, date stone and corbeled brick cornice, geometric brick work on the second floor of the front elevation, and 20 pane steel casement windows that were replaced in the mid-twenties. Zingerman's added a one-story side addition in the 1980s.

322 E. Kingsley – This 1 ½ story house was constructed sometime before 1888, as it appears in that year's Sanborn maps as a side gable-house with a small rear ell. By 1908 the house configuration changed with what appears to be a narrower main house and a different rear ell

and a front porch. The City Directories show a variety of residents over the years: a mason, painter, sausage maker, two firemen, and a barber. It was damaged by fire in 2006.

LOCATION: The site is located on the southeast corner of Detroit Street and East Kingsley. The site consists of four addresses: 322 East Kingsley (referred to as Kingsley), 422 Detroit (the Deli), 420 Detroit (the Annex, which is currently painted orange), and 418 Detroit (Next Door).

APPLICATION: The applicant seeks a Notice to Proceed to: demolish the house at 322 East Kingsley; build a two-story addition behind and perpendicular to the deli, to be attached by an atrium; rehabilitate the annex; perform various site improvements shown on the plans including re-grading walkways for improved accessibility and installing bike racks and landscaping; and build a permanent picnic shelter structure to replace the existing tent.



Also included with the application are a financing commitment letter from United Structured Finance Co., a letter that includes a description of the work to be completed and the benefits of the project, project drawings, photos, other supporting documents, and letters of support for the project.

Representatives from Zingerman's have attended three working sessions of the HDC (in November, 2009 and January and March of 2010) to get feedback from the Commission on this project.

APPLICABLE REGULATIONS: Notice to Proceed

The proposed work does not qualify for a Certificate of Appropriateness (CofA) because a contributing structure is proposed to be demolished (322 East Kingsley). The HDC may approve work that does not qualify for a CofA by issuing what is called a Notice to Proceed. There are only four circumstances under which a Notice to Proceed may be granted by the HDC. Zingerman's has decided to apply under circumstance (b), shown below.

8:416 Notice to Proceed

- (1) Work within a historic district shall be permitted through the issuance of a notice to proceed by the commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the commission to be necessary to substantially improve or correct any of the following conditions:

- (b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.

The approvals and clearances are required so that the HDC has as many assurances as possible that the applicant seriously intends to build the project and is in a position to do so. The approvals and clearances have no bearing on the HDC's actual decision, and the HDC will approve or deny the application based only on the proof of "substantial benefit".

STAFF FINDINGS:

Staff advised Zingerman's that, at a minimum, all of the following must be true before staff could recommend that the HDC issue a Notice to Proceed for demolition of any contributing structure. *Staff's findings are in italics.*

- 1) There is substantial benefit from the proposed major improvement program.

Staff's opinion is that the benefits listed in the application letter meet the threshold for "substantial". The benefits go well beyond an increase in the tax base and new construction jobs, which by themselves are important, but would not be substantial enough to warrant a notice to proceed. Benefits particular to the historic district include moving the kitchen out of the Deli, which will help preserve that historic structure, and restoring the exterior of the Annex and incorporating it into a new addition that is an appropriate size and scale for the neighborhood. Community benefits include 65 new permanent downtown jobs, retention and intensification of downtown business activity as opposed to peripheral sprawl, increased support to local non-profit organizations, increased entrepreneurial support for new local businesses, sustainable design that is expected to obtain LEED silver or gold certification and use local materials and vendors when possible, and many more (see also the application letter).

- 2) The substantial benefit accrues to the Ann Arbor community, that is, the city as a whole rather than a neighborhood or other sub-area.

The proposed work will provide benefits specific to the neighborhood (such as a decrease in delivery vehicles), but the vast majority of the benefits listed in the application letter will be realized by the entire community (e.g. new jobs, enhancement of downtown business district, reduction of sprawl, spinoff businesses, support for non-profits, etc.)

- 3) The applicant has presented sufficient evidence proving that he/she has (a) all necessary planning and zoning approvals, (b) all necessary financing, and (c) all necessary environmental clearances to complete the major improvement program.

*a) The Planning Commission recommended approval of the site plan for the project on May 18, 2010, and City Council approved the site plan for the project on July 19, 2010.
b) A financing commitment letter has been submitted by United Structured Finance Co. The city's Chief Financial Officer has reviewed the letter, spoken to representatives from Zingerman's, and recommends that the HDC accept it as proof of necessary financing.*

c) An environmental assessment of the site showed that asbestos and lead-paint abatement may be necessary and that an underground oil tank may be present (and needs to be removed). These are common findings around structures of this age, and they will be addressed as part of the project. No state or federal environmental clearances are required for the project. A brownfield plan for the site was approved by City Council on July 19, 2010. The brownfield plan was based on the presence of functionally obsolete buildings (Kingsley and the Annex) on the site, not on underground environmental contamination.

- 4) A resource (in this case, a contributing structure or structures) in the district is a deterrent to the major improvement program.

The house at 322 East Kingsley has been determined by the HDC to be a contributing structure. The major improvement program proposed by this project requires its removal in order to construct a two-story addition behind the Deli at 422 Detroit.

- 5) Demolition of the resource is necessary, i.e. without demolition, the major improvement program will be deterred.

The house at 322 East Kingsley must be removed for this project to be constructed. Zingerman's explored other options, including building a smaller, detached building behind Kingsley or incorporating Kingsley into the site, but determined that other options would not provide similar benefits.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a Notice to Proceed for the application at 422 Detroit, 322 East Kingsley, 420 Detroit, and 418 Detroit, to demolish 322 East Kingsley, construct a two-story addition perpendicular to the rear of 422 Detroit, install a permanent shade structure, and perform other site improvements as proposed. The Commission finds that 322 East Kingsley is a deterrent to the applicant's proposed expansion and rehabilitation project, which is a major improvement program that will be of substantial benefit to the community. The Commission also finds that the applicant has obtained all necessary planning and zoning approvals, financing, and environmental clearances. The Commission finds that the demolition and other proposed work is necessary to correct the foregoing condition.

MOTION WORKSHEET:

I move that the Commission

_____ Issue a Notice to Proceed

_____ Deny the Application

For the work at 422 Detroit, 322 East Kingsley, 420 Detroit, and 418 Detroit in the Old Fourth Ward Historic District

____ As proposed.

____ Provided the following condition(S) is (ARE) met: 1) CONDITION(s)

The work

____ Is necessary to substantially improve or correct the following condition: the resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant has obtained all necessary planning and zoning approvals, financing, and environmental clearances.

____ Is not necessary to substantially improve or correct the following condition: the resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant has obtained all necessary planning and zoning approvals, financing, and environmental clearances. for the following reason(S): 1) REASON(s)

ATTACHMENTS: Application
Application Letter
Financing Letter
Photos and Drawings
Letters of Support



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION
 100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
 p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property:	<u>322 E. KINGSLEY ST.</u> <u>420, 422, 418 DETROIT ST.</u>
Historic District:	<u>OLD NORTH WARD</u>
Name of Property Owner (If different than the applicant):	<u>DEU PARTNERS LLC</u>
Address of Property Owner:	<u>422 DETROIT STREET.</u>
Daytime Phone and E-mail of Property Owner:	_____
Signature of Property Owner:	_____ Date: _____
Section 2: Applicant Information	
Name of Applicant:	<u>DEU PARTNERS LLC</u>
Address of Applicant:	<u>422 DETROIT STREET</u>
Daytime Phone:	<u>(734) 663.0974</u>
Fax:	<u>(734) 769.1235</u>
E-mail:	<u>gsingleton@zingersmans.com</u>
Applicant's Relationship to Property:	<input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contactor <input type="checkbox"/> other
Signature of applicant:	<u>[Signature]</u> Date: <u>8-17-10</u>
Section 3: Building Use (check all that apply)	
<input type="checkbox"/> Residential	<input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Institutional
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)	
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."	
Please initial here: _____	

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. NEW ADDITION TO 422
DETROIT, DEMOLITION OF 322 E. KINGFLEBY, REHABILITATION
OF 420 DETROIT STREET. SEE ATTACHED FOR MORE
INFORMATION.

2. Provide a description of existing conditions. 322 E. KINGFLEBY IS FIRE
DAMAGED, IN VERY POOR CONDITION; 420 DETROIT IS IN
POOR-FAIR CONDITION; 422 DETROIT IS IN GOOD CONDITION
SEE ATTACHED FOR MORE INFORMATION

3. What are the reasons for the proposed changes? TO PROVIDE ACCESSIBILITY,
REMOVE COOKING FROM 422, PROVIDE EXPANDED SEATING &
RESTROOMS & STORAGE.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
PLEASE FIND ATTACHED THE FOLLOWING: ADDITION'S PLANS
& ELEVATIONS, 3-D VIEWS OF PROJECT, PHOTOS OF EXIST'G.
CONDITIONS, PLANS & ELEVATIONS OF ANNEX, SITEPLAN

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area. INCLUDED

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

Project No.: HDC Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

Deli Partners, L.L.C
422 Detroit Street
Ann Arbor, MI 48104

August 17, 2010

Ann Arbor Historic District Commission
c/o Planning & Development Services – Planning Division
100 North Fifth Avenue
PO Box 8647
Ann Arbor, MI 48107-8647

Re: Application for Notice to Proceed – Zingerman’s Expansion Project

Ladies and Gentlemen:

Enclosed is a completed Application for the Zingerman’s Expansion Project.

Request for Issuance of Notice to Proceed:

- Deli Partners is requesting that the HDC issue a notice to proceed for the Project (described below) because the resources located at 322 East Kingsley (“Kingsley”) and 420 Detroit Street (“Annex”) are deterrents to the Project.
- Issuance of a notice to proceed would permit the following:
 - The demolition of the current structure located at 322 East Kingsley.
 - Rehabilitation of the Annex, including temporary relocation of the structure to allow for new foundations and site grading, removal of brick chimney, removal of siding and trim to allow for addition of required structural and fire-resistive sheathing, installation of salvaged/new wood siding and trim, refurbishing existing wood windows, new front door and enlarged opening to meet code requirements, incorporation into proposed Addition (described below), including minor modification to the south eave overhang and modifications to interior.
 - Construction of the proposed Addition, including the Atrium (described below), renovations to the Deli and the associated site work (which site plan has been approved by the Ann Arbor Planning Commission and the Ann Arbor City Council).
- As noted below, the Project has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- As further noted below, the Project will be of substantial benefit to the community.

Project Description:

- The Project consists of a proposed Addition of approximately 10,400 square feet on two floors and a basement (about 3,500 square feet/floor), including an Atrium connection to the historic Deli (described below) and the Annex and is designed to be compatible with the historic resources on site as well as with the Old Fourth Ward Historic District.
- More specifically, the proposed Project includes:
 - The temporary relocation of the Annex to allow for new foundations and re-grading of the site (to meet accessibility requirements); however, the courtyard will be retained and the relationship of the existing structures will be enhanced.
 - The view of the Annex and the courtyard from Detroit Street will be virtually unchanged, although the grade will be lowered by nearly two feet.
 - Rehabilitation of the Annex and incorporation into the Addition.

- Renovation of portions of the Deli interior, restoration of exterior masonry, and refurbishing steel casement windows at the second level of the Deli.
- Removal of the current structure at Kingsley and the removal of the Garage (described below) and the construction of the Addition. The current structure at Kingsley is a deterrent to constructing the Addition and the Garage is a non-contributing structure for which the HDC has issued a certificate of appropriateness to remove.
- Construction of the Addition (including the Atrium) to house new kitchen and prep areas, indoor and outdoor dining areas, restrooms, storage, mechanical areas, an elevator, and additional retail areas.
- Associated site work, including re-grading to allow better accessibility, conformance with City of Ann Arbor storm-water requirements, retaining the unique courtyard dining area, adding sensitively designed landscape and lighting, a covered picnic pavilion, provide improved screened refuse handling areas and loading/receiving areas, and screening of major mechanical equipment.

Background - General:

- Deli Partners owns and leases to Zingerman’s Delicatessen 3 parcels located in the Old Fourth Ward Historic District and described below:
 - 422 and 420 Detroit Street
 - 422 Detroit Street – A two-story building constructed in the 1890’s and a one-story addition constructed in the 1980’s from which Zingerman’s Delicatessen operates its restaurant, retail and catering operations (collectively referred to as “Deli”).
 - 420 Detroit Street – A one and one-half story former house (referred to as “Annex”) that is used for the storage of limited quantities of dry goods. The Annex was originally located at the corner of Detroit and Kingsley, facing Detroit. There is evidence that the structure was pushed back and rotated to face Kingsley in the 1890s. In 1902 the structure was moved to its present location and oriented again toward Detroit Street. In 1987 Deli Partners reconstructed the front porch of the Annex to accommodate an addition to the Deli.
 - 418 and 418-1/2 Detroit Street
 - 418 Detroit Street – A two-story structure in which Zingerman’s Delicatessen provides guest seating for dining and sells coffee, pastries, gelato and candy to its guests (referred to as “Next Door”). Next Door was substantially rehabilitated in the 1990’s in accordance with a certificate of appropriateness issued by the HDC.
 - 418-1/2 Detroit Street – Is a former one and one-half story garage (referred to as “Garage”) that currently houses a cooler and some storage for the Deli’s operations.
 - 322 East Kingsley Street
 - 322 East Kingsley Street - A one and one-half story wood structure (referred to as “Kingsley”) that was used as a residence prior to being damaged substantially by a fire in 2006.

Background – Prior HDC Actions and Relevant Ordinance Provisions:

- In May 2008 Deli Partners applied to the HDC for certificates of appropriateness to remove the Garage, the Annex and Kingsley.

- In June 2008, at a meeting of the HDC, the request for a certificate of appropriateness was granted with respect to the Garage and was denied with respect to the Annex and Kingsley.
- The City's Historic District Ordinance provides for the issuance of a notice to proceed by the HDC to approve work that does not qualify for a certificate of appropriateness.
- The language of the relevant Section of the Historic District Ordinance (Section 8:416) reads:
 - (1) Work within a historic district shall be permitted through the issuance of a notice to proceed by the commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the commission to be necessary to substantially improve or correct any of the following conditions:
 - (b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- Given the significant undertaking in time and money to pursue a notice to proceed, Deli Partners requested, and the HDC scheduled, a series of HDC working sessions where Deli Partners' presented proposals regarding the expansion of the Deli (with particular emphasis on the Annex and Kingsley) and to solicit feedback from the HDC.
- Working sessions occurred in November 2009, January 2010 and March 2010.
- The presentation by Deli Partners at the March 2010 working session generated positive feedback from the members of the HDC.
- Deli Partners, through its architectural and engineering firms, refined the design that was reviewed at the HDC working session in March 2010 and has obtained all necessary planning and zoning approvals, financing, and environmental clearances.

Zoning and Planning Approvals, Financing and Environmental Clearances:

- All of the parcels comprising the Project are zoned D-2.
- The Planning Commission approved the Project site plan and further approved the modification of the conflicting land use buffer on the east property line at the Planning Commission meeting on May 18, 2010.
- City Council approved the Project site plan and further approved the development agreement for the Project at the City Council meeting on July 19, 2010.
- The Project has been underwritten with a combination of traditional and SBA guaranteed financing in an amount that is sufficient, when added to Deli Partners equity contribution, to complete the Project.
- An environmental site assessment was prepared for the Project. The Annex and Kingsley may require asbestos and lead-paint abatement and that Kingsley may have an underground oil storage tank that would require removal.
- All of the noted potential environmental conditions are typical for properties of their age, and will be addressed (if encountered) in the ordinary course of construction for the Project.
- Deli Partners has obtained the necessary planning and zoning approvals, financing, and environmental clearances for the Project.

Substantial Benefit to the Community:

- Deli Partners believes the Project substantially benefits the community for the following reasons:
 - The Project design is "neighborhood friendly", is in keeping with the scale and materials of the neighborhood, and is consistent with the mix of commercial and residential uses that typify the Old Fourth Ward Historic District.

- Kingsley and the Annex are functionally obsolete. The Project will result in the removal of the Kingsley structure and the rehabilitation of the Annex.
- The Project provides for the relocation of the production facilities from the Deli to the Addition. Relocating the production operations to the Deli will reduce the day-to-day wear and tear on the Deli and that will help preserve this historic resource.
- The Project preserves and improves the unique open space that currently exists between the Deli, the Annex and Zingerman's Next Door. The open space will become more accessible as a space to be used and enjoyed by the community.
- As noted by the Ann Arbor Area Convention and Visitor Bureau, the Deli is second to U of M Hospital as a destination and attraction to Ann Arbor. The Project will improve the ability of the Deli to deliver great food and great service and that will have a corresponding positive impact on the Deli's national/international reputation and draw additional visitors to the community.
- The Deli is an anchor for the Kerrytown neighborhood and the expansion will further solidify the neighborhood.
- Zingerman's Community of Businesses has been a significant supporter of local non-profit organizations including, among others, Food Gatherers, the Community Kitchen, Performance Network, Safe House Center, the Washtenaw Housing Alliance, Wild Swan Theater and The Ark. The expansion of the Deli is expected to generate a substantial increase in revenues, which will result in an increase in the amount of financial and like-kind support provided to local non-profit organizations serving our community members.
- The Project will inject in excess of \$6,700,000 into the community through construction jobs, the purchase of materials, supplies and equipment (with an emphasis on purchasing from local vendors when possible), the payment of fees to local architects, engineers, and consultants and the creation of approximately 65 more permanent jobs within Zingerman's Community of Businesses.
- As more individuals work within the Zingerman's Community of Businesses, the entrepreneurial culture that is encouraged and taught within the Zingerman's Community of Businesses is expected to generate additional businesses within and outside of the Zingerman's Community of Businesses. Local businesses established by former Zingerman's staffers include Beezy's, Morgan & York, Logan, Zola's, Sylvia's and Cake Nouveau). Each new business creates more local jobs and helps to bring additional visitors and residents to the community at large.
- The increased kitchen production area will allow the Deli to hire additional graduates of Food Gatherers' job-training program and that will result in full time employment for young adults that otherwise might be at risk.
- The Project will result in the Deli paying a substantial increase in property taxes and that increase in revenue to the taxing jurisdictions ultimately accrues to the benefit of the entire community.
- Deli Partners is committed to the community wide initiative to make Ann Arbor a sustainable community. The Project will incorporate green construction methods, which will reduce energy consumption and carbon emissions. The Project is expected to obtain LEED silver or gold certification.
- The Project design will improve the loading, unloading and storage capabilities of the Deli. That should result in fewer delivery vehicles each week and a decrease in the "standing time" of delivery vehicles. That will translate to reduced wear and tear on city streets and a reduction in carbon emissions by delivery vehicles at the Deli.

- The Project includes a joint initiative with Community High School to compost, recycle and substantially reduce waste. This example of “public/private partnership” can serve as an example to foster other private companies to partner with local schools.
- The Project and the on-going discussions and working sessions that Deli Partners has engaged in with the HDC validate the HDC “notice to proceed process”. Deli Partners’ experience can be used as an example to other parties of how to respect the goals and objectives of the HDC as well as a for-profit enterprise and to develop a creative and exciting design that respects the historical elements of the surrounding neighborhood, and simultaneously provides for the incorporation of new construction and technology methods to allow for the operation of a state of the art facility.

Submittals:

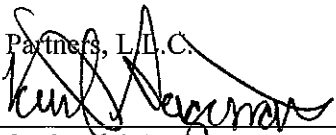
- Submitted with this letter are the following:
 - An Application on the form prescribed by the HDC.
 - The various drawings and photographs referenced in the Application.
 - The Application Fee required by the HDC.
 - Letters and e-mails from various members of the community evidencing support for the Project.

Conclusion:

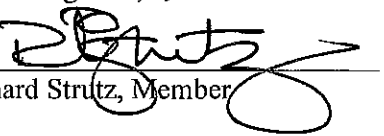
- In summary, Deli Partners believes there is strong justification for the HDC to make a finding that the Project will be a substantial benefit to the community and that the issuance of a notice to proceed for the Project is a proper action by the HDC.
- Deli Partners looks forward to making its presentation to you on September 9, 2010 and discussing the merits of our application.

Sincerely,

Deli Partners, L/L.C.

By: 
Paul Saginaw, Member

By: 
Grace Singleton, Member

By: 
Richard Strutz, Member

cc: Deli Build Team



UNITED[®]

STRUCTURED FINANCE CO

Kenny Leonard

Vice President
United Structured Finance Co.
2723 S. State St., Suite 200
P.O. Box 1127
Ann Arbor, MI 48106-1127
C: 269.903.1113
F 888.474.0136
kleonard@unitedstructuredfinance.com

August 6, 2010

To Whom It May Concern:

This letter is in reference to a U.S. Small Business Administration (SBA) loan to be made by United Bank & Trust to Deli Partners, LLC and Zingerman's Delicatessen, Inc., as co-borrowers. The loan is in the process of being underwritten in the amount of \$7,617,353.00. Based on our experience with SBA loan such as this we expect to receive prompt approval once the formal application has been submitted.

The loan will be for the rehabilitation, renovation and addition to the Zingerman's Delicatessen facilities, including, the rehabilitation of the existing Deli Building and the Annex (422 Detroit and 420 Detroit), removal of the fire-damaged residential structure (322 E. Kingsley), removal of the storage garage (418 ½ Detroit) and construction of a new, approximately 10,400 square foot two-story brick addition, with atrium and basement that will house the new kitchen, extended dining area, storage, offices and retail area for the Deli.

The terms and conditions of the loan have been discussed by the parties and will require final approval by the SBA. Based on the information we have and our expertise in this area, we do not expect any issue with obtaining SBA approval at this time.

In order to finalize the application to the SBA we need to have the completed appraisal and environmental due diligence completed, as well as evidence of approval of the proposed brownfield incentives.

Please feel free to contact me with any additional questions you may have at the contact information above.

Sincerely,

Kenneth E. Leonard
Vice President
United Structured Finance

(734) 213-6091
FAX: 213-6087 | andy@strudesign.com

S T R U C T U R A L D E S I G N I N C O R P O R A T E D



memo

date:	May 29, 2009	project:	Zingerman's - 420 Detroit
to:	Quinn Evans Architects	attention:	Ken Clein
from:	Andy Greco PE	via:	email

The building on 420 Detroit (the orange house) will require plywood sheathing under its current wood exterior wall boards in order to stabilize it from code prescribed lateral forces due to wind and seismic forces. The sheathing will be in compliance with the 2006 Michigan building code provision 2304.6 regarding wall sheathing, and 2305.1 regarding lateral force resisting systems. This will entail removing the existing exterior boards for the full height of the building and adhering plywood sheets to the wall studs. The existing boards would then be placed over the new plywood. The plywood would act as shear walls and transfer lateral forces to the foundation.



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ZINGERMAN'S DELI EXPANSION

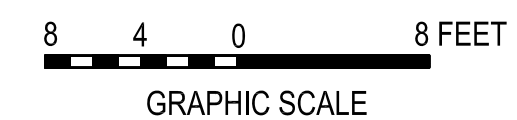
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**SCHEMATIC DESIGN
SOUTH & WEST EXTERIOR ELEVATIONS OF NEW BUILDING**

17 AUGUST 2010



QUINN EVANS
ARCHITECTS

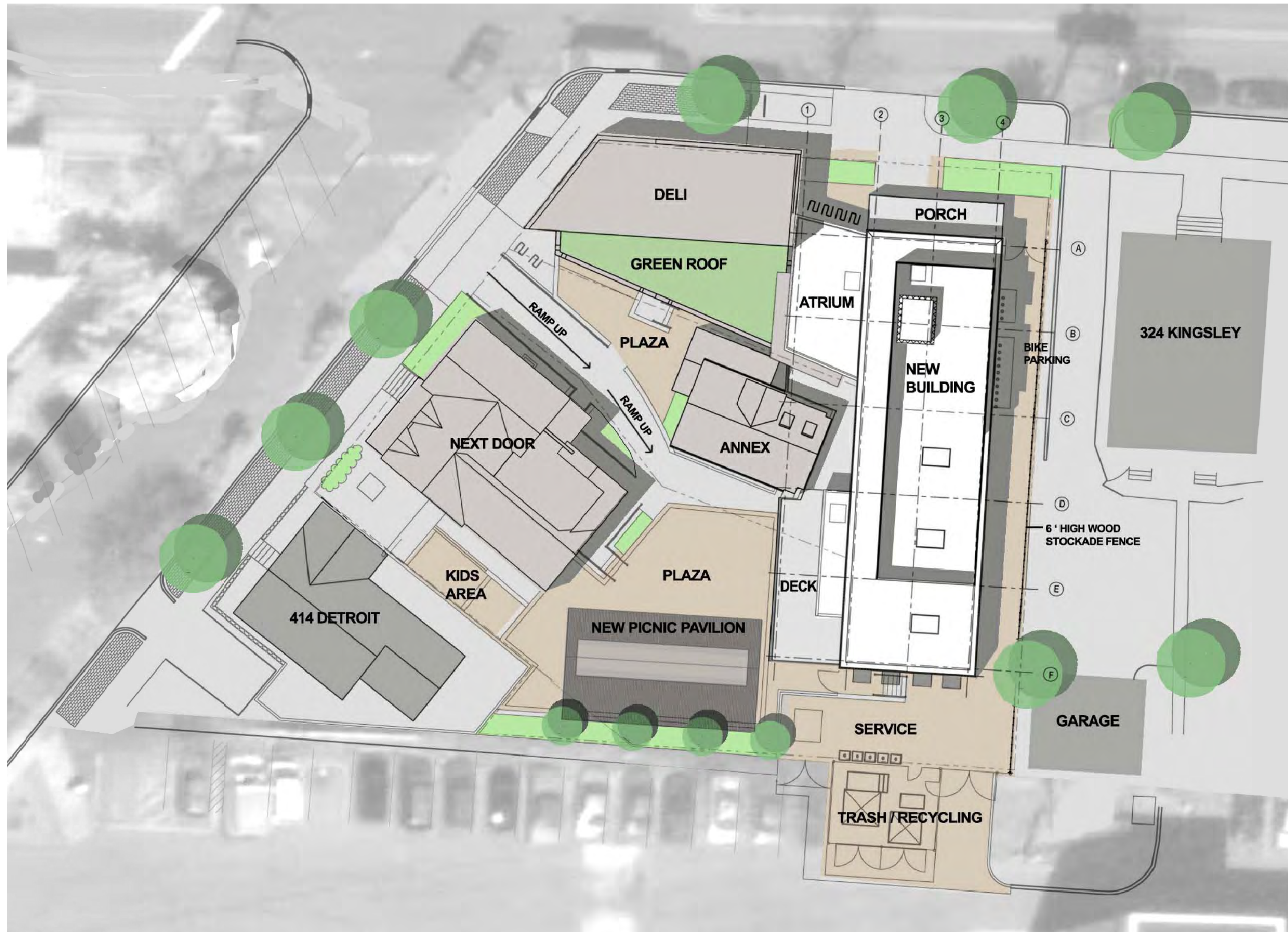




VIEW FROM DETROIT STREET EXISTING



VIEW FROM DETROIT STREET WITH PROPOSED DESIGN

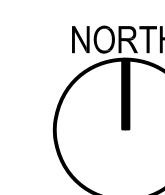


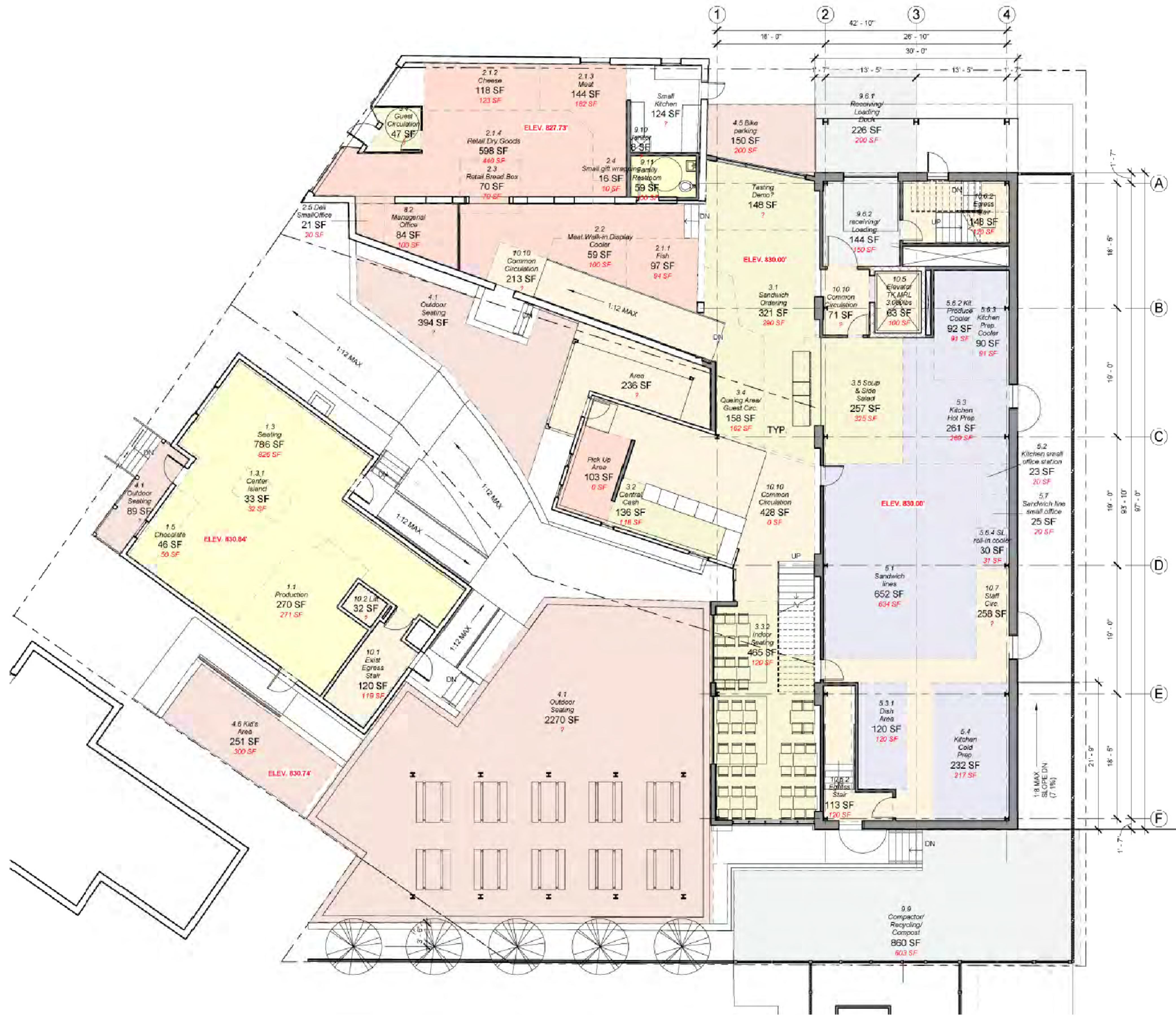
ZINGERMAN'S DELI EXPANSION

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SCHEMATIC DESIGN SITE/ROOF PLAN

17 AUGUST 2010



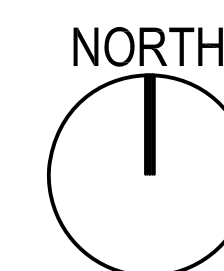


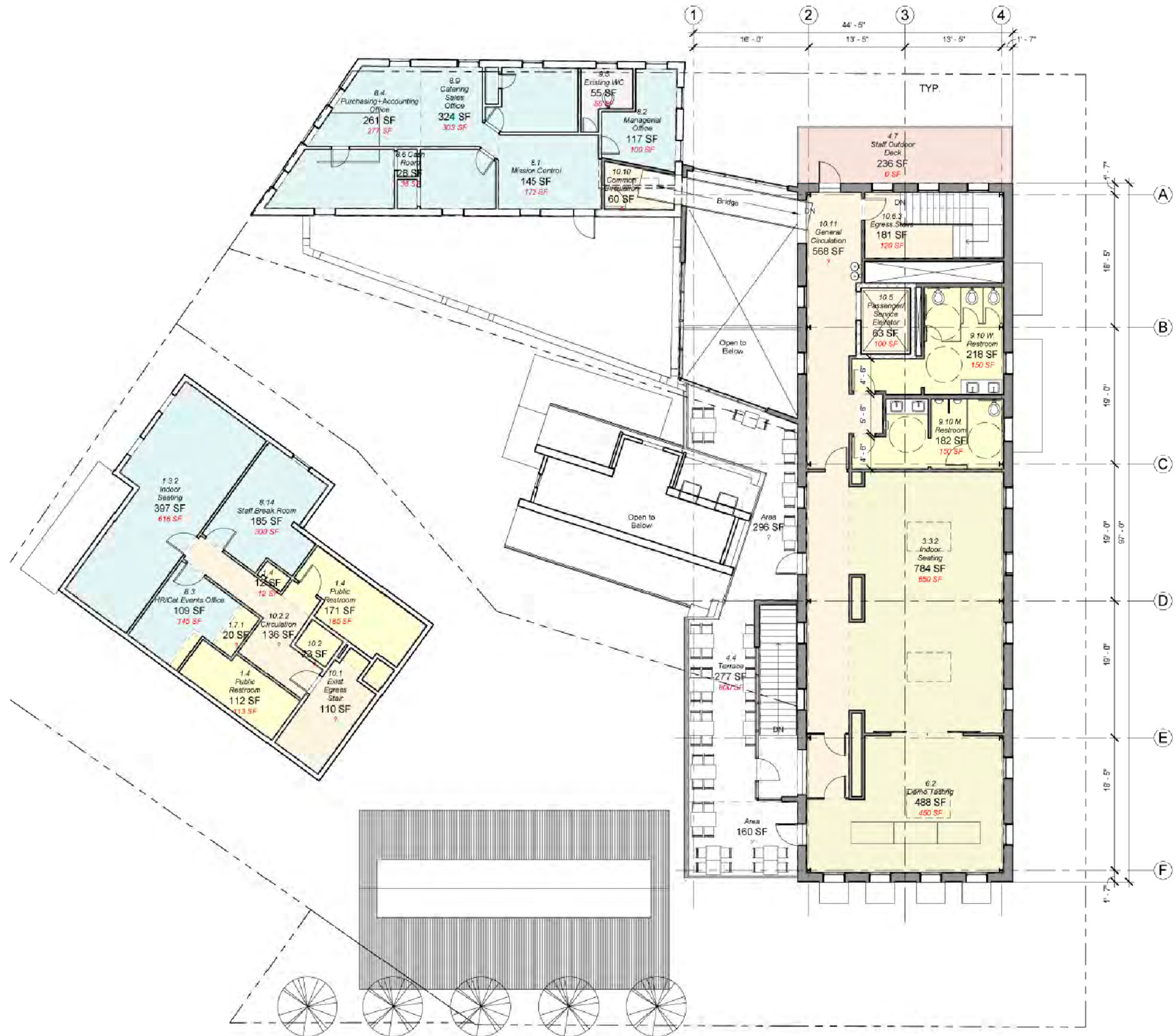
ZINGERMAN'S DELI EXPANSION

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SCHEMATIC DESIGN FIRST FLOOR PLAN

17 AUGUST 2010

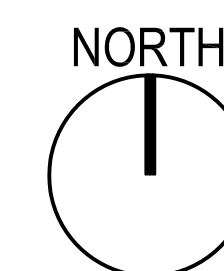
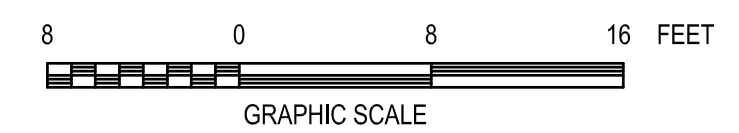




ZINGERMAN'S DELI EXPANSION

QE|A #:07142.00

SCHEMATIC DESIGN
SECOND FLOOR PLAN
17 AUGUST 2010





ZINGERMAN'S DELI EXPANSION

QE|A #:07142.00

SCHEMATIC DESIGN
NORTH EAST 3D VIEW- SUMMER SOLSTICE 12:00 PM

17 AUGUST 2010





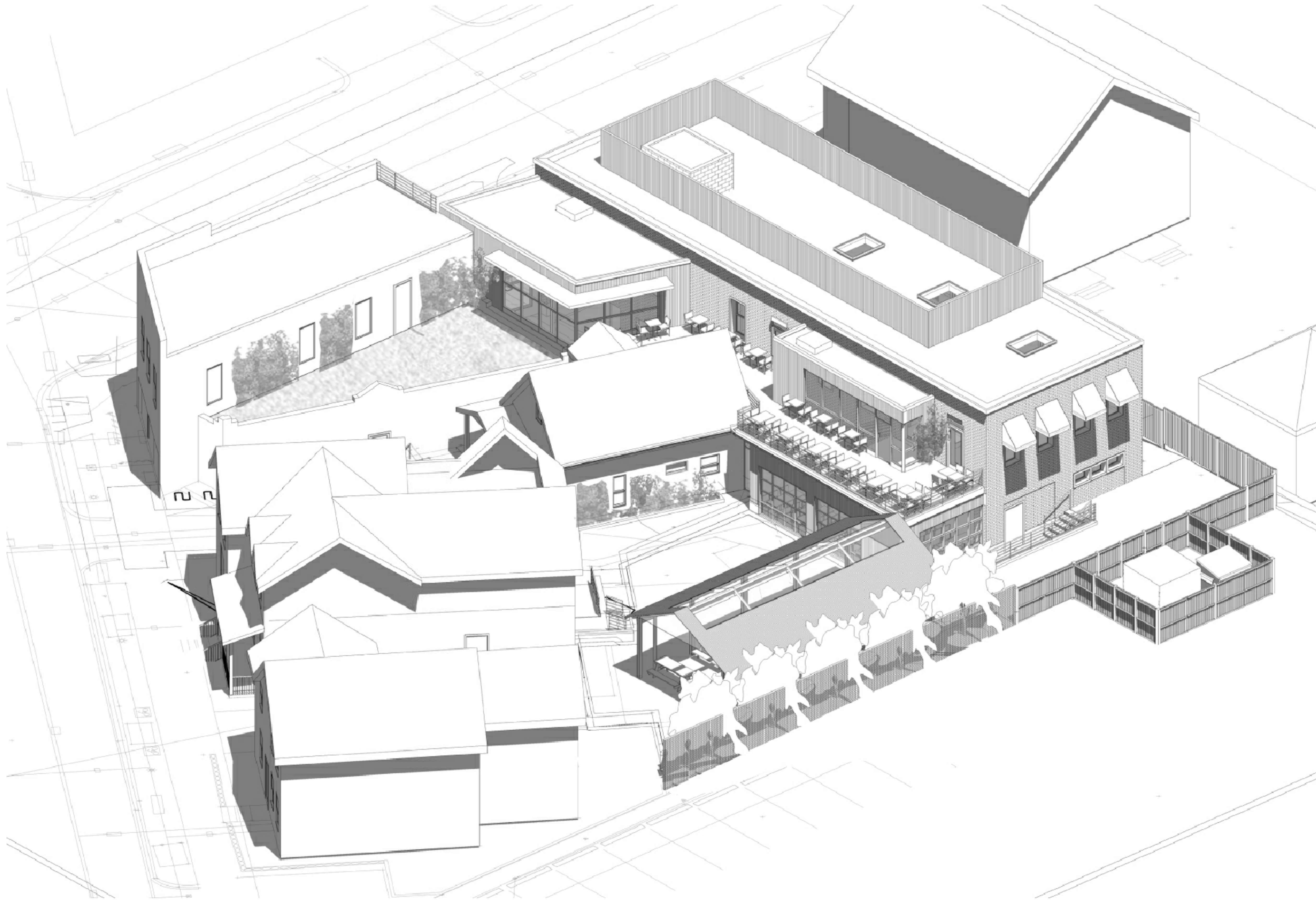
ZINGERMAN'S DELI EXPANSION

QE|A #:07142.00

SCHEMATIC DESIGN
NORTH WEST 3D VIEW- SUMMER SOLSTICE 12:00 PM

17 AUGUST 2010





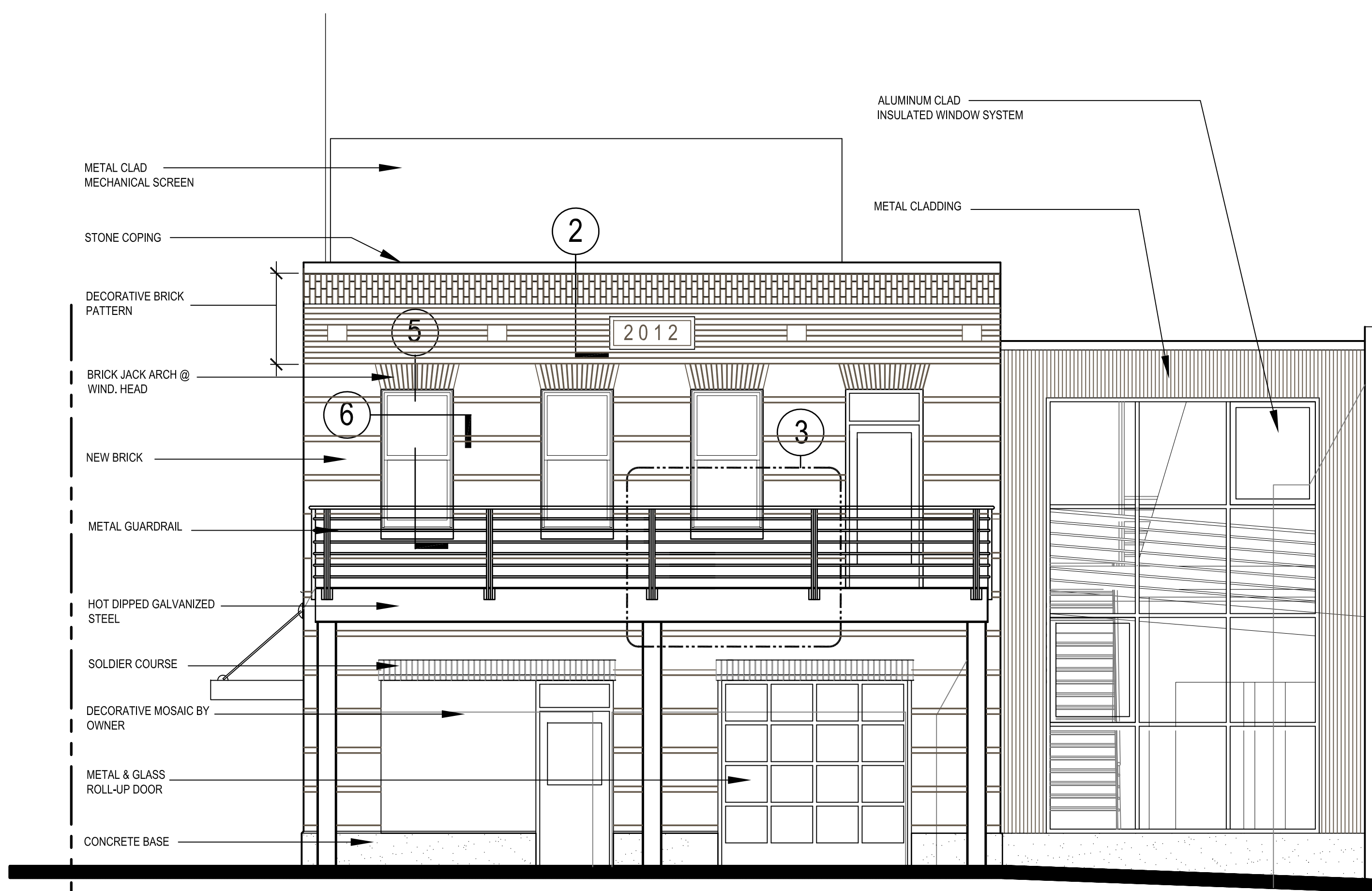
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QE|A #:07142.00

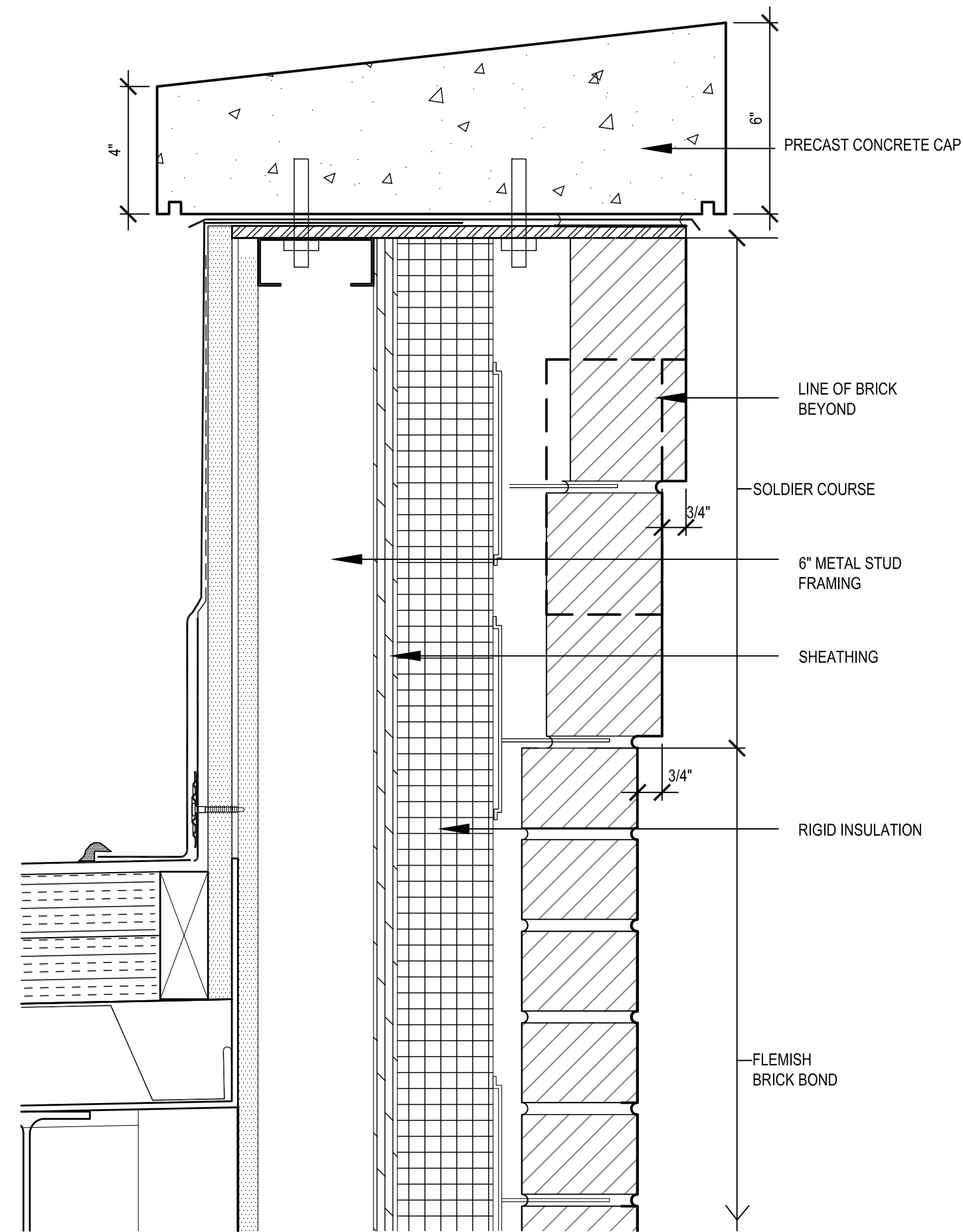
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SOUTH WEST 3D VIEW- SUMMER SOLSTICE 12:00 PM

17 AUGUST 2010

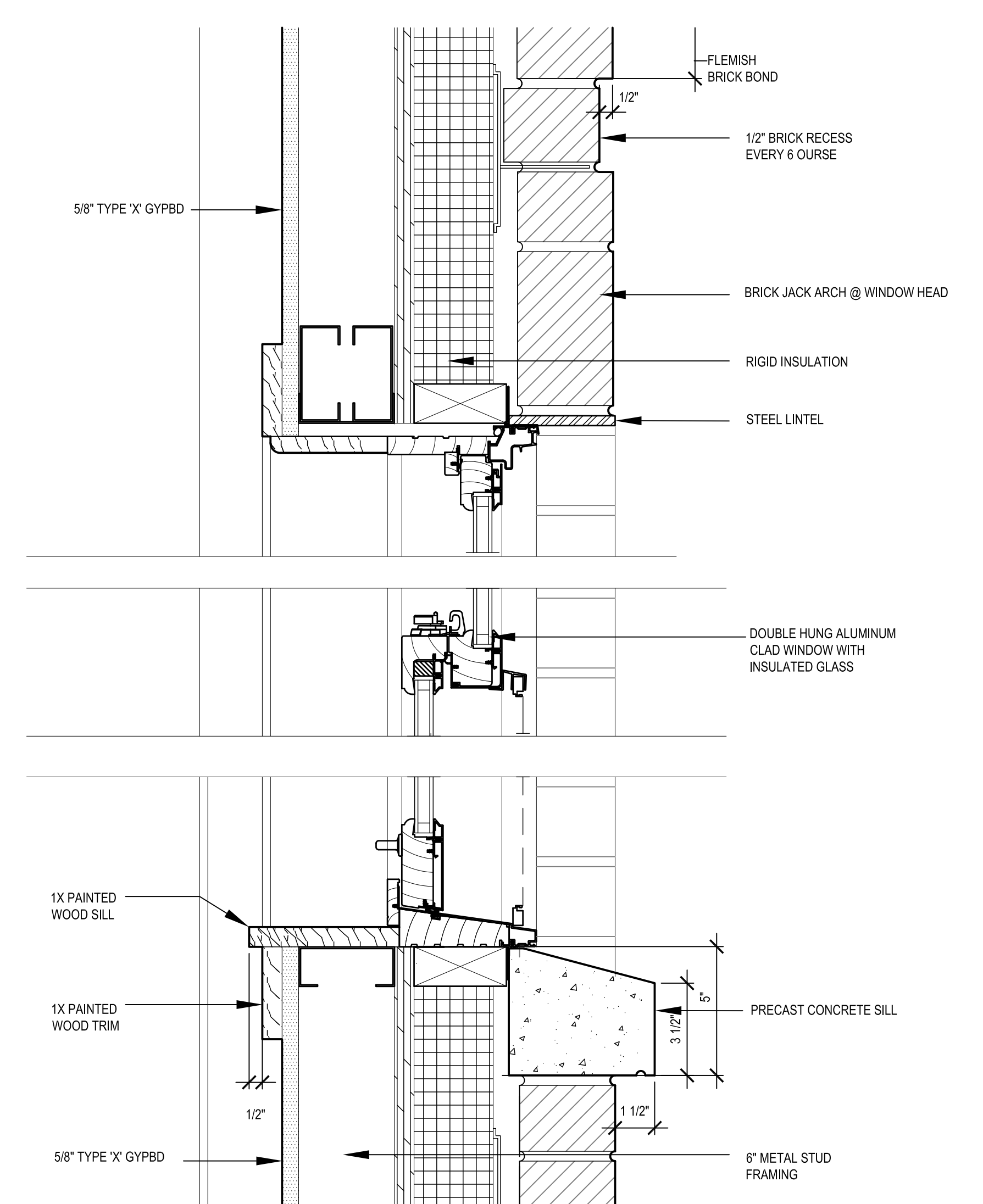




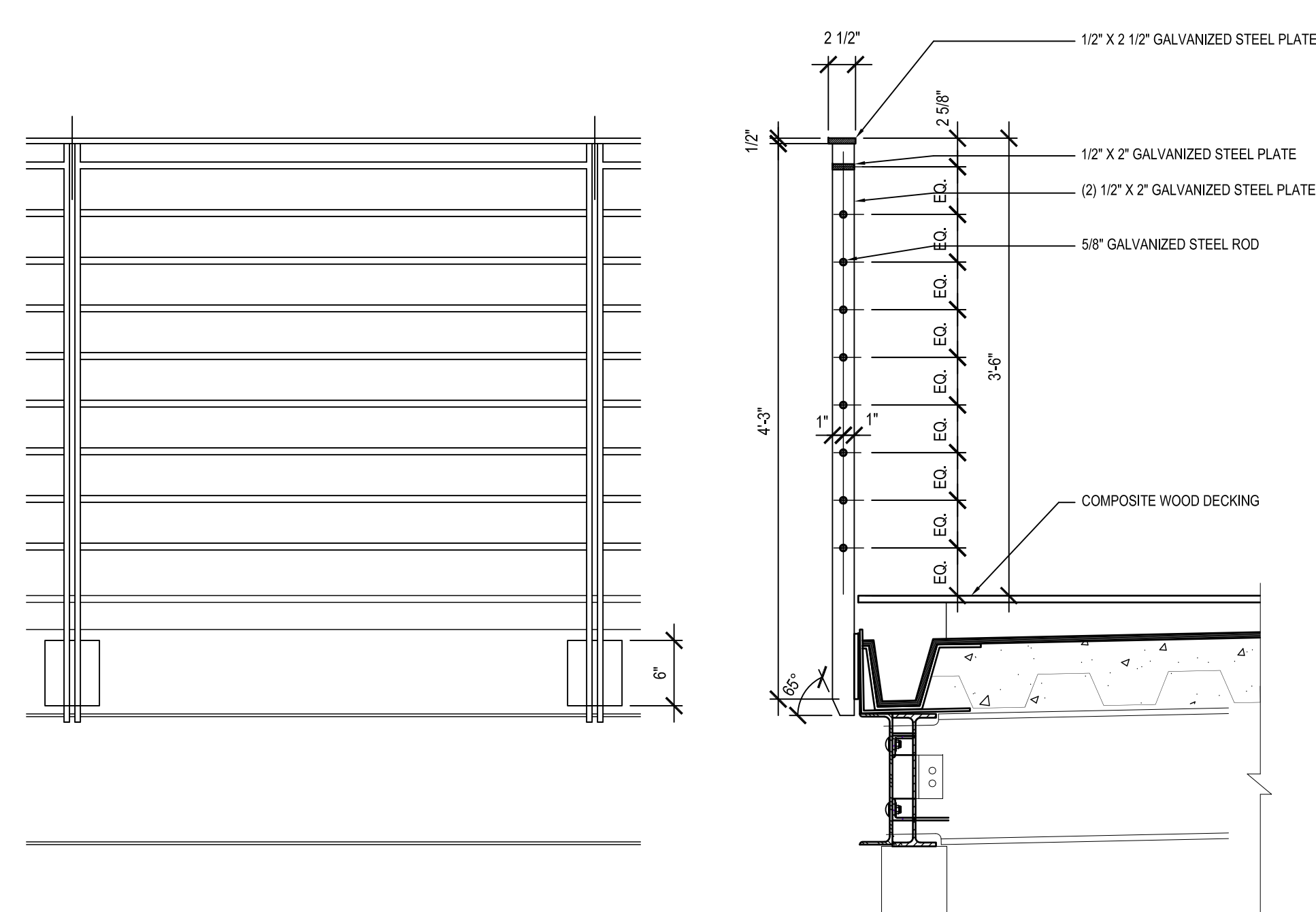
1 KINGSLEY STREET ELEVATION
SCALE: 1/4" = 1'-0"



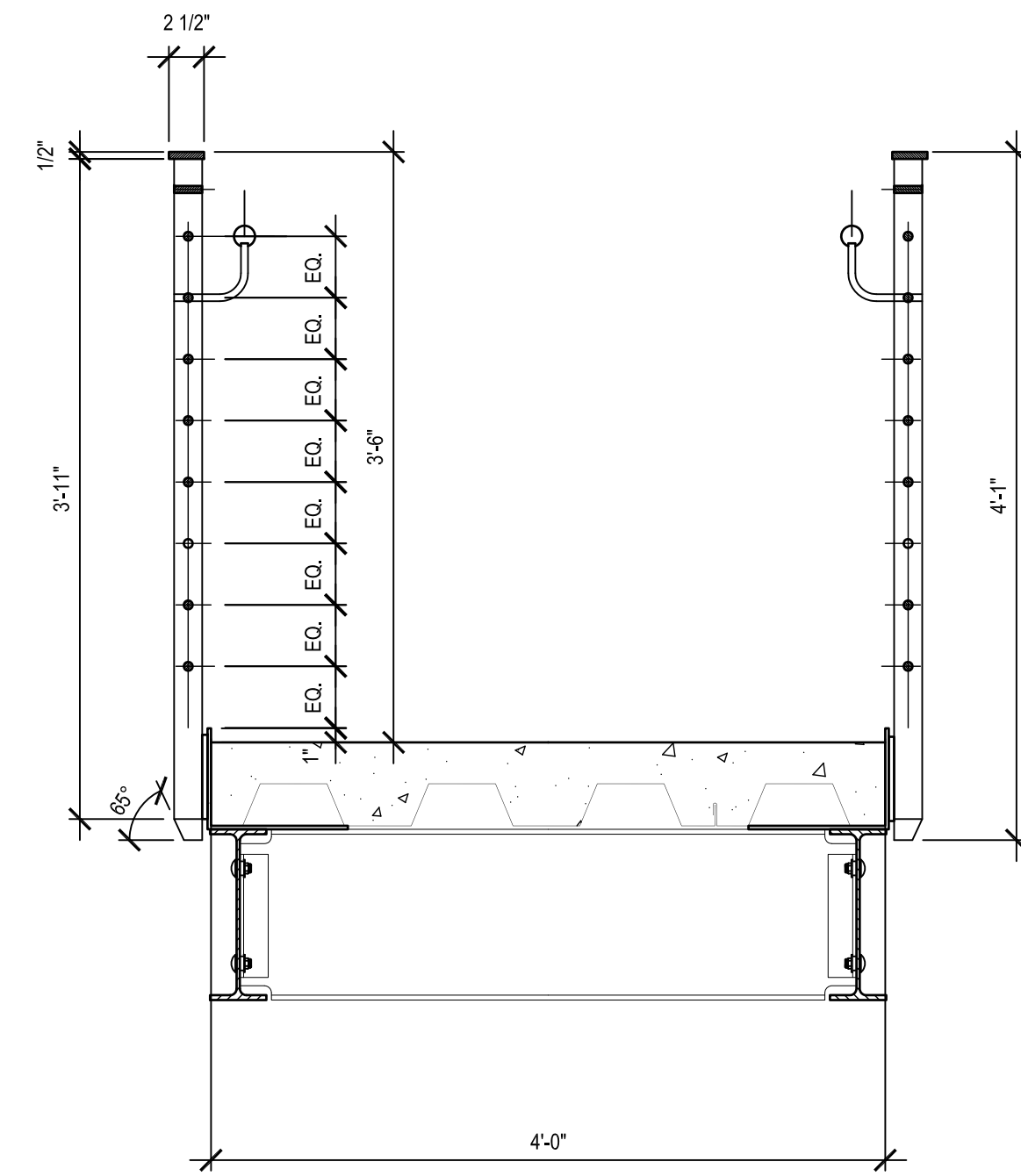
2 KINGSLEY STREET PARAPET DETAIL
SCALE: 3" = 1'-0"



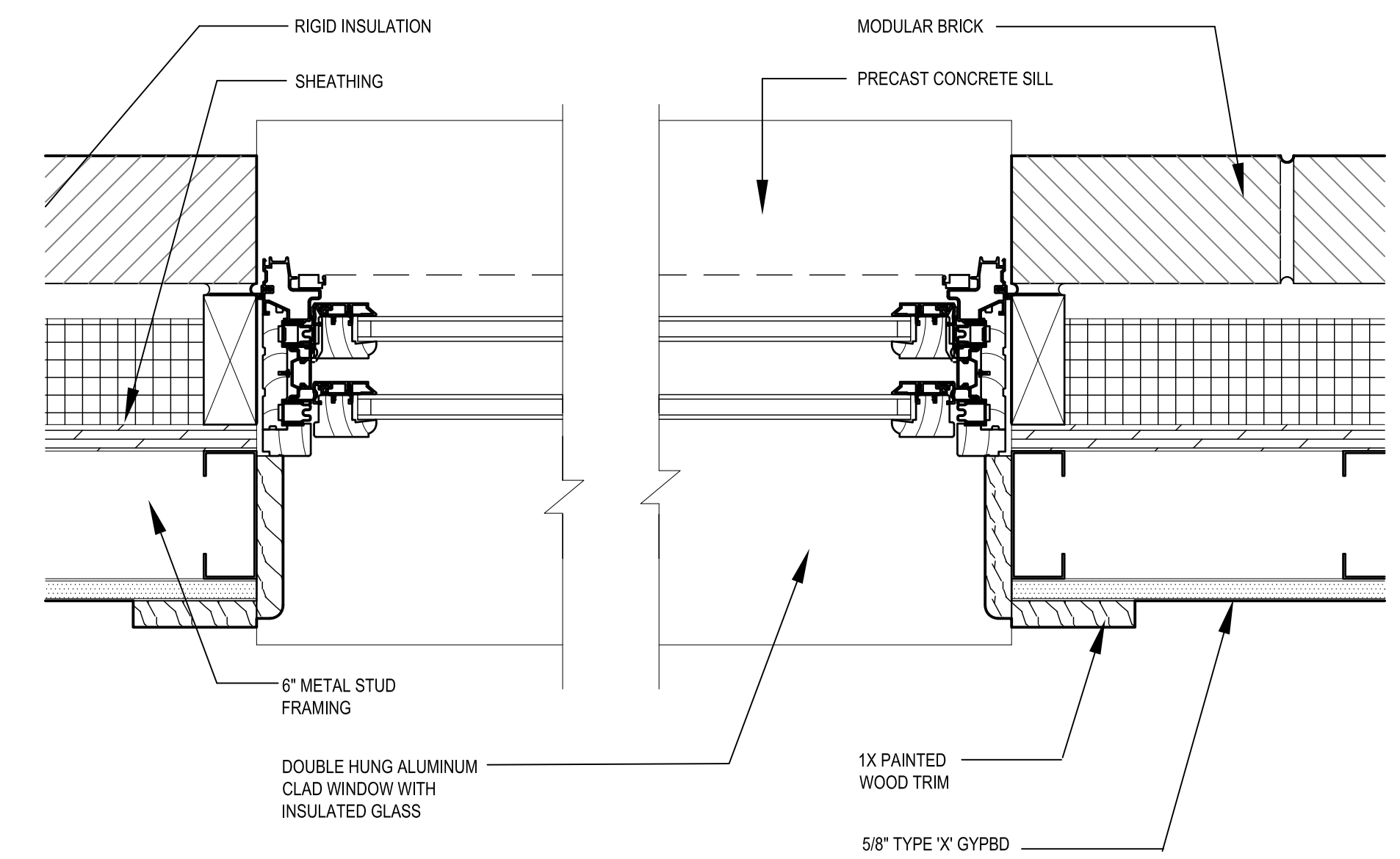
5 TYP. NEW WINDOW DTL- SECTION
SCALE: 3" = 1'-0"



3 TYPICAL GUARDRAIL @ DECK
SCALE: 1" = 1'-0"



4 INTERIOR GUARDRAIL @ BRIDGE RAMP
SCALE: 1" = 1'-0"

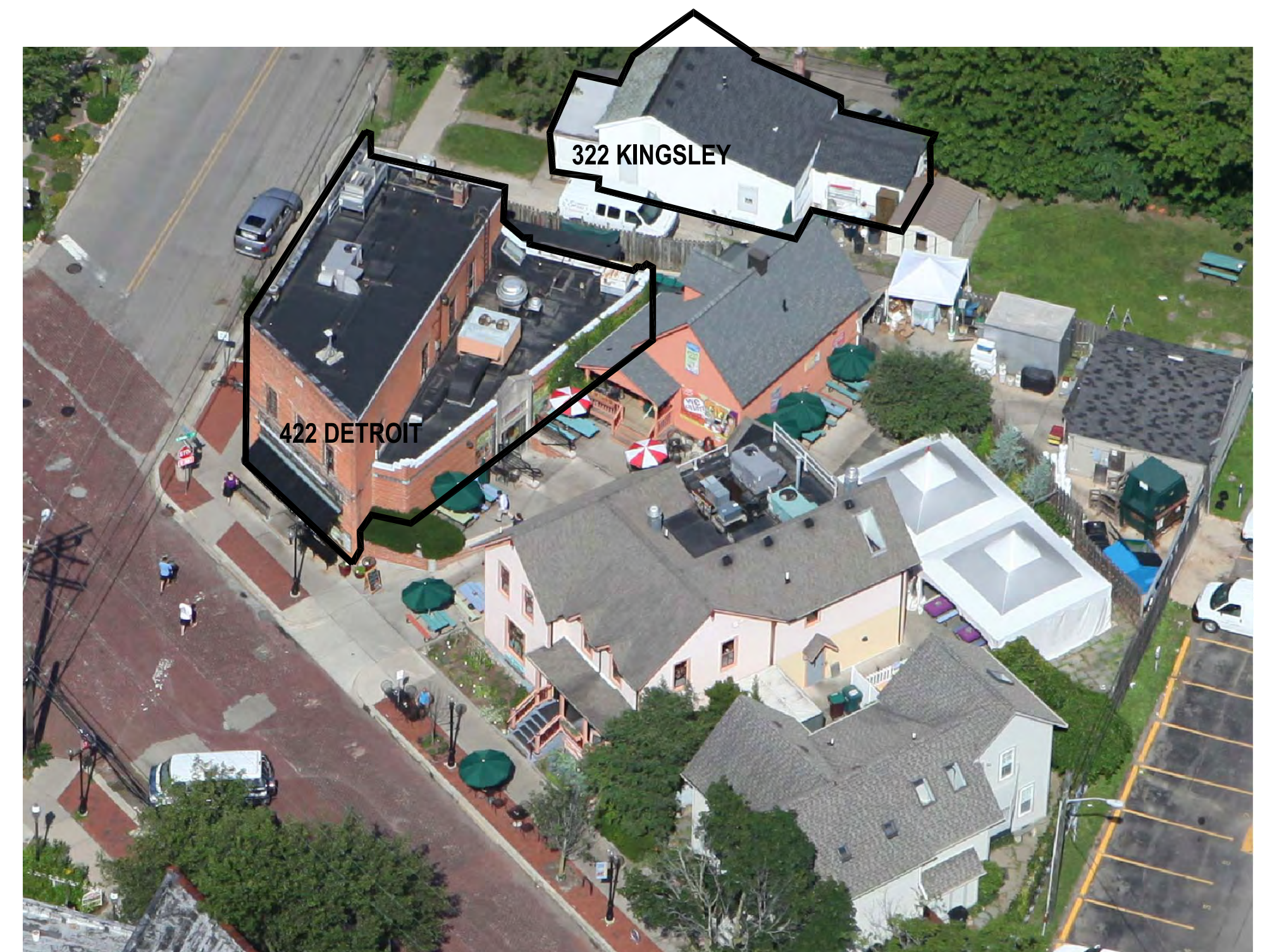
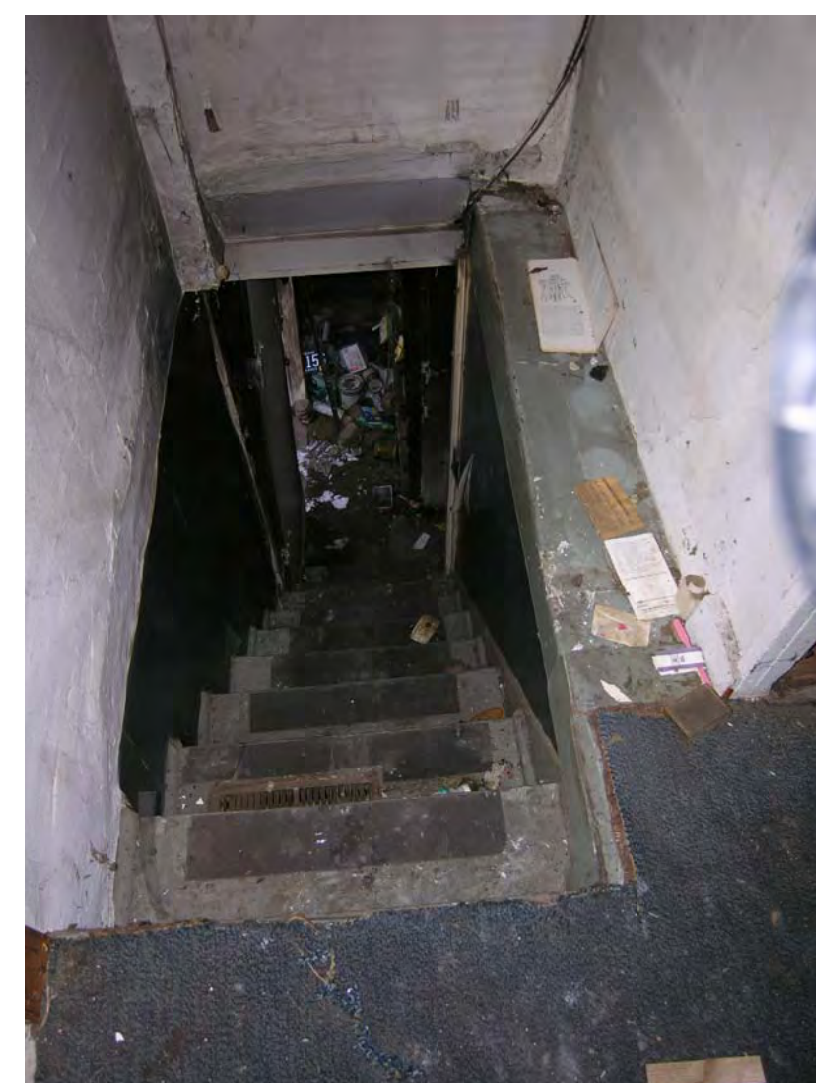


6 TYP. NEW WINDOW DTL- PLAN VIEW
SCALE: 3" = 1'-0"

422 DETROIT- EXISTING DELI



322 KINGSLEY



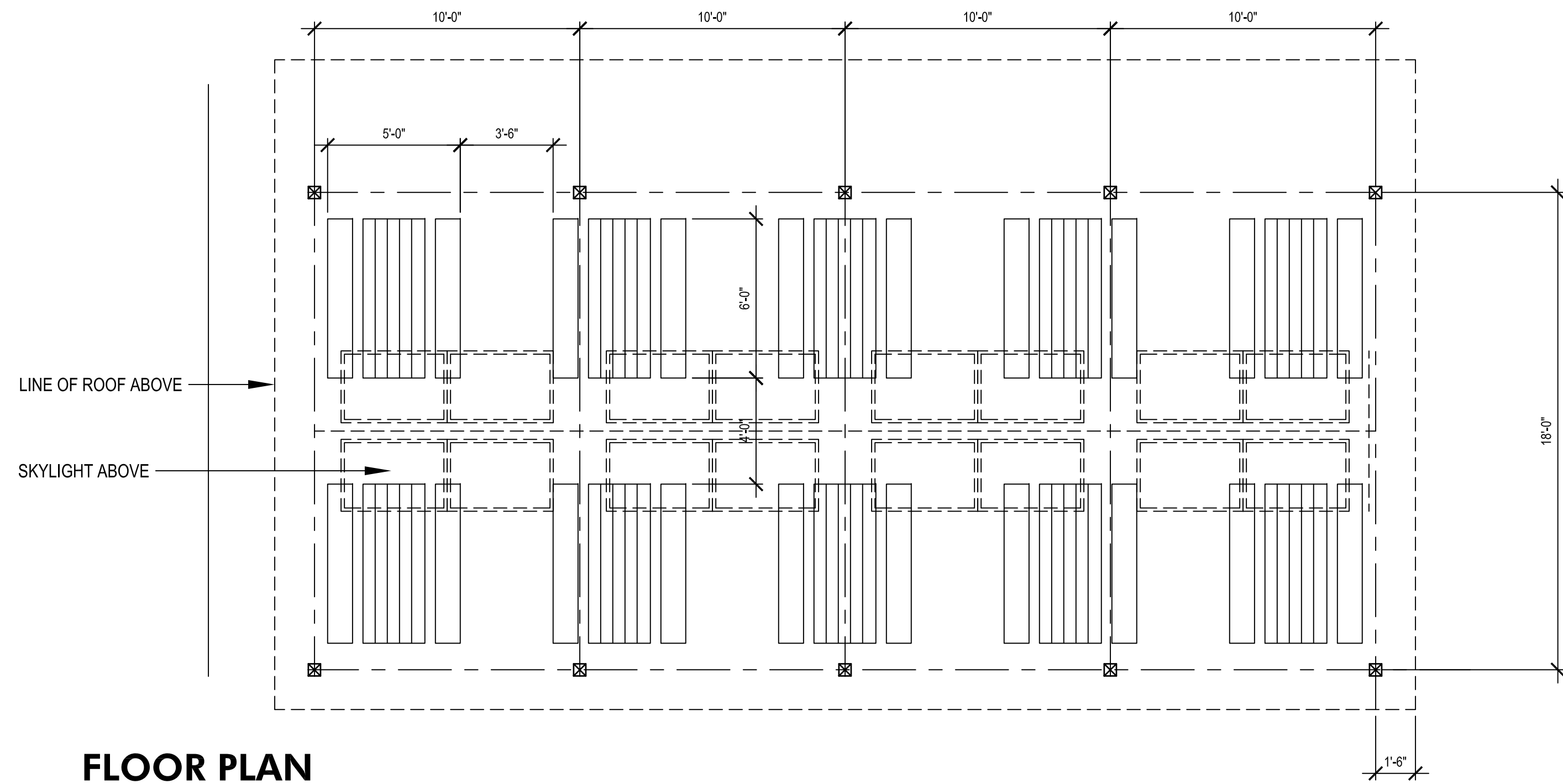
ZINGERMAN'S DELI EXPANSION

QE|A #:07142.00

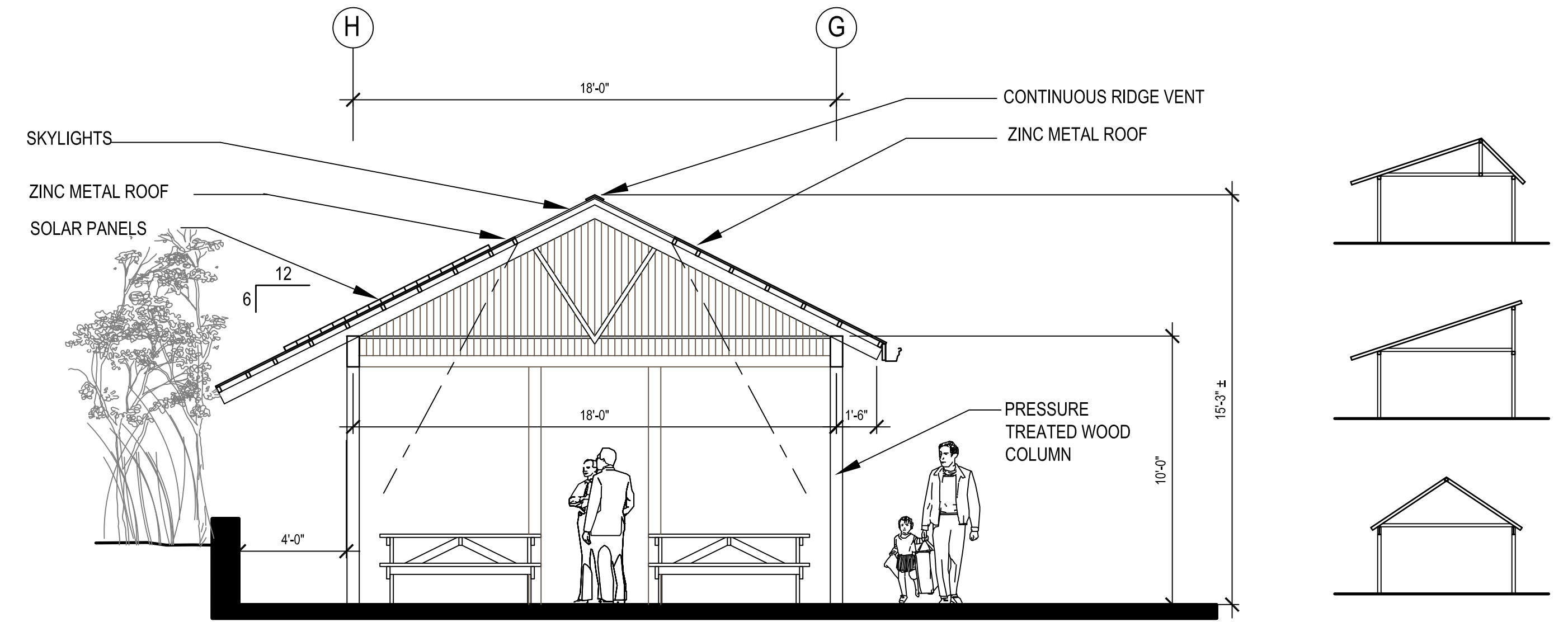
SCHEMATIC DESIGN
422 DETROIT AND 322 KINGSLEY EXISTING CONDITION

17 AUGUST 2010

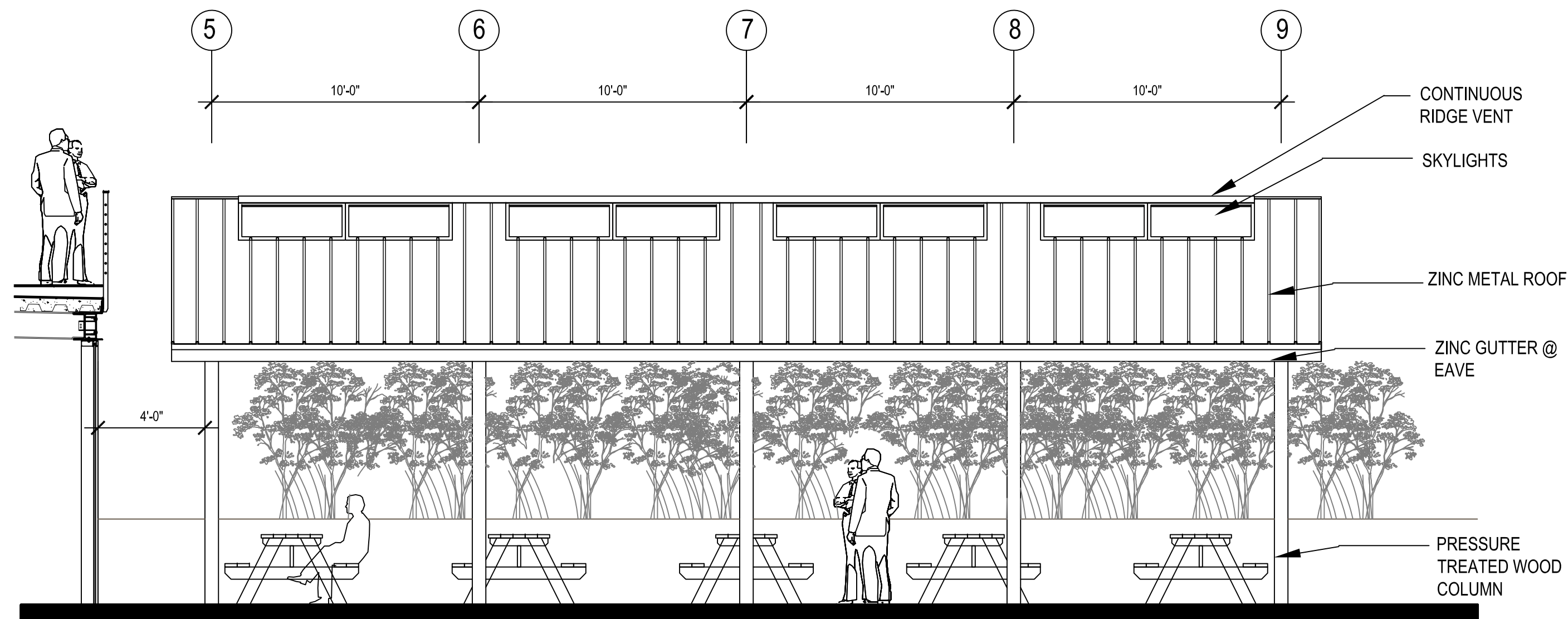




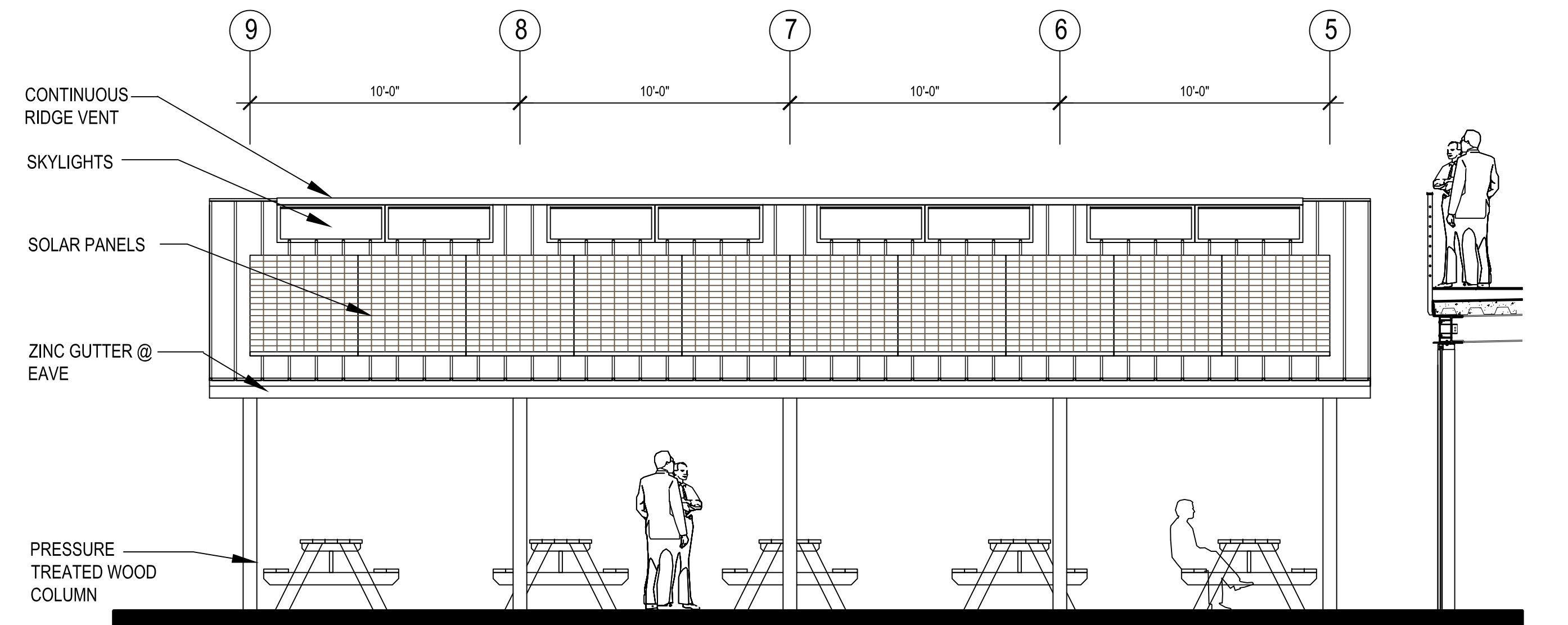
FLOOR PLAN



SECTION



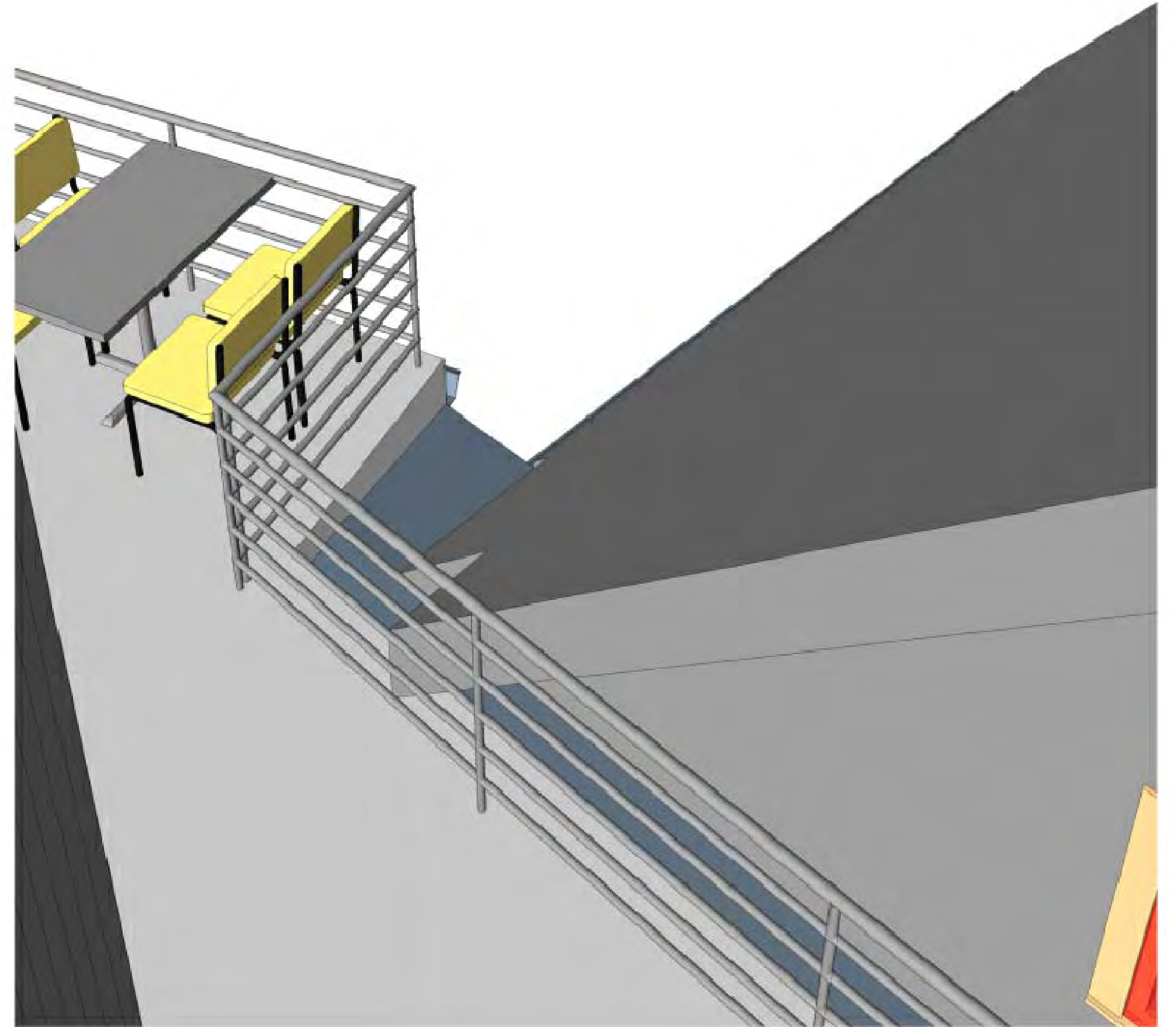
NORTH ELEVATION



SOUTH ELEVATION



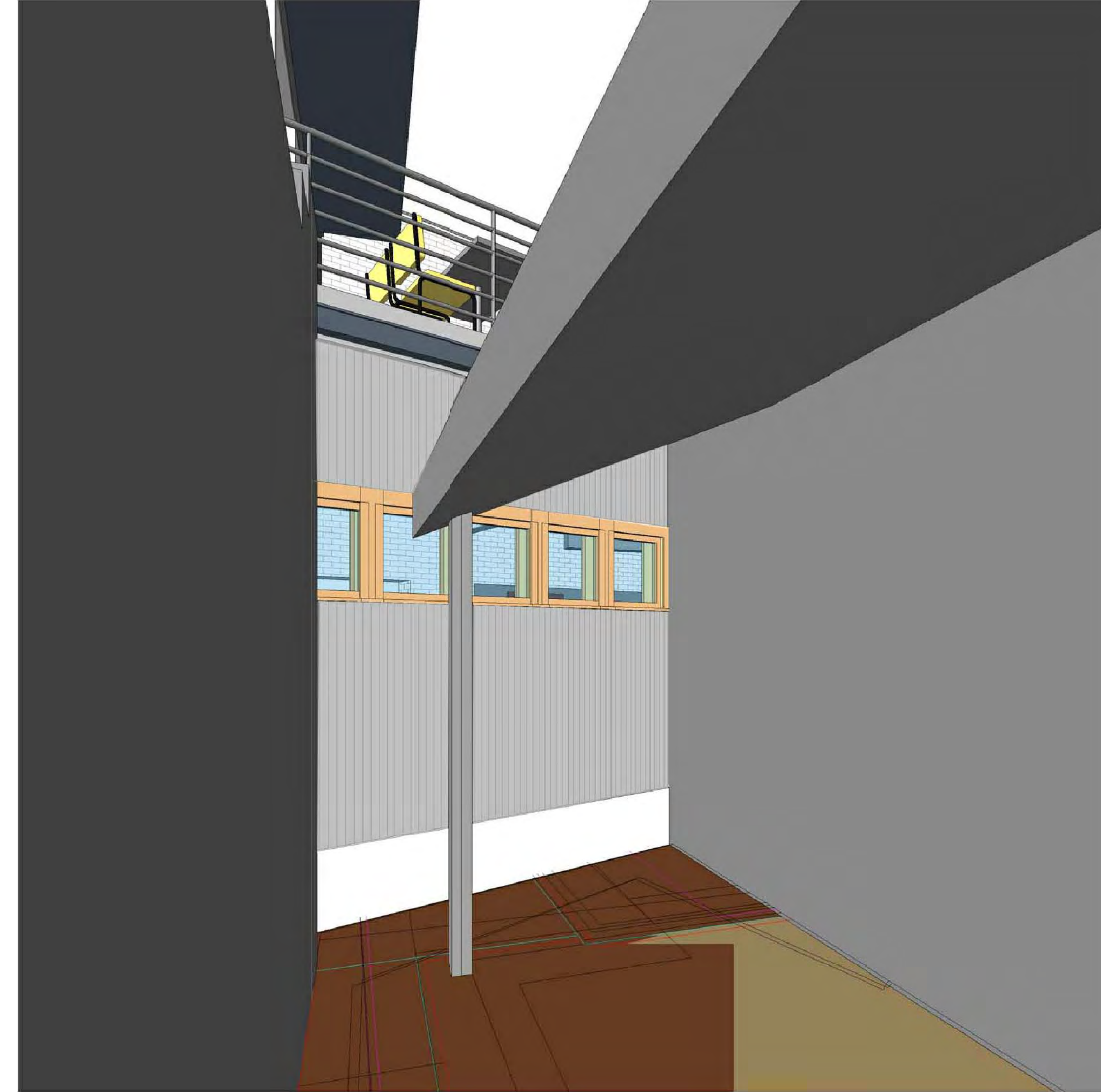
VIEW LOOKING AT SOUTH SIDE OF ANNEX AND DECK CONNECTION FROM THE PLAZA



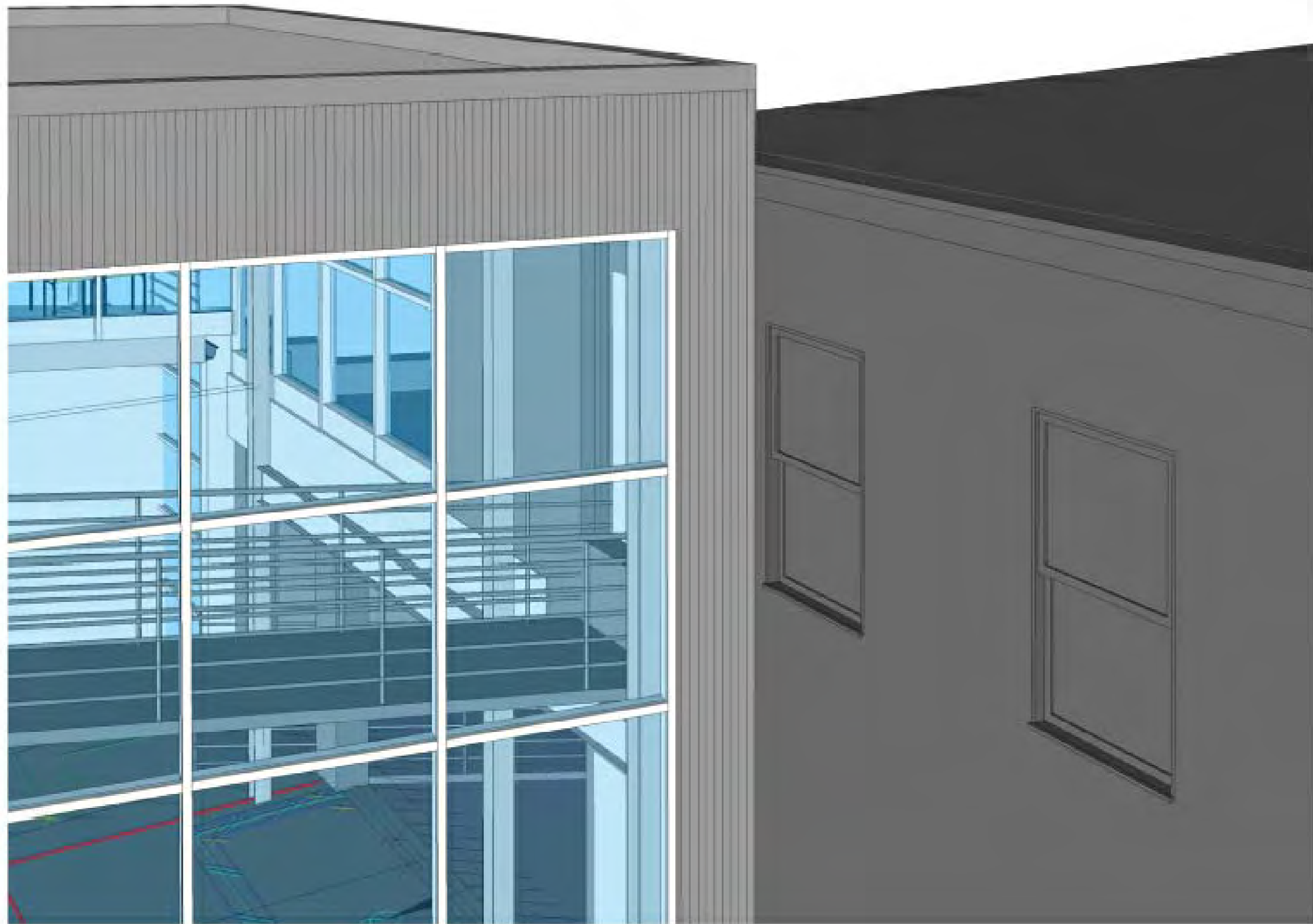
VIEW LOOKING AT EAST SIDE OF ANNEX AND DECK CONNECTION



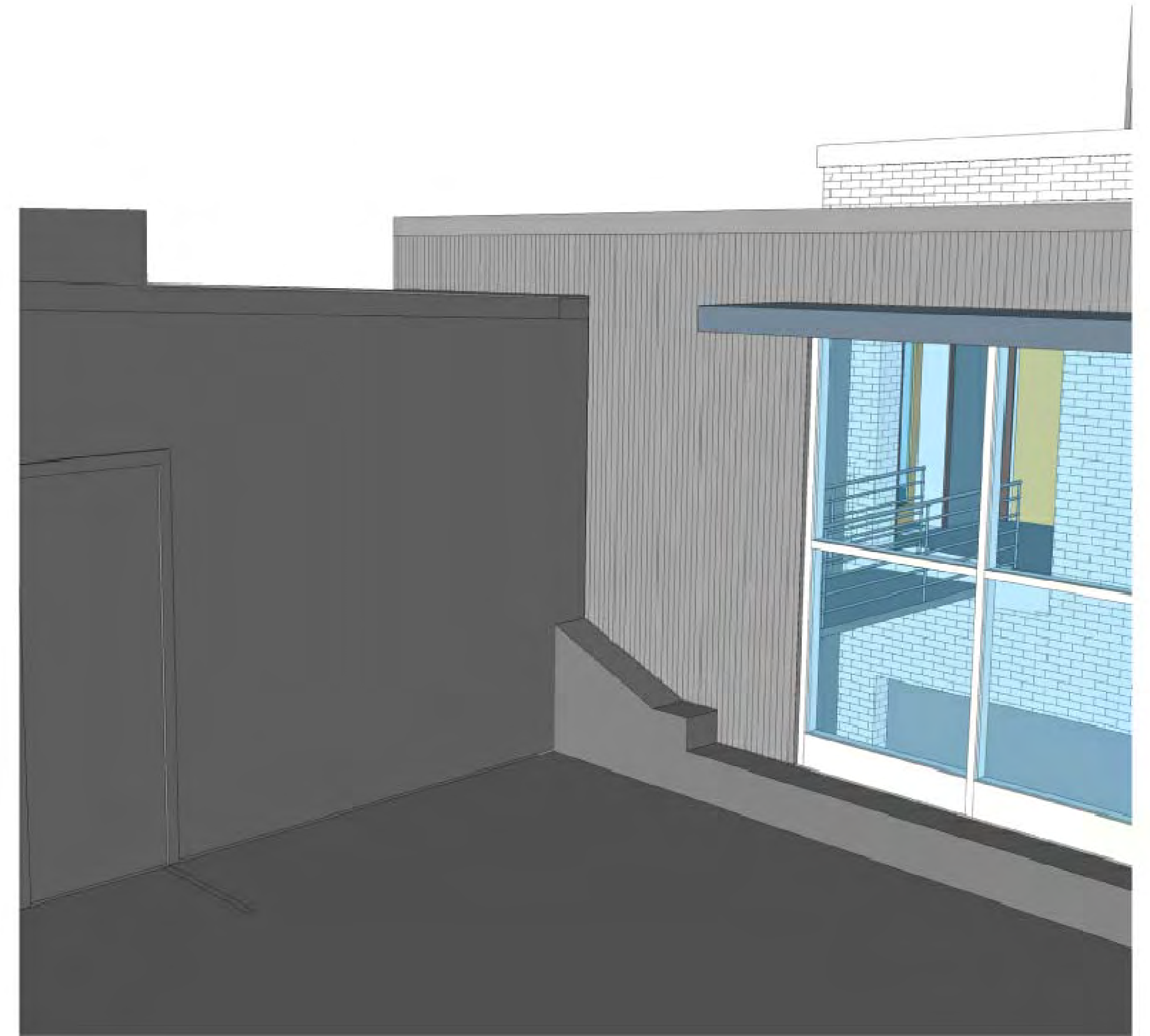
AERIAL VIEW LOOKING AT NORTH SIDE OF ANNEX AND DECK CONNECTION



VIEW LOOKING AT NORTH SIDE OF ANNEX AND WEST ELEVATION OF NEW BUILDING FROM PLAZA



VIEW LOOKING AT THE ATRIUM AND EXISTING DELI FROM KINGSLEY STREET



VIEW LOOKING AT THE EXISTING DELI AND ATRIUM FROM THE EXISTING DELI ADDITION ROOF



ZINGERMAN'S DELI EXPANSION
QE|A #:07142.00

SCHEMATIC DESIGN
METAL CLADDING EXAMPLES
17 AUGUST 2010



ANNEX 420 DETROIT ST

HDC SUBMISSION
17 AUGUST 2010



Deli Expansion

ANN ARBOR, MICHIGAN
QE|A PN 07142

DRAWING LIST

G000	COVER
ARCHITECTURAL	
A100	FLOOR PLANS
A200	EXISTING CONDITION
A201	BUILDING ELEVATIONS
A300	BUILDING SECTIONS



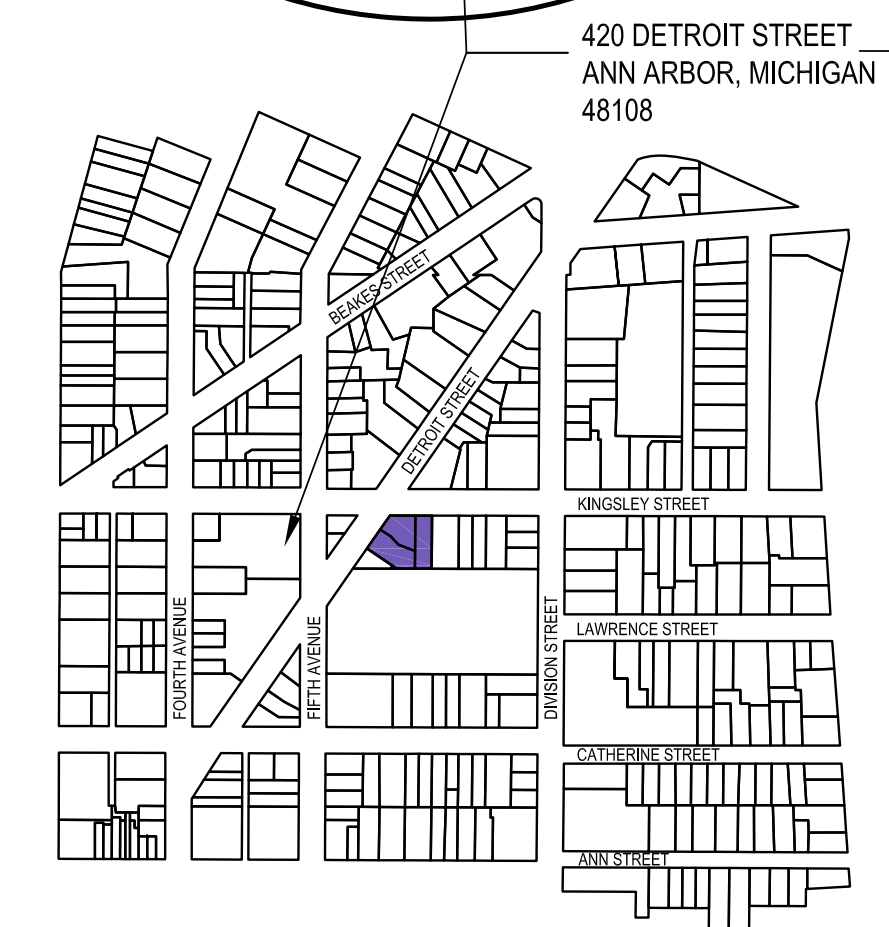
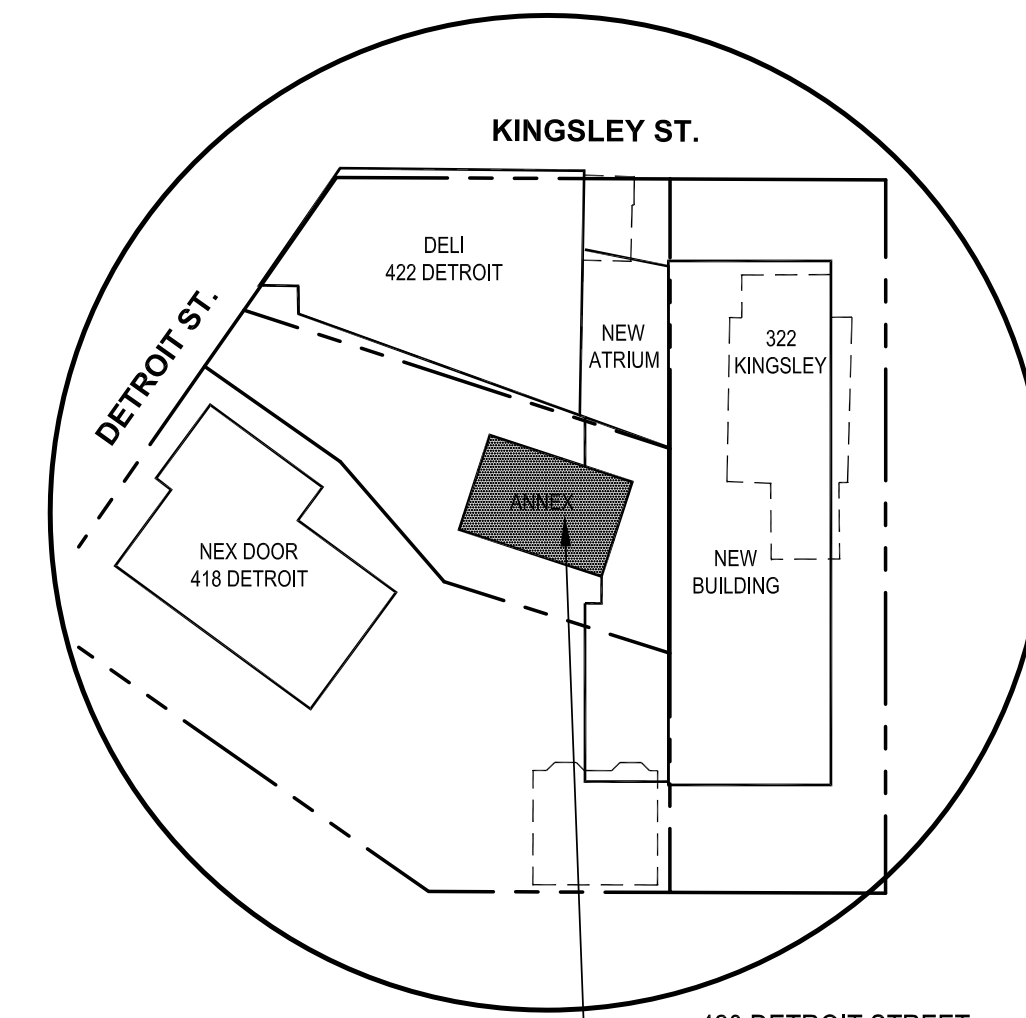
420 DETROIT 2010



420 DETROIT 1984



420 DETROIT 1986



SITE LOCATION MAP
NOT TO SCALE



PROJECT TEAM

OWNER:

ZINGERMAN'S Delicatessen
Deli Partners, LLC
422 Detroit St
Ann Arbor, MI 48104
ph: (734) 663-3354
fax: (734) 769-1235



ARCHITECT:

Quinn Evans | Architects
219 1/2 N.Main Street
Ann Arbor, MI 48103
ph: (734) 663-5888
fax: (734) 663-5044



LANDSCAPE ARCHITECT & CIVIL ENGINEER:

Becket & Raeder
Landscape Architecture & Engineering

535 West William, Suite 101
Ann Arbor, MI 48103
ph: (734) 663-2622
fax: (734) 663-6759



CONSTRUCTION MANAGER:

Phoenix Contractors Inc.
2111 Golfside Dr
Ypsilanti, MI 48197
ph: (734) 487-9640
fax: (734) 487-1252



STRUCTURAL ENGINEER:

Structural Design Incorporated
275 East Liberty
Ann Arbor, MI 48104
ph: (734) 213-6091
fax: (734) 213-6087



M.E.P. ENGINEER:

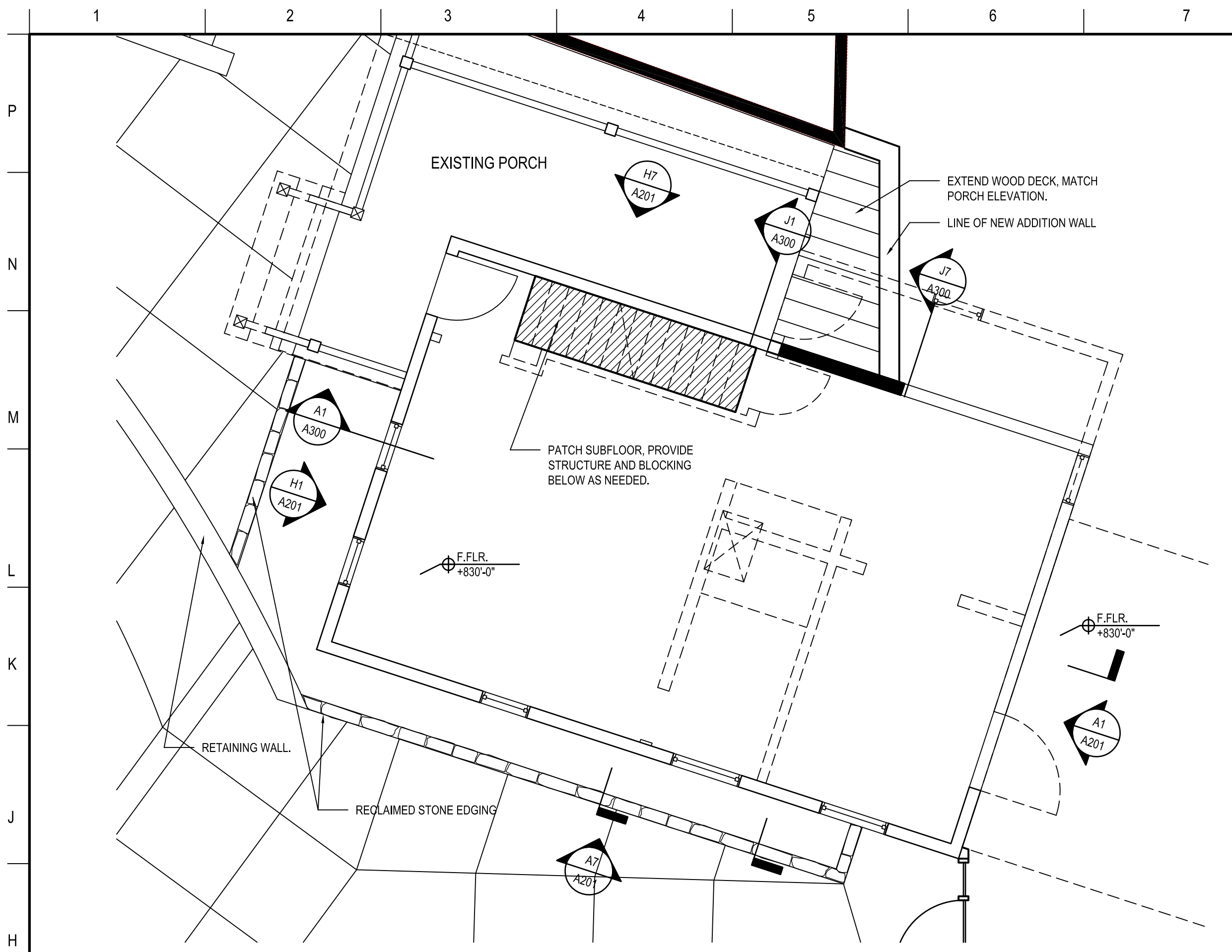
Peter Basso Associates, Inc.
5145 Livernois, Suite 100
Troy, MI 48098-3276
ph: (248) 312-4614
fax: (248) 879-0007



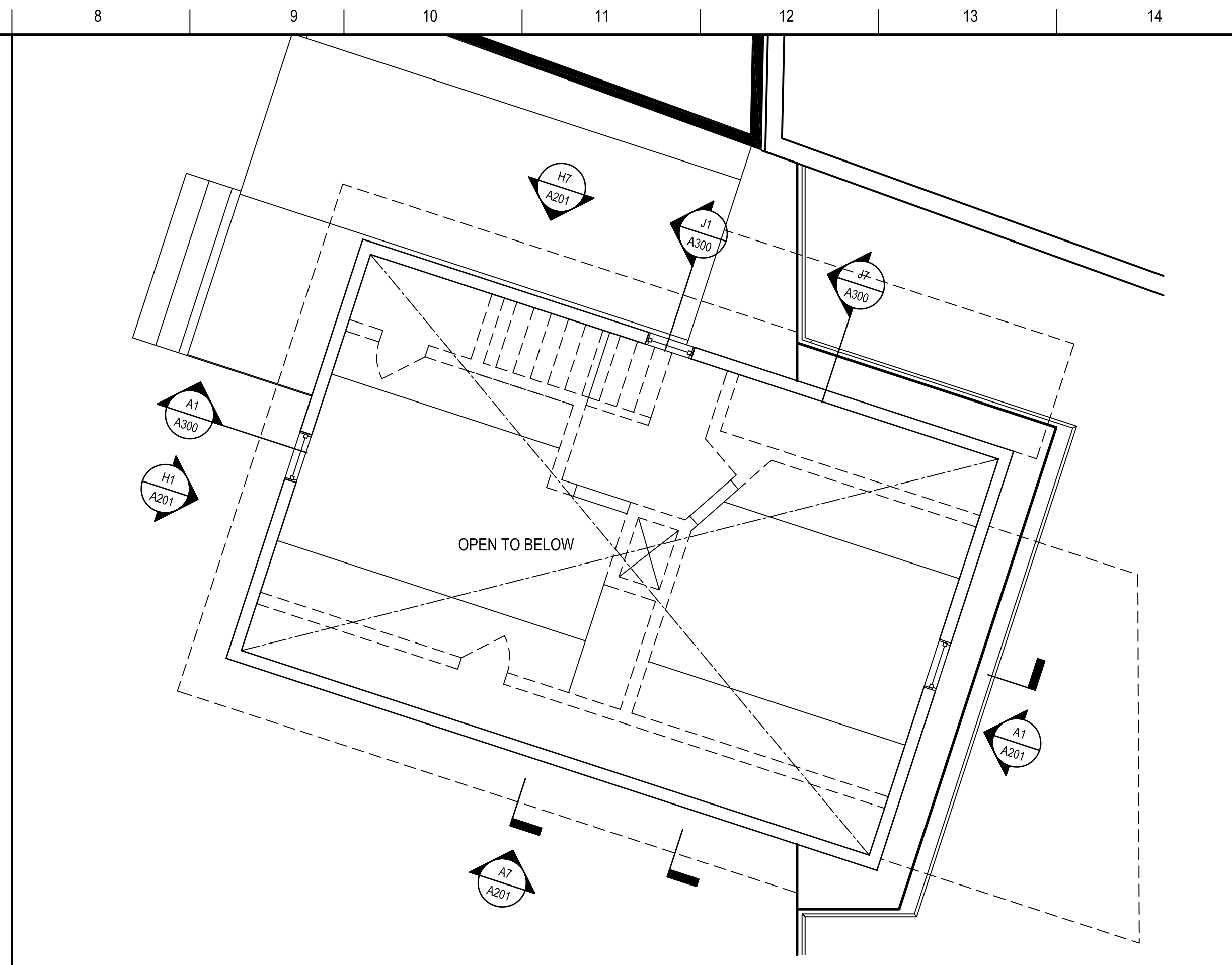
219 1/2 N MAIN STREET
ANN ARBOR, MI 48104

V 734 663 5888
F 734 663 5044

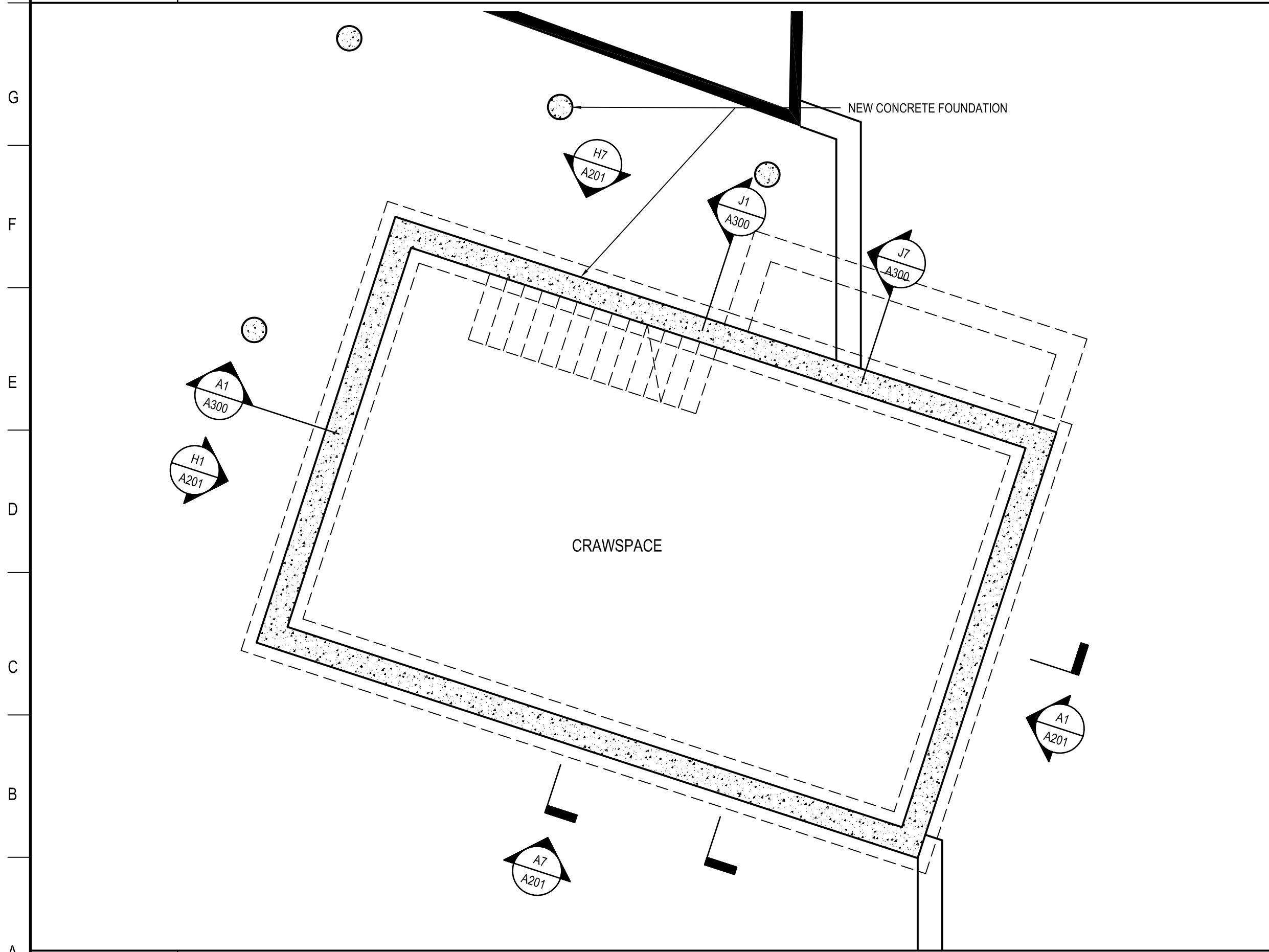
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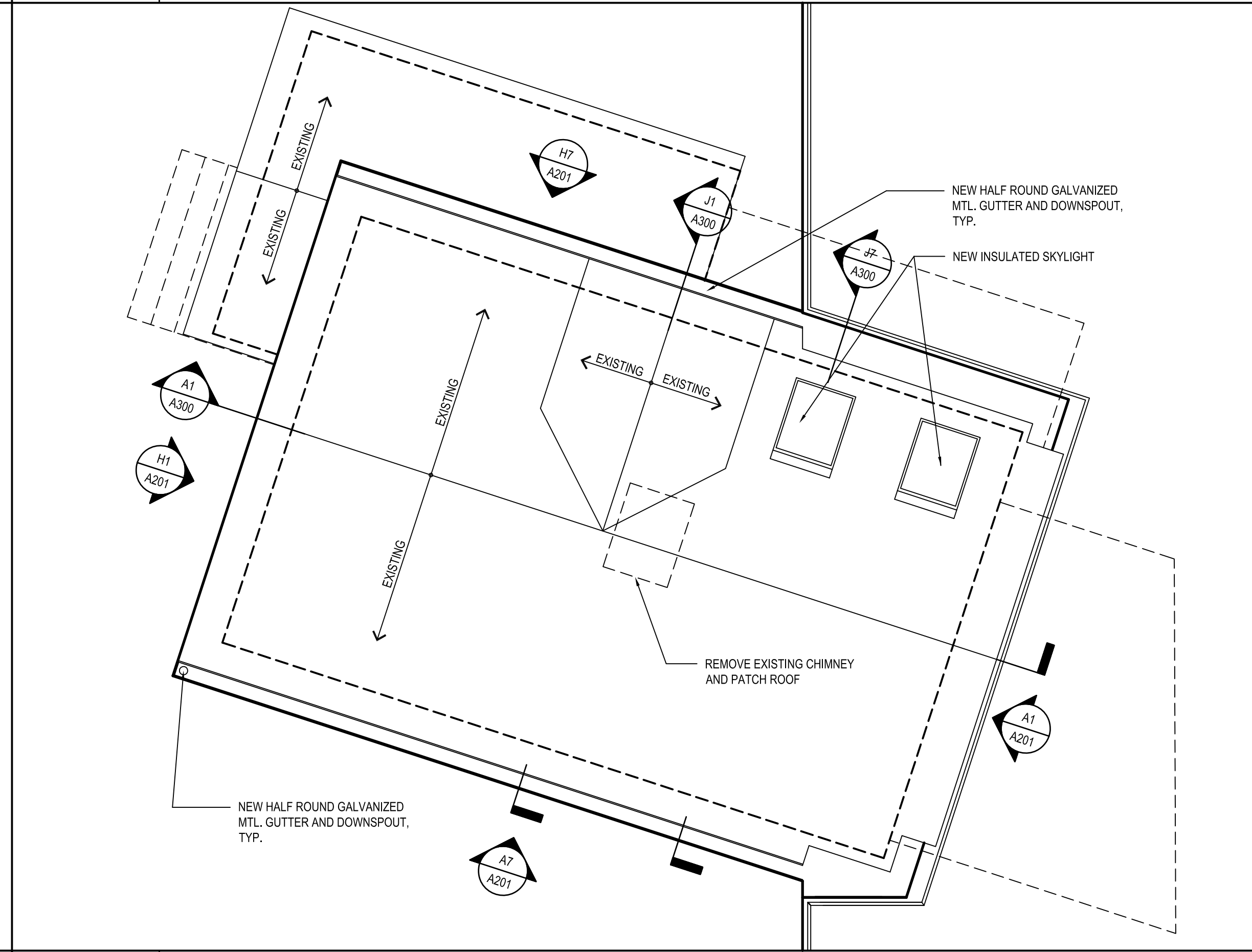
H1 FIRST FLOOR PLAN



H8 SECOND FLOOR PLAN



A1 FOUNDATION PLAN



A8 ROOF PLAN

LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW FRAMED WALL
- NEW CONCRETE MASONRY WALL
- NEW POURED CONCRETE FOUNDATION WALL
- AREA OF NEW CONCRETE FLOOR SLAB

GENERAL NOTES

1. THIS PROJECT INVOLVES THE REHABILITATION OF A HISTORIC BUILDING. TREAT THE BUILDING RESPECTFULLY. CAREFULLY RESPECT EXISTING CONDITIONS AND TREAT EXISTING MATERIALS AS IRREPLACEABLE. DO NOT REMOVE, ALTER OR DISFIGURE ANY EXISTING MATERIALS, ELEMENTS OR FINISHES UNLESS INDICATED ON THE DRAWINGS OR IN SPECIFICATIONS, OR DIRECTED BY THE ARCHITECT.
2. EXISTING FIELD CONDITIONS, INCLUDING EXISTING DIMENSIONS, ELEVATIONS, MATERIALS AND CONSTRUCTION. NOTIFY THE ARCHITECT IMMEDIATELY OF DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL CONDITIONS WHICH AFFECT THE WORK, AND OBTAIN DIRECTION BEFORE PROCEEDING WITH CONSTRUCTION OR DEMOLITION.
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5. MATERIALS AND CONSTRUCTION ARE NEW UNLESS INDICATED AS EXISTING.

NO. **TITLE** **DATE**

	HDC SUBMISSION	08.17.10

FILE NAME: File Name:

GRAPHIC SCALE **NORTH**



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Ann Arbor, Michigan

QEJA No. 07142

Floor Plans

A100



K1 NORTH WEST ELEVATION

A200



K5 SOUTH WEST ELEVATION

A200



K10 ENTRY PORCH

A200



K13 SOUTH EAST ELEVATION

A200



E1 SOUTH EAST CORNER

A200



E5 NORTH EAST ELEVATION

A200



E10 CORNER VIEW

A200



A1 EXISTING EAVE DETAIL

A200



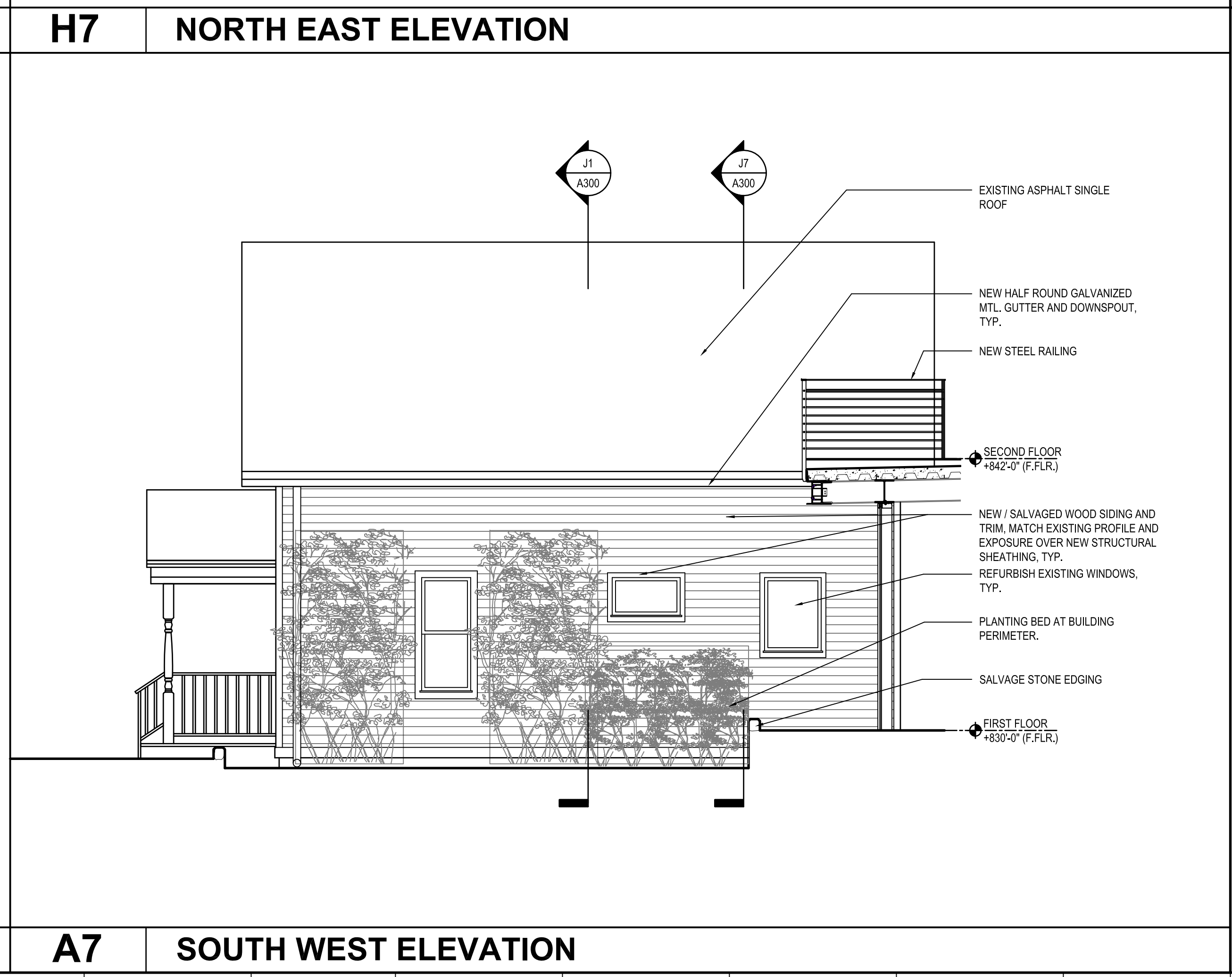
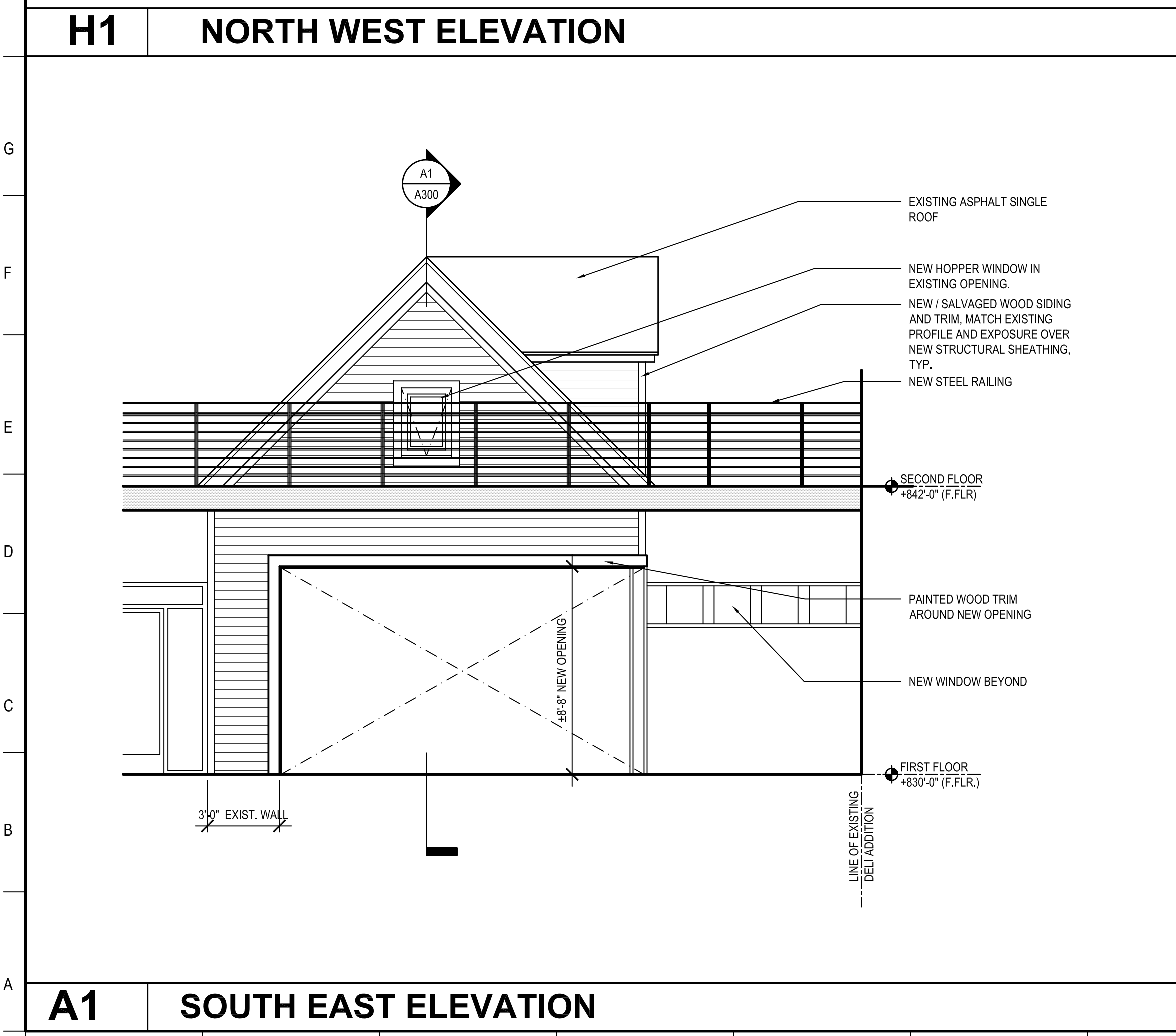
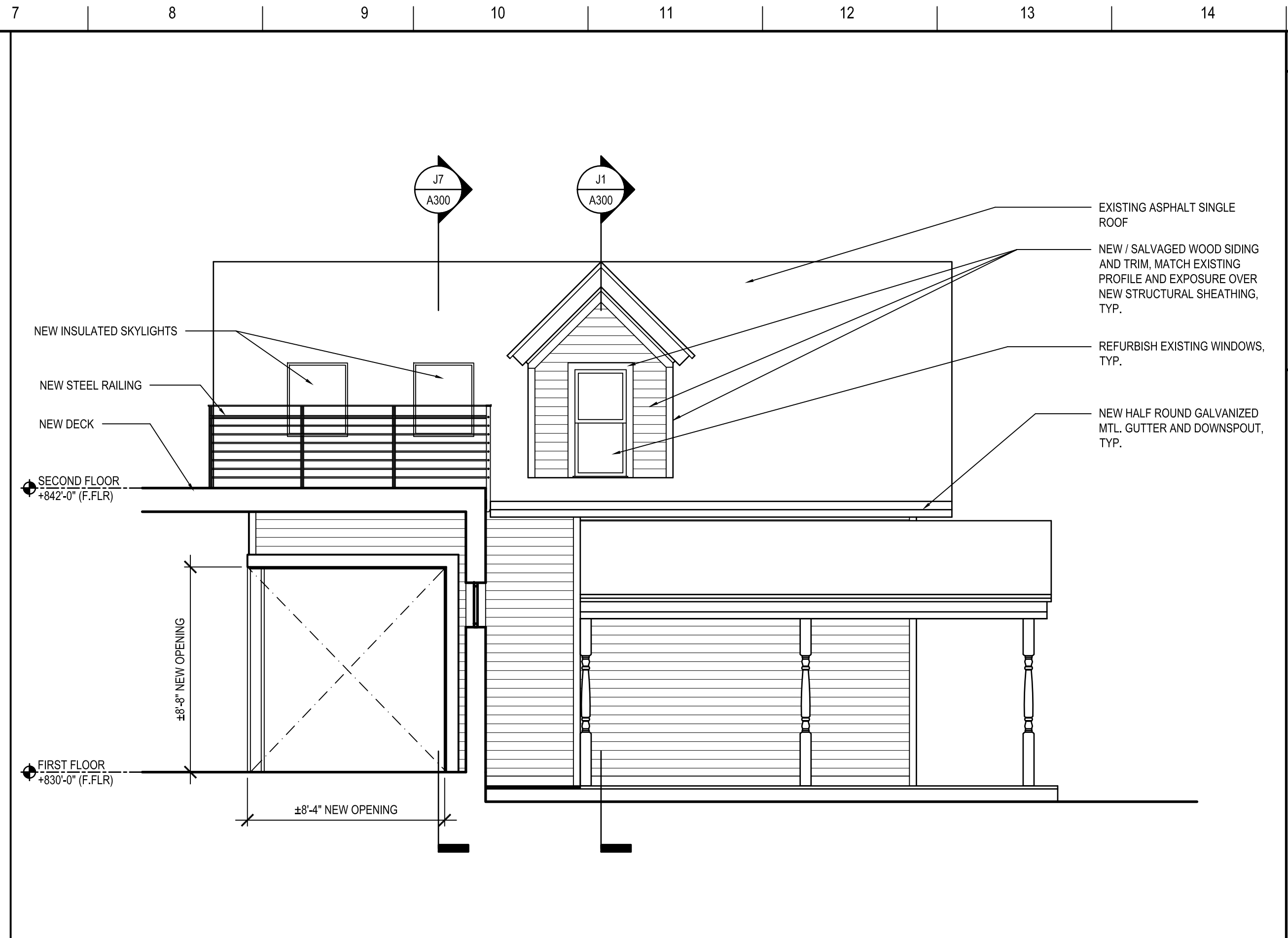
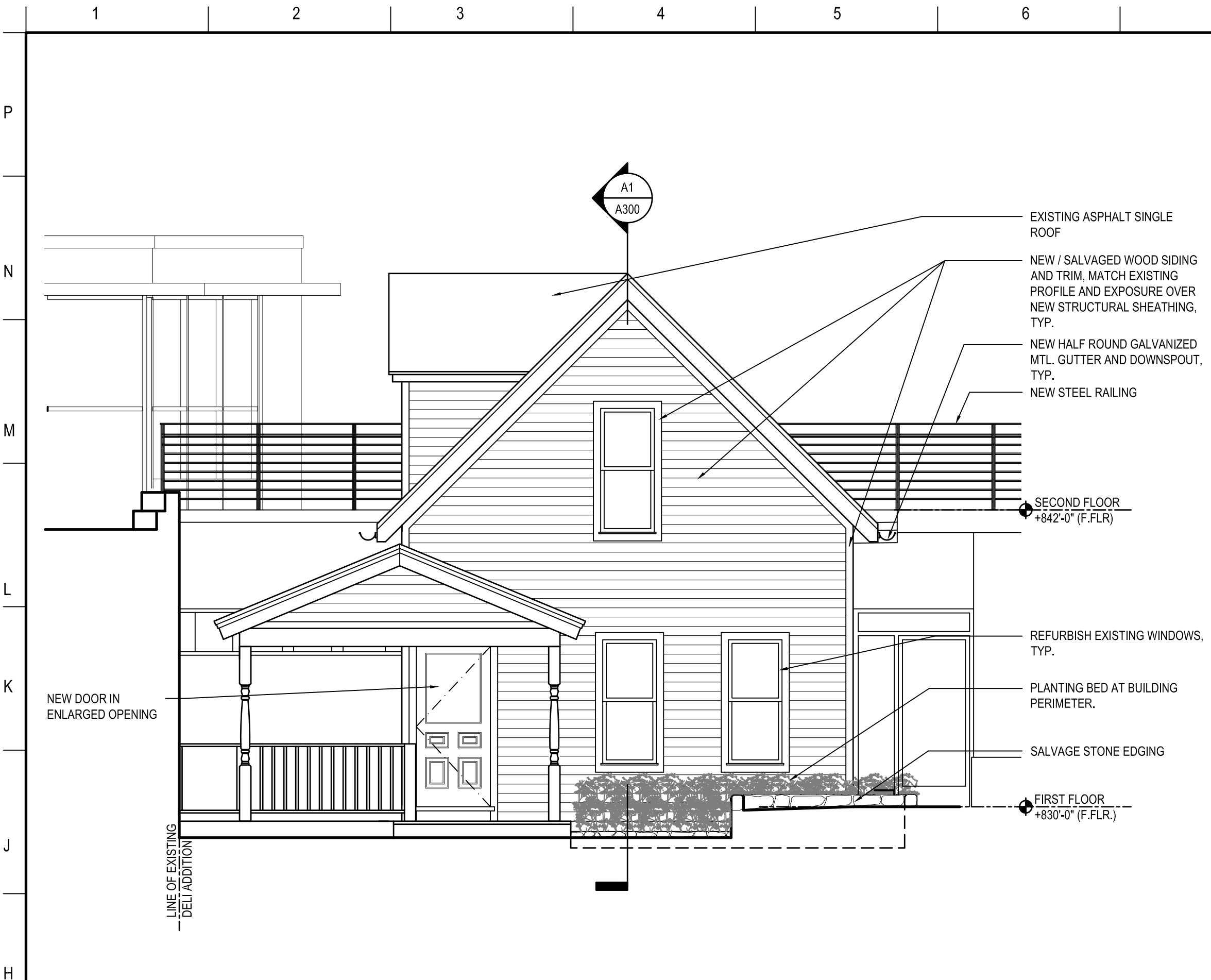
A5 EXISTING FOUNDATION

A200



NO.	TITLE	DATE
1	HDC SUBMISSION	08.17.10

FILE NAME: File Name:



LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW FRAMED WALL
- ▨ NEW CONCRETE MASONRY WALL
- ▩ NEW POURED CONCRETE FOUNDATION WALL
- ▧ AREA OF NEW CONCRETE FLOOR SLAB

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QUINN EVANS ARCHITECTS

219 1/2 N MAIN STREET
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Zingerman's
DELICATESSEN

420 Detroit Sreet

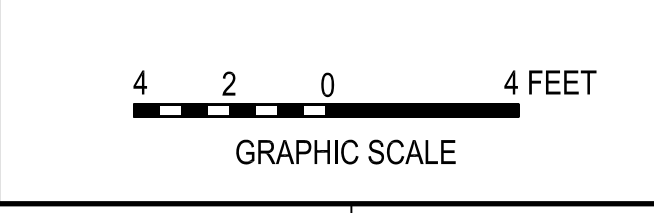
Ann Arbor, Michigan

QE|A No. 07142

Proposed Exterior Elevations

NO.	TITLE	DATE
	HDC SUBMISSION	08.17.10

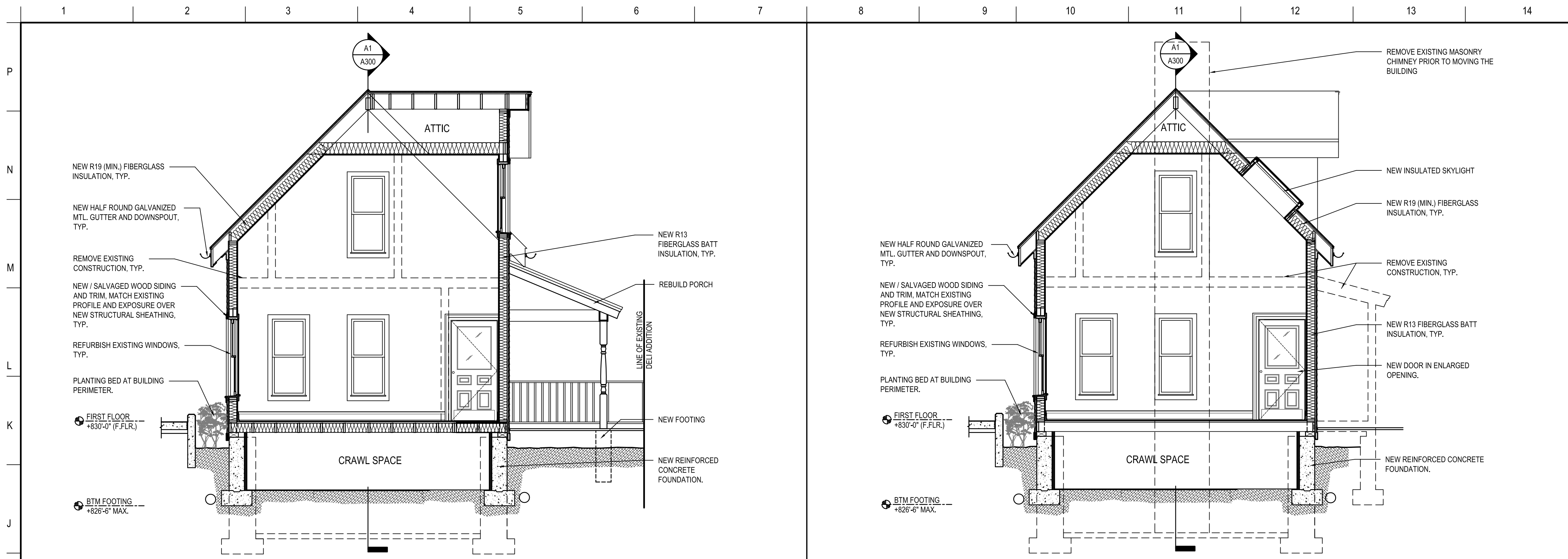
FILE NAME: File Name:



A1 SOUTH EAST ELEVATION

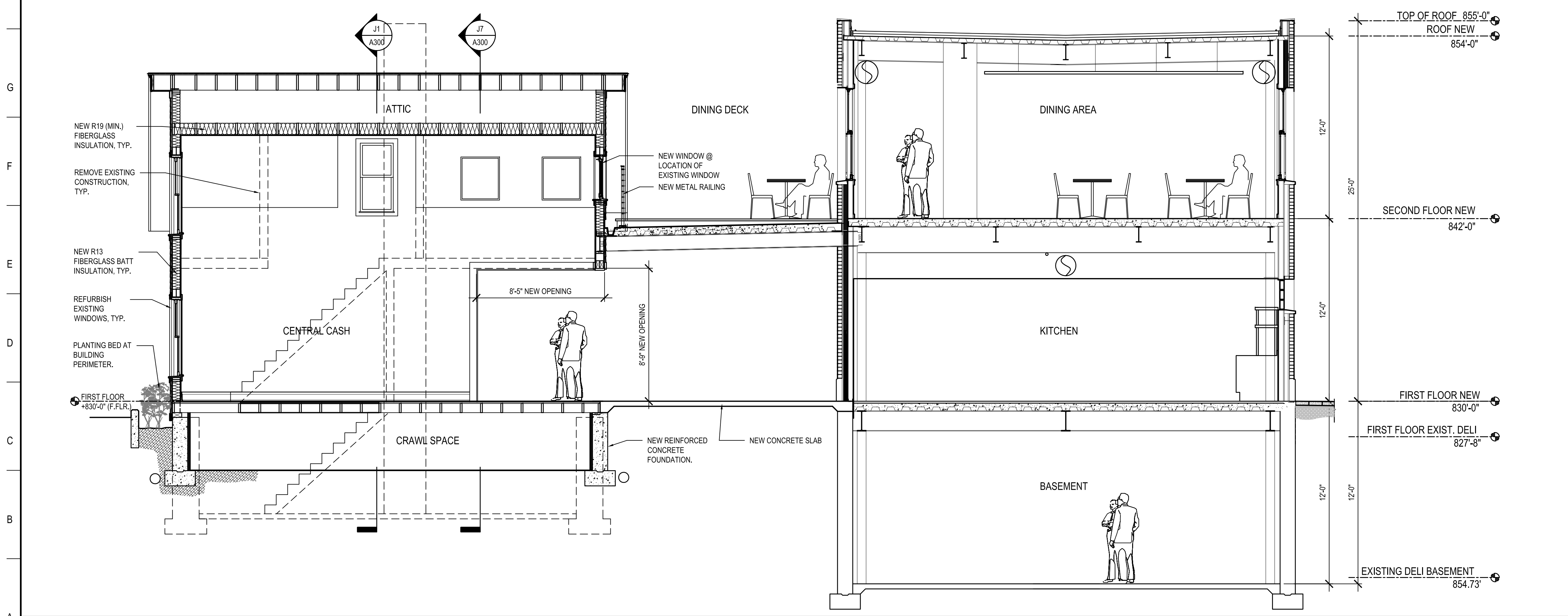
A7 SOUTH WEST ELEVATION

A201



J1 ANNEX TRANSVERSAL SECTION

J7 ANNEX TRANSVERSAL SECTION

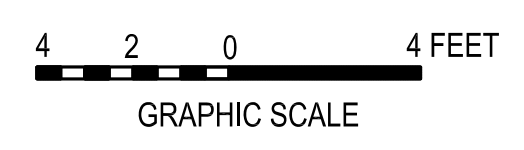


A1 ANNEX LONGITUDINAL SECTION

LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW FRAMED WALL
- NEW CONCRETE MASONRY WALL
- NEW POURED CONCRETE FOUNDATION WALL
- AREA OF NEW CONCRETE FLOOR SLAB

- GENERAL NOTES**
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Ann Arbor, Michigan
QE|A No. 07142

Building Sections

NO.	TITLE	DATE
	HDC SUBMISSION	08.17.10

FILE NAME: File Name:

A300

Summary of Letters, E-Mails and Resolutions Supporting Zingerman's Expansion Project

- Timothy and Maureen Riley (Next Door Neighbor)
- Jennifer Hein (Next Door Neighbor - Community High School)
- Randy Trent (Ann Arbor Public Schools)
- Debra Kirk (Neighbor - Emerald Dragonfly)
- Elaine Johns and Carl Johns (Neighbor - The Treasure Mart)
- Karen Farmer (Kerrytown Market & Shops)
- Joe O'Neal (Kerrytown Market & Shops)
- Rich Sheridan (Menlo Innovations)
- Bob Gillett (Legal Services of South Central Michigan)
- Jeffrey Starman (Madison Property Company)
- Mary Campbell (Everyday Wines)
- Marion Perlmutter, Ph.D. (Neighbor)
- Eric Farrell (Neighbor)
- Mary Kerr (Ann Arbor Area Convention & Visitors Bureau)
- Philip and Shirley Gach (Next Door Neighbor)
- Kyle Mazurek (Ann Arbor/Ypsilanti Regional Chamber of Commerce)
- Michael Appel (Avalon Housing, Inc.)
- Eileen Spring (Food Gatherers)
- Jeremy Peters (Ghostly Songs)
- Karl Couyoumijian (TeL Systems)
- Kevin Van Kannel (University Office Technologies)
- Mary Cooperwasser (Eastern Michigan)
- Karen Gates
- Lanny White (GrowBizOrg)
- Nancy Yvanauskas
- Debra Berman (Dynamic Edge, Inc.)
- Rebecca Anderson (Altarum)
- Tom Harrison (Michigan Ladder Company)
- Lou Belcher
- Ingrid Ault (Think Local First)
- Lizzie Burt (University of Michigan)
- Ann Arbor City Council(Resolution in Support of Notice to Proceed)

April 15th, 2010

Ann Arbor Planning Commission
c/o City of Ann Arbor – Planning and Development Department
City Hall, 6th Floor
100 N. Fifth Avenue
Ann Arbor, MI 48104

Re: Deli Partners, LLC – Zingerman’s Deli Site Plan Petition

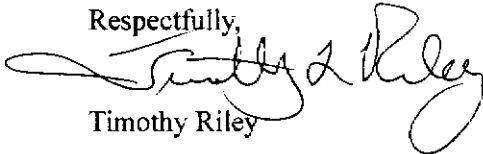
Ladies and Gentlemen:

We own the property at 324 E. Kingsley. Our property is located directly to the east of the property that Deli Partners, LLC is presently submitting to the Planning Commission for site plan review.

Rick Strutz of Deli Partners met with us and called to our attention that Deli Partners is requesting that the Planning Commission modify the landscape buffer requirement to permit Deli Partners to construct a 6-foot high wood privacy fence along our shared property line (instead of the landscape buffer). We are comfortable that the 6-foot high wood privacy fence will provide an adequate visual buffer between our residential property and Deli Partners’ property.

Zingerman's Deli is a good neighbor, and we support and encourage the Planning Commission to grant this request.

Respectfully,


Timothy Riley


Maureen Riley

cc: Rick Strutz – Deli Partners



Ann Arbor Public Schools

Community High School

101 North Division Street • Ann Arbor, Michigan • 48104

May 12, 2010

To the Ann Arbor Planning Commission,

Jennifer Hein
Dean
hein@aaps.k12.mi.us

phone
734.994.2025

fax
734.994.0042

www.a2community.org

Zingerman's has been an exceptional partner with Community High School and the Ann Arbor Public Schools for decades. The AAPS expects to continue this relationship for years to come.

As next-door neighbors, Community High School is grateful for our positive working relationship. Additionally, CHS views Zingerman's as an anchor for the vitality and stability of the neighborhood. All of the students and faculty at CHS benefit from the presence of Zingerman's. The faculty has previewed site plans for the expansion, and the response was overwhelmingly positive.

CHS is pleased to support Zingerman's efforts for site expansion. We are working with them on a creative that solid waste initiative that will consolidate the site and efforts of their business and our school program. Zingerman's has generously offered to assume all the cost for the initial and on-going solid waste/recycling costs.

Zingerman's has been working on this site plan with the Ann Arbor Public Schools for well over 2 years and has kept us informed, and more importantly, involved throughout this time period. We expect that our relationship will only get better as we work even closer together to serve their clients and our students in the future.

Sincerely,

Jennifer Hein
Dean

**Small School,
Open Minds**



**Michigan's
Liberal Arts
And
Sciences
High School
Since
1972**

From: Randy Trent <trent@aaps.k12.mi.us>
Subject: **Zingerman's**
Date: May 10, 2010 8:25:55 AM EDT
To: Grace Singleton <gsingleton@zingermans.com>, Rick Strutz <rstrutz@zingermans.com>
Cc: Nancy Rucker <nrucker@zingermans.com>, trent@aaps.k12.mi.us, "Gary A. Bruder" <gary@bruderplc.com>, Jennifer Hein <hein@aaps.k12.mi.us>

| Dear Planning Commission members,

Zingermans has been an exceptional partner with Community High School and the Ann Arbor Public Schools for decades. We expect to continue this relationship for years to come.

We are pleased to support their efforts to expand their site. We are working with them on a creative solid waste initiative that will consolidate the site and efforts of their business and our school program. Zingerman's has generously offered to assume all the cost for the initial and on-going solid waste/recycling costs.

Zingermans has been working on this site plan with us for well over 2 years and has kept us informed and more importantly involved throughout this time period. We expect that our relationship will only get better as we work even closer together to serve their clients and our students in the future.

Thanks,
Randy

Randall J. Trent
Executive Director of Physical Properties
Ann Arbor Public Schools
(734)994-8118 Voice (734)994-1792 fax

RE: Zingerman's Deli Expansion Site Plan

Ann Arbor City Planning Commission

I am writing to share with you how deeply I feel about Zingerman's Deli being given the opportunity to do their remodeling project. Over the last twenty years Zingerman's has served as an icon for not only for Ann Arbor, but for the Kerrytown District.

Kerrytown has many great landmarks like Treasure Mart and the Kerrytown Market stores, but Zingerman's is what truly put us on the map. They have made our area a destination. We may be in a city, however our community here makes you feel like you are in a small town. Zingerman's sets this tone from the workers all the way up to management who greet and care for the visitors to our area.

Part of what makes this business stand out is their ability to not only serve well and have quality products, but also their willingness to give back to the community. I can not ever remember Zingerman's being asked to contribute or participate in a community or city-wide function and their not participating. Most often they give more than they were asked to. Food Gathers would not be what it is today without the forward thinking of Paul Saginaw. I strongly believe their new addition will not only benefit Zingerman's, but will improve the community by bringing in more shoppers, and transforming an area which was an eyesore into an area which is pleasing to the eye.

Ann Arbor is recognized for having businesses which are innovative and technologically advanced. Zingerman's has lead that charge with finding ways to be more "green" in their businesses. Ann Arbor has set the bar for other communities. Here is another opportunity to show once again how Ann Arbor is progressive.

As someone who has shopped the area for over 20 years and now also apart of the community as a Kerrytown business owner (with a business neighboring Zingerman's), I feel it would be an invaluable loss to the community and our future, to not allow Zingerman's Deli to do their proposed addition project.

Sincerely,



Debra Kirk

Emerald Dragonfly
419 Detroit Street
Ann Arbor, Michigan

RE: Zingerman's Deli Expansion Site Plan

Ann Arbor City Planning Commission

I am writing to share with you how deeply I feel about Zingerman's Deli being given the opportunity to do their remodeling project. Over the last twenty years Zingerman's has served as an icon for not only for Ann Arbor, but for the Kerrytown District.

Kerrytown has many great landmarks like Treasure Mart and the Kerrytown Market stores, but Zingerman's is what truly put us on the map. They have made our area a destination. We may be in a city, however our community here makes you feel like you are in a small town. Zingerman's sets this tone from the workers all the way up to management who greet and care for the visitors to our area.

Part of what makes this business stand out is their ability to not only serve well and have quality products, but also their willingness to give back to the community. I can not ever remember Zingerman's being asked to contribute or participate in a community or city-wide function and their not participating. Most often they give more than they were asked to. Food Gathers would not be what it is today without the forward thinking of Paul Saginaw. I strongly believe their new addition will not only benefit Zingerman's, but will improve the community by bringing in more shoppers, and transforming an area which was an eyesore into an area which is pleasing to the eye.

Ann Arbor is recognized for having businesses which are innovative and technologically advanced. Zingerman's has lead that charge with finding ways to be more "green" in their businesses. Ann Arbor has set the bar for other communities. Here is another opportunity to show once again how Ann Arbor is progressive.

As someone who has shopped the area for over 20 years and now also apart of the community as a Kerrytown business owner (with a business neighboring Zingerman's), I feel it would be an invaluable loss to the community and our future, to not allow Zingerman's Deli to do their proposed addition project.

Sincerely,



Debra Kirk

Emerald Dragonfly
419 Detroit Street
Ann Arbor, Michigan

To the Planning Commission,

We have been neighbors of Zingerman's Delicatessen since they opened. We own The Treasure Mart, 529 Detroit St., Ann Arbor.

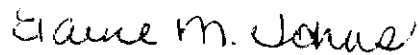
As owners of a business in the Kerrytown area, we have always felt that having a mixed use of commercial and residential is an added benefit to downtown Ann Arbor. Zingerman's, Farmer's Market, Kerrytown Shops, and Treasure Mart have all helped to make this area a vibrant, interesting neighborhood.

For Zingerman's to continue to do an effective business at this site, they definitely need to be able to solve their space issues. We feel than any renovation plans that Zingerman's have developed have probably already addressed any negative issues. They do not go into any new areas of development without first exploring all options and coming up with the best plan.

To the best of our knowledge we feel that what is being proposed is appropriate and suited to the neighborhood and the site. Although we understand that there may be some traffic and/or noise issues, these would be short term. The long-term benefits will definitely outweigh any temporary inconveniences.

We understand that your job is to evaluate the impact of project plans on all relevant parties. We are in support of this plan as it has been presented.

Sincerely,


Elaine M. Johns


Carl D. Johns



Kerrytown[®]

Market & Shops

407 N. Fifth Ave., Ann Arbor, MI 48104 • (734) 662-5008 • (734) 662-6612 fax • kerrytown.com

May 17, 2010

Ann Arbor Planning Commission
100 North Fifth Avenue
Ann Arbor, MI 48104

To Whom It May Concern:

I am writing to express our full support of the Zingerman's expansion project in the Kerrytown District.

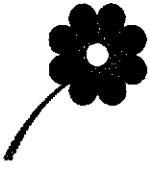
Zingerman's is a vital component of our neighborhood. They grow and expand in a unique and sustainable way which feeds the local economy by creating jobs, partnership in innovation, and opportunities for regional food producers. They are our companions in this neighborhood in providing (and producing) local and regional food (along with Ann Arbor Farmers Market, Sparrow Meats, Tracklement's, the People's Food Co-op to name a few). Their values support what this local business community strives for – a sustainable, local economy.

Zingerman's is a destination spot, right outside our door, bringing the community and tourists alike into our neighborhood – into our businesses – which is *essential*. Their high level of standards that have gained them local, regional and national recognition has benefited everyone in our neighborhood.

Their good values, excellent service and emphasis on quality product are what keep customers coming back – to them – to our neighborhood. We ask that the Planning Commission support their plans that will further enhance and grow our community in a positive direction.

Sincerely,

Karen Farmer, Manager
Kerrytown Shops of Ann Arbor, Inc.



Kerrytown[®]

Market & Shops

407 N. Fifth Ave., Ann Arbor, MI 48104 • (734) 662-5008 • (734) 662-6612 fax • kerrytown.com

May 14, 2010

Ann Arbor Planning Commission
City Hall
100 North Fifth Avenue
Ann Arbor, MI 48104

RE: ZINGERMAN'S

Dear Planning Commission Members:

I was involved with Kerrytown Market and Shops and this neighborhood many years before anyone had ever heard the word "Zingerman's". I am proud to say that I have watched them grow at close range.

What they have accomplished is monumental in many ways. They have created one of the most unique and popular entities in our city, if not state and country. Presidential candidates go to Zingerman's and sitting presidents order from Zingerman's. They are known across the country. They are located in the heart of our community. In addition, they gave us Food Gatherers, are good neighbors, conduct a respected training facility, promote entrepreneurship and are first class citizens. What they ask of us is a pittance compared to what they have given Ann Arbor.

They are doing exactly what we ask of our downtown – grow yourself, expand, be vibrant, contribute to the neighborhood, make Ann Arbor special. They have done it right, will do it right and we should not stand in their way.

The Planning Commission should support their positive plans.

Sincerely,

KERRYTOWN MARKET AND SHOPS, INC.


Joe E. O'Neal
Chair

May 17, 2019

City of Ann Arbor Planning Commission
c/o Planning & Development Department
City Hall, 6th Floor
100 N. Fifth Avenue
Ann Arbor, MI 48104

Re: Zingerman's Expansion Project

Ladies and Gentlemen:

As a customer and "business neighbor" of Zingerman's Delicatessen, I am aware of the plans for the proposed expansion of the Deli.

As is typical with the Zingerman's way of doing business, the principals of Zingerman's Delicatessen have consulted with their customers, staff and the community at large to seek input and feedback regarding the expansion. I have let my opinions be known as this process has evolved.

I believe that the proposed expansion will create a more efficient working environment for staff members, improve the ability of Zingerman's Delicatessen to continue to deliver superior food and service to its customers, facilitate improved access to the site and further improve and anchor the Kerrytown neighborhood.

The bottom line is that the proposed expansion will enhance the Deli experience. That benefits Zingerman's, the Kerrytown neighborhood and the entire Ann Arbor community.

I wholeheartedly support Zingerman's expansion project and encourage the Planning Commission to approve the project.

Sincerely,



Rich Sheridan
CEO of Menlo Innovations
410 North 4th Avenue
3rd Floor
Ann Arbor, MI 48104

cc: Paul Saginaw – Zingerman's Delicatessen

LEGAL SERVICES OF SOUTH CENTRAL MICHIGAN

Central Administration and Washtenaw County Office: 420 N. Fourth Avenue, Ann Arbor, MI 48104-1104

May 17, 2010

City of Ann Arbor Planning Commission
c/o Planning & Development Department
City Hall, 6th Floor
100 N. Fifth Avenue
Ann Arbor, MI 48104

Re: Zingerman's Expansion Project

Dear Planning Commission Members:

I am the Executive Director of Legal Services of South Central Michigan, a non profit organization that has its main office at 420 N. Fourth Ave. Our offices have been located in this building—which we now own—since 1977.

I am aware of the plans for the proposed expansion of the Zingerman's Deli. I'm a frequent Zingerman's customer and have discussed the plans with Paul Saginaw on several occasions.

I think all of us in the neighborhood value all that Zingerman's brings to the neighborhood and to the City. I'm very aware of how intensely used the current space is—I see the lines of customers curling outside the door on to Kingsley several times a week. I believe that the proposed expansion is very important to Zingerman's and to the neighborhood—it will create a more efficient working environment for staff members, improve the ability of Zingerman's Delicatessen to continue to deliver superior food and service to its customers, facilitate improved access to the site and further improve and anchor the Kerrytown neighborhood.

I'd add that, in my opinion, Zingerman's is the kind of business that the City should be proud of and work with. Zingerman's supports so many community initiatives; every endeavor they have undertaken has been of the highest quality. In my opinion, the proposed expansion will enhance the Deli experience—and will benefit Zingerman's, the Kerrytown neighborhood, and the entire Ann Arbor community.

I served on the Downtown Development Authority board for 12 years. This is the kind of development we dreamed of and fully supported—a known cooperative locally owned business proposing a high quality project that will bring hundreds of consumers downtown.

I wholeheartedly support Zingerman's expansion project and encourage the Planning Commission to approve the project.

Sincerely,



Robert F. Gillett
Executive Director

cc: Paul Saginaw – Zingerman's Delicatessen

"... there can be no equal justice where the kind of trial... (one) enjoys depends on the amount of money (one) has."

--Hon. Hugo Black, Griffin v Illinois, 351 U.S.12 (1956)





May 17, 2010

City of Ann Arbor Planning Commission
c/o Planning & Development Department
City Hall, 6th Floor
100 N Fifth Ave.
Ann Arbor, Michigan 48104

RE: Zingerman's Expansion Project

The Honorable Planning Commission,

As owners/managers of two Fifth Avenue commercial buildings – 300 N Fifth and 210 S Fifth – we fully support the Zingerman's expansion project.

The expansion project will be a substantial benefit to the Kerrytown neighborhood; enhance the community; strengthen a core business; and lead to economic development, all packaged in a vibrant and active addition to the area. The development will create jobs for residents and revenue for the City.

Additionally, the new construction is in harmony with the existing neighborhood.

We wholeheartedly support the Zingerman's expansion project and encourage Planning Commission ratification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey S. Starman', is written over a horizontal line.

Jeffrey S. Starman
President

cc: Paul Saginaw – Zingerman's Deli

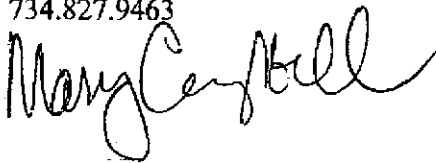
Madison Property Company
210 South Fifth Avenue
Ann Arbor, Michigan 48104
734.369.2100 | 734.926.2003 fax
www.madisonpropertycompany.com

Dear Planning Commission members,

I am a business owner in the Kerrytown Market & Shops and also live within walking distance. I am aware of the plans for the project and am pleased to support Zingerman's efforts to expand their site and remain in the neighborhood.

If Zingerman's were not the same company who started Food Gatherers and who consistently support the Arts and other nonprofits, then yes, I would be nervous about their plans. However, for more than two decades, Zingerman's has been providing excellent customer service, good jobs with livable wages and benefits, and they continue to give back to the community. Their track record speaks for itself. I have no doubt that they will handle this project with the utmost professionalism and, in the end, the neighborhood and the city of Ann Arbor will benefit.

Sincerely,
Mary Campbell
Owner, Everyday Wines
734.827.9463

A handwritten signature in black ink that reads "Mary Campbell". The signature is written in a cursive, flowing style.

Dear Planning Commission,

5.16.10

I am writing in support of the development that is being proposed by Zingerman's for their Detroit Street Property. I have lived at 503 Detroit Street, across the street from Zingerman's, since 1985. In all that time, I have found Zingerman's to be an exceptional neighbor and an asset to our neighborhood and broader community. I have reviewed the plans that Zingerman's has developed for their site and believe their construction will make their business more efficient and their property more attractive. These will both benefit our neighborhood and the city. Moreover, I think that their changes will preserve the appropriate historic aspects of their property, but remove some portions that are in too poor condition to be of historical value, and that presently are an eyesore and public hazard that invite break in and other nuisances to the neighborhood. The improvements in appearance, safety, and energy efficiency that is propose make this proposal a no brainer to me. I have complete confidence that Zingerman's project will be carried out with the greatest integrity and community interest. Their improvements will add to the tremendous value and pride Zingerman's brings to all of Ann Arbor. At this point Zingerman's is itself of great historical significance to Kerrytown and the city, and their development should be promoted.

Thanks you for your consideration



Marion Perlmutter, Ph.D.

Department of Psychology

2215 East Hall

530 Church Street

Ann Arbor, MI 48109-1043

(734) 668-8317 (voice)

(734) 764-3520 (fax)

May 15, 2010

To the Planning Commission,

I have been a neighbor of Zingerman's Delicatessen for 10 years. I currently live at 534 Detroit St.

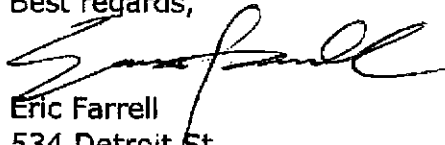
I am aware of and enthusiastic about Zingerman's plans to expand. Over the years they have proven to be good stewards of the neighborhood. Kerrytown is a more interesting place to live because of Zingerman's and the people it attracts (both staff and customers).

It seems a great amount of thought and consideration have gone into their plans and it seems appropriate for a mixed residential and commercial neighborhood. The mixture of commercial and residential is a draw to this part of town. It gives it life and vivacity.

I'm confident that any disruptions during the construction would be dealt with quickly and professionally. Again, Zingerman's has proven themselves as a group who cares about their neighbors.

This project will directly affect me on a daily basis and I support it. I hope you take this letter into consideration when rendering your decision.

Best regards,



Eric Farrell
534 Detroit St.
Ann Arbor, MI 48104



June 30, 2010

To Whom It May Concern:

It is with great pleasure that the Ann Arbor Area CVB writes this letter in support of the Zingerman's expansion. Without question, Zingerman's Delicatessen is one of the most popular attractions in the Ann Arbor area. Anecdotal evidence supports this: directions to Zingerman's Deli is one of the most frequently asked questions from walk-in visitors. We also receive several requests for information about the Deli via e-mail and phone. In addition, Zingerman's Deli is the most popular restaurant and the most popular attraction listed on www.visitannarbor.org.

Zingerman's also generates a lot of great publicity for the Ann Arbor area. Our staff frequently receives media inquiries from publications across the country. We have yet to work with a journalist who has not been impressed by the friendliness and knowledge of Zingerman's staff, the quality of their products, and their impact on our community. Stories about the deli are often printed in high-value publications like the *Chicago Tribune*, the *Chicago Sun-Times*, *Midwest Living* magazine, and countless others.

We couldn't be happier to have such a wonderful business represent our area. The Deli's commitment to excellent food, its friendly staff, and its community involvement and charity efforts are an accurate reflection of everything we feel makes this community a great place to visit.

The Ann Arbor Area Convention & Visitors Bureau fully supports the proposed Zingerman's expansion because of the deli's value as a tourist attraction and its commitment to positively representing the Ann Arbor area.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary Kerr".

Mary Kerr, President and CEO, Ann Arbor Area Convention & Visitors Bureau

**PHILIP J. & SHIRLEY A. GACH
2252 PEMBROKE ROAD
BIRMINGHAM, MI 48009
248-643-4492**

July 11, 2010

City of Ann Arbor
Members of City Council
P O Box 8647
Ann Arbor, MI 48107

Dear Members of City Council,

As property owners in the Kerrytown historical district of Ann Arbor, I wish to express my strong support of Zingerman's entire project for expansion, especially the development of the property of 322 Kingsley. The Kingsley building is not only non-functional; it is an "eye sore" to the neighborhood and beyond any rehabilitation due to the recent fire and mold damage.

Zingerman's Deli has provided countless jobs and career-opportunity launchings through its many satellite businesses. They have always supported community outreach programs and the arts. They founded the Food Gatherers program for feeding people in need. They are an equal-opportunity employer—surpassing what is required by law. Zingerman's is the type of business that any town in America would be proud and grateful to have in their midst.

Zingerman's is more than a deli; it's a destination. The development of the Kingsley property would render much needed space for the venerable Zingerman's and would be a "win-win" for all—the City of Ann Arbor, the Kerrytown neighborhood, Zingerman's and their employees—and lovers of great food everywhere.

Zingerman's has been a good neighbor to us, to the neighborhood, and to the City of Ann Arbor.

I am writing in support of Zingerman's expansion and development because, looking at the big picture, it is just the right thing to do. Thank you.

Sincerely,



Phil and Shirley Gach

Cc: Mr. Paul Saginaw, Zingerman's

Kyle V. Mazurek

From: Kyle V. Mazurek
Sent: Friday, July 16, 2010 3:22 PM
To: 'JHieftje@a2gov.org'; 'ssmith@a2gov.org'; 'Sbriere@a2gov.org'; 'SRapundalo@a2gov.org'; 'TDerezinski@a2gov.org'; 'CTaylor@a2gov.org'; 'SKunselman@a2gov.org'; 'MHiggins@a2gov.org'; 'MTeall@a2gov.org'; 'CHohnke@a2gov.org'; 'MAnglin@a2gov.org'
Cc: Roger Fraser (rfraser@a2gov.org); 'cityclerk@a2gov.org'
Subject: Zingerman's Deli Expansion & Brownfield Revelopment -- Support
Importance: High

Dear Mayor Hieftje and Ann Arbor City Council Members,

On behalf of the Ann Arbor / Ypsilanti Regional Chamber, I am writing to express strong support for Zingerman's proposed deli expansion and brownfield redevelopment plan.

Zingerman's is a locally owned, nationally renowned, responsible and generous corporate citizen with deep Ann Arbor roots. It has repeatedly demonstrated its commitment to this community and its citizens through continued investment in our area and generous philanthropic support of efforts aimed at community betterment. Zingerman's is, in every sense, a community partner and one of Ann Arbor's most valuable assets.

Allowing Zingerman's to grow its business at its present location will be **of substantial benefit to the community**. It will inject capital into our local economy by creating both temporary construction and permanent retail jobs. It will increase Zingerman's draw as a downtown area magnet for commercial activity. It will enable it to continue to anchor the Kerrytown District and bolster surrounding businesses through increased customer, visitor, and tourism-related foot traffic. It will also result in removal of a functionally obsolete structure.

In short, Zingerman's thoughtful expansion – a compromise incorporating the Annex and retaining the unique nature of the deli – allows for the responsible growth of both Zingerman's and the downtown area.

For these reasons and others, we encourage your thoughtful consideration and support of this tremendous economic development opportunity that, if approved, will substantially benefit the community as a whole.

Sincerely,

Kyle Mazurek

Kyle V. Mazurek, J.D.
V.P. of Government Affairs & Administration
Ann Arbor / Ypsilanti Regional Chamber
115 West Huron Street, 3rd Floor
Ann Arbor, MI 48104
Direct: (734) 214-0101
Cell: (734) 474-7402
Fax: (734) 665-4191
kyle@a2ychamber.org



AVALON HOUSING inc.

1327 Jones Drive, Suite 102, Ann Arbor, MI 48105 • 734-663-5858 • Fax 734-663-4857

Dear Mayor and Council:

I am writing to express our support for Zingerman's efforts to improve and expand their Deli operations at the Kerrytown location. They are requesting your approval for both a site plan and a brownfield plan, and I hope you will be supportive of these requests.

In particular I would like to speak to the public benefits of their proposals from the perspective of a local non-profit.

--The expansion will increase accessibility for both customers and employees. This can allow Zingerman's to be even more effective in their employment of persons with disabilities. Zingerman's already is a leader in working with local non-profits to provide supported employment opportunities and increased accessibility can only strengthen this aspect of their operations.

--I can think of few, if any, businesses which have given back more generously to our community than Zingerman's. They created and have been a mainstay for Food Gatherers, our community's dynamic food rescue organization and food bank. Zingerman's illustrates how a successful for-profit business can build community responsibility into its core operations and long-term commitments. Other non-profits have come to appreciate Zingerman's willingness to share their success with the community. An expanded Deli operation will no doubt increase their ability to support a great many causes in our community.

--Healthy near-downtown neighborhoods are enhanced by attractive, healthy downtown businesses. The public benefits of encouraging vibrant, attractive businesses to remain in the Kerrytown area are many—and are certainly integral to a vision of Ann Arbor that includes an active downtown, particularly one that has the kinds of businesses that support downtown residential units. I can think of no business better for this kind of effort than Zingerman's.

Thank you for your consideration of this letter and, I hope, for your support of Zingerman's requests. As a non-profit that engages in housing development—and has recently been through the site plan and brownfield plan processes—we are particularly aware of the critical role that City Council plays in targeting these resources to projects that provide true benefit to our community. Zingerman's proposals fit the bill.

Sincerely,

Michael Appel
Executive Director



www.avalonhousing.org

From: Eileen Spring <eileen@foodgatherers.org>
Date: July 16, 2010 2:19:58 PM EDT
To: cityclerk@a2gov.com
Cc: Paul Saginaw <psaginaw@zingermand.com>, "Gary A. Bruder" <gary@bruderplc.com>, Rick Strutz <rstrutz@zingermand.com>
Subject: regarding city council meeting on 7/19/10

Dear City Council Member,

I am writing in support of the expansion efforts of Zingerman's Deli and their Brownfield proposal.

Many businesses wait until they are mature and profitable before they start donating back to the community but Zingerman's incorporated philanthropy as a founding principle right from the start. When the deli was still a fledgling small business, they created and then spun off Food Gatherers. It was a creative and intuitive business decision that impacted our community significantly, reducing local food waste and coordinating our local efforts to end hunger over the last 20 years. While the deli caters to sophisticated palate of food lovers, Food Gatherers ensures that thousands of citizens, most of whom would never be Zingerman's customers, receive basic food assistance. The yearly impact is substantial, the deli prepares roughly 300,000-500,000 sandwiches a year; Food Gatherers delivers the equivalent of 3,900,000 meals a year.

Zingerman's support of Food Gatherers has never wavered even in the face of economic woes and declining profit margins. Giving back to the community is as fundamental to their business as customer service, or using only the highest quality of ingredients. Zingerman's allocates 10% of their profits to supporting local non profits, most of which provide critical services to the most vulnerable people. They also donate thousands of dollars worth of in kind services ranging from food to management training and encourage their staff to become deeply engaged in nonprofit boards and community wide efforts.

It is not surprising that Zingerman's is famous among "foodies" worldwide. In my mind, what distinguishes Zingerman's is that they connect the food "elites" with the food insecure in a tangible, sustainable manner. I have the privilege of interacting with more than 200 food bank/food rescue programs throughout the country; I can assure you that there is no locally owned food business that has invested more time, talent and funds in fighting hunger in their community than Zingerman's. These days, people are writing books, creating foundations, and leading political efforts to create a more sustainable and just community food system. Zingerman's has been doing in right in our backyard since their beginning.

Thank you for your consideration and for your service to our community.

Respectfully,
Eileen Spring
President/CEO
Food Gatherers
(734)761-2796
www.foodgatherers.org

From: Jeremy Peters [jeremy@ghostly.com]

Sent: Friday, July 16, 2010 5:00 PM

To: JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org; TDerezinski@a2gov.org; CTaylor@a2gov.org; SKunselman@a2gov.org;

MHiggins@a2gov.org; MTeall@a2gov.org; CHohnke@a2gov.org; MAnglin@a2gov.org

Cc: cityclerk@a2gov.org; Kyle V. Mazurek

Subject: Letter in Support of Proposed Zingerman's Deli Expansion and Brownfield Redevelopment Plan

Dear Mayor Hieftje and Ann Arbor City Council Members,

I am writing to express strong support for Zingerman's proposed deli expansion and brownfield redevelopment plan.

Zingerman's is a locally owned, nationally renowned, responsible and generous corporate citizen with deep Ann Arbor roots. We have come to know many members of the staff, management, and ownership over the course of the past few years, and can speak volumes to what we have learned from them as a "good" business who invests in their staff and community. Zingerman's has repeatedly demonstrated its commitment to this community and its citizens through continued investment in our area and generous philanthropic support of efforts aimed at community betterment. Zingerman's is, in every sense, a community partner and one of Ann Arbor's most valuable assets.

We hope to follow in their model of success as much as possible.

Allowing Zingerman's to grow its business at its present location will be of substantial benefit to the community. It will inject capital into our local economy by creating both temporary construction and permanent retail jobs. Given the economic downturn that our state and nation have faced, this benefit alone is enough for us to write a letter of support, but it is not the only reason we ask you, as a fellow business in this city to support their plans. Growing will increase Zingerman's draw as a downtown area magnet for commercial activity and provide immense benefit to partner, supplier, and other business entities in the area. It will enable it to continue to anchor the Kerrytown District and bolster surrounding businesses through increased customer, visitor, and tourism-related foot traffic. It will also result in removal of a functionally obsolete structure.

In short, Zingerman's thoughtful expansion – a compromise incorporating the Annex and retaining the unique nature of the deli – allows for the responsible growth of both Zingerman's and the downtown area.

For these reasons and others, I encourage your thoughtful consideration and support of this tremendous economic development opportunity that, if approved, will substantially benefit the community as a whole.

Sincerely,

Jeremy Peters

--

Jeremy Peters
Director of Creative and Business Affairs
Ghostly Songs
Director of Licensing
Ghostly International

340 Maynard Street
Ann Arbor, MI 48104 USA

Email: jeremy.peters@ghostly.com
Office: 734-623-0077
Fax: 734-623-7906
Cell: 734-709-6684

From: Karl Couyoumjian [karlc@thalner.com]

Sent: Friday, July 16, 2010 5:05 PM

To: JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org;
TDerezinski@a2gov.org; CTaylor@a2gov.org; SKunselman@a2gov.org; MHiggins@a2gov.org;
MTeall@a2gov.org; CHohnke@a2gov.org; MAnglin@a2gov.org

Cc: cityclerk@a2gov.org; Kyle V. Mazurek

Subject: Zingerman's Expansion

Dear Mayor Hieftje and Ann Arbor City Council Members,

As President of TeL Systems, a 45-year-old local business; Chair of the Ann Arbor/Ypsilanti Regional Chamber and most importantly as a tax-paying resident of the City of Ann Arbor, I am writing to express strong support for Zingerman's proposed deli expansion and brownfield redevelopment plan.

Zingerman's is a locally owned, nationally renowned, responsible and generous corporate citizen with deep Ann Arbor roots. It has repeatedly demonstrated its commitment to this community, its citizens and its employees through continued investment in our area and generous philanthropic support of efforts aimed at community betterment. Zingerman's is, in every sense, a community partner and one of Ann Arbor's most valuable assets. Quite frankly, I cannot think of a better all-around example of a business that supports the Ann Arbor community than Zingerman's.

Allowing Zingerman's to grow its business at its present location will be **of substantial benefit to the community**. It will inject capital into our local economy by creating both temporary construction and permanent retail jobs. It will increase Zingerman's draw as a downtown area magnet for commercial activity and it will enable it to continue to anchor the Kerrytown District by acting as a consumer magnet to bolster surrounding businesses through increased customer, visitor, and tourism-related foot traffic. Best of all, it will also result in removal of a functionally obsolete structure.

In short, Zingerman's thoughtful expansion – a compromise incorporating the Annex and retaining the unique nature of the deli – allows for the responsible growth of both Zingerman's and the downtown area.

For these reasons and others, I encourage your thoughtful consideration and support of this tremendous economic development opportunity that, if approved, will substantially benefit the community as a whole.

Sincerely,

Karl Couyoumjian
President
TeL Systems

7235 Jackson Road
Ann Arbor, MI 48103

P (734) 761-4506
F (734) 761-9776
www.thalner.com

From: Kevin Van Kannel [kvankannel@universityofficetech.com]

Sent: Sunday, July 18, 2010 8:39 PM

To: JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org; TDerezinski@a2gov.org; CTaylor@a2gov.org; SKunselman@a2gov.org; MHiggins@a2gov.org; MTeall@a2gov.org; CHohnke@a2gov.org; MAnglin@a2gov.org

Cc: cityclerk@a2gov.org; Kyle V. Mazurek

Subject: Support of Zingerman's Proposed Deli Expansion

Dear Mayor Hieftje and Ann Arbor City Council Members,

I am writing to express strong support for Zingerman's proposed deli expansion and brownfield redevelopment plan.

Zingerman's is a locally owned, nationally renowned, responsible and generous corporate citizen with deep Ann Arbor roots. It has repeatedly demonstrated its commitment to this community and its citizens through continued investment in our area and generous philanthropic support of efforts aimed at community betterment. Zingerman's is, in every sense, a community partner and one of Ann Arbor's most valuable assets.

Allowing Zingerman's to grow its business at its present location will be **of substantial benefit to the community**. It will inject capital into our local economy by creating both temporary construction and permanent retail jobs. It will increase Zingerman's draw as a downtown area magnet for commercial activity. It will enable it to continue to anchor the Kerrytown District and bolster surrounding businesses through increased customer, visitor,

and tourism-related foot traffic. It will also result in removal of a functionally obsolete structure.

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For these reasons and others, I encourage your thoughtful consideration and support of this tremendous economic development opportunity that, if approved, will substantially benefit the community as a whole.

Sincerely,

Kevin Van Kannel
President

University Office Technologies

4872 Washtenaw Ave

Ann Arbor, MI 48108-3438

Phone: (734) 434-5900

Fax: (734) 434-2531

Cell: (810) 355-6300

Email: kvankannel@universityofficetech.com

twitter: @utec / facebook: university office technologies / linkedin group: university office technologies

From: Mary K. Cooperwasser [mcooperw@emich.edu]

Sent: Monday, July 19, 2010 9:44 AM

To: JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org; TDerezinski@a2gov.org; CTaylor@a2gov.org; SKunselman@a2gov.org;

MHiggins@a2gov.org; MTeall@a2gov.org; CHohnke@a2gov.org; MAnglin@a2gov.org

Cc: cityclerk@a2gov.org; Kyle V. Mazurek

Subject: Support for Zinberman's Expansion

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In short, Zingerman's thoughtful expansion – a compromise incorporating the Annex and retaining the unique nature of the deli – allows for the responsible growth of both Zingerman's and the downtown area.

In this time of unprecedented economic hardship for families, this community and the state of Michigan, it is my opinion that it is irresponsible not to support growth of this incredible Ann Arbor success story of great business. For these reasons and others, I encourage your thoughtful consideration and support of this tremendous economic development opportunity that, if approved, will substantially benefit the community as a whole.

Sincerely,

Mary K. Cooperwasser
3285 Cottontail Ct.
Ann Arbor, MI 48103
mcooperw@emich.edu

From: Karen Gates [kgates@umich.edu]
Sent: Monday, July 19, 2010 9:46 AM
To: JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org; TDerezinski@a2gov.org; CTaylor@a2gov.org; SKunselman@a2gov.org; MHiggins@a2gov.org; MTeall@a2gov.org; CHohnke@a2gov.org; MAnglin@a2gov.org
Cc: cityclerk@a2gov.org; Kyle V. Mazurek
Subject: support for Zingerman's proposed expansion and brownfield redevelopment plan

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3285 Cottontail Ct.
Ann Arbor, MI 48103
mcooperw@emich.edu

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Sent: Monday, July 19, 2010 9:46 AM
To: JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org; TDerezinski@a2gov.org; CTaylor@a2gov.org; SKunselman@a2gov.org; MHiggins@a2gov.org; MTeall@a2gov.org; CHohnke@a2gov.org; MAnglin@a2gov.org
Cc: cityclerk@a2gov.org; Kyle V. Mazurek
Subject: support for Zingerman's proposed expansion and brownfield redevelopment plan

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For these reasons and others, I encourage your thoughtful consideration and support of this tremendous economic development opportunity that, if approved, will substantially benefit the community as a whole.

Sincerely,
Karen E. Gates
834 Starwick Dr.
Ann Arbor, MI 48105

From: white@a2growbiz.org [white@a2growbiz.org]
Sent: Monday, July 19, 2010 9:47 AM
To: JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org; TDerezinski@a2gov.org; CTaylor@a2gov.org; SKunselman@a2gov.org; MHiggins@a2gov.org; MTeall@a2gov.org; CHohnke@a2gov.org; MAnglin@a2gov.org
Cc: cityclerk@a2gov.org; Kyle V. Mazurek
Subject: Support of Zingerman's Proposed Deli Expansion & Brownfield Redevelopment Plan

Dear Mayor Hieftje and Ann Arbor City Council Members,

I am writing to express strong support for Zingerman's proposed deli expansion and brownfield redevelopment plan.

Zingerman's is a locally owned, nationally renowned, responsible and generous corporate citizen with deep Ann Arbor roots. It has repeatedly demonstrated its commitment to this community and its citizens through continued investment in our area and generous philanthropic support of efforts aimed at community betterment. Zingerman's is, in every sense, a community partner and one of Ann Arbor's most valuable assets.

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Sincerely,
Lanny White

Lanny White, Director
GrowBiz.Org
Business Development Navigators
Ann Arbor USA
white@A2GrowBiz.Org
(734) 476-3421
<http://A2GrowBiz.Org>

<<< **CHECK OUT OUR NEW WEBSITE**

From: nancyvvan@aol.com [nancyvvan@aol.com]
Sent: Monday, July 19, 2010 10:53 AM
To: JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org; TDerezinski@a2gov.org; CTaylor@a2gov.org; SKunselman@a2gov.org; MHiggins@a2gov.org; MTeall@a2gov.org; CHohnke@a2gov.org; MAnglin@a2gov.org
Cc: cityclerk@a2gov.org; Kyle V. Mazurek
Subject: Zingerman Expansion

Dear Mayor Hieftje and Ann Arbor City Council Members,

I am writing to express strong support for Zingerman's proposed deli expansion and brownfield redevelopment plan.

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In short, Zingerman's thoughtful expansion – a compromise incorporating the Annex and retaining the unique nature of the deli – allows for the responsible growth of both Zingerman's and the downtown area.

For these reasons and others, I encourage your thoughtful consideration and support of this tremendous economic development opportunity that, if approved, will substantially benefit the community as a whole.

Sincerely,

Nancy C. Yvanauskas

From: Chris Sing [csing@wgdandco.com]

Sent: Monday, July 19, 2010 11:00 AM

To: JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org; TDerezinski@a2gov.org; CTaylor@a2gov.org; SKunselman@a2gov.org; MHiggins@a2gov.org; MTeall@a2gov.org; CHohnke@a2gov.org; MAnglin@a2gov.org

Cc: cityclerk@a2gov.org; Kyle V. Mazurek

Subject: Support for Zingerman's Deli Expansion

Dear Mayor Hieftje and Ann Arbor City Council Members,

I am writing to express strong support for Zingerman's proposed deli expansion and brownfield redevelopment plan.

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Sincerely,

Christine Sing, CPA MBA

Director

Wright Griffin Davis & Co., PLLC

*555 Briarwood Circle; Suite 300
Ann Arbor, Michigan 48108
Phone: (734) 761-2005, x330
Fax: (734) 761-3856*

From: Debra Berman [berman@dynedge.com]
Sent: Monday, July 19, 2010 11:43 AM
To: JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org;
TDerezinski@a2gov.org; CTaylor@a2gov.org; SKunselman@a2gov.org; MHiggins@a2gov.org;
MTeall@a2gov.org; CHohnke@a2gov.org; MAnglin@a2gov.org
Cc: cityclerk@a2gov.org; Kyle V. Mazurek
Subject: Zingerman's expansion

Dear Mayor Hieftje and Ann Arbor City Council Members,

I am writing to express strong support for Zingerman's proposed deli expansion and Brownfield redevelopment plan.

Zingerman's is a locally owned, nationally renowned, responsible and generous corporate citizen with deep Ann Arbor roots. It has repeatedly demonstrated its commitment to this community and its citizens through continued investment in our area and generous philanthropic support of efforts aimed at community betterment. Zingerman's is, in every sense, a community partner and one of Ann Arbor's most valuable assets.

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In short, Zingerman's thoughtful expansion – a compromise incorporating the Annex and retaining the unique nature of the deli – allows for the responsible growth of both Zingerman's and the downtown area.

For these reasons and others, I encourage your thoughtful consideration and support of this tremendous economic development opportunity that, if approved, will substantially benefit the community as a whole.

It is my firm belief that Zingerman's is history in the making and to curtail that effort in the interest of preserving a small piece of the obsolete past is not in the best interest of the Ann Arbor Community as a whole.

Debra Berman
Dynamic Edge, Inc
734.975.0460 x147
www.dynedge.com

From: Rebecca Anderson [Rebecca.Anderson@altarum.org]

Sent: Monday, July 19, 2010 1:25 PM

To: 'JHieftje@a2gov.org'; 'ssmith@a2gov.org'; 'Sbriere@a2gov.org'; 'SRapundalo@a2gov.org'; 'TDerezinski@a2gov.org'; 'CTaylor@a2gov.org'; 'SKunselman@a2gov.org'; 'MHiggins@a2gov.org'; 'MTeall@a2gov.org'; 'CHohnke@a2gov.org'; 'MAnglin@a2gov.org'

Cc: 'cityclerk@a2gov.org'; Kyle V. Mazurek

Subject: Zingerman's Deli Expansion

Dear Mayor Hieftje and Ann Arbor City Council Members,

I am writing to express strong support for Zingerman's proposed deli expansion and Brownfield Redevelopment Plan.

Zingerman's is a locally owned, nationally renowned, responsible and generous corporate citizen with deep Ann Arbor roots. It has repeatedly demonstrated its commitment to this community and its citizens through continued investment in our area and generous philanthropic support of efforts aimed at community betterment. Zingerman's is, in every sense, a community partner and one of Ann Arbor's most valuable assets.

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For these reasons and others, I encourage your thoughtful consideration and support of this tremendous economic development opportunity that, if approved, will substantially benefit the community as a whole.

Sincerely,

Rebecca Anderson
501 Huronview Blvd.
Ann Arbor, MI 48103

From: Tom Harrison [tharrison@michiganladder.com]

Sent: Monday, July 19, 2010 2:57 PM

To: JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org; TDerezinski@a2gov.org; CTaylor@a2gov.org; SKunselman@a2gov.org; MHiggins@a2gov.org; MTeall@a2gov.org; CHohnke@a2gov.org; MAnglin@a2gov.org

Cc: cityclerk@a2gov.org; Kyle V. Mazurek
Subject: Zingerman's Expansion

Dear Mayor Hieftje and Ann Arbor City Council Members,

I am writing to express strong support for Zingerman's proposed deli expansion and brownfield redevelopment plan.

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For these reasons and others, I encourage your thoughtful consideration and support of this tremendous economic development opportunity that, if approved, will substantially benefit the community as a whole.

Sincerely,

Tom Harrison
Michigan Ladder Company
P.O. Box 981307
12 East Forest Avenue
Ypsilanti, MI 48198
Office: (734) 482 - 5946
Fax (734) 482 - 8424

From: Lou Belcher [belcherld@yahoo.com]

Sent: Monday, July 19, 2010 4:13 PM

To: JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org; TDerezinski@a2gov.org; CTaylor@a2gov.org; SKunselman@a2gov.org; MHiggins@a2gov.org; MTeall@a2gov.org; CHohnke@a2gov.org; MAnglin@a2gov.org

Cc: cityclerk@a2gov.org; Kyle V. Mazurek

Subject: Support of Zingerman's Proposed Deli Expansion & Brownfield Redevelopment Plan

Support of Zingerman's Proposed Deli Expansion & Brownfield Redevelopment Plan

TO:

JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org;
TDerezinski@a2gov.org; CTaylor@a2gov.org; SKunselman@a2gov.org;
MHiggins@a2gov.org; MTeall@a2gov.org; CHohnke@a2gov.org; MAnclin@a2gov.org

COPY:

cityclerk@a2gov.org; kyle@a2ychamber.org

MESSAGE:

Dear Mayor Hieftje and Ann Arbor City Council Members,

I am writing to express my very strong support for Zingerman's proposed deli expansion and brownfield redevelopment plan.

Zingerman's is an anchor of our central core as well as one of Ann Arbor's iconic attractions. I well remember that one of my first jobs as a new city councilmember in 1974 was to help Chuck Muir navigate the hurdles of converting the unused and junk filled railroad station into the Gandy Dancer over the objections of some members of the local historical district commission. Look at the number of people that have enjoyed the station over the past 34 years. Zingerman's too will be able to attract many new patrons in the next 34 years with this renovation. I, and many of my colleagues, have reviewed the plans for this redevelopment and they are, in my opinion, a marked improvement over the existing property.

Historical preservation is a relative thing as the Lord Mayor of our sister city, Tübingen pointed out as we looked at the old greyhound bus station on Huron street and he asked how old it was (as it was being considered as an historical landmark) I said about 50 years old. He said "we don't even consider a building historical unless it is at least 500 years old" (of course Tübingen is 932 years old).

Please remember that today's "new" Zingerman's will be the historical icon in 50 years not 500.

And as Ann Arbor's oldest surviving mayor I believe I have earned the right to put another two cents in the pot. We created the DDA over 30 years ago to insure that the central core of the city would always have the means to remain strong and vibrant. We saved the Michigan theater and helped create the Hands-On-Museum and the Summer Festival. You now have the responsibility to plan and execute the future of our central core as it morphs from retail into an office and entertainment center. Every project you consider for the core will have a long term impact as those mentioned above have had. And one more favor.....in addition to approving the Zingerman's site plan.....please don't continue to use the DDA's tax revenue as a general fund supplement. And one last thing.....Thank you for

your service to our city...it is a tough job

Lou Belcher



Think Local First

July 19, 2010

Dear City Council, Mayor Heiftje, Mr. Fraser and Ms. Beaudry:

I am writing in support of approving the proposed expansion of Zingerman's Delicatessen. Zingerman's has been an anchor for the Kerrytown District almost since the day they opened in 1982. At that time they made about 2,000 sandwiches a year. Today they produce over 300,000 sandwiches using the same space. It has become critical that they obtain larger space in order for them to service our community and the plethora of visitors they host each year. Without this expansion, we fear they may be forced to relocate their business. This would be detrimental to our community.

Zingerman's Community of Businesses has made it their mission to give back 10% of their profits to non-profits. In fact, Food Gather's was formed as a result of this commitment. Ann Arbor would simply not be the unique, vibrant, interesting and magnet that it is without the direct contributions of Zingerman's to our community.

I am hopeful that the city will support this request that is vital to the continued success of the Kerrytown area and the city in general. Please don't turn your back on a local independently owned business that has never turn their back on its community.

Sincerely,

Ingrid Ault
Executive Director

From: Lizzie Burt
To: mcrosbie@annarborchamber.org
Subject: I support Zingerman's expansion
Sent: Jul 19, 2010 5:01 PM

Please record my support for Zingerman's expansion. I am a resident of Ann Arbor, and I believe that an expansion of this wonderful community gem will benefit our fair city, not to mention its citizens.

Elizabeth R. Burt

Elizabeth Burt
Culinary Arts Specialist
University of Michigan
MHealthy Wellness & Health Improvement Services
East Ann Arbor Health Center
4260 Plymouth Rd.
Ann Arbor, MI 48109-2706
phone: 734 761 4349
www.mhealthy.umich.edu

E-MAIL eburt@med.umich.edu
<http://www.mhealthy.umich.edu>

Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues

Sent from my Verizon Wireless BlackBerry


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File #:	10-0740	Version: 1	Name:	Support for Zingerman's Deli expansion Site Plan
Type:	Resolution		Status:	Passed
File created:	7/19/2010		In control:	City Council
On agenda:	7/19/2010		Final action:	7/19/2010
Enactment date:	7/19/2010		Enactment #:	R-10-269
Title:	Resolution In Support of the Zingerman's Delicatessen Expansion Site Plan Notice to Proceed			
Sponsors:	Christopher Taylor , Tony Derezinski , Sandi Smith			

[History \(1\)](#)
[Text](#)

Title

Resolution In Support of the Zingerman's Delicatessen Expansion Site Plan Notice to Proceed

Body

Whereas, Deli Partners, LLC has submitted the Zingerman's Deli Expansion Site Plan for approval by the City;

Whereas, the Zingerman's Deli Expansion Site Plan is in the Old Fourth Ward Historic District, and performance of work on the site requires approval from the Historic District Commission following Council approval of the site plan;

Whereas, Council acknowledges that under state law the Historic District Commission alone decides whether or not a project satisfies the requirements for a Notice to Proceed;

Whereas, Zingerman's Deli has operated in the same location at East Kingsley and Detroit Streets since 1982, and is a unique, internationally-known business, that enhances the quality of life in Ann Arbor, serving the citizens of Ann Arbor and bringing visitors to the community;

Whereas, Zingerman's Deli has dedicated itself to Ann Arbor, as shown by its commitment to causes in the community, as well as its decision to remain at its current location, despite its national reputation and opportunity to expand to other locations; and

Whereas, City Council desires to recognize the significant contribution that Zingerman's Deli has made to the community over the years, and to support the continued growth and success of the Zingerman's Community of Businesses in and around Ann Arbor;

RESOLVED, That City Council supports the efforts of Deli Partners, LLC to reasonably expand Zingerman's Deli at its longstanding location at the corner of East Kingsley and Detroit Street;

RESOLVED, That City Council believes that the expansion of Zingerman's Deli is a major improvement program that will be of substantial benefit to the community for the reasons stated in this resolution;

RESOLVED, That City Council respectfully requests that the Historic District Commission consider this resolution during its deliberations as some evidence that the Zingerman's Deli site expansion will be of substantial benefit to the Ann Arbor community; and

RESOLVED, That City Council directs the City Clerk to transmit this resolution to the Historic District Commission.

Sponsors: Taylor, Derezinski and Smith