

From: [Scanlon, Amy](#)
To: [Scanlon, Amy](#)
Subject: FW: St. Francis House development project
Date: Monday, August 22, 2011 9:12:33 AM

From: Stuart Levitan [mailto:stuartlevitan@sbcglobal.net]
Sent: Friday, August 19, 2011 5:54 PM
To: Art & Sue Lloyd
Cc: Scanlon, Amy
Subject: Re: St. Francis House development project

From: Art & Sue Lloyd <artsuelloyd@gmail.com>
Date: August 19, 2011 3:05:58 PM CDT
To: Marsha Rummel <district6@cityofmadison.com>
Subject: St. Francis House development project

Hi, Marsha,

Sorry to have missed you just now via the phone. I'm writing in support of SFH's proposed development and hope that you will lend it your support also. I know that it is a developer who is doing the plans but for shorthand purposes let me just ID it as SFH's project. BTW, I'm sure you know this but I was the Chaplain at SFH from '68-'77.

Briefly my reasons include:

1. The appropriateness of SFH's ministry in this place. I think SFH's present building goes back to the late '20s. It is every bit as historic as its neighbor, LMC. And I think SFH has been a progressive presence in this place. By moving the original chapel up next to LMC they make possible more space between LMC and the high-rise housing. The costs of moving the chapel elsewhere would be prohibitive, I'm sure.
2. The new plans will preserve what SFH always has had: a quiet, inviting, meditative space as well as a space and ministry that responds to the university community in a variety of ways. I've heard that there have been complaints about loss of green space but there is ample green space right across University Ave, it seems to me - and the new plans include some green space in front.
3. It's also clear to me that to support campus ministry financially on near-campus sites requires many of them to go the route of selling land for housing or university-related business - so the Wesley Center, Pres House and St. Paul's Catholic Center (and campus ministry centers elsewhere, that I am aware of). Also, unlike Pres House SFH will return the land it sells to the tax rolls. I don't know what LMC has done with the million dollars or whatever they got from the sale of land for the Grand Central development but I assume that has supported

their ministry too. So to say the least it seems hypocritical to me for them to oppose another ministry's opportunity to do the same.

4. Housing on campus is still in demand, especially as neighborhoods like mine (in the Village Cohousing Community, near Meriter) are moving away from student rental to home ownership. Such high rise, energy-efficient in-fill housing is more sustainable than building housing elsewhere. SFH also seems to me to have responded sensitively to LMC's desire not to be shadowed by a building as high as the original plan called for, and by placing the Chapel between LMC and the high rise.

5. Finally, I am well aware that there are a lot more Lutherans around than Episcopalians - and that LMC has done a very effective job of mobilizing their supporters in opposition to the SFH project! One might even say they play hard ball very well! If they had legitimate complaints, it seems to me that the new plans respond sensitively to those concerns. I hope that the various commissions that review this project, in addition to the Common Council, will give the SFH project a fair hearing on its merits - which it seems to me are many.

I would welcome an opportunity to amplify these thoughts via a phone conversation and can be reached at 256-7250. I hope to be at the Landmarks Commission meeting Monday but will be out of town in September so will miss the other relevant hearings.

Thanks for your consideration.

Art