



December 16, 2011

Mr. Brad Murphy
215 Martin Luther King Jr. Blvd
Rm. LL-100, Municipal Bldg
Madison, WI 53710

RE: St. Paul's Catholic Center & Residential College Redevelopment
723 State Street

Dear Brad,

Over the past year, we here in FP&M have met with the design team for the St. Paul's redevelopment project to review the project design and impact to the university properties in the area. We understand the project is now moving through its city zoning approval process. As a good neighbor, we continue to support the overall goals of the project as long as the following concerns are addressed:

- 1) We would like to review the construction staging plans to assure the university's needs are met in serving the Fitch Court area university buildings and any impacts the staging may have on access to the Memorial Library. We are concerned that major construction traffic and deliveries are being directed to Fitch Court via University Avenue as the "Primary Delivery" point for the building construction and may block access to our parking and delivery areas. We request that construction delivery access specifically not be through university parking lots which is "private" property. Construction deliveries also can not block the service access on the north side of the UW Extension building that serves as our loading dock for this facility. Close coordination will be necessary at all times to advert any issues throughout construction.
- 2) We also encourage close coordination with the owners and occupants of the University Bookstore facilities. These are not university owned properties but university entities do lease space in these buildings. Pedestrian access along the north side and into the building are critical.
- 3) We are currently in process of planning for the demolition of the storefronts along University Avenue which may conflict with the construction coordination for the proposed St. Paul's project. No specific timeline for construction or detailed coordination has been provided to the university to date.
- 4) We need to understand the final service delivery and access plans for St. Paul's especially as they relate to Fitch Court, south of the project site. This area is currently in planning for the Music Performance facility on the south end of the block which removes access to Fitch Court from University Avenue. Any work in this area may also impact our ability to service the Chazen Museum of Art as well as our neighbors in Pres House.
- 5) We have not seen a detailed plan for bicycle and moped parking for the building and are concerned about impacts to Fitch Court and the State Street Mall area related to these modes of transportation.
- 6) We agree with the Landmarks Commission and city staff that a more unified approach to the architectural design would be more appropriate.

Please let me know if you have any questions.

Gary A. Brown, FASLA
Director, Campus Planning & Landscape Architecture

Xc: Mark Landgraf, Robert Shipley, Father Eric Nielsen, Alder Scott Resnick

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