

May 23, 2011

Dear Urban Design Commission,

We are writing to express our concerns about the proposed development on the St. Francis House Property.

While we are happy that St. Francis House is exploring development options, we believe that the current proposal is harmful to Luther Memorial Church and to the atmosphere of that part of University Ave.

Our concerns are multifold, however we wish to specifically bring to your attention our concerns about Luther Memorial light and access, and the block's sense of place.

### *Light*

Both our children attended the Luther Memorial Preschool, a brightly lit, sunny space in the Sunday School wing lower level. Our understanding is that the proposed development will likely plunge the pre-school into near permanent shadow. A pre-school, or any school for that matter, lacking direct sunlight is a sorry space indeed, and is not one that we or anyone would seek out for their children.

We attend 8 am service at Luther Memorial Church. The morning light streaming through the nave's windows is one of the joys of early service. We imagine that few buildings in the midwest capture morning light as does the nave of Luther Memorial Church. This beautiful atmosphere is available to any who wander in during the early morning hours any day of the week. Our understanding is that the proposed development would block much our early morning sunlight (pre- 9 am). This would be a loss not just for us or our congregation, but also for anyone in Madison or the midwest who values the special interplay between beautiful structures and the morning light.

### *Access*

We are concerned that the proposal will limit access to Luther Memorial Church. Our front doors are located on University Ave. However, the rear entrances of Luther Memorial Church are the only vehicle drop-off and pick-up entrances. The rear entrances are located in the back alley which already is beginning to feel like a congested slot canyon. The existing tall structures in conjunction with heavy foot, bicycle, moped, and vehicle traffic on the narrow, one-way alley make access to the rear doors difficult, and sometimes scary. An additional tall building will add to that claustrophobic-like feeling of being in a hard-to-traverse narrow canyon.

### *Place*

Madison is fortunate to host UW-Madison campus. The old campus in particular, with its green spaces and elegant buildings offers a sense of history, quiet, and special place that is hard to find any more. We feel that the Luther Memorial/St. Francis block offers

the same feeling, especially after driving down University Ave, having just passed all the new concrete and glass.

We wanted to express our concerns in person at your meeting, but because we can not attend on May 25, we put our thoughts in writing for you.

Thank you for considering our opinions.

Sincerely,

Charlene Drumm and Loren Denlinger  
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