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From: Theodora Zehner [mailto:theodora@chorus.net]

Sent: Wednesday, March 14, 2012 11:28 PM

To: King, Steve; Rummel, Marsha; Schmidt, Chris; erics@cow.s.org;

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Subject: Support the Block 100 Foundation Proposal

Dear Commissioners Murphy, Rummel, King, Fey, Sundquist, Heifetz, Rewey, Cantrell, Andrzejewski, Hamilton-Nisbet, Finnemore:

I have written before to express my support of the Block 100 Foundation Proposal but cannot attend the next commission meeting. In lieu of being unable to register my support on Monday night, I am writing to you again.

I am pleased that an agreement has been made about the redevelopment of State Street, but am greatly concerned that the Frautschi wishes to have a park will be dashed.

This is an incredible opportunity for the city to embrace. Cities have parks. They are breathing zones. The other contemporary buildings on that corner are and will be massive. This is a very contextual solution to that particular corner, which is a small corner by big city standards (the contrast could be Park Street and University Avenue = a much larger intersection).

We also need to recognize this is a donation. A donation! How lucky we are to have people who care enough about our city to donate \$10 million. Yes. They have a right to say what they want done with their money, and they have generously compromised their original proposal and paid attention to the voices of others.

Another important aspect for approval is their willingness to turn over future revenues to Overture . . . an estimated \$200,000 annually. Additional revenues will enrich the city's tax base - another \$1 million. No public funding!

To my mind this is a win-win situation for Madison. We need to look at the future. Cities grow, expand, change, evolve. We can have a downtown area that sparkles, shines, and says we are an important, forward thinking city. We can build on our past as well as embrace the future. We are progressive! - or should be.

Sincerely,

Theodora Zehner
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