

July 13, 2005

Mr. Brad Murphy  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

Re: Letter of Intent  
Blackhawk Church

Dear Mr. Murphy:

On behalf of Blackhawk Church., we are pleased to submit the first SIP submittal for the creation of the Blackhawk Church Town Center. This submittal creates the relocation opportunity for the Blackhawk Church facility, the anchor tenant of the town center, and is consistent with the General Development Plan submitted on May 11, 2005.

The following plan, plat, application, and zoning text are submitted for staff, plan commission, and council review and approval. The design and development team is excited to continue the development and implementation process for this unique mixed use center.

Submittal Contents:

	SIP Location Plan
	Blackhawk GDP Plan
C1.1	Plan A Site Plan
C1.2	Plan A Site Grading and Erosion Control Plan
C1.3	Plan A Site Utility Plan
C1.4	Plan B Site Site Plan
C1.5	Plan B Grading and Erosion Control Plan
C1.6	Plan B Site Utility Plan
C1.7	Detention Basin
C1.8	Details
	Landscape Plan Plan A
	Landscape Plan Plan B
007	Lower Level Site Plan – Plan A
008	Upper Level Site Plan – Plan A
009	Site Plan – Plan B
010	Site Signage
E001	Plan A Site Lighting
E002	Plan B Site Lighting
200	Lower Level Floor Plan
201	First Floor Plan
400	Exterior Elevations
401	Exterior Elevations
402	Exterior Elevations
404	Exterior Elevations

Applicant/Owner:

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Design Team:

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*Landscape Architecture:*

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#### Development Information:

Blackhawk Church Town Center is located within the Elderberry Neighborhood at the intersection of Mineral Point Road and South Point Road (See attached document for precise location maps).

#### Project Schedule:

Phase One Public Improvement Construction Fall 2005

#### Project Narrative:

The Blackhawk Church forms the anchor tenant and cornerstone element for the implementation of the vision framed within The Blackhawk Church Town Center General Development Plan. This new GDP was designed to create the neighborhood center and employment district envisioned in the Elderberry Neighborhood Plan, while accommodating the relocation of the Blackhawk Church. Placed within a framework of pedestrian oriented buildings, walkable streetscapes, and interconnected streets, this combined town center will offer a unique and vibrant mixed use destination within the growing Westside of Madison.

The relocation of Blackhawk Church to a landmark facility forms the first component of the town center and will function as the anchor tenant within the development. The attached plans and elevations cover the 9 acre church site including the phase one church building, landscaping plans, site details, and construction components of the Specific Implementation Plan.

The concept for this site was to create a focal point visually accessible from Mineral Point Road, yet remaining as a pedestrian focused anchor use for the town center within a network of street, sidewalk, and path connections to the adjoining uses. Through the use of high quality architecture and materials, this site sets the stage for a unique multi-service worship experience; as well as, setting a high mark for future buildings and site design.

Parking within the site will be accommodated through a combination of surface, structured, and shared parking and will be accented through the continued use of transit and private busing already utilized at the existing church site. While it is the intent of the church to build a parking structure on-site so as to minimize reliance on surface parking and to maximize the potential for shared parking; the financial implications of constructing the church to a high level of materials and designs may require a phased installation of the parking deck. Option A (see attached site plans) shows the full build-out of the parking structure and may be built as part of the initial construction. In the event that the economic impact of constructing the church exceeds the ability to supply the parking as part of the initial construction Option B (see attached) highlights the initial installation that will be utilized.

The church recognizes that the parking deck is vital to the continued growth of their facilities, as well as the ability to construct the adjoining parcels to the desired higher density. In the event that Option B is utilized as an interim site construction plan, the Church offers the following requirements detailing specific triggers for the construction of the upper parking deck:

- 1.) The lower level of the parking deck, including concrete pad, foundations, and pier bases will be installed as part of the initial construction, so as to ease the construction of the full parking deck and as an assurance that the design and facilitation of the deck is included as part of the initial construction.
- 2.) Prior to the recording of any SIP amendments detailing an addition to the church facility, the church will be required to begin the construction of the site and parking ramp to Option A standards.
- 3.) Prior to the recording of any SIP documents for the construction of buildings on the adjoining Sites 6, 7, and 9, the church will be required to begin the construction of the site and parking ramp to Option A standards.

We look forward to working with you and your staff on this plan and the development of a unique place on the west side of Madison.

Thank you for your time in reviewing this project.