

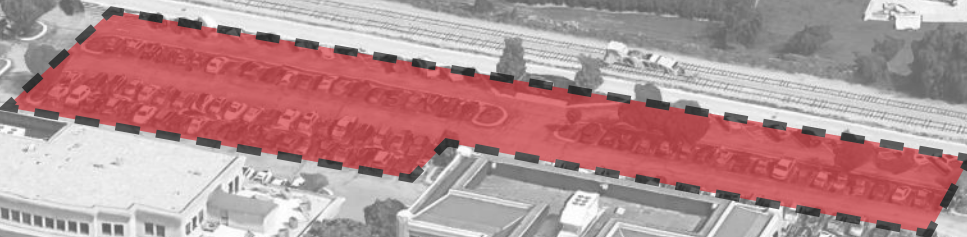


740 REGENT STREET

MADISON, WI

CONCEPT DESIGN

APRIL 26TH, 2022





LEGEND

- RESIDENTIAL + RETAIL
- SPORTS ARENA
- OFFICE + INSTITUTIONAL
- RETAIL/COMMERCIAL
- HEALTH CARE
- HOTEL
- SCHOOL

EXISTING SITE PHOTOS





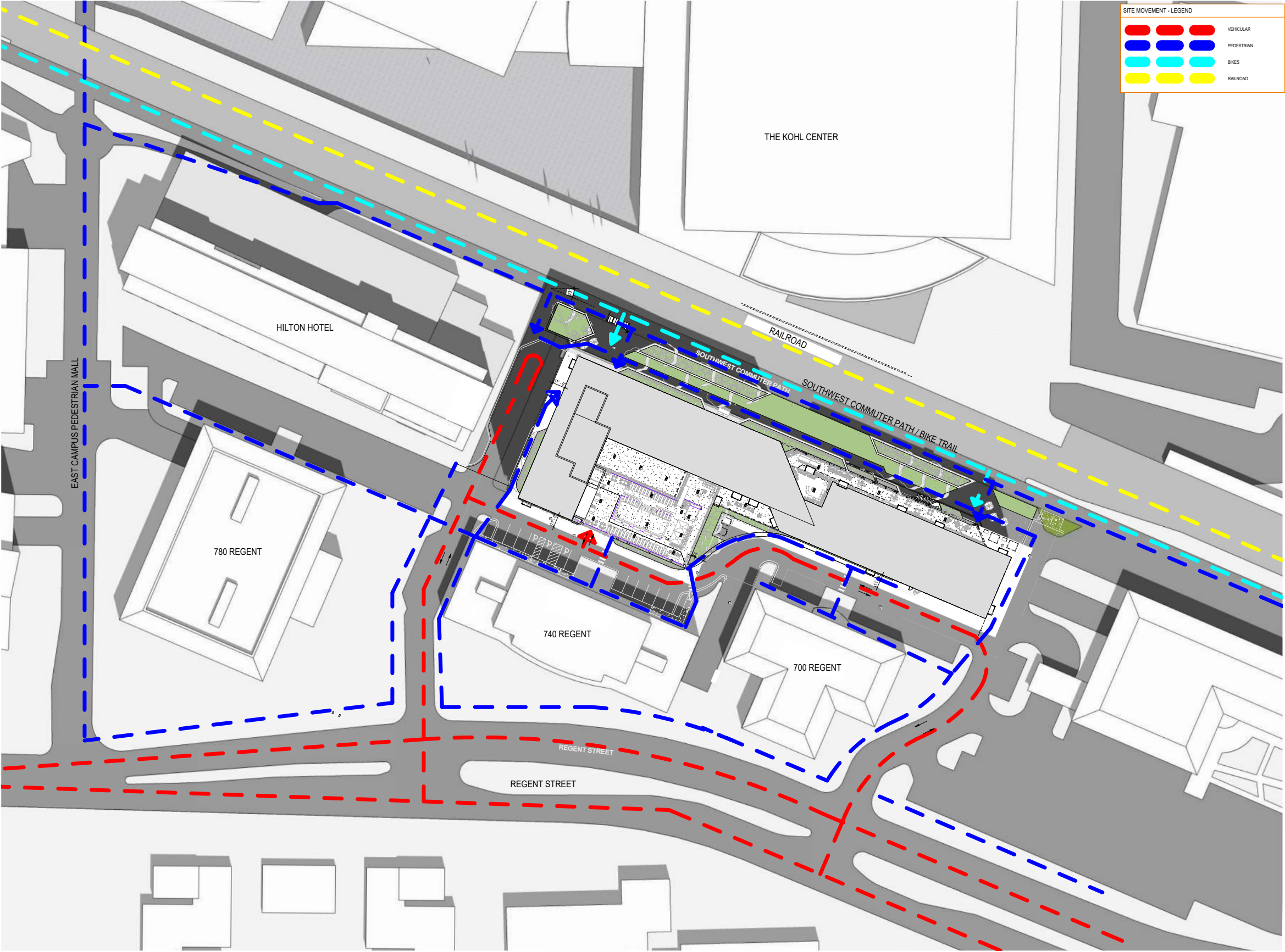


- OF APPROXIMATELY 2 ACRES OF PROJECT DISTURBANCE, 0.4 ACRES OR APPROXIMATELY 20% IS CITY OWNED REAL ESTATE OF WHICH **70% IS BEING CONVERTED TO LANDSCAPING**, A SIGNIFICANT INCREASE FROM THE CURRENT CONDITION OF 10% LANDSCAPING
- STORMWATER DETENTION REDUCES FLOODING AND EROSION DOWNSTREAM
- SOLVING EXISTING **BROWNFIELD SITE** WITH REMEDIATION AND **DEVELOPER INVESTMENT IN EXCESS OF \$500,000**

BUILDING BACK SMART & SUSTAINABLE = SITE DEVELOPMENT THAT SOLVES FOR MULTIPLE PARKING USES (CURRENT + FUTURE) IN ONE STRUCTURE, WITHOUT VISIBLE PARKING AT GRADE, AND THE CONVERSION OF SURFACE PARKING TO GREEN SPACE:

- HOTEL PARKING
- 700 + 740 REGENT STREET OFFICE BUILDINGS
- KOHL CENTER EVENTS
- RESIDENTIAL PARKING

CONNECTIVITY & SITE CIRCULATION MAP





NOTE | ALL BUILDING SIGNAGE LOCATIONS SHOWN AS DRAFT



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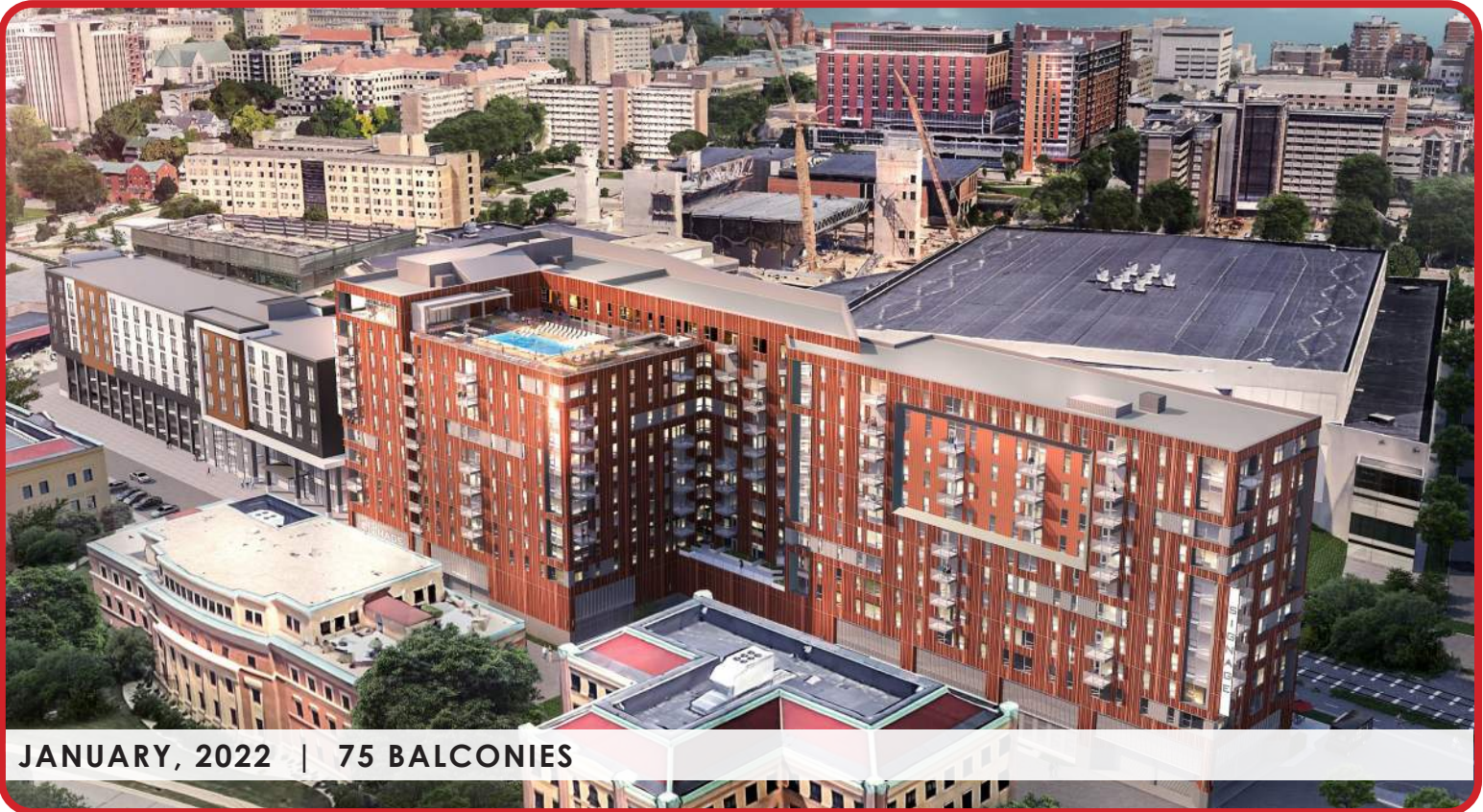


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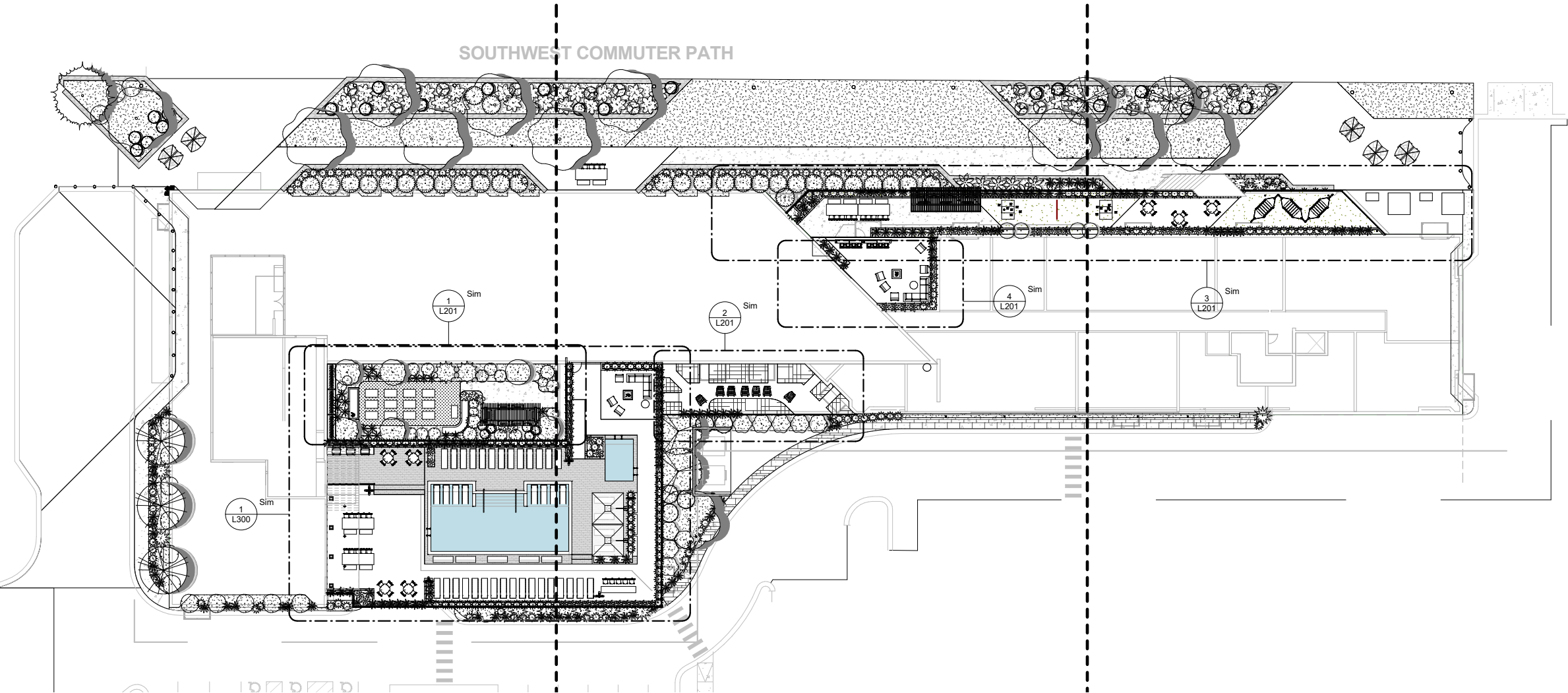
ARTICULATION PROGRESSION | BALCONIES



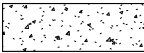
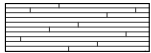
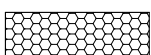




LANDSCAPE | PLANTING PLAN



GRAPHIC LEGEND:

 CONCRETE, TYP.	 WOOD TILES, 24" X 24"
 HARDWOOD MULCH, SHREDDED (SEE SPEC)	 TURFGRASS, SOD, IRRIGATED (SEE SPEC)
 PAVER #1, TYP (SEE SPEC)	 PLANTING AREAS: ROCK MULCH #1 W/FABRIC UNDERLAYMENT
 SYNTHETIC TURF (SEE SPEC)	 GREEN ROOF TRAY SYSTEM (SEE SPEC)

LANDSCAPE | PLANTING SCHEDULE

2125.04 Trinitas Landscape Requirements						
2125.04 - 740 Regent Street						
City of Madison, Wisconsin Landscape Requirements						
Total Square Footage of Developed Area:	Site Area	50,900	-	Building Footprint at Grade	33,875=	17025
Total Landscape Points Required:		17,025 /300 =	56.75	x 5 =	283.75	
		Credits/ Existing Landscaping		New/ Proposed Landscaping		
Plant type/ Element	Minimum Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory Deciduous Tree	2.5" Caliper	35			1.00	35.00
Tall Evergreen Tree	5-6' Tall	35				-
Ornamental Tree	1.5" Caliper	15			3	45
Upright Evergreen Shrub	3-4' Tall	10			2	20
Shrub, Deciduous	#3 Gallon Container Size, Min. 12-24"	3			14	42
Shrub, Evergreen	#3 Gallon Container Size, Min. 12-24"	4			11	44
Ornamental Grasses Perennials	#1 Gallon Container Size, Min. 8-18"	2			87	174
Ornamental/Decorative Fencing or Wall	n/a	4 per 10 lineal feet			0	0
Existing Significant Specimen Tree	Minimum Size 2.5" caliper. Trees must be within developed area and cannot comprise of more than 30% of total required points.	14 per caliper inch. Max points per tree: 200				0
Landscape Furniture for Public Seating and/or Transit Connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 per "seat			0	0
Subtotals					118.00	360
		Total Points Provided:		360		

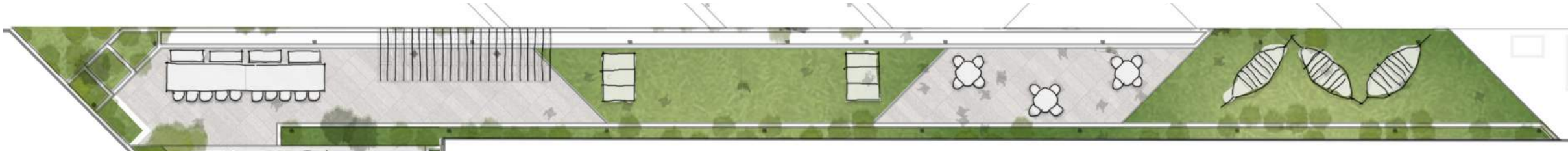
PROPOSED PLANT SCHEDULE:

IMG	QTY	SYM	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	COMMENTS
TREES						
	10	AUT GOL	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	3" CAL. MIN., 8-10' HT.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
	1	GRE MOU	GREEN MOUNTAIN SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	2.5" CAL. MIN., 8' HT. MIN.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
	1	SEN LIN	SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	2.5" CAL. MIN., 8' HT. MIN.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
12 PERENNIALS/GROUNDCOVERS/GRASSES						
	5	AUG MOO	AUGUST MOON HOSTA	HOSTA AUGUST MOON	1 GAL, 8-18" MIN. HT. @ PLANTING	CONTAINER
	9	BAB JOE	BABY JOE PYE WEED	EUTROCHIUM DUBIUM 'BABY JOE'	1 GAL, 8-18" MIN. HT. @ PLANTING	CONTAINER
	65	BIC SED	BICKNELL SEDGE	CAREX BICKNELLI	1 GAL, 8-18" MIN. HT. @ PLANTING	CONTAINER
	2	BIK GER	BIKOVO GERANIUM	GERANIUM X CANTABRIGIENSE 'BIKOVO'	1 GAL, 8-18" MIN. HT. @ PLANTING	CONTAINER
	21	BLA EYE	BLACK EYED SUSAN	RUDBECKIA HIRTA	1 GAL, 8-18" MIN. HT. @ PLANTING	CONTAINER
	22	CIN FER	CINNAMON FERN	OSMUNDIA CINNAMOMIUM	1 GAL, 8-18" MIN. HT. @ PLANTING	CONTAINER
	164	FOX SED	FOX SEDGE	CAREX STIPATA	1 GAL, 8-18" MIN. HT. @ PLANTING	CONTAINER
	2	GRE CAR	GREEN CARPET PACHYSANDRA	PACHYSANDRA TERMINALIS 'GREEN CARPET'	1 GAL, 8-18" MIN. HT. @ PLANTING	CONTAINER
	60	PRA SMO	PRAIRIE SMOKE	GEUM TRIFLORUM	1 GAL, 8-18" MIN. HT. @ PLANTING	CONTAINER
	9	PUR CON	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL, 8-18" MIN. HT. @ PLANTING	CONTAINER
	12	RUS SAG	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	1 GAL, 8-18" MIN. HT. @ PLANTING	CONTAINER
	156	STA OVA	STANDING OVATION LITTLE BLUE STEM	SCHICHYRIUM SCOPARIUM 'STANDING OVATION'	1 GAL, 8-18" MIN. HT. @ PLANTING	CONTAINER
	4	WIL GIN	WILD GINGER	ASARUM CANADENSE	1 GAL, 8-18" MIN. HT. @ PLANTING	CONTAINER
531						

IMG	QTY	SYM	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	COMMENTS
ORNAMENTAL TREES						
	5	AUT BRI	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	1.5" CAL. MIN, 6'-8' HT. & 4'-5' SP.	B&B OR CONTAINER, FULL & MATCHED STRAIGHT LEADER
5 EVERGREEN SHRUB						
	6	HOL ARB	HOLMSTRUP ARBORVITAE	THUJA OCCIDENTALIS 'HOLMSTRUP'	3 GAL. MIN, 30" HT. @ PLANTING	CONTAINER
	12	NOV YEW	NOVA YEW	TAXUS CUSPIDATE 'NOVA'	3 GAL. MIN, 30" HT. @ PLANTING	CONTAINER
18 DECIDUOUS SHRUBS						
	3	AUT MAG	AUTUMN MAGIC BLACK CHOKEBERRY	ARONIA MELANOCARPA 'AUTUMN MAGIC'	3 GAL. MIN, 12-24" HT. MIN. @ PLANTING	CONTAINER
	30	COM AME	COMPACT AMERICAN VIBURNUM	VIBURNUM TRILOBUM 'BAILEY COMPACT'	3 GAL. MIN, 12-24" HT. MIN. @ PLANTING	CONTAINER
	13	DWA BUS	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	5 GAL. MIN, 12-24" HT. MIN. @ PLANTING	CONTAINER
	9	GOL TID	GOLD TIDE FORSYTHIA	FORSYTHIA 'CORTASOL'	5 GAL. MIN, 12-24" HT. MIN. @ PLANTING	CONTAINER
	5	LIT LIM	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'LITTLE LIME'	5 GAL. MIN, 12-24" HT. MIN. @ PLANTING	CONTAINER
60 CONIFEROUS SHRUBS						
	39	CRE JUN	CREeping JUNIPER	JUNIPEROUS HORIZONTALIS 'LIMEGLOW'	3 GAL. MIN, 8-18" HT. & 18" SP. MIN. @ PLANTING	CONTAINER
	2	PYR ARB	PYRAMIDAL ARBORVITAE	THUJA OCCIDENTALIS 'PYRAMIDALIS'	3' HT. MIN.	FIELD GROWN B&B
	13	SPA JUN	SPARTAN JUNIPER	JUNIPEROUS CHINENSIS 'SPARTAN'	5 GAL. MIN, 12-24" HT. MIN. @ PLANTING	CONTAINER
54						



THE GREENWAY PLAZA



THE EDGE GREEN



THE PERCH



THE GAME & THEATER GARDEN



THE SKY DECK







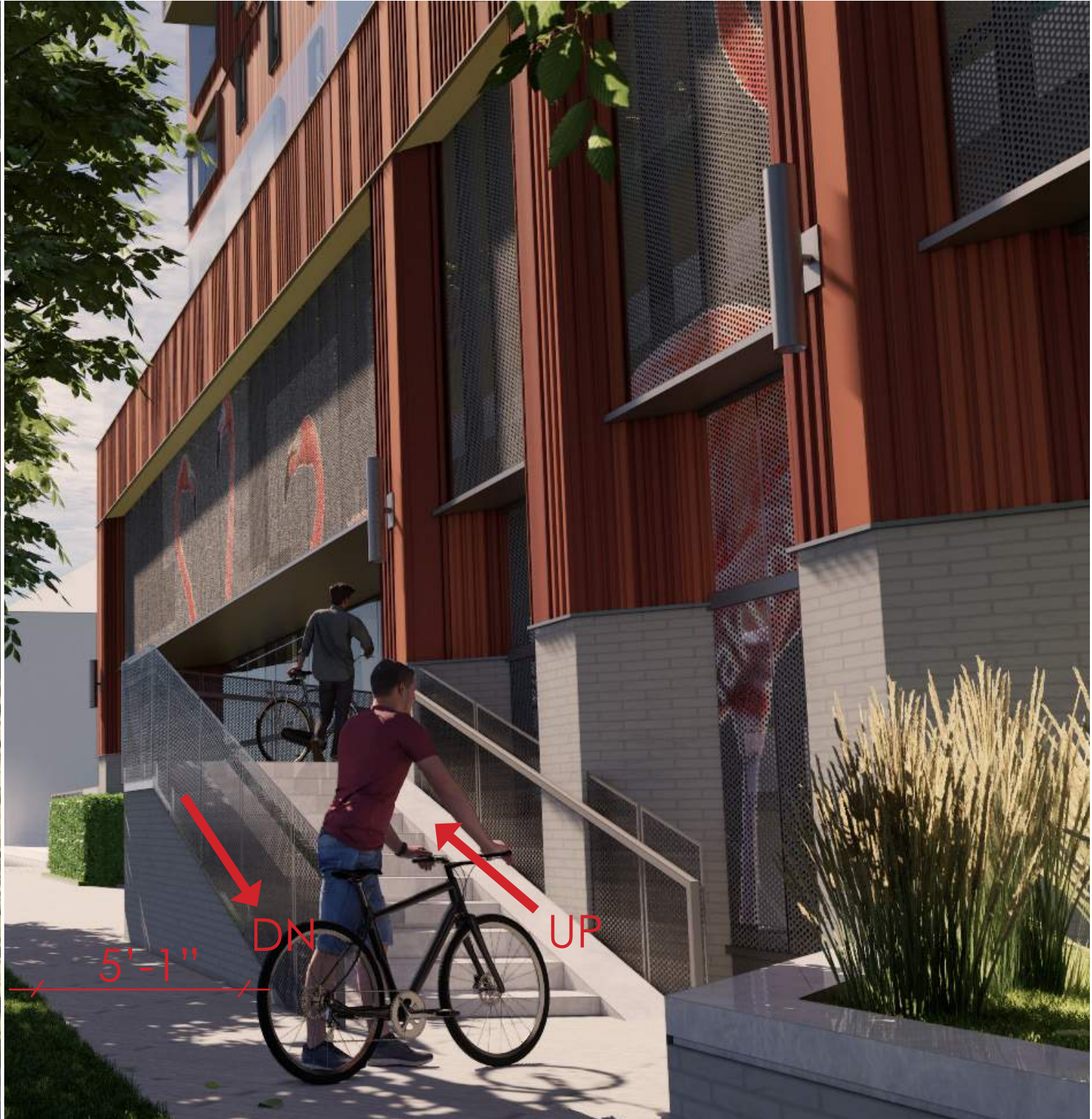








ORIGINAL DESIGN



CURRENT DESIGN - WIDER STAIR, SHALLOWER, MORE TREADS, 2 RAMPS





PERFORATED METAL PANEL

BASIS OF DESIGN | HENDRICK (OR SIMILAR) - PERFORATED METAL CLADDING

PERFORATION PATTERNS

Laser Patterns
Hendrick's newest 8kW fiber laser removes several obstacles for precise custom designs when cutting metal.

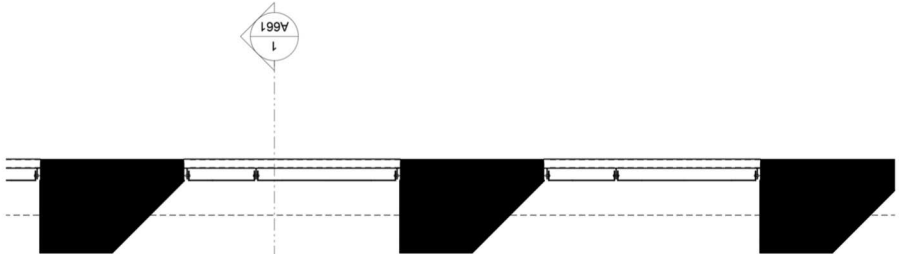
PROFILES



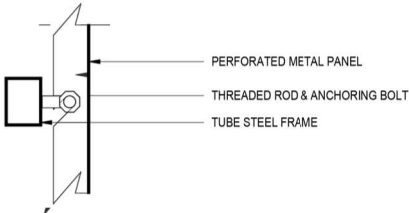
DETAILS | PERFORATED METAL PANEL INSTALLATION



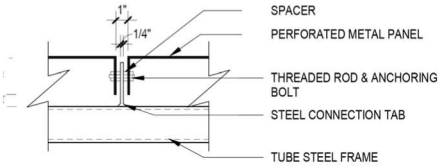
PARTIAL NORTH ELEVATION



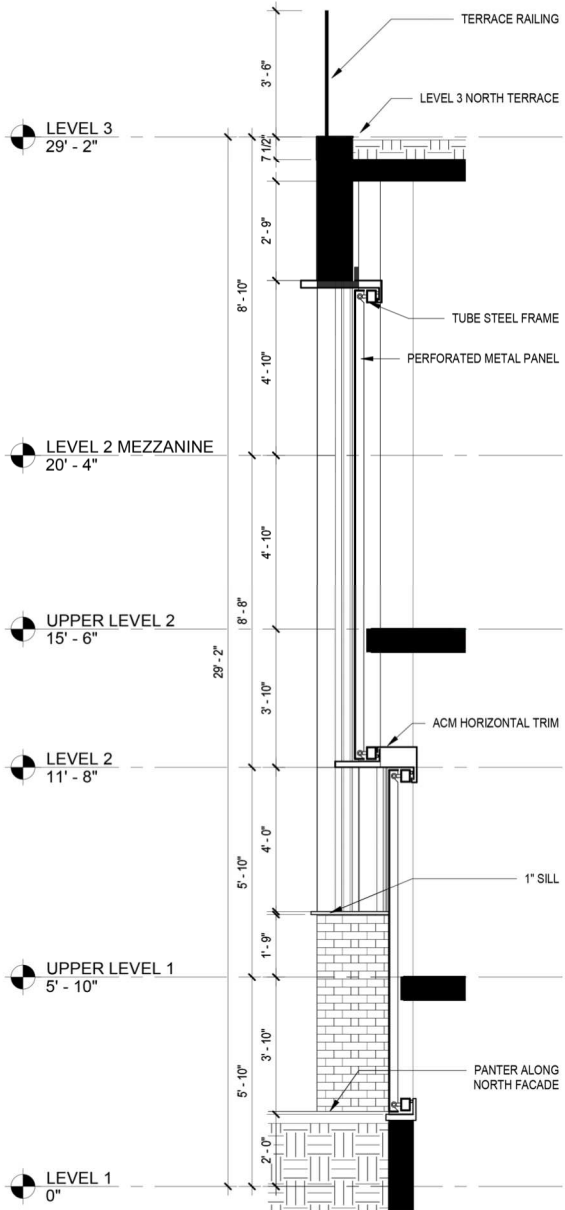
ENLARGED PIER PLAN



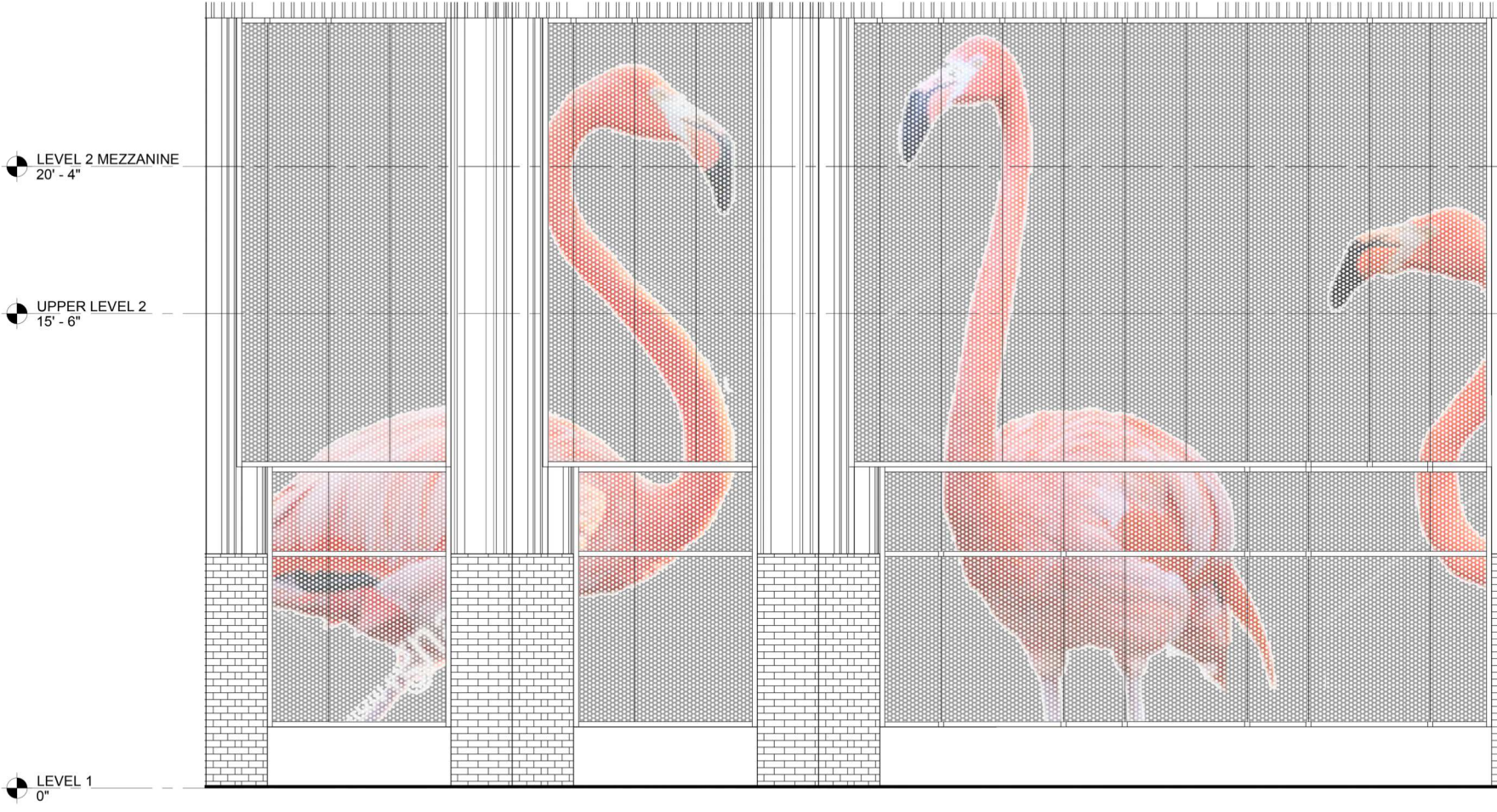
PANEL SECTION DETAIL



PANEL PLAN DETAIL



WALL SECTION



ENLARGED ELEVATION

- NOTES:
- FLAMINGO GRAPHIC TO BE FIELD PAINTED BY LOCAL MURALIST AFTER PERFORATED METAL PANEL INSTALLATION.
 - PAINT TYPE TO BE ENAMEL BASED AUTOMOTIVE PAINT.

THANK YOU!