



740 REGENT STREET

MADISON, WI
CONCEPT DESIGN
FEBRUARY 24TH, 2022


AERIAL VIEW | CONTEXT



LEGEND

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

SITE & TABULATION

 TRINITAS	January 31st, 2022	
	Regent Street , Madison, WI - University of Wisconsin	
Land Area:	47,000	SF
	1.08	Acres
Density	316.04	Units per Acre
	631.16	Beds per Acre
BUILDING AREA:		
TOTAL UNIT	341	
TOTAL BED	681	
Residential	313,608	69%
Parking	142,395	31%
TOTAL BUILDING:	456,003	100%
PARKING COUNT		
Garage Parking	344	spaces
Seller needs	-235	spaces
Residential Parking	109	spaces
Bike count	500	spaces
Bike / Total Bed	0.7	spaces / Bed



EXISTING SITE PHOTOS



EXISTING SITE PHOTOS



EXISTING SITE PHOTOS | COMMUTER PATH



EXISTING SITE PHOTOS | COMMUTER PATH



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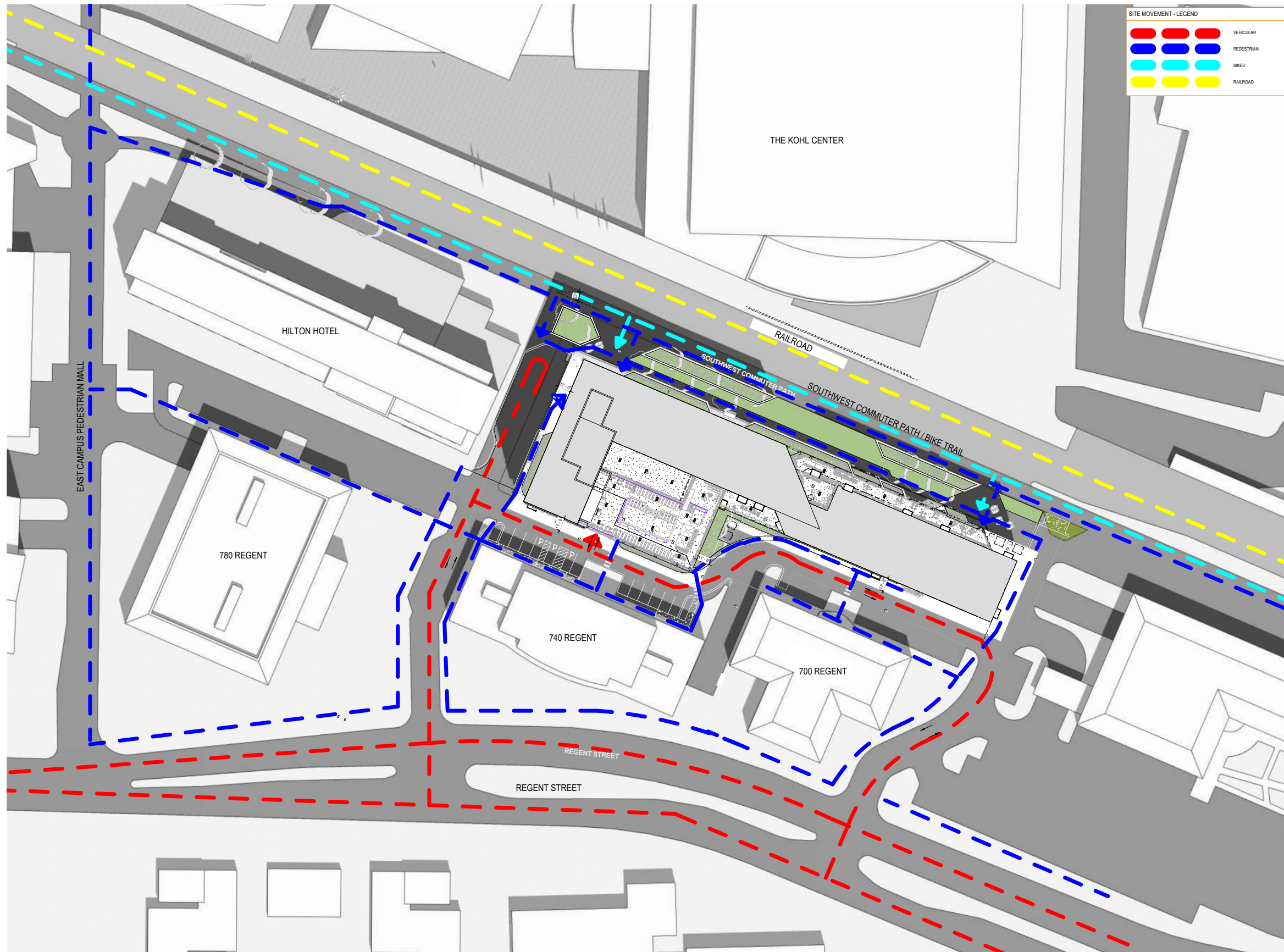
TRANSPORTATION AND SUSTAINABLE SITES



- 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



SITE CIRCULATION MAP

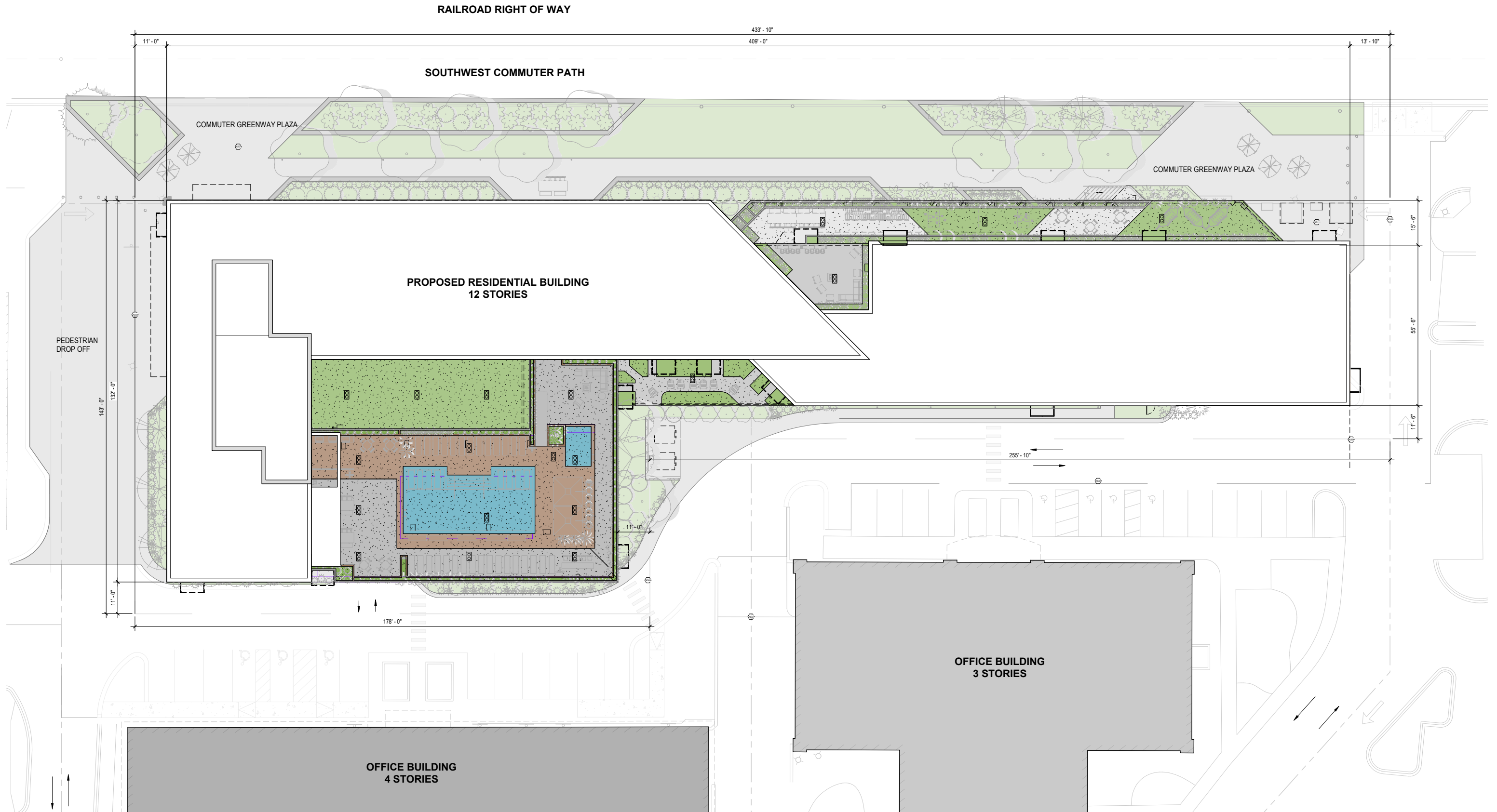


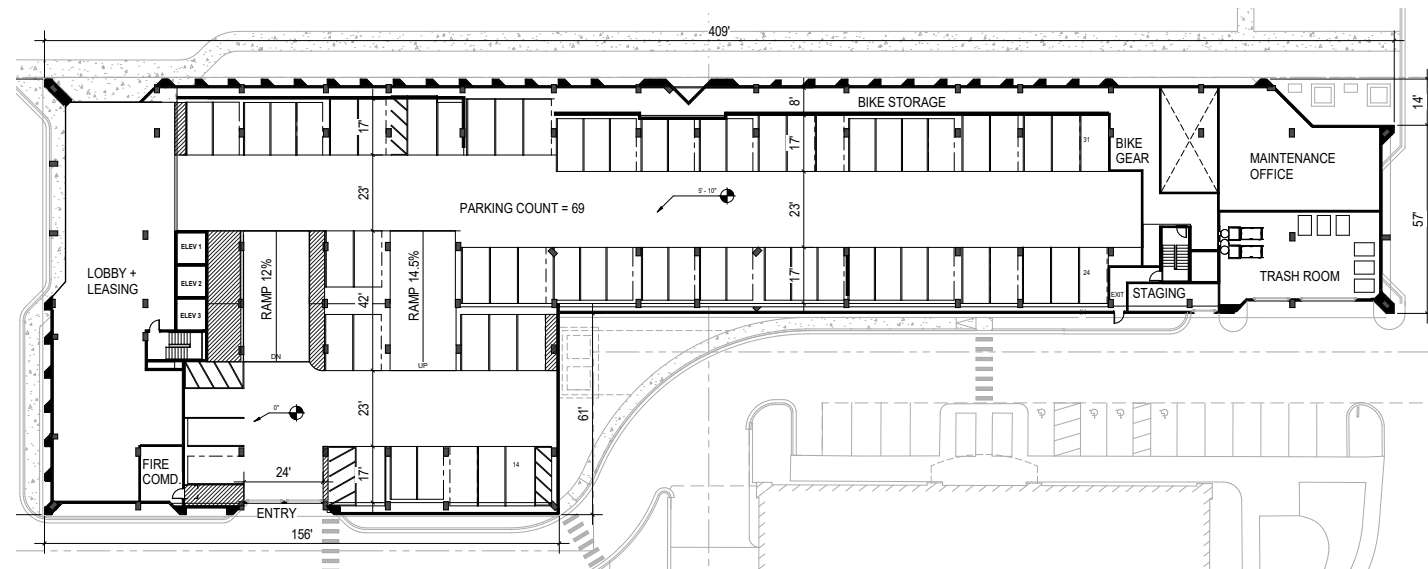
EXISTING SITE AERIAL



- 235 TOTAL EXISTING PARKING SPACES NEED TO BE ACCOMODATED WITHIN NEW DEVELOPMENT.
- LANDSCAPE IMPROVEMNTS ALONG COMMUTER PATH INCLUDED AS PART OF DESIGN.

SITE PLAN





PERSPECTIVES | NORTH AERIAL VIEW



PERSPECTIVES | SOUTH AERIAL VIEW









DRAFT SIGNAGE
LOCATION



Draft Signage
Location