



TRINITAS

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January 24, 2022

City of Madison Planning Division
Attn: Heather Stouder & Colin Punt
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

Re: Land Use Application for 740/700 Regent Street
Urban Design Commission Application
Certified Survey Map Application

Dear Heather & Colin:

Trinitas Development, LLC is pleased to submit our Land Use Application, Urban Design Commission Application, and our Certified Survey Map Application regarding our request to amendment to an existing PD at 740 / 700 Regent Street. The proposed new residential development is intended to build upon the precedent set by the adjacent Hilton Garden Inn by increasing the energy and density on an undeveloped parcel. The building will further activate the bikeway and campus corridor while providing upscale apartment residences and amenities.

The development will include 341 apartments, resident club lounge, fitness center, multiple elevated outdoor landscaped terraces, and a rooftop pool. It will also include an embedded parking structure that will provide approximately 349 parking spaces that will predominantly replace existing and required office tenant parking for 740 /700 Regent Street while also providing added parking for the residents. The project will also include 473 bike spaces with room for up to 500 bicycles. The apartment property will be professionally staffed, operated, and managed at the local level with an on-site management office.

Primary improvements to the project site include:

- Conversion of a 400'lf surface parking lot into a vibrant development that will increase lighting, safety and activity in meaningful way.
- Dynamic focal point resident lobby, offices and amenities oriented toward the bikeway with canopies that welcome residents from both the bikeway but also the entry drive/drop-off.
- Adjacent city-owned land will be enhanced with layered landscaping, lawns, pedestrian level lighting, and seating for the residents and the public. The new landscaping will tie into the previously improved land flanking the Hilton Garden Inn
- Modern exterior materials and palette compatible with the surrounding buildings.
- "Four-sided design" – all elevations are considered equally given that they are equally visible to the surroundings
- Elevated terraces with enhanced lighting and landscaping on 3 different levels, including a long northern terrace that will directly relate to the bikeway.
- Vibrant garage screen art graphic to enhance the bikeway experience and visually engage pedestrians.

Proposed unit mix for the project:

- Studios – 116
- 1 Bedroom – 77
- 2 Bedroom – 61
- 3 Bedroom – 1
- 4 Bedroom – 67
- 5 Bedroom - 19

We anticipate a construction commencement in late August / early September of 2022 with an occupancy of August 2024.

This development will add significant incremental tax base and is not anticipated to have any negative economic impacts to community, increased costs of municipal services or require additional public infrastructure.

We are excited about this development and look forward to working with the City of Madison in this process.

Sincerely,

TRINITAS DEVELOPMENT

Linda Irving

Linda M. Irving
Development Project Executive

Enc: Land Use Application
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