University of Wisconsin-Eau Claire

UW System Board of Regents
Capital Planning and Budget Committee
October 4, 2012

THE CONFLUENCE PROJECT
Overview

• Current Conditions
• Current Collaborations
• Geography Lesson
• Project and Partners
• Operating Information
Current Conditions

Kjer Theatre
Primary university theatre venue
Constructed in 1951
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Haas Fine Arts Center
Primary university fine arts building
Constructed in 1970
Current Conditions

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Primary university fine arts building
Constructed in 1970

THE CONFLUENCE PROJECT
Current Conditions

State Theatre
Primary community theatre venue
Constructed in 1928

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Current Conditions

State Theater
Primary community theater venue
Constructed in 1928

THE CONFLUENCE PROJECT
Current Collaborations

Carson Park, Hobbs Ice Arena, Bollinger Fields, The Priory and St. Joseph’s Hospital - Marshfield
Geography Lesson

Downtown Eau Claire

UW-Eau Claire Campus
Geography Lesson
Downtown Eau Claire
North Barstow Business District

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South Barstow Business District
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THE CONFLUENCE PROJECT
Project and Partners

Project Site
Project and Partners

THE CONFLUENCE PROJECT
EAU CLAIRE, WISCONSIN

Conceptual Design
Project and Partners

• University of Wisconsin-Eau Claire
• Haymarket Concepts, LLC
  • Commonweal Development
  • Market & Johnson
  • Blugold Real Estate (UW-Eau Claire Foundation)
• Eau Claire Regional Arts Council
• City of Eau Claire
• Eau Claire County
Project and Partners

- Current City Parking Lot – Proposed Public Plaza
- Haymarket Owns – Arts Center Site
- Farmers Store – Haymarket Owns – MUD Site
- Barstow St Bldgs. Commonweal Optioned
- Market Square Properties
Project and Partners
Community Arts Center

- 1,200 – 1,500 seat theatre to replace State Theatre; 450 seat theatre to replace Kjær Theatre; & 250 seat black box
- “Back of the house” operations
- Classrooms and rehearsal rooms
- Fine arts and dance studios, gallery space, spaces for community use
- Offices for ECRAC, community arts organizations and select university faculty/staff
Project and Partners

Mixed-use Development

- Student housing for approximately 300 upper-class UW-Eau Claire students. Close proximity to Arts Center creates opportunity for living-learning community

- Retail & Restaurants – approximately 27,000 sq. ft. of retail and restaurant space

- Parking - 200-stall public parking garage. Student parking would be provided in other nearby locations
Project and Partners

Funding Sources

Estimated cost of Community Arts Center: $50 million
Estimated cost of Mixed-use Development: $33 million

- State (UW System Regents) funding request - $25 million of Arts Center for university’s use and $30 million for student housing.
- City funding request - $10 million for infrastructure/parking
- County funding request - $5 million for Arts Center
- Philanthropy goal - $10-$13 million for Arts Center
- New market tax credits for Arts Center
Operating Information
Mixed-use development

- Student housing operated by UW-Eau Claire
- Retail and office operated by private developer
- Parking operated by City of Eau Claire
Operating Information

Community Arts Center

- UW-Eau Claire responsible for pro-rated share
- Non-profit organization responsible for community share
Operating Information
Still under study

- Governance structure for non-university dedicated space
- Operating budget assumptions
- Baker-Tilly
- VenuWorks

All parties are committed to building only what can be sustained.
Questions