

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



THE CONFLUENCE PROJECT

Current Conditions



Kjer Theatre

Primary university theatre venue
Constructed in 1951



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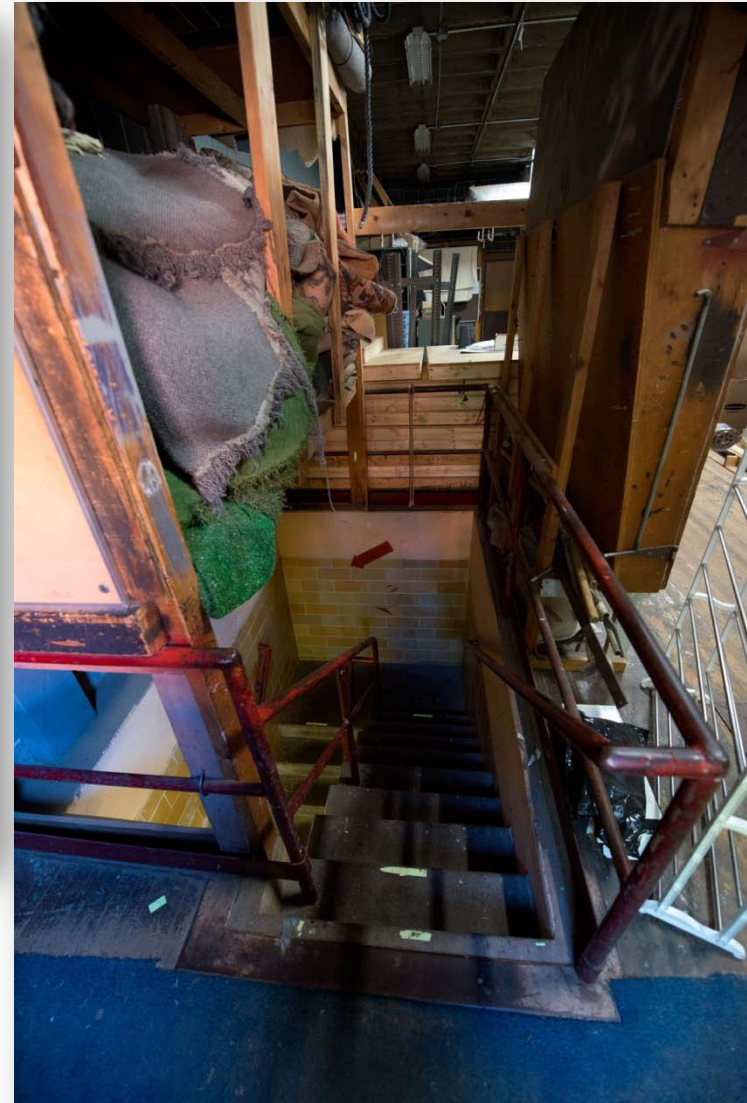
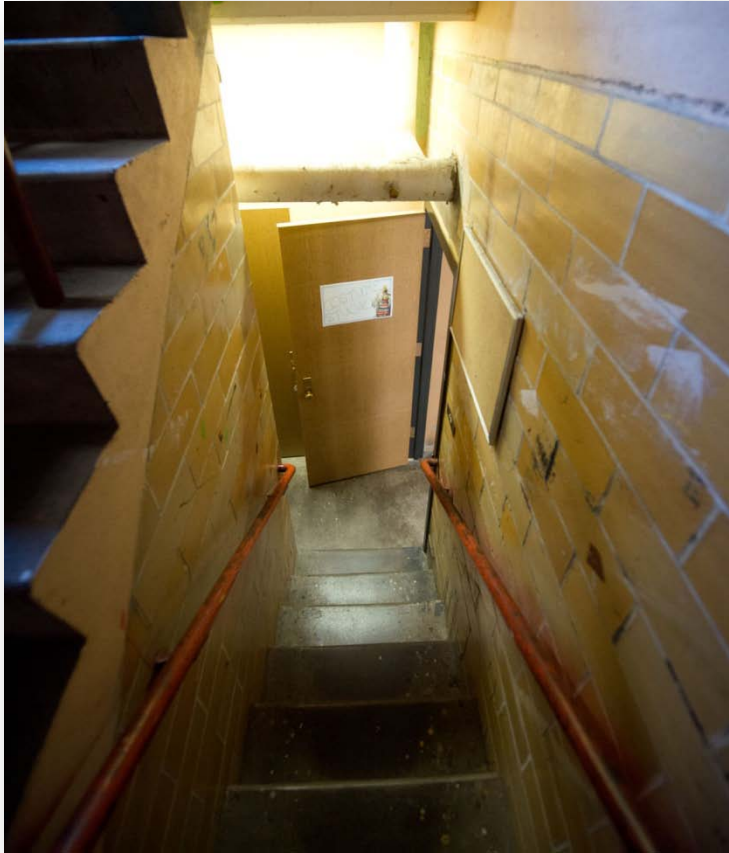
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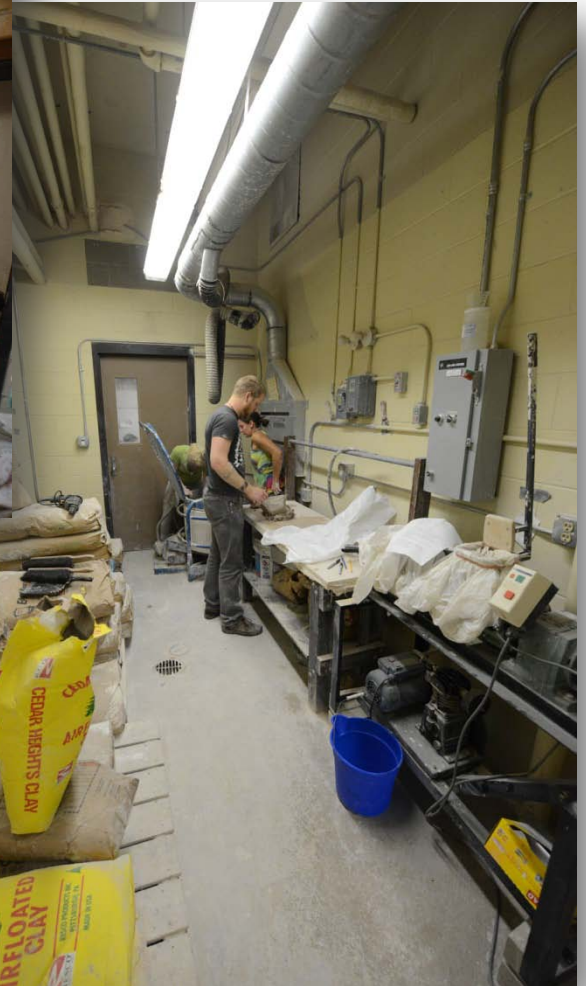
Haas Fine Arts Center

Primary university fine arts building
Constructed in 1970



THE CONFLUENCE PROJECT

Current Conditions



Haas Fine Arts Center

Primary university fine arts building
Constructed in 1970



THE CONFLUENCE PROJECT

Current Conditions



State Theatre

Primary community theatre venue

Constructed in 1928



THE CONFLUENCE PROJECT

Current Conditions



State Theater

Primary community theater venue
Constructed in 1928

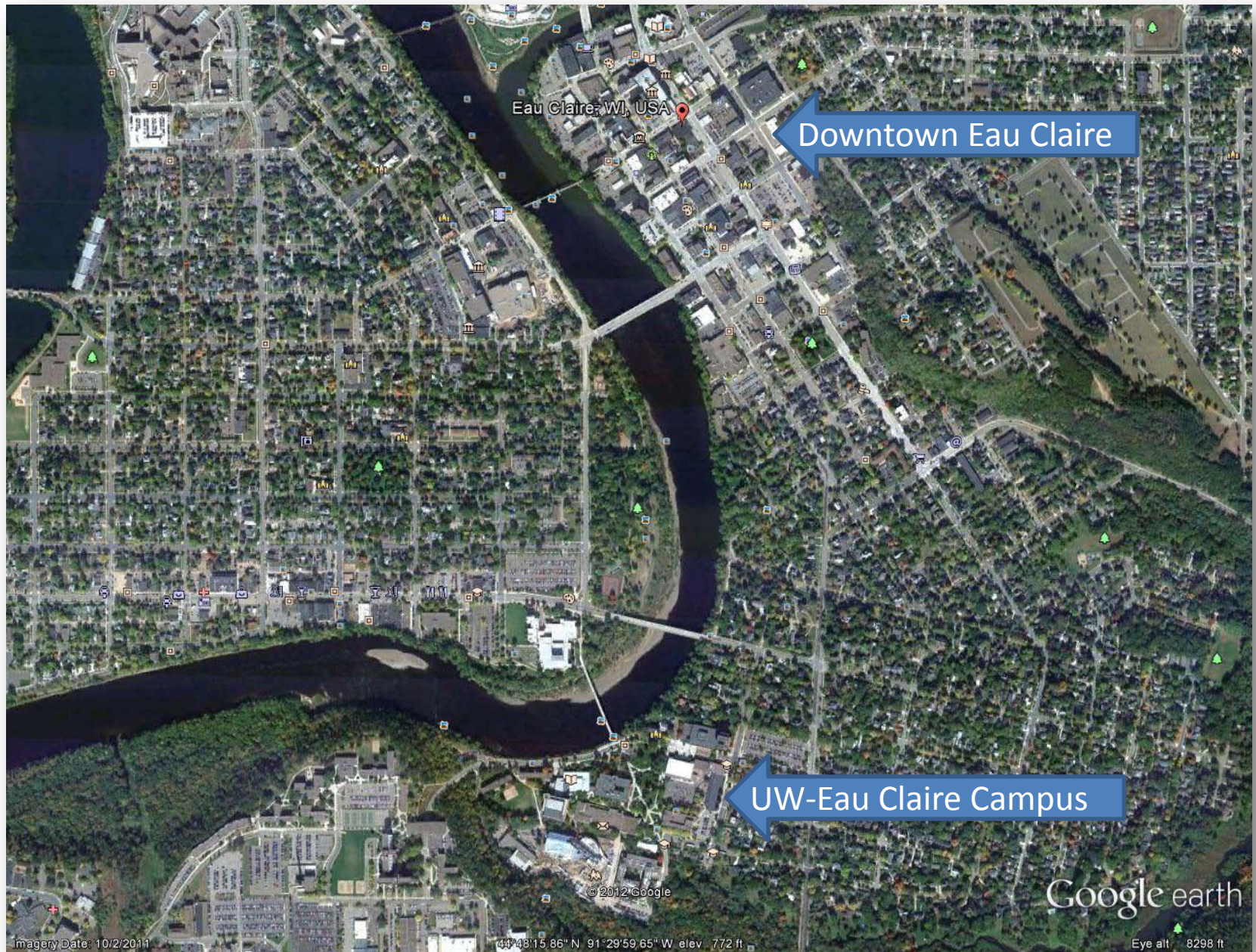
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Current Collaborations



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

Geography Lesson



Geography Lesson





Downtown Eau Claire

North Barstow Business District

THE CONFLUENCE PROJECT



Downtown Eau Claire

North Barstow Business District

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Downtown Eau Claire

North Barstow Business District



THE CONFLUENCE PROJECT



Downtown Eau Claire

North Barstow Business District

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Downtown Eau Claire

South Barstow Business District

THE CONFLUENCE PROJECT



Downtown Eau Claire

South Barstow Business District

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Project and Partners



Project Site

Project and Partners



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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



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Project and Partners



Project and Partners

Community Arts Center



- 1,200 – 1,500 seat theatre to replace State Theatre; 450 seat theatre to replace Kjer 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

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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

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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



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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



THE CONFLUENCE PROJECT

Operating Information

Community Arts Center

- UW-Eau Claire responsible for pro-rated share
- Non-profit organization responsible for community share



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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.



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Questions



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