

- Meeting room tables and chairs
- Technical and production equipment (microphones, cords, lights, speakers)
- Portable risers, chairs and staging equipment
- Orchestra shell
- Orchestra instruments, stands and chairs
- Piano
- Facility maintenance equipment (ladders, lifts, mowers, snow removal equipment and supplies)

PARKING

The actual number of parking spaces and the amount of land required to accommodate them can only be determined after the size and amenities of the Arts Center are decided. Based on the assumption that the Arts Center will have a 1,200 seat large theatre, a 450 seat mid-sized theatre and a 250 seat black box theatre VenuWorks can make some recommendations about the number of parking spaces that may be required for the venue. According to the Eau Claire City Ordinance 18.25, auditoriums, theatres and other places of public assembly are required to have one parking space for every four seats. Other reductions and provisions in the ordinance may be applicable.

Based on solely on the 1:4 ratio the Arts Center would need 475 parking spaces to accommodate the 1,900 total seats envisioned of the three theatres combined. Current discussions include replacing the 200 Haymarket spaces as part of the project. Additional assessments are planned by stakeholders to analyze the overall parking demand created by the project, including the proposed housing of 300 UW-Eau Claire students in another portion of the overall project. The capacity and usage of existing parking spaces including the Civic Center parking ramp will be examined along with assessing the potential need for additional parking sites.

VenuWorks developed Table 4-4 based on research of national resources. The table represents the estimated number of parking spaces for various types of facilities, the estimated number of spaces per acre and the cost. The actual design of the lot(s) including the length and width of the stalls, width and number of driveways, landscape islands and walkways will impact the actual number of allowable spaces per acre of surface parking.

Parking structures can reduce the amount of land required for parking, but their construction costs can be three to four times that of surface parking. Structure parking is normally only considered in urban areas where high land costs drive the justification to forego surface parking.

Table 4-4

PARKING SPACES			
Theatres/ Auditoriums	1 for every 4 seats		
Convention and Exhibit Halls	1 for every 6 persons (based on fire capacities)		
Attached Hotels	Guest Rooms 1 per room	w/ Restaurant 1 per 4 seats	w/ Meeting Rooms 1 per 3 seats
Employee and Service Parking	1 per employee on largest shift		
Bus and RV Parking & Marshaling Area	TBD based on facility mission and design		
Size and Cost (9.5'x19' stalls plus aisle ways and landscape)	Average square feet per space- 325 sf	Average number of spaces per acre- 134 spaces	2008 US average was \$5,000 per space (surface)*
Parking Structures	3-4 times more costly than lots	2008 US average was \$19,650 per space (structure)*	Typically cost effective only when land costs exceed \$1m per acre
*Source- NPA 2009 Parking In America Study			

SITE DEVELOPMENT

The cost of adding or improving infrastructure can have a dramatic impact on the cost of constructing a new venue. Equally important is the capacity of current systems to handle the increased loads generated by the new venue. As the development of the Arts Center project at the Hay Market site continues, careful consideration must be given to the type of future development that may occur in the surrounding area.

- Will this development complement the activities of the theatres or detract from its visibility and attractiveness?
- Will existing traffic patterns be positively or negatively impacted?
- Will accessibility (ease of ingress and egress) be positively or negatively impacted?
- Will convenient parking be available?
- What will be the visual appeal of the buildings and surrounding area?
- Will the area provide a safe environment for patrons and visitors?
- Will there be enough quality restaurants, bars and hotels near the Arts Center to support its activities?