

CITY OF APPLETON 2020 BUDGET CAPITAL IMPROVEMENTS PROGRAM

PROJECT REQUEST

IDENTIFICATION

Project Title: Downtown Development

PROJECT DESCRIPTION

Justification:

Ongoing comprehensive planning efforts have identified opportunities to increase the vitality of our central business district by working cooperatively and systematically to promote growing downtown populations, diversity in art, lifestyle and activities, and address vacancies. Broadly, these opportunities revolve around the library, parking, traffic, green space, commercial development and redevelopment opportunities. This CIP supports the update and implementation of several past planning initiatives and identifies and prioritizes a series of strategies that continue to move the downtown towards creativity, inclusion and innovation.

Specifically, this CIP reflects a project that was proposed in response to an RFP for a new mixed-use library in 2018. The project includes two mixed-use developments in the area commonly referred to as "Bluff Site 2". The first development would include a mixed-use facility that would include apartments, condominiums, a parking structure and a health clinic located on E. Lawrence Street just south of the YMCA. The second development would include a mixed-use library which would include a library, apartments, condominiums, flex space, and underground parking for apartment/condominium residents located on the current soldier square parking ramp site. Assuming all necessary approvals are obtained in a timely manner, the first development project is estimated to begin in mid-2020 and conclude in late-2021. Upon conclusion of this phase of the project, construction for the second phase, the library mixed-use facility, is estimated to begin in 2022 and conclude in mid-to-late 2023.

2020 - Continuation of planning process that began in 2018 for new library.

2021 - Payment for mixed-use parking structure. Developer to provide funding during construction. City payment due upon completion of the project. Design of new library.

2022 - Land purchase & demolition of the Soldiers Square ramp; excavation and construction of a new mixed-use library;

2023 - Complete construction of a new mixed-use library.

This CIP is to remain flexible to increase the City's ability to adapt to future needs and available resources as determined through continued planning which continues to identify opportunities, minimize risk and leverage resources in the community.

Discussion of operating cost impact:

Constructing larger facilities may increase maintenance and utility expenses, but those will be at least partially offset by more efficient mechanical systems, lighting, and general building design. The net impact on operating expenses is, therefore, not presently quantifiable.

DEPARTMENT COST SUMMARY

DEPARTMENT PHASE		2020	2021	2022	2023	2024	Total
TIF #11	Parking structure		14,000,000				\$ 14,000,000
	Health clinic	-	4,648,000	-	-	-	\$ 4,648,000
	Developer TIF contribution	-	7,650,000				\$ 7,650,000
	TIF #11 Capital Projects	-	26,298,000	-	-	-	26,298,000
PRFMD	Soldiers Square ramp demo	-	-	1,250,000	-	-	\$ 1,250,000
	Library	300,000	2,000,000	16,000,000	16,000,000	-	\$ 34,300,000
	Facilities Capital Projects	300,000	2,000,000	17,250,000	16,000,000	-	35,550,000
Total - Downtown Development Capital Projects		\$ 300,000	\$ 28,298,000	\$ 17,250,000	\$ 16,000,000	\$ -	\$ 61,848,000

COST ANALYSIS

Estimated Cash Flows						
Components	2020	2021	2022	2023	2024	Total
Planning	-	-	-	-	-	\$ -
Construction	300,000	28,298,000	17,250,000	16,000,000	-	\$ 61,848,000
Other	-	-	-	-	-	\$ -
Total	\$ 300,000	\$ 28,298,000	\$ 17,250,000	\$ 16,000,000	\$ -	\$ 61,848,000
Operating Cost Impact	NQ *	NQ *	NQ *	NQ *	NQ *	NQ *

* N/Q = Not Quantifiable