

# Chateau Theatre

Rochester, MN

## Task Force Update

September 6, 2016



Needs Assessment Review

Proposed Program/Design Concepts

## Forces and trends ...

- Decline in performing arts attendance (excluding musical and non-musical plays)
- Decline in youth participation
- Decline in public sector funding for the arts
- Increased private sector competition
- Active arts participation is increasing
- Total funding for arts education is growing

## The improving value proposition

The arts and:

- \* Economic development
- \* Creative place-making
- \* Downtown revitalization
- \* Cultural tourism
- \* Quality of life
- \* Business and workforce development and retention
- \* Community development
- \* Arts in education
- \* Healing – physical, mental, spiritual and communities



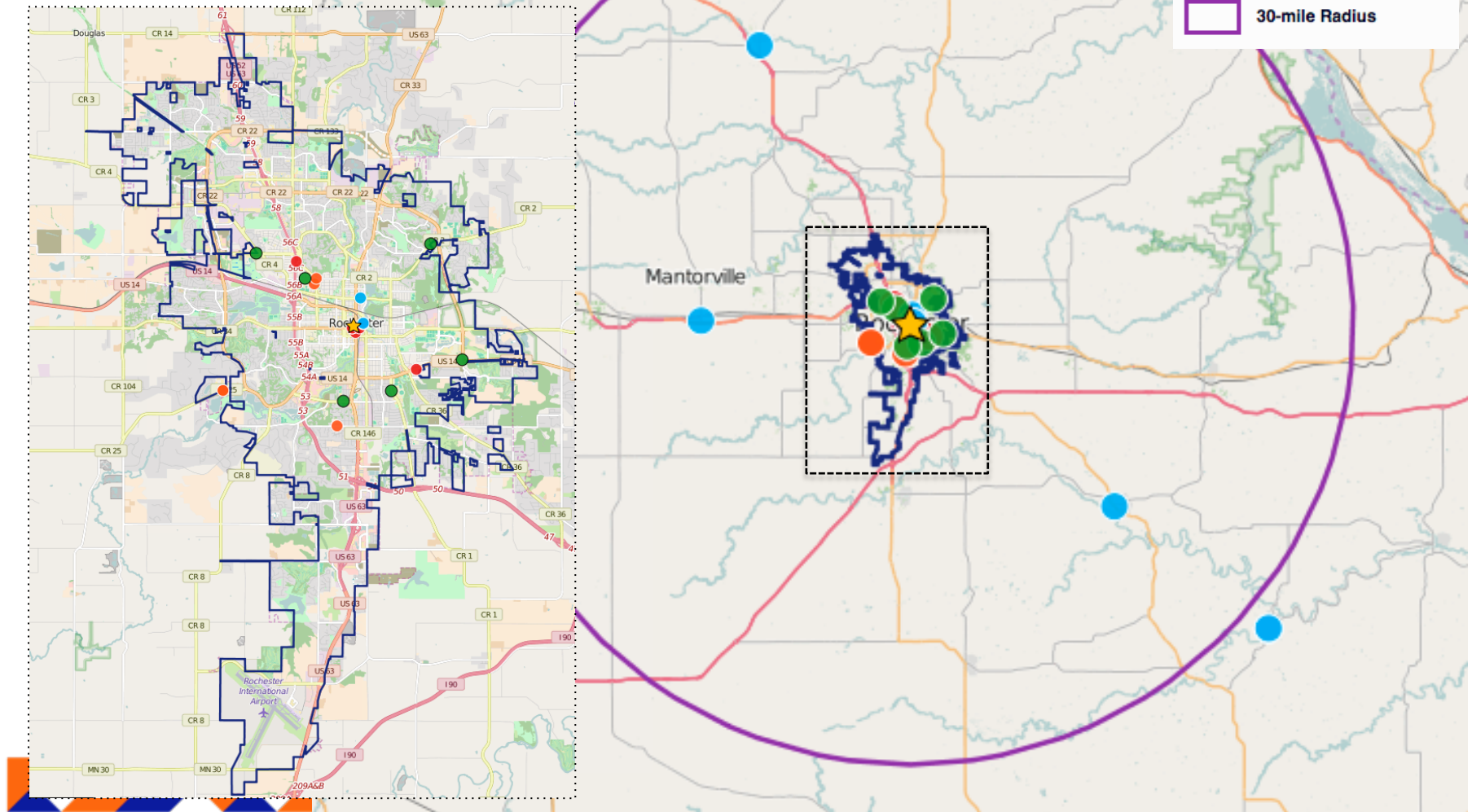
## Responding to changes

- \* From Friday Night Lights to the Community Living Room
- \* From Cultural Palaces to Cultural Districts
- \* From passive participation to active programs
- \* From cultural advancement to community development
- \* Stressing the social experience
- \* Low cost of access
- \* Programming for omnivores
- \* Secondary, temporary and outdoor spaces
- \* Engaged audiences with some measure of control

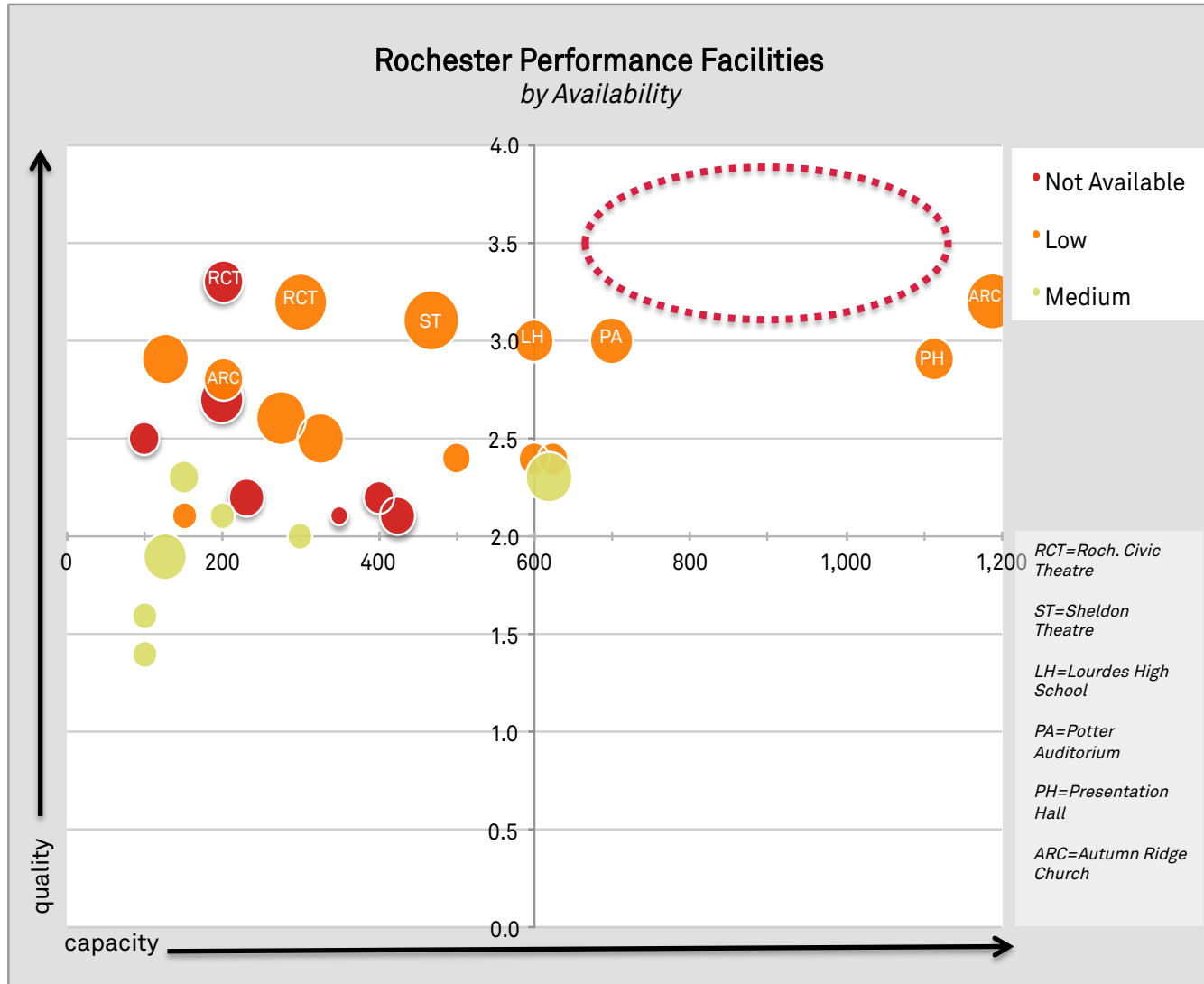




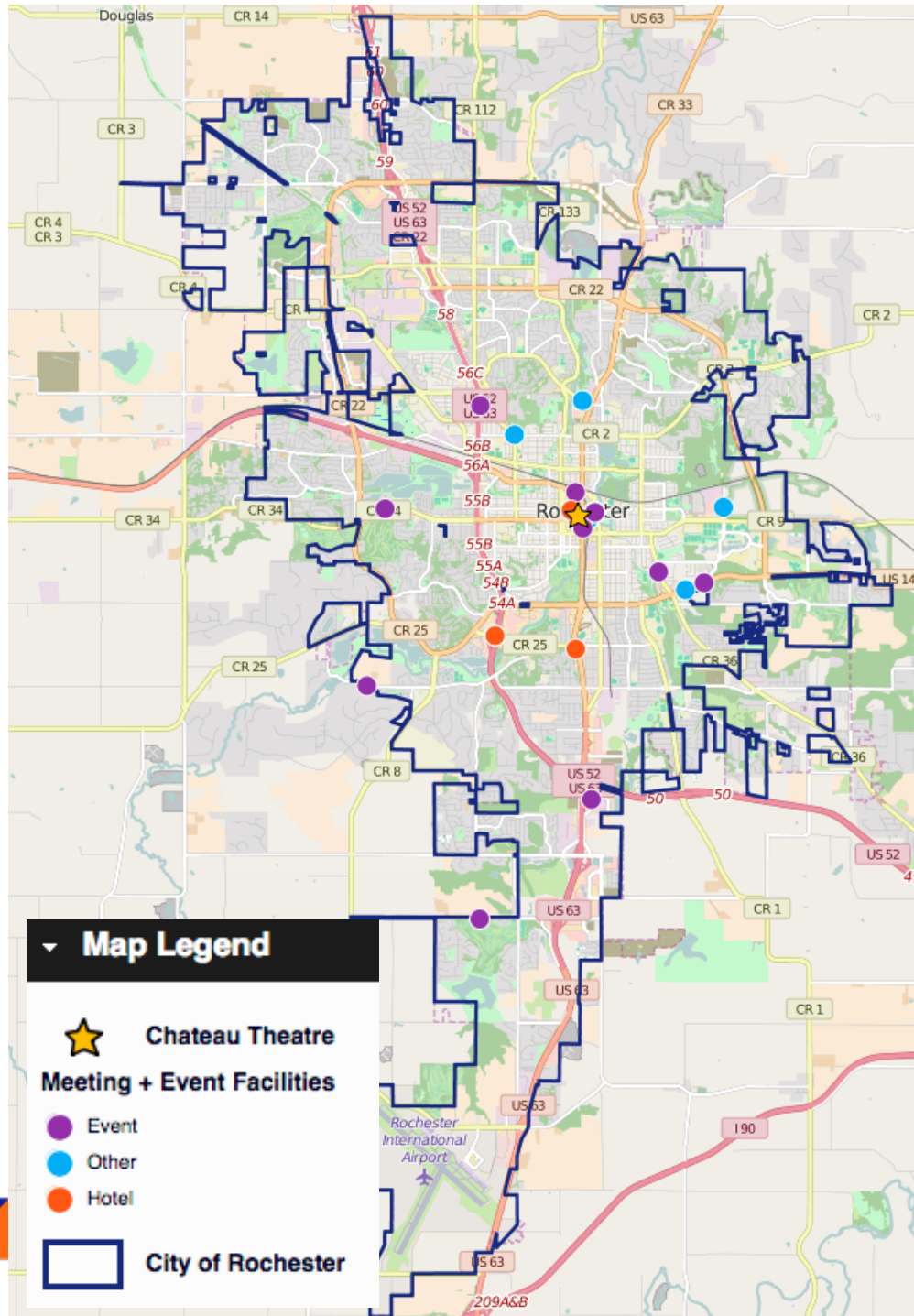
# Performance facilities



# Performance facilities



# Meeting + event facilities



## Conclusions

The research suggests that there is a case to rehabilitate the Chateau Theatre based on:

- \* ***The Market:*** The market is growing, well-educated, and diverse. In addition, visitors to the Mayo Clinic are likely attenders if programs are designed and promoted appropriately.
- \* ***Existing Facilities:*** For many , facilities in Rochester are either too expensive, too big, or too busy. This leaves a gap in the market for a high-quality performance, film, and meeting and event space, particularly one with 400+ seats. There is additional demand for small performance and classroom space.
- \* ***User Demand:*** User demand for a rehabilitated Chateau equates to 667 days of use for performances, events, and happenings. Unlike most arts spaces, this demand is not just for evening hours and weekends—it is for events that can take place at all hours of the day.
- \* ***Potential Partners:*** Partnership opportunities exist amongst multiple community and cultural entities. Mayo and City of Rochester divisions like the Music Department and Public Library will be key to the project's success.
- \* ***Community Benefits + Impacts:*** A rehabilitated Chateau has the potential to contribute to multiple community goals, particularly as it relates to the DMC.



## Recommendations

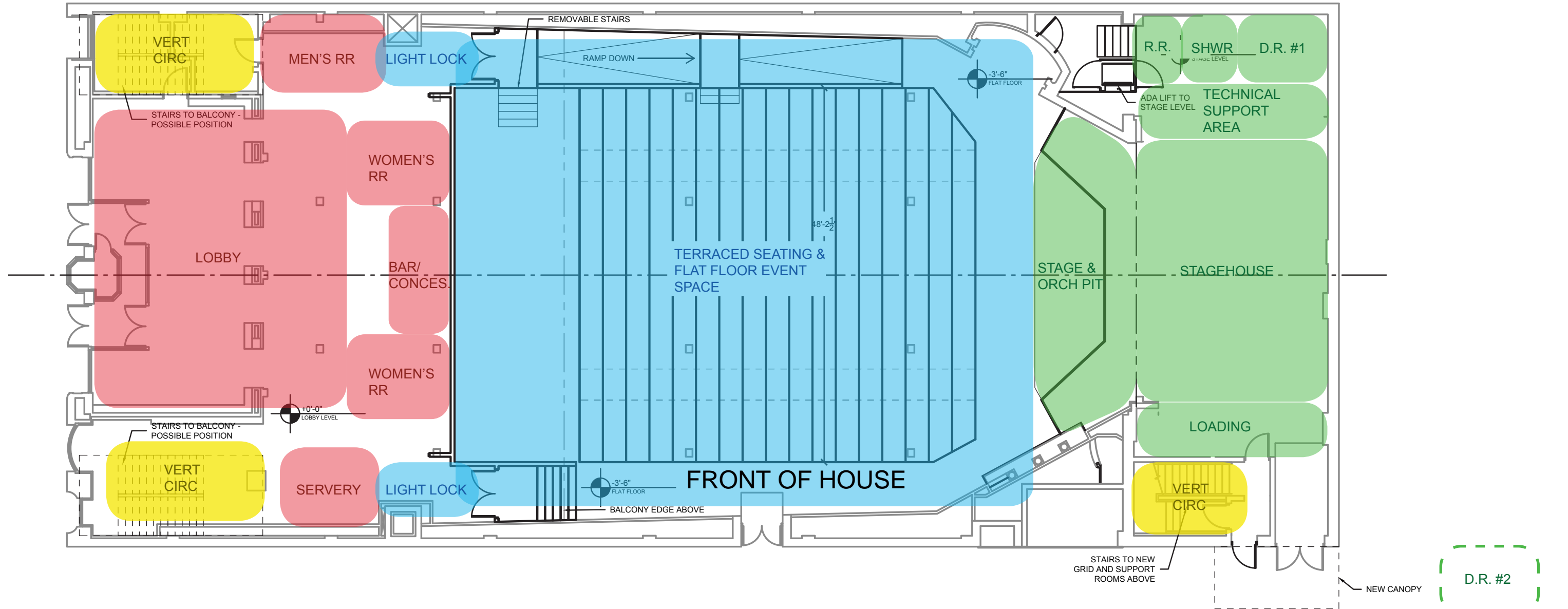
- \* The Chateau should be renovated as a functional and flexible performance, meeting and event space with as many seats as possible
- \* Physical priorities should be:
  - \* A high-quality venue for a range of event types
  - \* Maximizing seating capacity (+600 seats?)
  - \* Technology for amplified and un-amplified live and electronic events
  - \* Efficient access and changeovers for various types of users.
  - \* Flexibility for users and audiences
  - \* Amenities for audiences – excellent food and beverage capabilities



FRONT OF HOUSE

PERFORMANCE/EVENT

BACK OF HOUSE



**PUBLIC LOBBY-**

- WOMEN'S RESTROOMS
- MEN'S RESTROOMS
- BAR/CONCESSIONS
- SERVERY
- LOBBY

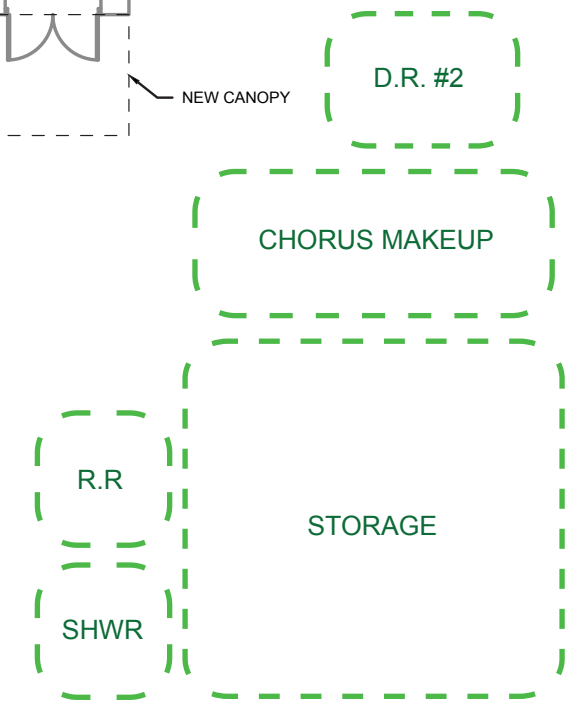


**THEATRE + EVENT-**

- FLAT FLOOR EVENT SEATING
- SEATING STORAGE- BELOW
- TERRACED SEATING
- LIGHT LOCK

**STAGE + SUPPORT-**

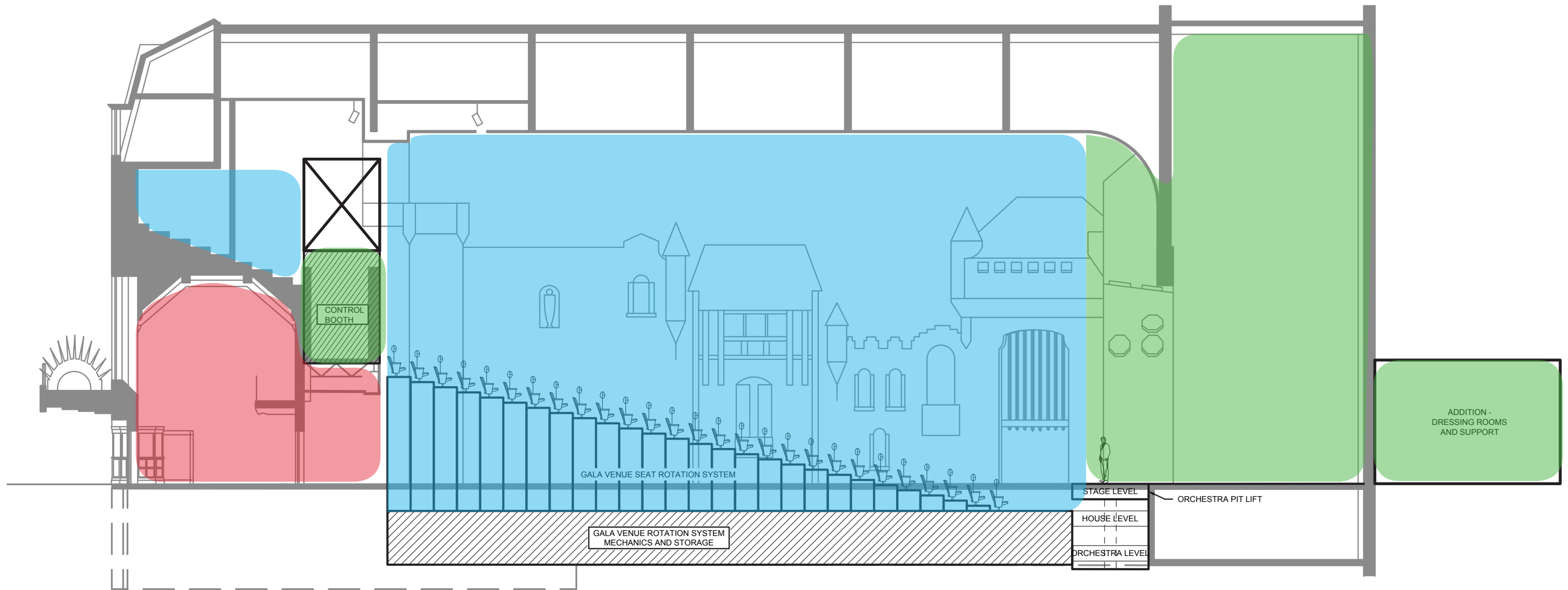
- STAGE & ORCHESTRA PIT
- TECHNICAL SUPPORT AREA
- DRESSING ROOMS (D.R.)
- STAGEHOUSE
- SHOWER (SHWR)
- RESTROOM (R.R.)
- LOADING



EXISTING PLAN







FRONT OF HOUSE

PERFORMANCE/EVENT

BACK OF HOUSE

SECTION WITH STAGE ADDITION

THEATRE PLANNERS  
LIGHTING DESIGNERS  
Schuler Shook

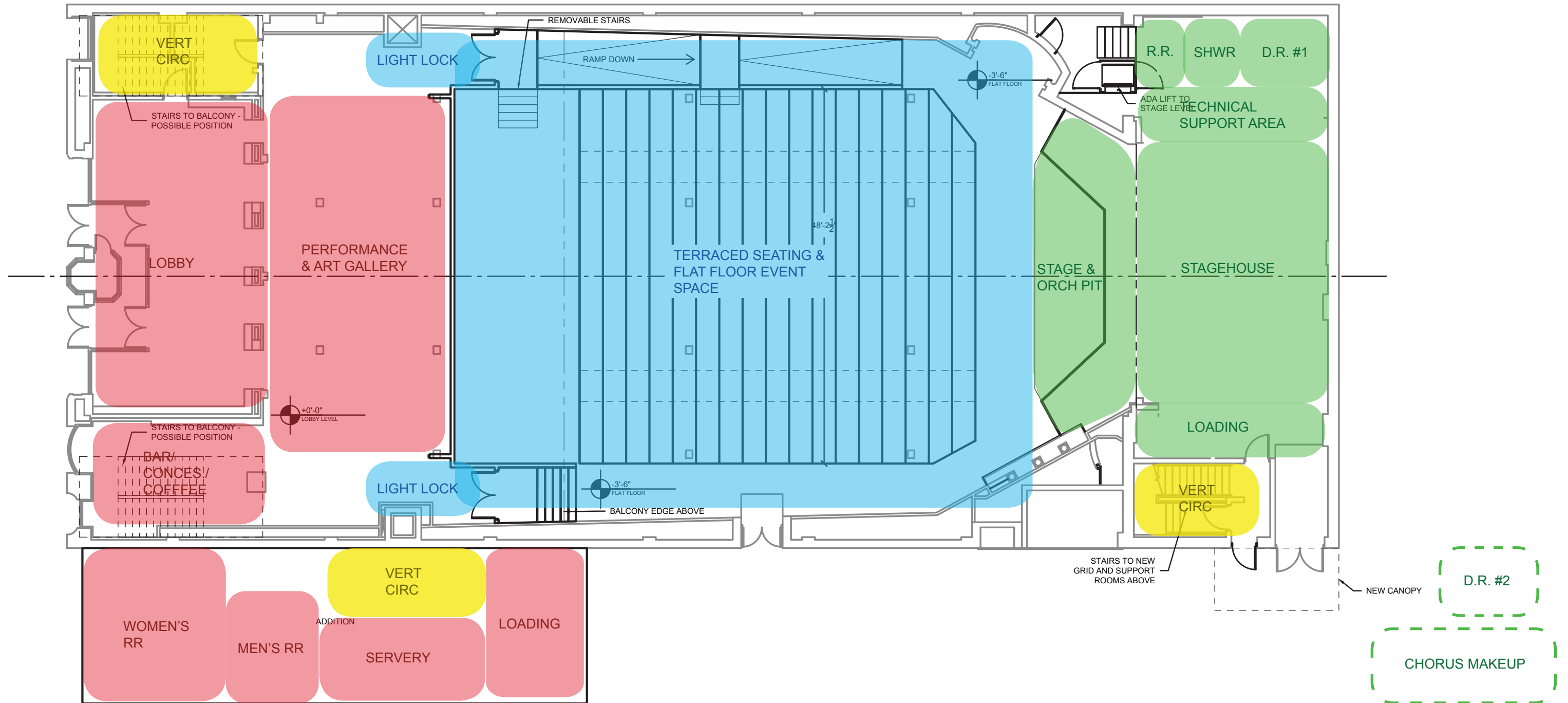


millerdunwiddie  
ARCHITECTURE

FRONT OF HOUSE

PERFORMANCE/EVENT

BACK OF HOUSE



**PUBLIC LOBBY-**

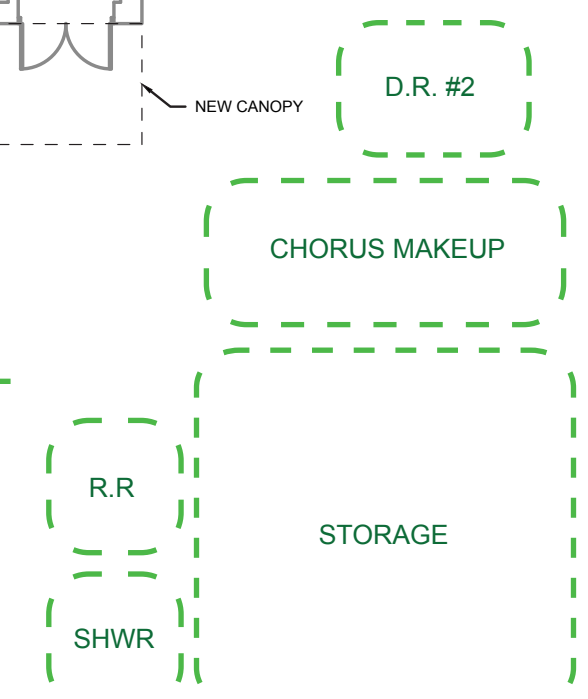
- PERFORMANCE & ART GALLERY
- WOMEN'S RESTROOMS
- MEN'S RESTROOMS
- BAR/CONCESSIONS/COFFEE
- SERVERY
- LOADING
- LOBBY

**THEATRE + EVENT-**

- FLAT FLOOR EVENT SEATING
- SEATING STORAGE- BELOW
- TERRACED SEATING
- LIGHT LOCK

**STAGE + SUPPORT-**

- STAGE & ORCHESTRA PIT
- TECHNICAL SUPPORT AREA
- DRESSING ROOMS (D.R.) X1
- STAGEHOUSE
- SHOWER (SHWR) X1
- RESTROOM (R.R.) X1
- LOADING



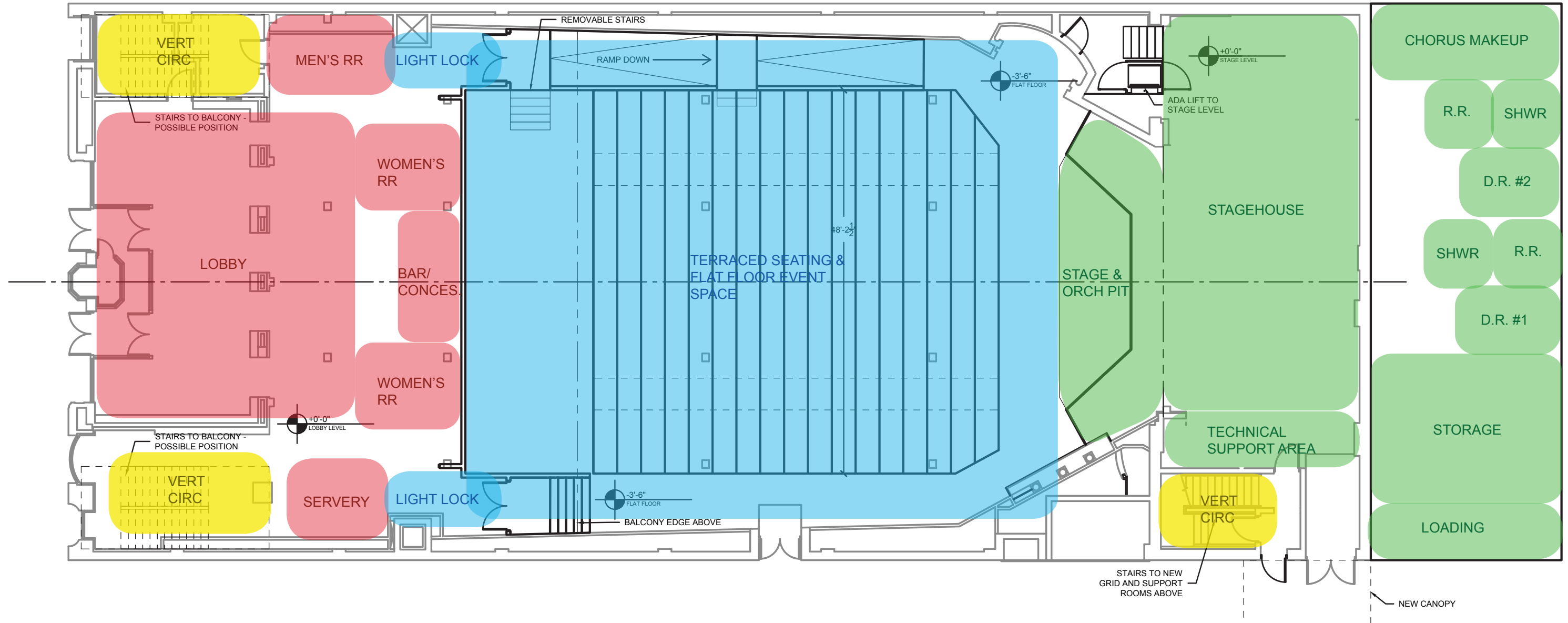
PUBLIC LOBBY ADDITION



FRONT OF HOUSE

PERFORMANCE/EVENT

BACK OF HOUSE



**PUBLIC LOBBY-**

- WOMEN'S RESTROOMS
- MEN'S RESTROOMS
- BAR/CONCESSIONS
- SERVERY
- LOBBY



**STAGE & SUPPORT ADDITION**

**THEATRE + EVENT-**

- FLAT FLOOR EVENT SEATING
- SEATING STORAGE- BELOW
- TERRACED SEATING
- LIGHT LOCK

**STAGE + SUPPORT-**

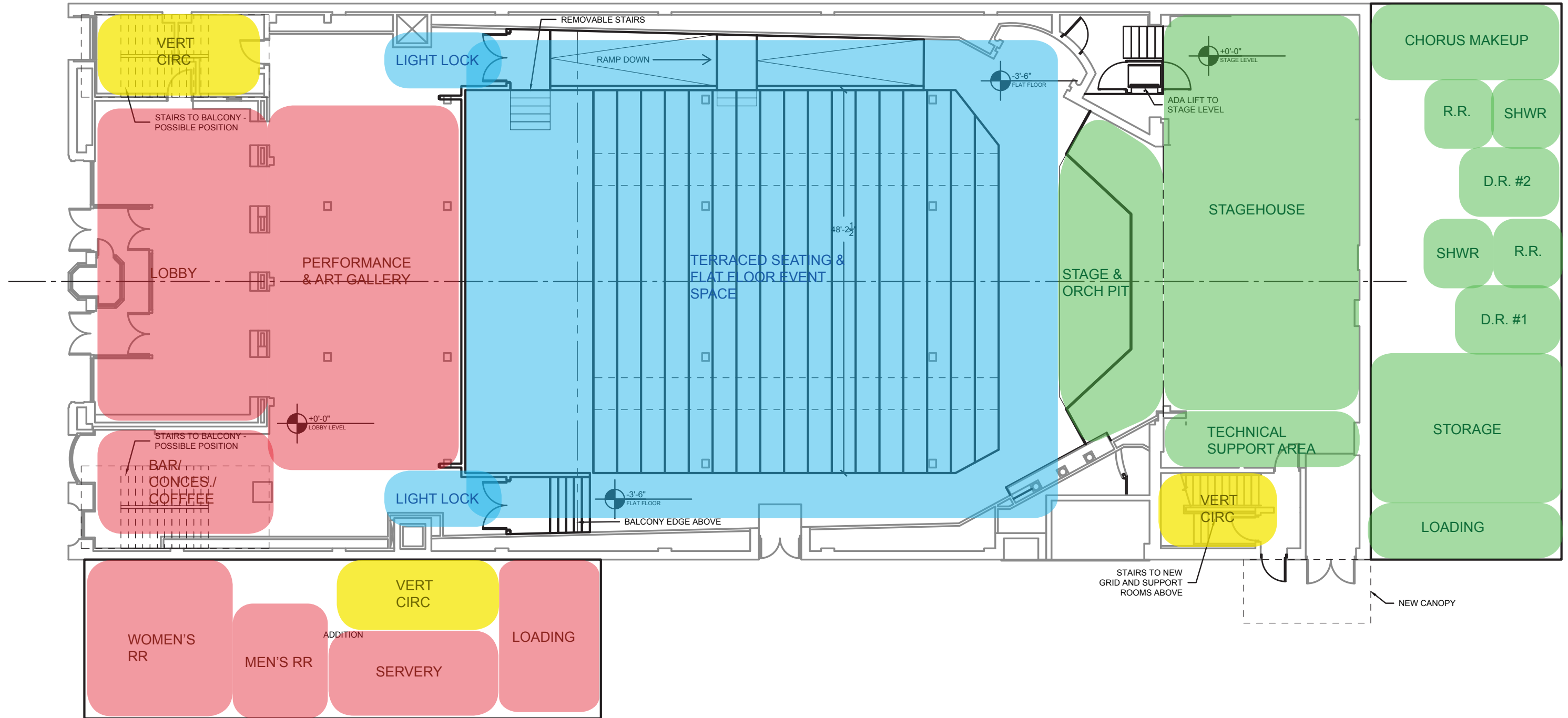
- STAGE & ORCHESTRA PIT
- TECHNICAL SUPPORT AREA
- DRESSING ROOMS (D.R.) X2
- CHORUS MAKEUP
- STAGEHOUSE
- SHOWER (SHWR) X2
- RESTROOM (R.R.) X2
- LOADING



FRONT OF HOUSE

PERFORMANCE/EVENT

BACK OF HOUSE



**PUBLIC LOBBY-**

- PERFORMANCE & ART GALLERY
- WOMEN'S RESTROOMS
- MEN'S RESTROOMS
- BAR/CONCESSIONS/COFFEE
- SERVERY
- LOADING
- LOBBY

**THEATRE + EVENT-**

- FLAT FLOOR EVENT SEATING
- SEATING STORAGE- BELOW
- TERRACED SEATING
- LIGHT LOCK

**STAGE + SUPPORT-**

- STAGE & ORCHESTRA PIT
- TECHNICAL SUPPORT AREA
- DRESSING ROOMS (D.R.) X2
- CHORUS MAKEUP
- STAGEHOUSE
- SHOWER (SHWR) X2
- RESTROOM (R.R.) X2
- LOADING

LOBBY & STAGE ADDITIONS

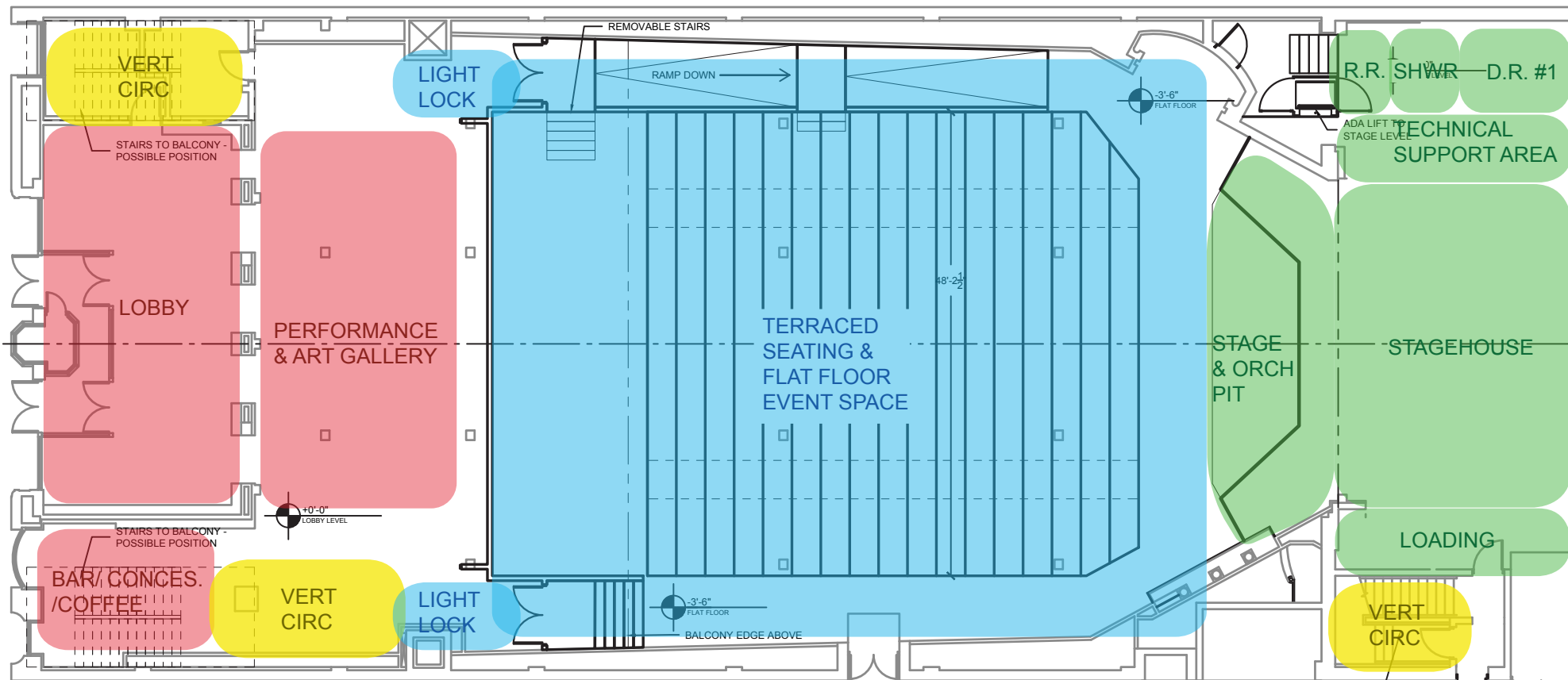


FRONT OF HOUSE

PERFORMANCE/EVENT

BACK OF HOUSE

MAIN LEVEL



STAGE + SUPPORT-

- STAGE & ORCHESTRA PIT
- TECHNICAL SUPPORT AREA
- DRESSING ROOMS (D.R.) X2
- CHORUS MAKEUP
- SHOWER (SHWR) X3
- RESTROOM (R.R.) X3
- STAGEHOUSE
- LOADING
- STORAGE

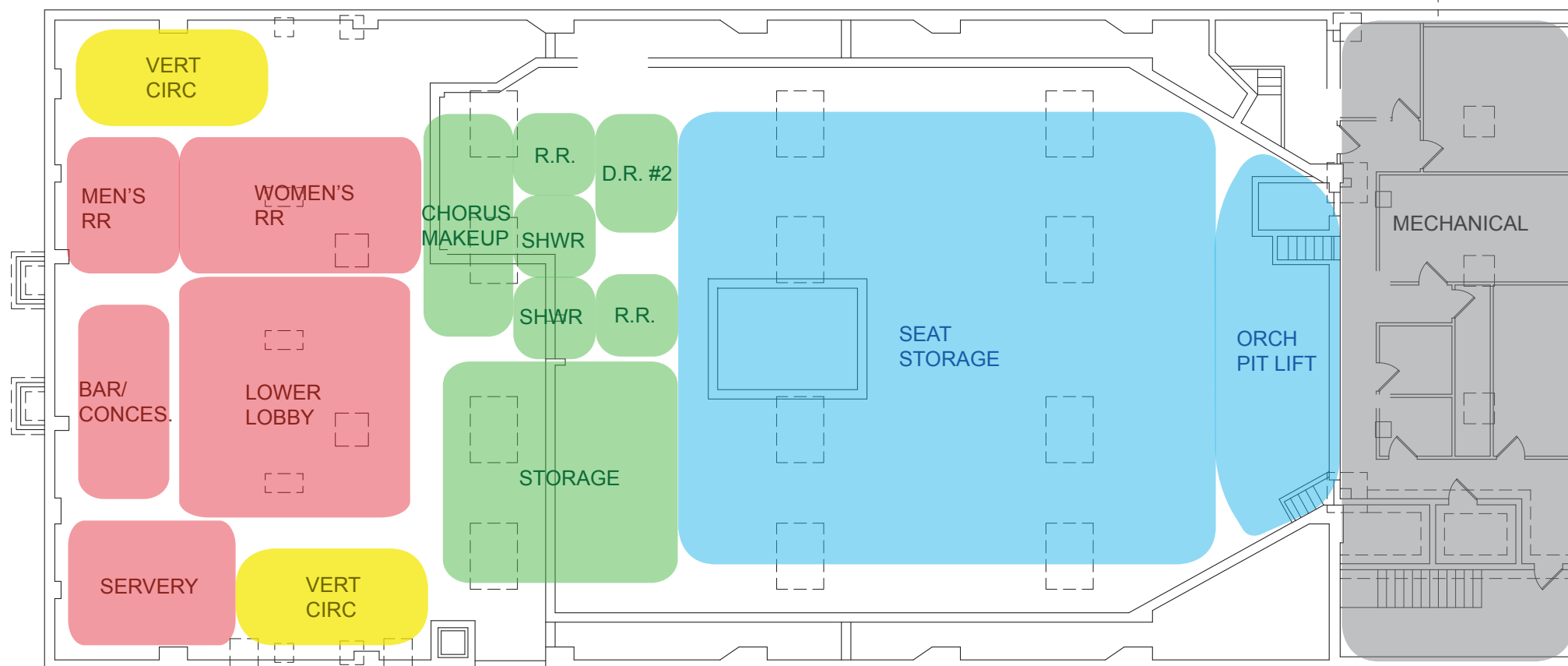
THEATRE + EVENT-

- FLAT FLOOR EVENT SEATING
- SEATING STORAGE- BELOW
- TERRACED SEATING
- LIGHT LOCK
- ORCHESTRA PIT LIFT

PUBLIC LOBBY-

- PERFORMANCE & ART GALLERY
- WOMEN'S RESTROOMS
- MEN'S RESTROOMS
- BAR/CONCESSIONS/COFFEE
- BAR/CONCESSIONS
- LOWER LOBBY
- SERVERY
- LOBBY

LOWER LEVEL



FULL BASEMENT ADDITION

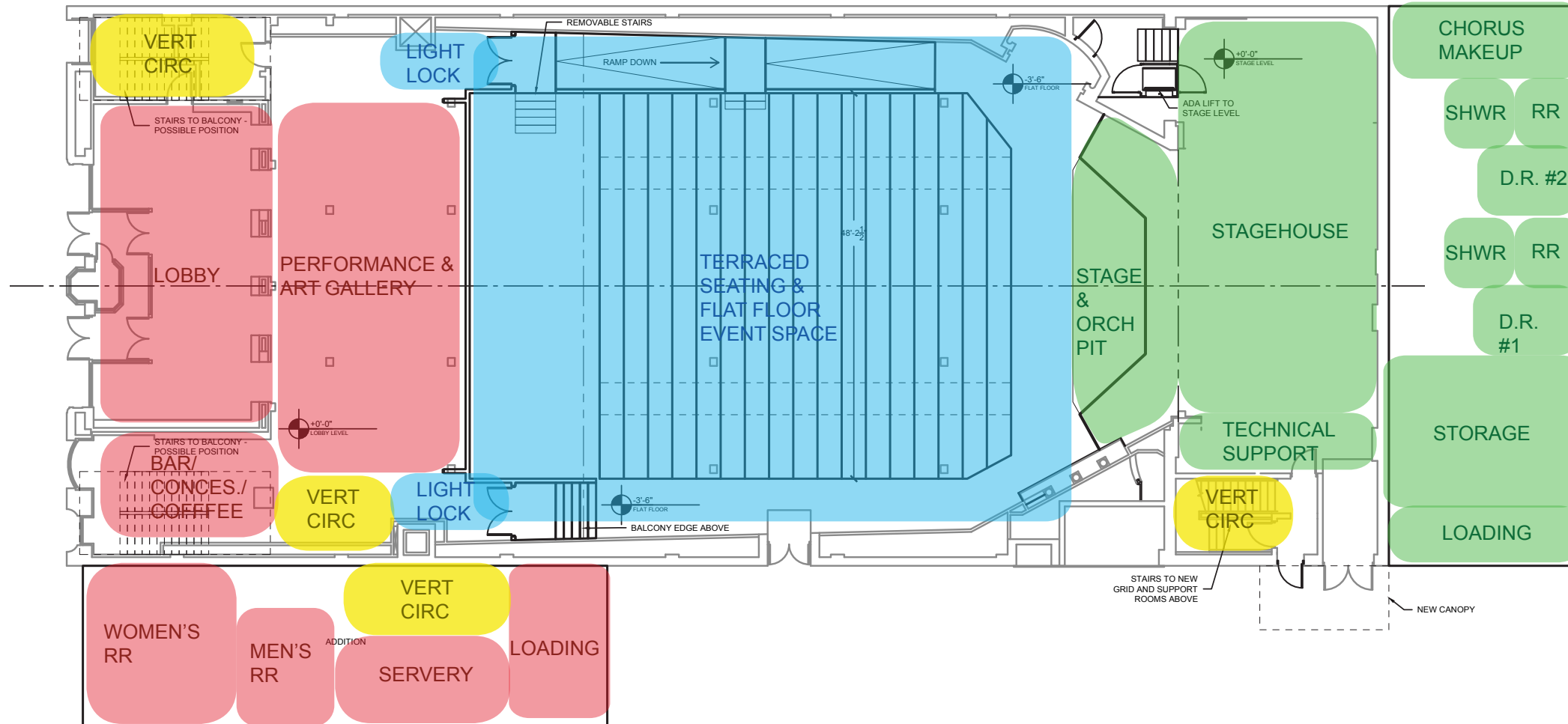


FRONT OF HOUSE

PERFORMANCE/EVENT

BACK OF HOUSE

MAIN LEVEL



STAGE + SUPPORT-

- STAGE & ORCHESTRA PIT
- TECHNICAL SUPPORT AREA
- DRESSING ROOMS (D.R.) X3
- CHORUS MAKEUP X2
- SHOWER (SHWR) X4
- RESTROOM (R.R.) X4
- STAGEHOUSE
- LOADING
- STORAGE X2

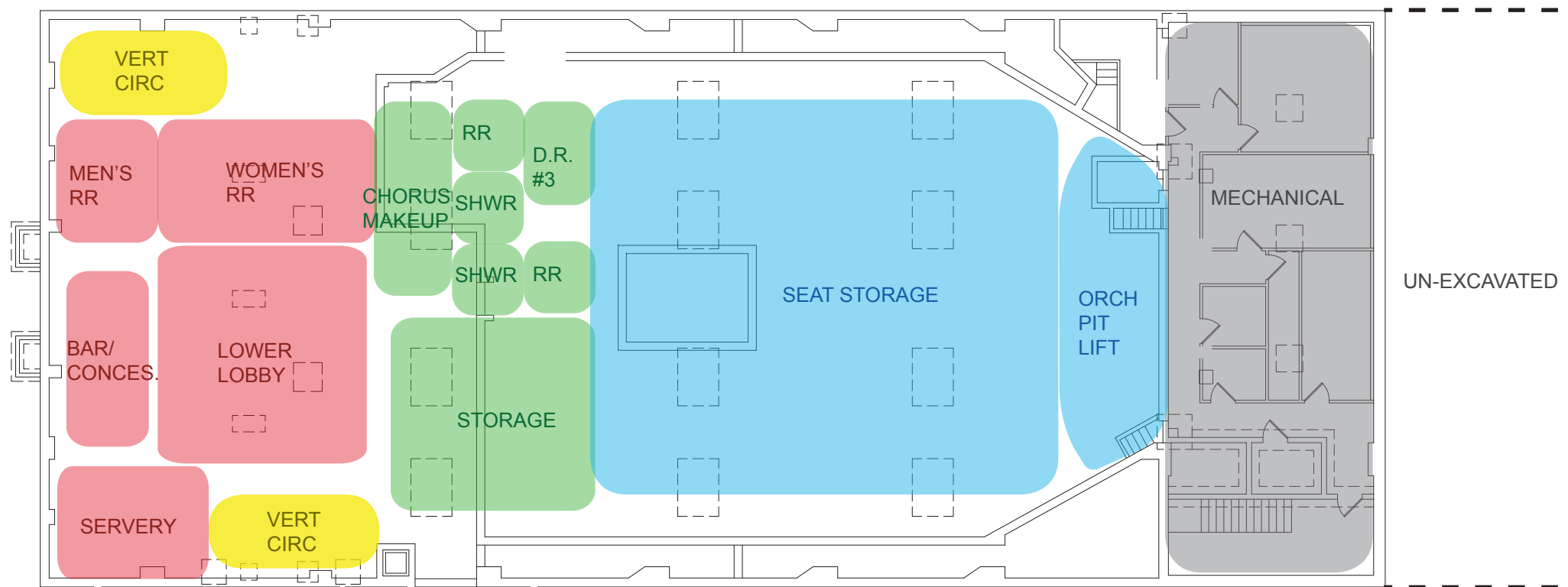
THEATRE + EVENT-

- FLAT FLOOR EVENT SEATING
- SEATING STORAGE- BELOW
- TERRACED SEATING
- LIGHT LOCK
- ORCHESTRA PIT LIFT

PUBLIC LOBBY-

- PERFORMANCE & ART GALLERY
- WOMEN'S RESTROOMS X2
- MEN'S RESTROOMS X2
- BAR/CONCESSIONS/COFFEE
- BAR/CONCESSIONS
- LOWER LOBBY
- SERVERY X2
- LOADING
- LOBBY

LOWER LEVEL



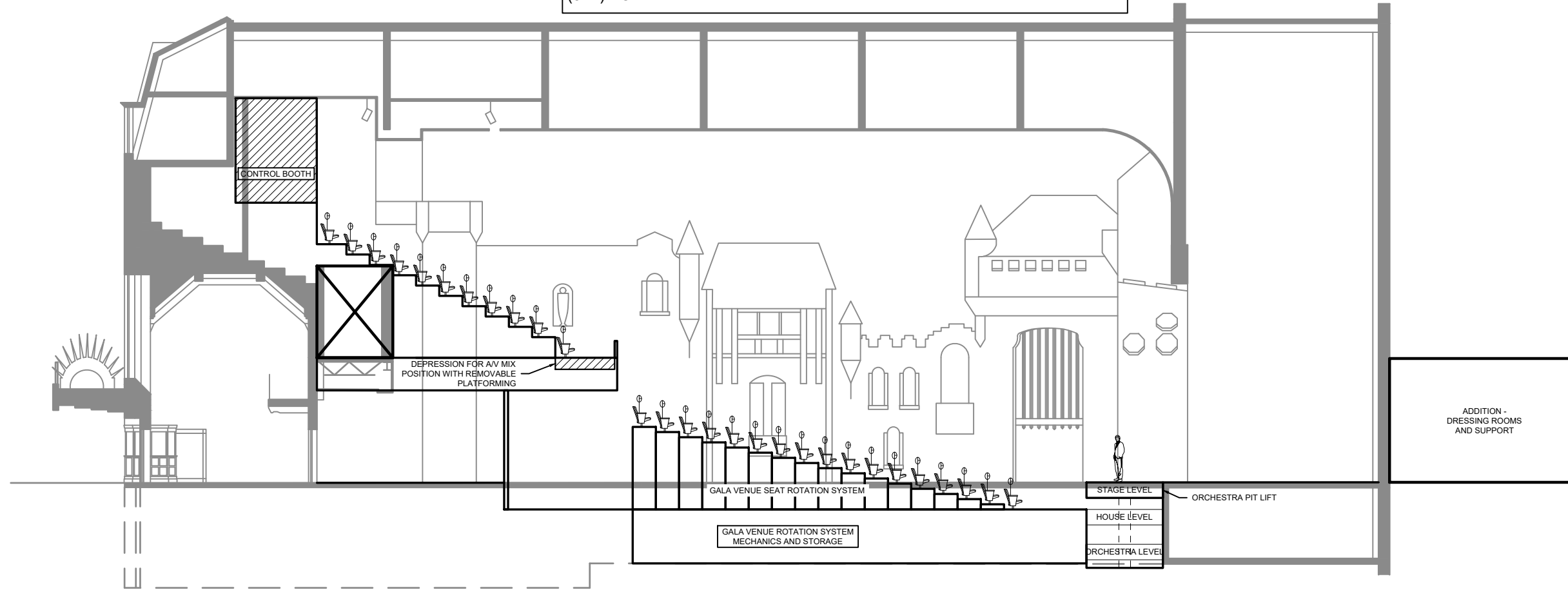
LOBBY & STAGE & BASEMENT ADDITIONS





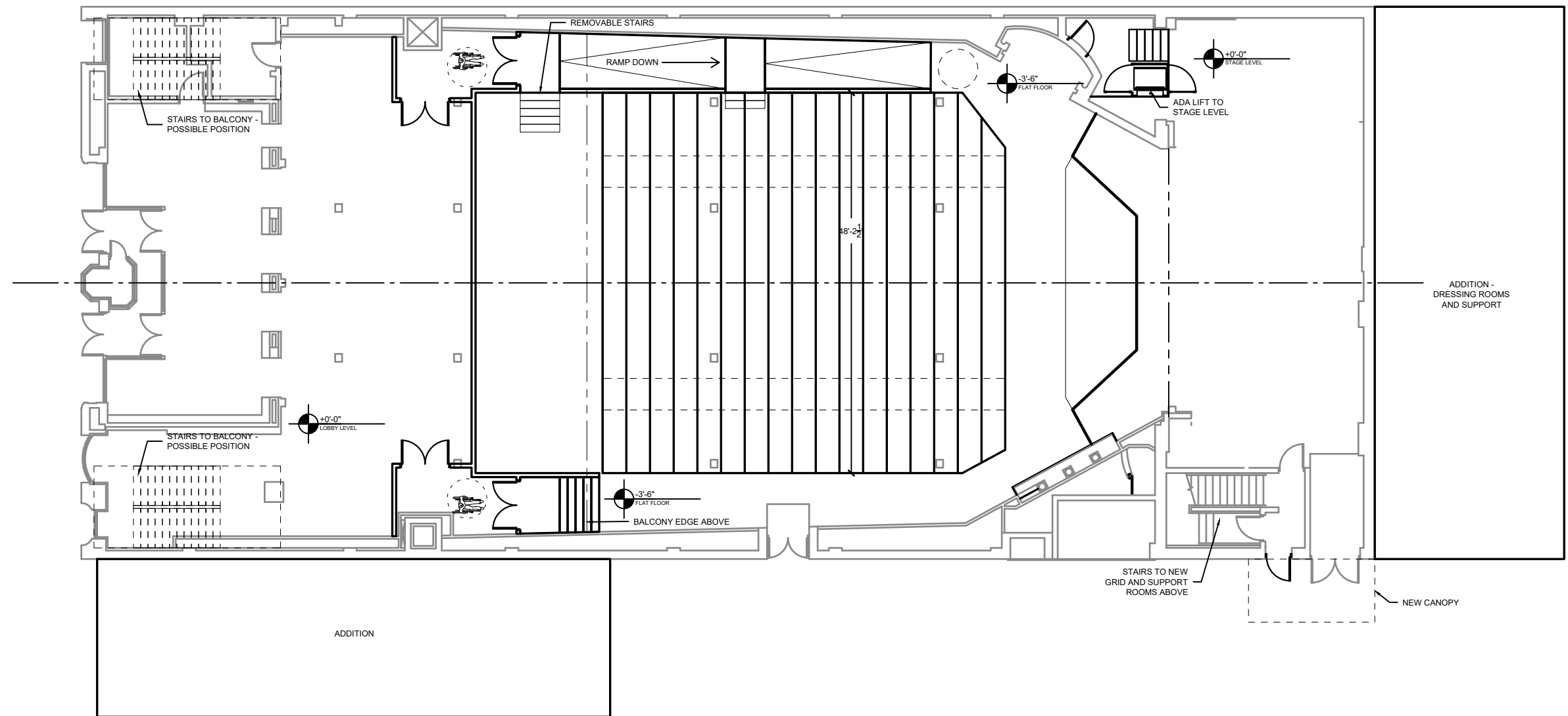
SCHEME A2 - GALA VENUE SEAT ROTATION SYSTEM WITH BALCONY

(351) GALA SEATS  
 (220) BALCONY SEATS  
 (571) TOTAL SEATS

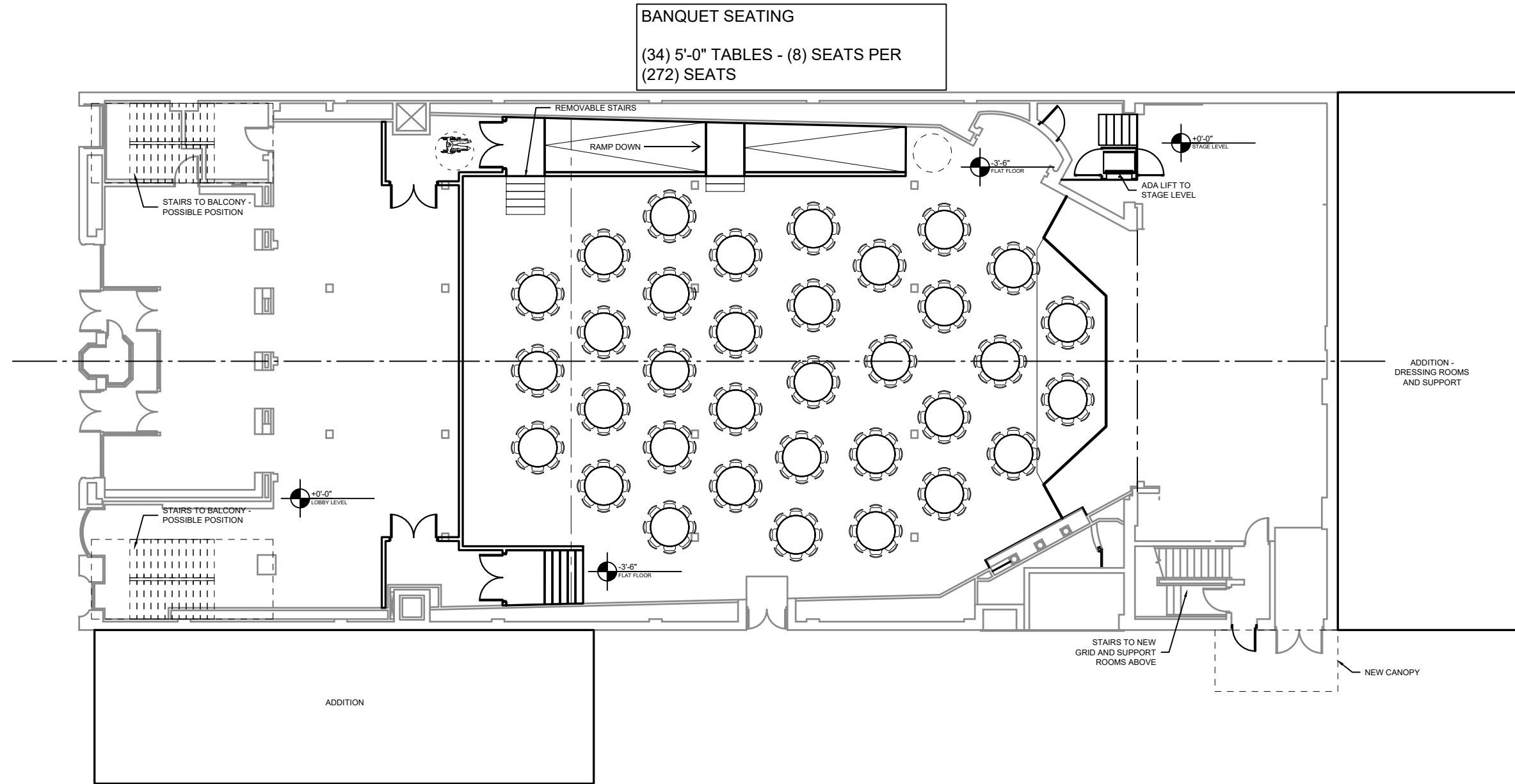


SCHEME A2 - SECTION  
 SCALE: 1/16" = 1'-0"

SCHEME A2 - GALA VENUE SEAT ROTATION SYSTEM WITH BALCONY  
 (351) GALA SEATS  
 (220) BALCONY SEATS  
 (571) TOTAL SEATS



SCHEME A2 - PLAN  
 SCALE: 1/16" = 1'-0"



BANQUET SEATING  
 (34) 5'-0" TABLES - (8) SEATS PER  
 (272) SEATS

BANQUET PLAN  
 SCALE: 1/16" = 1'-0"







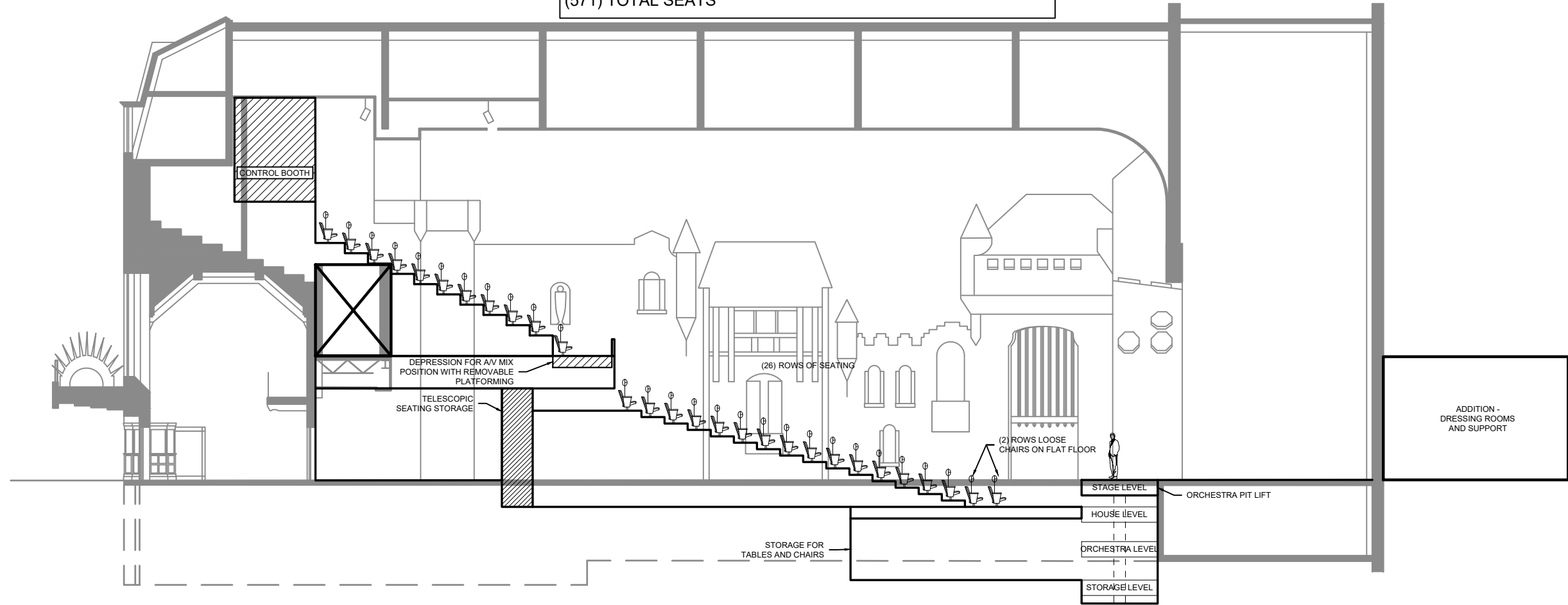






SCHEME B - TELESCOPIC SEATING SYSTEM WITH BALCONY

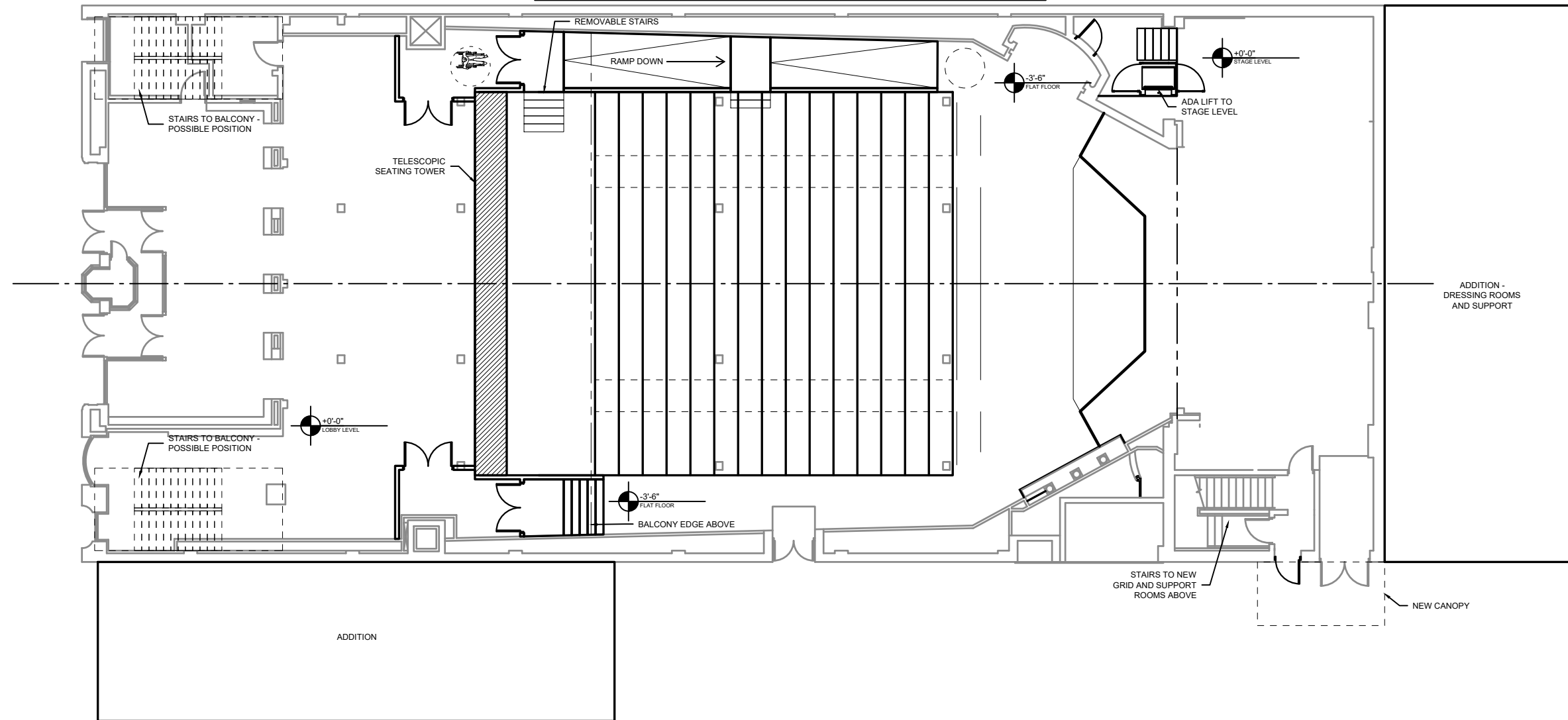
(315) TELESCOPIC SEATS  
 (36) LOOSE CHAIRS  
 (220) BALCONY SEATS  
 (571) TOTAL SEATS



SCHEME B - SECTION  
 SCALE: 1/16" = 1'-0"

SCHEME B - TELESCOPIC SEATING SYSTEM WITH BALCONY

(315) TELESCOPIC SEATS  
 (36) LOOSE CHAIRS  
 (220) BALCONY SEATS  
 (571) TOTAL SEATS

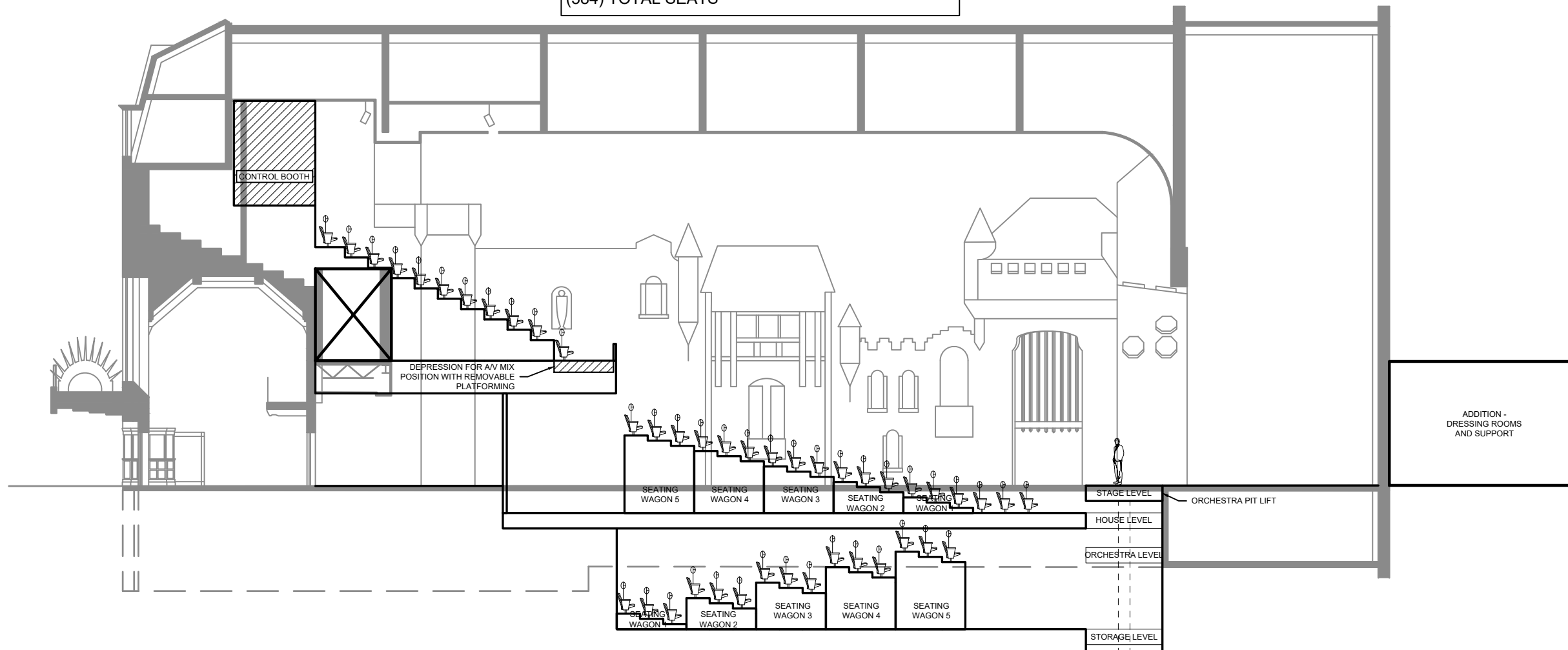


SCHEME B - PLAN  
 SCALE: 1/16" = 1'-0"



SCHEME C - SEATING WAGONS WITH BALCONY

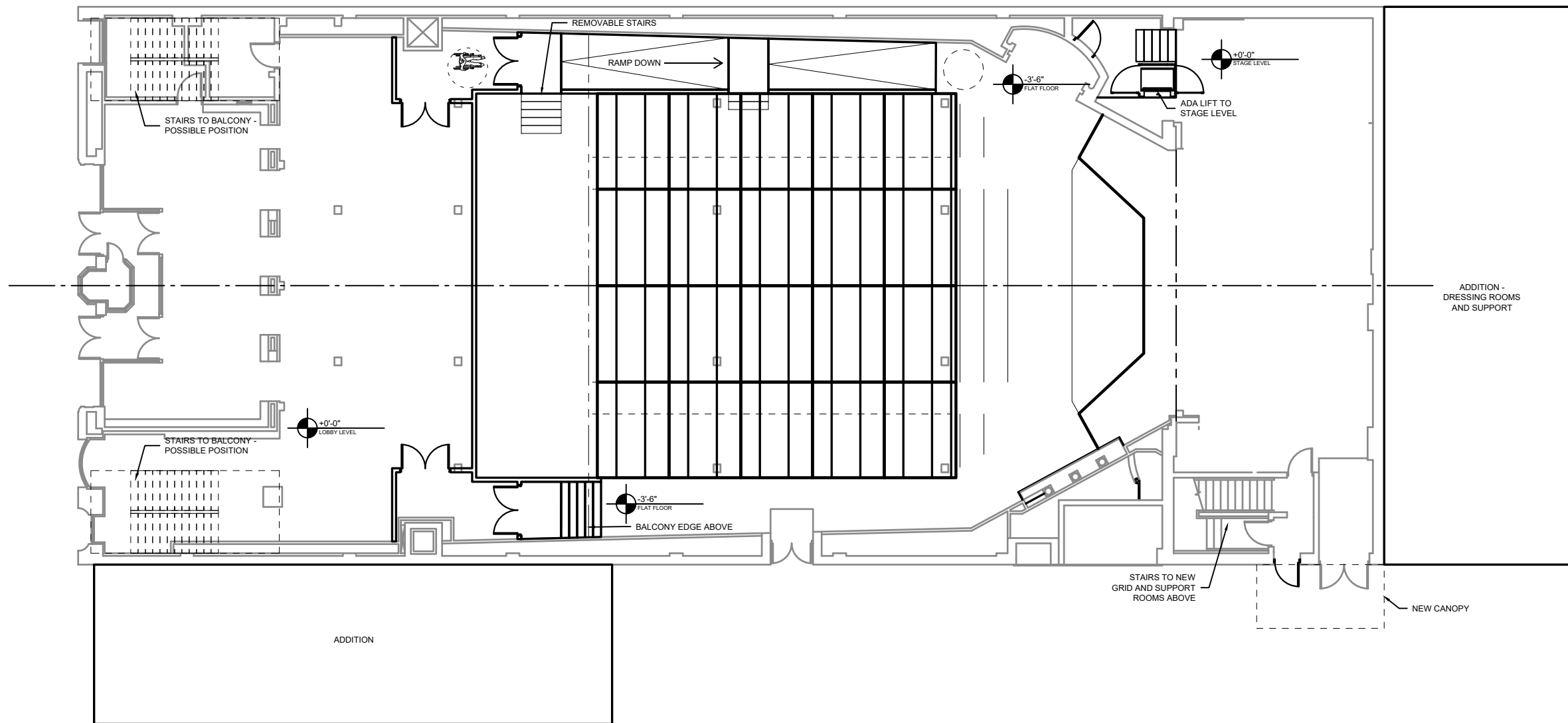
(315) SEATS ON WAGONS  
 (44) LOOSE CHAIRS  
 (220) BALCONY SEATS  
 (584) TOTAL SEATS



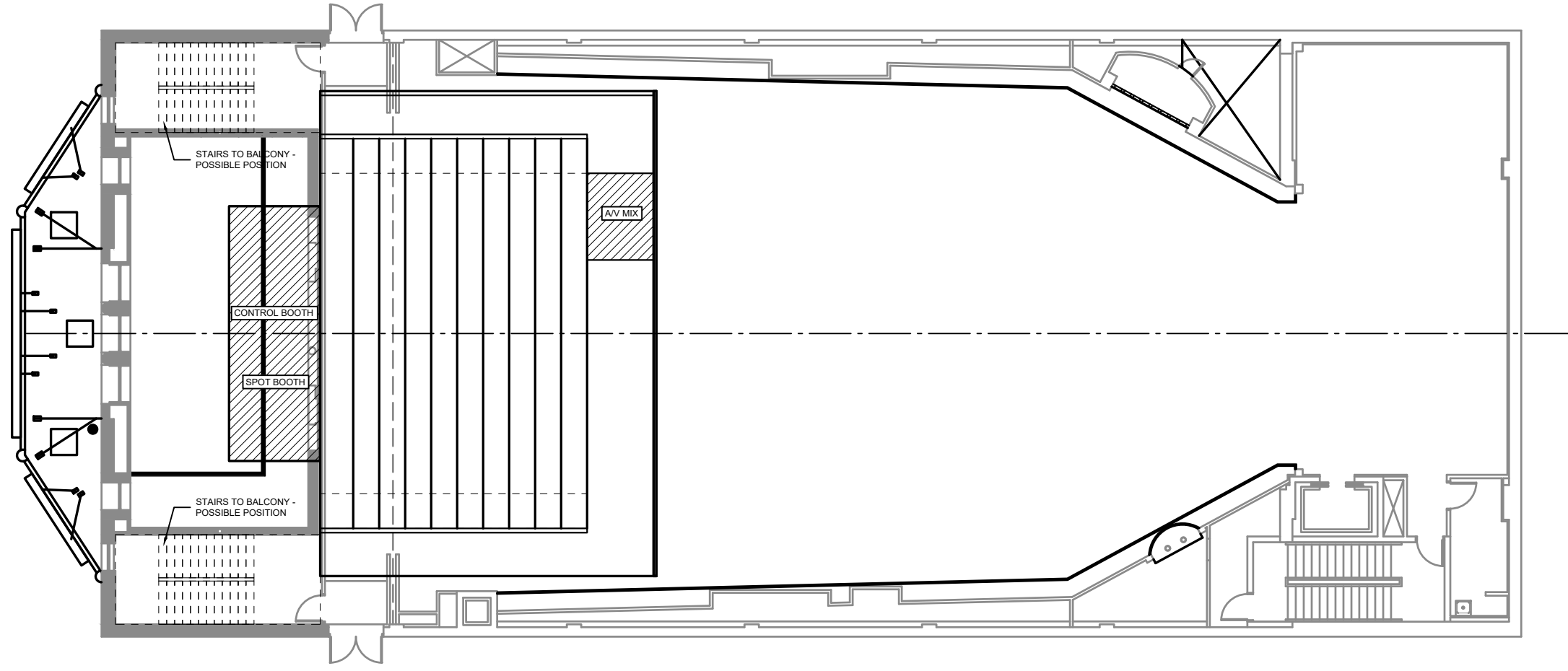
SCHEME C - SECTION  
 SCALE: 1/16" = 1'-0"

SCHEME C - SEATING WAGONS WITH BALCONY

(315) SEATS ON WAGONS  
 (44) LOOSE CHAIRS  
 (220) BALCONY SEATS  
 (584) TOTAL SEATS



SCHEME C - PLAN  
 SCALE: 1/16" = 1'-0"



SCHEME A, B & C - BALCONY PLAN  
 SCALE: 1/16" = 1'-0"