

# PALM SPRINGS PLAZA THEATRE



CITY OF PALM SPRINGS

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CURRENT CONDITIONS

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**PALM SPRINGS PLAZA THEATRE**

ATMOSPHERIC THEATRES - RESTORED

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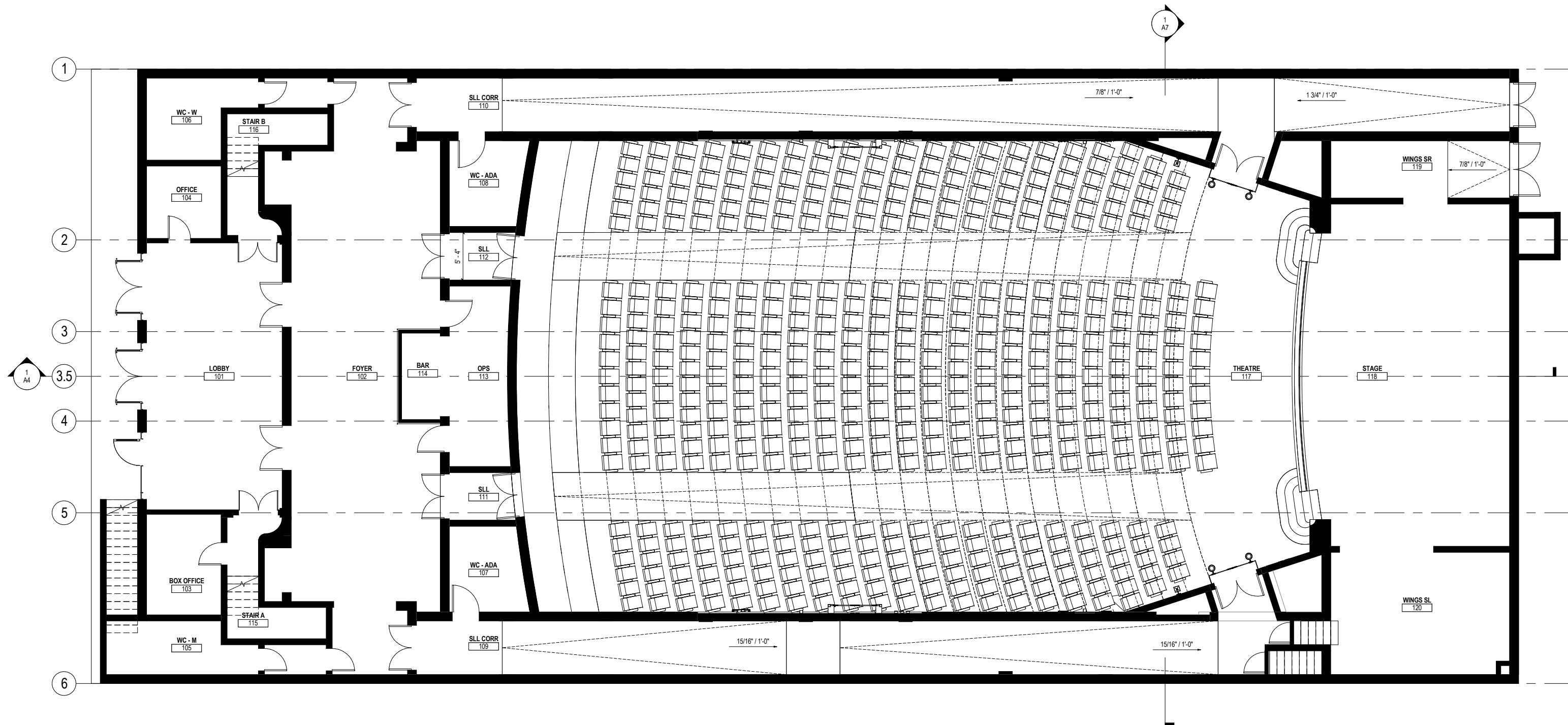
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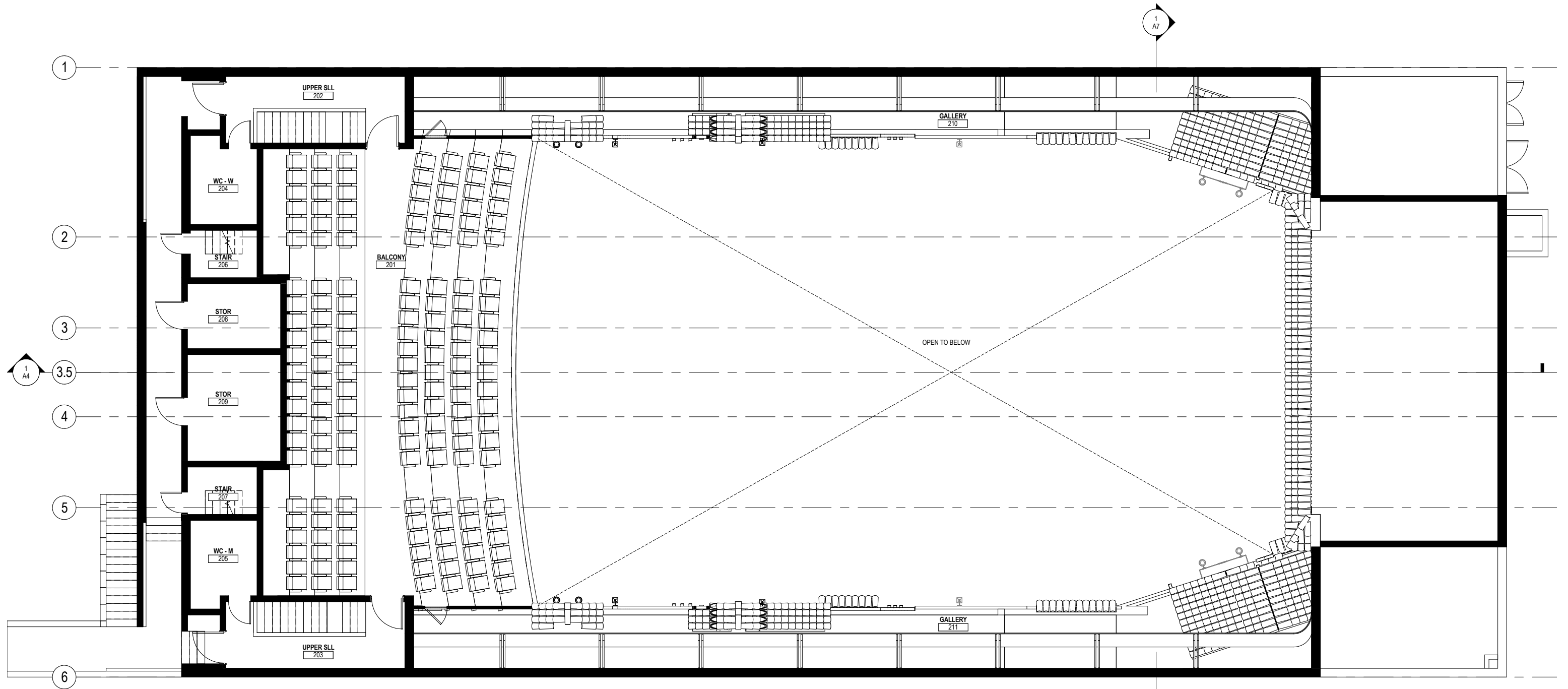
**PALM SPRINGS PLAZA THEATRE**  
ATMOSPHERIC THEATRES - DISREPAIR

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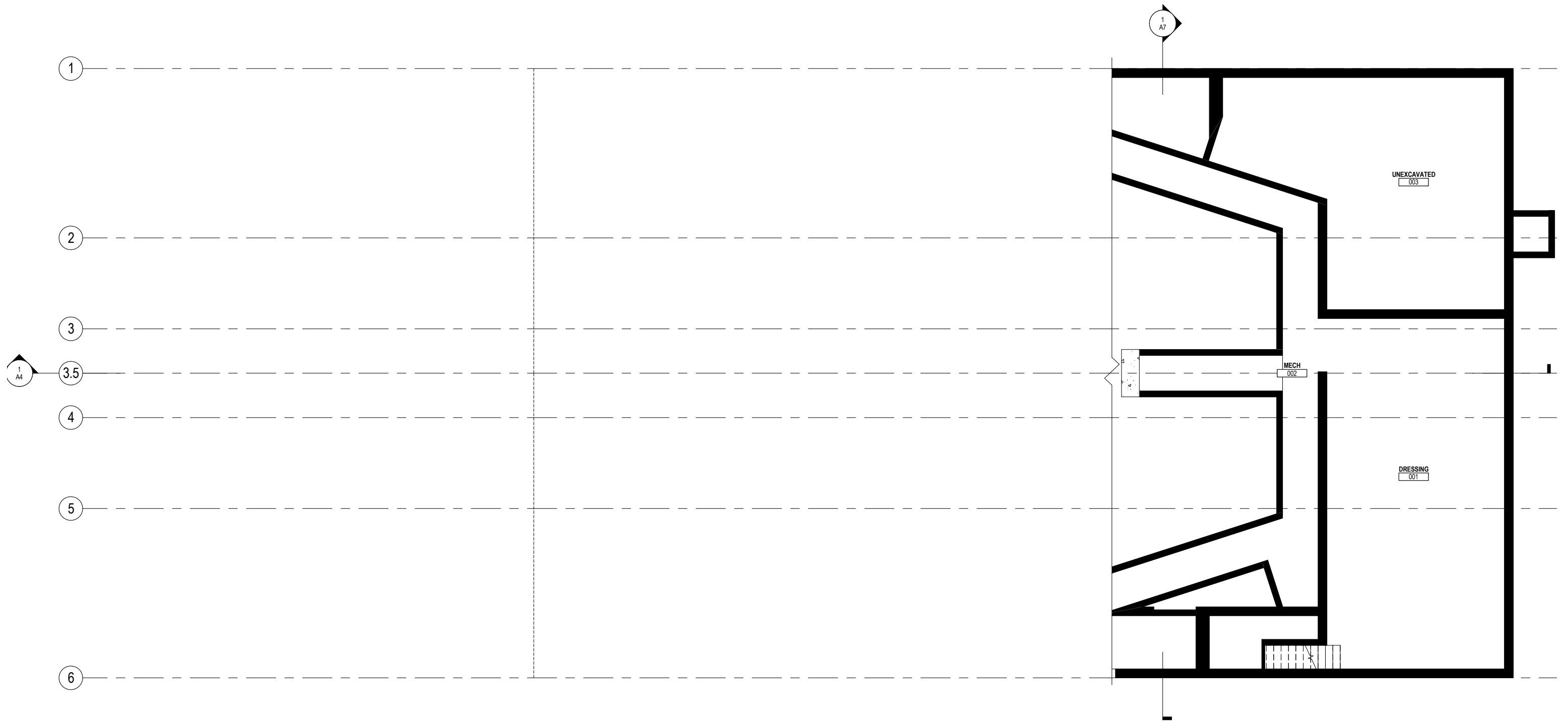




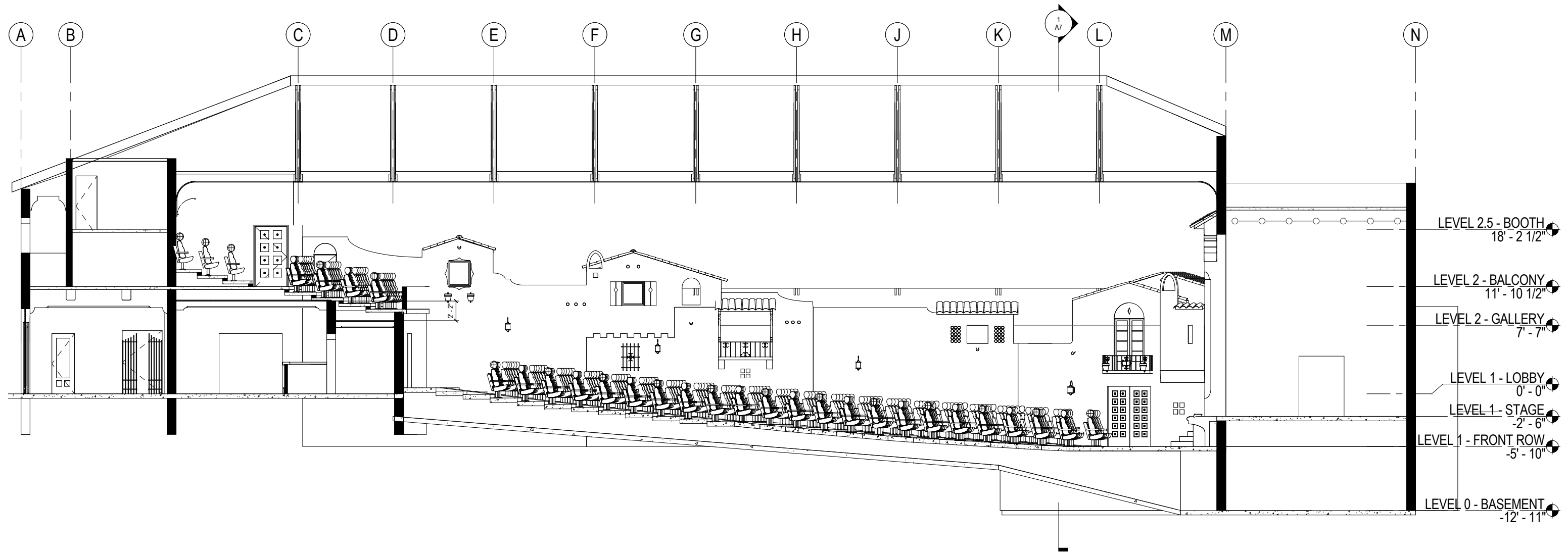












- LEVEL 2.5 - BOOTH  
18' - 2 1/2"
- LEVEL 2 - BALCONY  
11' - 10 1/2"
- LEVEL 2 - GALLERY  
7' - 7"
- LEVEL 1 - LOBBY  
0' - 0"
- LEVEL 1 - STAGE  
-2' - 6"
- LEVEL 1 - FRONT ROW  
-5' - 10"
- LEVEL 0 - BASEMENT  
-12' - 11"

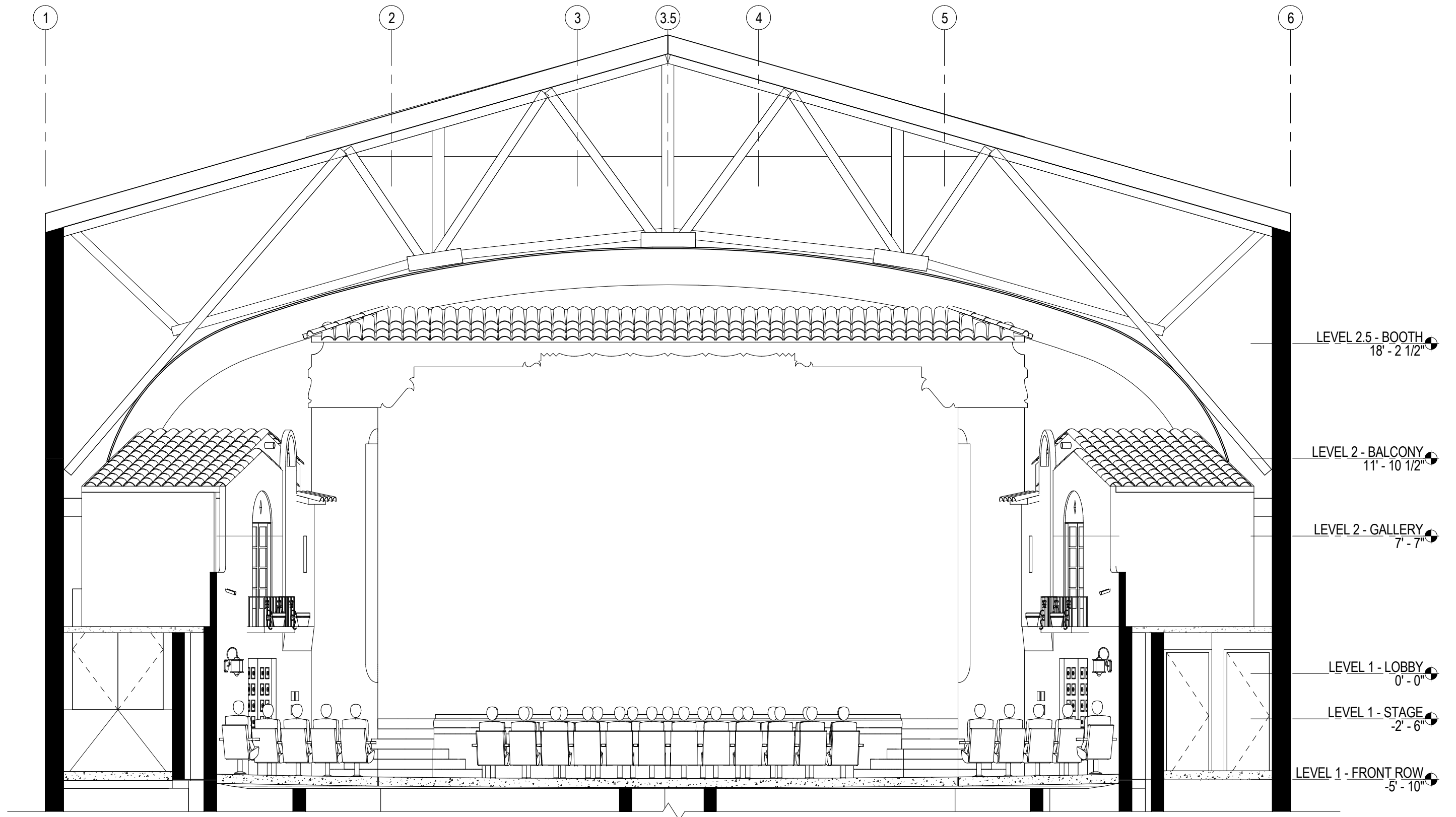
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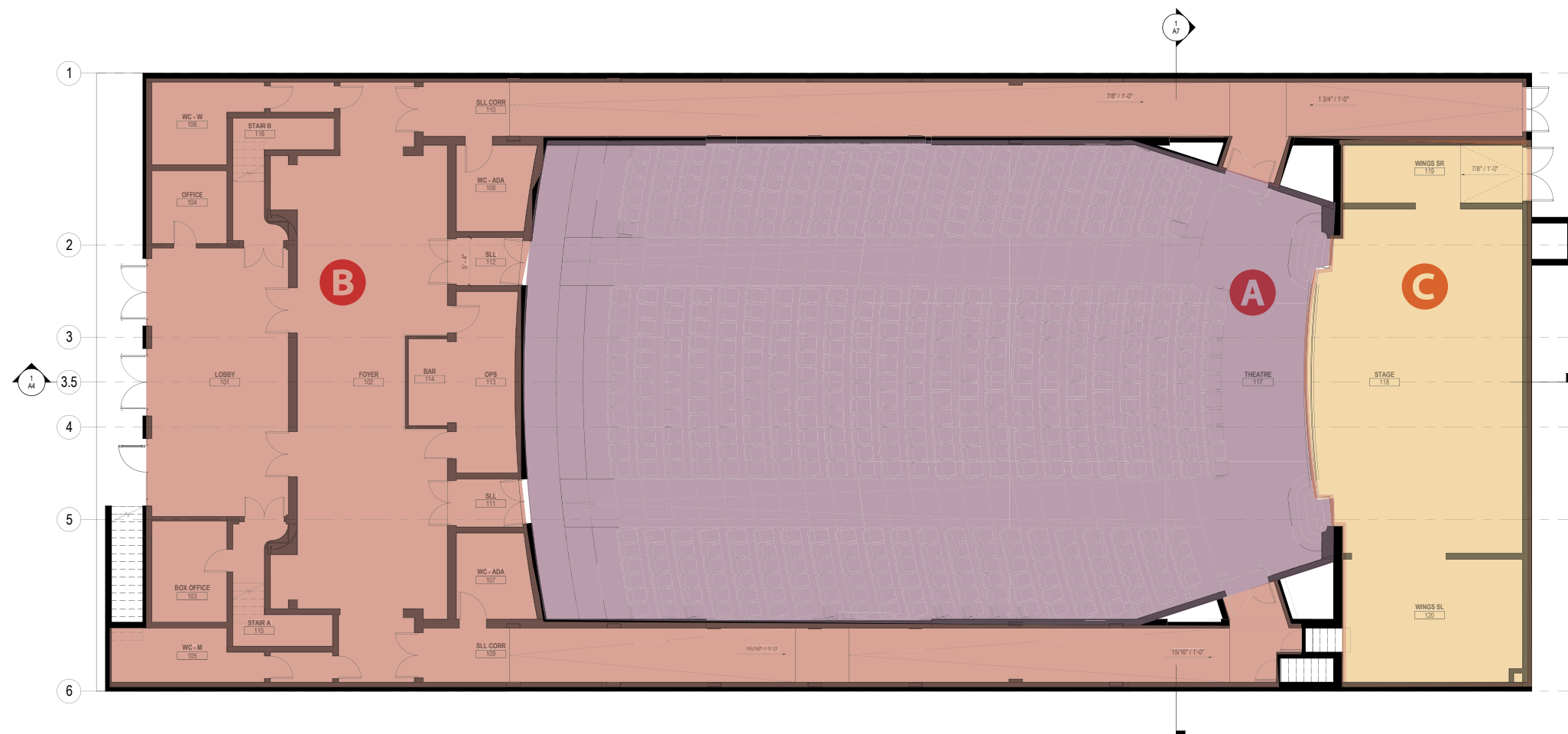
**PALM SPRINGS PLAZA THEATRE**

PROPOSED SECTION - CENTERLINE



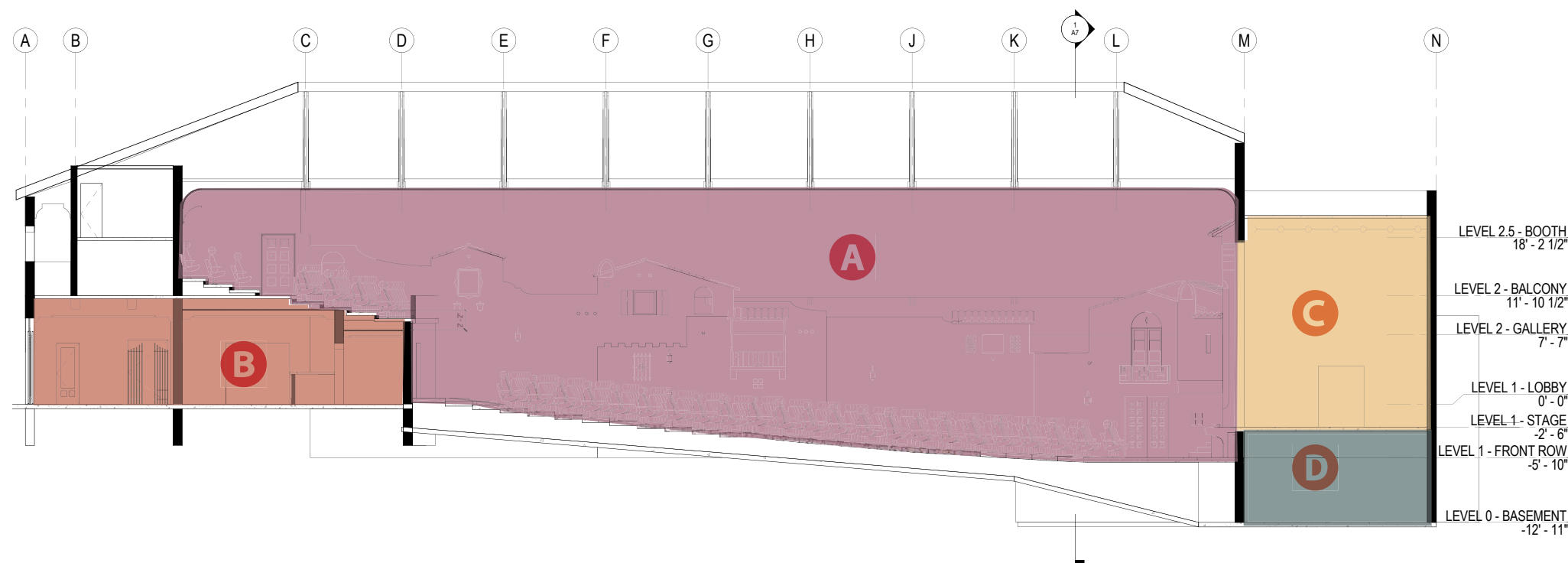






## PROJECT APPROACH

- A** THEATRE
- B** LOBBY & FRONT OF HOUSE
- C** STAGE & WINGS
- D** BASEMENT & DRESSING ROOMS
- E** EXTERIOR
- F** INFRASTRUCTURE



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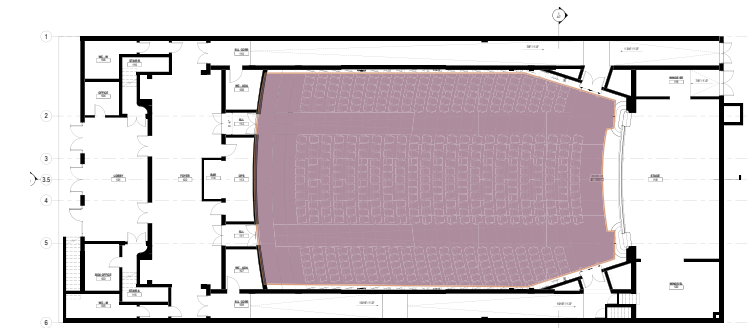
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OVERALL PROJECT APPROACH

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## **A** THEATRE

- 1** CLEAN ALL CONCRETE FLOORING
- 2** NEW CARPET
- 3** INSTALL NEW SEATING
- 4** INCREASE ROW TO ROW SPACING
- 5** ADA SEATING LOCATIONS
- 6** REPAIR ATMOSPHERIC SIDE WALLS TO ORIGINAL DESIGN
- 7** ATMOSPHERIC SIDE WALL MATERIAL OPTIONS
- 8** COVED CEILING REPAIR AND UPDATES

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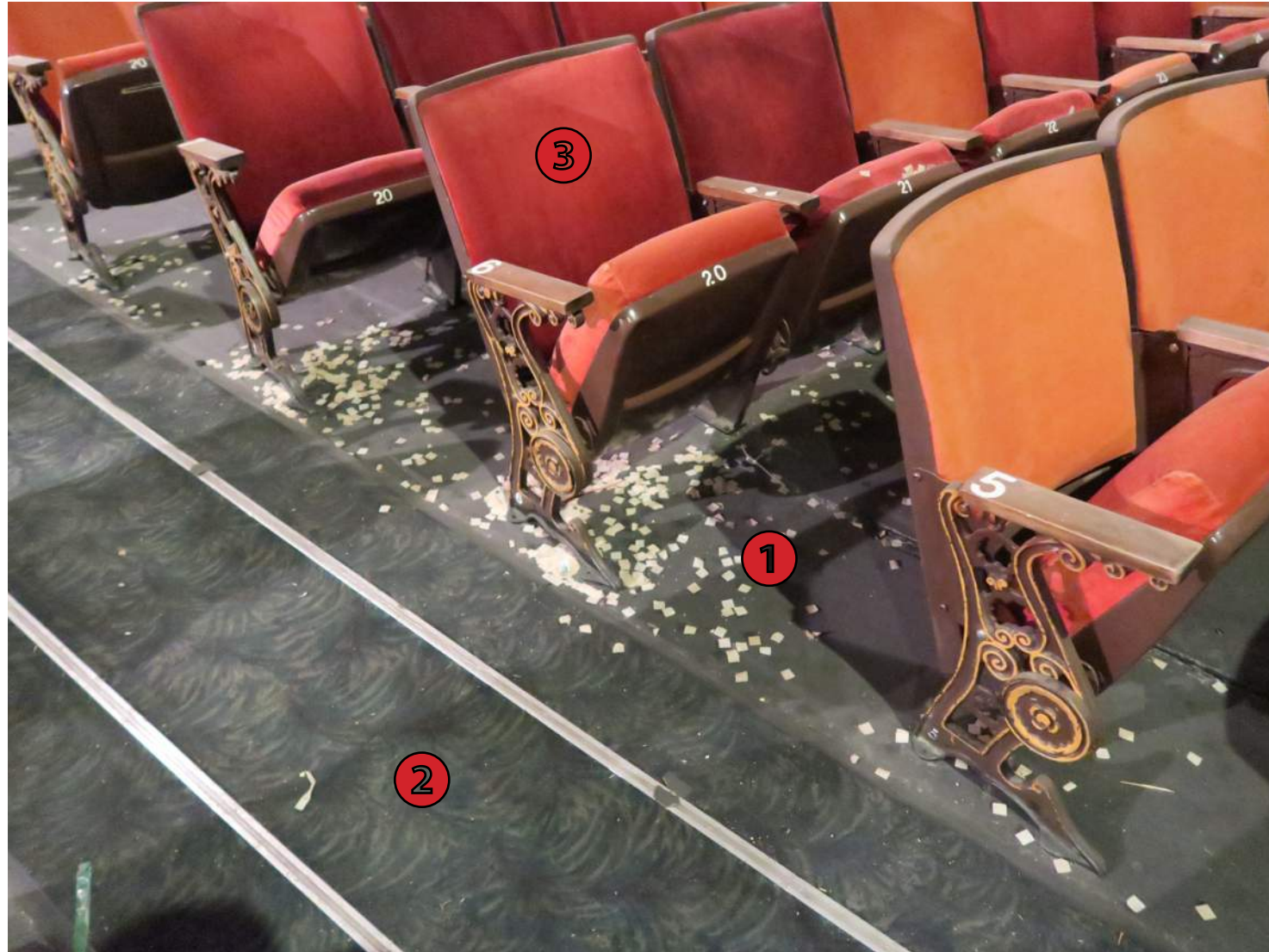
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**PALM SPRINGS PLAZA THEATRE**

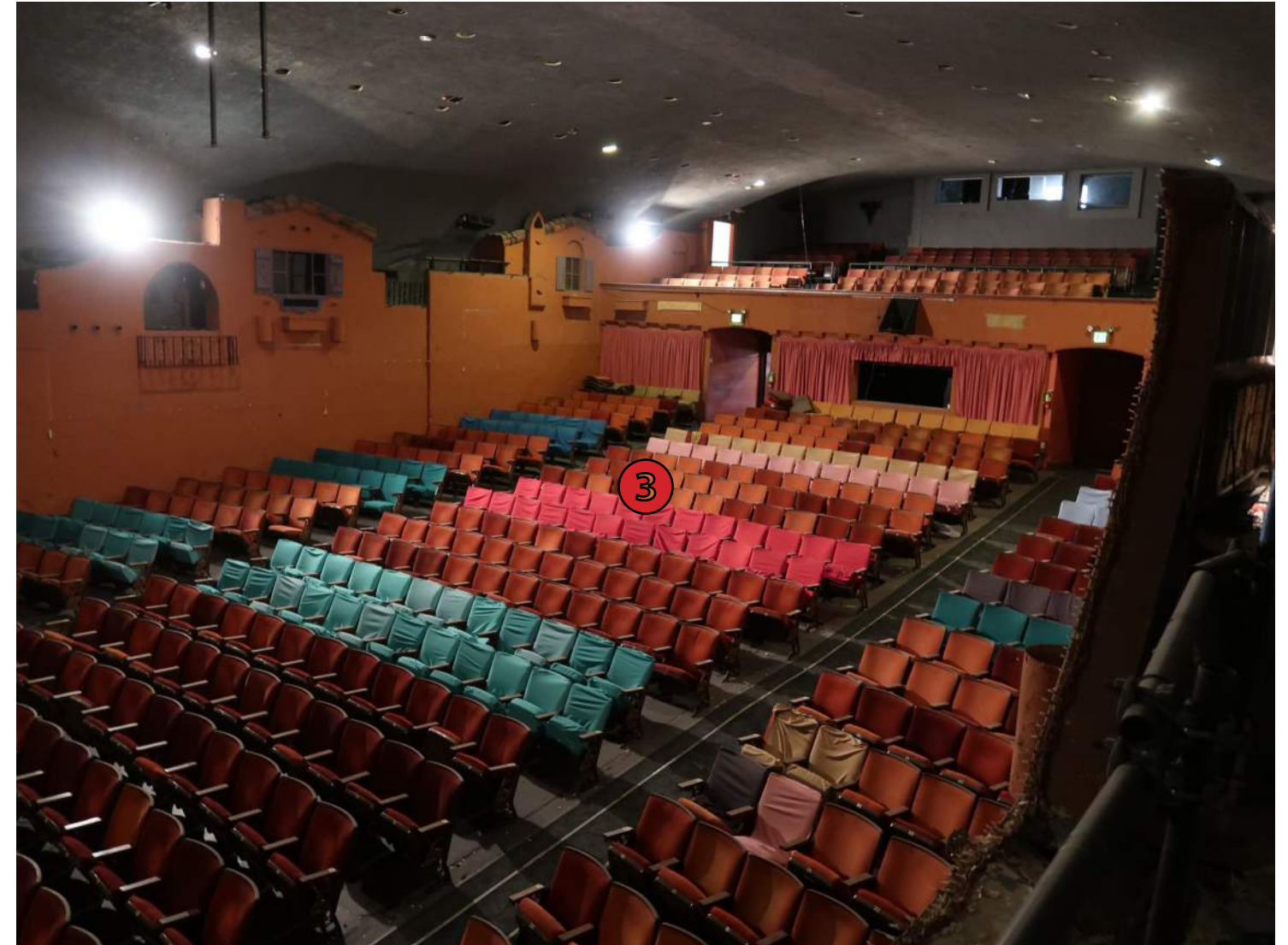
HISTORIC SEATING AND ATMOSPHERIC SIDE WALLS

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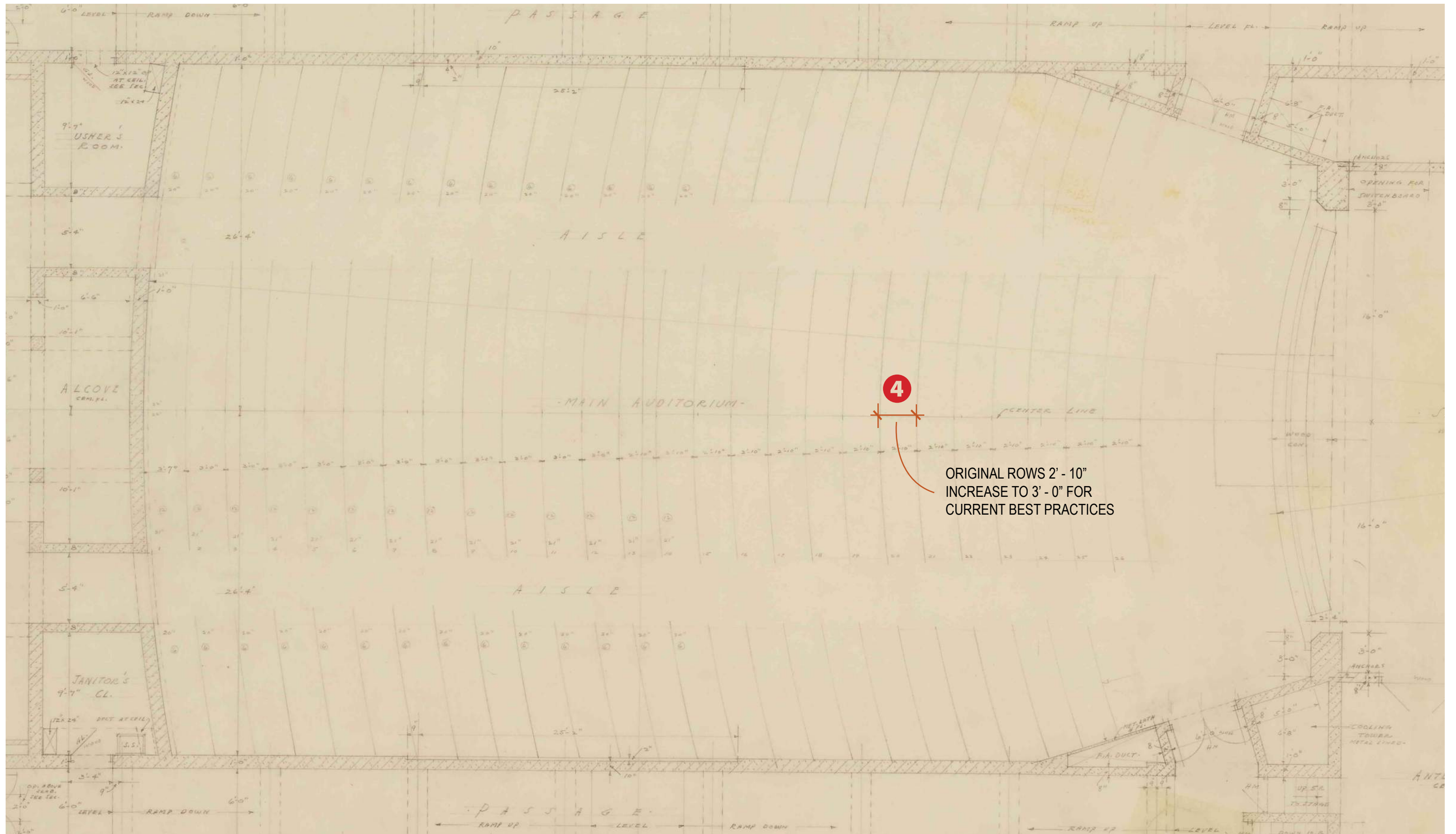


- 1** CLEAN ALL CONCRETE FLOORING
- 2** NEW CARPET AT AISLES AND AT ENTIRE FRONT ROW.

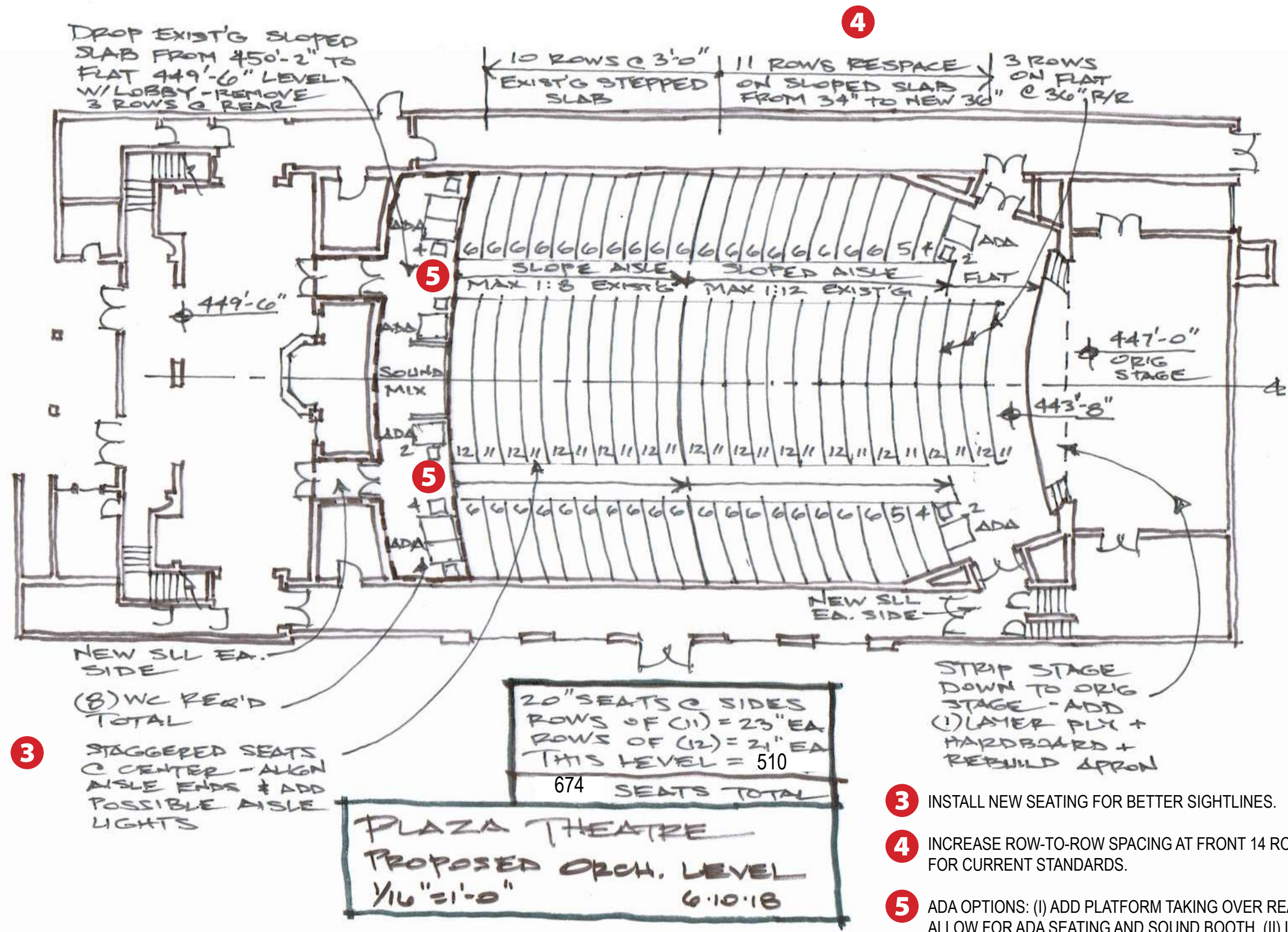


- 3** INSTALL NEW SEATING WITH INTEGRATED AISLE LIGHTS. SIGHTLINES WILL ALSO BE IMPROVED. TOTAL SEAT COUNT 674 SEATS.









**3**

(8) WC REQ'D TOTAL  
 STAGGERED SEATS @ CENTER - ALIGN AISLE ENDS & ADD POSSIBLE AISLE LIGHTS

20" SEATS @ SIDES  
 ROWS OF (11) = 23" EA  
 ROWS OF (12) = 21" EA  
 THIS LEVEL = 510  
 674 SEATS TOTAL

PLAZA THEATRE  
 PROPOSED ORCH. LEVEL  
 1/16" = 1'-0"  
 6.10.18

**3**

INSTALL NEW SEATING FOR BETTER SIGHTLINES.

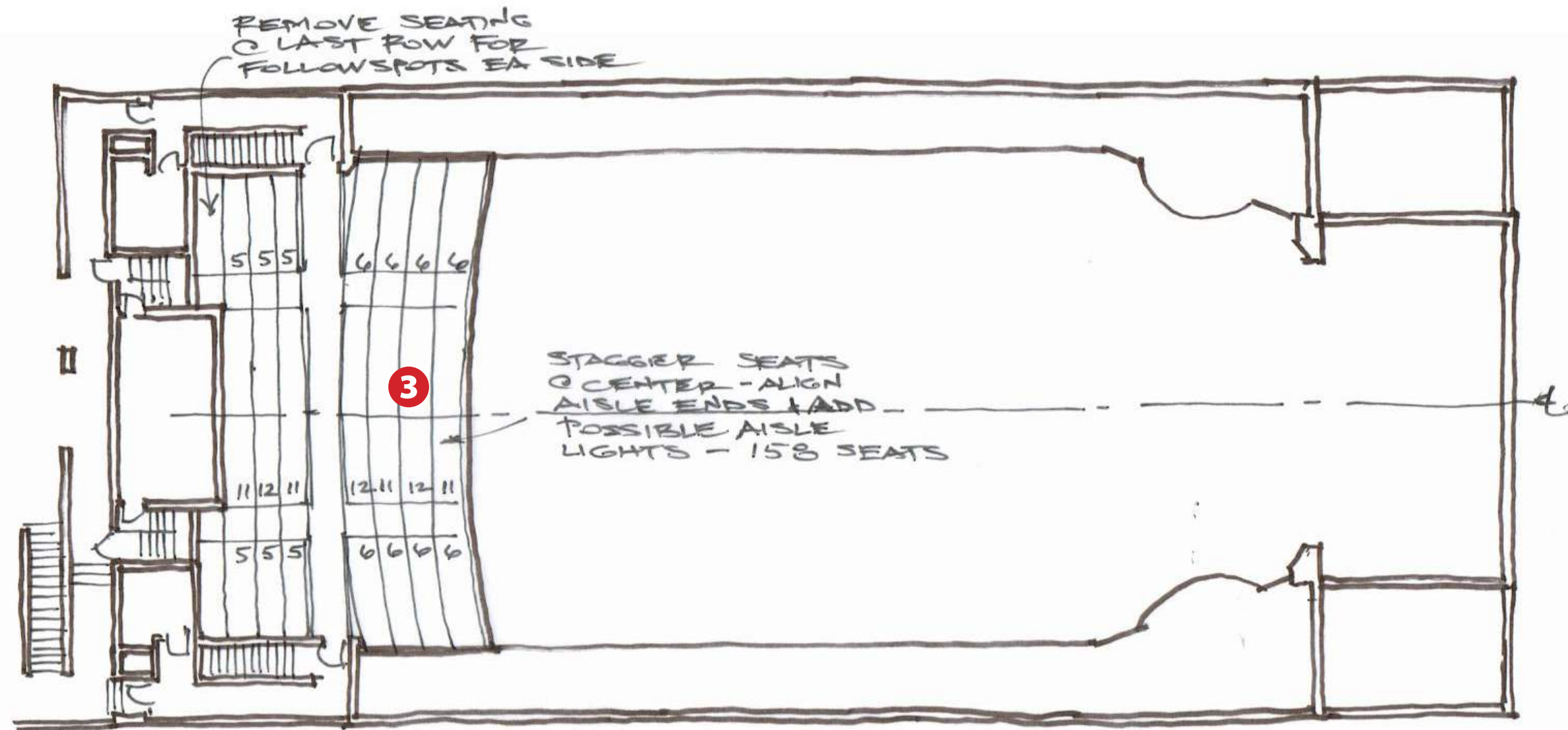
**4**

INCREASE ROW-TO-ROW SPACING AT FRONT 14 ROWS FROM 2'-10" TO 3'-0" FOR CURRENT STANDARDS.

**5**

ADA OPTIONS: (I) ADD PLATFORM TAKING OVER REAR THREE ROWS TO ALLOW FOR ADA SEATING AND SOUND BOOTH. (II) LOWER REAR THREE ROWS AND SMALL SLL TO LOBBY LEVEL.





684 SEATS TOTAL  
 20" SEATS @ SIDES  
 ROWS OF (11) = 23" EA  
 ROWS OF (12) = 21" EA  
 THIS LEVEL = 164

PLAZA THEATRE  
 PROPOSED BALC LEVEL  
 V16" = 1'-0" 6.10.18

**3** INSTALL NEW SEATING FOR BETTER SIGHTLINES.



**6** RESKIN/REPAINT ATMOSPHERIC SIDE WALLS.  
ADD MORE LIGHTING EFFECTS.

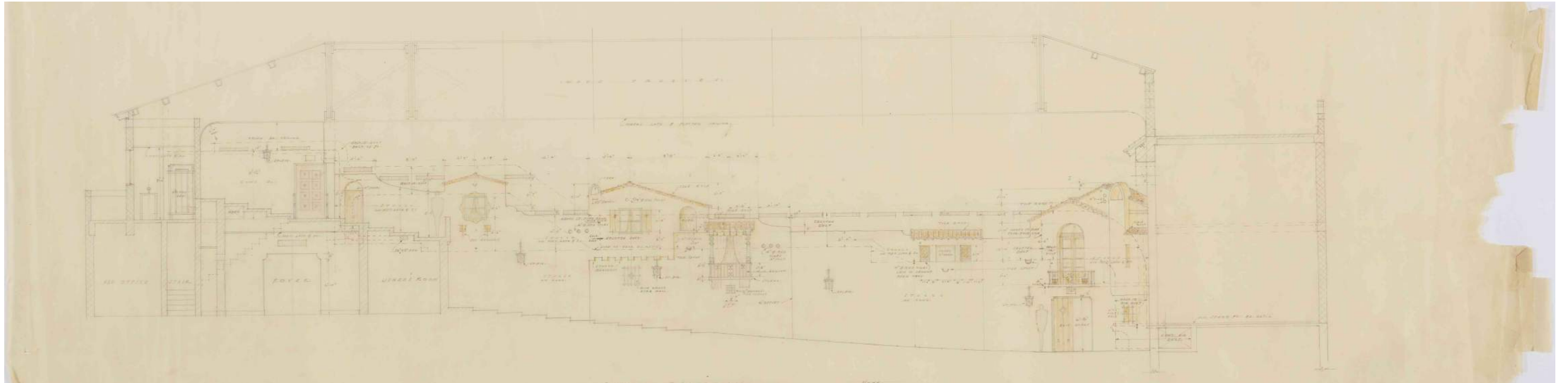
MATERIAL OPTIONS:

- (I) TYPICAL PLASTER & LATH.
- (II) ACOUSTIC PLASTER IF NECESSARY.
- (III) PERFORATED METAL OVER ACOUSTIC ABSORPTION IF REQ'D BY ACOUSTICIAN.



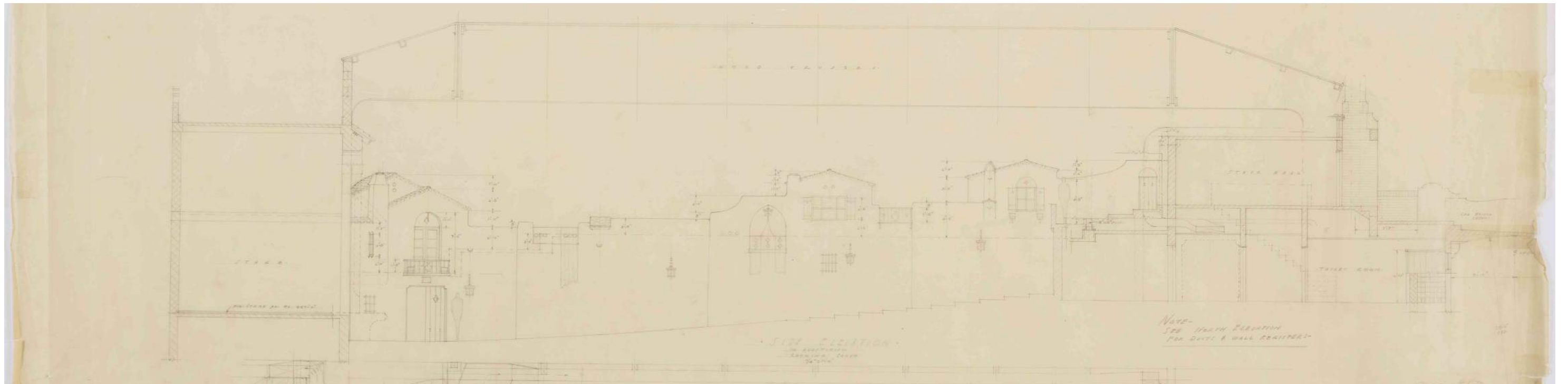
**7** REPAIR ATMOSPHERIC SIDE WALLS  
TO ORIGINAL DESIGN. RECONSTRUCT  
MISSING HISTORICAL ELEMENTS PER  
ORITNAL DRAWINGS.





7

REPAIR ATMOSPHERIC SIDE WALLS TO ORIGINAL DESIGN. RECONSTRUCT MISSING HISTORIC ELEMENTS PER ORIGINAL DRAWINGS.



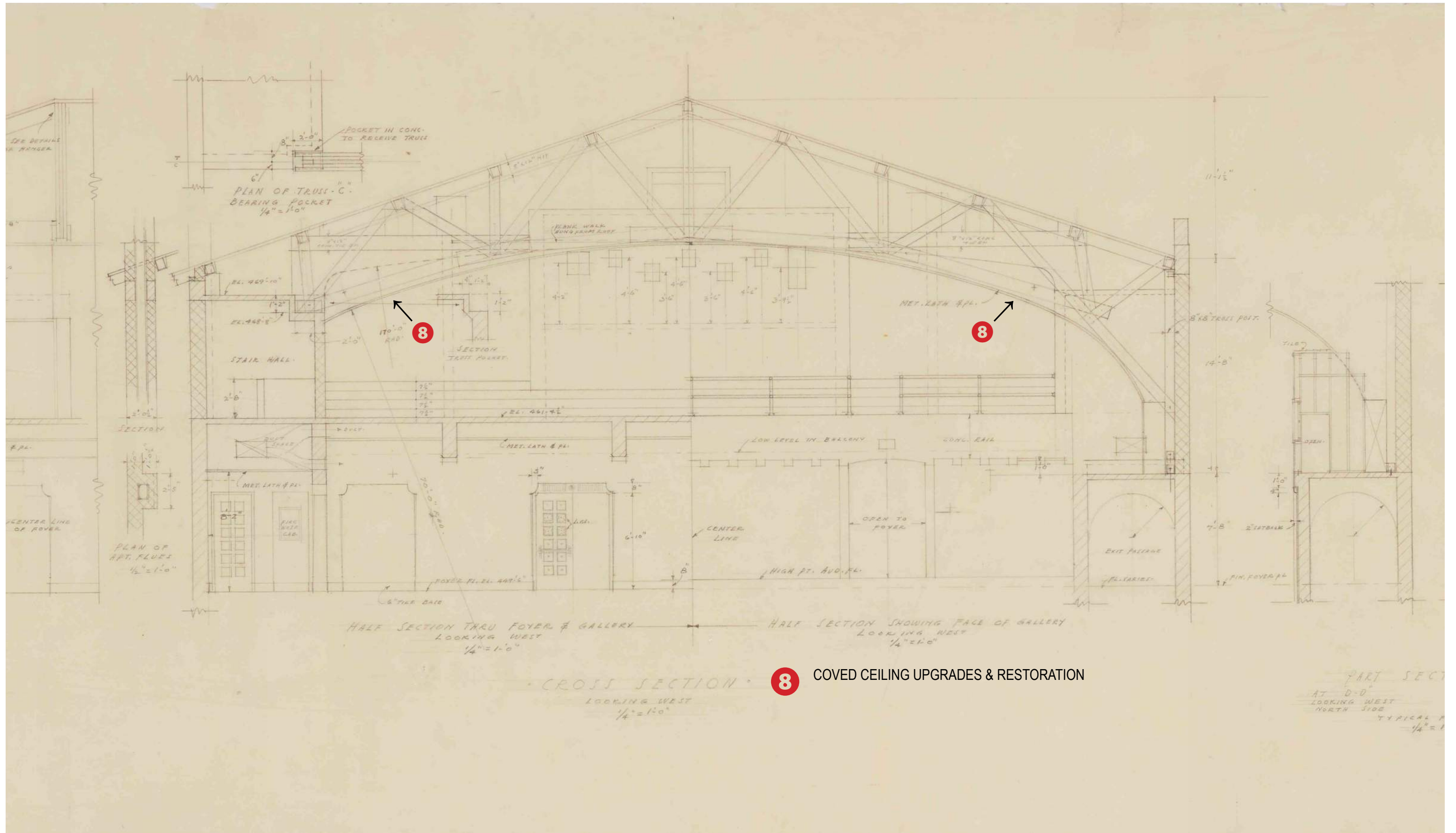
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ATMOSPHERIC SIDE WALLS - ORIGINAL

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8

**COVERED CEILING UPGRADE & RESTORATION:**

NEW HOUSE LIGHTS, NEW STAR FIELD EFFECT, NEW MECHANICAL REGISTERS, NEW ACCOMMODATIONS FOR THEATRICAL EQPT (HOLES FOR CHAIN HOIST/ RIGGING POSITIONS FOR SPEAKERS, LIGHTS, ETC

**COVERED CEILING MATERIAL OPTIONS:**

- (I) REPAIR AND REPAINT.
- (II) RECREATE – TYPICAL PLASTER OR ACOUSTIC PLASTER
- (III) PAINTED PERFORATED METAL – TO ALLOW ACOUSTIC ABSORPTION ABOVE.





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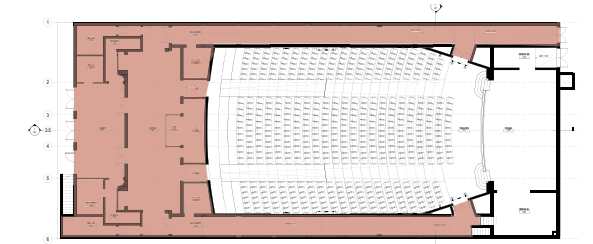
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OVERALL THEATRE 3D VIEW

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## **B** LOBBY & FRONT OF HOUSE

- 1** ENCLOSE OUTDOOR LOBBY AT ARCHWAYS WITH GLAZED DOORWAYS
- 2** MAINTAIN SALTILLO TILE AT EXTERIOR LOBBY.
- 3** RESTORE ORIGINAL HISTORIC CHANDELIERS
- 4** NEW WOVEN CARPET AT FOYER (INTERIOR LOBBY)
- 5** NEW CENTRAL BAR
- 6** NEW MILLWORK AT OFFICES
- 7** UPDATE BATHROOMS
- 8** UPDATE SOUND & LIGHT LOCKS.
- 9** REMOVE STAIRWAY AT NORTH SOUND & LIGHT LOCK

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EXISTING EXTERIOR LOBBY

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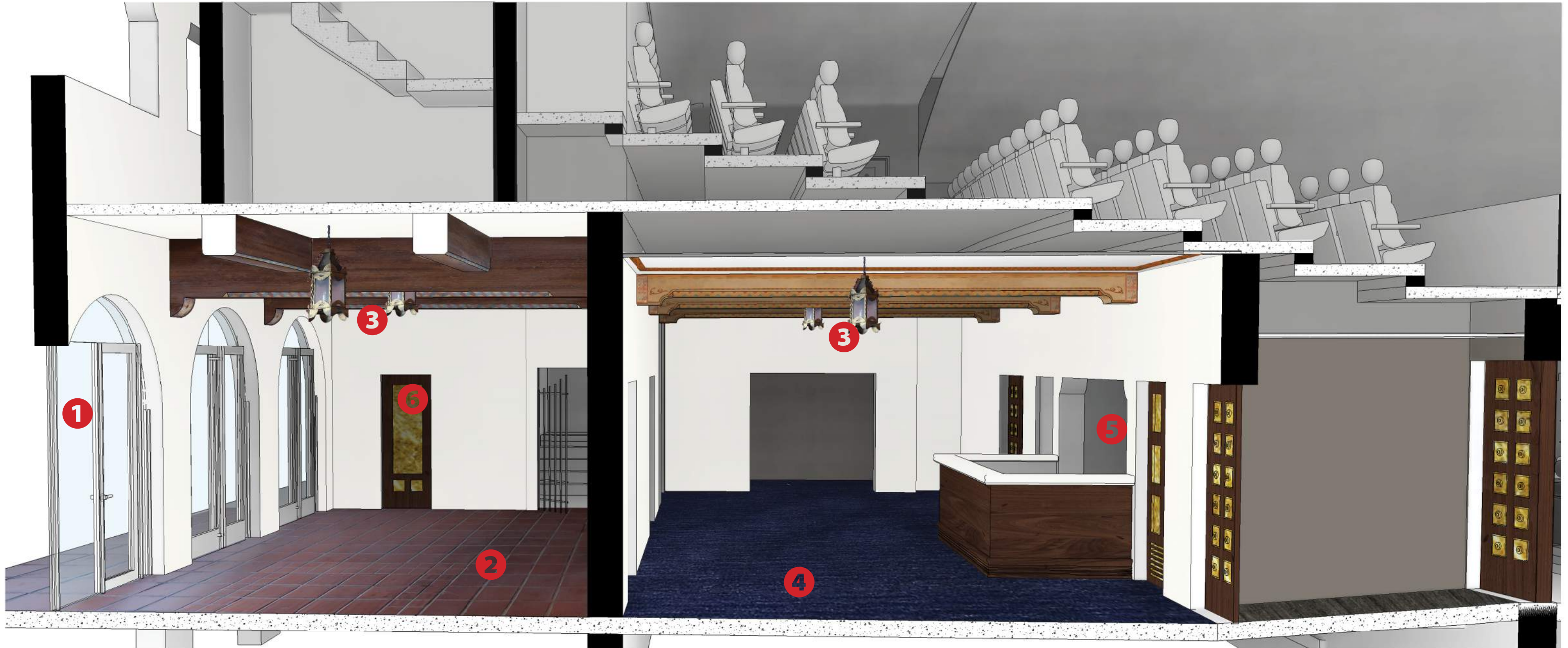
- 1** ENCLOSE OUTDOOR LOBBY AT ARCHWAYS WITH GLAZED DOORWAYS TO INCREASE INTERIOR PUBLIC SPACE AND MAKE SECOND FLOOR STAIRWAY/SLL FULLY CONDITIONED SPACE.
- 2** MAINTAIN SALTILLO TILE AT EXTERIOR LOBBY, EVEN IF IT BECOMES INTERIOR SPACE.
- 3** RESTORE ORIGINAL HISTORIC CHANDELIERS WITH LED FIXTURES; ADD NEW COMPATIBLE MINIMAL LIGHTING TO HIGHLIGHT EXISTING ARCHITECTURAL FEATURES AND ENLIVEN THE LOBBY.





- 3** RESTORE ORIGINAL HISTORIC CHANDELIERS WITH LED FIXTURES; ADD NEW COMPATIBLE MINIMAL LIGHTING TO HIGHLIGHT EXISTING ARCHITECTURAL FEATURES AND ENLIVEN THE LOBBY.
- 4** NEW WOVEN CARPET AT CURRENT INTERIOR LOBBY.
- 5** ADD CENTRAL BAR AND BAR STORAGE/OPERATIONS TO CENTRAL ROOM (FORMER SOUND BOOTH).





- 1** ENCLOSE OUTDOOR LOBBY AT ARCHWAYS WITH GLAZED DOORWAYS TO INCREASE INTERIOR PUBLIC SPACE AND MAKE SECOND FLOOR STAIRWAY/ SLL FULLY CONDITIONED SPACE.
- 2** MAINTAIN SALTILLO TILE AT EXTERIOR LOBBY, EVEN IF IT BECOMES INTERIOR SPACE.
- 3** RESTORE ORIGINAL HISTORIC CHANDELIERS WITH LED FIXTURES; ADD NEW COMPATIBLE MINIMAL LIGHTING TO HIGHLIGHT EXISTING ARCHITECTURAL FEATURES AND ENLIVEN THE LOBBY.
- 4** NEW WOVEN CARPET AT EXISTING INTERIOR LOBBY.
- 5** ADD CENTRAL BAR AND BAR STORAGE/OPS TO CENTRAL ROOM (FORMER SOUND BOOTH).
- 6** NEW MILLWORK ETC AT BOX OFFICE. OFFICE ACROSS FROM BOX OFFICE CURRENTLY USED BY ADJACENT RESTAURANT – POTENTIAL NEED TO RECLAIM SPACE.





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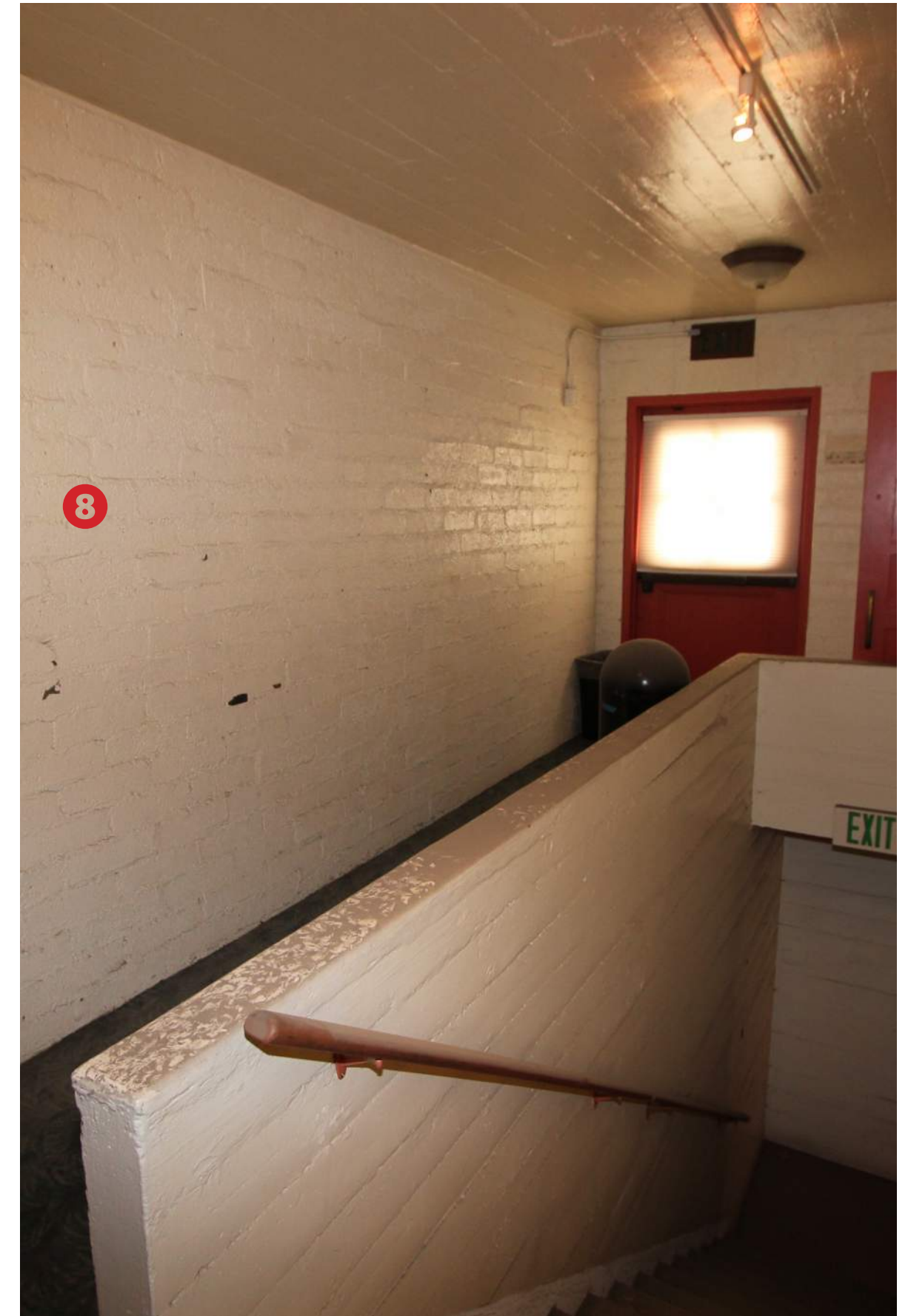
EXISTING RESTROOM CONDITIONS

**7** UPDATE ALL BATHROOM FINISHES AND FIXTURES.





**8** SOUND & LIGHT LOCKS: ADD NEW CARPET. ACOUSTIC ABSORPTION MAY BE ADDED PENDING ACOUSTICIAN RECOMMENDATION, ESP. NEAR RESTROOMS IN SIDE CORRIDORS AND AT LEVEL 2.



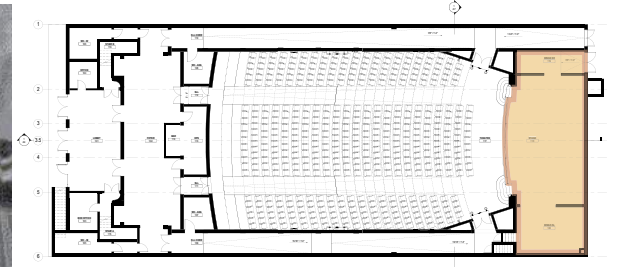




- 8 SOUND & LIGHT LOCKS: ADD NEW CARPET. ACOUSTIC ABSORPTION MAY BE ADDED PENDING ACOUSTICIAN RECOMMENDATION, ESP. NEAR RESTROOMS IN SIDE CORRIDORS AND AT LEVEL 2.
- 9 REMOVE STAIRWAY/CONNECTION TO ADJACENT BUILDING AT NORTH SOUND & LIGHT LOCK.







## **C** STAGE & WINGS

- 1** REVEAL/RESTORE ORIGINAL PROSCENIUM.
- 2** RESTORE STAGE EDGE.
- 3** NEW STAIRCASES.
- 4** UPGRADE STAGE FLOOR.
- 5** NEW PIPE GRID FOR LIGHTING/SCENERY.
- 6** ACOUSTIC DOORS.
- 7** POTENTIAL ORCHESTRA PIT.

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HISTORIC PROSCENIUM

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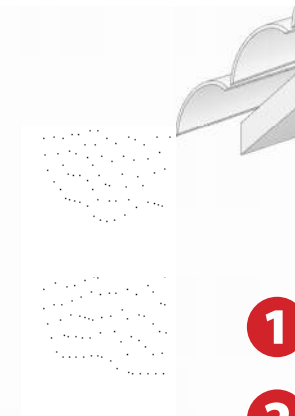
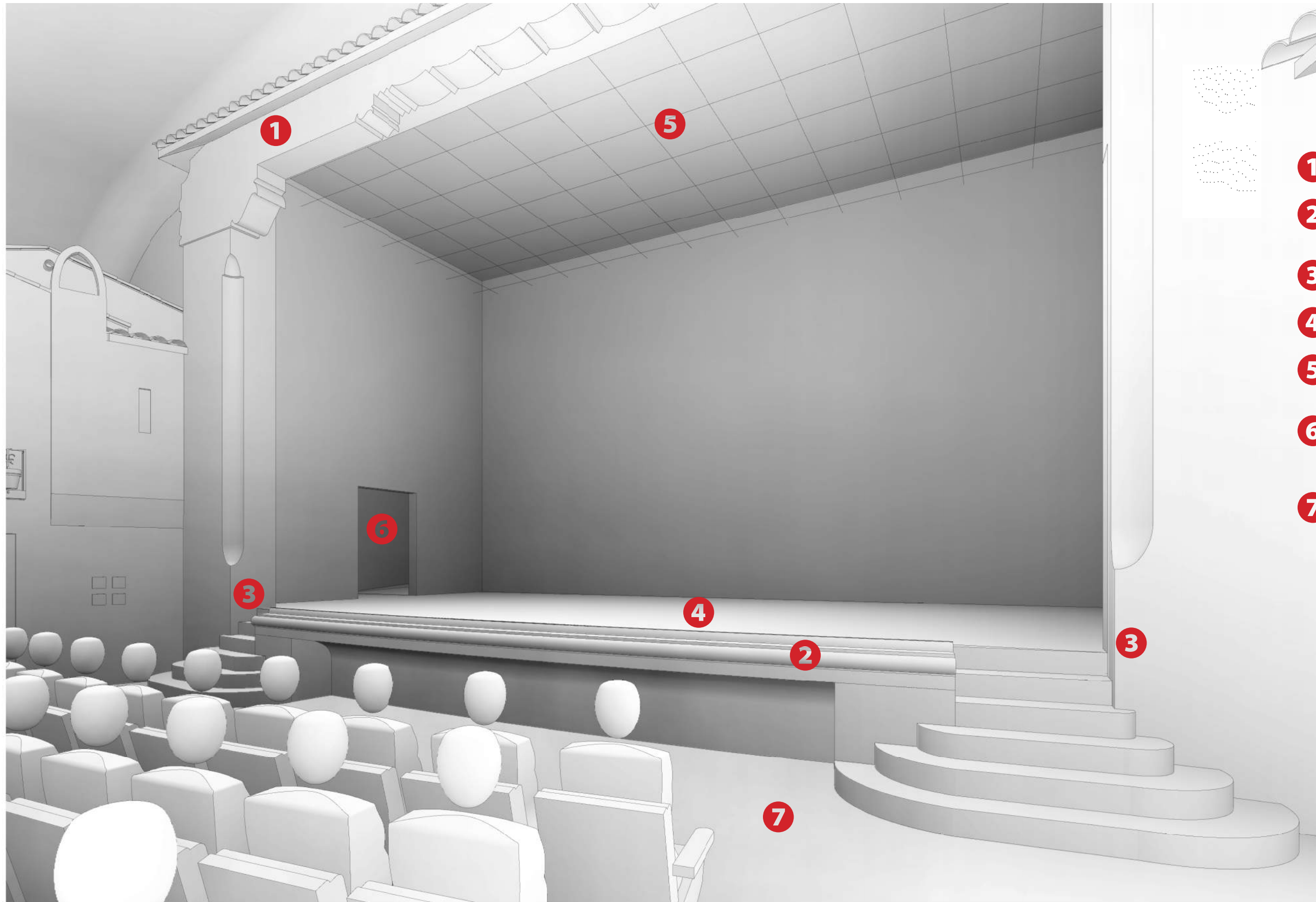
**1** REVEAL AND RESTORE ORIGINAL PROSCENIUM, WELL PRESERVED BEHIND FALSE PROSCENIUM.

**2** RECREATE ORIGINAL COVERED STAGE EDGE WITH FOOTLIGHTS.

**3** ADD NEW STAIRCASES TO EACH SIDE OF STAGE.

**4** UPGRADE STAGE FLOOR.





- 1** REVEAL ORIGINAL PROSCENIUM
- 2** RECREATE ORIGINAL COVERED STAGE EDGE WITH FOOTLIGHTS.
- 3** ADD NEW STAIRCASES TO EACH SIDE OF STAGE.
- 4** UPGRADE STAGE FLOOR.
- 5** INSTALL NEW FIXED POSITION PIPE GRID OVER STAGE/
- 6** STC-RATED DOORS TO EXTERIOR (IF DRESSING ROOM ADDITION DOES NOT HAPPEN).
- 7** POTENTIAL TO RECREATE SMALL DEPRESSED ORCHESTRA PIT (-2'-0" BELOW FRONT ROW) WITH CUSTOM DEMOUNTABLE PLATFORMS.

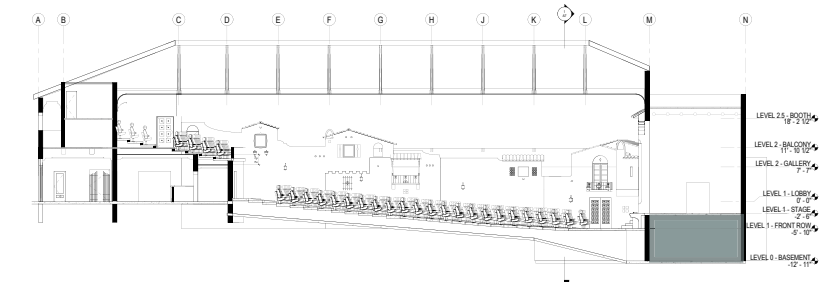
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**PROPOSED PROSCENIUM AND STAGE EDGE**





## **D** BASEMENT & DRESSING ROOMS

- 1** RENOVATE EXISTING DRESSING ROOM. ADD ADA LIFT STAGE LEFT.
- A**
- 1** USE EXISTING AREA, BUT RECONFIGURE STAGE
- B** ACCESS STAIRS. ADD ADA LIFT.
- 1** EXPAND TO UNEXCAVATED AREA AT NORTH. ADD
- C** SPIRAL STAIR AND ADA LIFT.
- 2** ENCLOSE EXISTING REAR STAGE ACCESS.
- 3** TAKE OVER PALM SPRINGS POLICE OFFICE ON S. INDIAN CANYON DRIVE.









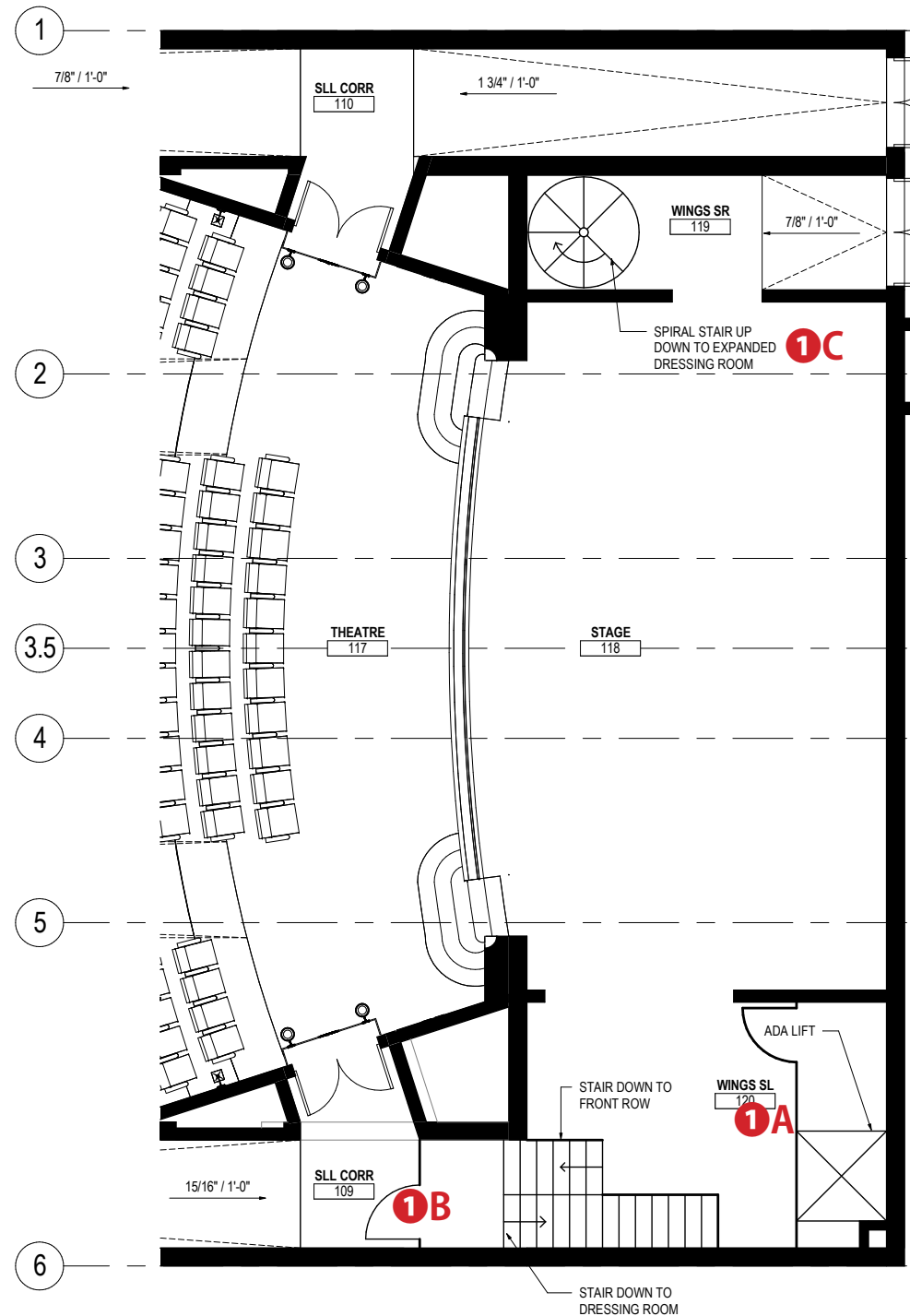
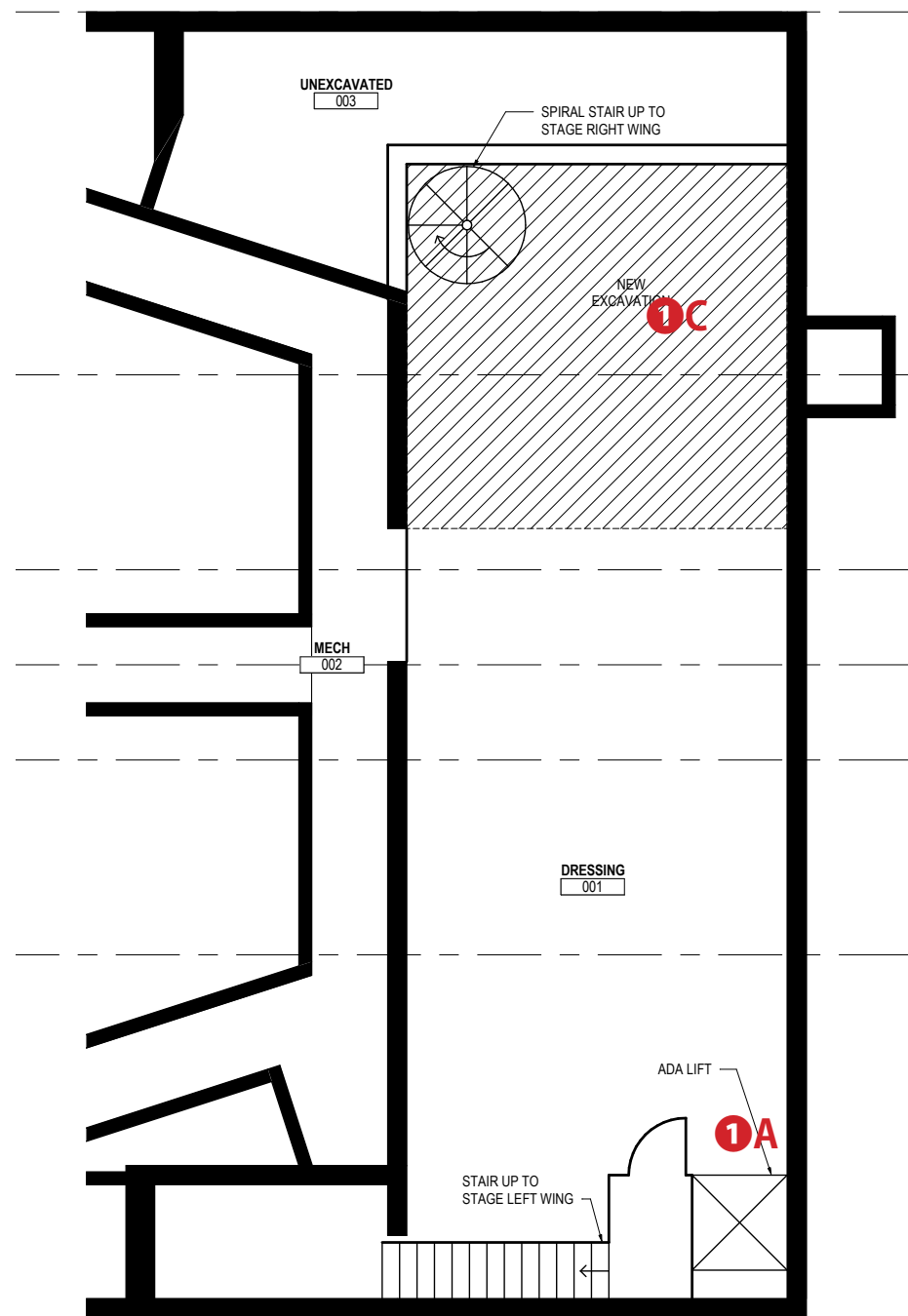
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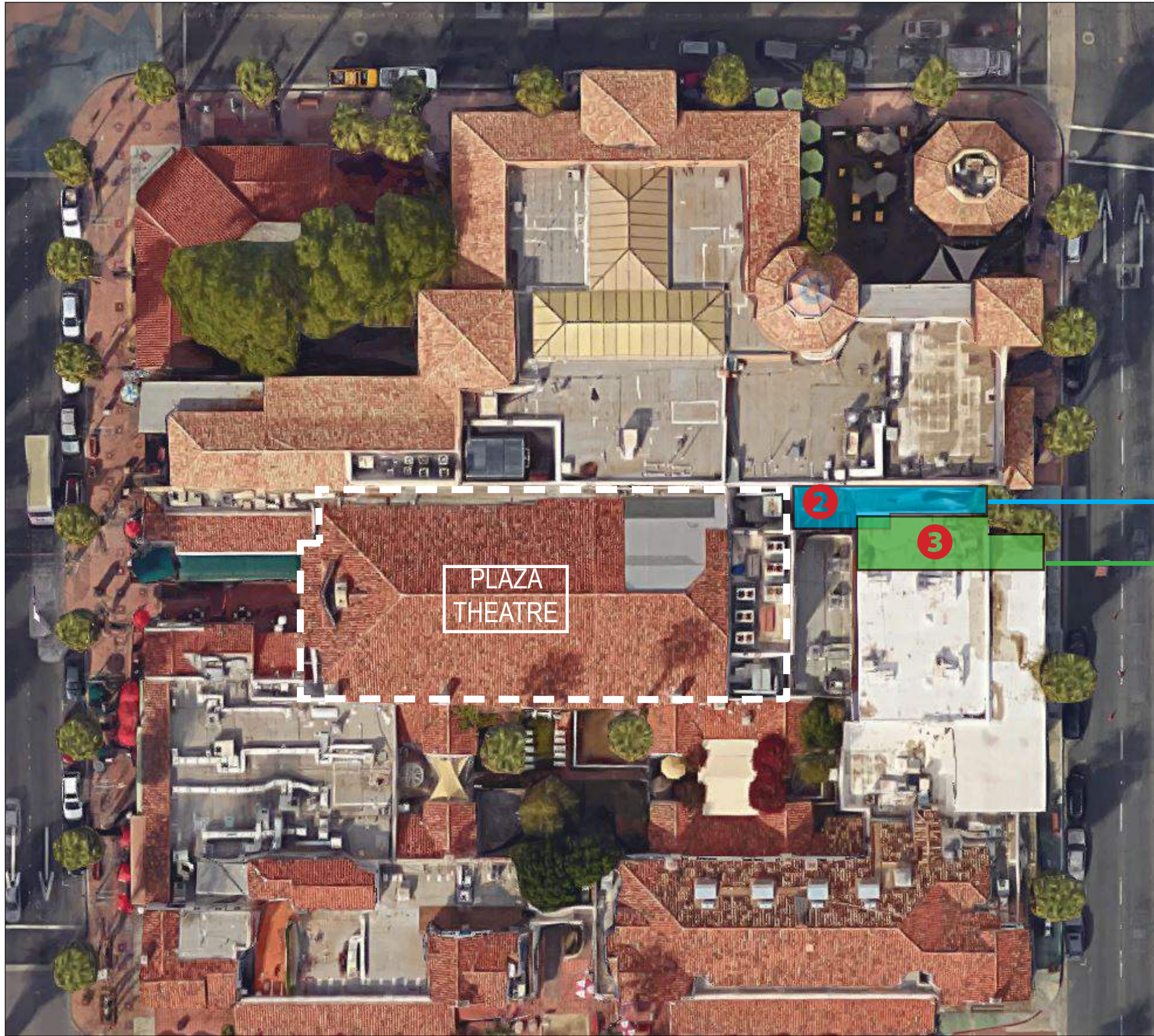
**EXISTING REAR STAGE ACCESS**





- 1A** RENOVATE & RECONFIGURE EXISTING BASEMENT AREA. PERFORMERS MUST GO THROUGH AUDIENCE CORRIDOR TO GET TO STAGE. ADD ADA LIFT STAGE LEFT.
- 1B** USE EXISTING BASEMENT AREA; RECONFIGURE STAIRS TO ALLOW PERFORMER ACCESS DIRECTLY TO STAGE WHILE MAINTAINING EGRESS TO CORRIDOR TO EXTERIOR. ADD ADA LIFT.
- 1C** EXPAND BASEMENT TO UNEXCAVATED AREA AT NORTH. ADD SPIRAL STAIR STAGE RIGHT TO ALLOW PERFORMER ACCESS TO BOTH SIDES OF STAGE. ADD ADA LIFT.





OPTION 2: ENCLOSE EXISTING REAR STAGE ACCESS. POTENTIALLY PROVIDES SPACE FOR 1 ADA DRESSING ROOM, LARGER BACKSTAGE SPACE.

OPTION 3: TAKE OVER EXISTING PALM SPRINGS POLICE DOWNTOWN EXPERIENCE OFFICE ON S. INDIAN CANYON DRIVE.





## **E** EXTERIOR

- 1** REFRESH ALL EXTERIOR PAINT. PERFORM ANY OTHER DEFERRED MAINTENANCE (EG ROOFING).
- 2** ADD NEW SIGNAGE TO FORECOURT FOR WAYFINDING.
- 3** REPLACE PLYWOOD ARCHED ZONES AT SOUTH FACADE, PREFERABLY WITH ORIGINAL DESIGN INTENT.

## **F** INFRASTRUCTURE

SEE COST ESTIMATE FOR FULL EXPLANATION.





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