



**City of Dallas**

# **Master Plan – Kalita Humphreys Theater**

**Quality of Life, Arts &  
Culture Committee  
January 17, 2023**

Benjamin Espino, Assistant Director,  
Office of Arts and Culture  
City of Dallas

# Background/History



- 2010: New Master Plan for Kalita Humphreys Theater is developed; not adopted by City Council (funded by 2006 Bond)
- 2019: Dallas Theater Center's lease renewal includes responsibility to update new Master Plan for the Kalita and surrounding park land
- Original submission date of December 31, 2020, was extended to December 31, 2022, due to COVID-19



# Background/History



- Updated Master Plan to provide the following:
  - Independent third party consultant/team – historic restoration and theater design experience
  - Steering Committee of diverse stakeholders
  - Community input and feedback regarding renovations for interior spaces
  - Completion of a support building should precede renovation or replacement of Heldt Annex Building (contains one black box theater)
  - Allow for restoration of the exterior of the Kalita to 1959-1960 period of significance
  - New Master Plan to be briefed to Arts & Culture Advisory Commission, Park & Recreation Board, Landmark Commission and Quality of Life Committee
- If Updated Master Plan is adopted by City Council, DTC will make best efforts to assist in fundraising for theater-related elements of Updated Master Plan
- Updated Master Plan was delivered to OAC on December 28, 2022

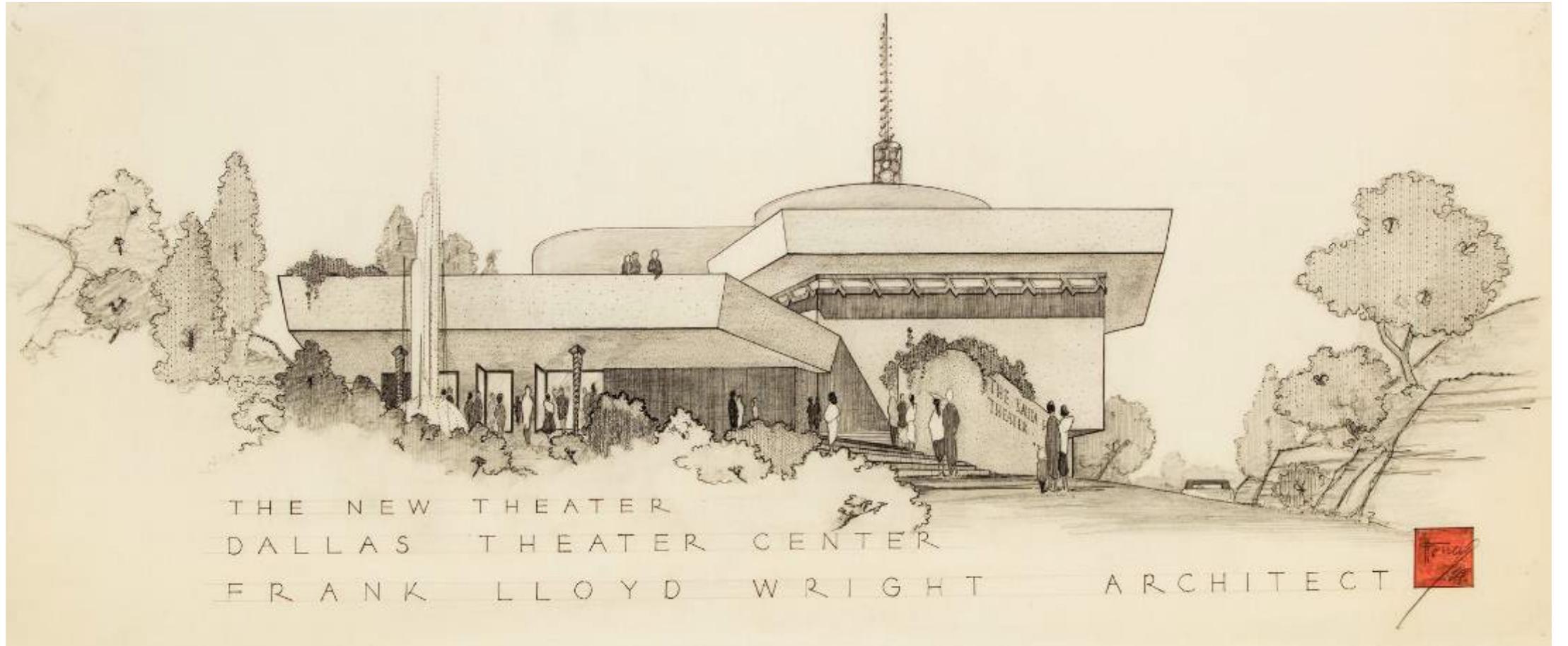


# KALITA HUMPHREYS THEATER MASTER PLAN

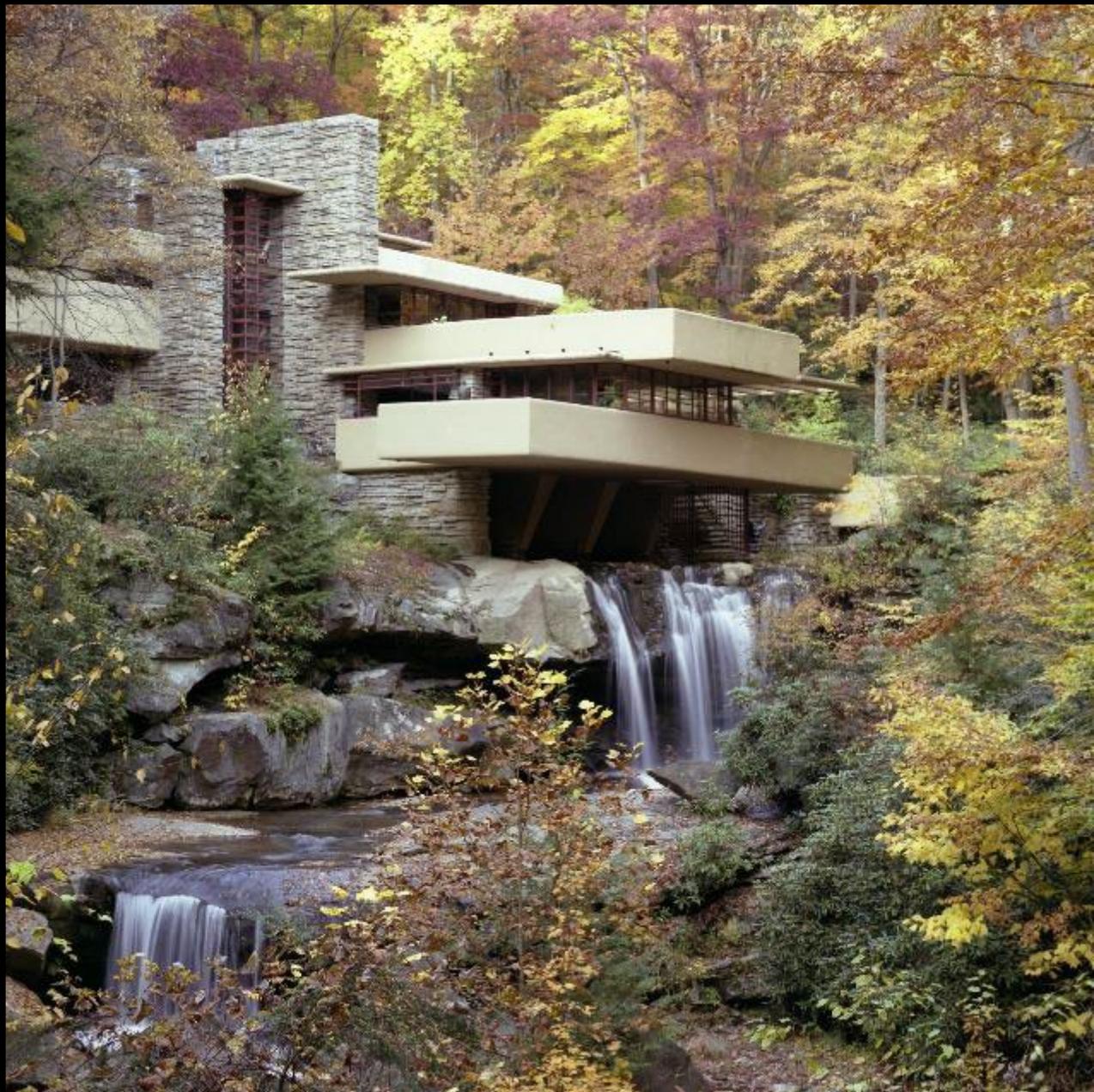
DS+R  
REED+HILDERBRAND

# OBJECTIVES

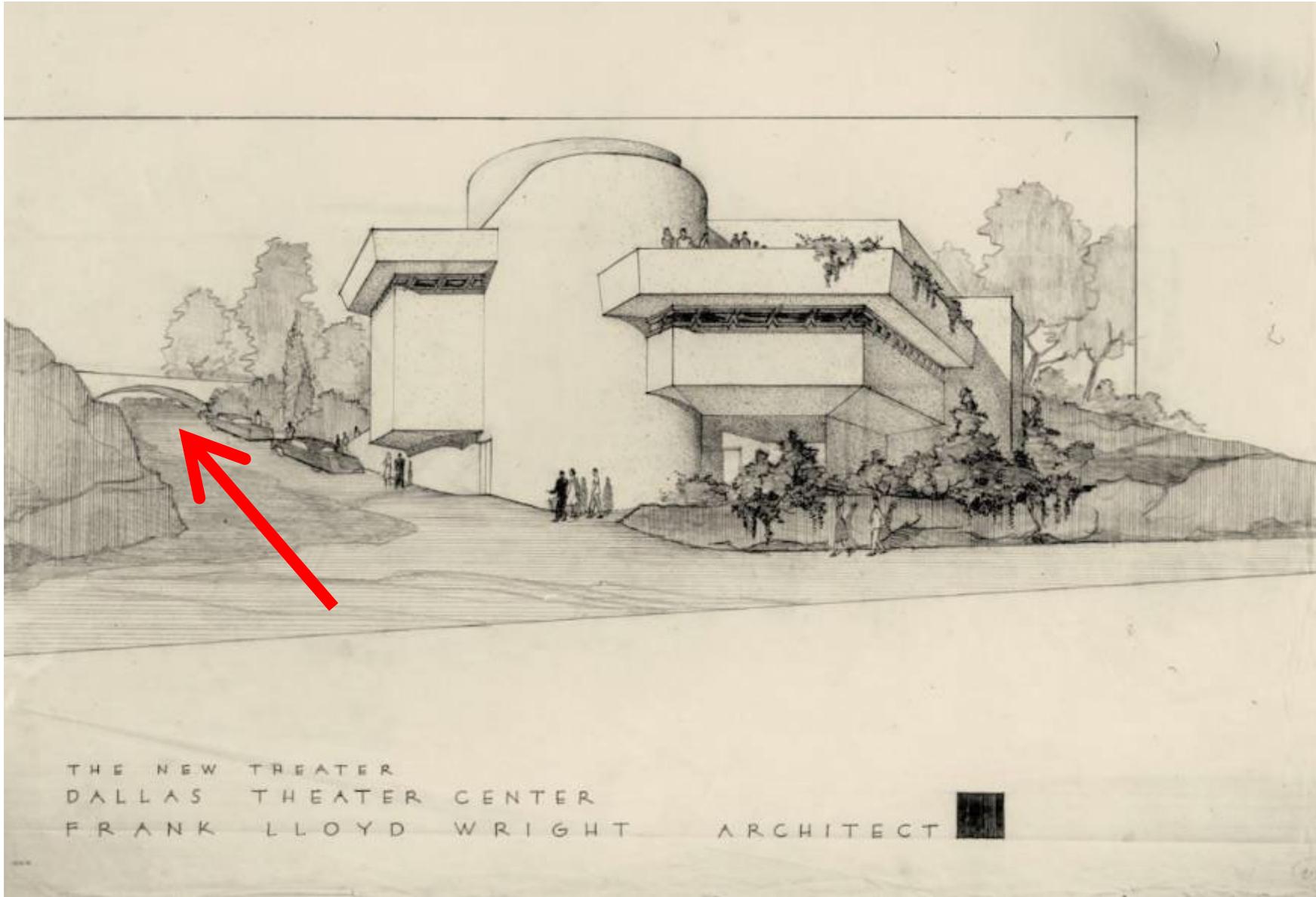
1. RESTORE KALITA HUMPHREYS THEATER TO 1959 CONDITON
2. CREATE A NEW PARK FROM THE EXISTING KHT SITE
3. INTRODUCE NEW PROGRAMS TO ACTIVATE THE PARK, ENGAGE THE COMMUNITY AND SUPPORT THE DTC MISSION



THE NEW THEATER  
DALLAS THEATER CENTER  
FRANK LLOYD WRIGHT ARCHITECT







THE NEW THEATER  
DALLAS THEATER CENTER  
FRANK LLOYD WRIGHT ARCHITECT

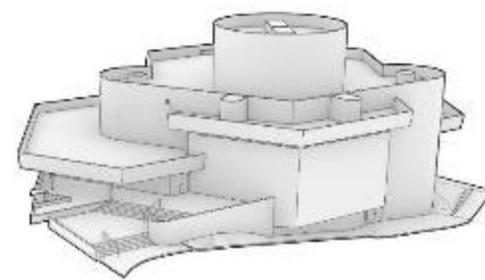
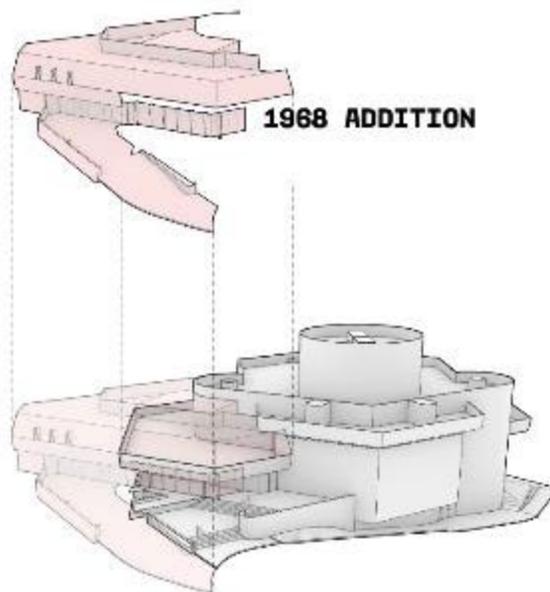
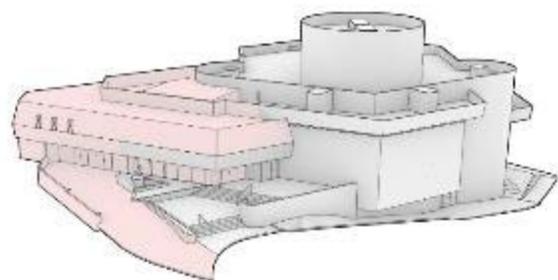






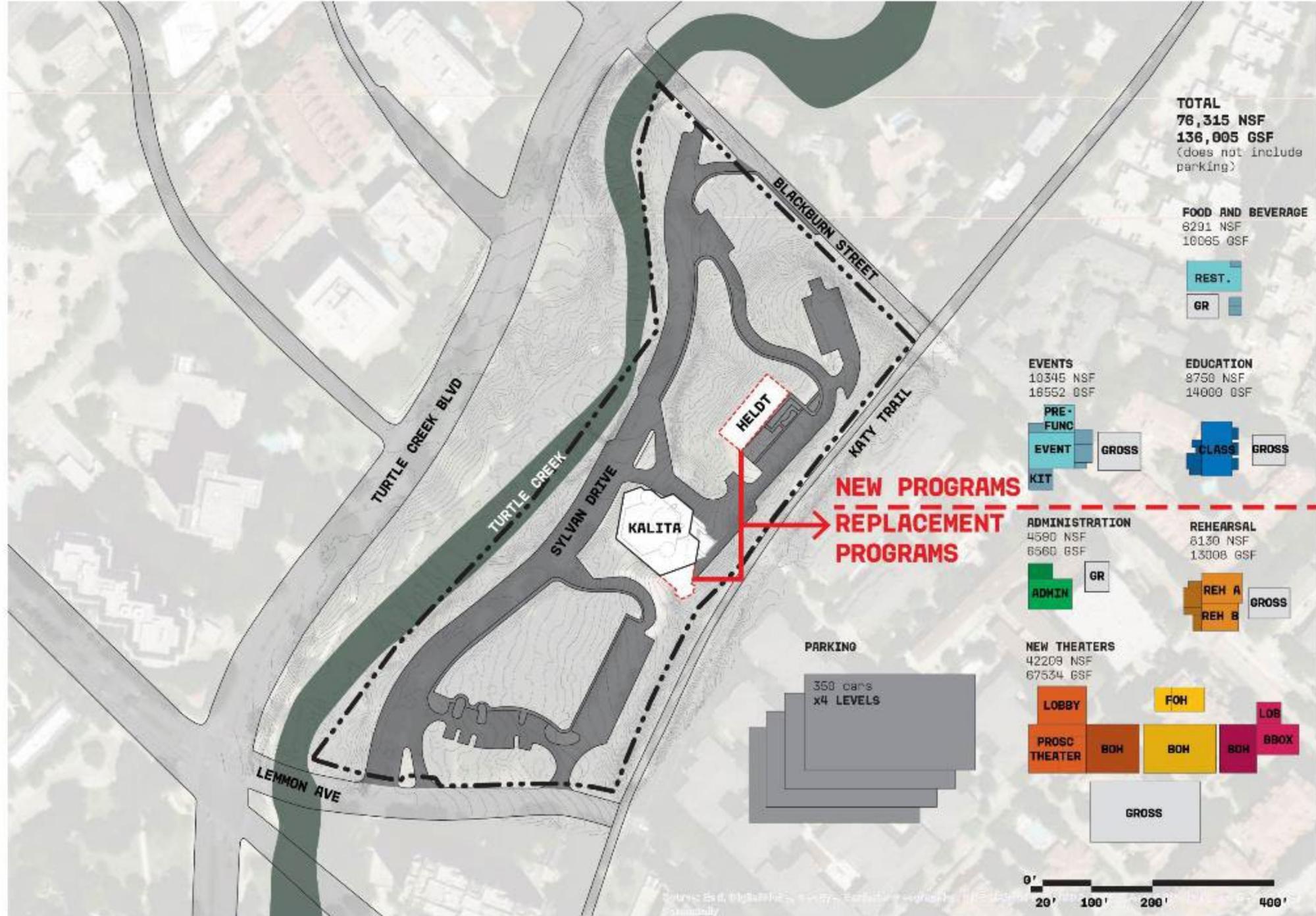


# RESTORATION

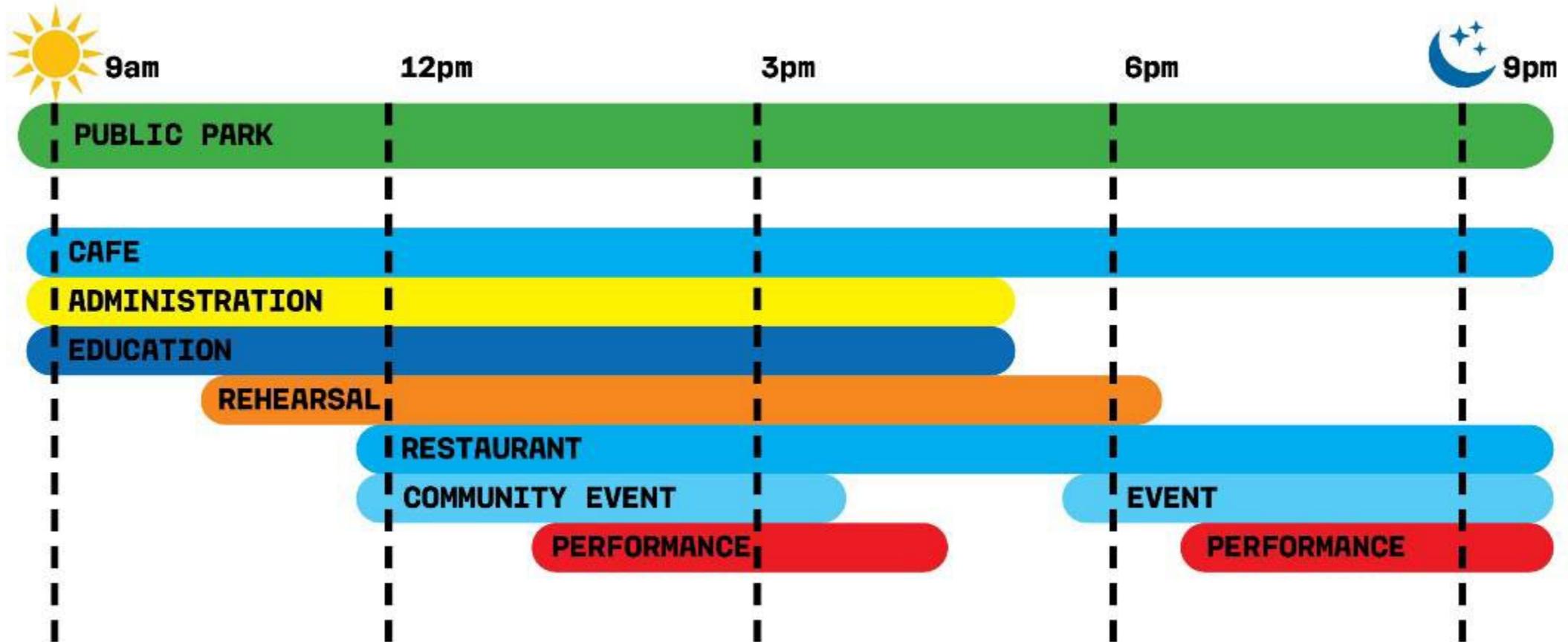


**PRESENT DAY**

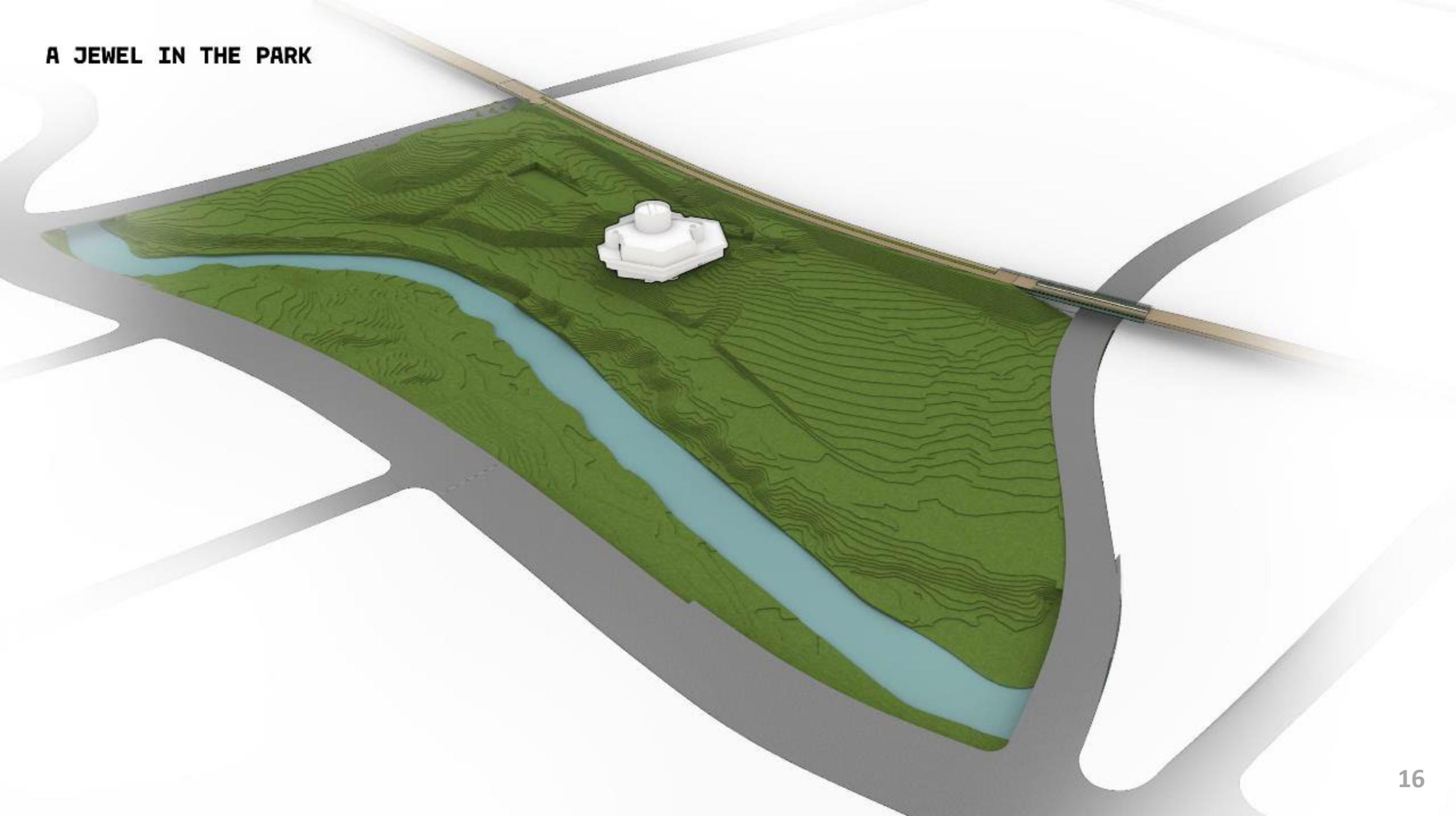
**1959 RESTORED THEATER**



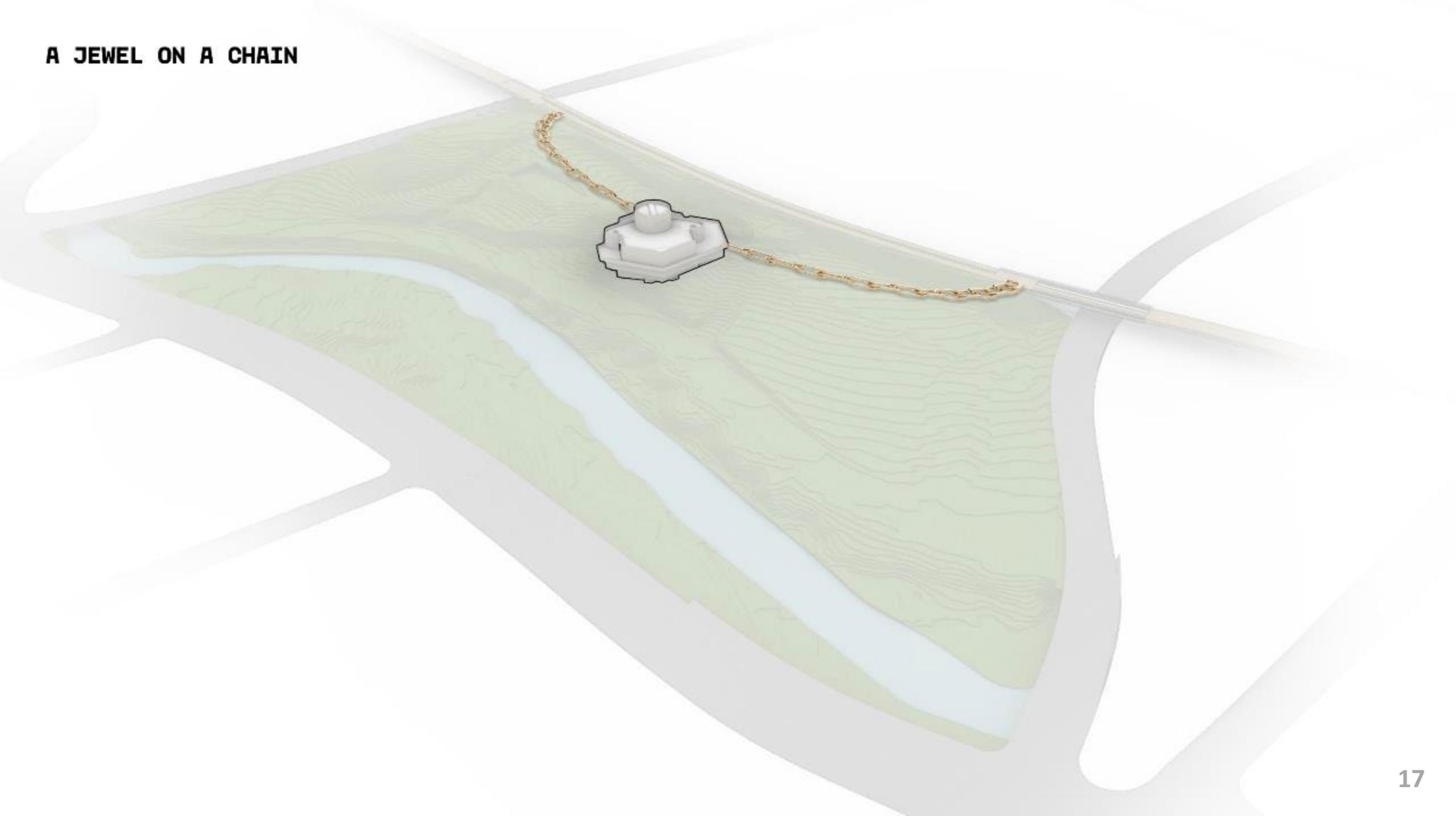
# PROGRAMMATIC ACTIVATION THROUGH TIME



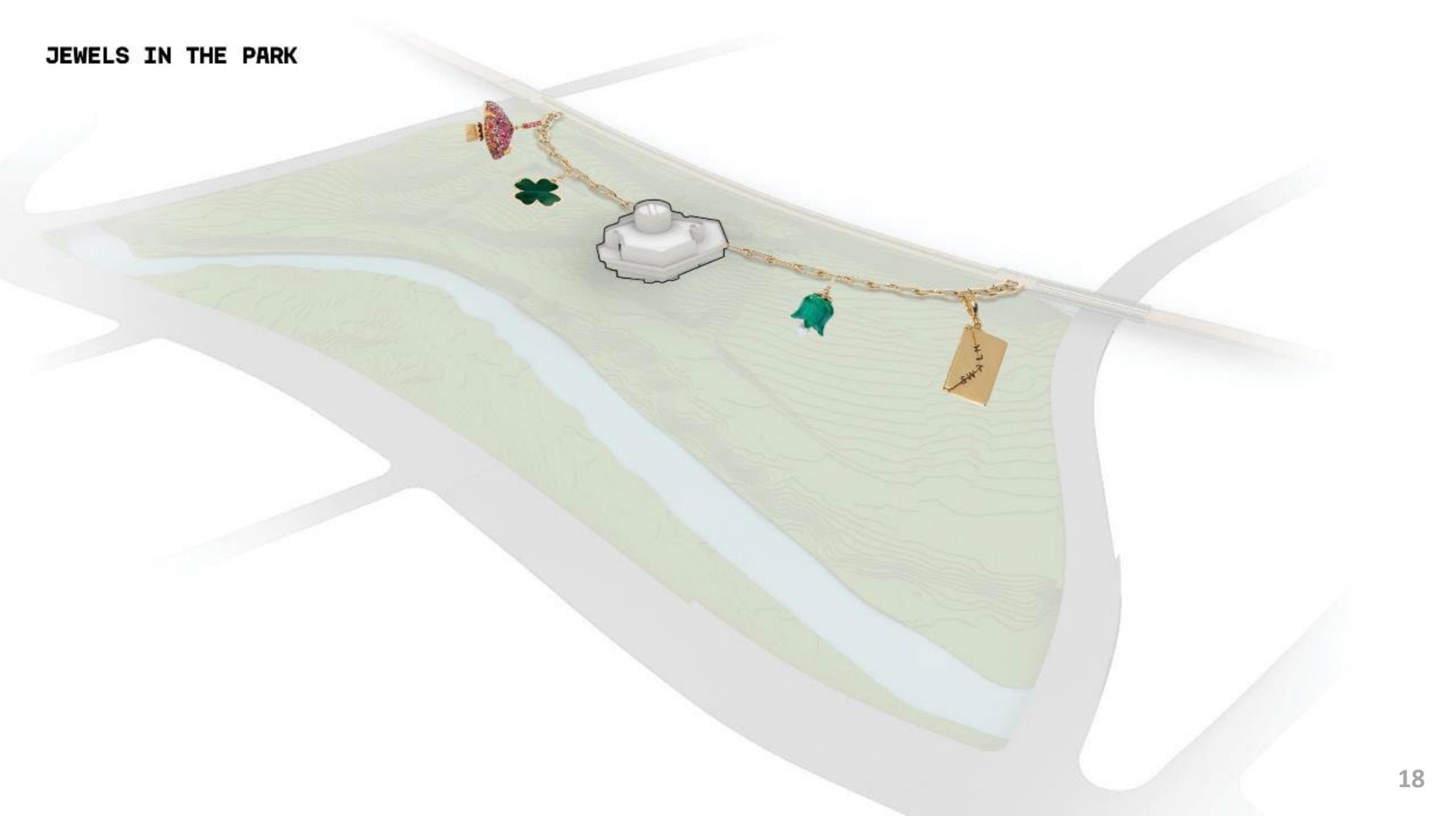
## A JEWEL IN THE PARK

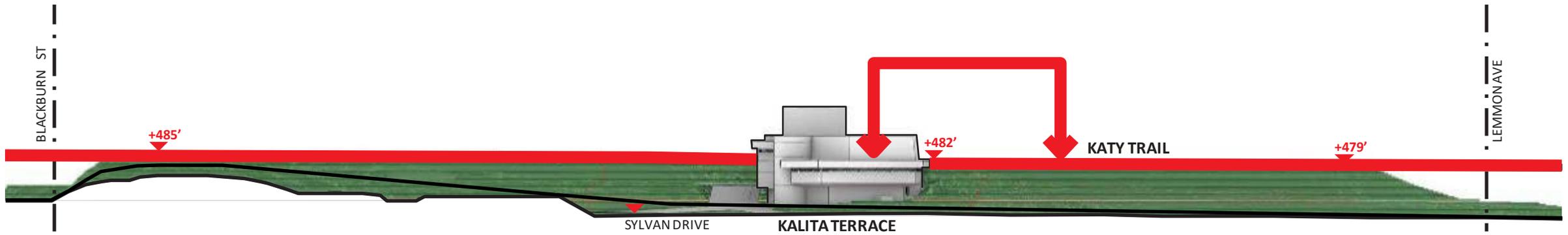


## A JEWEL ON A CHAIN

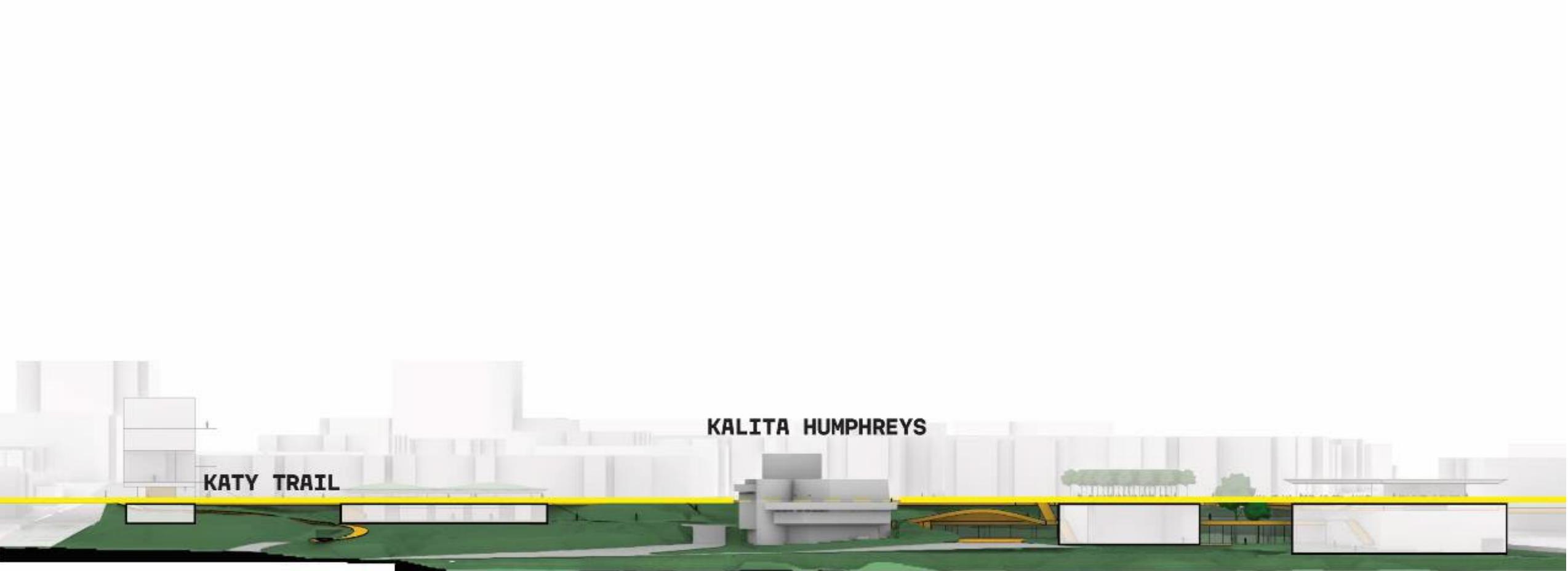


## JEWELS IN THE PARK









**KALITA HUMPHREYS**

**KATY TRAIL**

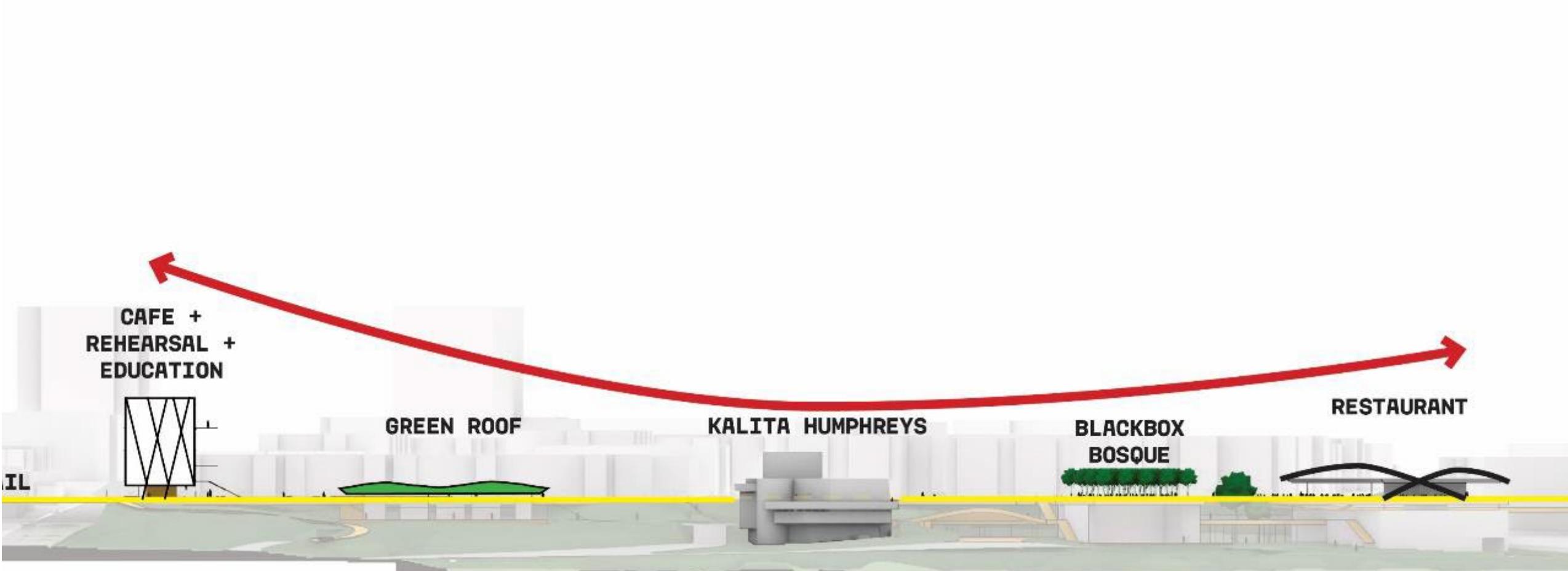
**REHEARSAL**

**MULTI - PURPOSE**

**LOBBY**

**BLACKBOX  
THEATER**

**PROSCENIUM  
THEATER**



**CAFE +  
REHEARSAL +  
EDUCATION**

**GREEN ROOF**

**KALITA HUMPHREYS**

**BLACKBOX  
BOSQUE**

**RESTAURANT**

**SITE: PARK + URBAN**

LEMMON AVENUE

**KALITA HUMPHREYS CAMPUS**

TURTLE CREEK

KATY TRAIL  
3.5 miles



**SITE CONTEXT**

LOVE FIELD AIRPORT

LEMMON AVENUE

Prescott/  
Lemmon

Cedar  
Springs

**KALITA HUMPHREYS CAMPUS**

KATY TRAIL  
3.5 miles

Glencoe  
Park

West  
Village

Reverchon  
Park

STREETCAR  
20 MINUTES

McKinney  
Avenue

Worthington  
Street

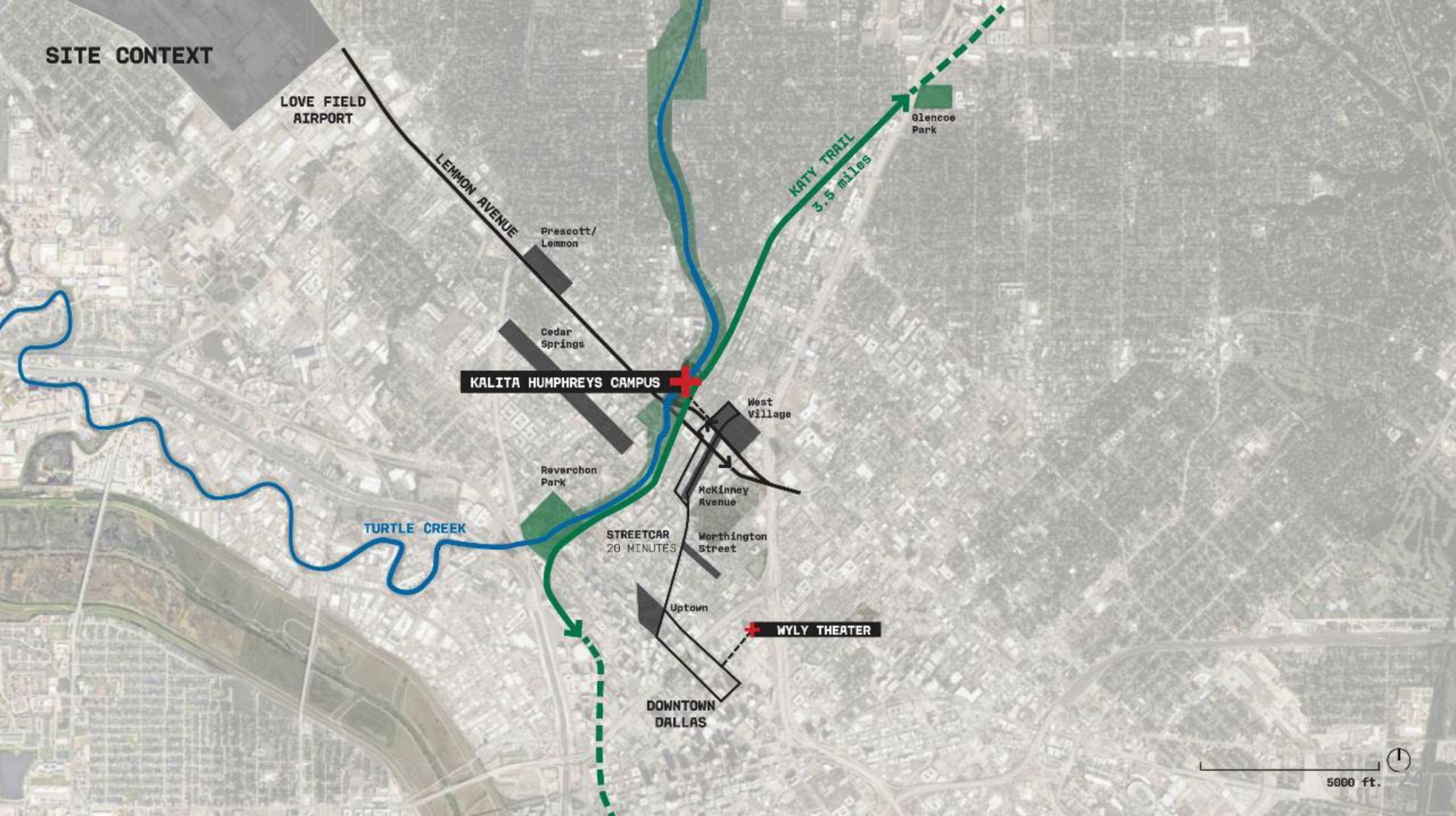
Uptown

**WYLY THEATER**

DOWNTOWN  
DALLAS

TURTLE CREEK

5000 ft.



**LANDSCAPE CHARACTER**

**HIGHLAND  
(WILD)**

**LOWLAND  
(PARK)**











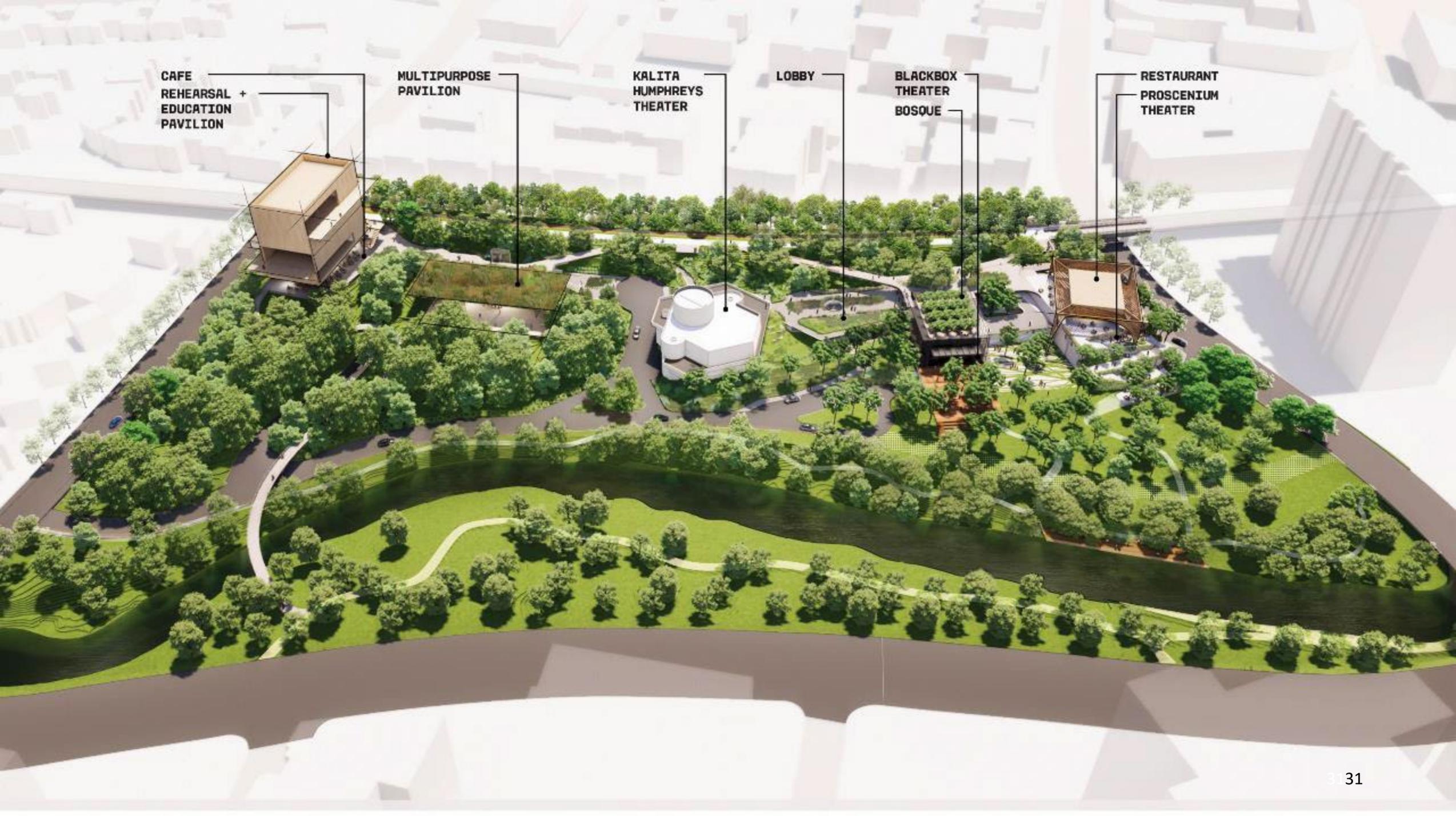
**Blackburn Street**

**Katy Trail**

**Lemmon Avenue**

**Turtle Creek Drive**

**Dr. William B.  
Dean Park**



CAFE  
REHEARSAL +  
EDUCATION  
PAVILION

MULTIPURPOSE  
PAVILION

KALITA  
HUMPHREYS  
THEATER

LOBBY

BLACKBOX  
THEATER  
BOSQUE

RESTAURANT  
PROSCENIUM  
THEATER





























KATY TRAIL

BLACKBURN ST

LEMMON AVE

DEAN PARK

TURTLE CREEK BLVD



















## NEXT STEPS

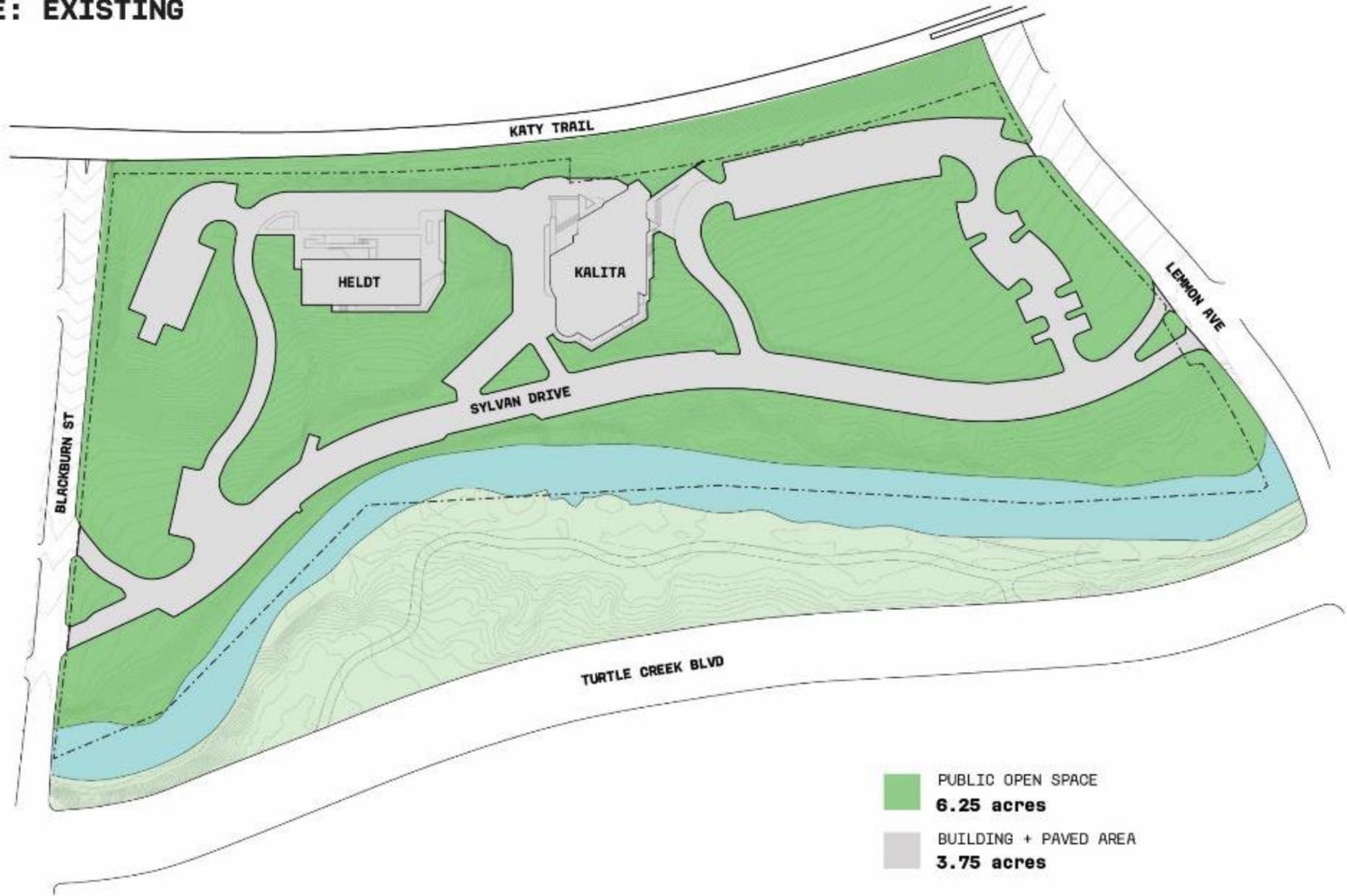
- Brief the Park and Recreation Board on January 26, 2023
- Brief the Arts and Culture Advisory Commission in February
- Brief the Landmark Commission in March
- To be scheduled: Park and Recreation Board vote for adoption
- To be scheduled: full City Council briefing
- To be scheduled: City Council vote for adoption





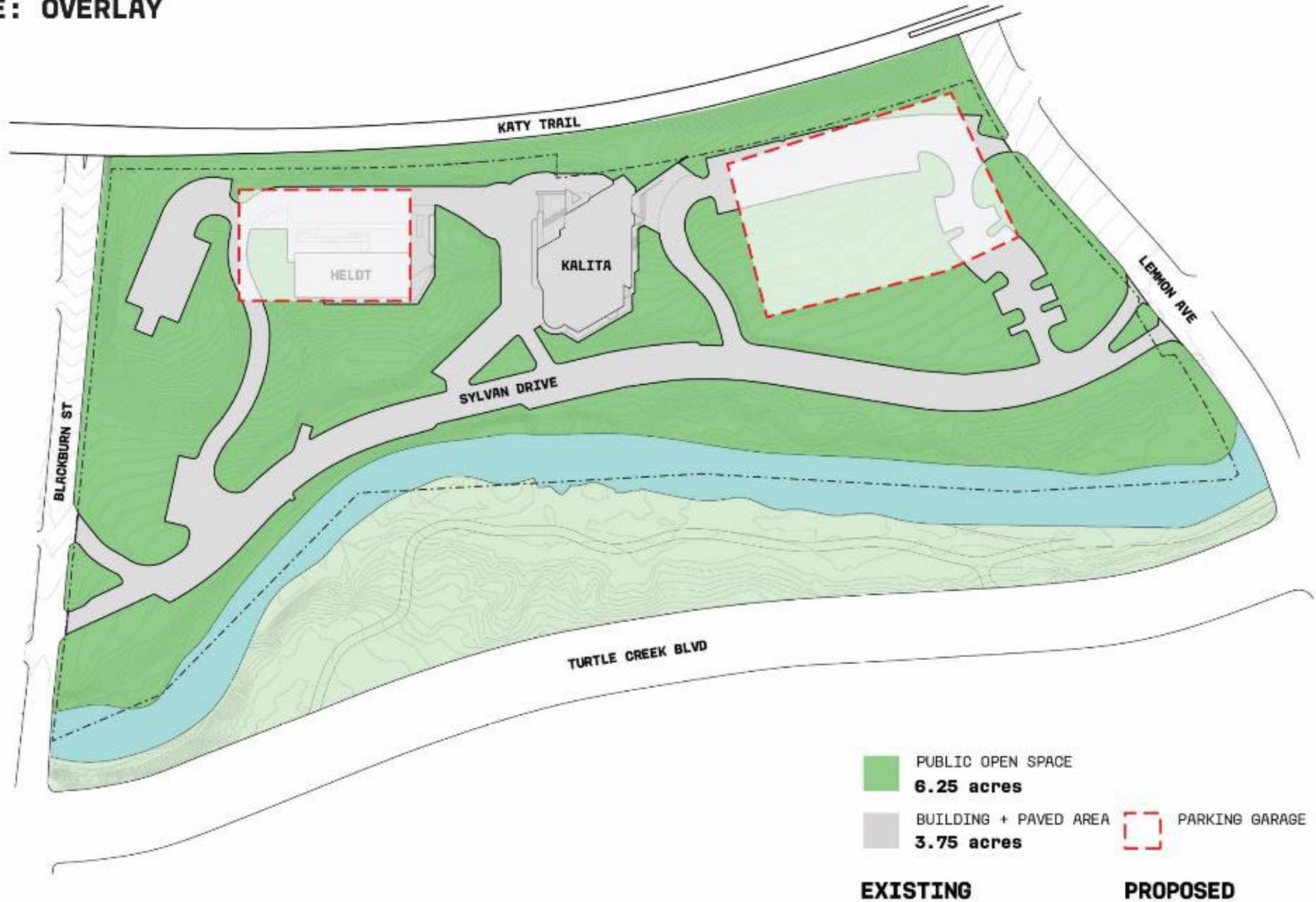
# APPENDIX

# LOT COVERAGE: EXISTING



**EXISTING**

# LOT COVERAGE: OVERLAY



# LOT COVERAGE: OVERLAY



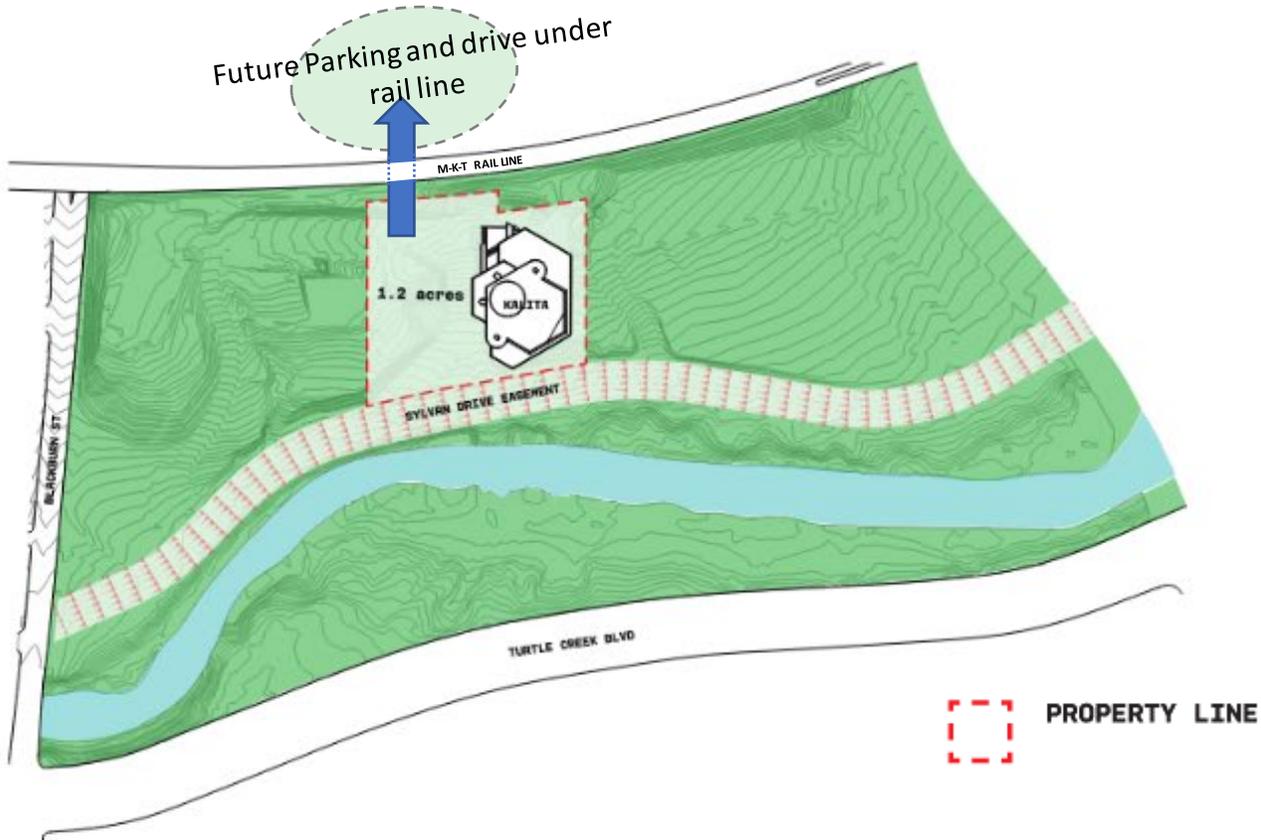
# LOT COVERAGE: OVERLAY



# LOT COVERAGE: PROPOSED

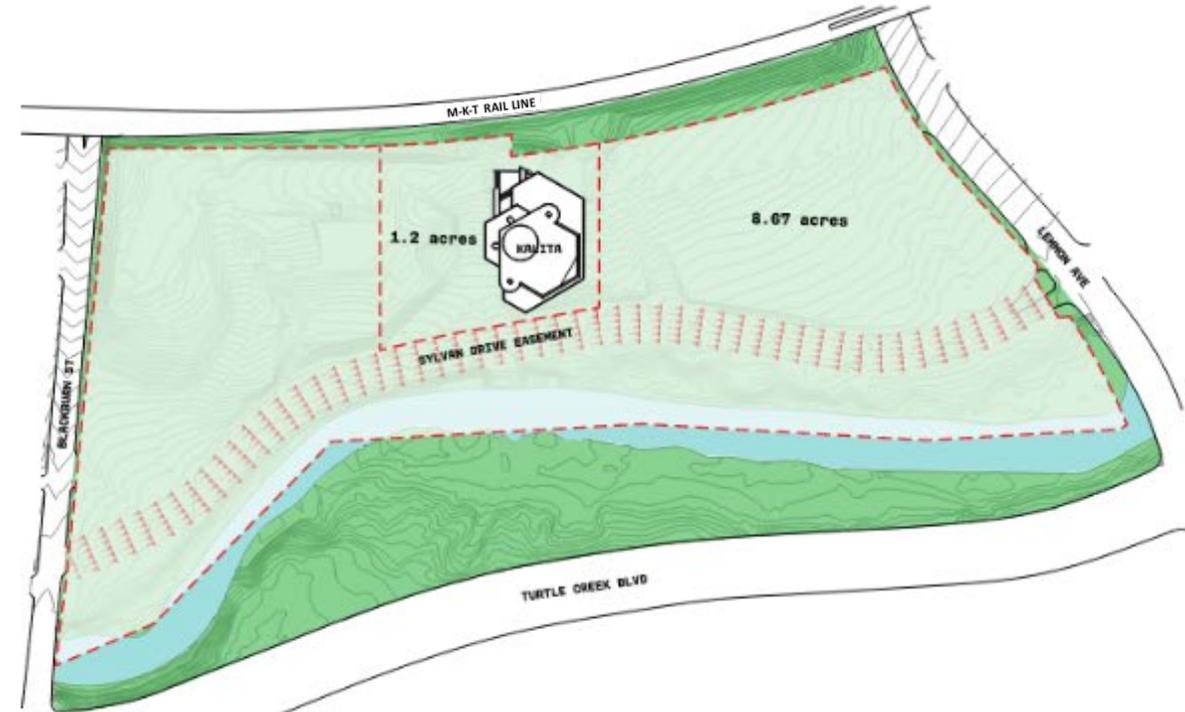


## 1959 Original Site



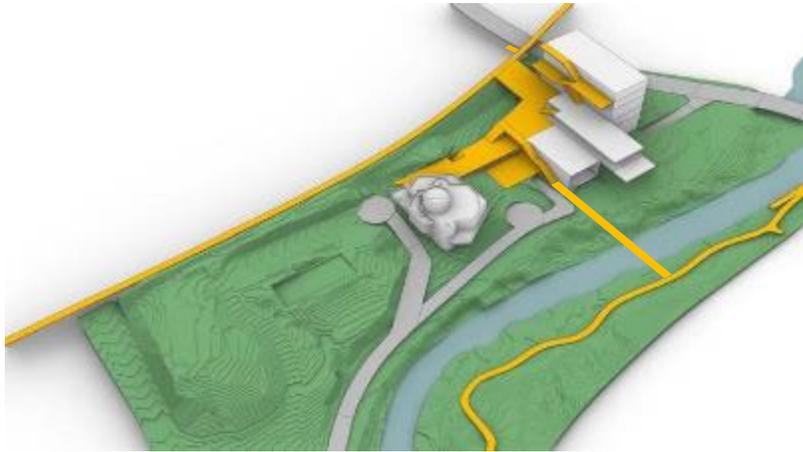
- 1.2 Acre Site Owned by DTC
- Access Easement Owned by Others
- Original FLW design anticipated acquiring land for parking across MKT & obtaining access easement under rail tracks

## 1974 Shoulder-Site Acquisition

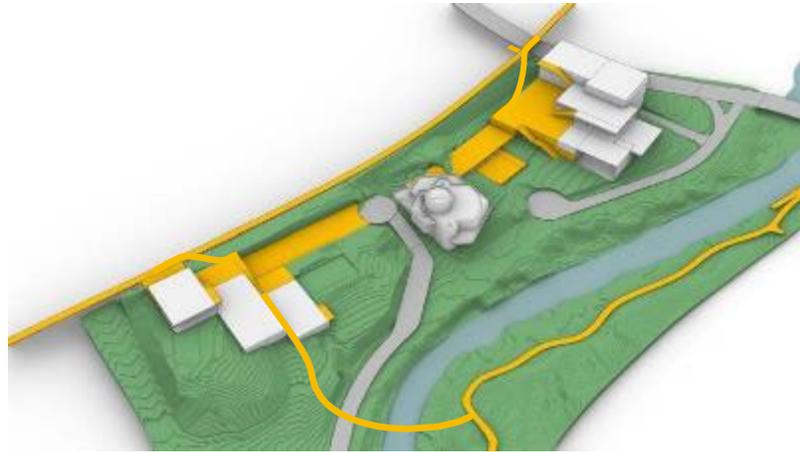


- In 1973 the owner of the surrounding 8.67 acres planned to sell it to a private developer for high-rise apartments
- DTC sought City help in acquiring this property
- DTC transferred ownership of Kalita and its site to the City in exchange for a long-term lease.
- In 1974, the City completed acquisition of the 8.67 acres
- DTC subsequently constructed the Heldt Building and has used the site for parking w/ City's approval and assurance

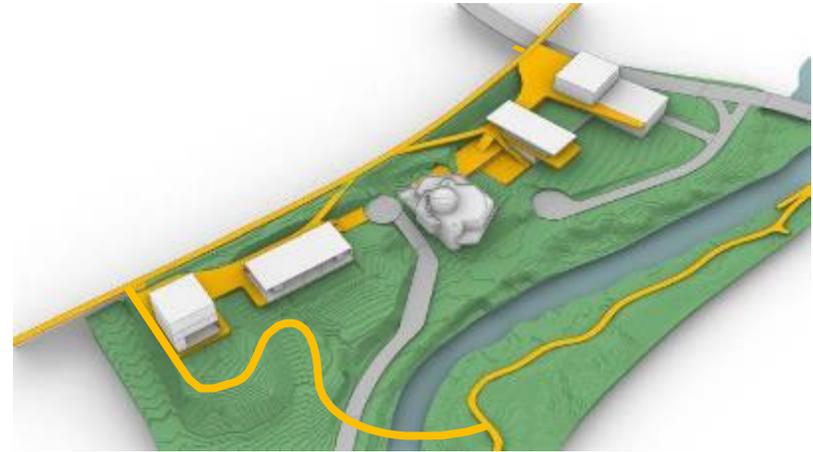
# MASSING DISTRIBUTIONS



**CONCENTRATED**



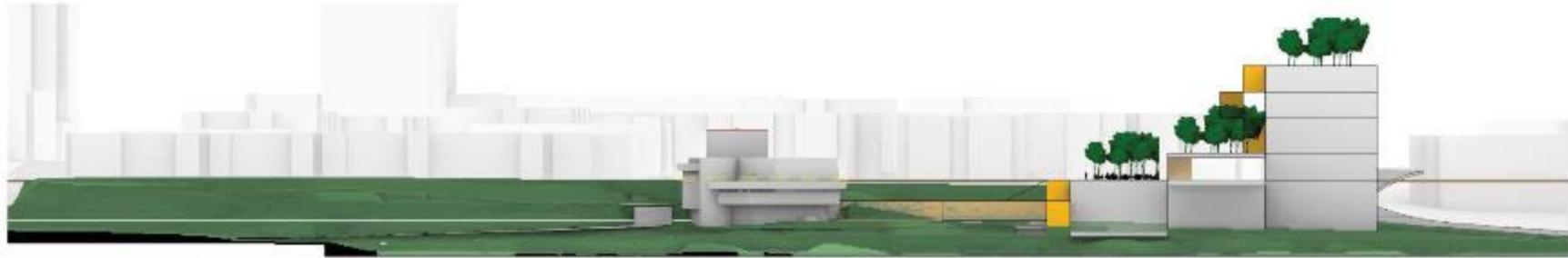
**SPLIT**



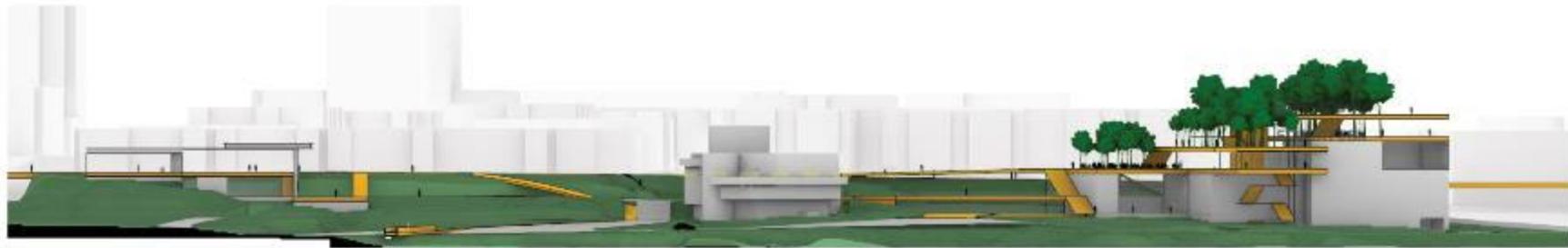
**DISTRIBUTED**

## MASSING DISTRIBUTIONS

CONCENTRATED



SPLIT



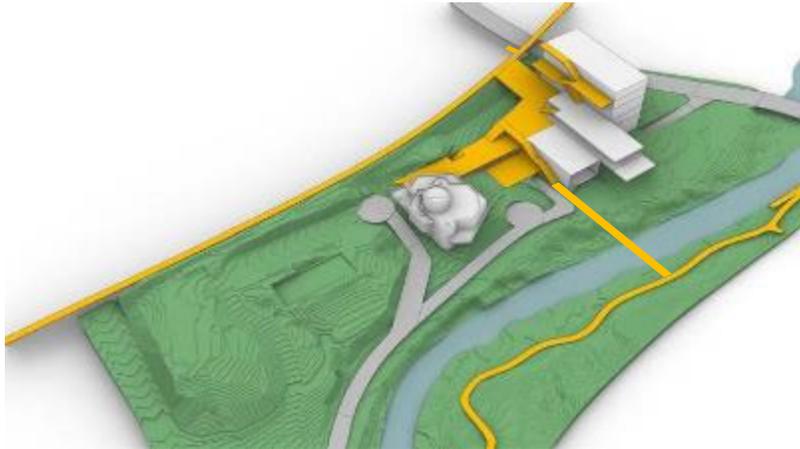
DISTRIBUTED



# MASSING DISTRIBUTIONS

## PROS

- DENSE POPULATION MIX
- HIGH VISIBILITY AT KATY TRAIL
- LARGE OPEN PARK SPACE



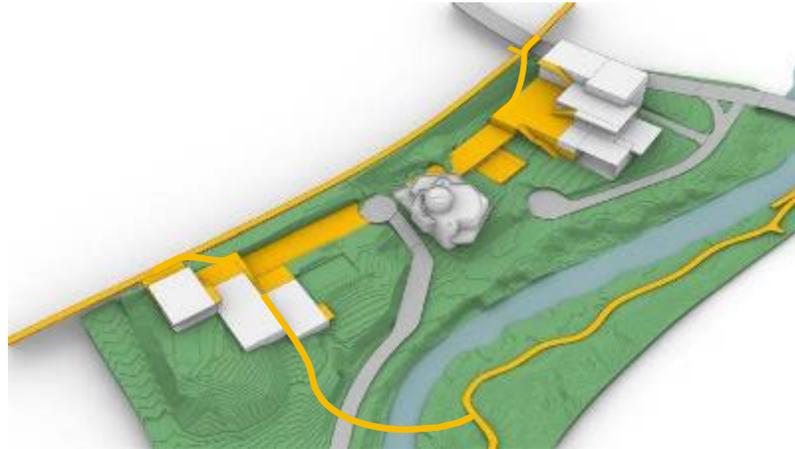
**CONCENTRATED**

## CONS

- SCALE OF MASSING OVERPOWERS KALITA
- UNDEVELOPED SPACE ON NORTH SIDE OF SITE
- SETS ITSELF APART FROM LANDSCAPE

## PROS

- MASSING PRIORITIZES VIEWS OF KALITA
- PUBLIC PROGRAMS AT KATY TRAIL ELEVATION
- ENGAGES NATURAL TOPOGRAPHY
- TWO PUBLIC HOSPITALITY PROGRAMS THAT ACTIVATE THE SITE DAY AND NIGHT



**SPLIT**

## CONS

- BUILDINGS NOT EQUALLY INTEGRATED INTO LANDSCAPE
- SOUTH BUILDING OVERPOWERS KALITA IN SCALE
- DEAD STRETCHES OF SITE BETWEEN KALITA AND NEW BUILDINGS

## PROS

- ARCHITECTURAL PAVILIONS EQUALLY SCALED TO KALITA
- BUILDINGS ARE INTEGRATED WITH LANDSCAPE
- PROGRAMS ARE EVENLY DISTRIBUTED - SITE IS ACTIVATED
- PUBLIC PROGRAMMING ALONG KATY TRAIL IS EASILY ACCESSED
- PARK IS ENHANCED BY THE ARCHITECTURE
- TWO PUBLIC HOSPITALITY PROGRAMS THAT ACTIVATE THE SITE DAY AND NIGHT

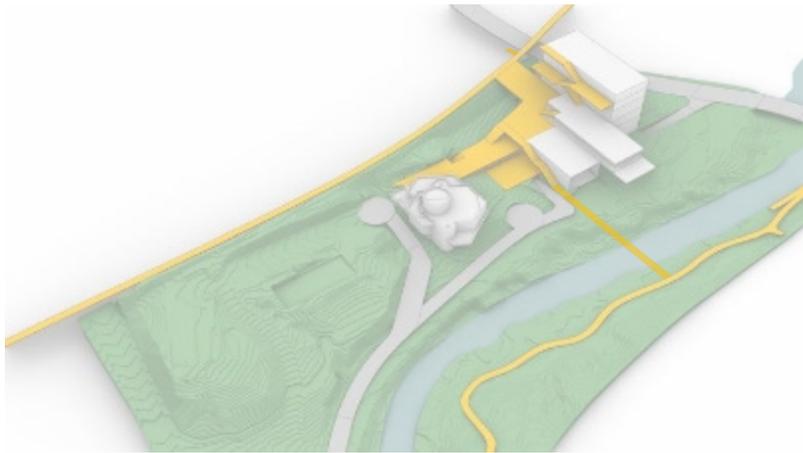


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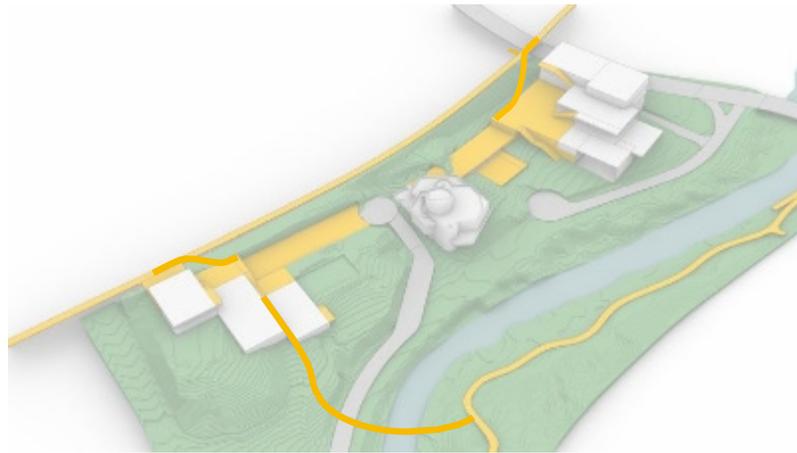
## CONS

- PROGRAMS FUNCTION INDEPENDENTLY
- INCREASED SECURITY DUE TO MULTIPLE CONTROL POINTS

**MASSING DISTRIBUTIONS**



**CONCENTRATED**



**SPLIT**



**DISTRIBUTED**