



City of Dallas

Master Plan – Kalita Humphreys Theater

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

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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



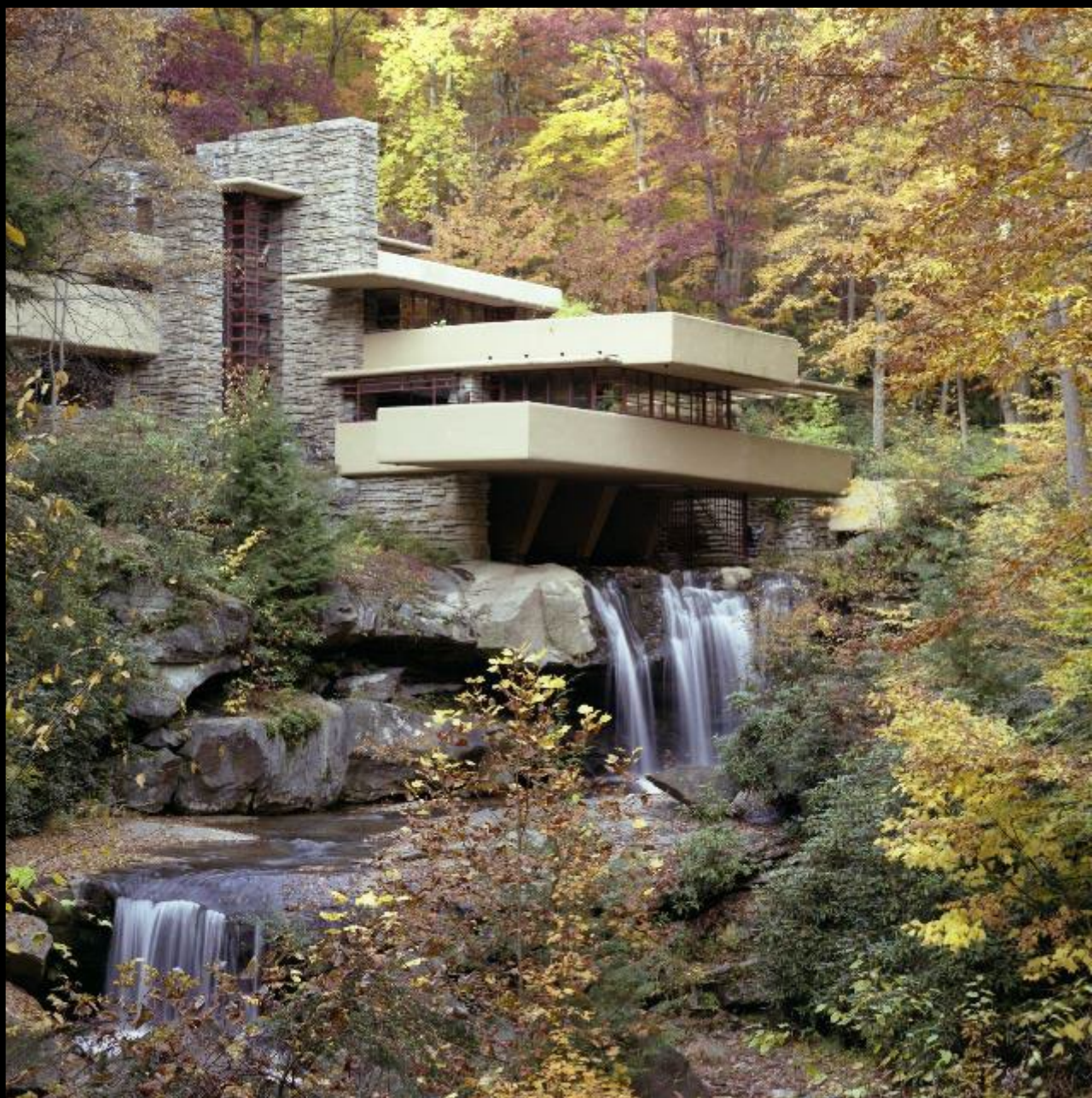
KALITA HUMPHREYS THEATER MASTER PLAN

DS+R
REED+HILDERBRAND

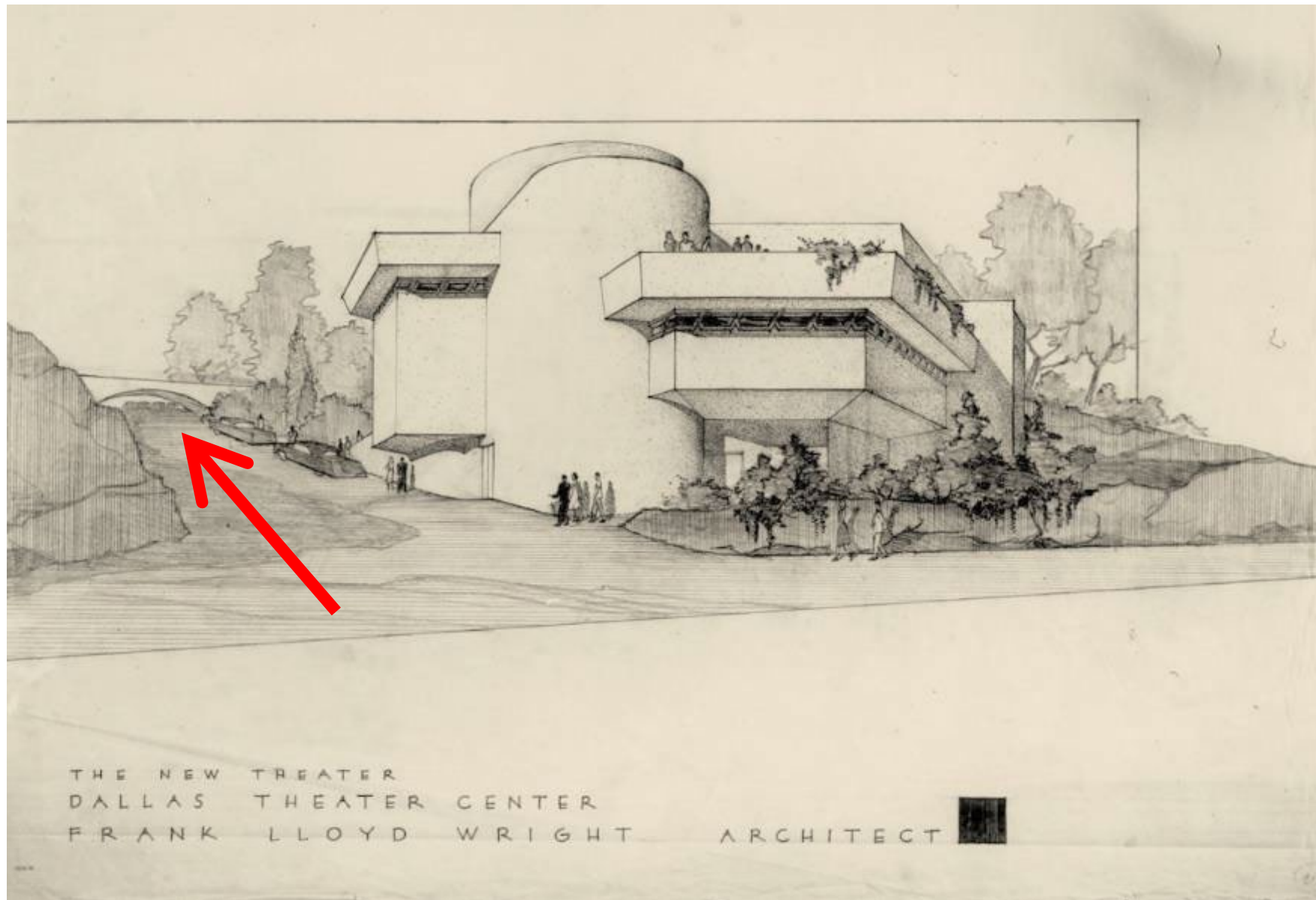
OBJECTIVES

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**







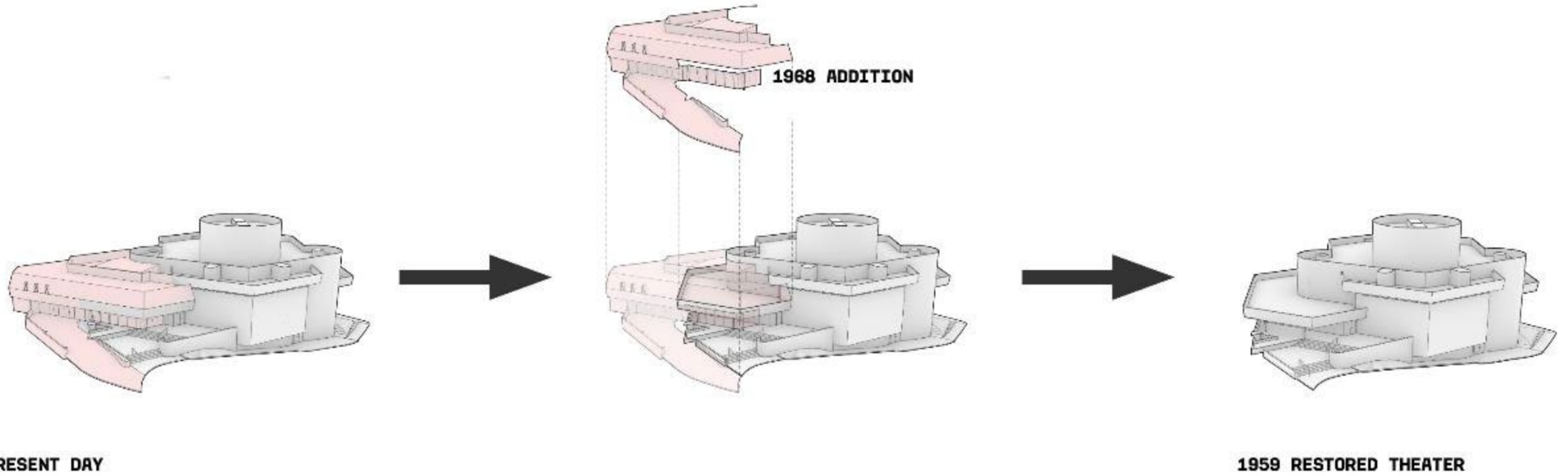






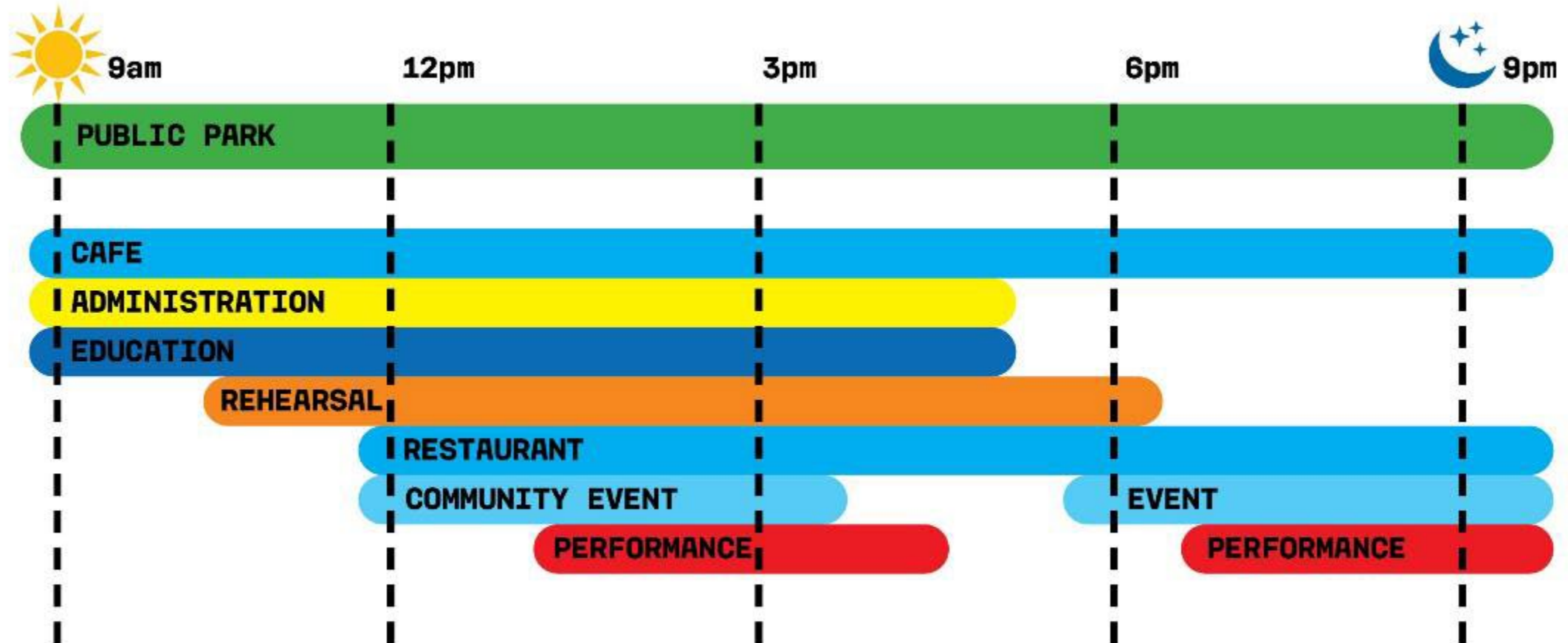


RESTORATION





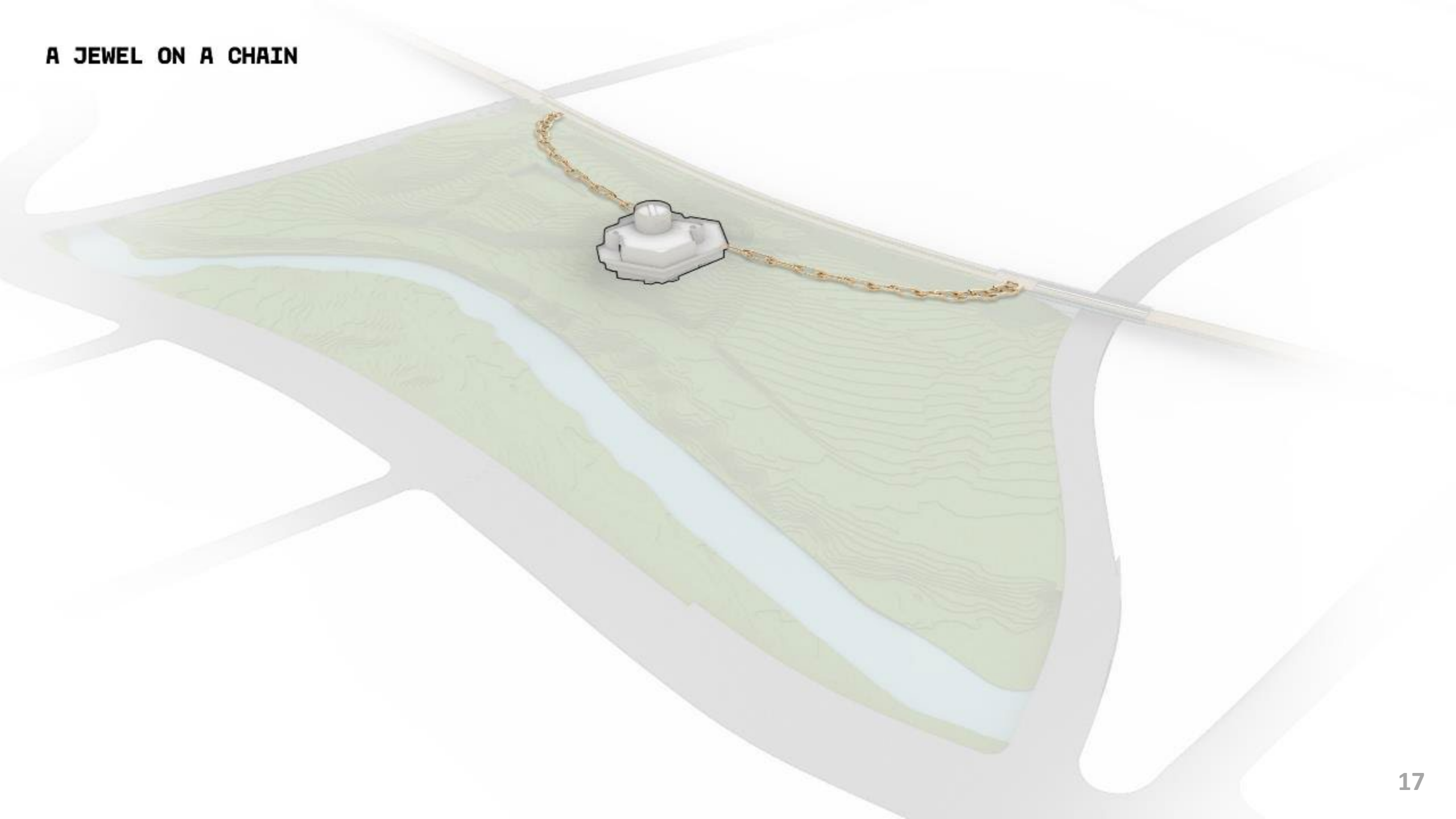
PROGRAMMATIC ACTIVATION THROUGH TIME



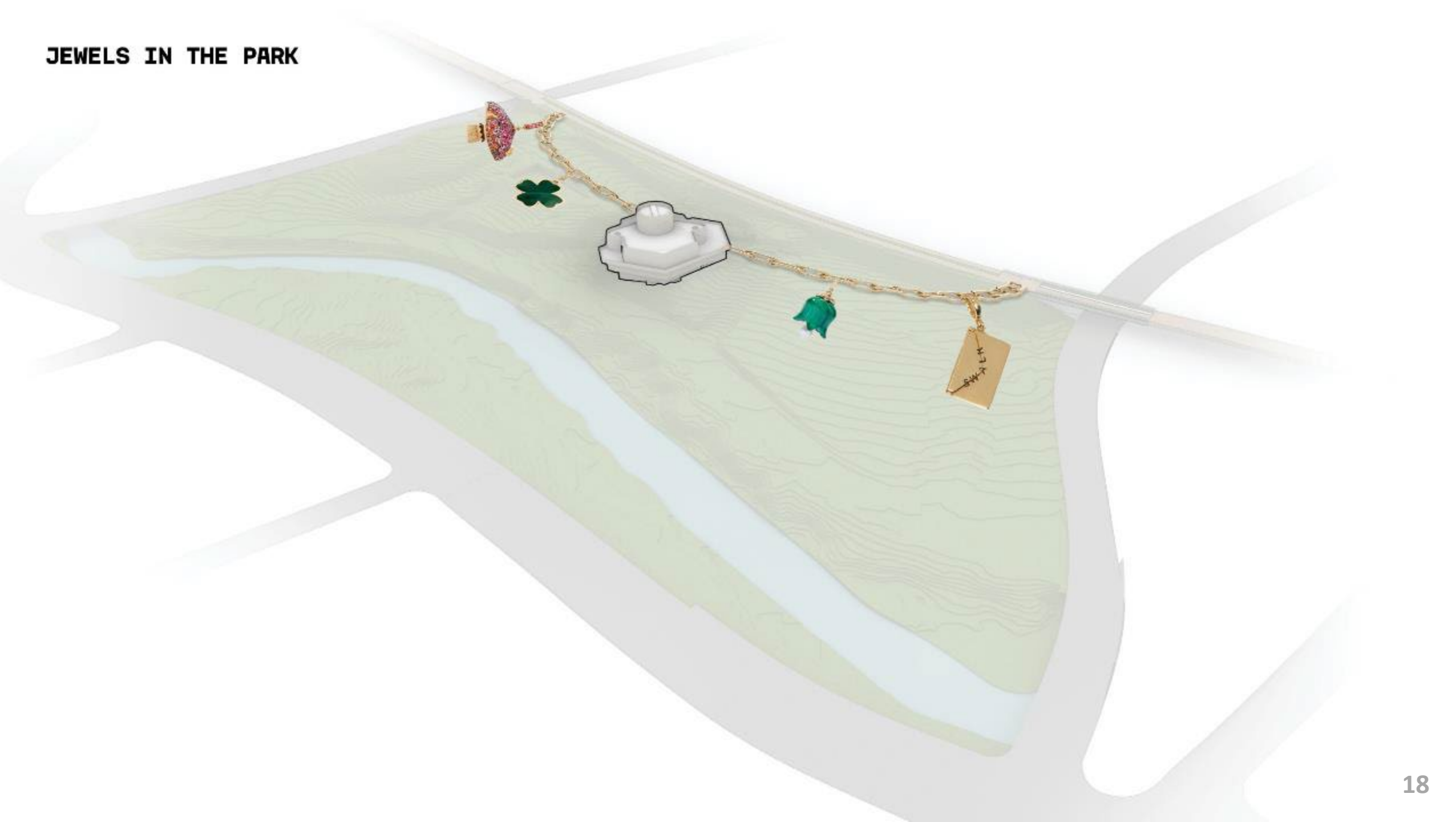
A JEWEL IN THE PARK

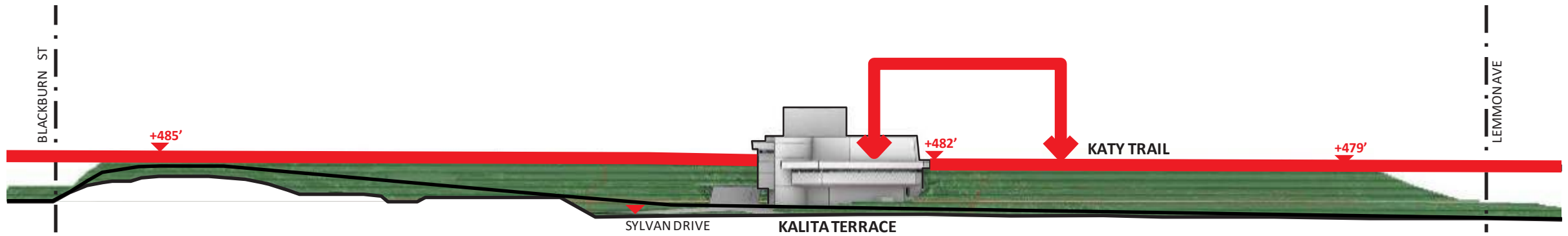


A JEWEL ON A CHAIN

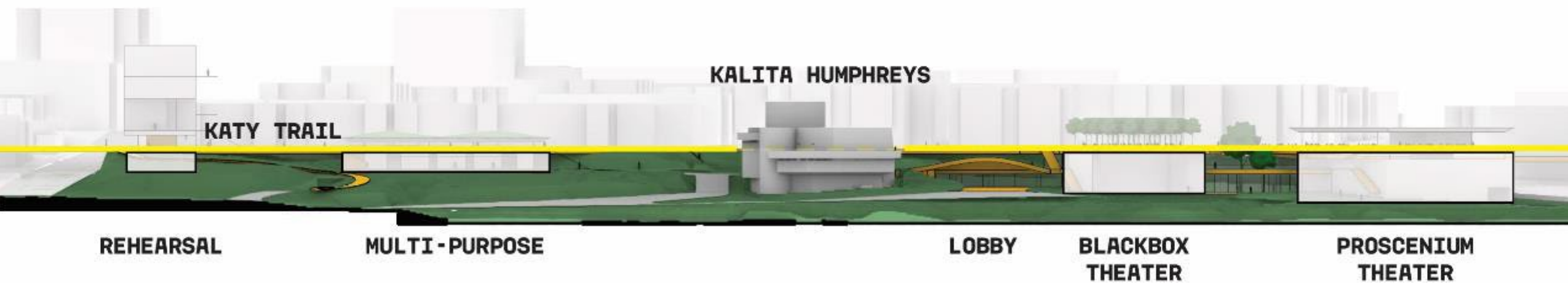


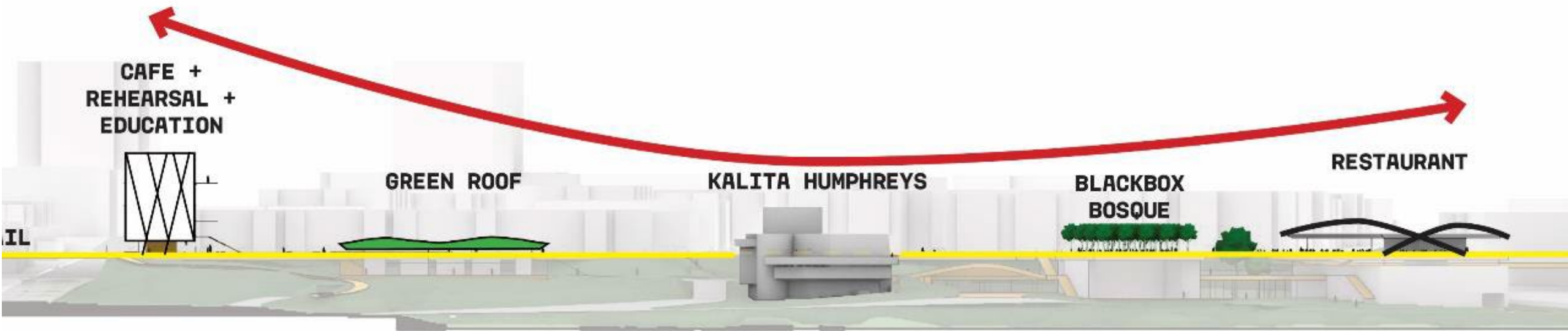
JEWELS IN THE PARK











SITE: PARK + URBAN

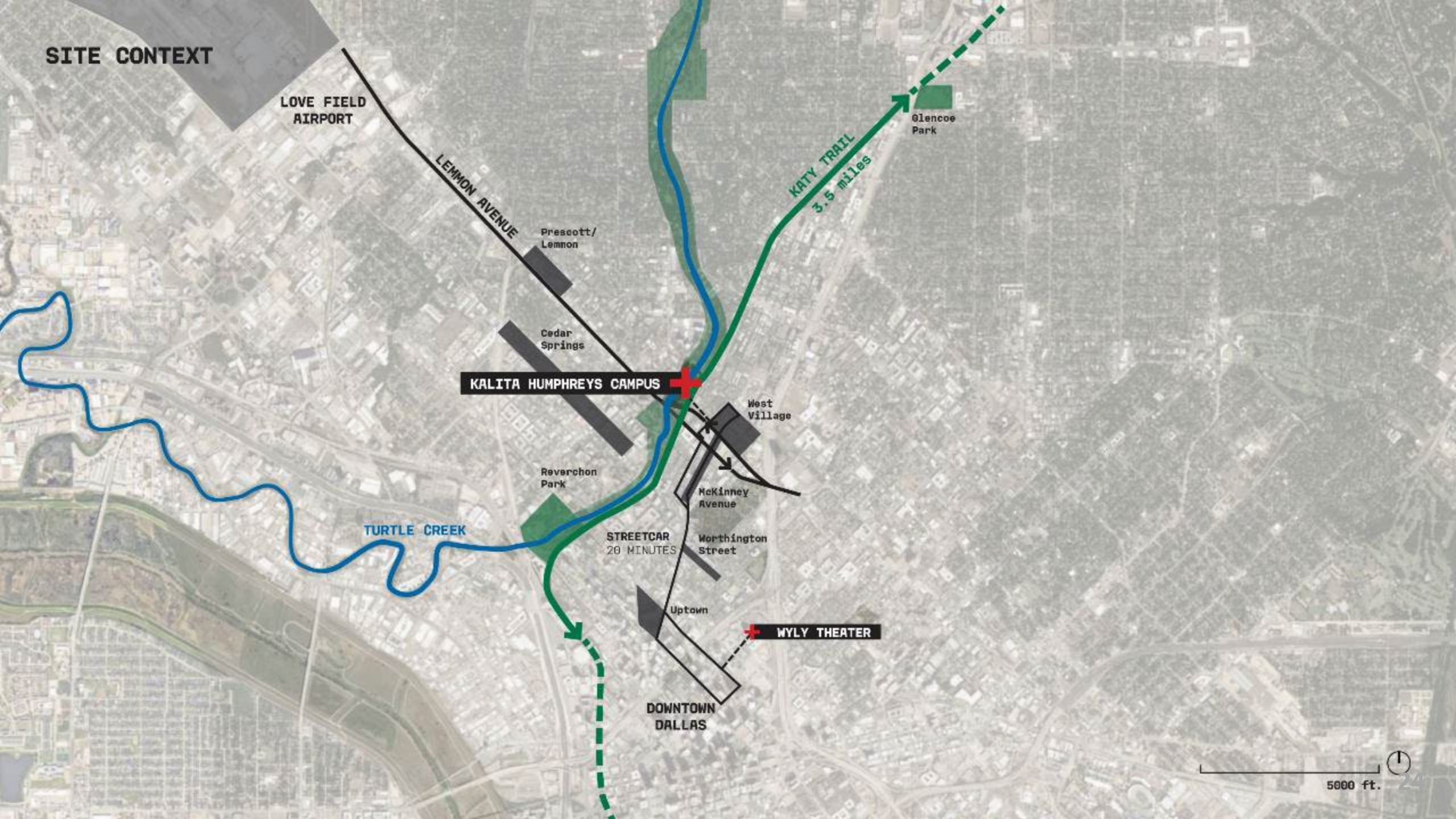
LEMMON AVENUE

KALITA HUMPHREYS CAMPUS

KATY TRAIL
3.5 miles

TURTLE CREEK

SITE CONTEXT



LOVE FIELD
AIRPORT

LEMMON AVENUE

Prescott/
Lemmon

Cedar
Springs

KALITA HUMPHREYS CAMPUS

TURTLE CREEK

Reverchon
Park

West
Village

McKinney
Avenue

Worthington
Street

STREETCAR
20 MINUTES

Uptown

WYLY THEATER

DOWNTOWN
DALLAS

KATY TRAIL
3.5 miles

Glencoe
Park

5000 ft.



LANDSCAPE CHARACTER

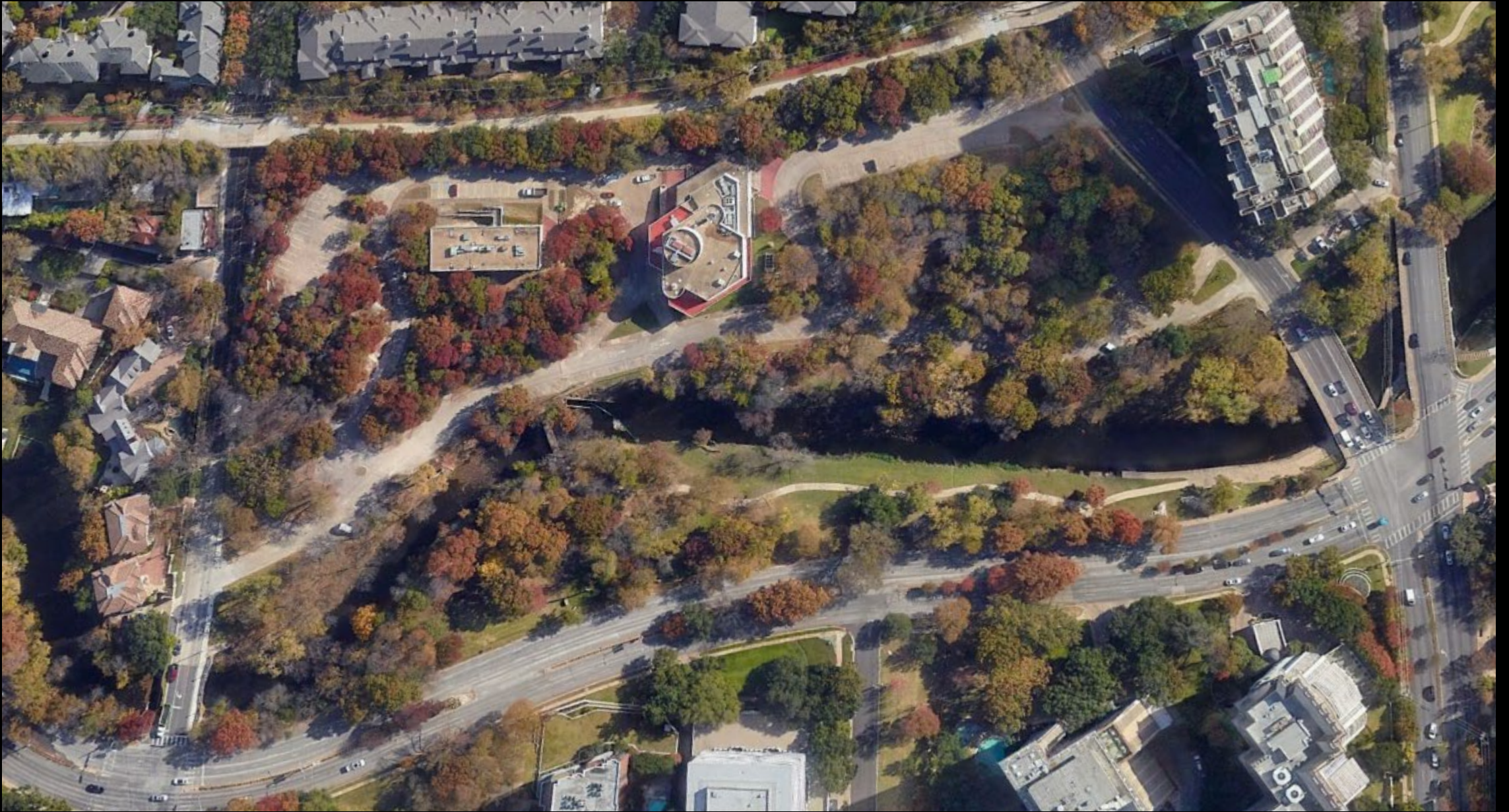
**HIGHLAND
(WILD)**

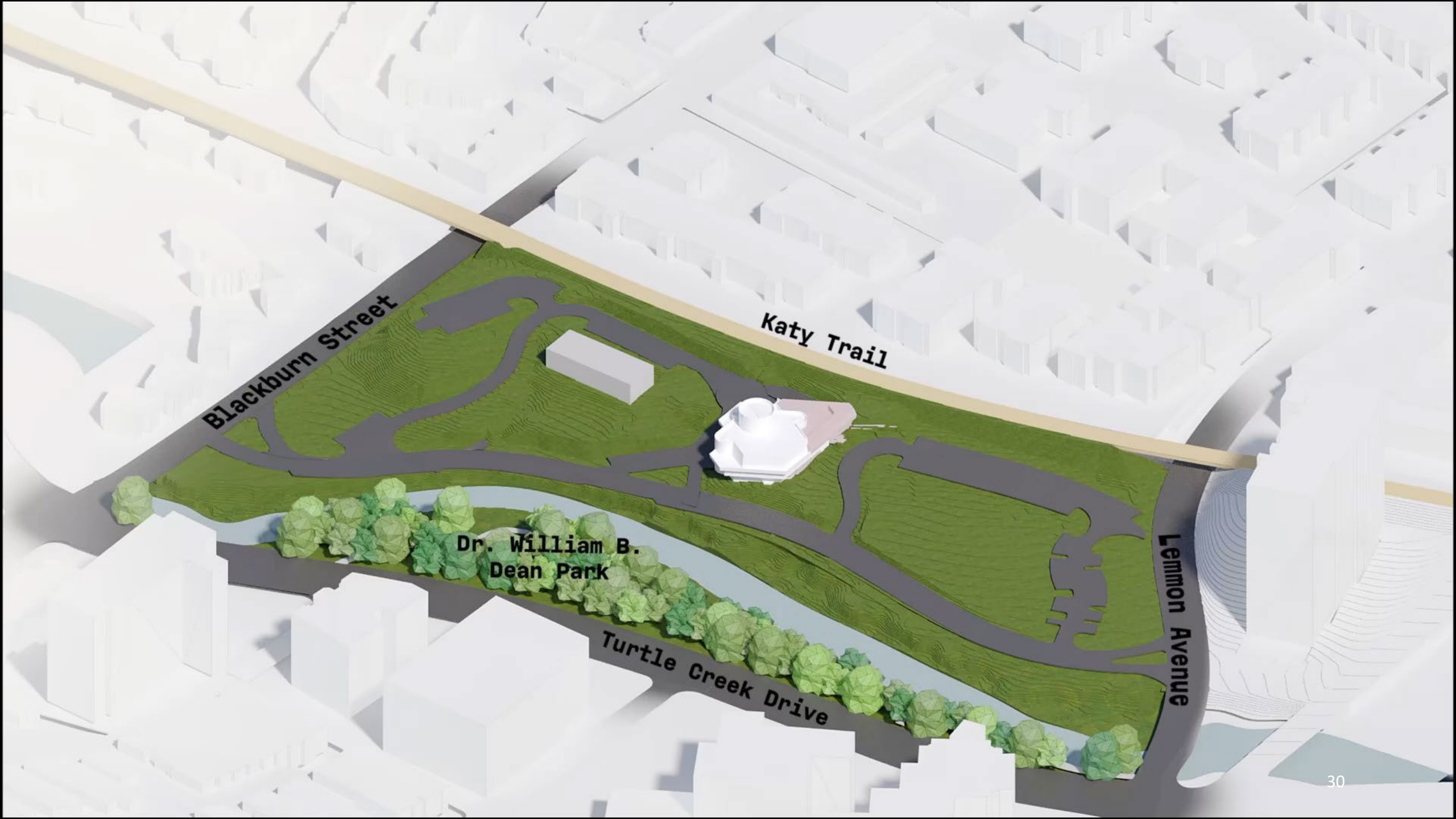
**LOWLAND
(PARK)**











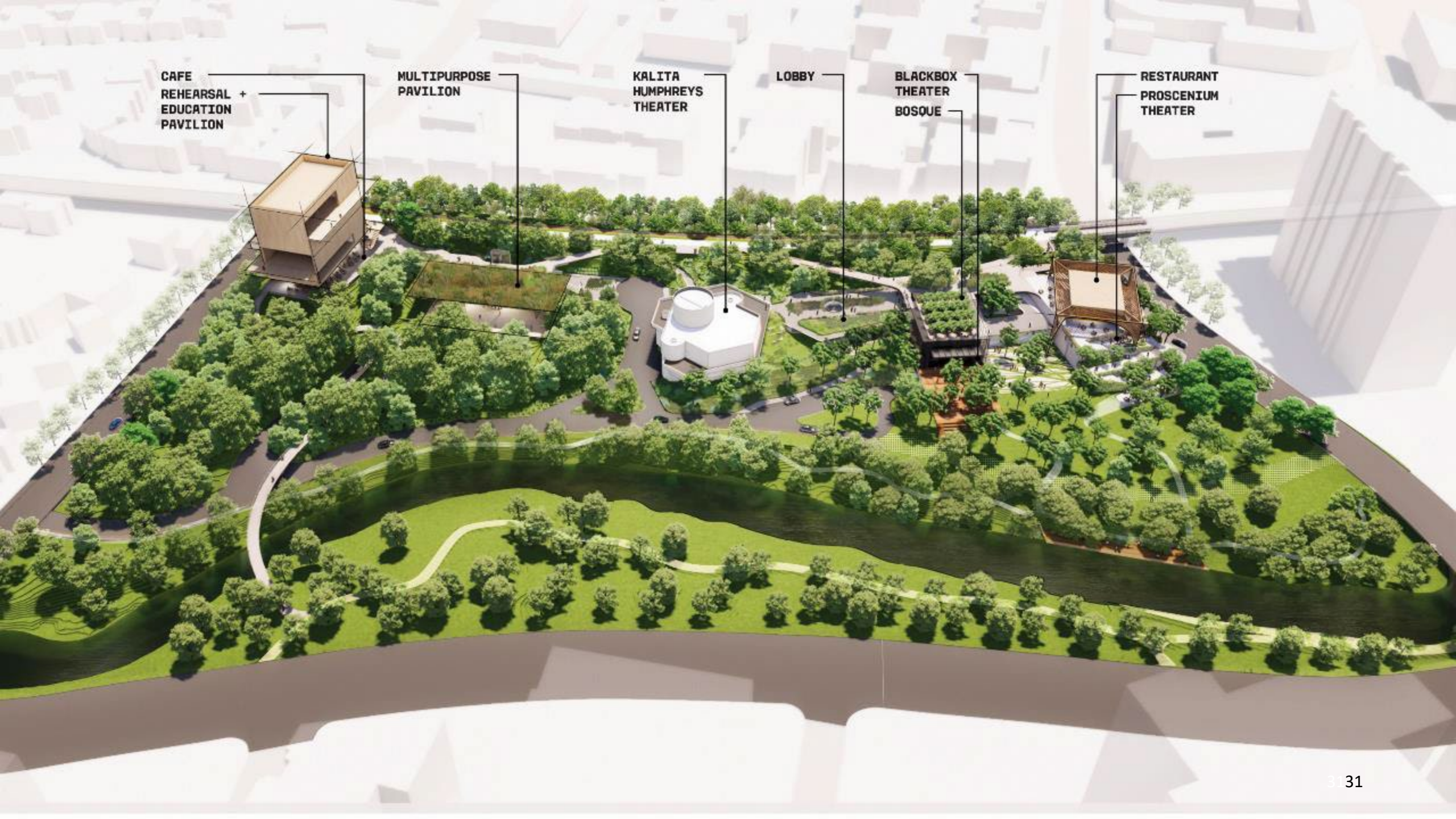
Blackburn Street

Katy Trail

Lemmon Avenue

**Dr. William B.
Dean Park**

Turtle Creek Drive



CAFE
REHEARSAL +
EDUCATION
PAVILION

MULTIPURPOSE
PAVILION

KALITA
HUMPHREYS
THEATER

LOBBY

BLACKBOX
THEATER
BOSQUE

RESTAURANT
PROSCENIUM
THEATER













































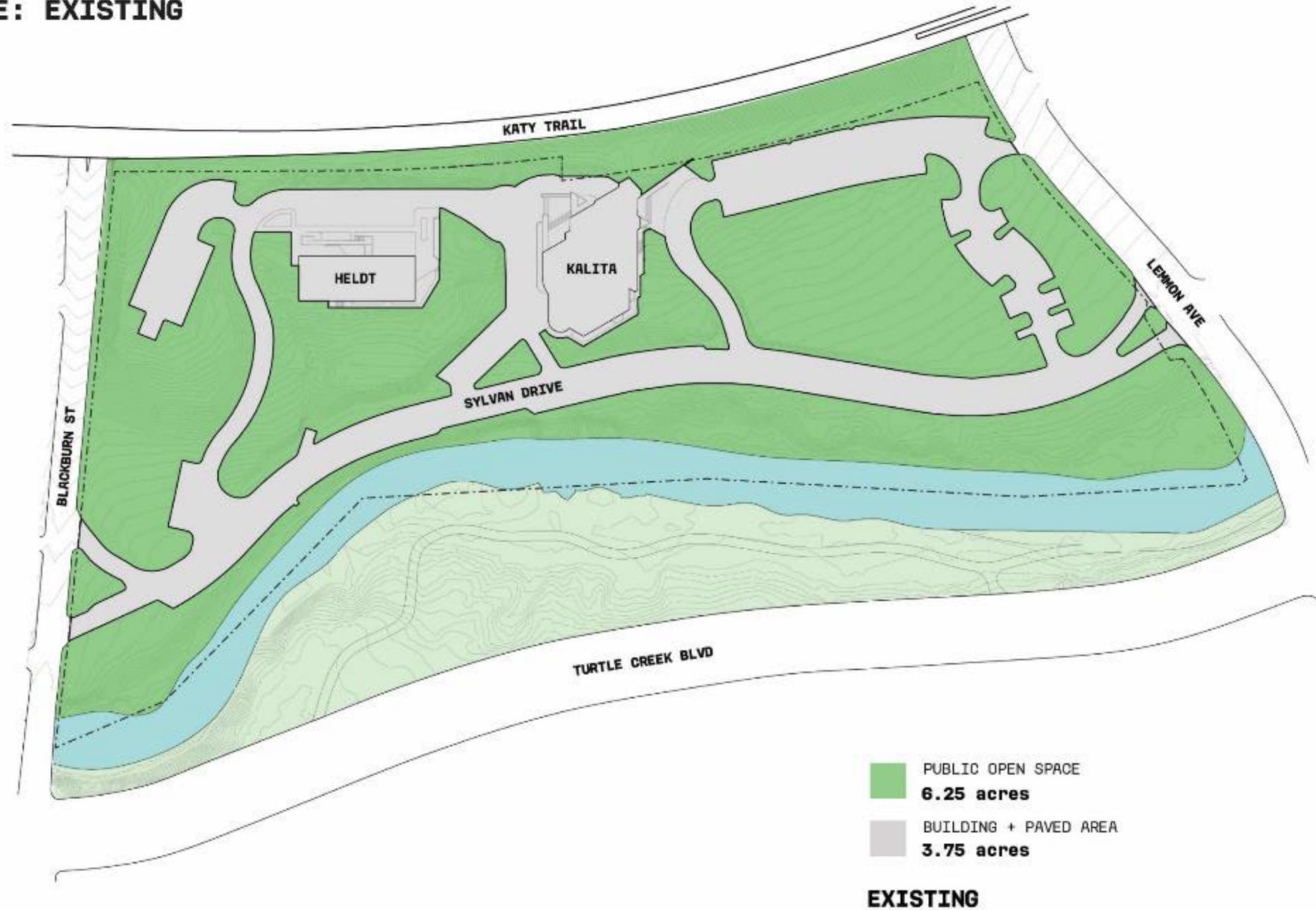


NEXT STEPS

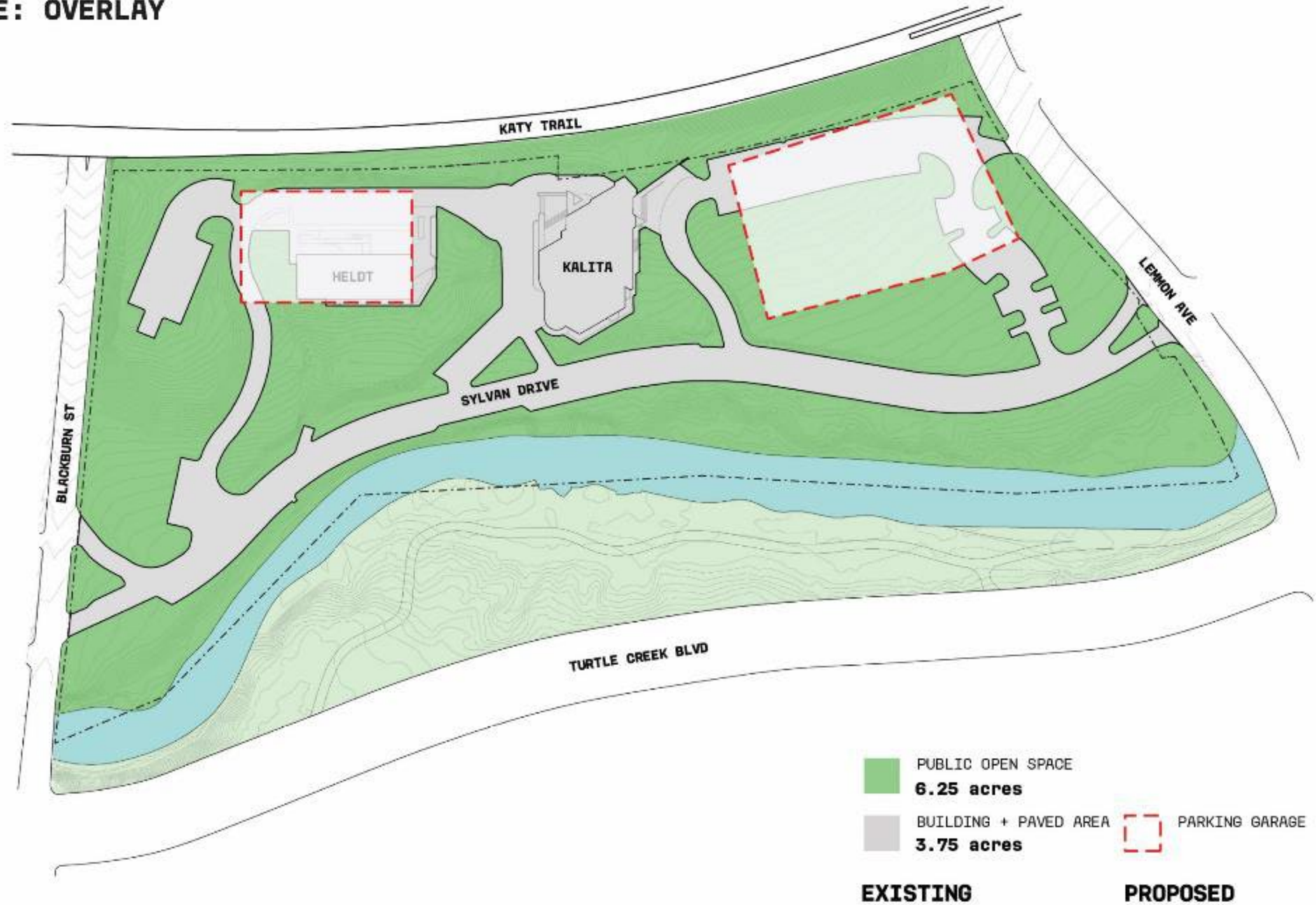
- Brief the Park and Recreation Board on January 26, 2023
- Brief the Arts and Culture Advisory Commission in February
- Brief the Landmark Commission in March
- To be scheduled: Park and Recreation Board vote for adoption
- To be scheduled: full City Council briefing
- To be scheduled: City Council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

APPENDIX

LOT COVERAGE: EXISTING



LOT COVERAGE: OVERLAY



LOT COVERAGE: OVERLAY



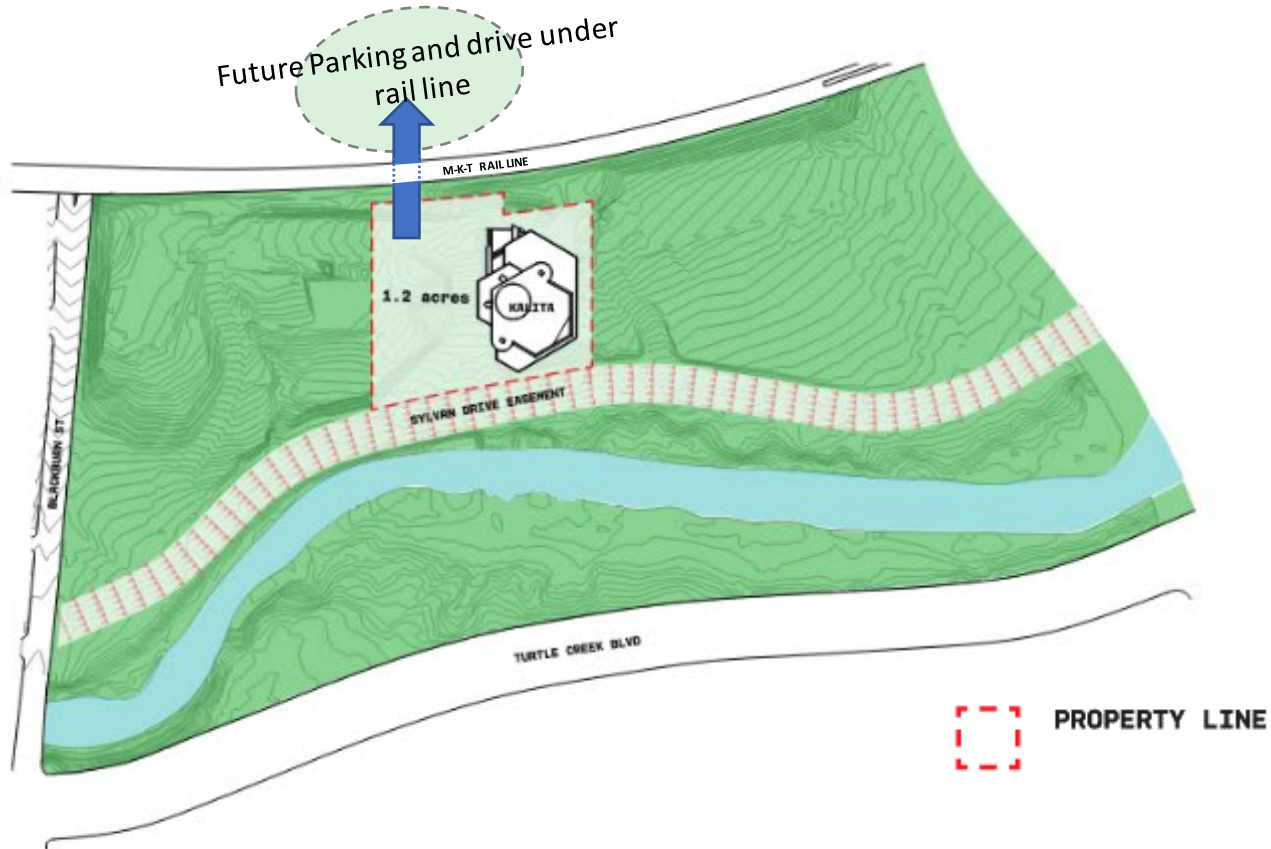
LOT COVERAGE: OVERLAY



LOT COVERAGE: PROPOSED

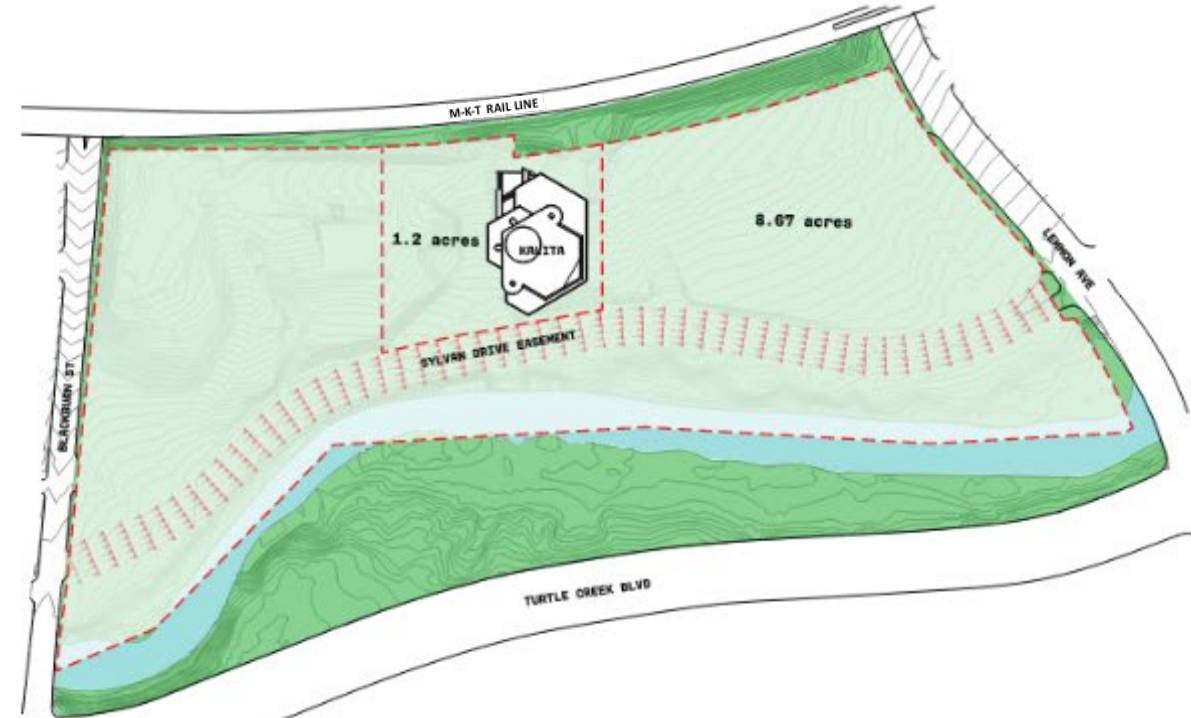


1959 Original Site



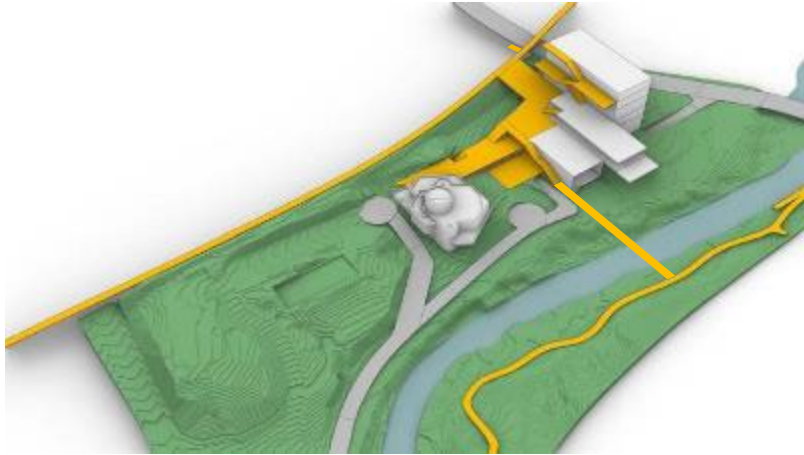
- 1.2 Acre Site Owned by DTC
- Access Easement Owned by Others
- Original FLW design anticipated acquiring land for parking across MKT & obtaining access easement under rail tracks

1974 Shoulder-Site Acquisition

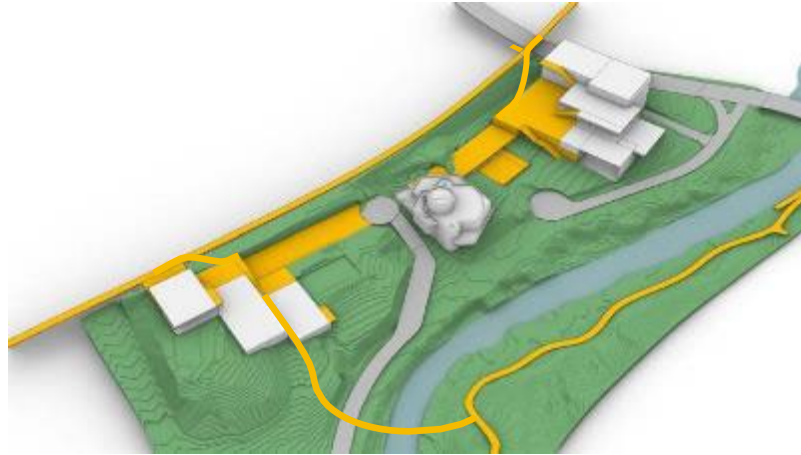


- In 1973 the owner of the surrounding 8.67 acres planned to sell it to a private developer for high-rise apartments
- DTC sought City help in acquiring this property
- DTC transferred ownership of Kalita and its site to the City in exchange for a long-term lease.
- In 1974, the City completed acquisition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

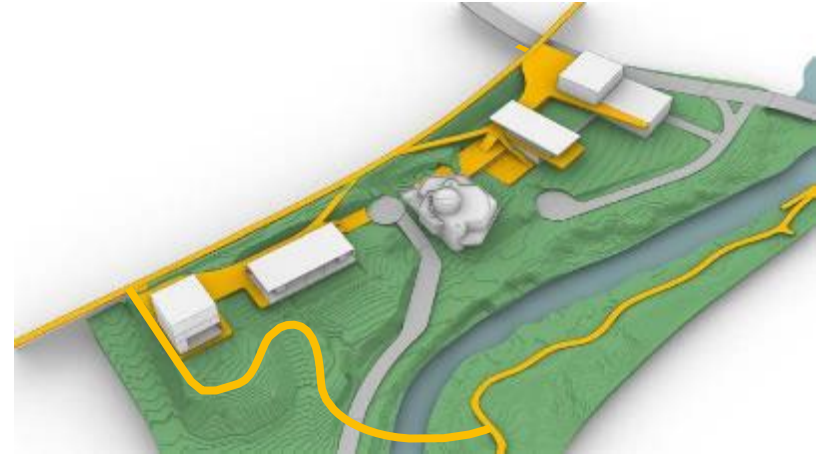
MASSING DISTRIBUTIONS



CONCENTRATED



SPLIT



DISTRIBUTED

MASSING DISTRIBUTIONS

CONCENTRATED



SPLIT



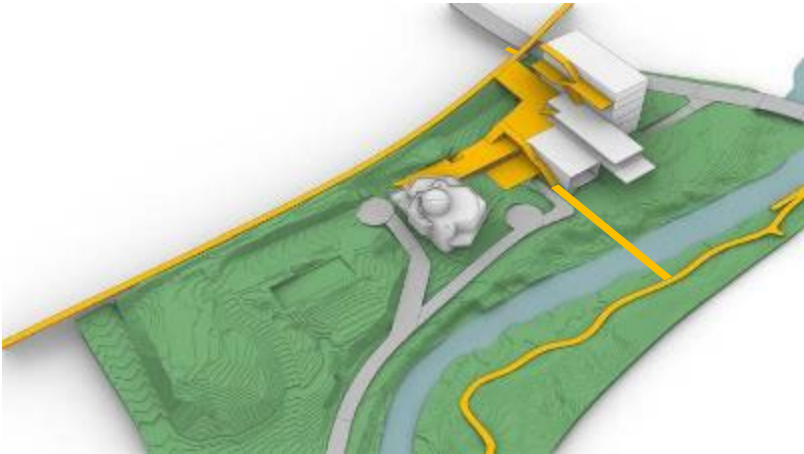
DISTRIBUTED



MASSING DISTRIBUTIONS

PROS

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



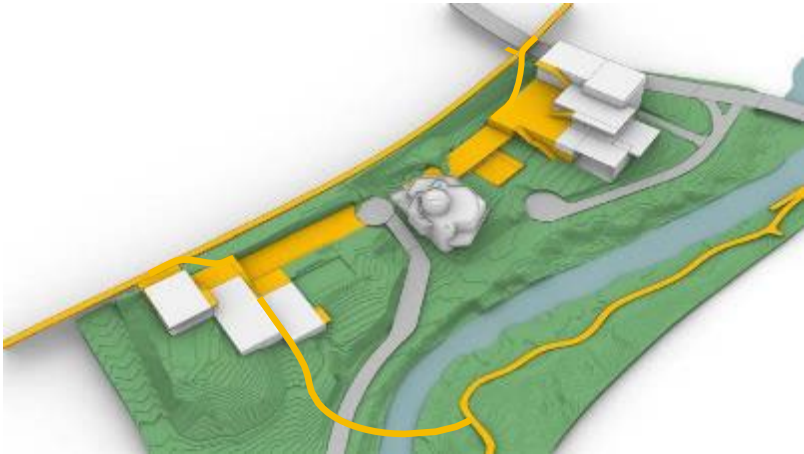
CONCENTRATED

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

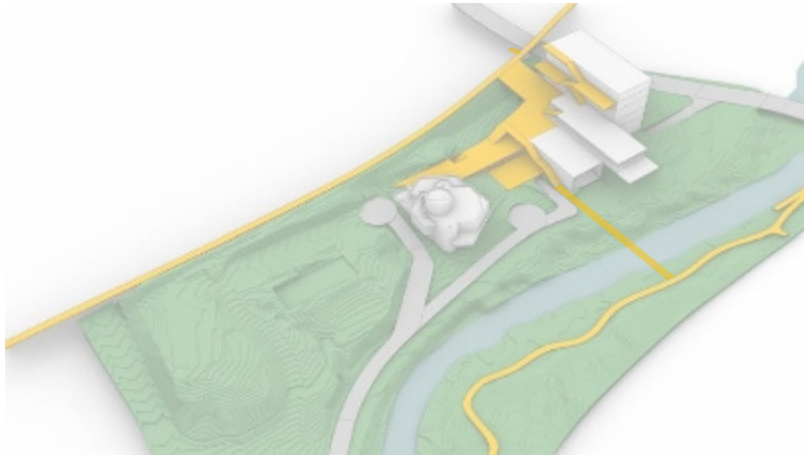


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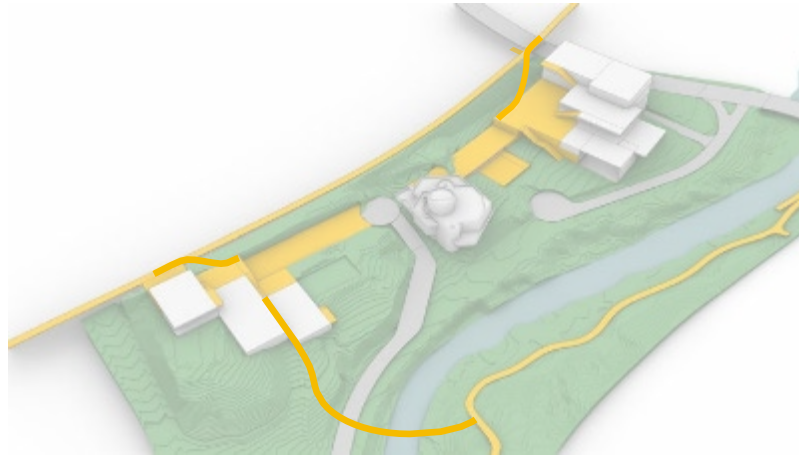
CONS

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

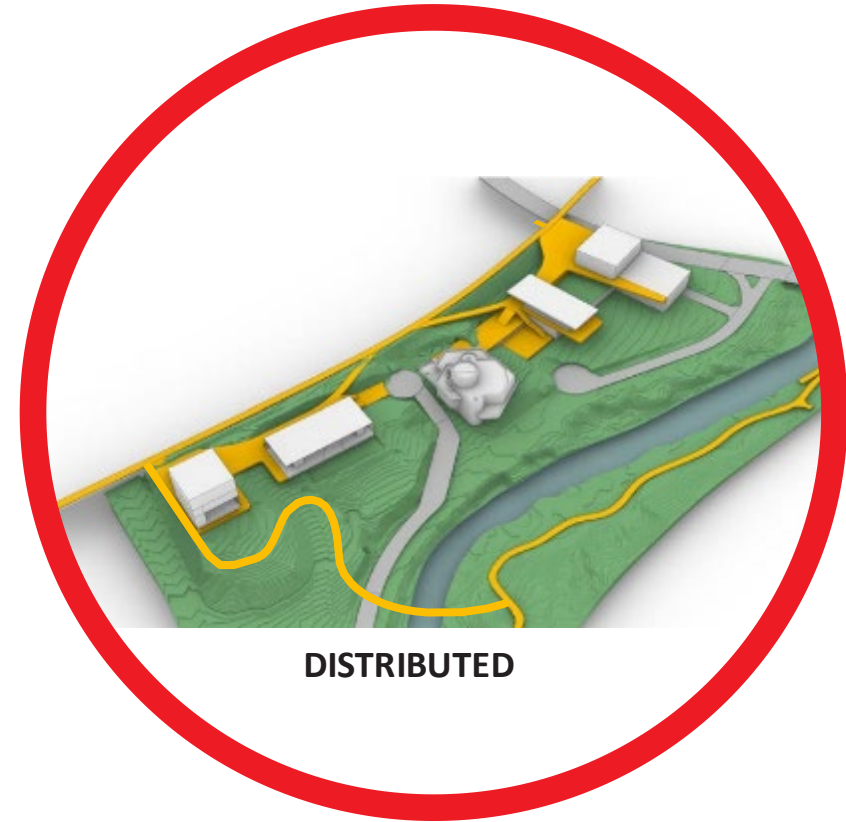
MASSING DISTRIBUTIONS



CONCENTRATED



SPLIT



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