



City of Dallas

Dallas Theater Center and Kalita Humphreys Theater Update

**Quality of Life, Arts and Culture
Committee**

November 16, 2020

Jennifer Scripps, Director
Office of Arts and Culture
City of Dallas

Presentation Overview



- Background/History
- Purpose
- Issues/ Operational or Business Concerns
- Operational Impact
- Proposed Action
- Next Steps



Background/History



- In June, 2019, City Council approved a 5-year lease extension with the Dallas Theater Center (DTC) for the Kalita Humphreys Theater, which authorized DTC, to hire an independent third-party consultant to update the Master Plan for the site and historic building at DTC expense



Background/History



- The Kalita Humphreys Theater is an important cultural asset in need of investment and repair:
 - Historic home of Dallas Theater Center (DTC) designed by Frank Lloyd Wright
 - No major capital investment since 1989
 - Opportunities for better connections to Katy Trail and surrounding neighborhoods



Purpose



- Update the Committee on work completed prior to COVID-19 on Master Plan update
- Review terms for a necessary extension to the Kalita Humphreys Theater lease



Work Completed by DTC:



- DTC worked diligently on this project from June 2019 until early March 2020:
 - Formed Steering Committee in line with Council recommendation, meeting with this group monthly
 - Conducted an RFQ and subsequent RFP, resulting in interviews with three firms in January 2020
 - Selected Diller Scofidio + Renfro (DS+R) and full team of consultants
 - Began first round of site tours and local meetings
 - Hosted first community meeting on Wednesday, March 4, 2020, attended by more than 200
 - Secured \$1.255M+ of estimated \$2M budget for project



Master Plan Steering Committee:



- Andy Smith, Executive Director, Texas Instruments Foundation
- Carol Glendenning, Member, Clark Hill Strasburger
- Guinea Bennett-Price, Co-artistic Director, Co-Founder, Soul Rep Theatre
- Harrison Blair, President, Dallas Black Chamber of Commerce
- Hilda Rodriguez, Principal Architect at Hilda Rodriguez
- Jeff Rane, Artistic Producer, Uptown Players
- Jennifer Scripps, Director, City of Dallas Office of Arts and Culture
- Katherine Seale, Architectural Historian
- Linda Perryman Evans, Past President and CEO, The Meadows Foundation
- Marshall Payne, Founding Partner, CIC Partners
- Peer Chacko, Director, City of Dallas Office of Planning & Urban Design
- Ramon Miguez, Vice President, HDR
- Rob Little, Partner, Gibson, Dunn & Crutcher
- Willis Winters, Former Director, Dallas Parks and Recreation Department
- Zaida Basora, Executive Director, AIA Dallas



DTC Assembled a Full Team



- Design Architect: Diller, Scofidio + Renfro
- Landscape Architect: Reed Hilderbrand
- Local Architect: BOKA Powell
- Historical Consultant: Harboe Architects

- Civil Engineering: Pacheco Koch
- Mechanical, Electrical and Plumbing (MEP): Brandt
- Structural Engineering: Thornton Tomasetti

- Theater Consultants: Fisher Dachs Associates
- Acoustical Consultant: Threshold Acoustics

- Developer: Hillwood Urban as Project Manager
- Owners' Representative: Duncan Fulton



Impact of COVID on DTC and Master Plan



- The Dallas art institutions, including DTC, shuttered on March 13, 2020, and ultimately DTC had to cancel the remainder of the season
- DTC has yet to receive permission to resume in-person work from three critical unions: Actors Equity, United Scenic Artists (designers), and Society of Stage Directors and Choreographers
 - These groups evaluate a host of building features, operational protocols and COVID community spread and public health data
- DTC continues to support the community via virtual classes, the Public Works program and other outreach efforts, including production of 2,500 masks
- Fundraising efforts and support have allowed DTC to keep staff largely intact and in a position to return to production
- COVID health restrictions, which made team- and community-based design work challenging, and resulting economic stresses to DTC meant the Master Plan was paused



Recommended Extension



- DTC believes that it will be able to resume the Master Plan work when:
 - It has returned to full operations for six months, meaning it can sell a full house of tickets, AND
 - Relevant unions have granted permission to return to in-person work.
- Upon restarting, DTC needs 10 months to complete the Master Plan work
- This revised timeline for the Master Plan work does not impact the overall 5-year term of the DTC Lease at the Kalita



Next Steps



- Request Committee support for an extension to the lease with DTC for City Council consideration in January 2021





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Appendix:



History (1 of 2):

- 1959: DTC built the Kalita Humphreys Theater, designed by Frank Lloyd Wright
- 1968: Education wing added
- 1974: DTC donated the building to the City
- 1983: Interior of the theater altered, parking added, and Heldt Annex built on a now 9-acre site
- 1989: Porte-cochere enclosed, and lobby substantially expanded



Appendix:



History (2 of 2):

- 2005: Kalita designated as a Dallas Historic Landmark with the original 1959-1960 configuration designated as the primary period of significance
- 2006: Bond program funds Master Plan study
- 2010: Master Plan completed but never formally adopted by City Council

