

## Applicable Urban Design Priorities that Project Should Achieve

**[1] Parking, although a necessary element, may not directly support the pedestrian and active streetfront environment.**

Explore opportunities to reduce the overall number of parking spaces and/or adjust on and off-site vehicle circulation. The goal should be to allow for as much landscaping, programmatic open spaces, and opportunities to invite all users directly and safely to the Forest Theater campus. Ensure that visitors can safely access campus from proposed parking underneath I-45.

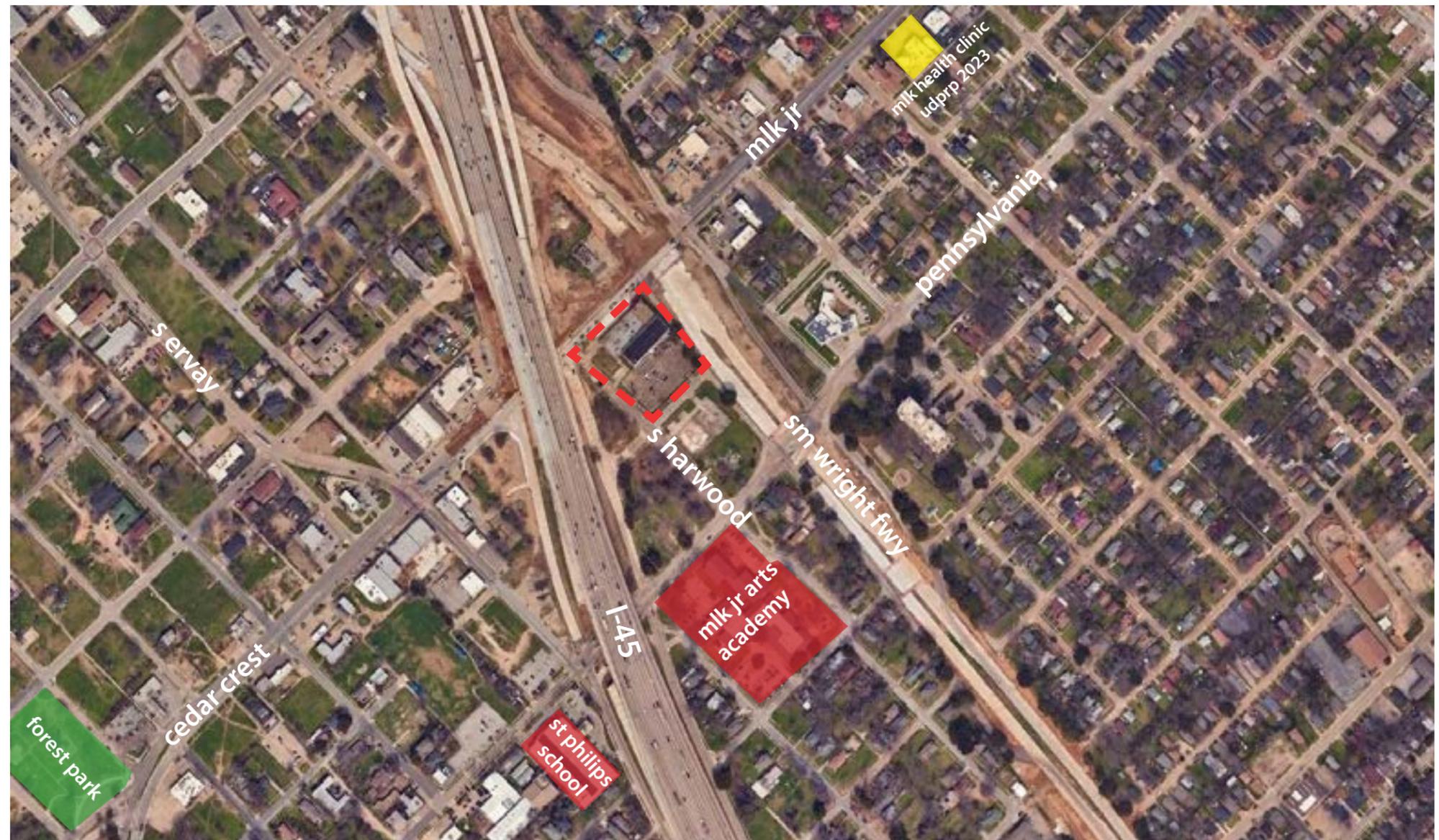
**[2] Develop a vision for the future of Forest Theater's pedestrian environment that serves a multitude of social, recreational, and ecological needs. Integrate green infrastructure elements into the pedestrian environment to enhance ecological sustainability and mitigate environmental impacts. This may include incorporation of street trees, rain gardens, bioswales, permeable pavement, and green roofs to manage stormwater runoff, improve air quality, and provide habitat for wildlife.**

Promote and maintain existing bus stop along MLK Jr Boulevard and active transportation as viable alternatives to driving.

**[3] Consider how the proposed phasing can maximize the success of the development and neighborhood over time. Ensure project can remain responsive to evolving needs, capitalize on opportunities, and provide infrastructure and public amenities that support the needs of residents, businesses, and visitors as the project evolves.**

Consider how the redevelopment of Forest Theater campus can help connect the improvements and attractions of the surrounding schools, religious institutions, and businesses.

Opportunities to enhance sidewalks should be explored to minimize conflicts with vehicles while increasing shading opportunities for comfort. Building improvements related to access, transparency, and activity should be prioritized to create interest and welcome pedestrians to this new neighborhood asset.



### Policy References

**Forward Dallas!  
Section 5 [urban design element]**

**Grand Park South TIF District / Urban Design Guidelines**

**South Dallas / Fair Park Economic Development Plan (2001)**

### Context Description

The Forest Theater project consists of the conversion of the long out-of-commerce theater (“Auditorium Block”), its lobby (“Lobby Block”) and its attached commercial retail component (“Retail Block”) into an educational and performing arts-focused catalyst for the rebirth of the majority-minority, severely economically-distressed South Dallas neighborhood.

This vision is to be realized via the historic rehabilitation of the theater, its lobby, and its retail wing, along with the construction of a new studio theater, second lobby and assorted back-of-house and support spaces within one single addition extending southwards from the existing rear (south) elevation. Design development has proceeded in conformance with the U.S. Secretary of the Interior’s Standards for Rehabilitation, as historic tax credits will provide a substantial portion of the project’s funding.

Landscape design includes multiple programmatic open spaces including an outdoor cafe, plaza, lawn for special events, and a multi-use “festival street”. The applicant has worked to preserve many trees on-site and the proposed tree canopy exceeds code requirements.

### Forest Theater

**Neighborhood:**  
South Dallas / Fair Park

**Program:**  
Preservation / Renovation  
Addition



# Forest Theater

City of Dallas Urban Design Peer Review  
September 27th, 2024

HKS



Challenges - Design Solution - Design Impacts	03
Zoning Narrative	04
Historical Elevation	05
Historical Narrative	06
Vicinity Map	07
Neighborhood Plan	08
Civil Plan	09
Aerial Plan	10
Area Plan	11
Site Plan	12
Site Plan	13
South Lawn Plaza Plan	14
S. Harwood St. - Festival St. Plan	15
S. Harwood Streetscape Inspiration	16
S. Harwood St. Section	17
S. Harwood St. Rendering	18
S. Harwood St. Rendering	19
MLK Elevation	20
Peabody Elevation	21
Harwood Elevation	22
Aerial Video	23
Ground Floor Plan	24
2nd Floor Plan	25
3rd Floor Plan	26

# Contents

# Historic Theater Brought to Modern Day Standards

- The goal for the theater is to respect its past, while elevating the **PATRON EXPERIENCE** to be comparable and competitive with current venues
- To provide a **COMMUNITY** focal point that knits once separated neighborhoods together again
- **MODERNIZATION** that expands and includes:

Main Theater	Studio Theater	Community Room
Concessions	Rooftop Terrace	Historic Lobby
South Lobby	Festival Street	Activity Plaza & Lawn
Merchandizing	Accessible restrooms	
- Secured Federal Historic Tax Commission approval



**On May 22, 2024, the Dallas City Council adopted a new Subdistrict within Planned Development District 595 to support the Forest Theater. This subdistrict is founded on a Walkable Mixed Use – 5 zoning designation, specifically designed to preserve the historic Forest Theater building while accommodating the proposed expansion.**

**The zoning framework permits a variety of entertainment and nonresidential uses within the building, complemented by robust architectural design guidelines and enhanced landscaping provisions. These approved regulations provide both the city and Forest Forward with a comprehensive set of land use policies that will promote the redevelopment of the historic theater, expand its functional opportunities, and ensure a visually appealing structure and vibrant public space.**



Overall scope for the Forest Theater project consists of the conversion of the long out-of-commerce theater (“**Auditorium Block**”), its lobby (“**Lobby Block**”) and its attached commercial retail component (“**Retail Block**”) into an educational and performing arts-focused catalyst for the rebirth of the majority-minority, severely economically-distressed South Dallas neighborhood.

This vision is to be realized via the historic rehabilitation of the theater, its lobby, and its retail wing, along with the construction of a new studio theater, second lobby and assorted back-of-house and support spaces within one single addition extending southwards from the existing rear (south) elevation.

Specifically, the \$80.5 million Forest Theater project includes the \$33.3 million rehabilitation of the National Register of Historic Places-listed Forest Theater complex (auditorium, lobby and retail), some **35,628 SF**, and the construction of one addition, some **28,006 SF**. Vacant since 2005, the historic theater will be repurposed into the principal performance hall for the envisioned redevelopment. As mentioned, the rear addition will accommodate another lobby, a smaller studio theater, and required back-of-house elements.

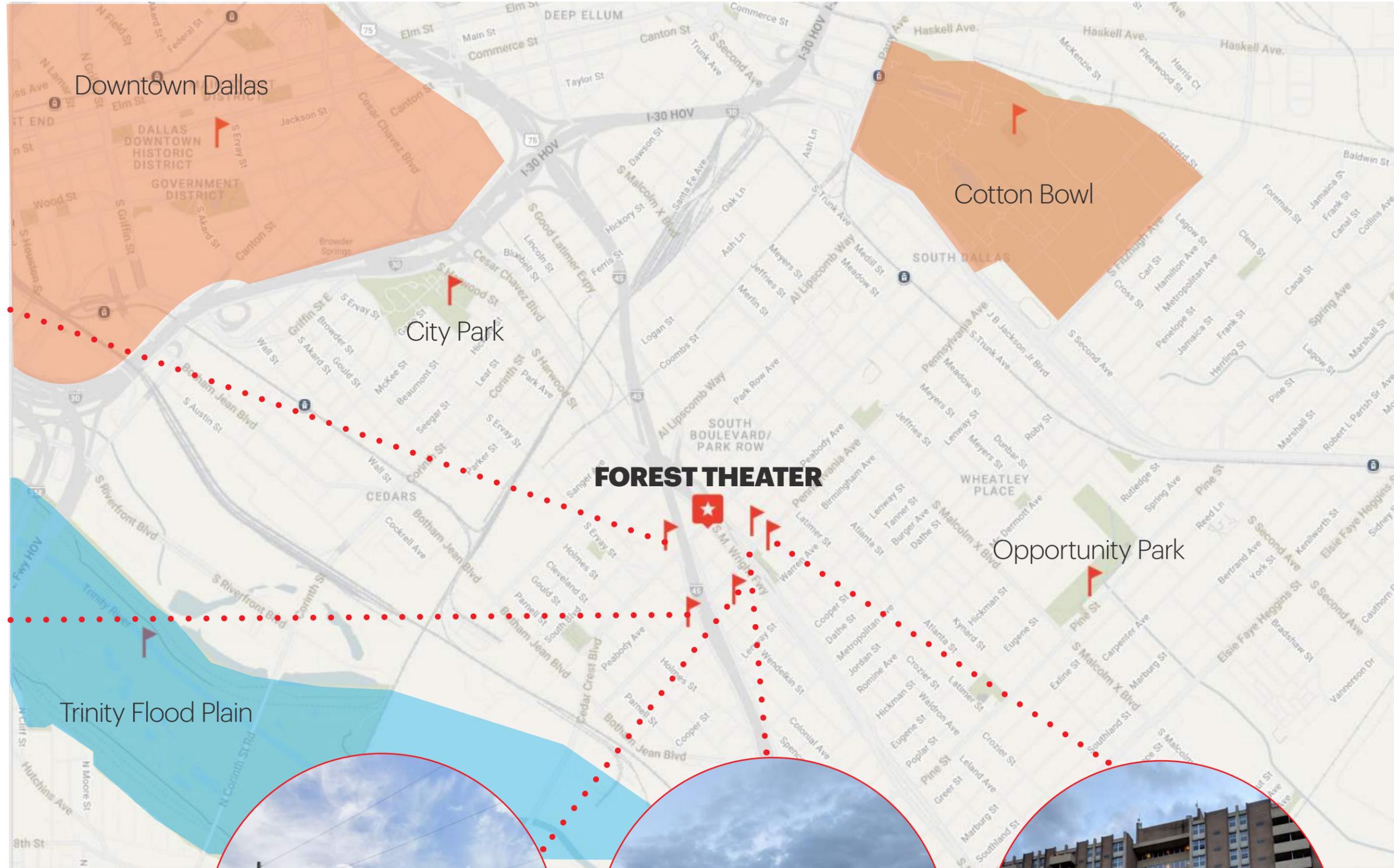
Design development has proceeded in conformance with the U.S. Secretary of the Interior’s Standards for Rehabilitation, as historic tax credits will provide a substantial portion of the project’s funding. Part 2/Part B conditional approval has been received from the National Park Service and the Texas Historical Commission, and a Part 2/Part B amendment was submitted last month and is now under review by those entities.



Cornerstone Church



St. Phillip's School



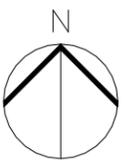
MLK Arts Academy



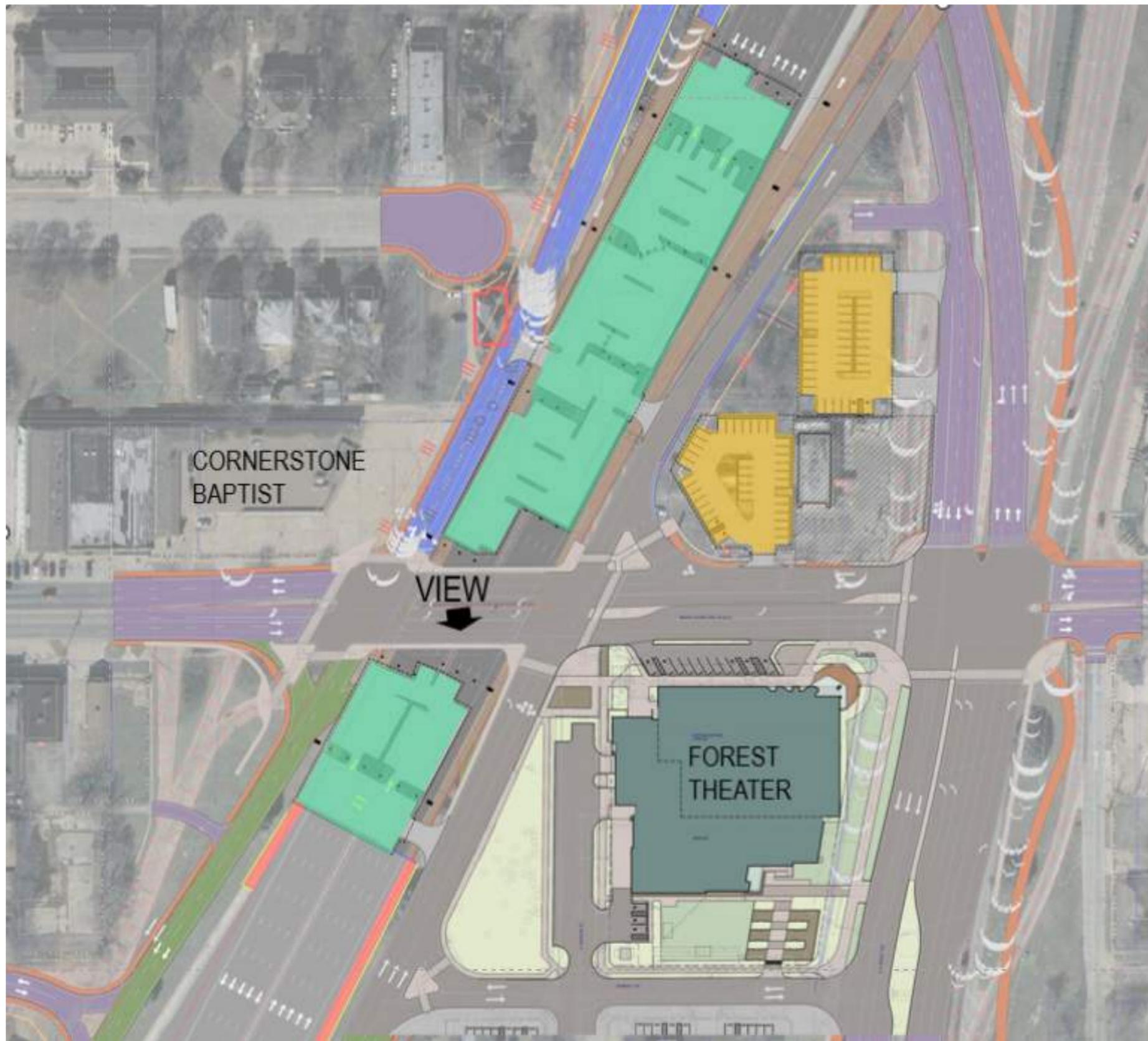
Dallas Fire Station 6



Park Manor Tower



FOREST THEATER **Vicinity Map**



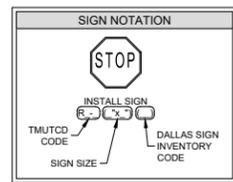
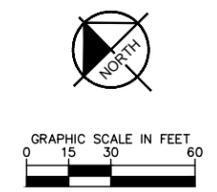
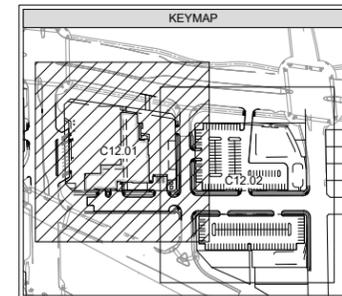
- Activates under-utilized space under I-45 to provide parking for Forest Theater.
- Parking will also serve the community.







TXDOT SM WRIGHT PARKWAY AND IH-45 IMPROVEMENTS ARE CURRENTLY UNDER CONSTRUCTION. THE TXDOT PROVIDED LINEWORK IS SHOWN FOR REFERENCE ONLY AND SUBJECT TO CHANGE. FINAL IMPROVEMENTS TO BE FIELD VERIFIED POST-CONSTRUCTION



**BENCHMARKS**

BM #400: CITY OF DALLAS BENCHMARK NO.46-T-1  
ELEV. = 434.56

BM #401: CITY OF DALLAS BENCHMARK NO.46-X-15  
ELEV. = 438.31

BM #402: CITY OF DALLAS BENCHMARK NO.56-B-1  
ELEV. = 420.39

BM #403: SET ON TOP OF CURB INLET LOCATED ± 245.8 FEET NORTH OF THE CENTERLINE OF S. HARWOOD ST. AND PEABODY AVE. THE BENCHMARK IS ± 16.5 FEET WEST OF THE CENTERLINE OF PEABODY AVE. AND SERVICE ROAD.  
ELEV. = 433.57

BM #404: SET ON TOP OF CURB INLET LOCATED ± 44.6 FEET NORTH OF THE CENTERLINE OF MARTIN LUTHER KING JR. BLVD. AND S. HARWOOD ST. THE BENCHMARK IS ± 43.0 FEET WEST OF THE CENTERLINE OF S. HARWOOD ST. AND MARTIN LUTHER KING JR. BLVD.  
ELEV. = 444.02

BM #405: SET ON TOP CURB INLET LOCATED ± 56.4 FEET WEST OF THE CENTERLINE OF MARTIN LUTHER KING JR. BLVD. AND S.M. WRIGHT FRWY. THE BENCHMARK IS ± 21.0 FEET SOUTH OF THE CENTERLINE OF S.M. WRIGHT FRWY AND MARTIN LUTHER KING JR. BLVD.  
ELEV. = 445.28

- CITY OF DALLAS INFRASTRUCTURE NOTES**
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF DALLAS DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION ADDENDUM.
  - ALL GROUNDED MOUNTED SIGNS MUST BE FABRICATED AND INSTALLED FOLLOWING CITY OF DALLAS TRAFFIC SIGN STANDARDS DATED JUNE 2021. SIGNS SHALL USE ANSI STANDARD BQ1528 ALUMINUM BLANKS. ALL TRAFFIC SIGN MOUNTING DETAILS MUST COMPLY WITH SHEET 1 OF THE CITY OF DALLAS TRAFFIC SIGN STANDARDS.
  - DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
  - FOR ADJUSTMENT OF DALLAS WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATIONS OF EXISTING WATER AND WASTEWATER MAINS IN AREA, CALL (214) 670-1770 AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.
  - STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF DALLAS, STANDARD CONSTRUCTION DETAILS, FILE 251D-1, LATEST EDITION.
  - ALL CONCRETE FOR PAVEMENT SHALL BE 4,000 PSI FOR MACHINE FINISH AND 4500 PSI IF IT IS NECESSARY FOR HAND FINISH.

**LEGEND**

	PROPERTY LINE
	EASEMENT LINE
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING ASPHALT
	EXISTING CONCRETE
	PROPOSED LANDSCAPING (SEE LANDSCAPE PLANS FOR DETAILS)

- TRAFFIC SIGNAL NOTES**
- CONTRACTOR IS RESPONSIBLE TO RESTORE IMPACTED TRAFFIC SIGNAL AND STREET LIGHT EQUIPMENT AND ANCILLARY INFRASTRUCTURE DURING CONSTRUCTION TO CURRENT CITY STANDARDS.
  - CONTRACTOR SHALL CONTACT ALFRED LEMON (ALFRED.LEMON@DALLASCITYHALL.COM AND 214-670-4812) WITH THE CITY OF DALLAS TRAFFIC SIGNAL OPERATION DIVISION PRIOR TO ANY CONSTRUCTION NEAR EXISTING SIGNALS WHICH COULD IMPACT TRAFFIC SIGNAL EQUIPMENT AND ANCILLARY INFRASTRUCTURE.
  - SIGNAL EQUIPMENT SHALL BE ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION. NO FENCES, BARRICADES OR CONSTRUCTION EQUIPMENT CAN BLOCK SIGNAL EQUIPMENT.
  - CONTRACTOR SHALL MAINTAIN EXISTING LEVEL OF PEDESTRIAN ACCESS UNTIL ALL PROPOSED PEDESTRIAN RAMPS AND SIDEWALKS ARE CONSTRUCTED.

- NOTES**
- ALL GROUND MOUNTED SIGNS MUST BE FABRICATED AND INSTALLED FOLLOWING CITY OF DALLAS TRAFFIC SIGN STANDARDS DATED JUNE 2021. SIGNS SHALL USE ANSI STANDARD BQ1528 ALUMINUM BLANKS. ALL TRAFFIC SIGN MOUNTING DETAILS MUST COMPLY WITH SHEET 1 OF THE CITY OF DALLAS TRAFFIC SIGN STANDARDS.
  - ALL PAVEMENT MARKINGS MUST BE THERMOPLASTIC AND MUST FOLLOW CITY OF DALLAS 251D STANDARDS.
  - CONTRACTOR SHALL REPLACE/RESTORE ALL SIGNING AND STRIPING WITHIN PROJECT LIMITS DAMAGED OR ALTERED BY THE PROJECT TO CURRENT CITY STANDARDS. (CONTACT CITY INSPECTOR BEFORE INSTALLING SIGNS OR PAVEMENT MARKINGS, DAN RYDBERG, DAN.RYDBERG@DALLASCITYHALL.COM)
  - ANY TRAFFIC CONTROL PLAN (TCP) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL BY TRAFFIC SAFETY COORDINATORS PRIOR TO START OF CONSTRUCTION. NO TRAFFIC LANE OR SIDEWALK ALONG ANY PUBLIC STREET OR ALLEY IS TO BE CLOSED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT(S). CLOSURE OF ANY TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9:30 AM TO 3:30 PM WORKDAYS (HOURS MAY DIFFER IN SCHOOL ZONES); CONTRACTOR MUST CALL (214) 948-4290 TO REQUEST APPROVAL OF TCP AND TO OBTAIN A RIGHT-OF-WAY PERMIT.
  - FINAL LOCATION OF ALL SIGNS TO BE FIELD VERIFIED.
  - ALL STOP SIGNS MUST BE 36" STANDARD WITH FULL LENGTH RED RETROREFLECTIVE STRIP APPLIED TO THE POST.
  - STOP BARS MUST BE 18" WHITE THERMOPLASTIC.
  - PAVERS/STAMPED CONCRETE CROSSWALKS MUST BE OUTLINED WITH 6" SOLID WHITE THERMOPLASTIC.
  - ALL MATERIAL AND WORK SHALL CONFORM TO THE LATEST EDITION OF CITY OF DALLAS STANDARDS 251D, CITY OF DALLAS DEPARTMENT OF TRANSPORTATION (DDOT) TRAFFIC SIGNS STANDARDS AND TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) STANDARD PLANS; UNLESS OTHERWISE APPROVED BY THE CITY.
  - THE PROPERTY OWNER IS LIABLE TO RESTORE/REPLACE ANY DAMAGED CITY APPROVED/CONTROLLED INFRASTRUCTURE IN THE PUBLIC RIGHT-OF-WAY.
  - APPROVAL FROM THE CHIEF ARBORIST IS REQUIRED BEFORE ANY TREES MAY BE REMOVED DURING DEMOLITION OR CONSTRUCTION.
  - STREET NAME BLADE FABRICATION AND INSTALLATION MUST BE PER SHEET 3A OF TRAFFIC SIGN STANDARDS.
  - CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPES, PAVEMENT MARKINGS, AND RAISED PAVEMENT MARKERS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER.
  - CONTRACTOR SHALL REPLACE/RESTORE ALL SIGNING AND STRIPING WITHIN PROJECT LIMITS DAMAGED OR ALTERED BY THE PROJECT TO CURRENT CITY STANDARDS. (CONTACT CITY INSPECTOR BEFORE INSTALLING SIGNS OR PAVEMENT MARKINGS, DAN RYDBERG, DAN.RYDBERG@DALLASCITYHALL.COM)
  - THE OWNER IS RESPONSIBLE TO MITIGATE ANY DAMAGE OR CHANGES TO EXISTING SIGNS OR MARKINGS SURROUNDING THIS DEVELOPMENT.
  - "NO PARKING" TO BE PAINTED IN THE CENTER OF THE ACCESSIBLE AISLE. LETTER HEIGHT TO BE A MINIMUM OF 12" AND A STROKE WIDTH OF AT LEAST 2".

**CONTRACT INFORMATION**

CONTRACT NO. \_\_\_\_\_ DATE \_\_\_\_\_

CONTRACTOR \_\_\_\_\_

**REVISIONS**

REV NO.	DATE	DESCRIPTION	BY

**Kimley & Horn**

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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
WWW.KIMLEY-HORN.COM

PLAT NO.	BLDG PERMIT NO.	DEV ENGINEERING TRACKING NOS.
S223-226, S223-225 & S223-226	N/A	WW23-675 DP23-243

**SIGNAGE & STRIPING PLAN**

**FOREST THEATER**

EAST CORNER OF MARTIN LUTHER KING JR BLVD. & S. HARWOOD ST.

DEVELOPMENT SERVICES

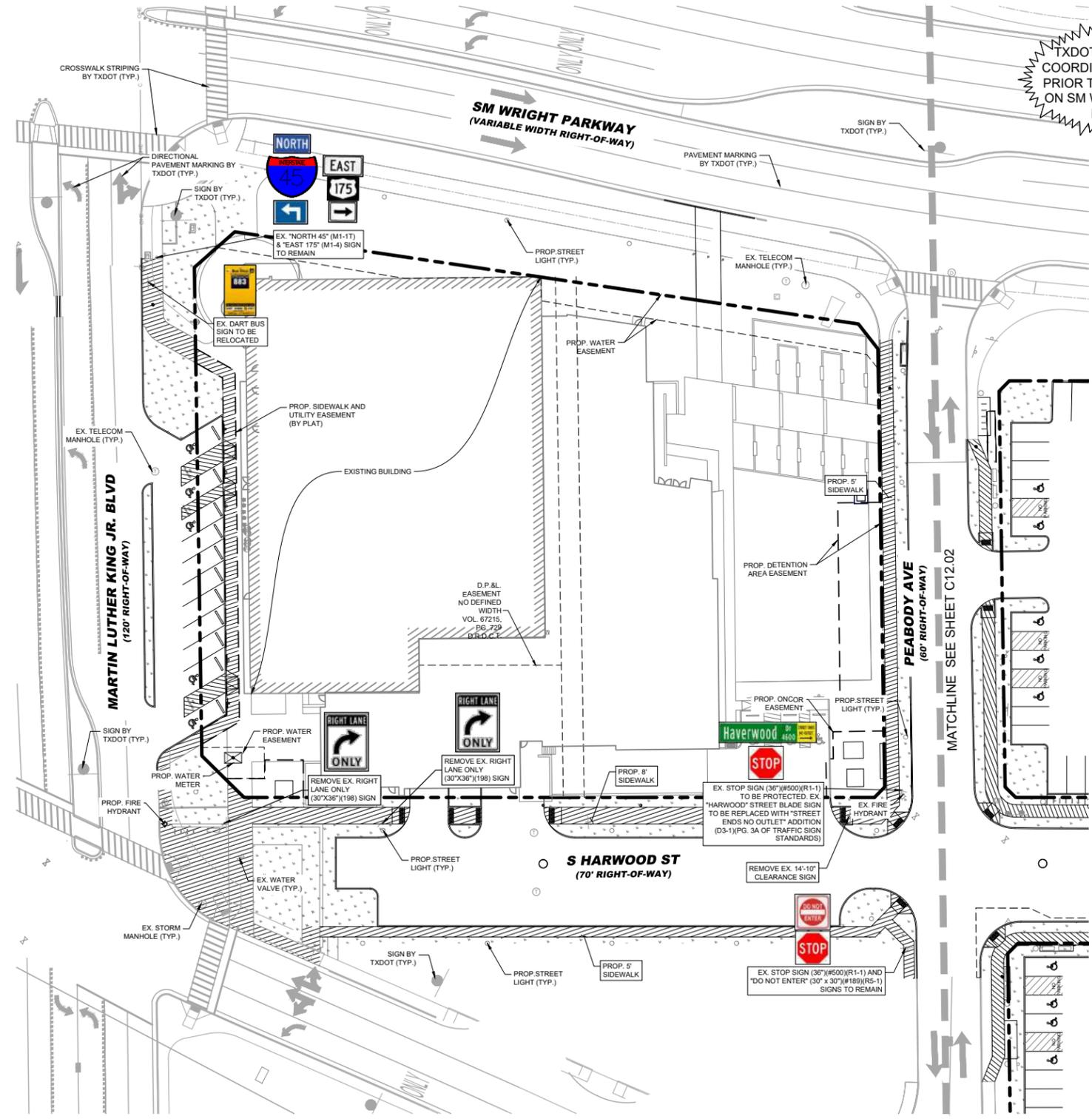
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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RAR	JAR	02/27/2024			C12.01

FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

**Kimley & Horn**

Engineer: ROBERT A. RATHBUN  
P.E. No. 130812  
Date: 02/27/2024



TXDOT APPROVAL AND COORDINATION REQUIRED PRIOR TO CONSTRUCTION ON SM WRIGHT PARKWAY FRONTAGE

MATCHLINE SEE SHEET C12.02

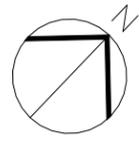
FOREST THEATER **Civil Plan**

Plotted By: Floehin, Alex Sheet: Setkha Layout: C12.01 February 27, 2024 08:30:10am K:\del\_csh\06463100-forest\_theater\cadd\plan\sheet\public\theater\_package\C-Sign.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



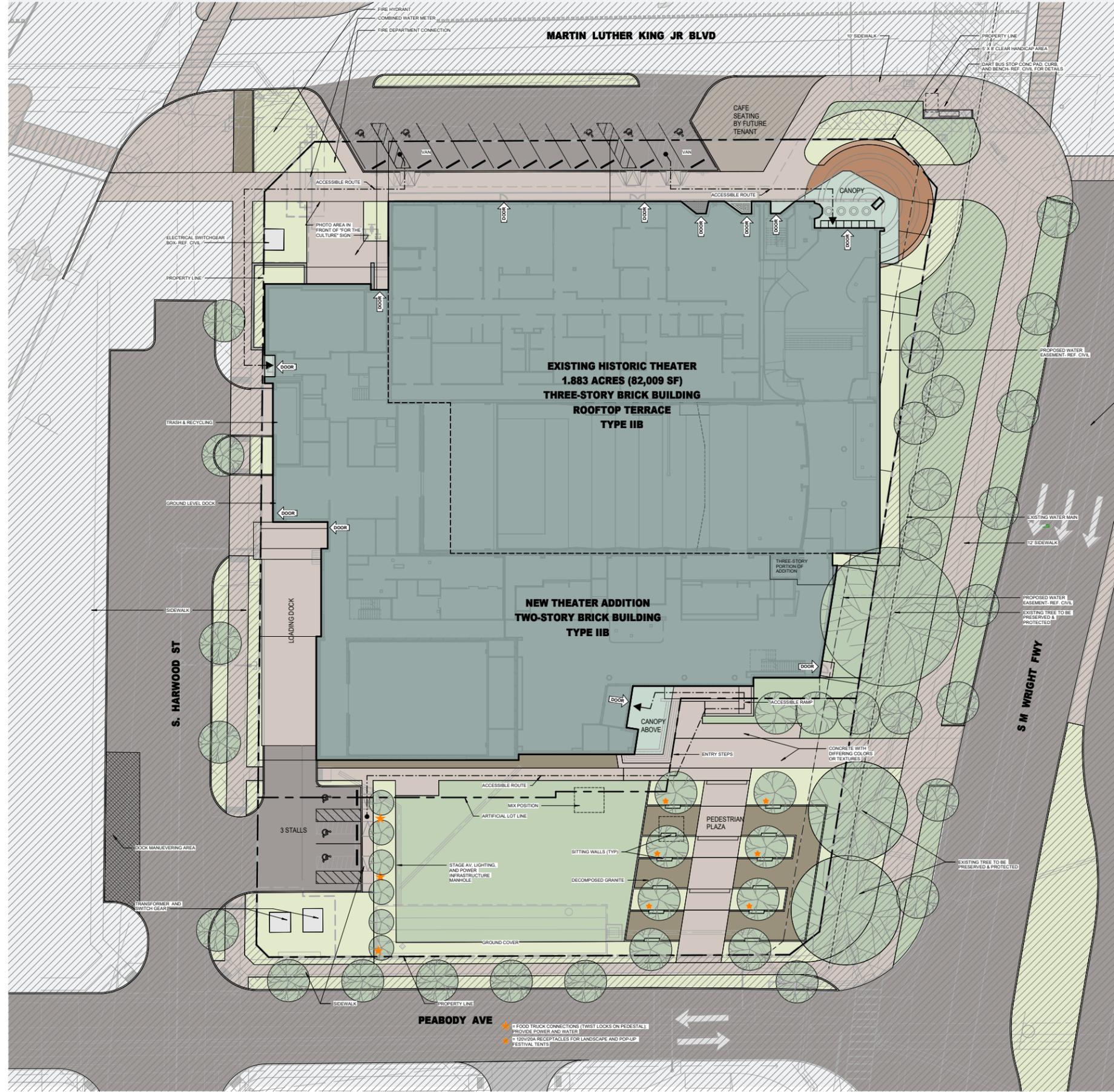


PLAN  
NORTH



FOREST THEATER

# Overall Area Plan



PLAN NORTH



# FOREST THEATER Site Plan

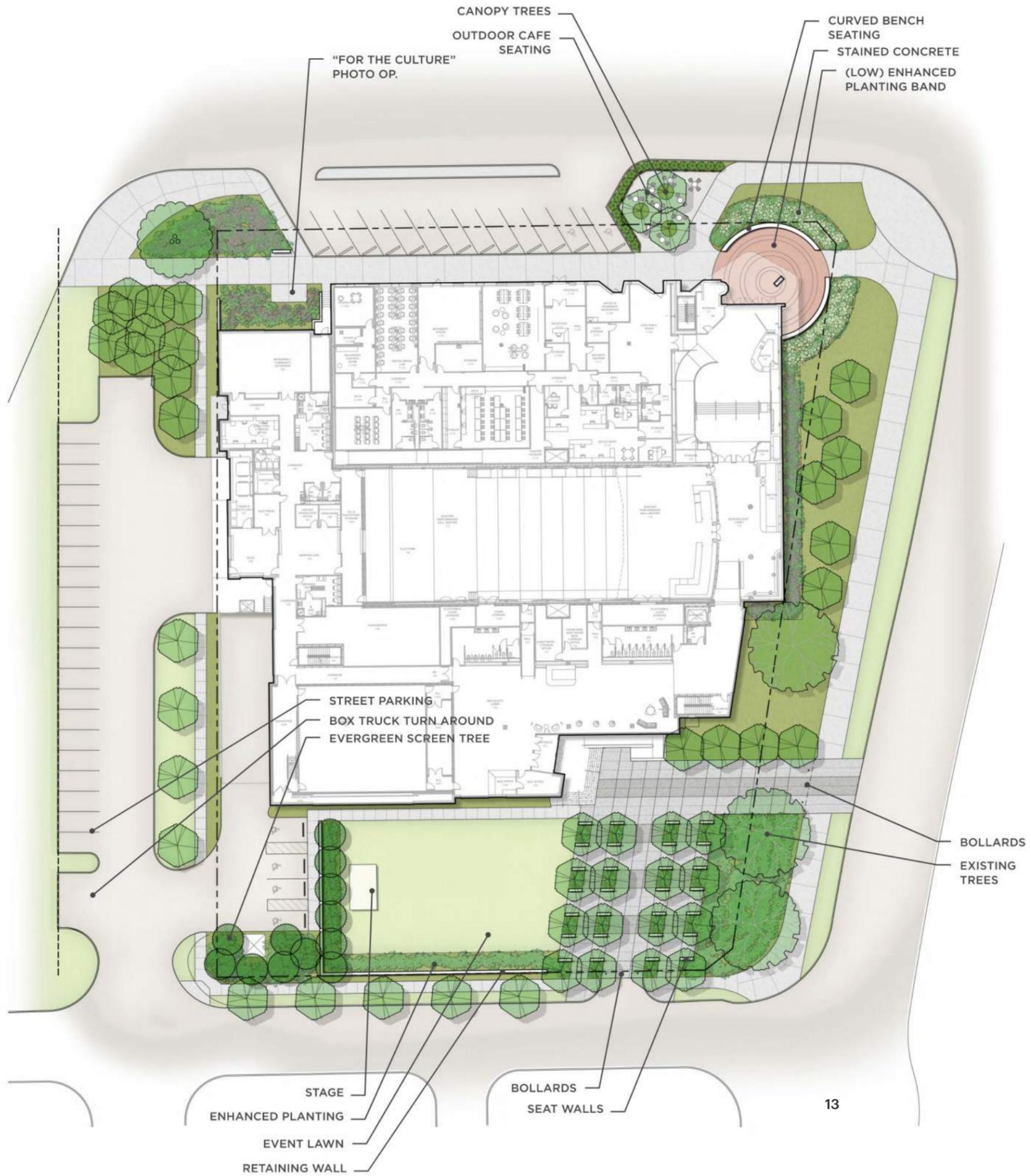


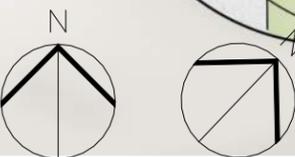
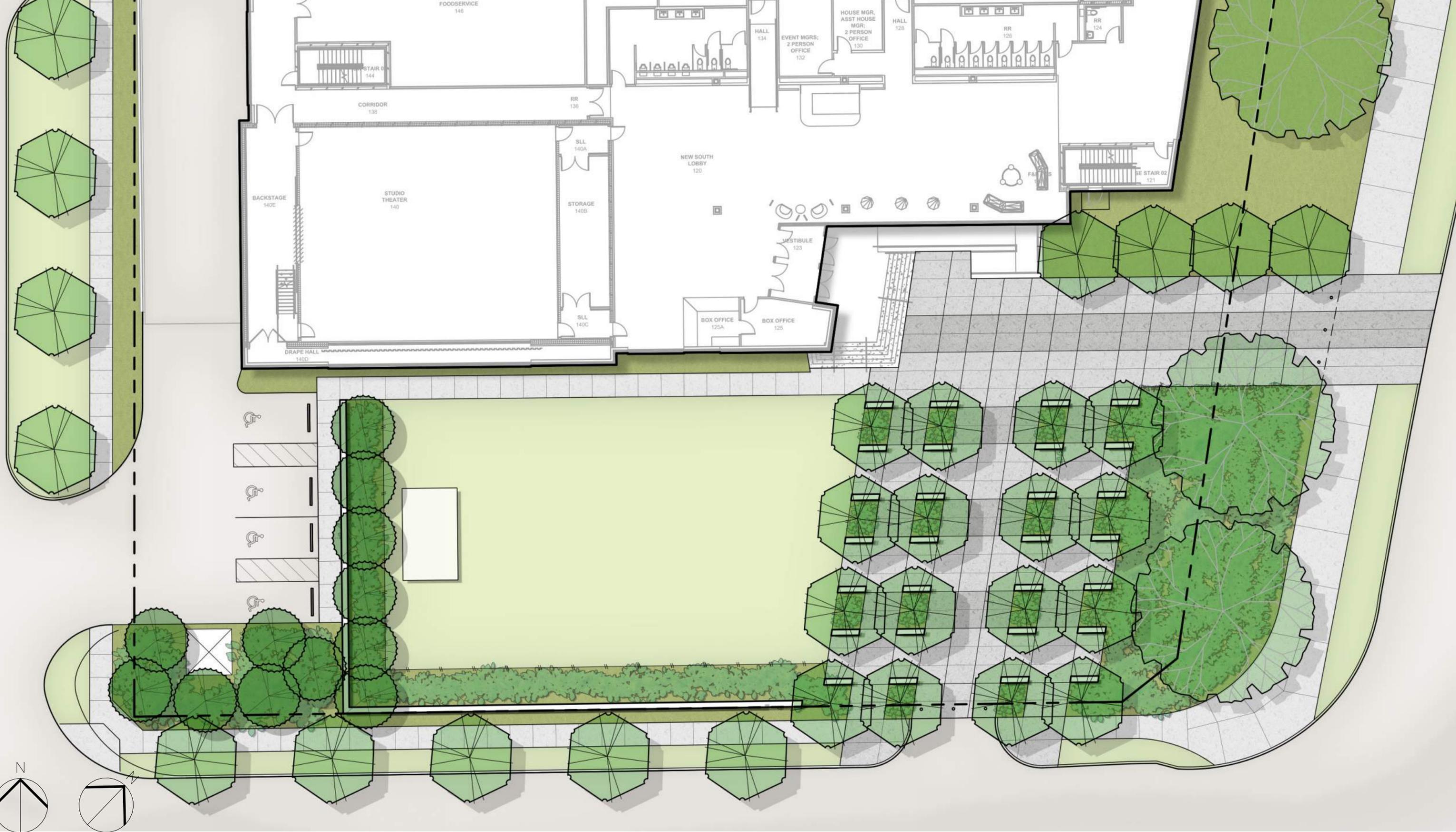
PLAN NORTH



FOREST THEATER

# Landscape Plan





PLAN NORTH

# FOREST THEATER **South Lawn Plaza Plan**



MARTIN LUTHER KING JR BLVD

ENTRY SIGN WALL  
GRAVEL FLEX SPACE  
SEAT WALL

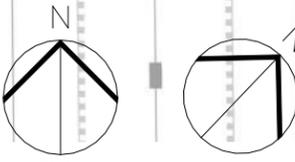
ENHANCED ROAD  
SCORING / TEXTURE

S HARWOOD ST

PEABODY AVE

BIKE RACKS  
ENHANCED PAVING

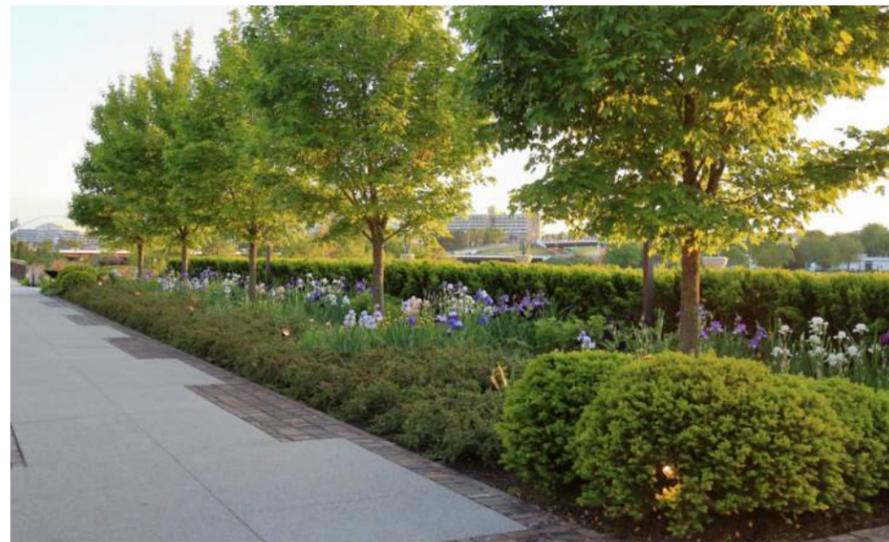
30' O.C. CANOPY TREES  
60' O.C. LIGHT POLE  
EXISTING TREES



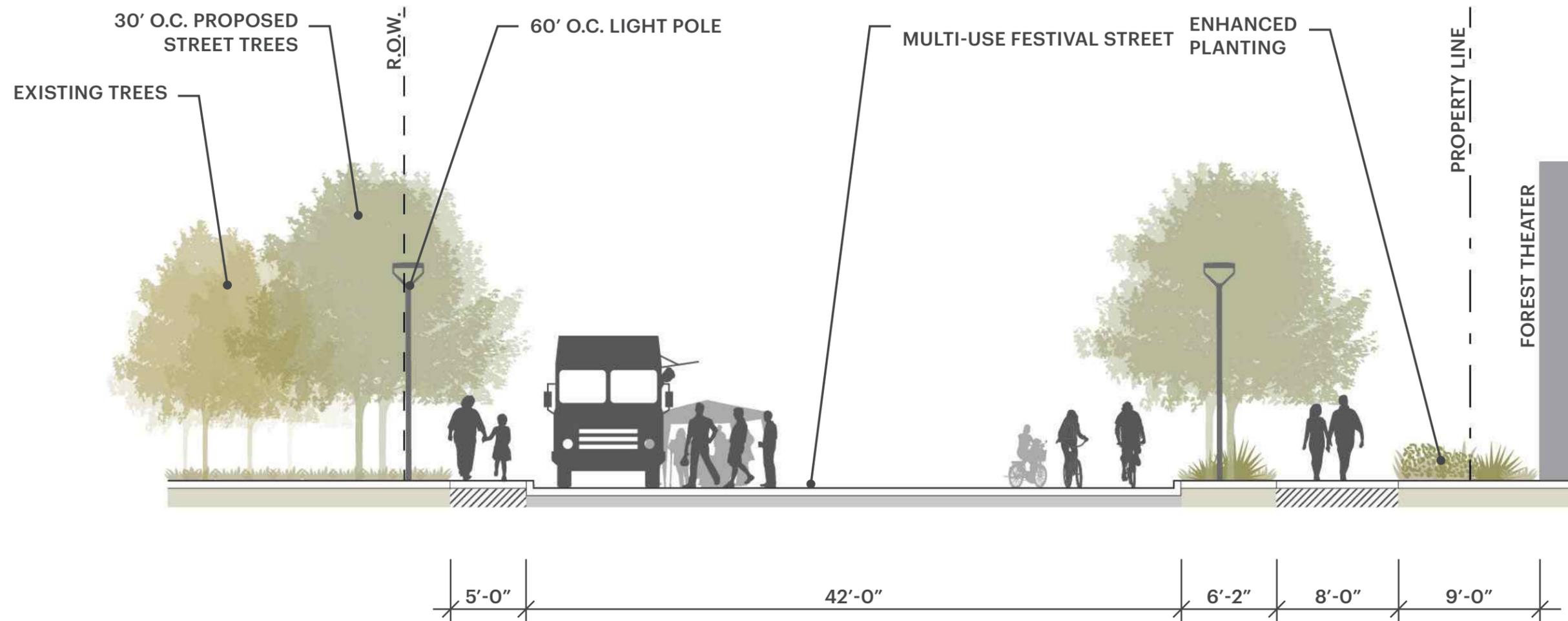
PLAN  
NORTH

FOREST THEATER

# S. Harwood St. - Festival Street Plan



FOREST THEATER **S. Harwood Streetscape Inspiration**



FOREST THEATER **S. Harwood St. Section**







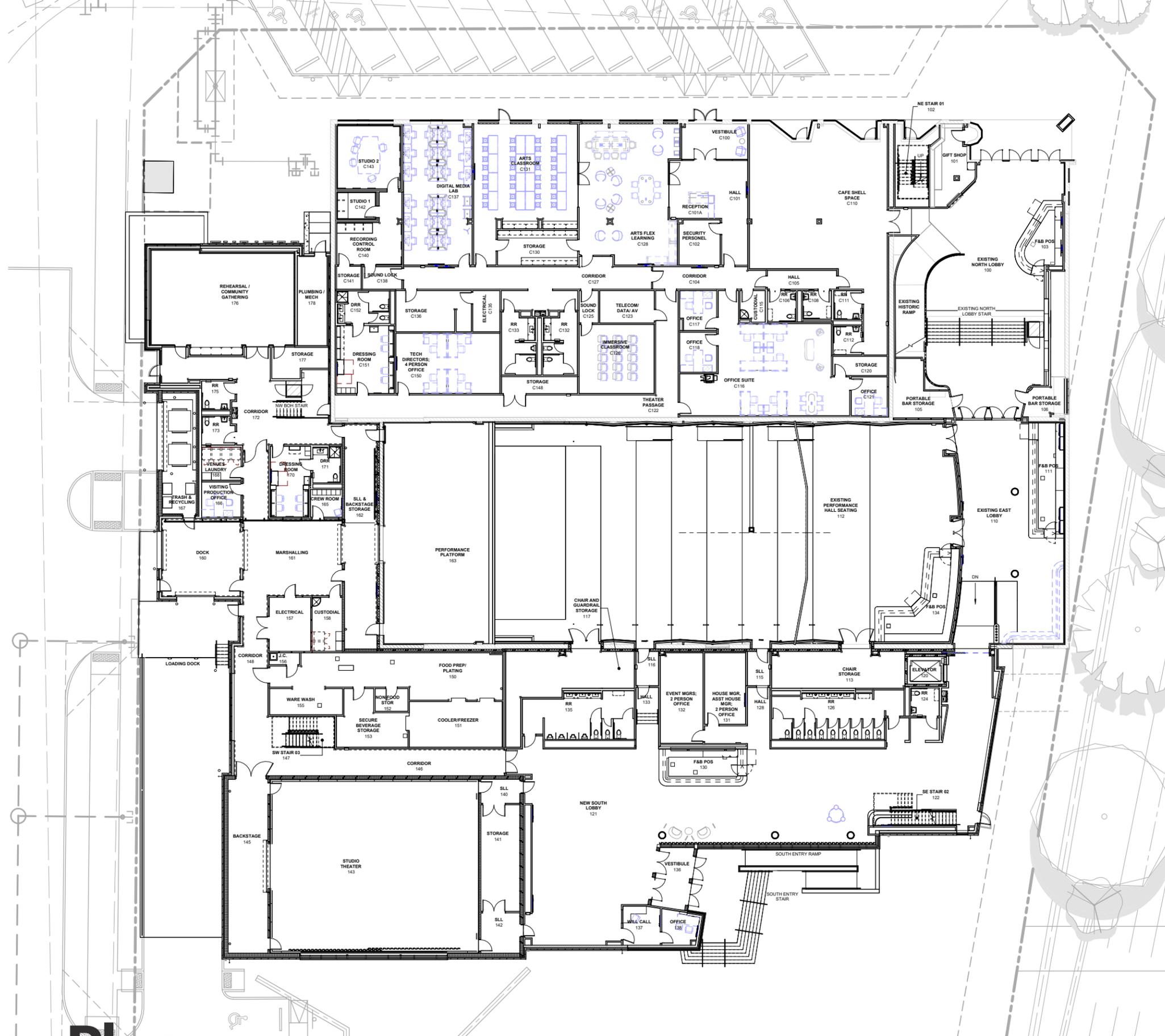


FOREST THEATER

# Peabody Elevation





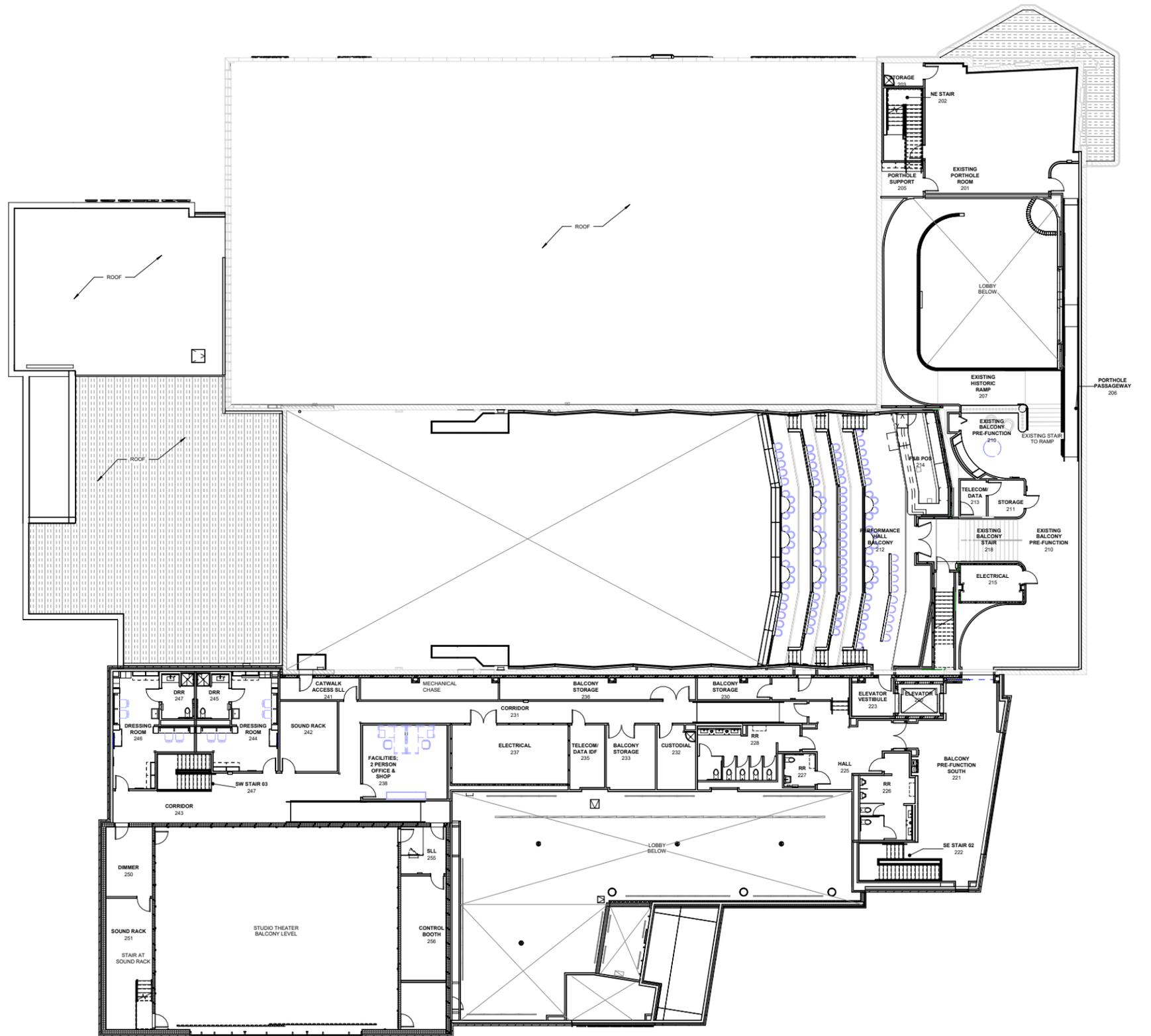


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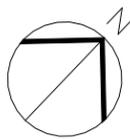


FOREST THEATER

# Ground Floor Plan

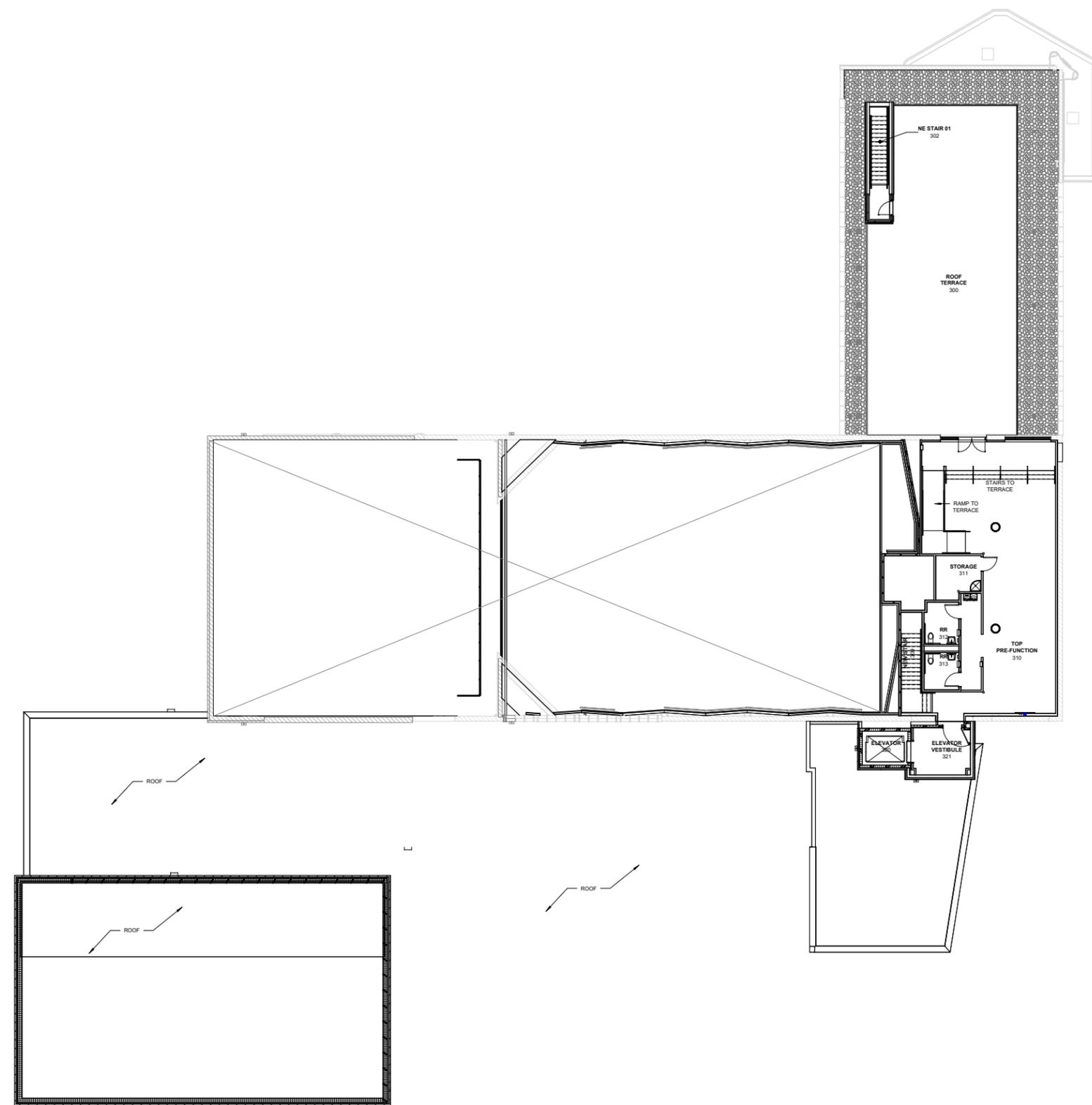


PLAN NORTH

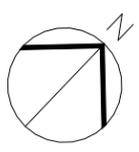


FOREST THEATER

# 2nd Floor Plan



PLAN  
NORTH



FOREST THEATER

# 3rd Floor Plan