

Applicable Urban Design Priorities Project Should Achieve

- [1] Focus on human scale design as a fundamental element of creating great places that support walkability and transit. Design sidewalks, walkways, open space, and programed space at a scale and with enough detail to make them usable and interesting.
- Provide human-scale details viewable at ground level on building frontages, street furniture, and landscaping. Create a safe and uniform pedestrian experience across all street crossings. The streetscape should provide generous sidewalks that prioritize the pedestrian. Crossings of major vehicular entries into the site should be designed to prioritize pedestrian mobility and safety.
- [2] As part of a transitioning industrial area within close proximity to major job centers, the development can play a critical role in activating and welcoming pedestrian use on Riverfront Boulevard and setting the tone for similar improvements to neighboring properties in the future.
- [3] Consider how this development can help support the City's iSWM and CECAP goals.
- Maximize opportunities to capture and reuse stormwater and reduce impact of impermeable surfaces in support of a healthy campus that enhances the ecological health of the Trinity River corridor. Incorporate native trees, rain gardens, bioswales, permeable pavement, and green roofs to manage stormwater runoff, improve air quality, and provide habitat for wildlife.
- [4] Consider how the proposed site plan can maximize the success of the development and neighborhood over time. Ensure project can remain responsive to evolving needs, capitalize on opportunities, provide infrastructure and public amenities that support the needs of residents, businesses, and visitors as the project evolves.

Previously Reviewed UDPRP Projects

1. The Bottom Streetscape, 2021
2. Alamo Drafthouse, 2014
3. 1210 Lamar, 2013
4. Galleries on Hickory, 2013

Policy References

Forward Dallas 2.0

Comprehensive Environmental & Climate Action Plan (CECAP)

TIF Urban Design Guidelines

The 360 Plan, Chapters 3 & 4

Trinity River Corridor Comprehensive Land Use Study



Context Description

Therme Dallas is a proposed 450,000 sq. ft. wellness resort that will integrate health, sustainability, and recreation concepts on 25 acres south of downtown. A 250-key hotel on site will include dining, entertainment, and meeting space. Additional amenities south of Riverfront Boulevard will be accessible via a skyway for hotel guests. A structured parking garage is proposed west of the hotel.

Therme Dallas will improve connectivity to its immediate surroundings with plazas, upgraded perimeter roads, pedestrian walkways, and bicycle routes. South Riverfront Boulevard will be transformed from a road primarily used to circumvent congestion along I-30 to right of way filled with a heavily planted median, dedicated bike lanes, and sidewalks that further connect into the neighborhood and the adjacent Trinity River Corridor through nature trails and new public spaces.

Therme

Neighborhood:
TOD TIF District

Program:
Wellness Resort
Hotel

THERME DALLAS

URBAN DESIGN PEER REVIEW

November 21, 2025



THERME **US**

**BEYER
BLINDER
BELLE**

MICHAEL
VAN
VALKENBURGH
ASSOCIATES
INC

Westwood



WALKER
CONSULTANTS

Executive Summary

Therme Group is a global company that integrates health, sustainability, and recreation concepts that redefine the wellbeing experience. For more than 20 years, the Therme wellbeing concept has been transforming the way people in Europe spend their free time while improving every part of their wellbeing. Therme Group is a developer, owner and operator of the wellbeing resorts with resorts in Bucharest, Romania and Erding, Germany currently under operation. Therme projects are purpose built for the function of its wellness offering with a mission to be a global leader in urban wellbeing.

To achieve this, Therme Group has announced a number of new resort locations in leading cities around the world, from Incheon City, South Korea to Manchester, England, and in North America with Toronto, Canada, and Dallas in the United States.

Dallas is a rapidly growing, exceptionally diverse, and economically vibrant city. Given the rate of growth, the supply of new family attractions and amenities has not kept pace with demand. In addition, the City of Dallas is focused on the transformation of its downtown. Therme Dallas will further contribute to the transition of Dallas' urban core from a historic concentration of office and retail towards a more contemporary and dynamic mix of housing and visitor attractions that will complement existing office, housing, retail, and cultural venues.

Therme Dallas will be a landmark development for the City of Dallas, combining nature, technology, and culture to create an urban oasis that will be broadly accessible to Dallas residents and visitors. The experience blends wellness, social bathing, and water-based leisure activities for all ages in a green environment. Affordability and accessibility are key: Therme Dallas will be the first of its kind in the US, bringing the benefits of wellbeing therapies to the community in an urban setting.



Therme Bucharest, Romania



Therme Erding, Germany



Therme Bucharest, Romania

District Experience

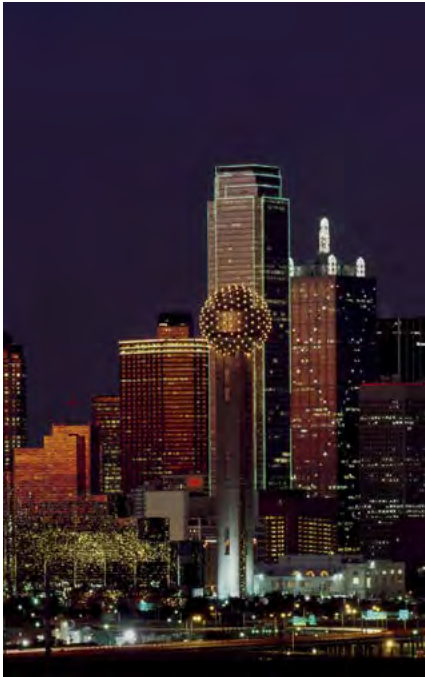
Therme Dallas is designed to sit within the urban context that extends southwest from the higher elevation abutting the proposed Dallas-Houston High Speed Rail, providing a passageway over South Riverfront Boulevard, and fronting against the ponds and public walkways of the Dallas Water Commons. The historic ponds located adjacent to the site, the few remaining vestiges of the original Trinity River. Therme Dallas can provide a unique opportunity for ecological stewardship and environmental justice programming in a neighborhood identified by the Office of Economic Development as a Target Area with a poverty rate above 20%.

Therme Dallas will improve connectivity to its immediate surroundings with plazas, upgraded perimeter roads, pedestrian walkways, and cycle routes. South Riverfront Boulevard will be transformed from a road primarily used to circumvent congestion along I-30 to an amenitized right of way with a planted buffers, dedicated bike lanes, and sidewalks that further connect into the neighborhood and the adjacent Trinity River Corridor through nature trails and new public spaces. The extension of Hotel Street will also further the City’s goals of reconnecting southern Dallas with neighborhoods such as the Cedars and the downtown street grid. Additionally, the boundaries of the project that front along the public trails and ponds of the Dallas Water Commons, including both the Therme facility and adjoining hotel, will incorporate landscaped areas that create a unified, high-quality public realm experience for both Therme guests and members of the general public.

The vision for Therme Dallas is such that it will be a catalytic part of the ongoing transition of Dallas’ urban core from an office and retail center to a dynamic mix of housing, visitor attractions, and public spaces. The project will enhance the City’s investments in downtown by providing another major anchor alongside the Kay Bailey Hutchinson Convention Center and related entertainment district, the development of the Dallas Water Commons, and the proposed Dallas-Houston High Speed Rail stations.



Access to Nature



Sense of Place



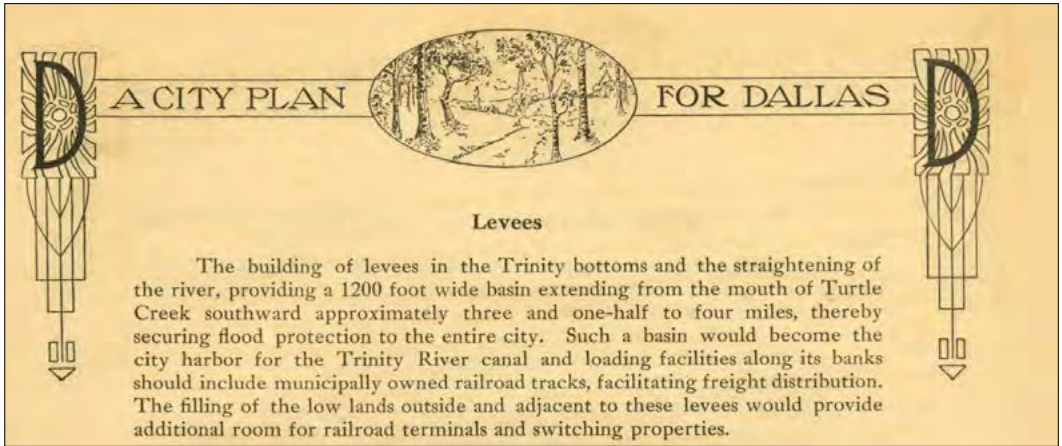
Transit Access



Community Building

Historic Context

George Kessler’s 1910 “City Plan for Dallas”



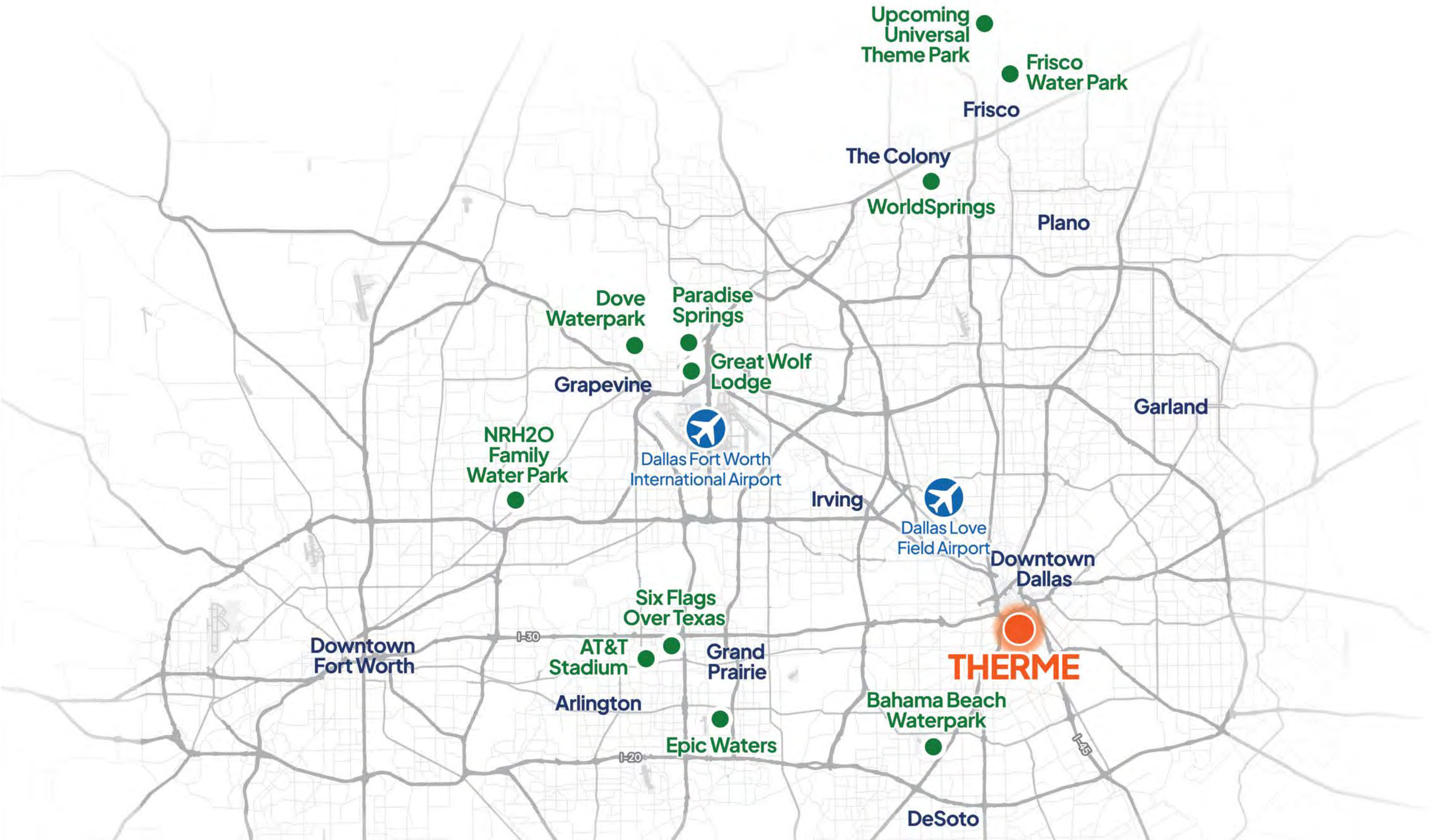
The Trinity River, 1892



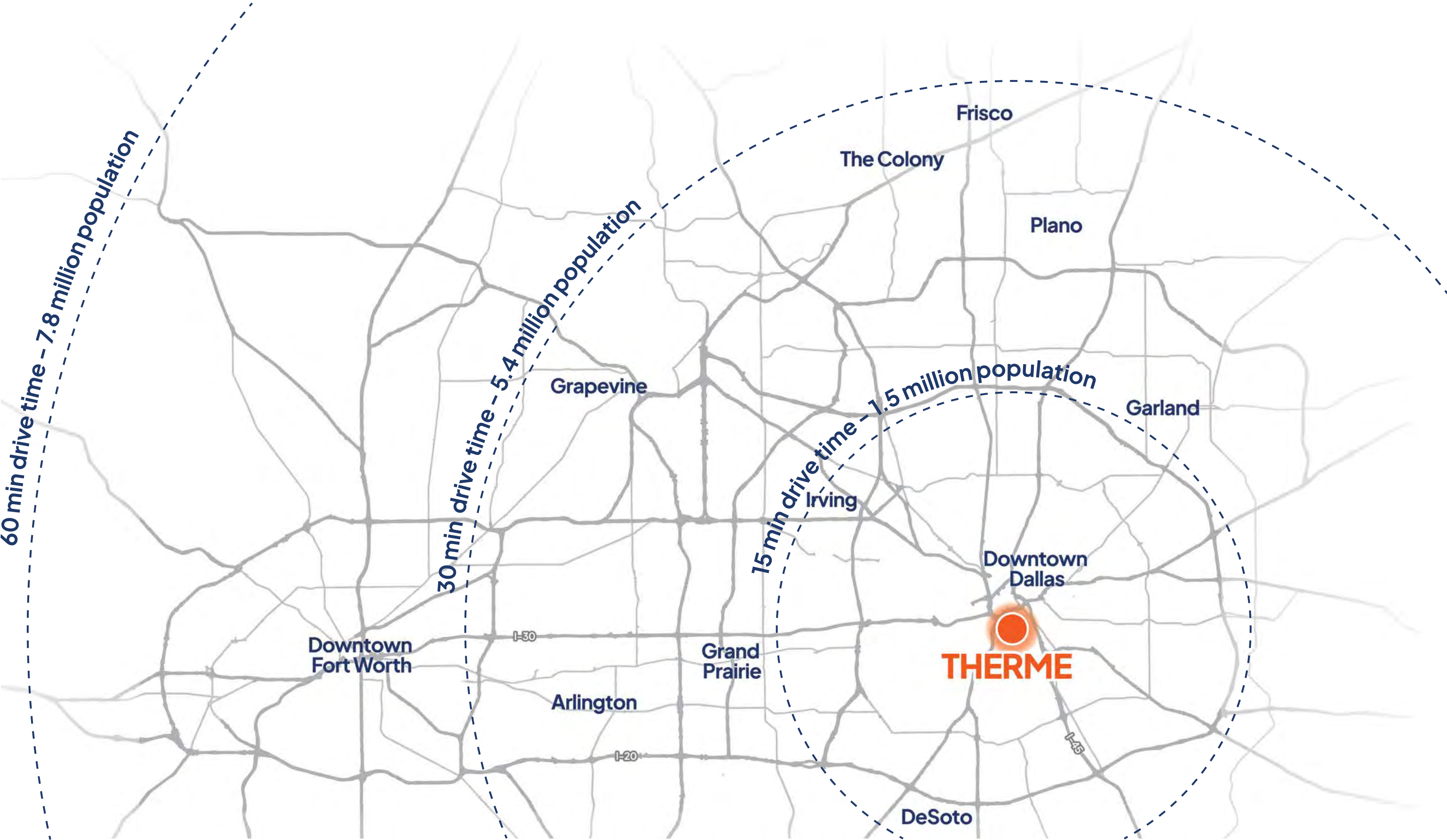
The Trinity River, Today



Context Analysis: Family Attractions in the Metroplex



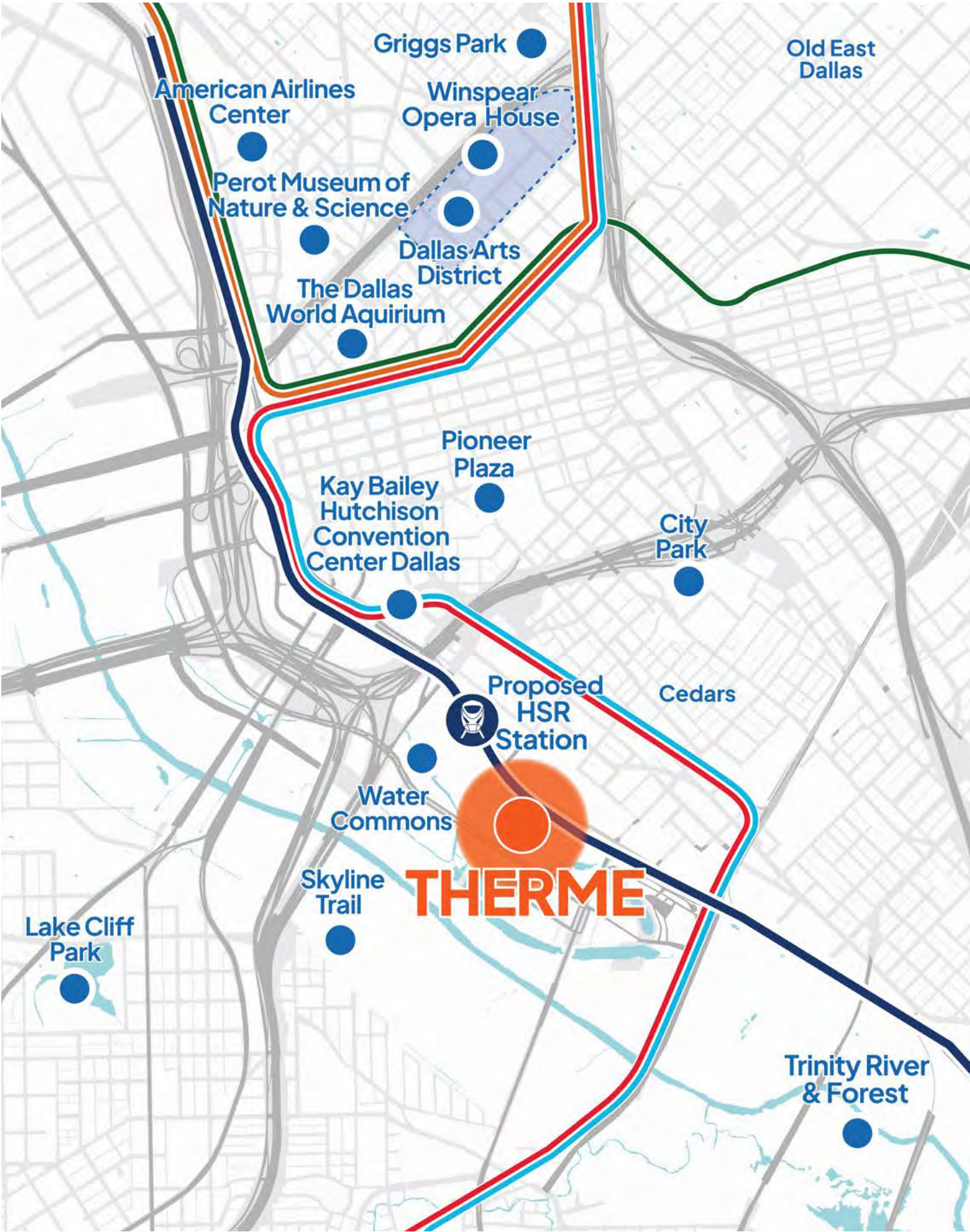
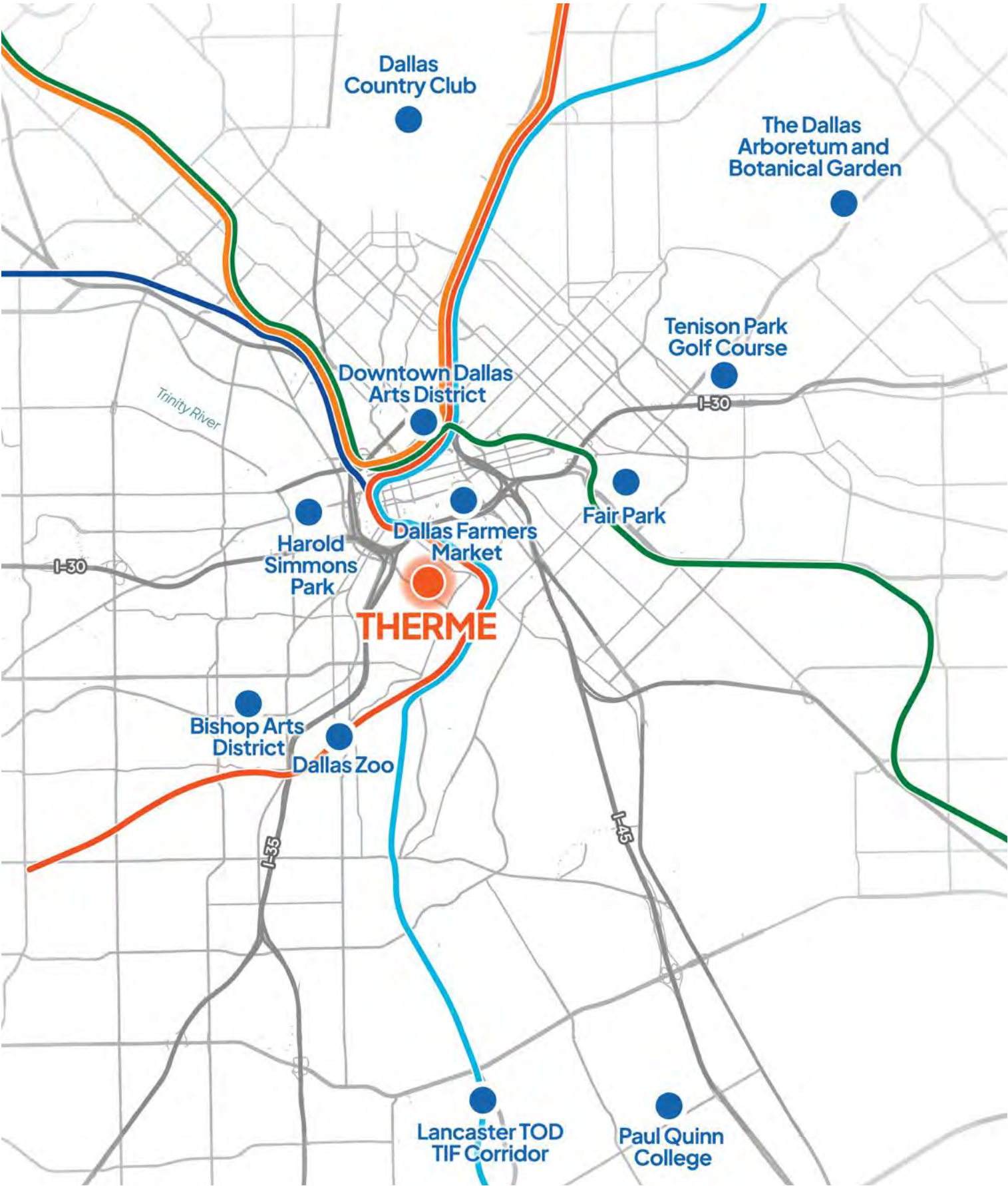
Context Analysis



Context Analysis



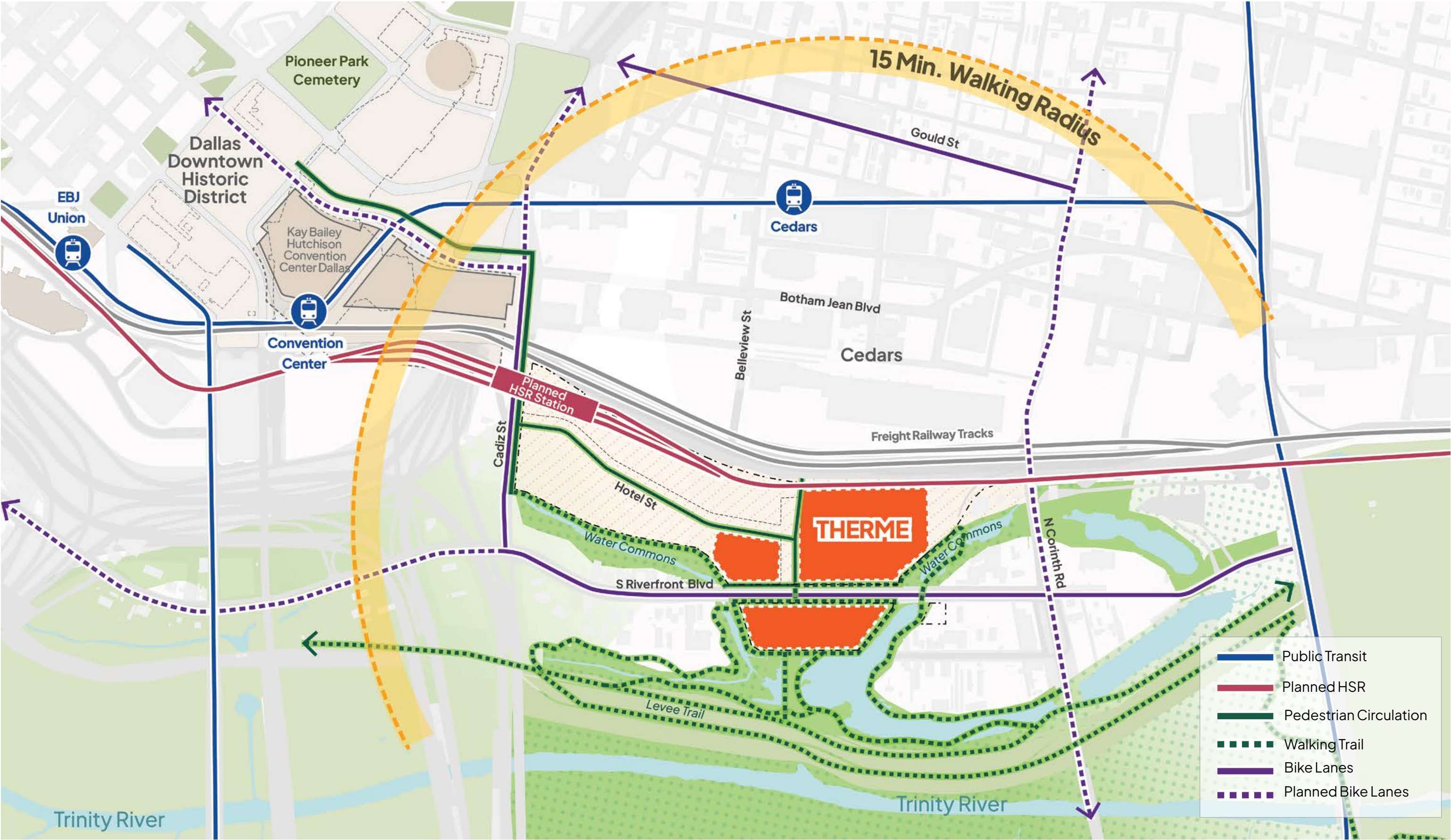
Context Analysis: Transit Corridor



Mobility



Pedestrian and Biking Mobility

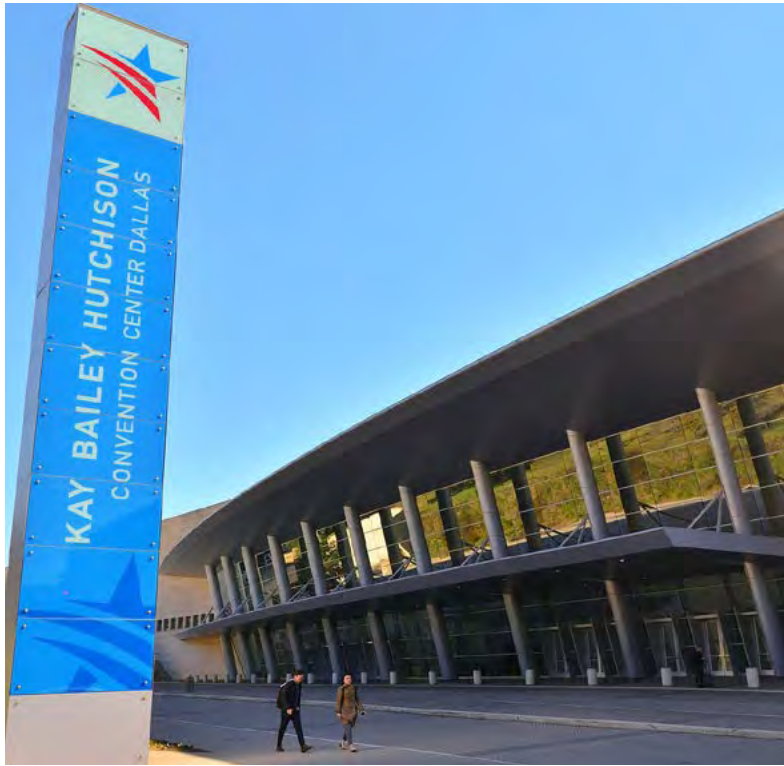
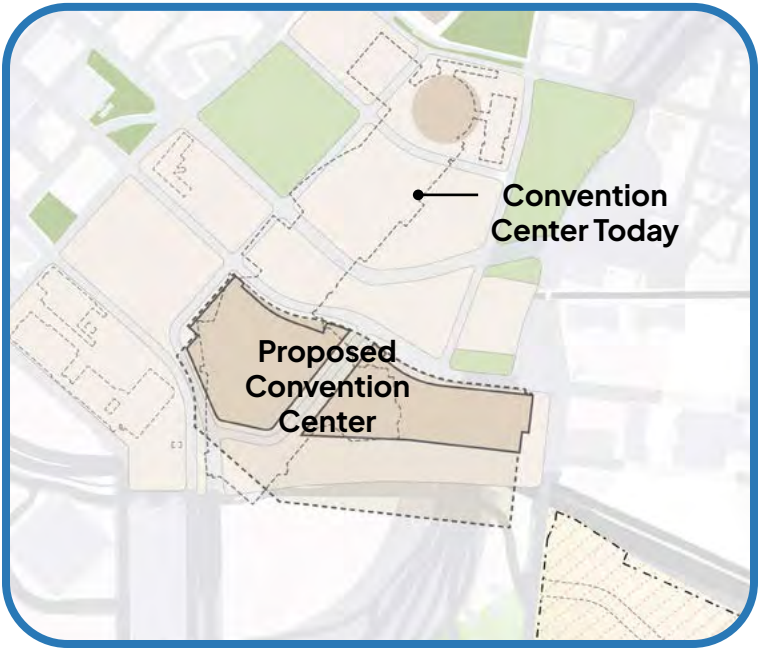


Adjacent Planned Projects: Convention Center Redevelopment

Convention Center Today



Convention Center Proposed



Adjacent Projects



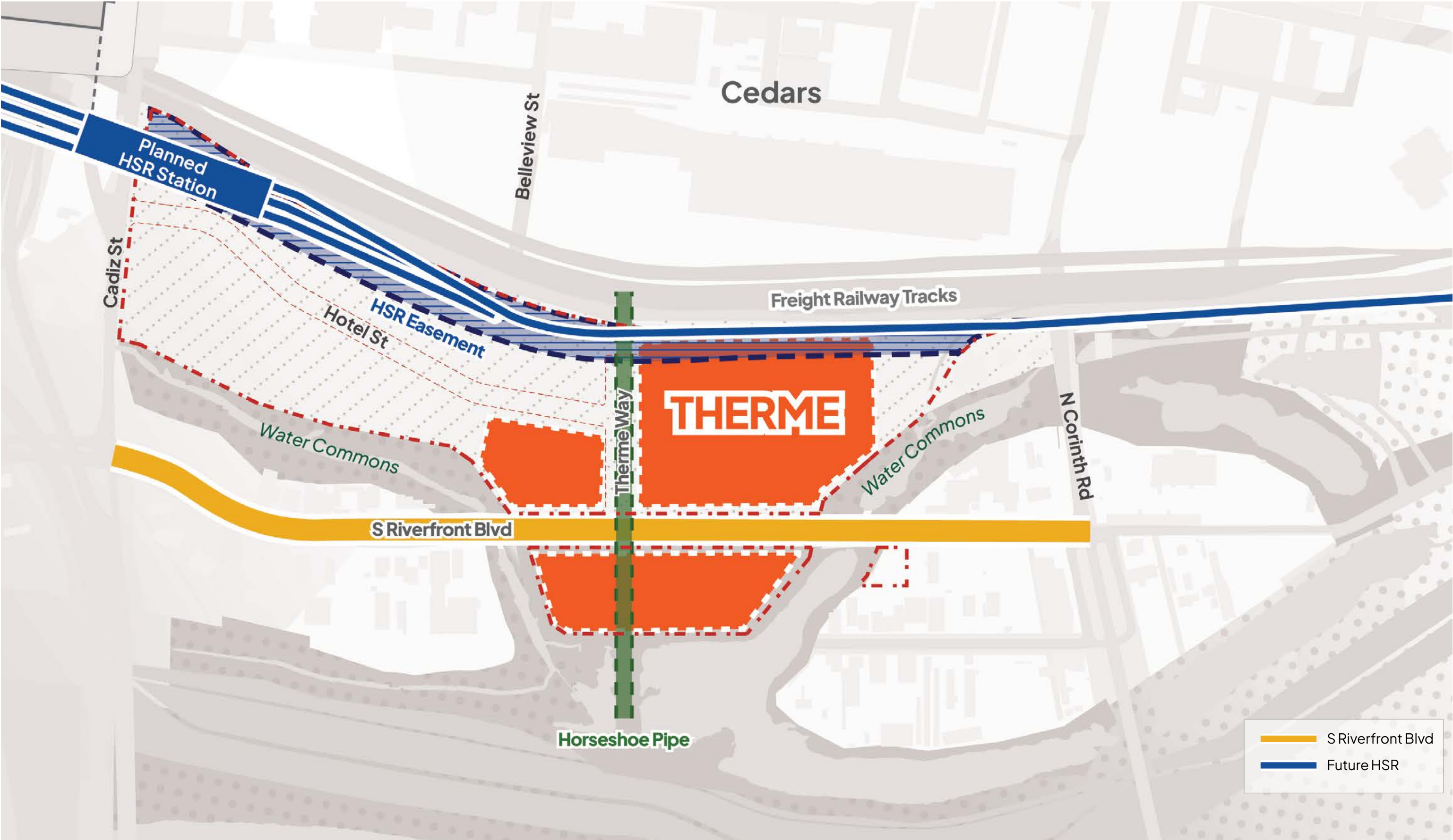
PD 800 Proposed Subdistrict Boundary Map



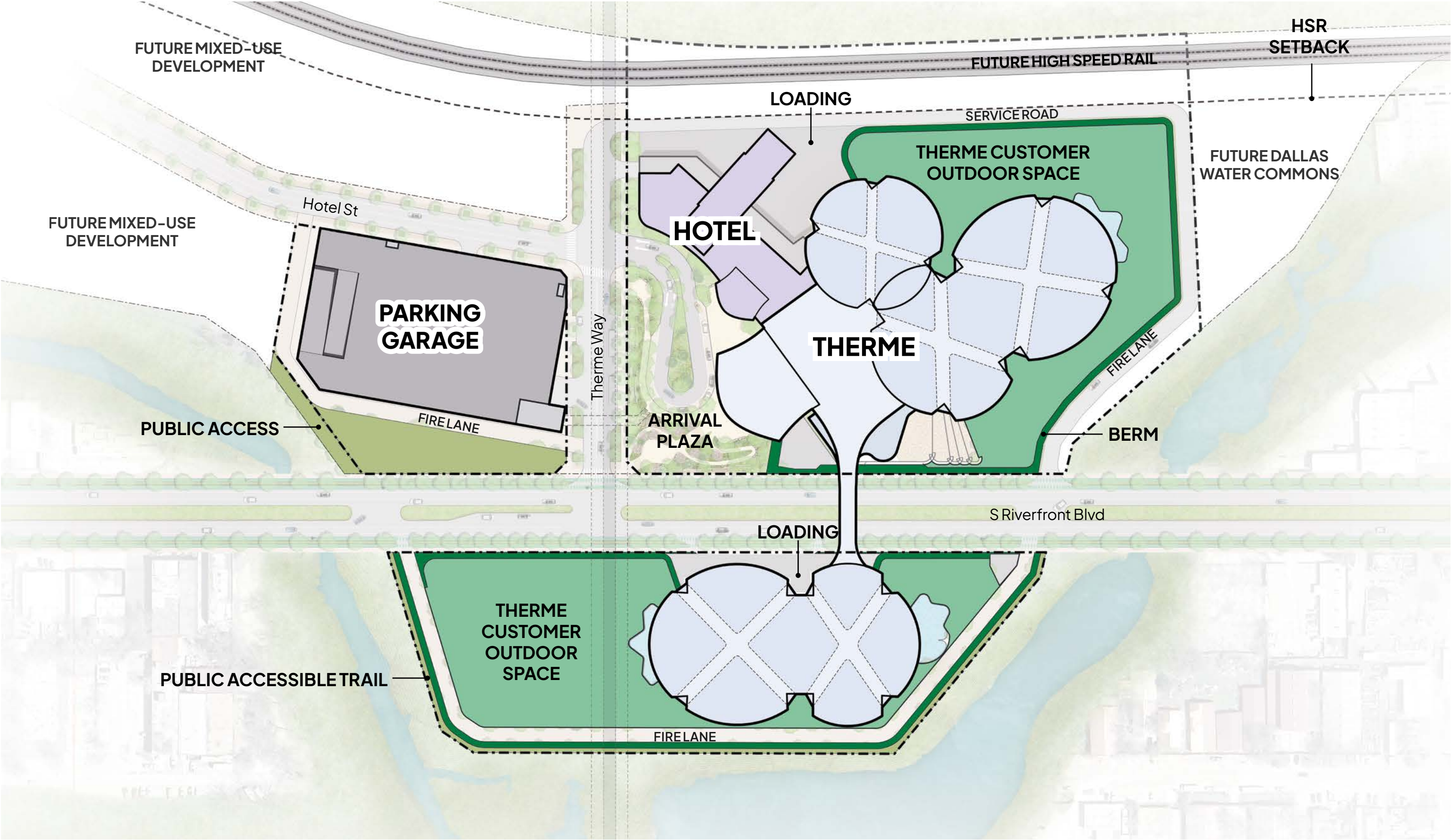
Existing Site Conditions



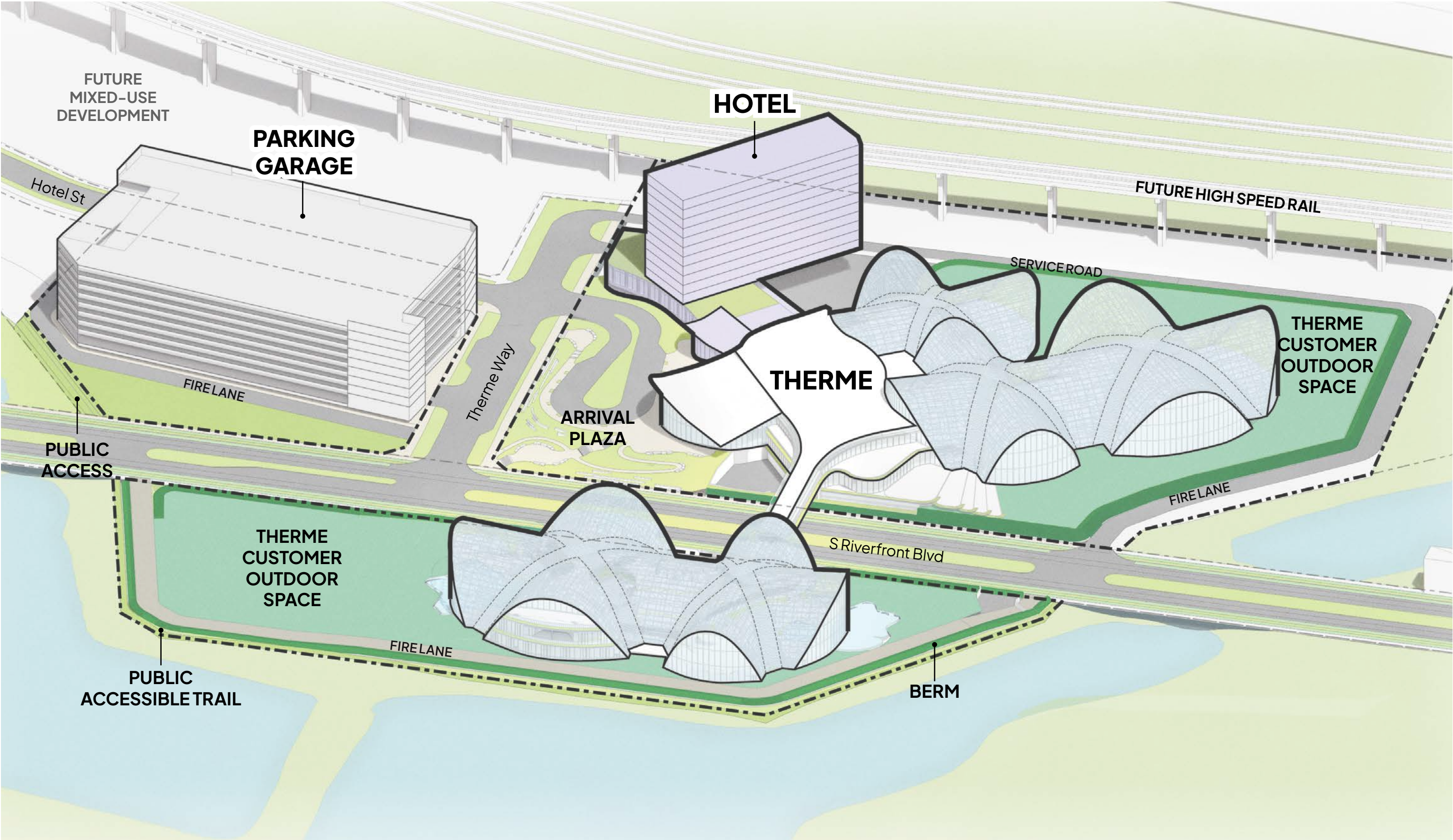
Site Constraints



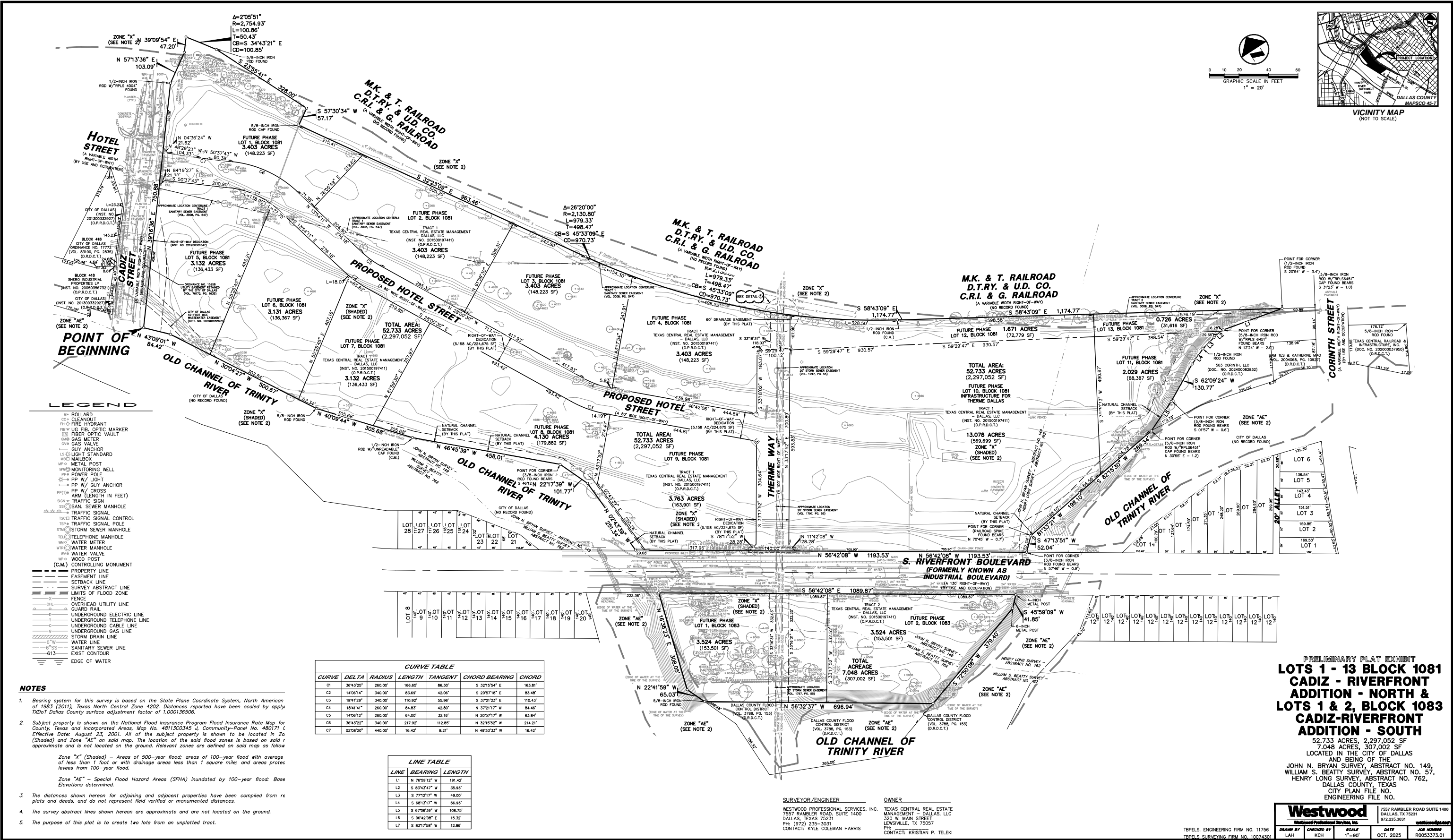
Conceptual Site Plan



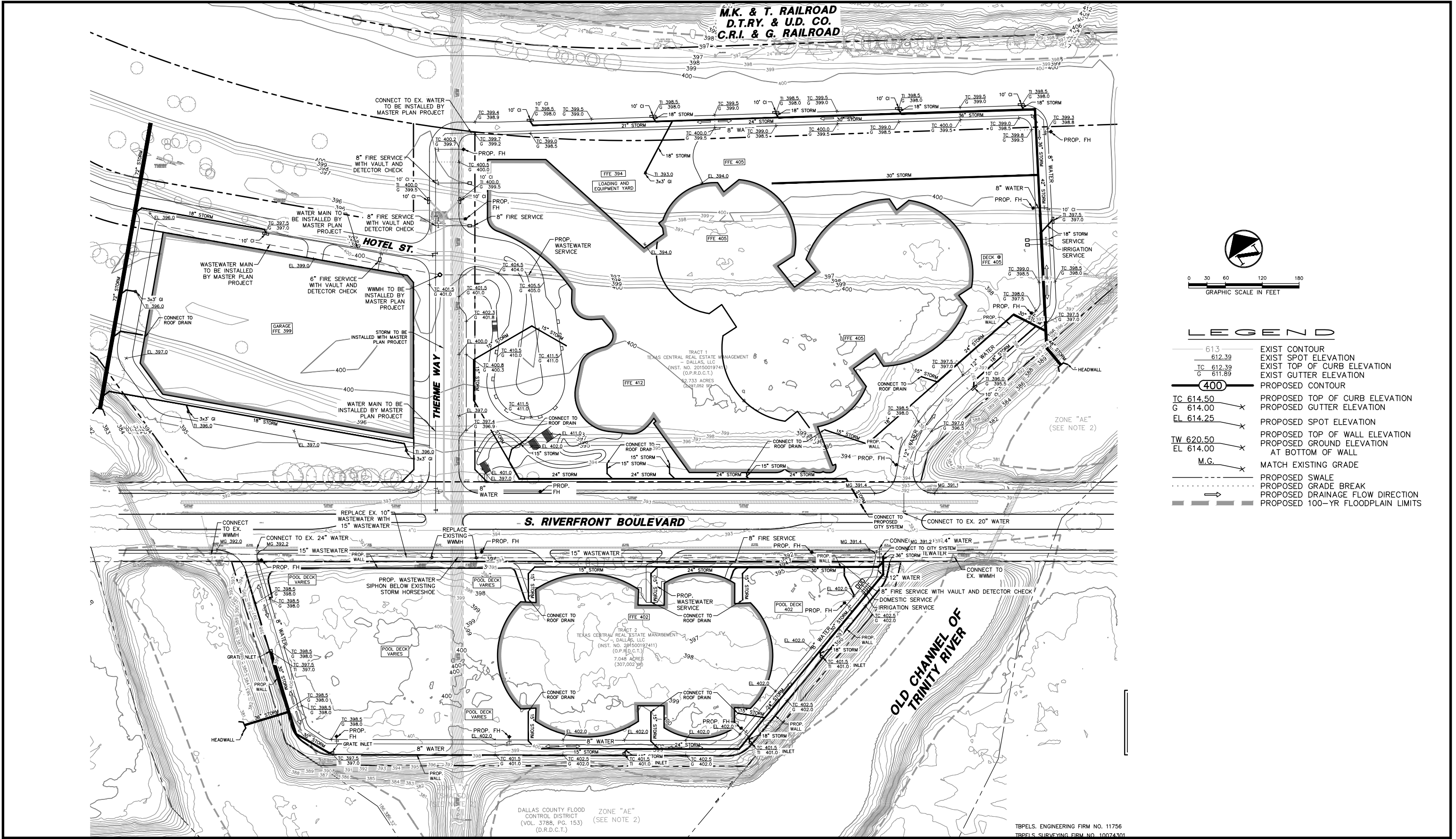
Conceptual Axonometric Massing



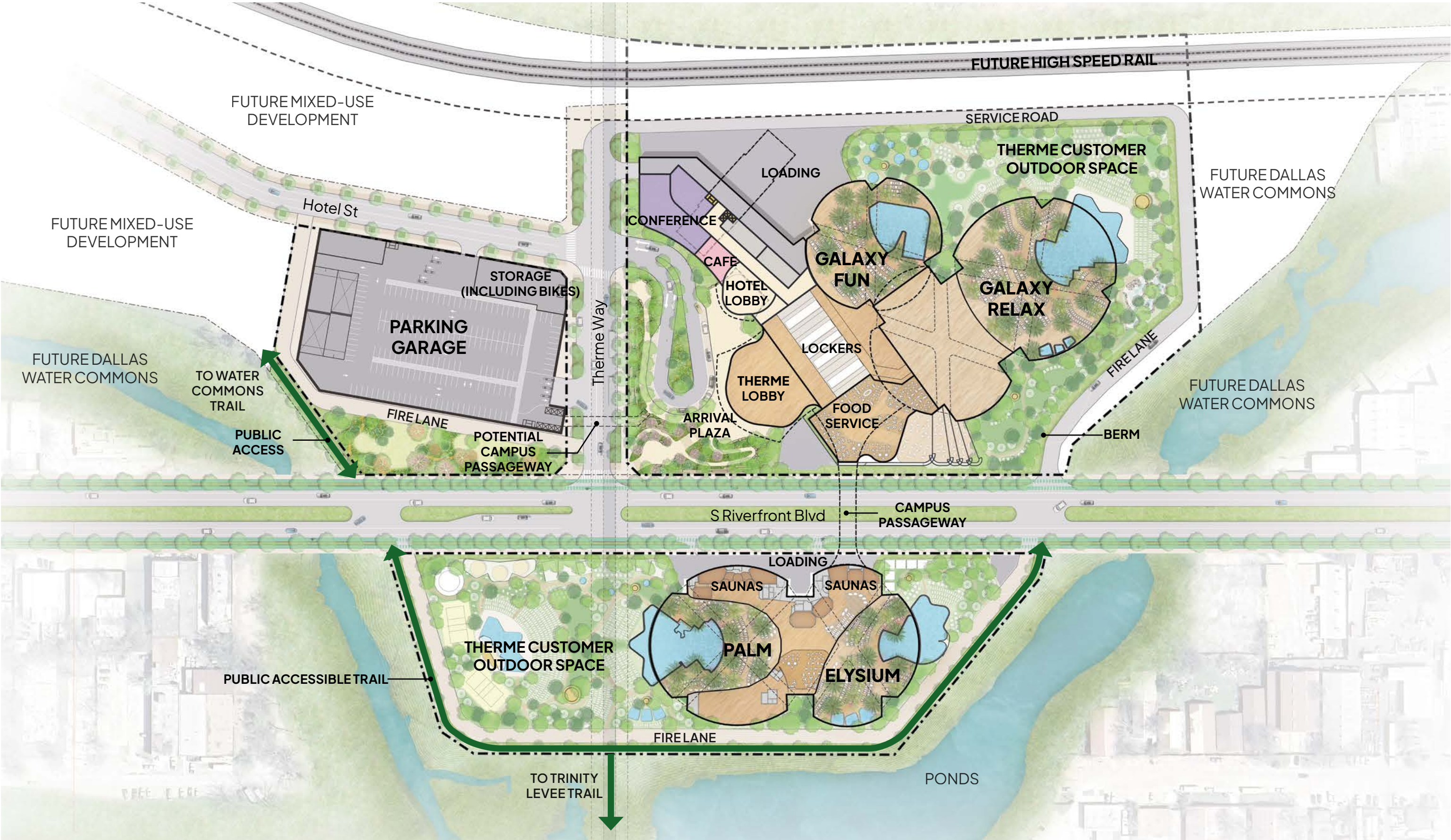
Existing Survey



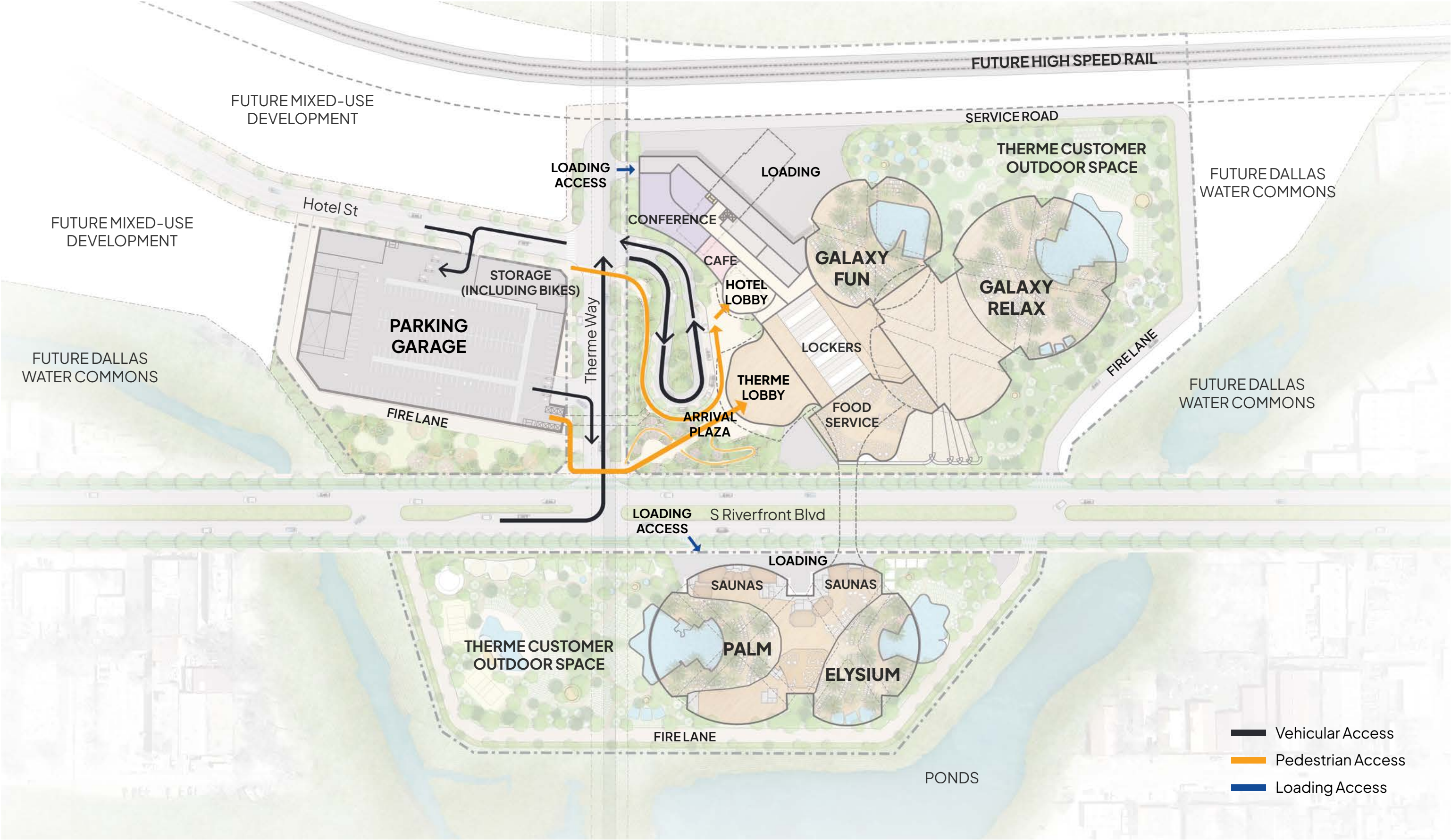
Proposed Grades: Grading & Utility Plan



Illustrated Ground Floor Plan



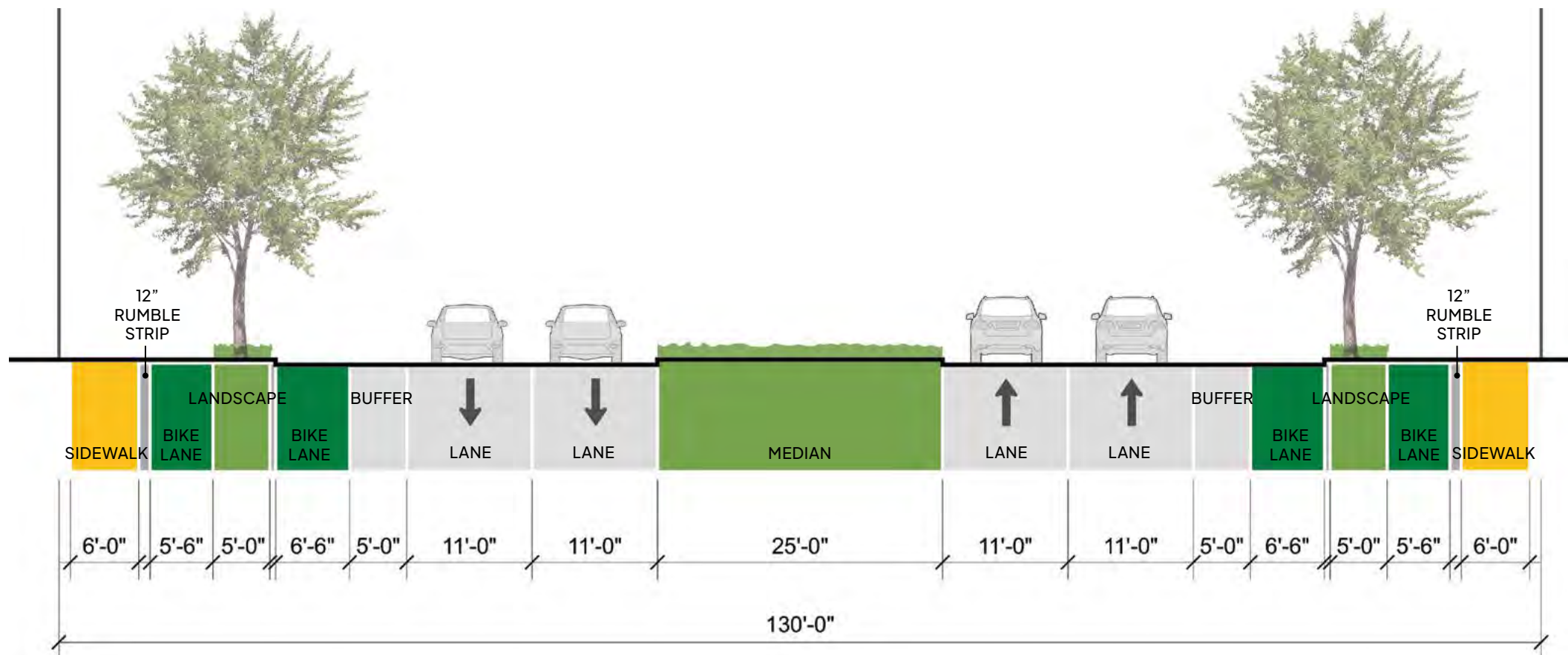
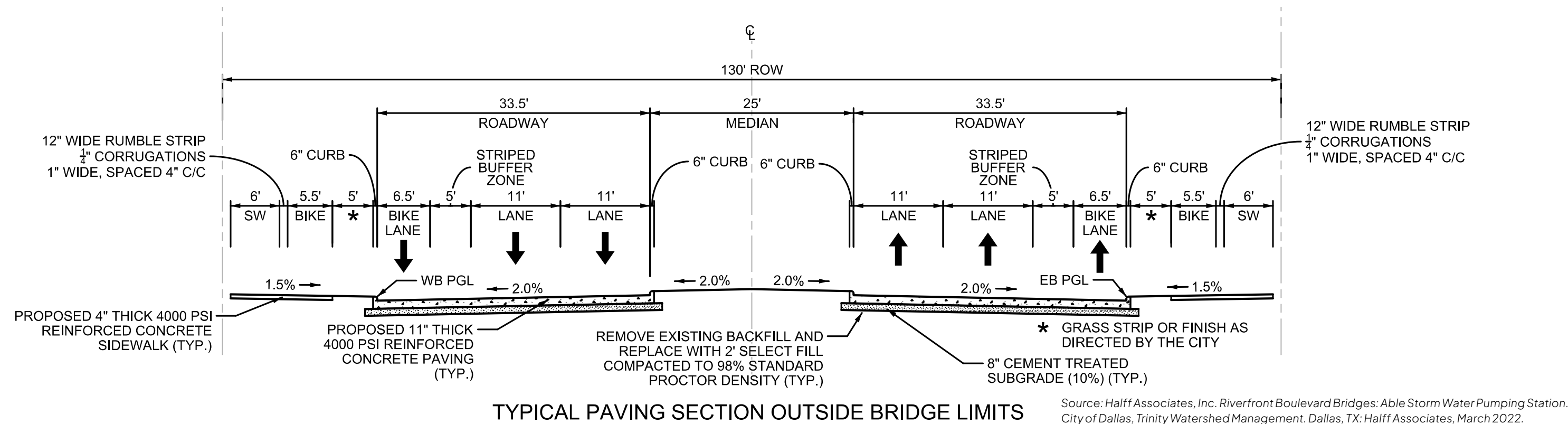
Illustrated Ground Floor Plan: Circulation



South Riverfront Boulevard: Existing Streetscape



South Riverfront Boulevard



South Riverfront Boulevard Landscape



Framed Corner Views



Prairie Planting



Grassy Berm

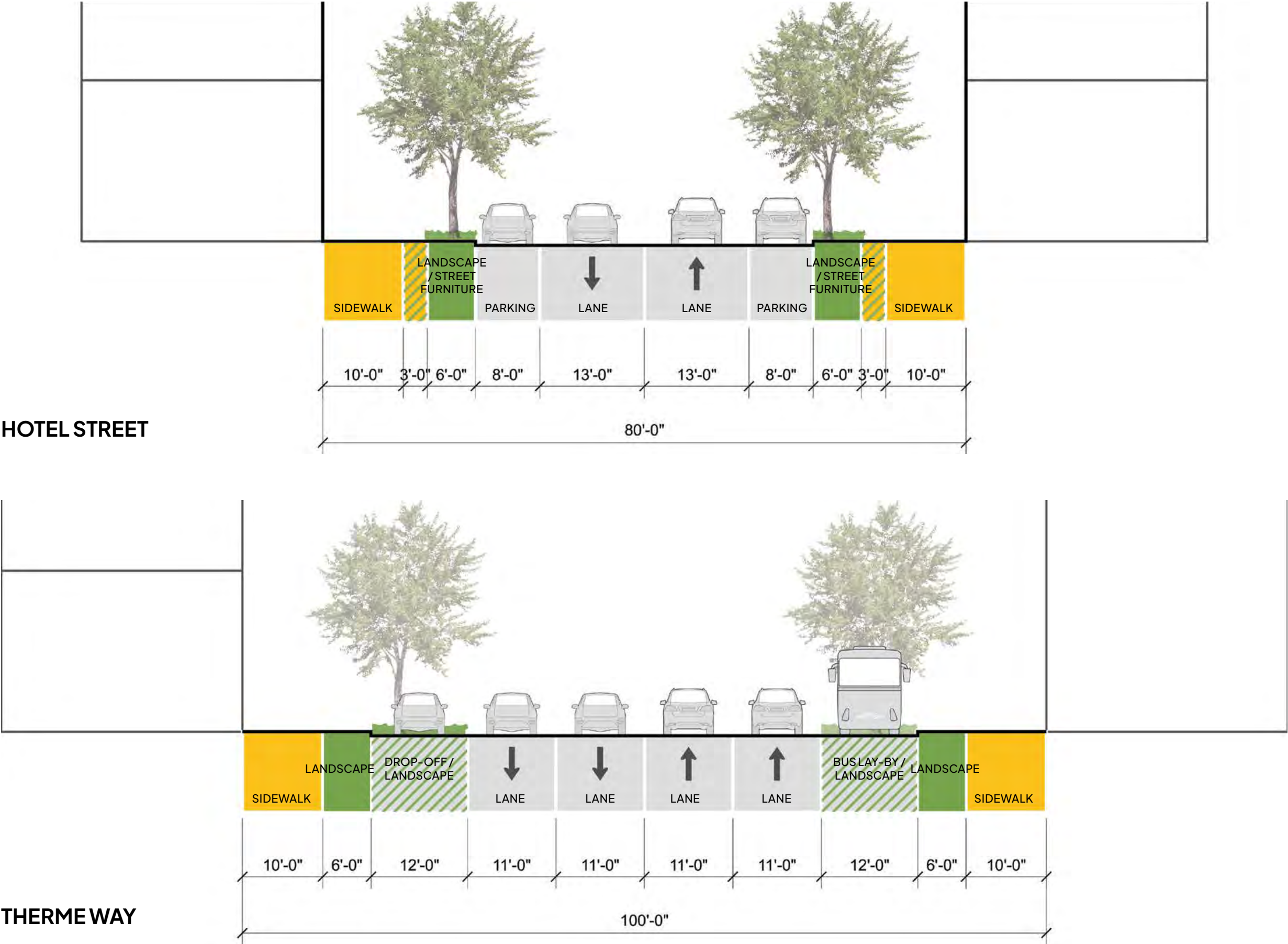
South Riverfront Boulevard



South Riverfront Boulevard



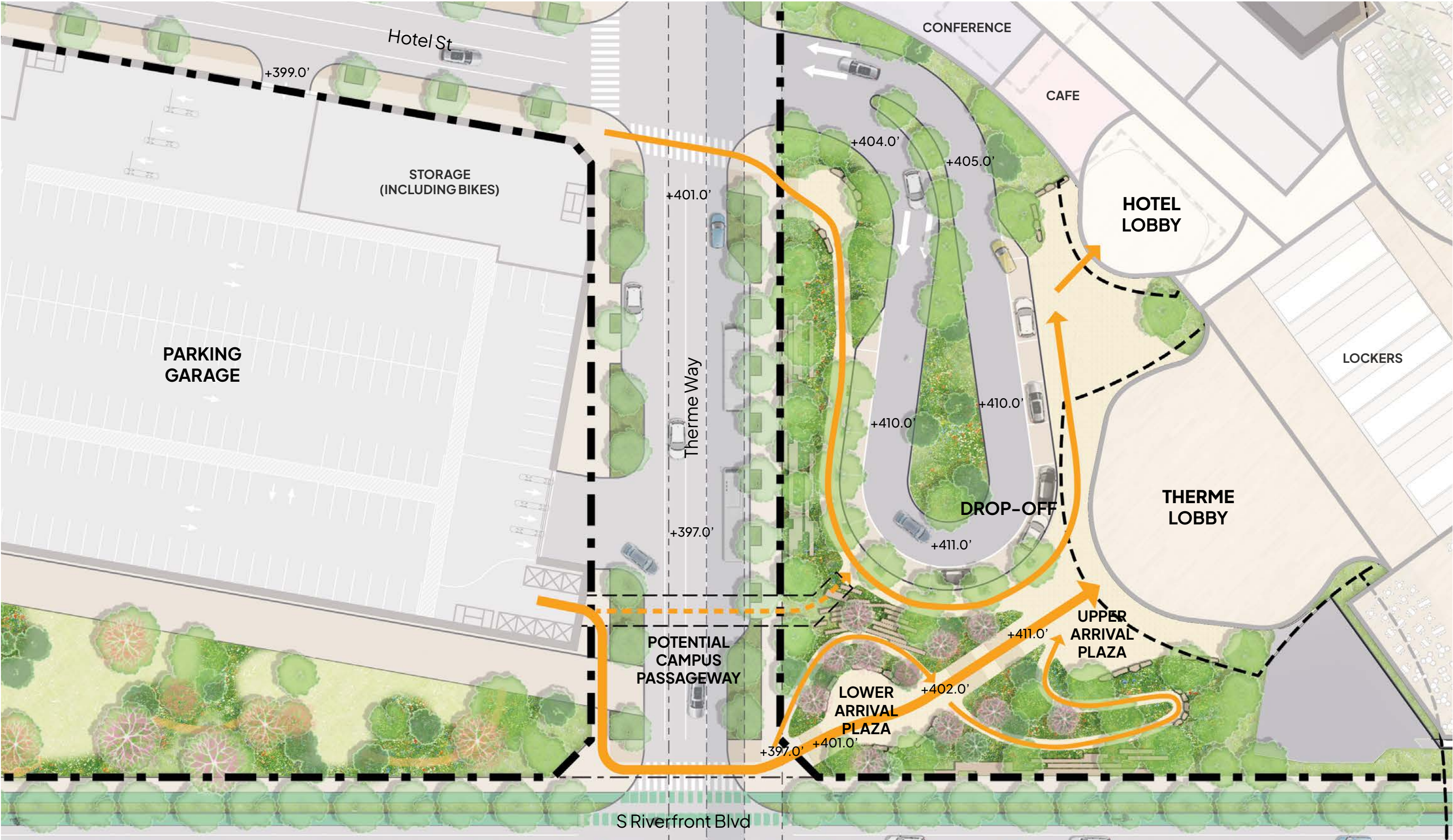
Hotel Street & Therme Way



Hotel Street & Therme Way



Arrival Plaza and Pedestrian Connection



Arrival Plaza



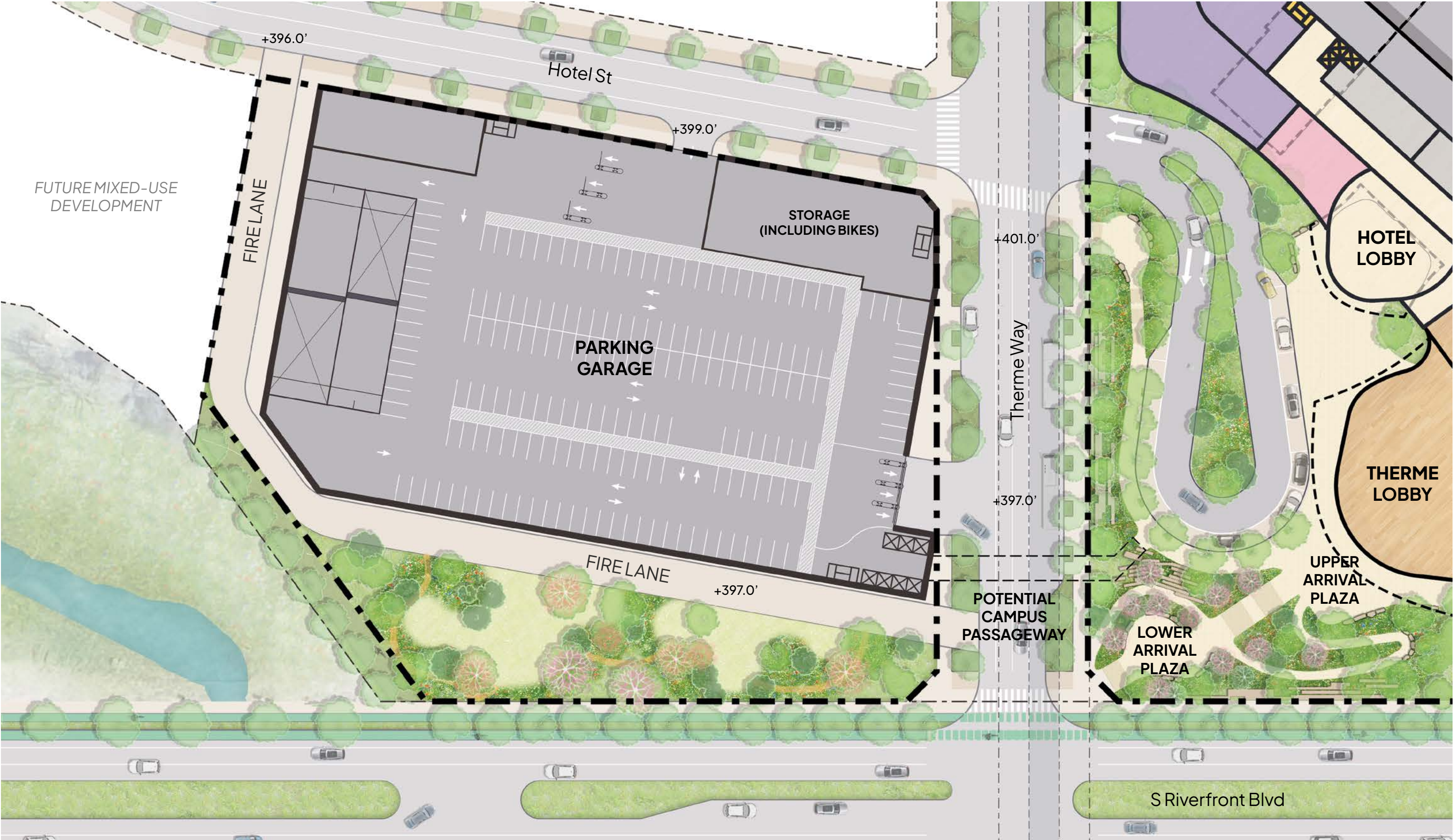
Arrival Plaza



Hotel: Reference Images



Parking Garage



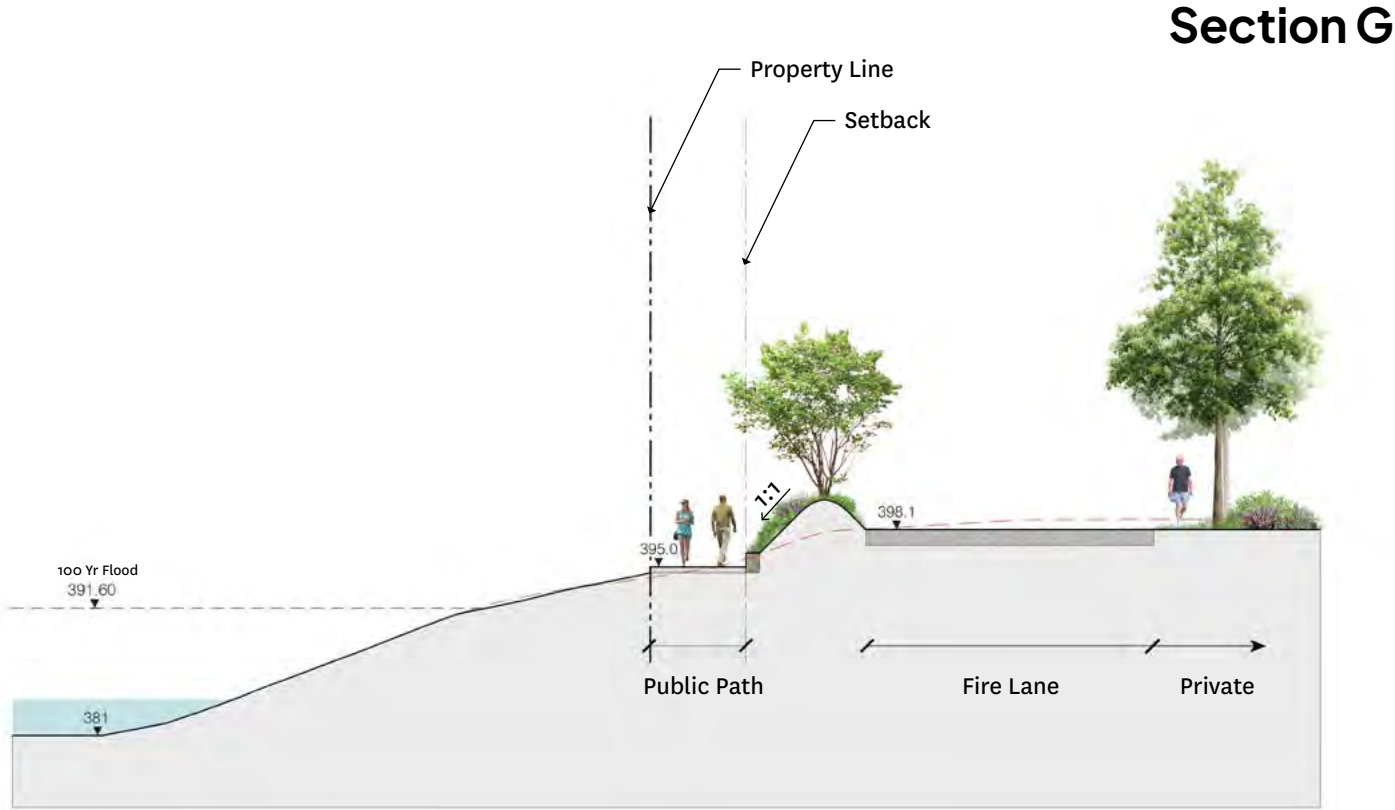
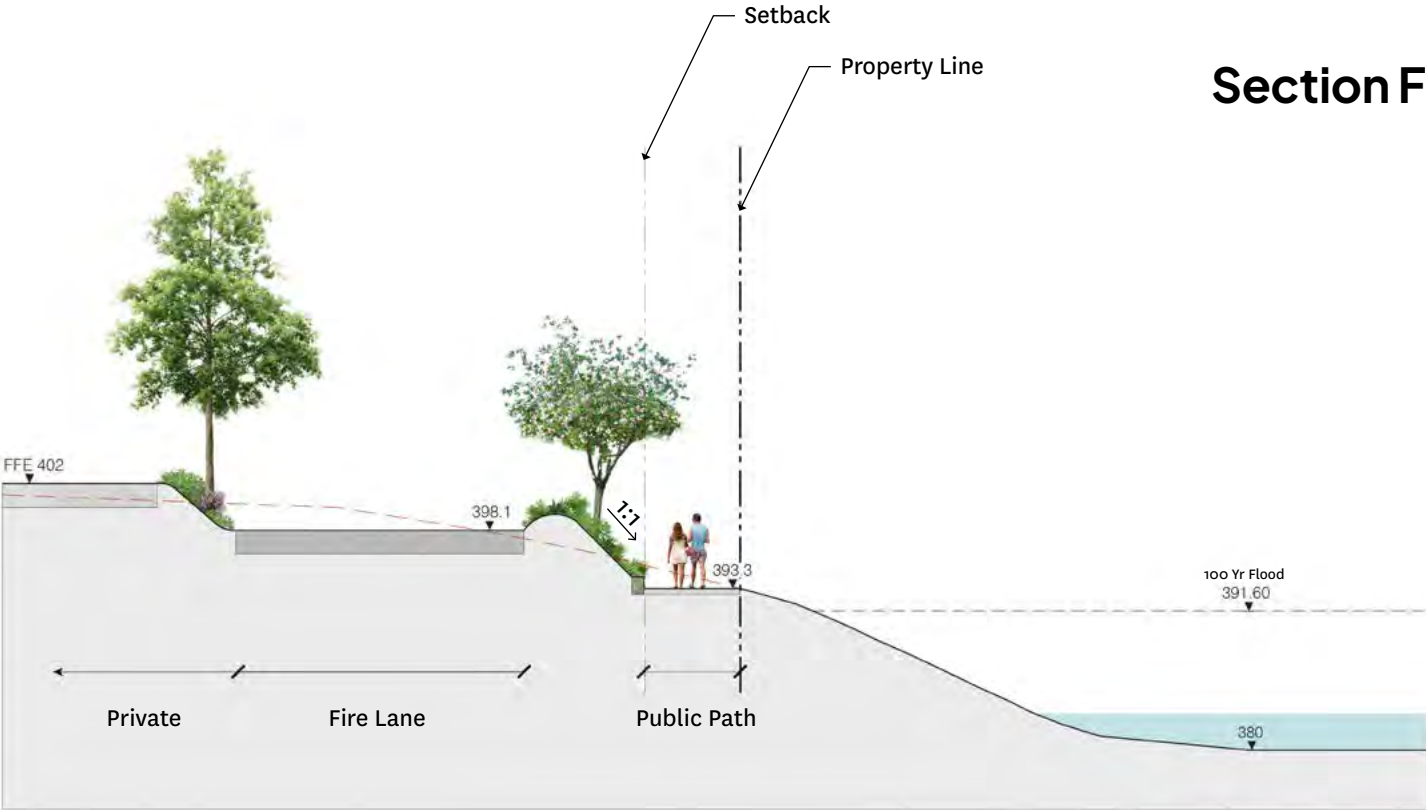
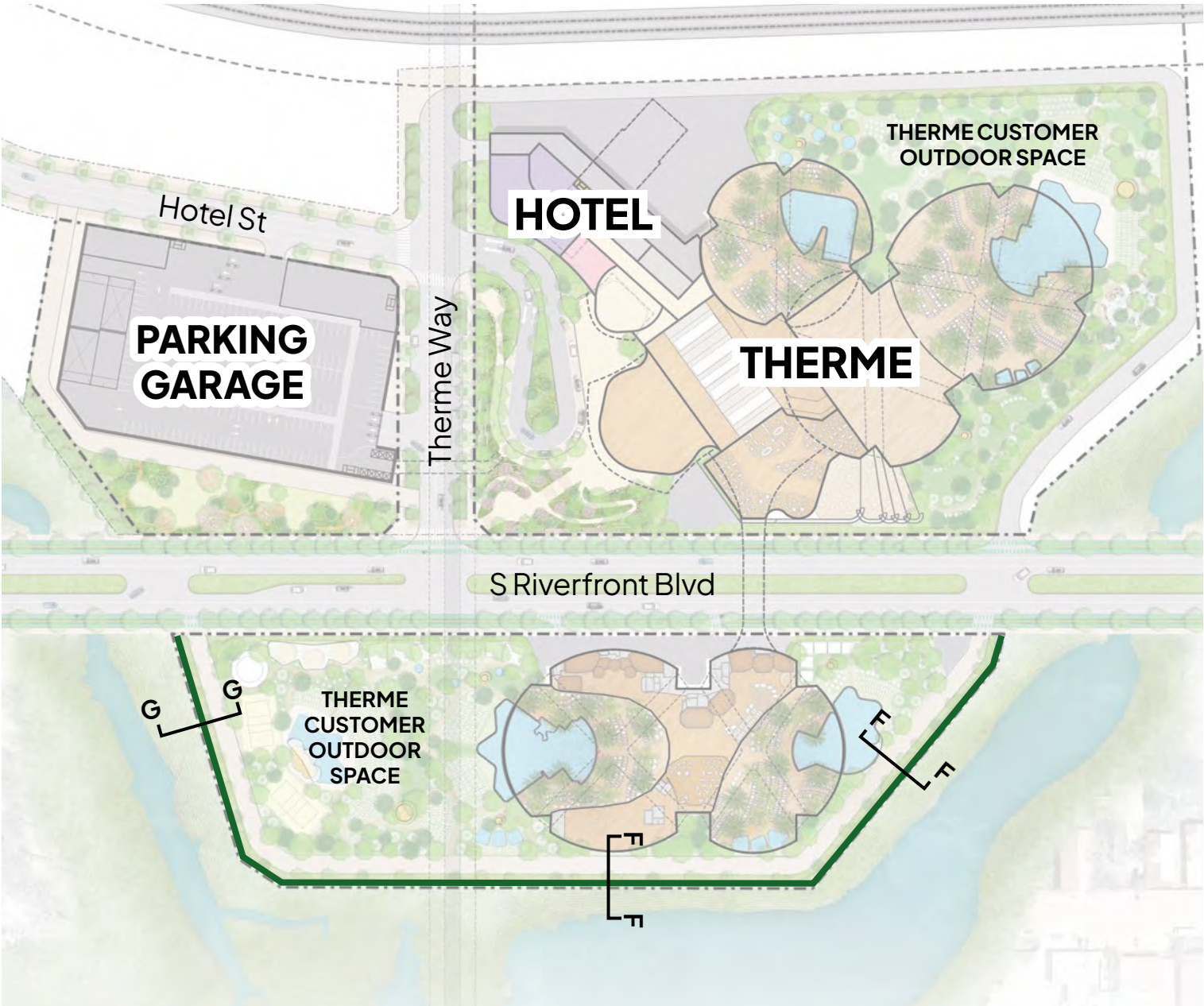
Parking Garage: Reference Images



Parking Garage

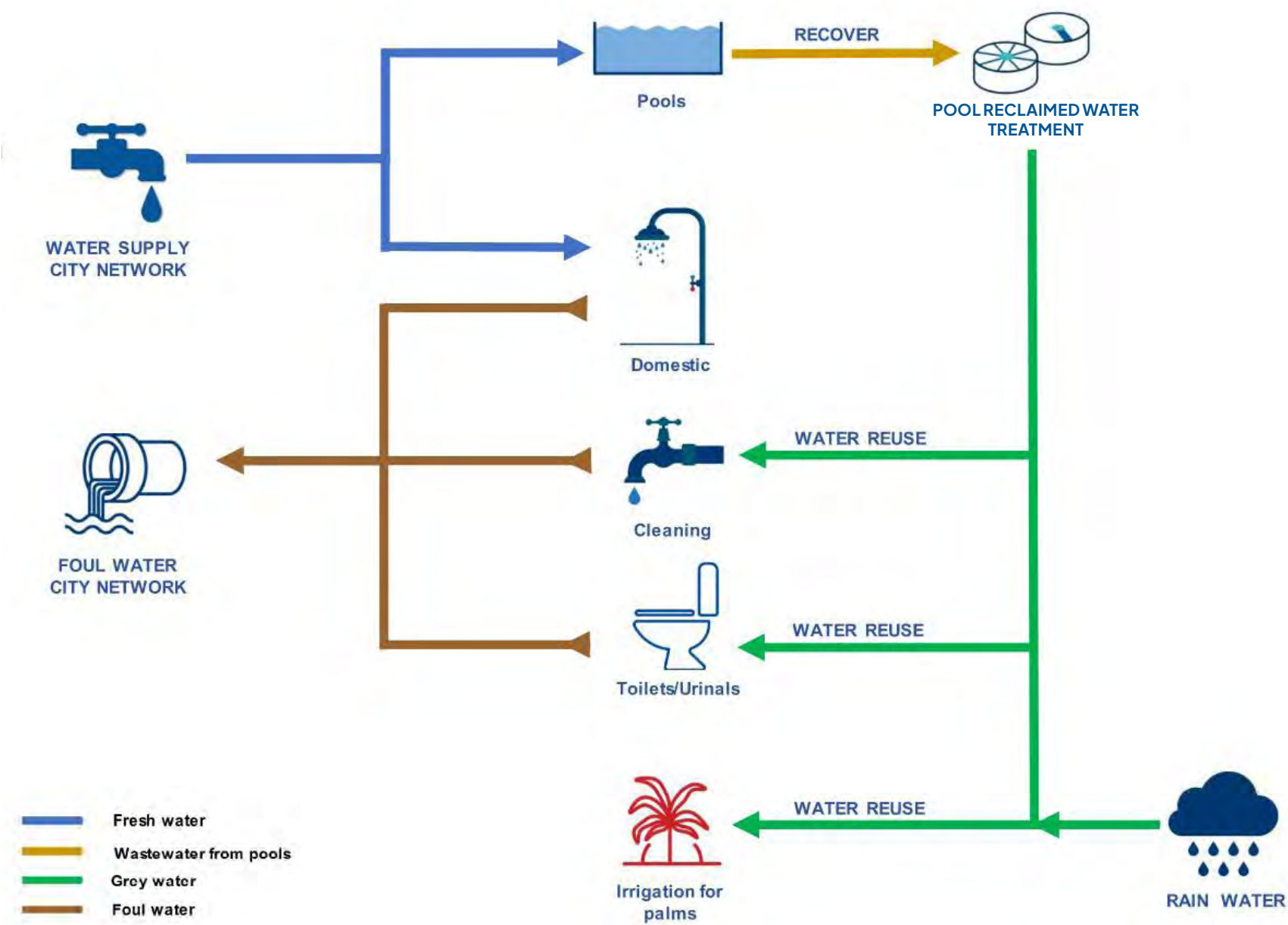


Public Trails Along Ponds



Track Record of Sustainable Water Management

Up to **90%** of the water used in pools is **reclaimed** and **recycled**



Water diagram of approach in Therme facilities





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