

TEMPLE HEALTH AND BIOSCIENCE DISTRICT

THE MASTER PLAN

The logo for 'THE Link' features the word 'Link' in a stylized, colorful font. The 'L' is composed of a tall orange rectangle and a shorter teal rectangle. The 'i' is a small teal dot. The 'n' is a yellow shape. The 'k' is composed of an orange vertical bar and a teal diagonal bar. The word 'Link' is positioned between the words 'THE' and 'MASTER PLAN'.

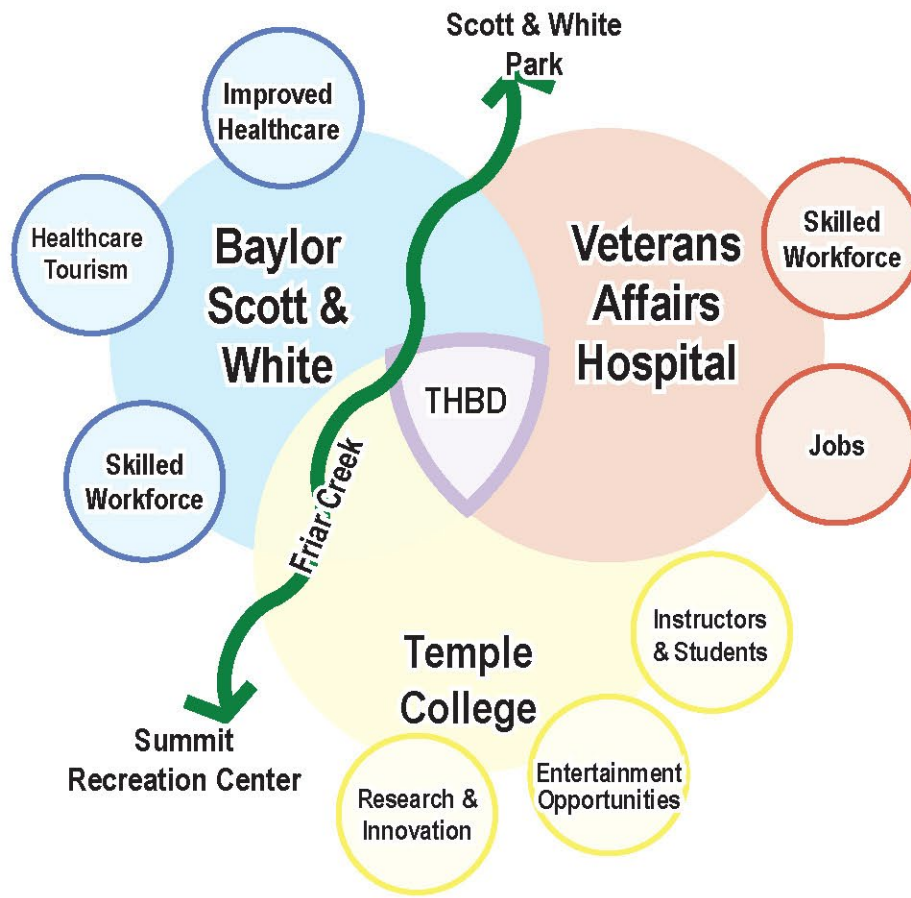




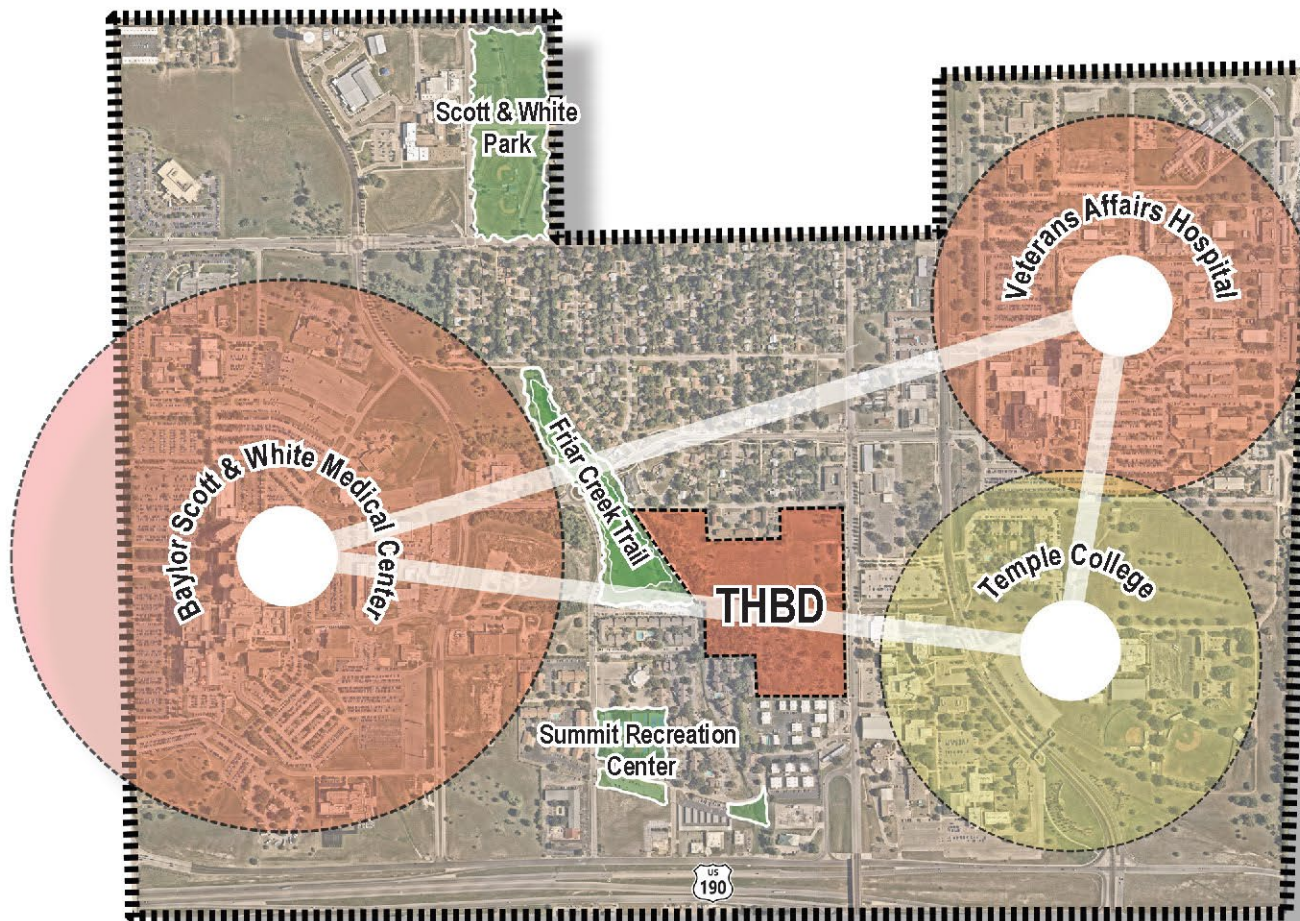


AT THE CENTER OF IT ALL

The Temple Health and Bioscience District feeds on the synergy created by the Baylor Scott and White Medical Center, Temple College, and the Veterans Affairs Hospital that directly surround the catalyst site. Additionally, McClane's Childrens Hospital is within a (mile) of the THBD. The THBD is located along a trail and creek with multiple parks within walking distance. This creates a space that is primed for young, fun, active living. By creating a mixed-use area that promotes active and engaging lifestyles, THBD can provide the needed quality of life to incentivize the retention of doctors and staff living in Temple.



SYNERGY



The Temple Health and Bioscience District (THBD) is a dynamic initiative in Temple, Texas, uniting research, education, and healthcare to drive economic growth and innovation.

By fostering collaboration among institutions like Baylor Scott & White Health, Temple College, and the Central Texas Veterans Health Care System, THBD creates a thriving ecosystem for medical and bioscience advancements.

THBD will act as a catalyst to attract young professionals by offering cutting-edge opportunities in healthcare, research, and technology, supported by programs like the Texas Bioscience Institute, which equips students with STEM skills. Strategically located, THBD enhances Temple's appeal as a regional hub for talent and industry, shaping a vibrant future for the community. New, attractive, and dynamic housing opportunities will be necessary to support these young professionals.



Avenue U Roundabout



Summit Recreation Center



Friar Creek Trail



TMED to Temple Medical District

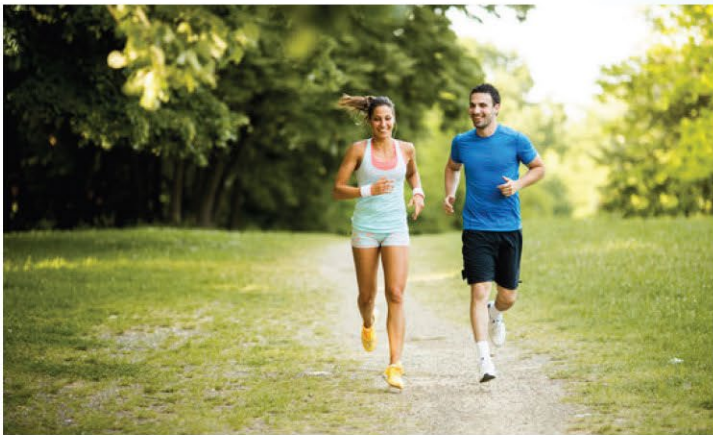
In 2008 Temple, Texas embarked on a mission to unite efforts of public and private, health and educational institutions. Based on proximity and mission, a boundary was delineated by stakeholders, city staff, and designers to encompass institutions and neighborhoods which would coordinate efforts to enhance the health and vitality of a new regulatory district entitled the 'Temple Medical and Educational District'. Since its inception, TMED has undergone several coordinated planning efforts aimed at promoting redevelopment, and revitalization.

As the planning efforts have matured and the City has grown, so too have the visions of the District. Empowered by the evolution of Baylor Scott and White and the expansion of Temple College, stakeholders, the Economic Development Corporation, and Temple Reinvestment Zone are taking action to produce a more dynamic and encompassing district.

The new Temple Medical District looks to what has been done, what is happening and, what could be, to vision a renewed look at what a medical and educational district can be for Temple, its residents, and the region.



VISION



THBD

TEMPLE HEALTH & BIOSCIENCE DISTRICT

Future THBD

The vision of the Temple Health and Bioscience District (THBD) is to establish Temple, Texas, as a premier destination for health and bioscience innovation, fostering a vibrant ecosystem of research, education, and healthcare that drives economic growth, attracts top talent, and enhances community well-being

This innovation will be a catalyst for new development types which will be necessary for young professionals and will engage with

Foundations of THBD



Connectivity



Education



Health & Wellness



Healthcare & Research

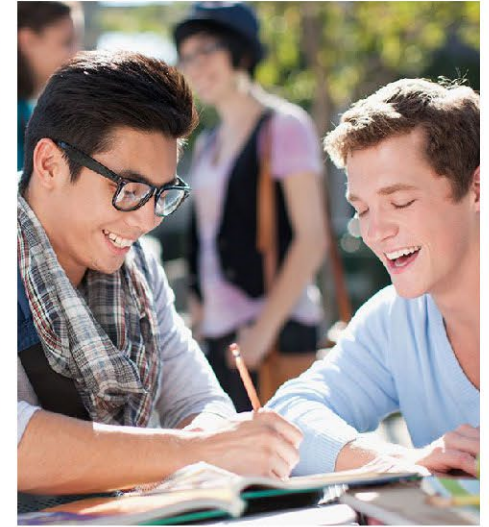


Revitalization

The Link should reflect the needs of young people with active lifestyles. Proximity and connection to Friars Creek Trail gives ample opportunity for outdoor recreation and pedestrian connections to restaurants and entertainment.

Supporting a community of young achievers in both academia and the medical field should be an emphasis in programming such as indoor/outdoor studying areas, community gathering areas, pools, or active play areas.

As a foundational principle of THBD walkable communities allow for a vibrant active lifestyle. To foster this principle, mixed use developments should be considered to mix both living and entertainment or dining opportunities.



LIFESTYLE IMAGERY



A diverse offering of product and unit types for residential living should be a priority for The Link development. Loft style apartments geared for single residents will be useful for students and professionals in residency at the hospital. In addition to single room residences, student or group style living will be a large portion of the demand for living in the district. As such, offerings for group living like quad apartments should be offered. Finally, offerings for existing Temple residents and new families should be accounted for through townhome and single-family products.

Integrating retail and dining create vibrant, convenient, and connected communities. By integrating diverse retail and dining, these developments become lively hubs that cater to daily needs, encourage community engagement, and appeal to a broad range of residents and professionals.

Integrated and dynamic outdoor areas encourage social interaction by creating a sense of belonging among residents and visitors. They provide opportunities for physical activity, relaxation, and events, improving mental and physical health. Well-designed outdoor areas attract foot traffic, benefiting local businesses and increasing property values. By offering vibrant, accessible spaces for play, gatherings, and leisure, they make the development a dynamic, livable hub that appeals to diverse groups.



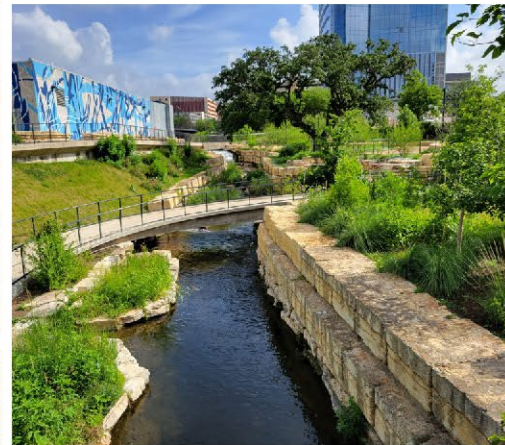
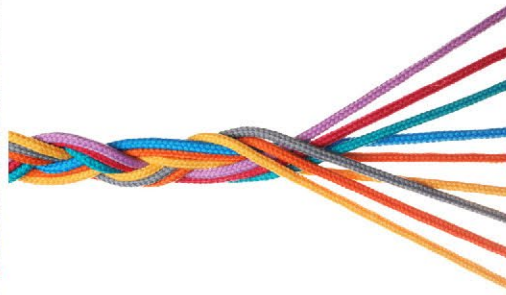
DEVELOPMENT IMAGERY



The Link Character:

The Link is derived from the melding of people and disciplines from Temple College, Baylor Scott & White, and the VA Hospital. The name seeks to provide a deeper emphasis on the strength of uniting the area to create a cohesive whole. The name emphasizes the connection of each major THBD entity through public open spaces which facilitate the healthy, active lifestyle the district embodies.

CONNECTING | ACTIVE | VIBRANT | LIVE



Branding and Logo

One of the most important features of branding is having a distinct and unique logo that connects to the identity, values, and character of the site. This will be accomplished by having a unique, modern design. These qualities will ensure the branding does not get confused with others, catches viewers eyes with the high contrast, and connects to younger adult audiences while still remaining versatile.



Red brings a hint of **boldness** and **excitement**, symbolizing **passion**, **social connection**, and the **lively** atmosphere that will be at The Link.



Yellow adds **energy** and **optimism**, reflecting **creativity**, **youthfulness**, and the **vibrancy** of college life.

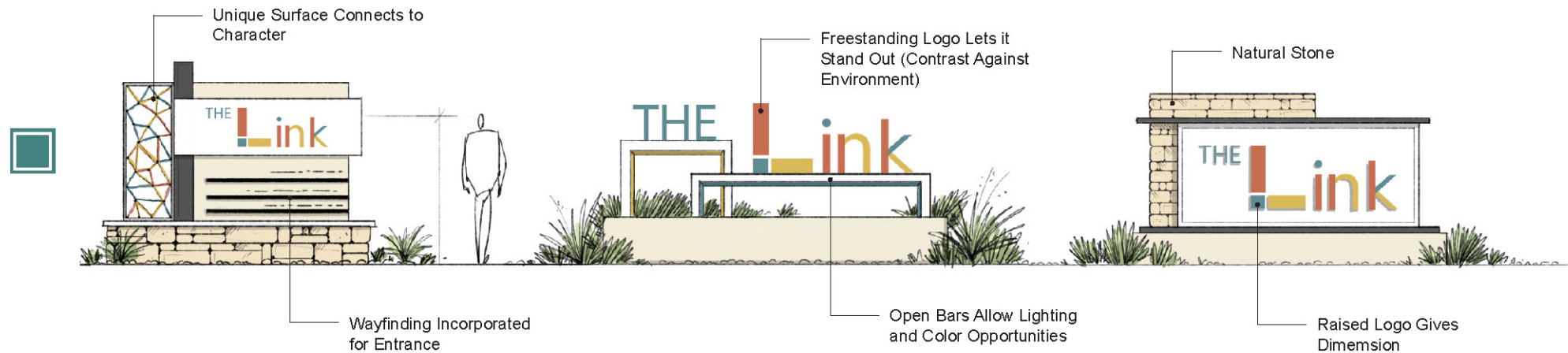


Blue conveys **trust**, **community**, and a sense of **calm**, helping visitors feel that The Link is a **reliable** and welcoming place.

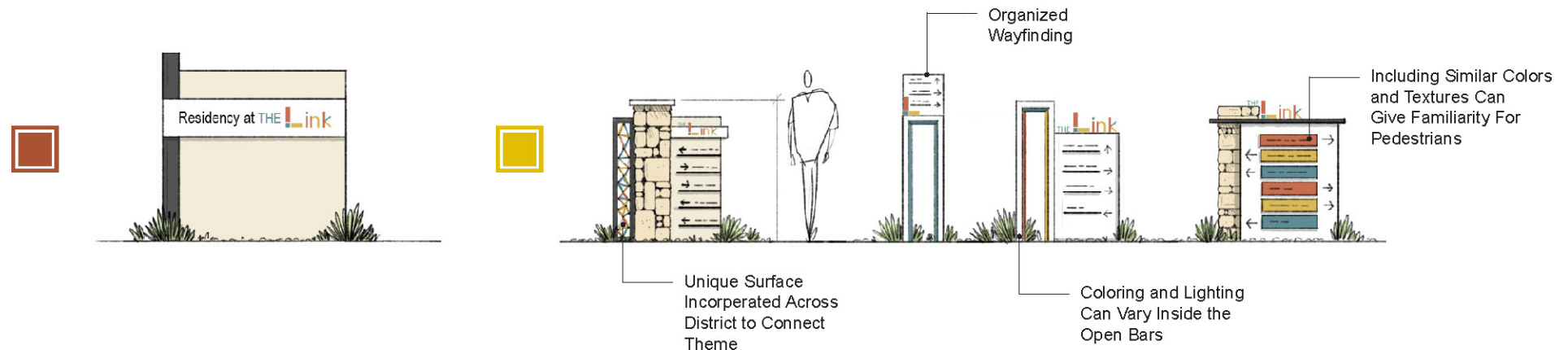
The Link Signage:

The signage will have a natural, modern aesthetic that blends with the environment while still remaining prominent. Features such as curves and strands can give it a more organic look and connect to the identity of the district. Unique materials such as stone, steel, or even woven ropes will give the signage a unique touch. Also, ensuring that all the signs remain clean and sharp will give the signs a more contemporary feel that is familiar to younger visitors.

Primary/Streetfront Signage

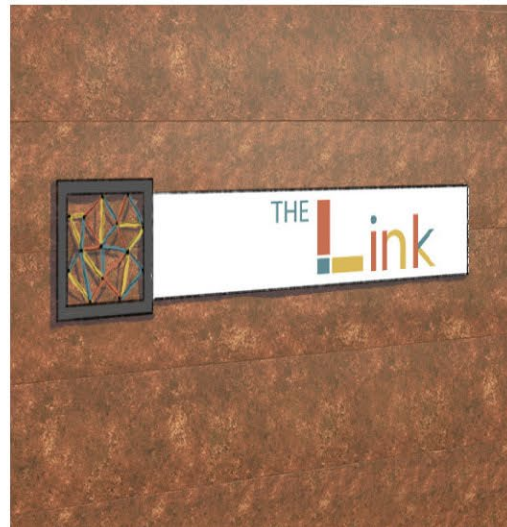
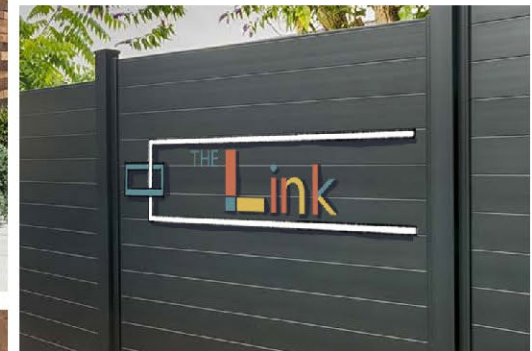
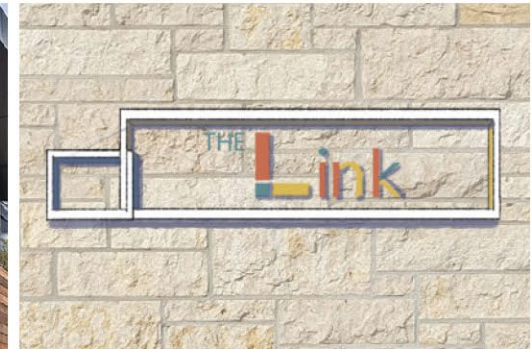


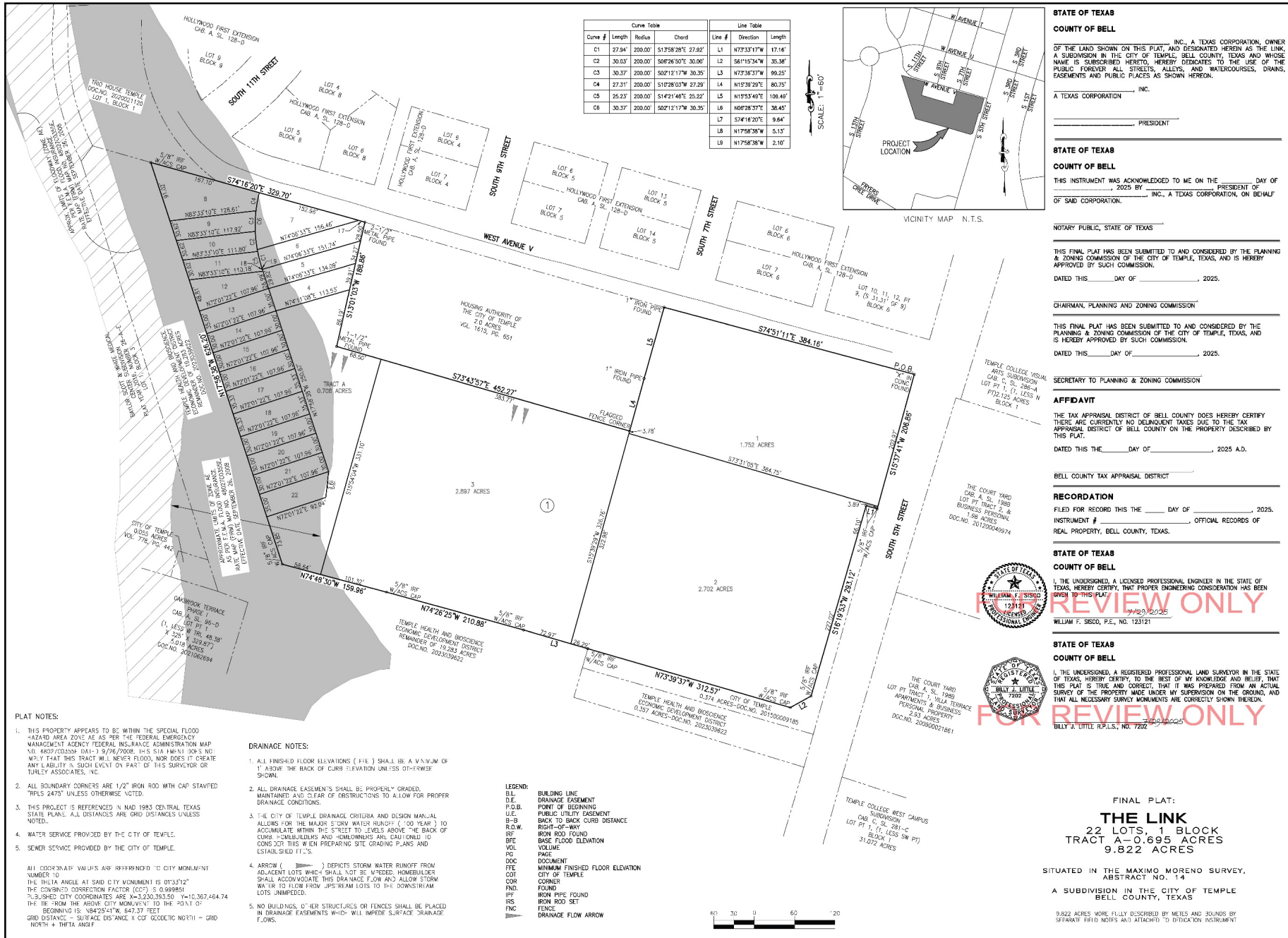
Secondary/Pedestrian Signage



The Link Surface Signage:

With surface branding, such as buildings, walls, or fences, the signage can use various materials such as metal, wood, and so on to achieve the aesthetic The Link is going for. But it will still remain simple, clean, and easy to read for viewers.





TURLEY
ENGINEERING & SURVEYING
ENGINEERING FIRM NO. 10184
TENTH AVENUE, INC.
1000 E. 10TH AVENUE
DALLAS, TEXAS 75201

STATE OF TEXAS
COUNTY OF BELL

_____, INC., A TEXAS CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LINK, A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STEELS, ALLEYS, AND WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

A TEXAS CORPORATION _____, INC.
_____, PRESIDENT

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED TO ME ON THE _____ DAY OF _____, 2025 BY _____, PRESIDENT OF _____, INC., A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC, STATE OF TEXAS _____

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2025.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2025.

SECRETARY TO PLANNING & ZONING COMMISSION _____

AFFIDAVIT

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 2025 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT _____

RECORDATION

FILED FOR RECORD THIS _____ DAY OF _____, 2025.
INSTRUMENT # _____, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

WILLIAM F. SISCO, P.E., NO. 123121

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

BILLY J. LITTLE R.P.L.S., NO. 7202

FINAL PLAT:
THE LINK
22 LOTS, 1 BLOCK
TRACT A-0.695 ACRES
9.822 ACRES

SITUATED IN THE MAXIMO MORENO SURVEY, ABSTRACT NO. 14

A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

9.822 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES AND ATTACHED TO DEDICATION INSTRUMENT

REVISIONS

DATE	DESCRIPTION	DFTR

DRAFTSMAN: KLF
DATE: 8/11/25
COMPUTER FILE NAME: 25-978 PLAT
REFERENCE DRAWING NUMBERS: _____

JOB NUMBER: 25-978
DRAWING NUMBER: 25-978D

PAGE # 01

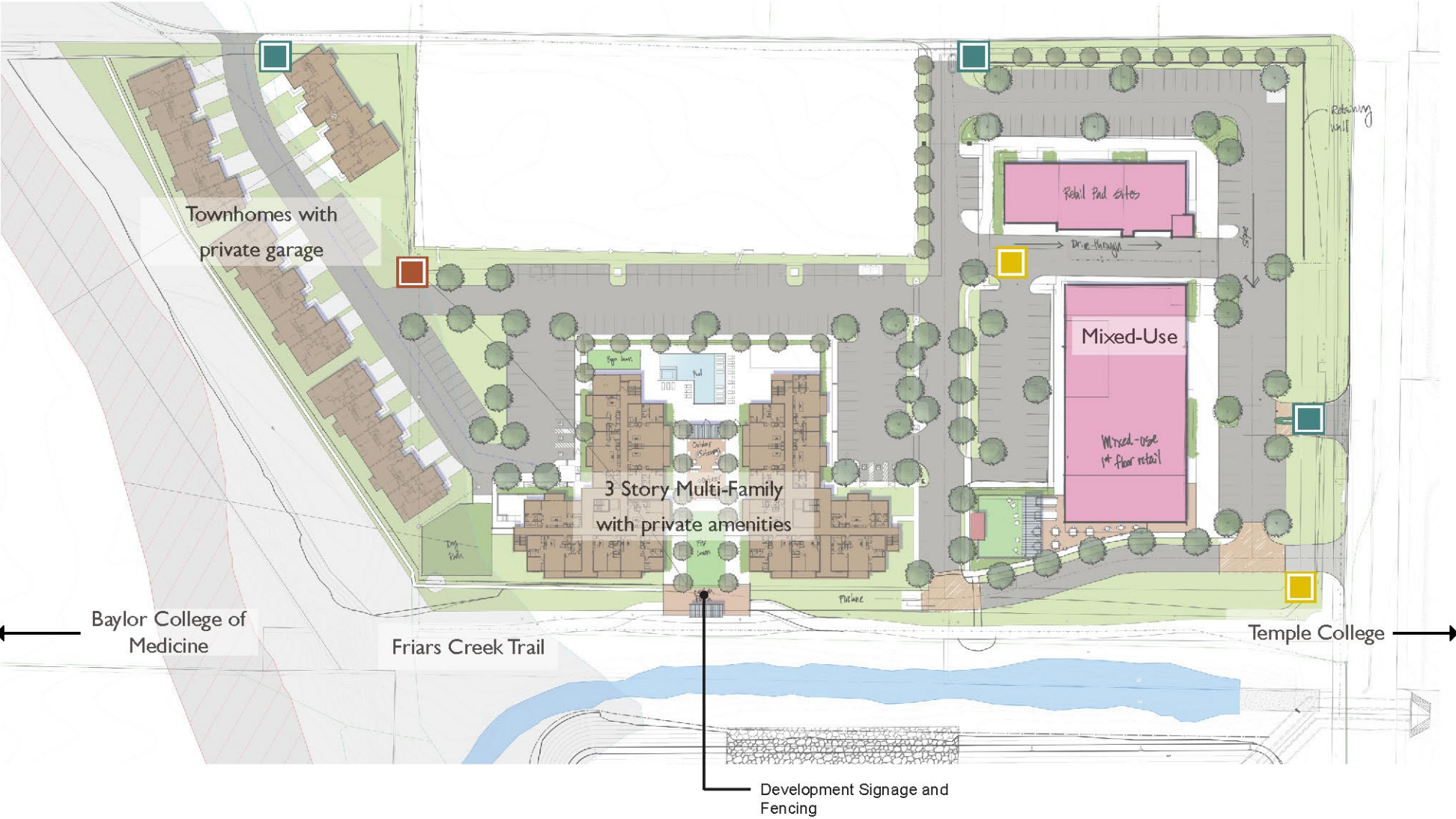
DEVELOPMENT PLAT

Site Plan



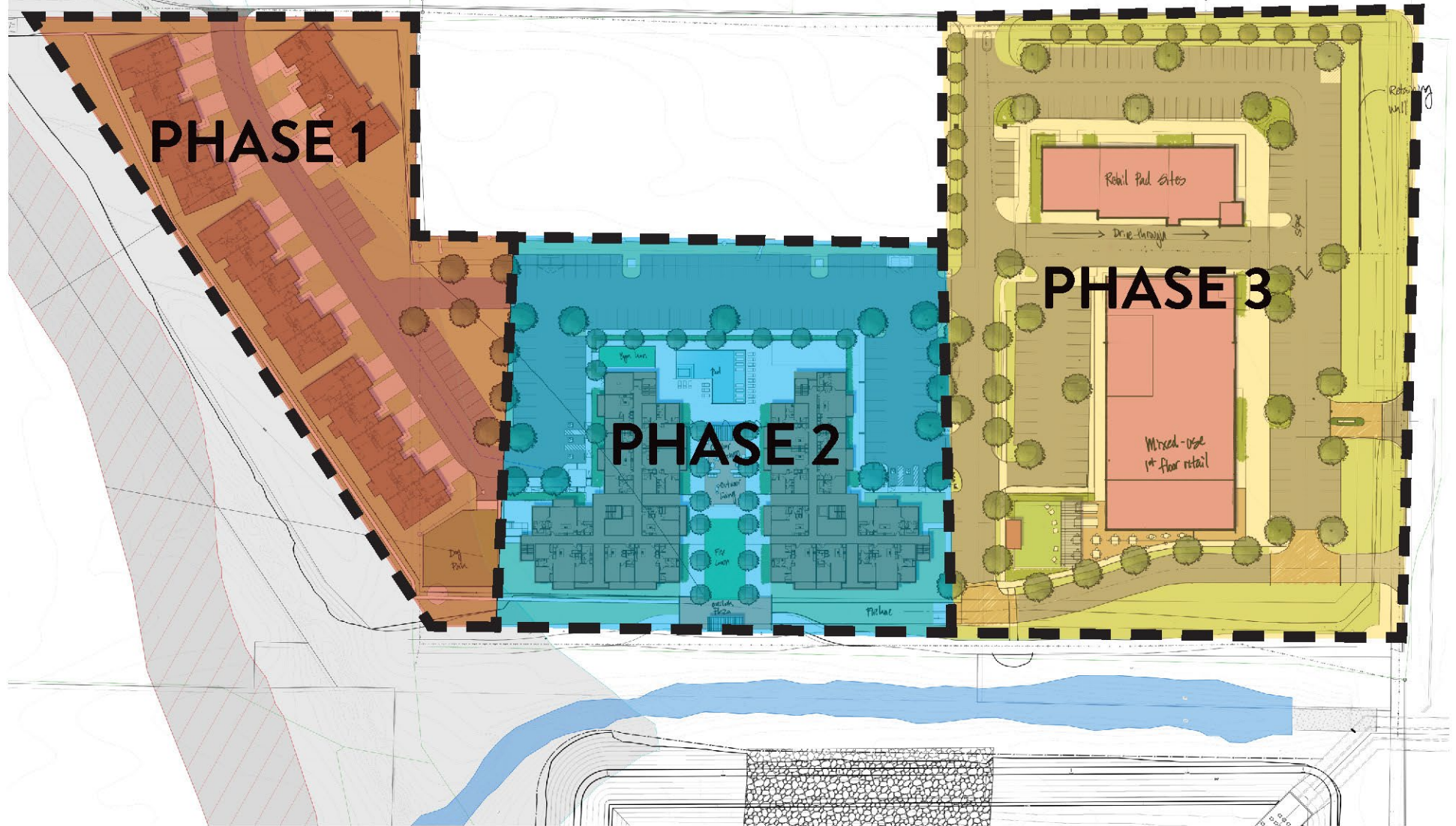
Signage Layout

- Primary/Streetfront Signage
- Secondary/Pedestrian Signage
- Residency Signage

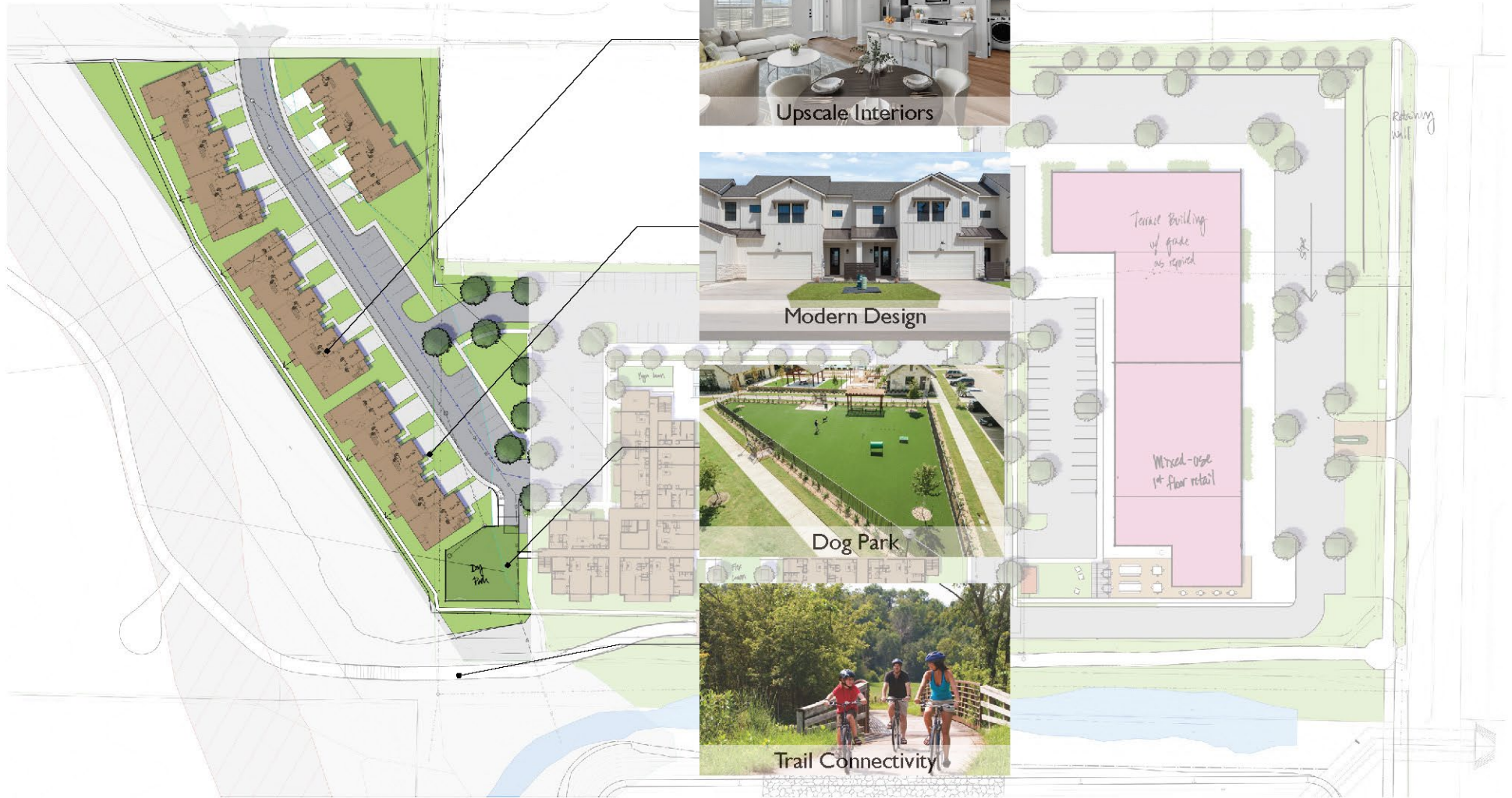


* TRAIL OVERLOOK AND AMENITIES TO BE A POTENTIAL FUTURE PROJECT FOR CITY/REINVESTMENT ZONE

Phasing Diagram



Phase 1



Phase 1 - Townhomes



Phase 2

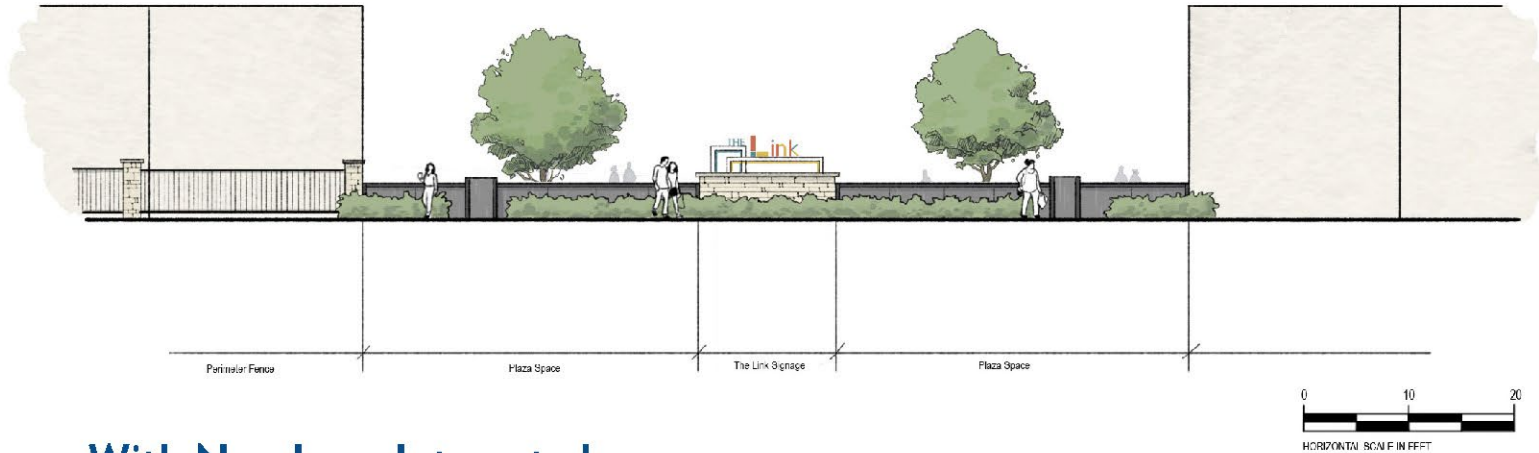


Phase 3



Amenity Privacy

Section Facing North



Signage With New Logo Integrated

