

## Findings

The Bellaire Plan's economic and market analysis revealed several key findings and led to the following recommendations.

- The current physical and economic conditions prevent new retail and apartment improvements. However, there is a market for moderately priced single-family homes.
- The deteriorating conditions in the apartments create an additional hurdle for improvement of the other uses nearby.
- There is too much retail in the area compared to nearby competition in newer shopping centers.
- Large one-owner tracts of aging apartments and the large retail tracts could facilitate redevelopment. However, the economics of land cost, cost of new infrastructure and the price of new homes if they are built is a financial challenge.
- To help market viability, the plan and its implementation could take advantage of other assets such as public parks, Artisan Center Theater, new streetscapes and a new street grid.

Big changes will take time. The Bellaire Plan as shown on pages 2 and 3 seeks to accomplish the following over five to ten years:

- Take advantage of the market for single family homes. Reduce the quantity of aged retail space and aged apartments.
- Improve connections to the existing park and the Pipeline commercial uses.
- Incorporate opportunities for civic and cultural activity.

## Next Steps

In order to implement parts of the Plan, the public sector and private sector must work together and find ways to invest in some of the recommendations.

**Phase 1** - Define a manageable, small phase one project from the Bellaire Plan. Seek a combination of private and public partners and funds. A project could include some or all of the following:

- Re-route Brown Trail into/through the Bellaire Shopping Center and eliminate

one traffic signal on Pipeline Road.

- Define a platted lot in the retail center for possible cultural arts facility or social service and health agency expansions.
- Define a location for a city police sub-station.
- Seek and promote apartment owner partnerships to begin creating the residential street grid.
- Partner with single-family and/or town home developer(s) for use of the vacant lot on Pecan.

**Phase 2** - Larger-scale redevelopment of apartment complexes into single family units around the new internal street grid and in Hill redevelopment along Pipeline. Portions of Phases 1 and 2 may be combined if a public / private partnership with a developer can be achieved to accelerate progress.

**Phase 3** - Redevelopment of larger retail properties into multi-family, mixed-use with some commercial but less than today, and creation of "event" street.

## Summary

The Bellaire Sustainable Development Plan gives the city an outline of what it will take to revitalize this critical area of Hurst. The Plan assessed economic and market conditions and made realistic recommendations. This concept was shown to and accepted by business owners, property owners and residents. The Planning and Zoning Commission and City Council were also briefed throughout the process.

Implementation will take place in a dynamic environment subject to market forces, most of which are

not in our control. Providing public amenities, infrastructure, streets, sidewalks and park improvements will be costly. Realistic cost estimates and timelines must be incorporated into future public and non-profit budgets. Further cost estimation and financial analysis is necessary to determine the extent of this challenge and define a time frame.

Redevelopment doesn't happen overnight. It can happen when all of the potential partners roll up their sleeves and find ways to make it happen.

## Questions or Comments?

If you have questions or would like to see the complete Plan or the Executive Summary, they are posted on the city's Web site at [www.ci.hurst.tx.us](http://www.ci.hurst.tx.us) and

[www.HurstED.com](http://www.HurstED.com)  
If you have comments or further questions, please contact Mike Morgan, Director of Community Development and Planning, at **817.788.7095** or [mmorgan@ci.hurst.tx.us](mailto:mmorgan@ci.hurst.tx.us)

# BELLAIRE

The City of Hurst

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## Hurst-Bellaire Sustainable Redevelopment Plan

Pipeline Road  
Brown Trail  
Urban Village  
Arwine Cemetary  
Wan-Ka-Kani Park

In early 2008, with help from the North Central Texas Council of Governments (NCTCOG), the City of Hurst initiated a study process focused on the Bellaire area in the southeast corner of the city. The objective of the study was the creation of a sustainable development plan for the study area that would guide Hurst, other agencies, and the private sector in future public policy and investment decisions that reflect NCTCOG's 10 Principles of Development Excellence and the city's Transforming Hurst vision.



