

## 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 infill 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 sites 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

**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.



# Arts District Concept Plan

## Plan Objectives

Perform a housing and commercial market analysis and develop economic and land use strategies for re-development of an under-utilized strip center and adjacent multi-family complex.

Prepare a realistic development plan that will guide short-term and long-term neighborhood-wide improvements in the project area including recommendations to:

- Improve overall neighborhood character,
- Increase home-ownership opportunities,
- Provide desirable market rate housing,
- Integrate workers and residents in a desirable and vibrant mixed-income neighborhood setting,
- Improve overall safety, desirability and attractiveness of the area,
- Encourage stakeholder collaboration in on-going redevelopment efforts and community building.

Create an example and catalyst for similar redevelopment along the Pipeline Road and Bedford-Eules Road corridors.

## Why we did it

The team kicked off its work in the study area by analyzing its existing conditions and reviewing a number of previous planning efforts that covered it. Key features of the existing conditions the team observed include:

- Predominately older single family housing, with small areas of recent infill subdivisions
- Large areas of 1970s-era apartments, some in deteriorated condition
- Aging retail centers, some with a high level of vacancy
- Little vacant land
- Automobile-oriented environment
- Lack of enhancement and coordination in streetscape, particularly along Pipeline Road
- Strongly supported Artisan Center Theater with an inadequate physical facility
- Large park in southern part of Study Area with limited public access due to adjacent private properties
- Lack of connectivity due to deficient street grid and fencing between large properties



<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> <b>177 Single Family Lots:</b> ~80x100	<span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> <b>Mixed-Use:</b> 1st floor 108,000 sq. ft. retail 300 sq. ft. retail / 1 prkg space 216 units 2-3 floor multi-family
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d2b48c; border: 1px solid black;"></span> <b>35 Small Single Family Lots:</b> ~35x80	<span style="display: inline-block; width: 15px; height: 15px; background-color: #4682b4; border: 1px solid black;"></span> <b>Police Sub-Station</b>
<span style="display: inline-block; width: 15px; height: 15px; background-color: #8b4513; border: 1px solid black;"></span> <b>126 Single Family Attached:</b> Self park	<span style="display: inline-block; width: 15px; height: 15px; background-color: #c71585; border: 1px solid black;"></span> <b>18,000 sq. ft. Retail (1 floor)</b>
<span style="display: inline-block; width: 15px; height: 15px; background-color: #654321; border: 1px solid black;"></span> <b>422 Multi-Family Attached:</b> 1,000 sq. ft./du 1.5 prkg/du	<span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black;"></span> <b>Theatre:</b> 500 seating
	<span style="display: inline-block; width: 15px; height: 15px; background-color: #32cd32; border: 1px solid black;"></span> <b>Park / Open Space</b>



## Streets and Transportation

1. "Boulevard" treatment for Pipeline Road.
2. Realignment of Brown Trail where it crosses Pipeline.
3. New internal street grid network.
4. New "event" street in key area near the new theater building.
5. On-street parking added to several streets.



## Civic & Cultural Facilities

6. New Theater / Cultural Arts Center to house Artisan Center Theater, sharing parking with nearby uses.
7. Festival space on the new "event" street
8. Small plaza / performance space in Vivagene Copeland Park.
9. New police facility near Kroger along Pipeline.



## Open Space / Parks

10. Extension of Vivagene Copeland Park to the north.
11. Improved connection to open space adjacent to Arwine Cemetery.
12. New small pocket parks.