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Posted on Mon, Oct. 02, 2006

## A good thing

### Star-Telegram

Hurst is not standing still -- or at least it won't be if city officials get their way on some intriguing redevelopment ideas.

The city is one of Tarrant County's "inner-ring" suburbs. It was the site of booming growth just a few decades back, but by now almost all of the property in Hurst has been developed.

And some of the earliest developments are far past their prime.

Hurst has seen great success with the expansion of North East Mall, but it's been hard to show similar gains in older areas of the city.

The situation is typical in the suburban growth cycle. Over the years, the development boom has moved on to "outer ring" cities like Southlake. The challenge for cities like Hurst is that this growth cycle is highly competitive. The "inner-ring" cities must find ways to continue to improve, or they will decay. There is no standing still, at least not for long.

That challenge falls at the feet of city leaders, and it's a challenge that Hurst leaders are attempting to face head-on. On Thursday, City Manager Allan Weegar announced concept plans for three areas of the city that could bring a new round of economic vitality.

It's often a long way from concept to reality, but at least Hurst is working hard in the right direction.

The first plan would add a 45,000-square-foot convention center to Hurst Town Center, an area that already includes City Hall, several restaurants and two new hotels. New landscaping, lighting and amenities such as fountains and roundabouts could make the area more pedestrian-friendly.

As a second project, the budding success of Artisan Center Theater in the old Bellaire Shopping Center movie theater on Pipeline Road could provide the seed for redevelopment of that area, the city plans show. Shops, city buildings and apartments could be a part of that regrowth.

And third, Hurst leaders say that a planned new fire station on West Pipeline Road will be built in a two- or three-story style like those found in older cities in the Northeastern U.S. The idea is that it would better fit into a mixed-use development that could grow around it.

Cities can't make redevelopment happen. Landowners and commercial developers do that. But cities can do a lot by coming up with the right ideas and making it as easy as possible for those ideas to become reality.

Hurst leaders are doing that, and that's a good thing.