

THE BELLAIRE NEWS *and* TIMES

1505 Precinct Line Rd.

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Bellaire Sustainable Development Plan

The City of Hurst has begun a comprehensive study of the Bellaire area of southeast Hurst. The city has hired consultants to help with the project using a grant from the regional planning agency, NCTCOG, and in cooperation with the City of Bedford.

The purpose of the study is to identify a realistic re-development strategy that will lead to improvements in Bellaire's image and economic viability. The planning project will recommend short-term and long-term neighborhood-wide improvements at the eastern end of the Pipeline Rd. corridor. The key to success is obtaining community and municipal buy-in for a program that will improve neighborhood services and retail, create safe physical and visual connections to/from adjacent and nearby uses, apartments, housing, businesses, nearby neighborhoods, local amenities and improve overall neighborhood character including safety, desirability, and attractiveness.

The city seeks to involve all property owners, business owners, HEB ISD, Artisan Center Theater, JPS, United Way, Tarrant County and the City of Bedford in on-going redevelopment efforts and community building. *For more info email mmorgan@ci.hurst.tx.us.*

The Economic Analysis will:

- address market demand in the area
- evaluate development alternatives and new and existing uses
- analyze general financial feasibility for development
- analyze retail and non-retail sales and prospects
- analyze housing markets
- consider the arts in prospects for development

The Land Use Analysis will:

- base its recommendations on the economic analysis
- propose land use alternatives, new site plan options, reoriented uses to facilitate redevelopment
- include plaza/open space concepts if appropriate
- analyze circulation, streetscape options, road and intersection improvements, pedestrian traffic

Want to Get Involved? We Want You!

You may be contacted by the consultants to give input and provide background information. There will be stakeholder meetings to present and discuss preliminary and final recommendations. A community meeting will be scheduled this winter to present DRAFT summaries and facilitate consensus on land use and site plan concepts. Presentations will also be made to City of Hurst groups such as Planning and Zoning Commission, Economic Development Advisory Committee and City Council.



City of Hurst

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Meet the Consultants

Community Development Strategies (CDS) and Spillette Consulting, both from Houston were chosen as the leaders and project managers of the study, specifically for the economic analyses. Design Workshop, a national company with offices in Austin, will handle the design, land use and site plan parts of the plan. DeShazo, Tang & Associates of Dallas is in charge of transportation planning, and Pavlik & Associates is handling public involvement along with the city's Development Department.

