



From Uptown to Farmers Branch

Harwood will develop Town Center around planned DART station
By Steve Brown

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By **STEVE BROWN**
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A Dallas real estate company that helped build Uptown has been hired to oversee a redevelopment in downtown Farmers Branch.

Harwood International Inc. will be the lead developer for Farmers Branch Town Center, a residential and commercial community to be built around a planned DART light rail station.

The first phase, a 7.4-acre apartment and retail complex near the southeast corner of Valley View Lane and Stemmons Freeway, will get under way next year.

Town Center will draw inspiration from successful redevelopments in downtown Plano, the Mockingbird Station project in Dallas and downtown's West End Historic District, said Harwood chief operating officer and general manager Tap Pritchard.

The project, which is planned as a centerpiece for the northwest Dallas County suburb, will eventually include more than 80 acres around the DART station, which is set to open in 2011.

"The city owns roughly 25 percent of it outright," Mr. Pritchard said. "And they have other owners that are willing to participate."

"We are going to be the exclusive developer," he said.

Harwood International has assembled a team that includes architects Humphreys & Partners and Centex Construction Group.



DAMEON RUNNELS/Staff Artist

"Having these companies interested in the potential of our station area speaks volumes about the future of this development," said Norma Nichols Reed, Farmers Branch economic development director.

Architect Mark Humphreys said the project will "become the new entry point for the city. It will have great visibility from Interstate 35E, and we think it will do real well in that location."

Preliminary plans call for designs that mimic historic structures but with a modern edge.

"We want to emulate a Texas town in that location," he said.

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