

August 30, 2023

Crestwood Place Apartments: Committee Created to Monitor, Provide Input

At a June 5 neighborhood meeting, Fort Worth Housing Solutions (FWHS), an agency providing housing for low- to moderate income residents, presented its initial plans to redevelop the Crestwood Place Apartments, with a limited partnership involving Ojala Holdings LLC as developer, operator and lessor. Recognizing the importance of these developments to Crestwood Association members and neighbors, the Association appointed a committee, the Crestwood Place Neighborhood Advisory Committee (CPNAC), having as its purpose “to ensure Crestwood neighborhood may provide input to project planners, and to understand needs and issues to enhance and sustain appropriate communications throughout the Crestwood Place redevelopment.”

Committee members include **Wesley Kirk**, chair; **Bret Burton**, secretary; and **Line Wilson, Andrew Blake** and **Brenda Colegrove**, members.

The committee has been in contact with FWHS and Ojala Holdings to advance some neighbors’ concerns, voiced at the June 5 meeting: preserving the trees, matching the character of the neighborhood, and being mindful of the houses surrounding the apartments. Based on its initial conversations with FWHS and Ojala Holdings, the committee believes substantive planning may not begin for a few months. The committee intends to put an input process and meeting schedule in place once that happens.

Wesley Kirk reports:

The committee (CPNAC) believes that FWHS and Ojala Holdings are aware and amenable to these considerations. They don't have any solid plans yet, which is why I wanted to speak to them before they got too far into the planning process, so we could stop problems before they start. But they did say a major part of their plan is to maintain every tree possible. The apartment buildings on the perimeter will stay 2 stories, and they're going to avoid any sort of balconies on that side that would look towards the houses. The closer they build towards the center, the buildings would likely get taller. They could go to 3 stories 150 feet from the perimeter, and up to 4 stories in the very center. No higher than that though, because they won't do anything that changes how it's already zoned. They're going to be very mindful of sightlines around the perimeter.

The density they're aiming for is 20 units/acre, and it's a 10 acre plot. The maximum that the current zoning allows is 220 units. For reference, The Standard on White Settlement Road is 80 units/acre. They're going to try their best to avoid any parking garage, but if they had to, it would only be 2 stories, and it would go in the center, out of view from the street or by neighbors. They said the style of the building will likely be traditional classical style. Mary-Margaret (Lemons, President, FWHS) is going to make sure that photos of the houses in Crestwood (particularly the older and single story houses) will be

shared with the architect to make sure it matches the character of the neighborhood.

Because of construction prices right now, they're not in any rush on the apartments, so it'll likely be a long time before they have plans ready, but they did say they'll gladly set up a meeting with us to get feedback on the designs.

It was a good initial meeting. They're very happy to work together with us on this to make sure that the neighborhood is kept in the loop and that our concerns are being seriously considered throughout the process.

/krk 8/30/2023