



THE CRESTWOOD NEWS

Periodic newsletter of The Crestwood Association ~ June 2023
Online at CrestwoodFW.org

July 4 Celebrations: March, Ride, Drive and Picnic!

Flags out, wheels down, grills up! It's the Crestwood Fourth of July Parade and Picnic, Tuesday, July 4. You'll see American flags planted along streets, kids, bikes, dogs (on leashes), Uncle Sam and a fire truck rolling down Bailey Avenue, north to Crestwood Park. Join in or come out and wave! Walkers, strollers, bikers: all welcome. Decorations and costumes encouraged!



In the park: a picnic, with music and mischief by the Crestwood Pickers.

The parade forms up in the parking lot of Jo Kelly School at 9:45 am, and kicks off behind the firetruck at 10:00 am. No advance registration required. The parade ends at Crestwood Park.



Down at the park, you'll find hotdogs on the grill, with chips and water, the shaved ice truck and a host of neighbors. Come along for time with friends, old and new! There's a limit on the shaved ice, so get your little ones their icy sugar fix early!

New: Two Social Media Sites Crafted for Crestwood Neighbors



Want updates from neighbors, real time? Crestwood now has both an official Instagram page and a Facebook group. "Our goal for these widely used media platforms is to further disseminate

information, join neighbors together with common interests, and seek participants in Crestwood events," says **Elizabeth Moore**, volunteer architect of the new sites. These groups are private and reserved for Crestwood residents only. Please be kind and enjoy! We are Crestwood after all!" Use the QR codes to access the sites and apply for participation. A Crestwood residential address is required.



Meeting Focuses on Future of Crestwood Place Apartments

At the request of Fort Worth City Councilmember District 7 Macy Hill, the Crestwood Association hosted a community meeting Monday, June 5, to discuss plans for the future use and development of the Crestwood Place Apartments, at 3900 White Settlement Road. The development, with structures dating to the 1930s, was sold last year to a subsidiary of Fort Worth Housing Solutions, an agency providing housing for low- to moderate income residents, managing housing vouchers and other rental assistance programs. The property will be leased to, and operated and developed by, a limited partnership, comprising a subsidiary of Ojala Holdings, LLC as general partner and a subsidiary of Fort Worth Housing Solutions as a special limited partner.

President **Lloyd Colegrove** moderated the meeting discussion. Speakers were Mary-Margaret Lemons, president, Fort Worth Housing Solutions; Matthew Vrugink, one of the principals of Ojala Holdings, LLC; and Councilmember Hill. About 80 attended, including representatives of adjacent neighborhoods: Monticello, Idlewild and the River District. Lemons and Vrugink explained the legal structure that now controls the complex; goals for tenant demographics; and expectations for future development.

Continued

Want to be a part of the Association?
Become a member!
Click this code to go to the website and pay 2023 dues: only \$20 per household.



Tarrant Regional Water District, City Respond to Protests Over Noise from April 22-23 Panther Island Concert

Deep into the evening of Sunday, April 23, the throbbing low frequency sound of bass music engulfed Crestwood, along with other parts of the city within a few miles of Panther Island Pavilion, on the Trinity River northwest of downtown. The music came from a concert at the Pavilion. A fireworks display, with accompanying explosions, concluded the concert. Why was the music so loud that it reached our neighborhood, and how was such an event permissible?

Future Panther Island events will be subject to reduced hours of operation.

The concert was part of the Ubbi-Dubbi Festival, attracting approximately 20,000 people to Panther Island. According to a report compiled by the City Manager, the event generated "an exceptional volume of complaints" from citizens. The Pavilion is managed by the Tarrant Regional Water District and producers of outdoor events are not required to obtain special event permits from the City, though this production requested and was granted a fireworks display permit. Events at venues with a capacity of 1,000 or more on Panther Island are specifically exempt from application of the City's noise ordinance, which restricts times and decibel levels.

According to the City Manager's report, in response to many citizen complaints, the TRWD Board says that it will apply downtown Fort Worth sound ordinance limitations and impose operating hours for Panther Island Pavilion. Application of those hours would have terminated the Ubbi-Dubbi Festival audio operations at midnight Saturday and 10:00 pm Sunday.

At a City Council work session June 6, the Council concluded that the City should continue working with TRWD to address and anticipate sound issues at Panther Island from public events.

Financial Report

Treasurer **Amy Vonsavage** reports that since January 1, Association has had total revenue of \$2,195 and expense of \$1,491.34, resulting in \$11,150.08 on hand as of May 31, 2023.

Water, Sewer Projects Update

City water/sewer replacement projects for a substantial part of Crestwood were announced in spring, 2022, with expectation that work would begin in late 2022. Delays in obtaining needed easements slowed progress. In May 2023, the status of the phase one project, 103361, was changed to "final design," with a projected completion date of January 2025. A second phase of similar work, project 103362, is still in design status, with a projected completion date of March 2026.

The City will hold a public meeting on phase one, probably in October 2023, once a contract is awarded and a construction start date is established. For updates on these projects, including maps and project contacts, enter the project code into the search box on the City website.

Crestwood Place *continued*

Current zoning permits approximately 210 units in 3 to 4 story structures; 114 units currently exist on the 8.5-9 acre site. Lemons and Vrugink stated that there would be no request to change the zoning from the current "C" Medium Density and that no structures higher than the stories allowed under this zoning would be placed on the property.

Deed restrictions require that for the next 20 years, tenants must be 55 years of age and older. The property will be operated as a mixed-income property with at least 51% of the units occupied by residents with incomes below a specified level. Points of discussion at the meeting included questions about sufficiency of infrastructure; future tenant qualifications; developer/owner partner expectations for current and future development and profit; and impacts on adjacent neighbors in terms of increased traffic, security concerns and property values.

After discussion concluded, the Crestwood Association board of directors met and authorized a committee to monitor and report on future developments. For more information about the membership of this committee and its mandate, see CrestwoodFW.org/Resources

Next Neighborhood Meeting:

Tuesday, September 5, 7:00 pm

Central Christian Church

All coming events at CrestwoodFW.org/Gatherings



This issue of The Crestwood News sponsored by

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