

CRESCENDO

DEVELOPMENT

THE CRESCENDO CHRONICLE

Woodhaven Edition, Issue #5

Crescendo Development Is Moving Forward!

Love of Golf and Green Space Always Top of Mind.

Crescendo Development continues to be dedicated in its pursuit of bringing golf back to Woodhaven. “To this end, we are notifying the sports industry nationwide about the opportunities within Woodhaven by listing on the open market two land parcels and outlining three intriguing concepts for the property,” said Will Northern, Owner and Founder of the horizontal development group. The land where the original front nine was located, as well as the flood plain located on the far western side of the property are being advertised on commercial marketplaces such as CoStar, Crexi, and MLS.

“We are definitely fielding interest. We understand the love of golf and green space held by so many residents and property owners and are doing what is in our control to deliver. Please review our **marketing package** and reach out with any questions and comments,” Northern continued.

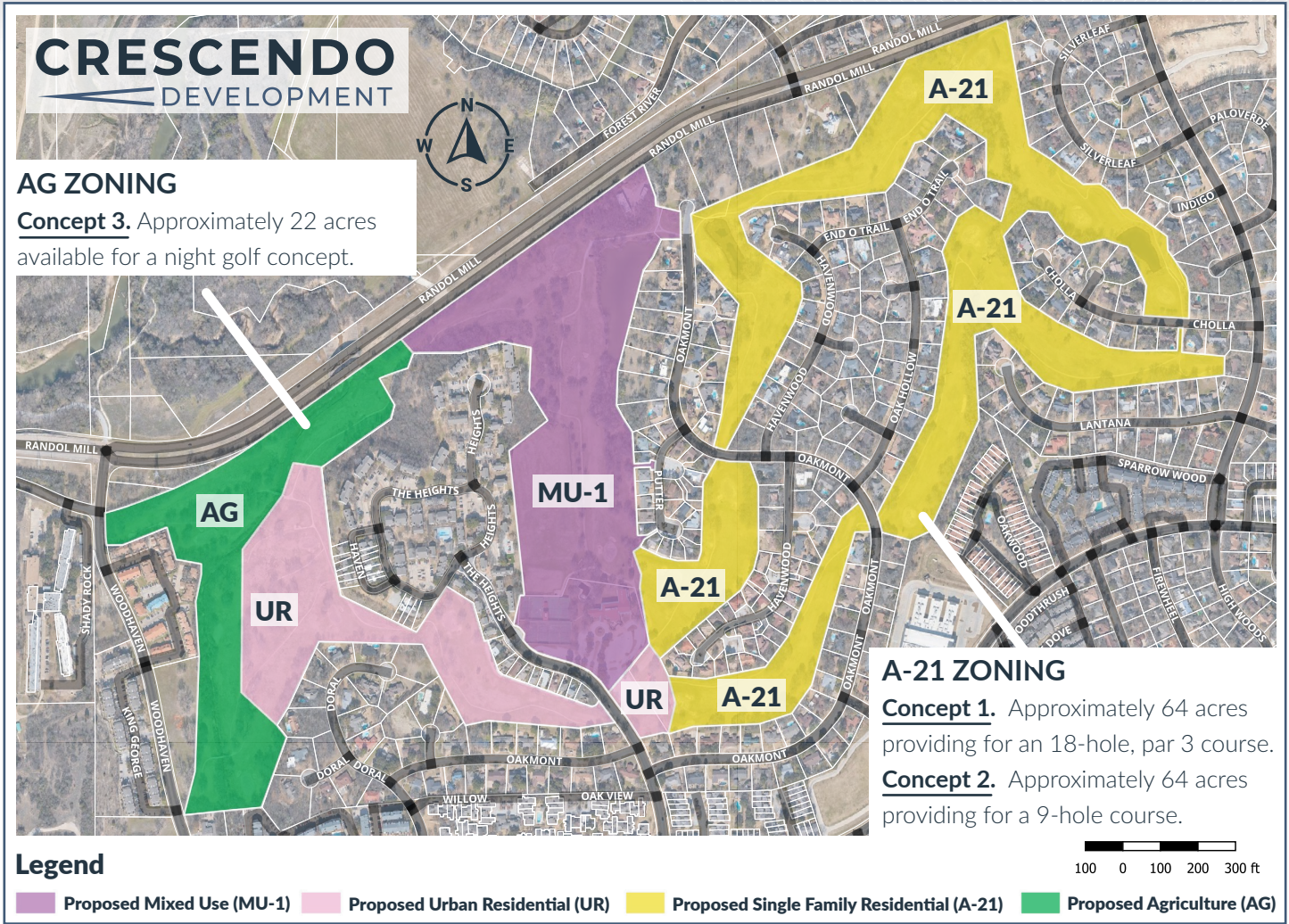


Mowing begins now!



Here is the information to know:

See page 2 to view a map showing where land is listed for sale.
Here is the link to the document: [Golf Offering Memorandum](#)



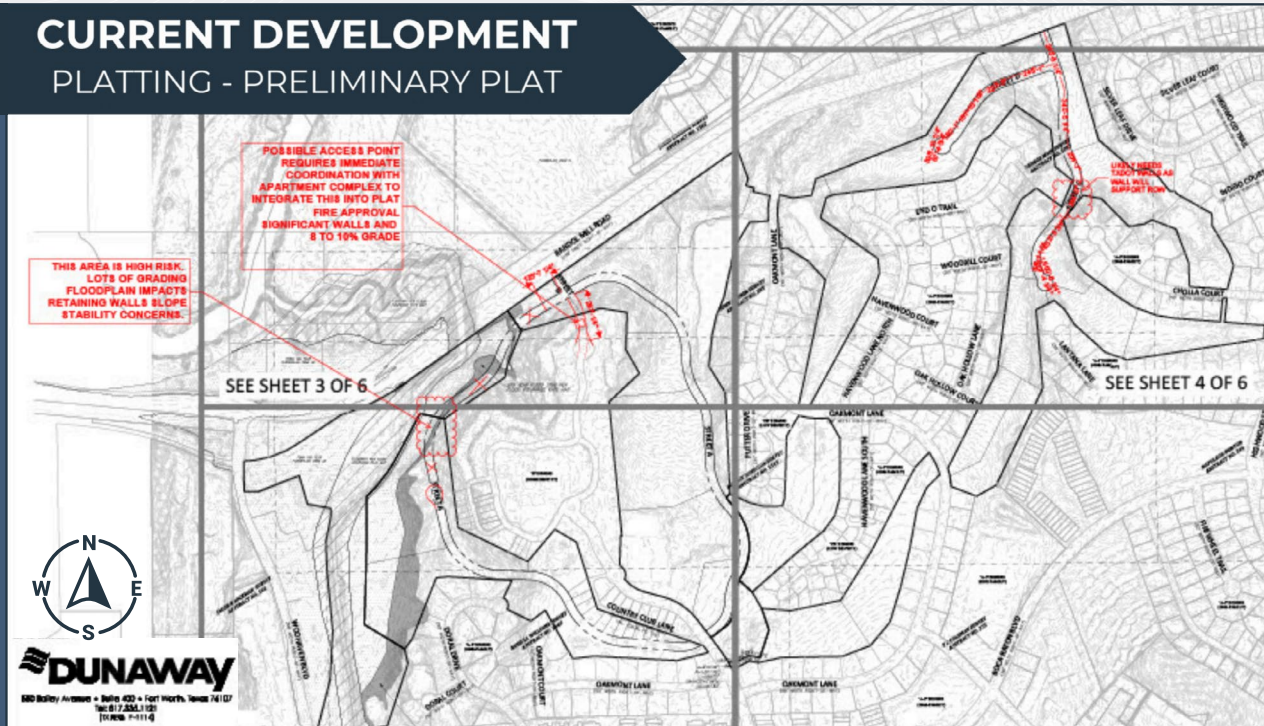
Platting Assures Development Is Consistent with ALL City Requirements.

Expected to be complete by early summer, the platting process requires that the property be divided into parcels that align with the anticipated sizes of buildings, green space and roadways. Platting all property at the same time will streamline the process and ensure it matches the community’s vision for Woodhaven’s future,” Northern said.

The City Plan Commission (CPC), a citizens board appointed by the City Council, will hold a public hearing for those who are interested in providing comments. The CPC will vote to recommend approval or denial; the city council will then decide to move forward or not.

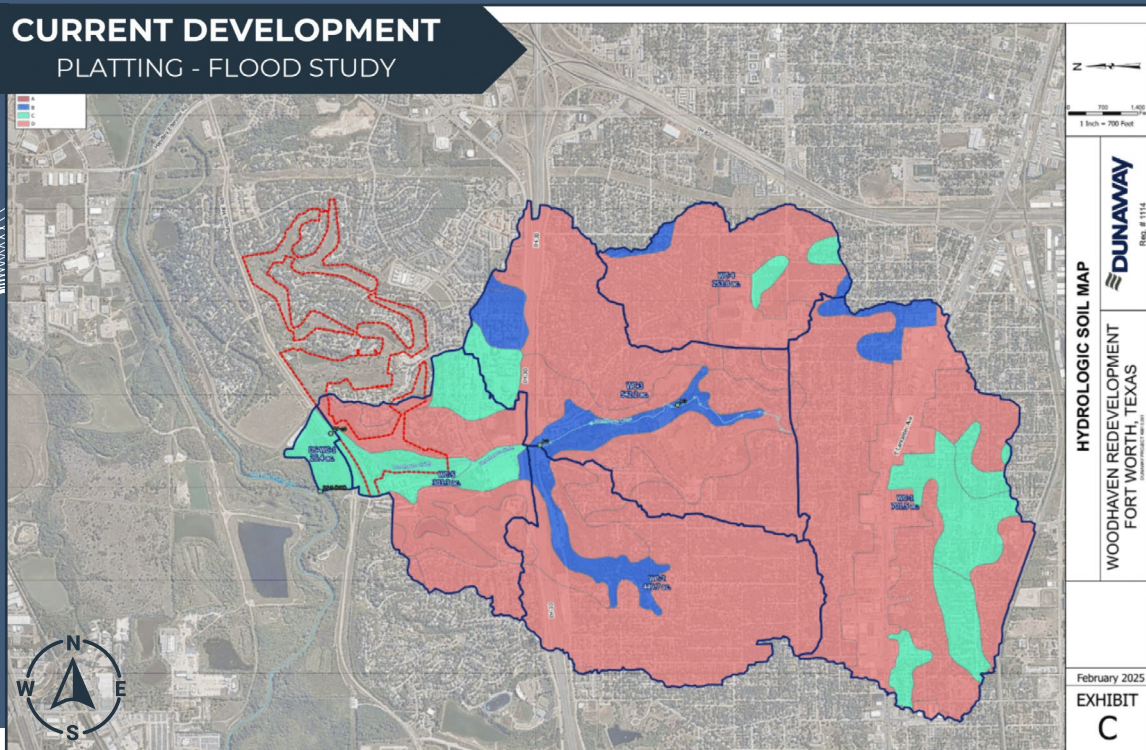


CURRENT DEVELOPMENT PLATTING - PRELIMINARY PLAT



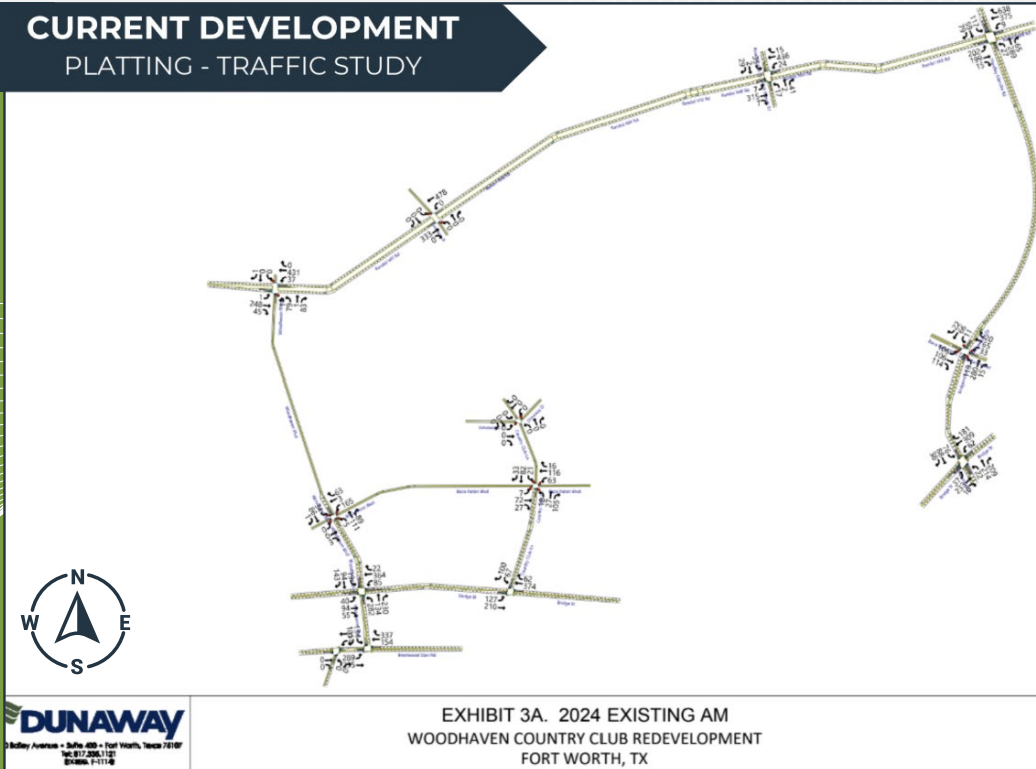
Proposed parcel boundary lines that will then be marketed and sold to vertical developers

CURRENT DEVELOPMENT PLATTING - FLOOD STUDY



Examines water flows within the water table and informs developers about water detention and retention needs to combat flooding

CURRENT DEVELOPMENT PLATTING - TRAFFIC STUDY



Examines existing and anticipated traffic flows to ensure smooth travel experiences



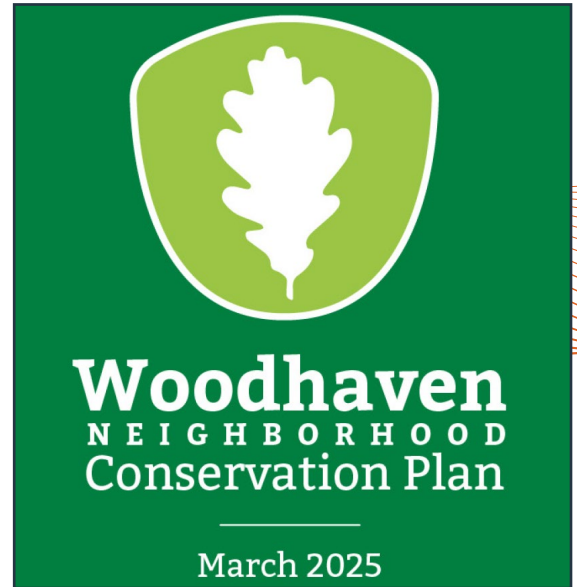
Examines existing water intake locations for storm water to access the city's drainage/sewer system

The Woodhaven Neighborhood Conservation Plan and Crescendo Development Are Aligned on a Positive Path Forward

The Woodhaven Neighborhood Conservation Plan has created a unified vision for the aging neighborhood and identifies shared priorities for the future of its community. The year-long study has been funded by the Woodhaven Tax Increment Financing District (TIF #13). Fort Worth City Council is expected to approve the plan soon. It is available for review on the [Woodhaven Neighborhood Conservation Plan website](#).

The Conservation Plan was informed by extensive research and robust community engagement, including three community-wide meetings. Project planners worked hand-in-hand with the Woodhaven Neighborhood Association, Woodhaven Community Development, Inc. and other interested property owners.

The twenty-five projects are scoped in the report with indications of which could receive TIF dollars. "This plan is a roadmap for future development and beautification projects in Woodhaven, making the neighborhood a more vibrant place to live, work, and visit. Revitalization in Woodhaven spurred by this plan will buoy the entire Eastside, bringing more visibility and improving public perception," said Mayor Pro Tem Gyna Bivens and chair of the TIF Board of Directors.



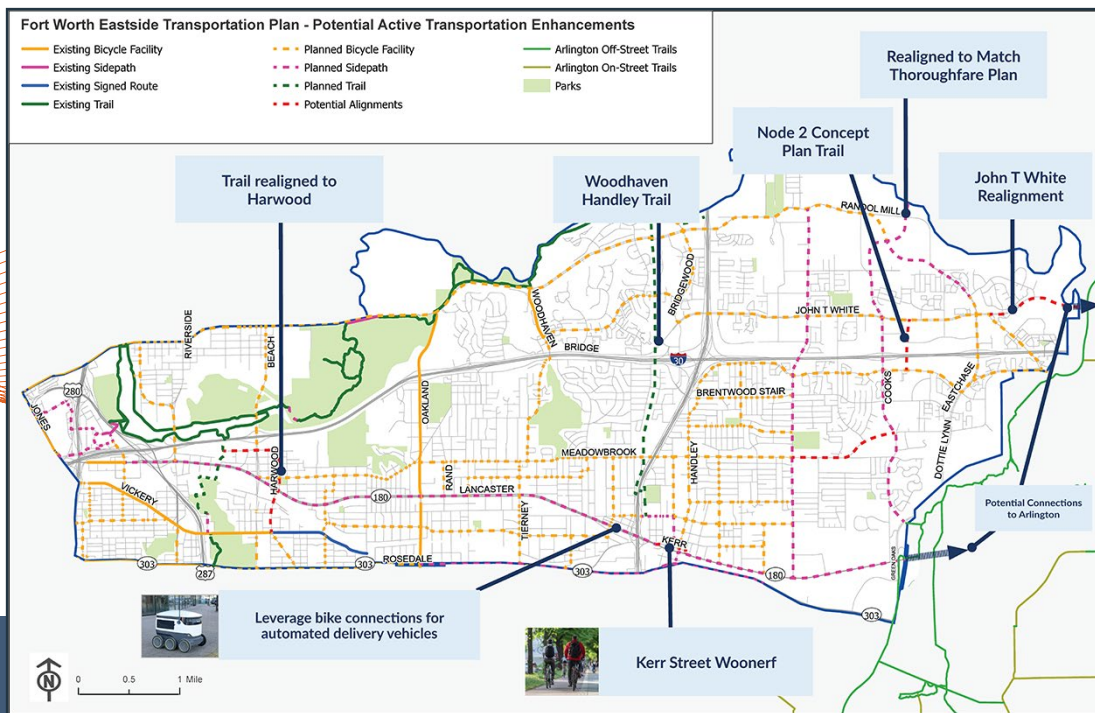
Community members at the Woodhaven Neighborhood Conservation Plan event in October.

City of Fort Worth and Crescendo Development Share the Vision.

In addition to roadway enhancements proposed by Crescendo Development and the Woodhaven Neighborhood Conservation Plan, the Eastside Transportation Plan recommends multiple roadway improvements in Woodhaven and across the Eastside.

A major “active” transportation proposal is adding bike lanes on Randol Mill Blvd. and Boca Raton Blvd. to make it safer for children and adults to get around. A trail is proposed within the existing Oncon electrical easement.

The Eastside Transportation Plan proposes extending Woodhaven Blvd. about 1.5 miles north to Minnis Dr., providing a new road connection across the Trinity River and convenient access to SH 121.



Always Feel Comfortable Reaching Out!

Over the next few months, we'll be working behind the scenes lining up developers and moving forward with big plans for Woodhaven. Though there will be fewer public events, we encourage you to contact us at any time to talk about Woodhaven.

You can reach me at info@CrescendoDevelopment.com or by calling (682) 297-1044. I look forward to chatting with you.



-Will Northern, Owner and Founder, Crescendo Development