



Dear Members of the Zoning Board and City Council,

I am writing on behalf of Riverbend Estates HOA, where I serve as President, and as a resident of the Riverbend Estates community for over 17 years. I urge your support for the approval of Woodhaven's rezoning case (ZC-24-147) by Crescendo.

For years, the Woodhaven neighborhood and its golf course have struggled, with the golf course/community center facing bankruptcy multiple times. A major factor in this decline has been poor management and the presence of poorly maintained apartment complexes surrounding the area. This has contributed to rising crime rates, stagnant home values, and a diminished appeal for families seeking a safe and vibrant community.

However, this does not have to remain the reality. After attending several of Crescendo's presentations, I believe their revitalization strategy is both reasonable and achievable. The redevelopment of the golf course and community center, along with the addition of new housing and retail space, will be a major advantage for the East Side of Fort Worth. This investment will furnish essential amenities, catalyze the revitalization of the surrounding area, enhance property values, and attract families to return to the neighborhood.

Additionally, Crescendo is committed to preserving the parkland and surrounding trails—an invaluable asset to the community. A focus on green space, and the return of the community center/golf course will enhance the appeal of East Fort Worth, making it a competitive alternative to other desirable neighborhoods. Over the next few years, these improvements will yield substantial gains in property values, benefiting the entire city.

In closing, we, as residents, are fortunate to have Crescendo taking the investment risk and leading the way toward a brighter future—one that enhances the quality of life for current Woodhaven/Riverbend residents and makes East Fort Worth a destination others will genuinely enjoy visiting.

It is for these reasons; I encourage a **Yes** vote on Woodhaven's rezoning case **ZC-24-147**.

Thank you for your time and consideration.

Sincerely,
Wendy Martin

President, Riverbend HOA
Riverbend Estates Resident