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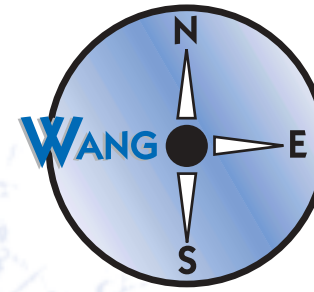
*May 5th, 2003, 7:00 pm*

*Howson Branch Library*

**EXECUTIVE COMMITTEE MEETING**

*Please Check Mailing Label for Renewal Date*

**West Austin Neighborhood Group**  
P.O. Box 5722  
Austin, Texas 78763-5722



West Austin Neighborhood Group

Organized 1973

*"To preserve our neighborhood and protect it from deterioration."*

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**NEWSLETTER**

Hal Katz  
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Linda Dickens  
Assistant Editor

Background Photo of Lime Kiln #PICA24140,  
Austin History Center, Austin Public Library

# THE NEIGHBOR

P.O. Box 5722 • Austin, Texas 78763-5722

April, 2003

**President's Message  
April 2003**

Greets all:

Here we are, enjoying another happy and glorious Spring in Austin, so it's time for our semi-annual report on "wassup" with the neighborhood. In keeping with the Spring theme, this message will attempt to briefly describe the flowers (good news) and weeds (bad news) in our garden (neighborhood). Also, please mark your calendars now for the big neighborhood flower show (WANG's Annual Social), which is scheduled for September 20, 2003 (the location is yet to be determined).

**Seeds of Membership**

Before tip-toeing through the tulips, let me ask your help with spreading some membership seeds among our neighbors. As you know, WANG is currently engaged in a membership drive, so this message is my attempt to "fertilize" our ranks. While WANG is one of the strongest and most vital neighborhood associations in Austin, we have a lot of work to do to protect our neighborhood, and we need your help to preserve and protect the part of town. We could make significant headway with our membership drive if each recipient of this newsletter would invite their two immediately adjacent neighbors to join WANG. Please take a moment this next week to go next door with a copy of our membership application (two copies of the application should be included in this newsletter), and invite your neighbors to join WANG. If you have the email address for a potential member, send them a link to our membership application ([www.deepeddy.com/wang/application.html](http://www.deepeddy.com/wang/application.html)). So, sow some seeds!

**Springtime Flowers**

Here is a quick listing of some "good news" flowers that have popped up recently in our neighborhood:

Dill School to Become Girls' School: It sounds as if the Girls' School of Austin is purchasing the Dill School property for use as a private primary school for girls. We are cer-

tainly excited by this development, and look forward to seeing the Girl's School of Austin blossom in our neighborhood.

Seattle's Best at the Tarrytown Shopping Center: While the old "CC's Coffee Shop" flower in the Tarrytown Shopping Center has wilted, a new "Seattle's Best Coffee" shop bud is blooming, and is scheduled to open on May 5 in CC's former space. Indeed, Seattle's Best is distributing free coffee during select hours until the store officially opens. Many in the neighborhood have expressed the desire to keep a communal living room here, so this should be welcome news. Of course, it remains to be seen how this plays out in view of Starbuck's announced purchase of Seattle Coffee Co.

Windsor Fire Station No. 10 – Our Fire Flower Flourishes: Due to budget pressures, the Austin Fire Department has proposed closing or downsizing some of the fire stations around town in hopes of staffing new fire stations with existing personnel. As detailed in this month's minutes, our fire station on Windsor Road (Fire Station 10) will not be closed or have its staff reduced. While the station in Clarksville will be downsized, AFD does not expect this to affect the direct coverage for our neighborhood.

Austin State School Closure/Development: At least for now, it appears that proposal to sell all or part of the Austin State School (on 38th Street between Exposition and MoPac) is off the table, so the budgetary weed wackers at the state legislature haven't killed the "state school" flower yet. While we understand that the General Land Office is supporting the proposed sale, the state legislators have not made a final decision – yet. For additional details, see the Chronicle's article at [www.austinchronicle.com/issues/dispatch/2003-04-04/pols\\_feature8.html](http://www.austinchronicle.com/issues/dispatch/2003-04-04/pols_feature8.html). In addition to the potential adverse impact on our neighborhood of commercial development of this property and the possibility of losing the soccer fields used by the girl's soccer league, there are serious concerns about losing a mental health facility that serves many local residents. Please convey any concerns you have to the Appropriation's Committee and/or the General Land Office. See our web site ([www.deepeddy.com/wang](http://www.deepeddy.com/wang)) for contact

*continued, next page*

**Be sure to visit our website at <http://www.deepeddy.com/wang/>!**

continued from cover

information for the House Appropriations Committee.

Deep Eddy Bathhouse Report: Friends of Deep Eddy are working hard to renovate the historic bathhouse at Deep Eddy pool. Funds have been raised to prepare architectural plans, but more work is required. For further information, go to www.deepeddy.org.

OWAHD National Register Nomination Status: The Old West Austin Historic District has applied with the Texas Historical Commission for registration on the National Register as an Historic District. For current information, see www.owahd.org.

### We Got Weeds, Too

Of course, every garden has weeds, and our garden is no exception. The dreaded "Super Duplex" weed is discussed herein by Gwen Jewiss, and is the subject of the City Council's moratorium on high residency duplexes that was passed on February 27, 2003. There are other weed seeds that threaten the beauty of our neighborhood, including the possible sale and/or commercialization of the Austin State School property, the Municipal Golf Course or the Camp Mabry grounds. In addition, there are the negative effects of any MoPac expansion, including the possibility of razed homes, increased noise or excessive cut-through traffic during construction. Development pressures along the Exposition corridor also threaten our quiet little part of town. Perhaps the most common "garden variety" weed we have is from the remodeling and new construction in our neighborhood, which reduces pervious cover, removes trees and reduces what stock of affordable housing we have.

To counter and/or ameliorate these threats, WANG is pursuing historic designation protection for at least part of our neighborhood. We are also considering pursuing the neighborhood planning protections provided by the city. In addition, we are monitoring a variety of legislative zoning law proposals that could adversely affect our neighborhood. Of course, all of this is in addition to the organization's work in addressing zoning variance requests.

But please don't assume that WANG is opposed to any and all change. Though it may come as a surprise to many, variance requests are granted in our neighborhood. With the many variance requests that are considered, WANG struggles mightily to decide what qualifies as acceptable or appropriate change for our neighborhood, and what is not. To that end, we have adopted and published a set of Zoning Guidelines

continued on pg 3

For Variance Requests (set forth below) that assist WANG in determining our stance toward variances brought before the City Board of Adjustment.

### Zoning Guidelines for Variance Requests

Barring extenuating circumstances, WANG's Executive Board adheres to the following position statement:

*WANG requests that neighbors seeking variance requests provide copies of all city documentation to the WANG Executive Committee at a regularly scheduled Executive Committee Meeting prior to their hearing by the Board of Adjustment. We have no choice but to oppose variance requests for which we have no details or documentation.*

*WANG will oppose any variance requests seeking to increase the impervious cover limits.*

*WANG will oppose fence height variance requests.*

*WANG will support neighbors in their opposition to variance requests by proximate neighbors.*

*WANG will oppose variance requests in the case of egregious violations of city codes (e.g. knowingly building the incursion then applying for the variance).*

*In instances in which we do not receive sufficient notification of variance requests, WANG requests that neighbors agree to postpone their hearing pending review of their request by the WANG Executive Committee at our regularly scheduled monthly meeting. If agreement to postpone is not granted, WANG would be forced to oppose the variance request.*

These guidelines are not intended to list all possible variance scenarios that can arise. However, they do address areas of primary concern for our neighborhood, and we want to be sure that you are aware of these guidelines in case you are considering developing your property. For further information about WANG and your rights and responsibilities as a property owner, please see our recent newsletter (www.deepeddy.com/wang/newsletter/Mar\_2003\_%20Newsletter.pdf).

As always, please feel free to contact me on matters of neighborhood concern.

**Michael Rocco Cannatti**  
338-9100  
mike@hamiltonterre.com

### WANG Executive Committee Meeting Minutes April 7, 2003

**Attending Board Members:** Michael Cannatti, Joyce Basciano, Joe Bennett, Erik Cary, Gwen Jewiss, Hal Katz, Kenneth Pfluger, Michael Falk, Susan Pascoe, Selina Serna, and Blake Tollett.

**Guests:** Dr. George Edwards, Ron Magnuson, Asst. Chief Paul Maldenado, David Sullivan, Tom Ellison, Frank Netherton, Richard Glasheen, Penny Martin, and several other neighbors were in attendance.

**Austin Fire Department:** Assistant Chief Paul Maldenado with the City of Austin Fire Department ("AFD") was in attendance to discuss recent changes/restructuring of fire service. Chief Maldenado explained that the City Manager has asked all City departments to reduce costs without cutting services while at the same time trying not to lay off employees. They expect to propose what has been called the "Quint/Squad Plan." Under the Quint portion of the plan, some fire stations will reduce down from two units to a single "apparatus." Thus, two fire person units (10 persons total) will be reduced to a single six-person apparatus. This would result in a four employee reduction at the planned fire station. With the Squad portion, five firefighters with one unit would be reduced to a Squad, or two firefighters with one unit.

Chief Maldenado explained that reductions are not planned for any of the WANG firestations, although the Clarksville station may be affected. With these reductions, AFD believes that they will not have to hire additional personnel to staff new firestations that are presently in the planning pipeline.

### Approval of Minutes

The minutes from the March 2003 meeting were approved.

### Committee Reports

**Infrastructure**  
CC's Coffee – Hal Katz reports that CC's Coffee will likely be closing its store in the Tarrytown Shopping Center. It is believed that Seattle's Best may take over the location.

MHMR – Hal also reported that the possible closing of the local facility is possibly off the table at this point.

**Zoning**  
3600 Bonnie Road – The owner, Mr. Tom Ellison, has requested a variance to decrease the minimum side street setback requirement from 15 feet (7 feet existing) to 5 feet in order to remodel and enlarge an existing single-family residence. The owner explained that

## Laguna Gloria Ritorna! Community Re-opening Celebration: September 5, 6, 7, 2002

The Austin Museum of Art at Laguna Gloria will re-open its doors for a community celebration on September 5, 6 and 7, 2003. Closed for three years, the historic Driscoll Villa and garden have undergone an extensive renewal and will once again be a vital site for experiencing art and nature. We invite the neighborhood to please come and see the grand results.

Ritorna Family Days will take place on Saturday and Sunday, September 6 and 7, from 1 to 5 pm. Admission for the Family Day activities is \$5 for adults and for children over 12; and \$3 for Museum Members. Children under 12 will be admitted free.

Family Day activities will include music, a children's art exhibition [called Salon des Enfants], a scavenger hunt for Driscoll Villa architectural features [participants will be eligible for a drawing for Art School scholarships valued at \$100 each], family creative participation on a giant mural of the Villa, art demonstrations by Art School

faculty, and displays of works by ceramics faculty and students. In addition, unusual floral arrangements by designers and plant firms will be on display, family photographs will be made at The Temple of Love, the popular Museum Store will have a booth, and docents will lead tours of the historic Villa and garden.

The museum is offering preview tours and docent training in the summer for perspective docents. Historic information about Clara Driscoll's house and gardens will be the main focus of tours.

Tours of the AMOA-Laguna Gloria Villa and historic garden can be scheduled by calling 512.495-9224 ext.313 or email mblack@amoa.org.

Beginning September 8, 2003, the Driscoll Villa will open to the public seven days a week from 1 to 5 pm. The Laguna Gloria grounds will be open Monday through Saturday from 9 am to 5 pm and Sunday from 1 to 5 pm.

### MEMBERSHIP DRIVE

Take care of your neighborhood! Please take forms to your friends and neighbors and ask them to join WANG. An active membership will be a strong voice that's heard when critical issues are debated.

- Yes, I want to join WANG.
- I want to renew my WANG membership.

I have enclosed:

- \$20 household membership
- \$10 student/senior membership

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**City kicks off Flood Awareness Week, May 17-23**

Come hail and high water, City officials urge Austin residents to be prepared! Austin and other areas of Central Texas have floods, lightning, thunderstorms and tornadoes. City officials are offering a unique opportunity Saturday, May 17, to learn why and how to be prepared for potential loss of property and life for such events. City officials will kick off Flood Awareness Week, May 17-23, with a preview of "Texas Flood," a short film depicting the history and hazards of flooding in Texas. The event is from 10 a.m. to noon at the Alamo Drafthouse, 2700 W. Anderson Lane. The public also will find out how to become a Disaster Ready Austin volunteer. Free popcorn and a Flood Safety CD will be available during the event. There will be educational exhibits and activities for all ages. For more information visit [www.cityofaustin.org/oem](http://www.cityofaustin.org/oem). Sponsors include the City of Austin's Office of Emergency Management/Disaster Ready Austin, Watershed Protection and Development Review Department, Water and Wastewater Utility, and Public Information Office as well as the Austin American-Statesman, the Alamo Drafthouse, Capital Metro and FloodSafety.com.

In 1981, the "Memorial Day flood" hit Austin and within hours, approximately 11 inches of rain caused more than \$3 million in damage. The Austin community lost 13 lives within two days. Regardless of where you live, there will always be the possibility of natural disasters and hazardous conditions. City officials want the public to remain aware of the natural disasters that have impacted the Austin community in the past and, more importantly, what can happen at any time in the future. Flood Awareness Week helps educate the public about taking preventive measures to avoid loss of property and life in a flood situation.

**Consider your risk of flooding: Get flood insurance**

In Austin everyone lives with the risk of flooding. Have you considered your

risk? The City of Austin experienced its last major flood Nov. 15, 2001. The flood killed five people and endangered many more lives. The fast moving water, debris and thick mud damaged hundreds of homes and businesses. However, the flood was not declared a federal disaster. Many homeowners impacted by the flood received little to no disaster assistance or insurance coverage. Homeowner policies do not cover flood damage. In Austin, you can insure your home with flood insurance through the National Flood Insurance Program. Only communities that agree to control the risk of flood damage are eligible for flood insurance. Because the City of Austin is serious about flood hazard reduction, the National Flood Insurance Program offers flood insurance to Austin residents at 10 percent below standard rates in most cases. The City of Austin is a National Flood Insurance Program Community. Protect yourself, your home, your family and your financial future. Call your insurance company or agent and ask for details about how you can buy flood insurance!

**Reasons to purchase flood insurance**

As of September 2002, Austinites had 5,006 flood insurance policies for a total of \$604,000,000 in coverage. Since October 2001, the National Flood Insurance Program paid more than \$7,183,700 for flood damage claims to area residents with flood insurance. Statistics prove that not just high-risk areas are flooded. On average 25 percent of flood insurance claims come from medium or low flood-risk areas. Consider these facts about flood insurance and your flood risk and get in touch with your insurance agent so that you don't become a statistic.

Flood insurance can be purchased whether the flood risk is high, medium or low. In fact, there is a low-cost policy for homes in low- to moderate-risk areas.

Renters as well as property owners can insure their belongings because coverage for home contents is separate.

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Flood insurance is far better protection than depending on federal disaster assistance, which is available only if the president declares a disaster. More than 90 percent of all flood events in the United States are not declared disasters by the president. If you have a flood insurance policy, you could be reimbursed for all your covered losses.

Federal disaster assistance is often a loan – repayable in full with interest. With a flood insurance policy, all you have to pay is the annual premium.

Flood insurance is easy to get. Coverage by the National Flood Insurance Program is available through your insurance agent – just a phone call away.

There is usually a 30-day waiting period before the coverage goes into effect. Plan ahead. Call today. For more information about flood insurance, call (512) 974-3399 or visit the Austin City Connection, [www.cityofaustin.org/watershed/flood.htm](http://www.cityofaustin.org/watershed/flood.htm).

Special Thanks to At Your Doorstep, Neighborhood News from the City of Austin.

his teenage children would like some additional space by placing a sunroom in the area of the existing deck. The proposal seeks an additional two feet toward the curb. The committee indicated that it would not oppose the requested variance, unless neighbor opposition arose.

2402 Lake Austin Blvd. (Chevron Station) – The applicant has requested a variance to decrease the minimum off-street parking space requirement from 11 off-street parking spaces to 7 off-street parking spaces in order to remodel and existing manual automotive washing bay to create an automatic automotive washing bay in a CR-Co, Community Commercial – Conditional Overlay zoning district. Mr. Andrew Guzman, representing the owner, explained that the owner wants to put in an automatic car wash, but that there are not enough on-site parking spaces. No vote was taken relative to this request.

3204 Meredith – The applicant, Frank Netherton, has requested a variance to decrease the minimum rear yard setback from 10 feet to 5 feet in order to demolish an existing accessory structure and erect a two-story accessory structure. The applicant has also requested a variance to decrease the minimum side yard setback with regard to the same building. Mr. Netherton explained that he is requesting the variance to take down an existing carport and put back in its place a two-story garage. There will be no substantial change in the existing foot print of the carport. The upstairs portion of the garage will not be finished. The committee proposed that no action be taken on this matter, unless neighbor opposition occurred.

2418 Scenic - The owner, through his agent, is requesting a variance from a 25 foot front set-back to a zero foot set back. Blake reports that this variance request, which was originally denied, is still up for reconsideration.

701 Norwalk and 2502 West 7th Street – Blake Tollett reports that a zoning change has been requested from SF3 zoning to NO, neighborhood office. Richard Glasheen and Penny Martin appeared on behalf of the neighborhood Montessori School which would like to purchase the property from the owner, Mr. Joe Draker, and place the school at the location. The Executive Committee voted 6 – 4 to oppose the requested zoning change.

Good Shepherd Church – Dr. George Edwards reports that the Windsor-Exposition Neighborhood Group ("WENG") continues to negotiate with the Good Shepherd Church and its architect.

Due to the overrun in time, all additional committee business will be deferred until next month's meeting.

**WENG Update: Episcopal Church of the Good Shepherd**

The Windsor-Exposition Neighborhood Group (WENG) still hopes to achieve a compromise agreement with the Episcopal Church of the Good Shepherd regarding the church's controversial expansion plan. Meanwhile—without neighborhood support—the church has filed for zoning change and closure/vacation of Moffet Street. This latest turn of events came as a total surprise to the neighbors. Good Shepherd announced to the press that it had reached an agreement with the neighbors even before it had presented the latest revision of the plan to the neighbors.

Representatives of the church and the neighbors started negotiating last October to try to reach an agreement. Both sides have expressed the desire to reach a compromise, if possible. The church, which has acquired five homes west of Moffet over the last ten years, has grown beyond the capacity of the existing campus and intends to use this property to nearly double the square footage of church facilities. The neighbors have expressed concerns regarding inadequate parking, traffic congestion, degradation of the residential character of the neighborhood, the potential for further property acquisition in the neighborhood, and increased impervious cover which may exacerbate flooding.

Good Shepherd has made several modifications to the original plan announced last summer in response to neighborhood concerns. They include the following: (1) lowering the proposed education building from three stories to two, (2) adding an underground parking area for some 40 cars, (3) moving the drop-off/pick-up area for the day school to the underground parking area, and (4) moving the site for the proposed second fellowship hall away from the neighbors and reducing its size by 10%. The neighbors feel that these changes have been positive, and the church has acknowledged that the plan is better as a result of these negotiated changes.

Nonetheless, the church has filed to obtain zoning change and street closure/vacation from the city even as negotiations continued. It needs the zoning change from single family (SF-3) to light office (LO) to allow the 67% impervious cover planned for the eastern part of the property, which is urban watershed. The

church plans to close and vacate Moffet Street to integrate its campus and create a private internal drive.

WENG, the neighborhood group, is unconditionally opposed to re-zoning to LO. WENG can support a zoning variance to allow for increased impervious cover only if there is a legally-binding, mutual agreement between the church and the neighbors. Similarly, WENG cannot support closing Moffet without a legally-binding, mutually acceptable agreement.

WENG believes that such an agreement can still be possible if the church accepts several critical points. Good Shepherd has previously indicated verbal agreement to most of the following:

- No further property acquisition—either directly or by donation—in the neighborhood by the church
- Demonstration that the plan will improve existing drainage problems on the church property and in the watershed downstream from the church despite the proposed increase to 67% impervious cover (increased impervious cover will not exacerbate existing flooding problems in the watershed downstream from the church)
- Limit use of fellowship hall after 10:00 pm and not allow its use for non-church related activities/groups
- Limit enrollment of day school to present 136 students
- Limit height of all buildings to no more than 35 feet
- Neighborhood-friendly, hooded lighting
- Vegetative buffer and fence between church and neighbors, 25% more than required by city with no subsequent development in the buffer area
- Parking shuttle for events with attendance greater than 200 persons
- Uniformed police officer to control illegal traffic flow at high-volume times during school drop-off/pick-up.

There is a hearing before the Zoning and Platting Commission currently scheduled for May 6 regarding the church's effort to re-zone from SF3 to LO.

## SUPERDUPLEXES

"SUPERDUPLEX". The name itself is enough to strike fear into the heart of any SF-3 homeowner. Thankfully, although already too late for some, the Planning Commission and City Council are both considering what the construction of these 'urban beach houses' is doing to center city neighborhoods. Those neighborhoods surrounding the University have been most noticeably affected, but it is a citywide issue. In general, this type of construction is allowed under SF-3 zoning, has six or more bedrooms, sits on a lot of 7,000 SF or more, and is required to have one parking space for each bedroom. If you are not familiar with this topic, please attend a monthly meeting of the Austin Neighborhoods Coalition, or read up in the local papers, and on the City of Austin's own web site, in the Watershed Protection and Development Review Department, specifically, at <http://www.ci.austin.tx.us/development/codeamend.htm>. To allow for dialogue, and as an opportunity to holistically consider the issue, the City has enacted a temporary moratorium on 'superduplexes'. The moratorium, in effect since February 27, 2003, will expire on May 29, 2003.

What does this have to do with West Austin you ask? More than you probably realize. City Staff, at the request of the Codes and Ordinances Committee, are exploring revamping the requirements for 'two-unit' residential uses. These types of uses include duplexes, two-family, and secondary apartment construction. It is these three types of 'two-unit' construction that most often occur in West Austin. In the past few years, as the value of land in this area has increased, so have the number of demolitions of single family houses, replaced by these various types of 'two-unit' residential uses. At present, there is no variance or zoning change required to replace a SF-3 zoned, single-family home with 'two-unit' construction. To some, this is part of the natural evolution of a city. To others, it is the bane of "Smart Growth". Either way, the decisions made over the

upcoming weeks may affect the value of your property, as well as, look of, and traffic in, your immediate neighborhood.

Earlier this year, an online survey was conducted to better understand citizens' acceptance for various types of higher density residential construction. To see the results, visit the web site noted above. This spring, the Planning Commission has heard testimonials regarding traffic, noise, excessive impervious cover, parking, and a number of other impacts of superduplex construction. It was in part, this testimony that led to the temporary moratorium. A Commission member recently told the WANG Executive Board that West Austin was noticeably absent from those expressing concern about changes their neighborhood. The message was – speak now, or hold your peace.

On the City's web site, you may review the changes being considered. A number of points addressed in the proposed Ordinance are common occurrences in our neighborhood – the loss of yard area to impervious cover, compatibility in size and massing with fifty-year-old homes, and the ever-increasing loss of our urban tree canopy. The current Land Development Code (LDC) allows for 45% impervious cover on SF-3 lots. This means that almost one-half of the property may be covered by a combination of building and paved surfaces. In a new development, this would be no problem. However, as West Austin was developed long before the LDC came into being, the storm sewers are not sized to accommodate the run-off created by widespread development taking full advantage of that limit. Approximately one year ago, representatives from Water and Wastewater visited with WANG. At that time, November 2001 flooding was fresh in everyone's mind. WANG inquired as to the possibility of the City's upgrading West Austin storm sewers to meet the demands of existing as well as, future development. The cost was deemed prohibitive and the probable loss of mature trees unacceptable. Oak wilt, utility tree trimming and

new development are also threats to mature trees. There are City safeguards for protecting trees during demolition and construction work, but budget cuts have taken their toll on staff, and it is often the vigilant neighbor doing the shepherding. Although trees may appear to have had some protective measures taken, it may take some time to see the results of weighty construction materials compressing the root system, and construction occurring well within the drip line. The older homes in the area, often benefit from the cooling shade of mature trees surrounding them. New and substantially larger development often demands the removal of as many trees as possible to maximize the built environment.

What is really at issue in many neighbors' hearts is the change in character of the neighborhood. Descendants of the Pease family, originally from Connecticut, developed the part of West Austin I live in, Tarrytown. The streets are named after towns in Connecticut, and the modest, yet varying styles of the homes is reminiscent of many older neighborhoods there. Parents can watch as children run through yards from one house to another, and residents of all ages walk or bike to neighborhood businesses, the library, and church. Walled enclaves of multi-building compounds do not blend easily into this picture. Act now, while the Codes and Ordinances Committee is still assembling their recommendations. Katie Larsen, TPSD is the COA Staff lead for this committee, and may be contacted at [Katie.Larsen@ci.austin.tx.us](mailto:Katie.Larsen@ci.austin.tx.us). Speak up, not to halt development altogether – that is not the goal, but to give voice to reasonable growth. The center of Austin must densify. We have many opportunities for mixed-use development. One such option might be apartments over retail. That would encourage development along existing bus routes. As mentioned in the President's Message, there may soon be many opportunities for development in and around this area. Participate in the process.

# Join WANG

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### MEMBERSHIP DRIVE

Take care of your neighborhood! Please take forms to your friends and neighbors and ask them to join WANG. An active membership will be a strong voice that's heard when critical issues are debated.

Yes, I want to join WANG.  
 I want to renew my WANG membership.

I have enclosed:  
 \$20 household membership  
 \$10 student/senior membership

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