

HUDSON MANOR

NEIGHBORHOOD ASSOCIATION

JUNE 2011 NEWSLETTER

Visit our Web site: www.hudsonmanor.org

Happy Father's Day

DESIGN CHARETTE FOR GRACIE'S THRIFT STORE REDEVELOPMENT AT THE KNIGHTS OF PYTHIAS HALL 1606 E. APACHE BLVD. MONDAY, JUNE 20 7 P.M. - 9 P.M.

Grace Community Church, owner of Gracie's Thrift Store on the north side of Apache at Una/Butte (Elm St.) received a housing grant to redevelop their 2 acre property. In addition to building a larger thrift store, they want to build 75, Section 42, subsidized apartments. This amount of density on this site would create a 5 or 6 story building. As a comparison, the Grigio Metro apartments on McClintock and Apache are 5 stories.

The developer for Gracie's Thrift store, **Brian Swanton** of Gorman & Company, Inc., wants to have a design charette before he submits plans to the city to hear what neighbors want to see in the new building.

What are you thoughts or questions on building height, density, building materials, amenities. This is your chance to let him know what you would like since you have to live with it. Don't worry if you have to arrive late, it is an open house format, Brian is there to listen.

Our neighbors to the north, the Borden Homes/ University Heights neighborhood will also be there.

Remember that our Neighborhood Association is not a homeowner's association, just interested and involved renters and owners, who care about making Hudson Manor the best it can be.

WHY YOU SHOULD CARE ABOUT GRACIE

That commercial property backs up to a single family neighborhood just like ours, except they have already gotten historic status with the city, we are still slowly working on that.

Because of that Gracie's property is zoned to a maximum of 25 units per acre and 42 ft. in height. Gracie's wants to get a variance to that maximum so they can fit 25 more apartments (3 acres worth) and drastically increase the height to 72 ft. If they were next to a light rail station it would be different but they are not.

With this increase in density will be more congestion, possibly more cut through traffic into our neighborhood and definitely more people using Hudson Park.

What is troubling to your Association chair is that Gracie's went ahead and applied for this housing grant with this grand plan without even checking the zoning guidelines or asking either of the neighborhoods what they thought.

If the city decides to approve this project at the higher density it will set a precedent that zoning laws don't matter and you can build whatever you want, wherever you want on Apache Blvd.

This is just the first of many meetings on this matter but it is important to let the developer and the city's redevelopment department know early on where you stand.

ICE CREAM SOCIAL WAS COOL

It was a fine May Sunday afternoon to have some ice cream. Many neighbors stopped by and what was really nice was a lot of new neighbors came by to introduce themselves. Guests included The **Faithful City Church volunteers** who clean up our park on the first Saturday every month and Tempe city council member **Corey Woods** also stopped by to chat with neighbors and enjoy a fudgesicle. Thanks to **Liquor Express** for donating the water and ice.

GRAFFITI ON THE RISE

Our neighborhood and the commercial property along Apache has seen an increase in graffiti these past few months. If you see new graffiti call the **Graffiti Hotline at 480-350-8384 and leave a message**. After calling the hotline call our beat police to let them know about the property defacing so they are aware of what is going on.

Our Beat 15 Sgt. is **Carlos Benavidez, 480-858-6059** or e-mail: carlos_benavidez@tempe.gov.

REPORT ANY SUSPICIOUS ACTIVITY

Sadly we had a robbery on Memorial Day on Williams St. Be vigilant. If something doesn't seem right call the **police non-emergency number 480-350-8311**.

KEEP GROWTH TRIMMED BACK

Even though the temperatures are rising many people still walk in the mornings and evenings. Please do an inspection of your property and walk along the sidewalk in front of your house (side of the house too if you have a corner lot).

Are your tree branches hanging too low? Are your hedge bushes or oleanders growing too far out? Is the grass along the edges growing too tall? Please trim them back so people can safely walk by without ducking, or getting scratched or walking in the street.

If you are elderly or disabled please contact **Phil Amorosi at 480-968-5530** or e-mail: philamo@cox.net and we will get someone to help you.

Your alleys also need to be maintained so the trash trucks can get through. This is your responsibility renter or owner. Thanks for your cooperation.

2011 NEIGHBORHOOD DUES

Where does the time go? The year is half over but we are still asking neighbors to **contribute \$12** (or more!) to the Hudson Manor Neighborhood Association. The dues is voluntary but does help defray costs of Association expenses. If you like keeping informed throughout the year please give. Please make checks out to our treasurer: **Janet Demars at 1508 E. Cedar St.**

DO YOU HAVE NEWS YOU WANT TO SHARE?

Contact **Phil Amorosi at 480-968-5530** or e-mail: philamo@cox.net.

DON'T FORGET HISTORIC PRESERVATION

It has been a year. We now have collected only 40% of the waivers from Hudson's home owners. We need to get that number up to at least 65%. If you haven't picked up your waiver form yet to help the neighborhood become officially Historic please contact **Phil Amorosi at 480-968-5530 or philamo@cox.net**.

REMEMBER RAMADAS ARE RESERVABLE

If you want to have a big celebration in Hudson Park the best way to guarantee you will have a ramada is to reserve it ahead of time.

Rental fee is \$25 for Tempe residents. It is good for the entire day. Reservations can be made up to 11 months in advance.

Call **Parks & Recreation Department at 480-350-5200** or go to www.tempe.gov/parks/nhparks.htm.

INTERESTED IN A COMMUNITY GARDEN?

Your Chair went to the ribbon cutting ceremony of the Escalante Neighborhood's new Community Garden. It is a beautiful and impressive undertaking, there are even raised garden beds that are ADA accessible. They are growing fruit, vegetables and herbs. The garden is located just north of the Escalante Community Center (2150 E. Orange St. N. of Apache, W. of Price).

If you are interested in the production of high quality organic fruits and vegetables, horticultural education and eating healthy you might want to check this out. If you volunteer at least 2 hours a week you can get a share of the bounty. Membership is free.

To find out more or ask to take a tour call Tempe Community Action Agency's **Alyssa Brooke-Gay at 480-350-5830** or **Master Gardener Dave Tally at 480-350-5896**. They are open from 7 a.m. - noon on weekdays and the 2nd and 4th Saturdays of the month.

JOIN THE HMNA E-MAIL TREE

Get the latest information and participate in decisions that don't make it in the newsletter when you sign up to be on the neighborhood e-mail tree. E-mail: **Phil Amorosi at: philamo@cox.net**.

HUDSON MANOR ON FACEBOOK



Follow Hudson Manor on Facebook. Type in Hudson Manor Tempe and become a friend. Special thanks go to our Web master **Linda Martin**.

SUPPORT OUR GAIN NIGHT SPONSORS

- **Inner Yoga Vision** (725 E. Guadalupe, 480-839-1006)
- **Liquor Express** (Apache and Elm)
- **Jaime's Pizza** (2107 S. Rural, 480-927-1234)
- **Target**