

HUDSON MANOR

NEIGHBORHOOD ASSOCIATION

MARCH 2012 NEWSLETTER

Visit our Web site: www.hudsonmanor.org

Spring is Back!

GRACIE'S VILLAGE AT THE DEVELOPMENT REVIEW COMMISSION TUESDAY, MARCH 27 6 p.m. Tempe City Hall (31 E. 5th Street)

This is a citizen based commission that will review the plan and make recommendations to the city council. The Commission has the duty to carry out the provisions and intent of the General Plan and the Zoning and Development Code. We need to show up in person and let them know there is opposition to changing the zoning to suit this high density development. If you cannot make this meeting please write or email the Development Review Commission through the city **senior planner Kevin O'Melia**.

Phone: 480-350-8432 E-mail: kevin_o'melia@tempe.gov

Send any written letters to: City of Tempe, Planning Division c/o Kevin O'Melia 31 E. 5th St., Tempe, AZ 85281

GRACIE VILLAGE - THE BIG PICTURE

The February 27 meeting that the developer had at the Four Points Hotel for the two neighborhoods was, shall we say, "spirited". There were many emotional outbursts. There were roughly 60 people in the audience with less than a handful in favor of the Grace-zilla project.

Grace Community Church elders were there and when asked why they were going along with the out-of-state developer Gorman & Company, Inc. instead of being a good neighbor they admitted they were broke and needed the revenue. So for them it really isn't about helping low income families, it's about the money.

When Brian Swanton from Gorman was asked why they were so unwilling to work within the existing zoning he started talking about obtuse "operational efficiencies".

Well the dog and pony shows are over. Now it goes before the Development Review Commission next week.

They are citizens picked by the mayor who will review it and tell the City Council if they recommend this be built.

The City Council does not have to follow their advice.

Some neighbors say what is the big deal between 50 and 65 units.

PLENTY! Those 65 units mean over 230 beds. Changing a 10,000 sq. ft store into a 92,000 sq. ft. building. Nine times larger. High density. It will set a precedent for more of the same or worse against our neighborhood.

To get this high density structure built they will have to have the City Council change the zoning, amend the City's general plan and Transit Overlay District (TOD) plan for the site. Not to mention that it goes against the original Apache Blvd. Redevelopment plan.

All these safeguards were put in to protect us from this sort of thing. That is why we need to let the Council know, in no uncertain terms, that it shouldn't change.

This is not a case of NIMBY (not in my back yard). A new building would be nice. We will respect their private property right to build but they need to respect the current medium density zoning and build a maximum of 50 units.

Please get involved, call, write, attend these important meetings. If you haven't signed the neighborhood petition call 480-968-5530 or email: philamo@cox.net. Get a sign for your yard. **Contact Gail/Gary Martelli at 480-894-1918 for a sign.**

University Heights neighborhood is having a potluck this Friday, March 23 at 6 p.m. It will be at the Knight's Hall at 1606 E. Apache. Our neighborhood is invited if you want to get more information.

Please bring a dish and/or a drink to share.

**Most Important Meetings with
City Council on Back.
Save for future reference.**

GRACIE'S VILLAGE AT THE TEMPE CITY COUNCIL MEETINGS FIRST HEARING - THURSDAY, APRIL 12 SECOND HEARING - THURSDAY, APRIL 26

7:30 p.m.

Tempe City Hall (31 E. 5th Street)

The buck stops here. Will the city council protect and preserve our neighborhoods and uphold medium density or will they change the zoning, General Plan, the Transit Overlay District (TOD) plan and set a precedent that will allow high density projects along the entire Apache Blvd. corridor? Be there to let them know you are concerned.

Go to the City of Tempe Web site to contact the council: www.tempe.gov/elected

Phone: (480)350-8110

Mail: P.O. Box 5002, Tempe, AZ 85280

A SAD PASSING - JAMES BROWN

Long time Hudson resident James Brown passed away on Wednesday, March 14 after a courageous battle with leukemia. James was one of those neighbors who was always willing to help.

Even if you didn't know him personally you knew his house on the 1600 block of Hudson because he always had the best Christmas decorations in all of Hudson Manor.

The Air Force vet took pride in the upkeep of his house and if you were lucky enough to get invited inside you got to see his beautiful collection of tropical birds.

Our condolences go out to his lovely wife Jayne.

2012 NEIGHBORHOOD DUES

With the start of the new year we are asking neighbors to **contribute \$12** (or more!) to the Hudson Manor Neighborhood Association. The dues is voluntary but does help defray costs. If you like being kept informed throughout the year please give by making checks out to our treasurer: **Janet Demars at 1508 E. Cedar St.**

JOIN THE NEIGHBORHOOD EMAIL 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.

DO YOU HAVE NEWS YOU WANT TO SHARE?

Send any stories to **Phil Amorosi** at: philamo@cox.net.

NEXT NEIGHBORHOOD MEETING

Mark your calendars. We will have a neighborhood meeting tentatively scheduled for **Monday, April 2. at 7 p.m. at the Knights of Pythias Hall, 1606 E. Apache Blvd.**

We need to discuss the skate park. The Association has been getting more complaints about graffiti and the garbage left behind by outsiders. We need to discuss ways to curb this or take the drastic step of having it removed. We will have the police there to discuss this issue.

Also we should talk about having a neighborhood **May Ice Cream Social** and the upcoming City Council meetings that will deal with Gracie's Village.

REPORT ANY SUSPICIOUS ACTIVITY OR PARTIES

There has been more party activity in the neighborhood. Don't stand for it, call the **police** non-emergency number **480-350-8311** and report it. Our area sergeant is **Carlos Benavidez** call **480-858-6059** or email: carlos_benavidez@tempe.gov.

REPORT GRAFFITI

The Graffiti Hotline is 480-350-8384.



Concerned neighbors at Feb. 27 meeting at Four Points Hotel.

Support our 2011 GAIN Night Sponsors:

Liquor Express - 1605 E. Apache Blvd.

Long Wongs - 1639 E. Apache Blvd.

Tempe Tavern - 1810 E. Apache Blvd.

Target Tempe Marketplace