

HUDSON MANOR

NEIGHBORHOOD ASSOCIATION

APRIL 2012 NEWSLETTER

Visit our Web site: www.hudsonmanor.org

Play Ball!



**MARK YOUR CALENDARS
HUDSON PARK
SUNDAY, MAY 20TH
1 PM - 4 PM NORTH RAMADA**

Stop by and enjoy FREE ice cream and refreshments.
You can add to the fun by bringing cookies, cakes or cupcakes to share.
See old friends and meet new neighbors before it gets really hot.

HUDSON HOUSE NOMINATED FOR TEMPE BEAUTIFICATION AWARD

The house at 1521 E. Hudson St. that was renovated by Newtown CDC is a finalist in the Residential Beautification Award category for updating but keeping the historic nature of the house.

The ceremony will be held at the Tempe History Museum (809 E. Southern). It begins at 8 a.m. A free continental breakfast will be available at 7:30. At 9:15 you can attend one of 3 neighborhood workshops. For all the details and to RSVP please go to www.tempe.gov/neighborhoods/workshop.htm or call Neighborhood Services at 480-350-8234, RSVP deadline is Wednesday, April 25.

More positive news, Newtown says they think they have a buyer for the house and are awaiting bank approval.

WARNING SIGNS GOING UP IN SKATE PARK

At the last meeting it was decided to give the skate boarders fair warning that if they don't start cleaning up their act we will have no choice but to remove the ramps. Our zone **Lieutenant Vince Boerbon** who attended the meeting supported the idea. Look for the signs soon. To view the sign you can also go to our web site.

MANDY IS MOVING

One of the nicest houses in Hudson has been put up for sale. The updated red brick house at 1526 E. Cedar is 1,300 sq. ft. (3 bed/2 bath) Tile throughout plus a 750 sq. ft. guesthouse (1 bed/bath and kitchen) a 200 sq. ft. barn with unfinished second story and pool. Asking \$265K. Contact **Mandy at 480-967-7028** for more information or if you know someone who is interested.

HMNA ELECTION RESULTS

By unanimous consent the 20 neighbors present at the last meeting voted to keep the current HMNA board. **Phil Amorosi**, chair. **Janet Demars**, treasurer and **Dan Mayer**, vice chair. *We thank you for supporting us!*

2012 NEIGHBORHOOD DUES

We are asking neighbors to **contribute \$12** (or more!) to the Hudson Manor Neighborhood Association. The dues is voluntary but we do have expenses. 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.** Our account is at Desert Schools CU.

REPORT ANY SUSPICIOUS ACTIVITY, PARTIES OR GRAFFITI

Loud parties/music or foul language is not acceptable in Hudson. 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.

The Graffiti Hotline is 480-350-8384. The police would also like you to report it to them so they can keep statistics. Currently they cannot cross reference the Graffiti Hotline information.

JOIN THE NEIGHBORHOOD EMAIL TREE

Get the latest information and participate in decisions that don't make it in the newsletter. 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.

VOTE FOR MAYOR/COUNCIL ON TUESDAY, MAY 15 - VOTE EARLY NOW!

**GRACIE'S VILLAGE AT THE
DEVELOPMENT REVIEW COMMISSION
NEW DATE TUESDAY, APRIL 24
6 p.m. (get there early 5:30 p.m.)
Tempe City Hall (31 E. 5th Street, lower level)**

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. 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 UPDATED AS OF 4/18/12

Editorial from HMNA Chair Phil Amorosi:

Here is the latest on the Gracie's Village development. Gorman, the developer, cancelled the initial meeting with the city's Development Review Commission (DRC) on March 27. After they cancelled they wanted to set up a meeting with myself and the chair of University Heights neighborhood, Chuck Buss. At this meeting Brian Swanton, Gorman's Arizona president declared they would drop down to 50 units instead of 65 and fall within the existing medium density for TOD. We were very happy and thought, finally this would be over. With 15 less units the building would have less people and would come down in height with no reduction of parking. Brian asked if I would send a letter of support to the AZ Dept. of Housing for the lower density since they would have to meet with them the following week to adjust their tax credits.

I sent the letter and he had a favorable meeting. Imagine my surprise when after the meeting I find out that he pulled a fast one and wanted the same exact size building (4 stories high) and high bed count but would get around the density issue by making larger apartments (4 bedrooms) so it would be just as large but have fewer front doors to meet the 50 units requirement.

In my decade of working with developers I never had one get around the statutes like that. City staff also said they had never heard of anyone doing that before either. It was a perfect loophole. I felt betrayed and let him know loud and clear that this wasn't acceptable to the neighborhood. The University Heights chair felt the same way.

Brian then suggested that we would never be happy and I should show him what I thought was acceptable. So I spent the weekend pouring over his plans and had a solution and other suggestions. I showed my idea to Chuck Buss first, he liked it so we set up another meeting with the developer.

My plan showed how you could easily fit 50 units inside a 3 story building; there was no need for a fourth floor or 4 bedroom apartments.

The meeting didn't go as well as expected because Brian threw in another caveat (that was never previously mentioned), he wanted the mix of 1, 2 and 3 bedroom units to be different percentages than what I showed.

As of this writing I haven't seen anything new. What hasn't changed is that he wants to present his 4 story, 4 bedroom apartment mix to the DRC on April 24 (see above box) but told me IF he can come closer to my 3 story solution he would update the plans. Since I have nothing concrete to go on I want to go on record opposing the 4 story, 4 bedroom apartment mix since this is really a high density project masquerading as medium density. Things may change between now and next Tuesday but I don't see how since it is so close.

If you want the latest information make sure I have your email. If you want to speak out for *or* against this project please make sure you attend the DRC meeting. If you can't make the meeting but want your voice heard send an email to Kevin O'Melia (see above box).

One final note as we left the meeting, Brian said if he would bring all 50 units down to three stories could he at least have a community room on the 4th floor in the front corner, not the whole floor, for people to gather. I told him that might be acceptable to the neighborhood but I would have to see something in writing and updated plans to share before there were any more letters of support. I welcome your input at philamo@cox.net.

No timetable has been set for the city council meetings.

SUSPECT FRATERNITIES NEXT DOOR?

Are ASU students causing problems? Contact the ASU Off-Campus & Commuter Student Services liaison Stephanie Salazar at 480-727-0656 or email: Stephanie.Salazar@asu.edu

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