

# HUDSON MANOR

## NEIGHBORHOOD ASSOCIATION

FEBRUARY 2012 NEWSLETTER

Visit our Web site: [www.hudsonmanor.org](http://www.hudsonmanor.org)

*Happy Valentine's Day!*

### NEWTOWN CDC INVITES HUDSON MANOR TO THEIR OPEN HOUSE AT 1521 E. HUDSON SATURDAY, FEB. 4 From 9 a.m. to 1 p.m.

Newtown staff will be there to explain the Newtown Community Land Trust model. Come see how the house was beautifully renovated and conforms to Neighborhood Historic Preservation standards. Perhaps you or someone you know is looking to purchase their first home. Take a look.

*Light refreshments will be served.*

### UNITY WALK SATURDAY, FEB. 4



This year the **2012 Regional Unity Walk** will start at the Tempe Arts Center (Rio Salado Parkway and Hardy) and walk towards Tempe Beach Park. Report at 10 a.m. to pick up your FREE T-shirt. Walk starts at 10:30 a.m. The walk promotes

mutual respect and understanding.

The Unity Festival follows with food and entertainment.

### ROOF RAT REFILLS

It's roof rat time in Hudson Manor. The city will be holding a community meeting at the Tempe History Museum, 809 E. Southern on **Thursday Feb. 9 at 6 p.m.** Learn how to keep your property rat free. Rat traps and bait will be available for purchase.

#### 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

### TCAA THANKS HUDSON

Tempe Community Action Agency sent a thank you note for making their Food Pantry 200 lbs. fuller from our holiday food drive. They calculate that amount of food will help serve 150 families in Tempe.

The association would also like to thank all those neighbors who participated and an **extra BIG thank you** to **Pam Hendrix** and our treasurer **Janet Demars** for volunteering to pick up all that food.

### IMPORTANT: BEFORE YOU VOTE

Early voting for Mayor and 3 City Council seats starts on Thursday, Feb. 16. If you are not registered to vote you have until Feb. 13 to get your registration in. HMNA has voter registration forms. **Contact Phil Amorosi at 480-968-5530 or email: philamo@cox.net.**

Primary election day is March 13. Before you cast your vote you should ask every candidate if they support our neighborhood in the fight against changing the zoning from medium density to high density for the Gracie Village project at 1520 E. Apache or do they support the out-of-state developer's plans for 65 low income apartments. See the other side of this newsletter for more details.

Why support them if they aren't going to support us. Make your voice known. Here is their contact information:

#### 3 Candidates for Mayor

##### **Mark Mitchell**

480-427-0561 email: [info@friendsofmarkmitchell.com](mailto:info@friendsofmarkmitchell.com)

##### **Michael Monti**

480-313-8534 email: [Monti4mayor@gmail.com](mailto:Monti4mayor@gmail.com)

##### **Linda Spears**

602-980-8209 email: [lindaspears1@cox.net](mailto:lindaspears1@cox.net)

#### 5 Candidates for City Council

##### **Dick Foreman**

602-499-2437 email: [dickforeman@cox.net](mailto:dickforeman@cox.net)

##### **Kolby Granville**

602-492-5354 email: [kolbyg@yahoo.com](mailto:kolbyg@yahoo.com)

##### **Joel Navarro**

480-688-9907 email: [Navarroforcitycouncil@hotmail.com](mailto:Navarroforcitycouncil@hotmail.com)

##### **Angie Taylor Thornton**

480-353-6383 email: [ElectangieT@gmail.com](mailto:ElectangieT@gmail.com)

##### **Corey Woods**

480-748-3940 email: [Corey@coreywoodstempe.com](mailto:Corey@coreywoodstempe.com)



### **TILED ENTRY ART POST DAMAGED**

On Wednesday night, Jan. 18 someone ran into one of our entry posts on the east side at Oak and Hudson. It has been reported to police but if anyone has any information about this please contact the police. The **police** non-emergency number is **480-350-8311**. Our Sgt. is **Carlos Benavidez**. Call **480-858-6059** or e-mail: **carlos\_benavidez@tempe.gov**.

### **TRAP NEUTER RETURN (TNR) PROGRAM**

Are you bothered by feral/stray/homeless cats around your property? The endless cycle of yowling and breeding? The Animal Defense League of AZ has a humane way of controlling the problem. They will provide the traps, vet appointment and possible financial assistance. The cat will be fixed, "ear tipped" as a sign it has been fixed and then returned.

To find out details call the **TNR Program at 602-265-7729** or email: **feralcats@adlaz.org**.

### **NEIGHBORHOOD HISTORIC PRESERVATION**

After getting the facts more owners and landlords are signing up. It's not too late to sign up for Historic Preservation. Contact **Phil Amorosi 480-968-5530** or **Joe Nucci at 480-350-8870**. Web site: **www.tempe.gov/historicpres/HudsonManor.htm**

### **JOIN THE NEIGHBORHOOD 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. Post messages. Special thanks go to our Web master **Linda Martin**.

### **DO YOU HAVE NEWS YOU WANT TO SHARE?**

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



### **GRACIE VILLAGE PLANS SUBMITTED**

The out-of-state developer Gorman & Company, Inc., has submitted plans to the city for their behemoth of a building at 1520 E. Apache Blvd.

The Grace-zilla project will be 4 stories high (58 ft.) and squeeze 65-Section 42, subsidized low income apartments on the 2 acre site along with a new thrift store and other retail.

To get this high density structure built they will have to have the city council change the zoning and amend the City's general plan for the site.

If they were anywhere else standard zoning would be 20 units/acre and 35 ft. in height. Because we are in the Transportation Overlay District (TOD) the zoning is increased. When you are along the light rail corridor (not within 400 ft. of a station) and up against a single family neighborhood the developer can build 25 units/acre and have 48 ft. maximum in height. Called MU-2 status.

This out-of-state developer wants the city to grant him MU-4 status. That is high density with no height limits. The Association is going to take a stand against this but we will need everyone's help.

By law the Wisconsin-based developer has to have a neighborhood meeting. That hasn't been scheduled yet. You will be notified by mail.

This will not be easy. The developer has deep pockets and the city seems addicted to high density development although none of their approved towers have been built right up against historic single family homes.

Currently it is in the hands of the Development staff. From there it heads to the citizen-based Development Review Commission. The Commission has the duty to carry out the provisions and intent of the General Plan and the Zoning and Development Code. Their public meetings are held at City Hall, tentatively scheduled for March 14. We will need to be there.

If it gets by them the City Council will hold 2 meetings. The earliest would be on April 12. It does not pay to contact them until they have something to look at.

You can contact the whole city council at: **www.tempe.gov/elected**. When emailing or calling the council remember to be respectful. Anger will not help our cause.

We realize that not everyone can attend the meetings, (although warm bodies packing city hall is very impressive). So since it is early in the process the first thing to do is circulate petitions. If you would like to gather signatures please contact **Phil Amorosi 480-968-5530** or email: **philamo@cox.net**. **More to come, stay in touch!**