

HUDSON MANOR

NEIGHBORHOOD ASSOCIATION

FEBRUARY 2012 NEWSLETTER

Visit our Web site: www.hudsonmanor.org

Special Meeting Issue

SPECIAL ISSUE

Now is the time to get involved.

GRACIE'S VILLAGE PROPOSAL DEVELOPERS MEETING

MONDAY, FEB. 27

7 p.m.

**Four Points Sheraton Hotel
(Apache Blvd. and Rural Rd.)**

The city requires the developer of Gracie's Village, Gorman Development to hold a neighborhood meeting to address concerns of the submitted plan before the proposal goes to the Development Review Commission. Here is your chance to ask the developer why they are insisting on a high density project in our neighborhood.

Brian Swanton, AZ branch president (602) 708-4889

Email: bswanton@gormanusa.com

Francis Slavin, Gorman's lawyer (602) 381-8700

Email: b.slavin@fjslegal.com

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 you can contact the Development Review Commission through the city **deputy development director Lisa Collins**.

Phone: 480-350-8989

E-mail: lisa_collins@tempe.gov

Send any written letters to:

City of Tempe, Planning Division c/o Lisa Collins

31 East 5th Street, Tempe, Arizona 85281

**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 General Plan, the Transit Overlay District 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



GRACIE VILLAGE WHY IS IT WRONG?

Whether you are a Hudson Manor home owner or a renter. You should be concerned because this type of development WILL affect your quality of life.

The out-of-state developer Gorman & Company, Inc., has submitted plans to the city for their new high density low income apartments at 1520 E. Apache Blvd. Current site of the old Gracie thrift store.

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 and TOD plan for the site.

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

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 neighborhood should take a stand against this because if this Wisconsin based developer gets their wish it opens the entire Apache Blvd. on both sides to high density development. That can be 10 or 20 stories high. The current zoning would mean nothing.

Is that what you want?

If not then please get involved. Talk to your neighbors. Sign the neighborhood petition. Get a sign for your yard. These signs have made an impression on the candidates that are running for office.

Contact Gail/Gary Martelli at 480-894-1918 for a sign.

Don't be intimidated by their attorney's letter. We will have neighborhood meetings before the city council meetings to discuss strategy and speakers.

We realize that not everyone can attend the meetings, (although warm bodies packing city hall is very impressive). If you have not signed the neighborhood petition yet or if you would like to gather signatures yourself please contact **Phil Amorosi 480-968-5530 or email: philamo@cox.net. More to come, stay in touch!**

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.

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.