

To: Councilman Stark of 4th Ward, Council Members, and Mayor Coleman

From: St. Anthony Greens Townhome Association Owners

Re: Comments for Public Hearing of November 2, 2011, on the Proposed Raymond Avenue Improvement and Traffic Calming Project—Please place into public record

Homeowners of the St. Anthony Greens Townhome Association submit this letter as a statement for consideration as part of the record for the November 2nd Public Hearing on the proposed Raymond Avenue Project in the 4th Ward.

ISSUE: Proposed condemnation of our Townhome Association's property for a reconfiguration of the Raymond-Ellis-Bradford intersection.

HOMEOWNERS' POSITION: The Townhome Association requests that the Council adopt the City Staff's "Alternate Proposal" for the reconfiguration of the intersection as part of the overall Raymond Avenue Project. The Alternate Proposal does not take any of the Townhome Association's property and reconfigures the intersection within the existing City right of way. Although the Alternate Proposal is not the most favored proposal, city staff has stated publicly in community meetings that the Alternate Proposal is acceptable.

#### EFFECTS OF CONDENMING THE TOWNHOME ASSOCIATION'S LAND:

--Significant diminishment of the street view of our property at the major entrance to our complex.

--Reduction of market value of the townhome units.

--Destruction of large mature trees and removal of a green buffer space between our property and Raymond Avenue.

--Showing favoritism to SAPCC commercial delegates who own property at the intersection and who expect a significant increase in their landscaped area to enhance the appearance on their office buildings at the expense of taking green space from homeowners.

--Increase in traffic on Ellis Avenue as a shortcut to Territorial Road.

--Increased parking in our residential neighborhood by users of the office buildings, which have grossly insufficient space for parking.

--Abusive use of eminent domain to condemn homeowners' property, when taking into consideration both Bradford and Ellis Avenues are less than 400 feet in length and have easy alternate outlets to Raymond Avenue.

HOMEOWNERS' COURSE OF ACTION: If the City fails to adopt the "Alternate Proposal" for the reconfiguration of the intersection, the Homeowners will fight the condemnation and will refuse to negotiate with the City to give up its land, green space, and mature trees.

HELP US MAINTAIN THE VALUE OF OUR HOMES AND THE APPEARANCE OF OUR NEIGHBORHOOD!

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