

Dessie Hoppes

From: Tom Boni <tomboni@townofeagle.org>
Sent: Tuesday, February 07, 2012 4:12 PM
To: 'Dessie Hoppes'
Subject: FW: Addendum to last email- more for the ERS record.

Dessie

There may be something new here reference all the comments posted from various people. Lets dscuss tomorrow.

Tom Boni
Town Planner
328-9619
www.townofeagle.org

From: Jan Rosenthal [<mailto:noboxineagle@aol.com>]
Sent: Monday, February 06, 2012 9:47 PM
To: Noboxineagle@aol.com
Cc: tomboni@townofeagle.org; yestoeagle@gmail.com; ed@nexgenconstructors.com; willy@townofeagle.org; anotherfinemessallen@gmail.com
Subject: Addendum to last email- more for the ERS record.

Tom,

Please be sure to read all the comments posted from various people on this article- they are very relevant.

And Tom, be sure to print them out (or at least include) all those comments and send along to all the Trustees.

Thank you,
Jan Rosenthal

*Short 'n sweet since this is sent from my iPhone
~jan~

On Feb 6, 2012, at 4:58 PM, Noboxineagle@aol.com wrote:

Hello Tom,

Please distribute this email and the attached 2/6/12 NY Times article to ALL trustees and enter into public record for ERS.

Note the nationwide *all time high* vacancy rate at the bottom of the article...and this is for **real** URBAN areas. As mentioned by Jen Wright, a true professional in this field, ERS 2.0's projections are NOT reality.

If, as the Mayor said to me while cutting me off the other night, you are all **really** reading all that is being sent to you (all facts by the way, not emotion), then a YES vote is a blatant disregard for this town's citizens and is totally fiscally irresponsible. FACTS tell. More forthcoming.

Thanks,

Jan Rosenthal Townsend

On behalf of the CFE- Citizens for the Future of Eagle

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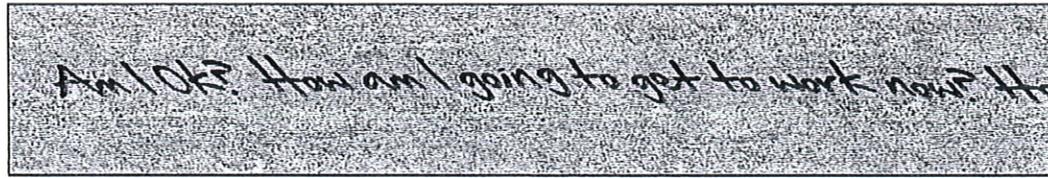
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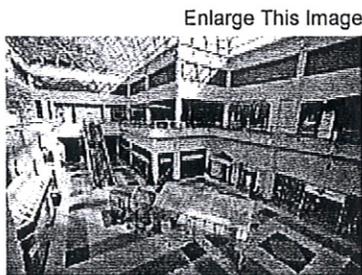
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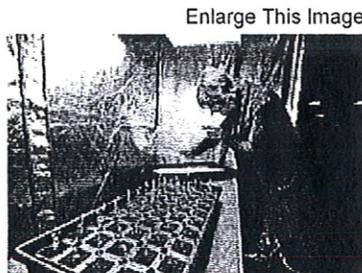
By STEPHANIE CLIFFORD
Published: February 5, 2012

Cleveland's Galleria at Erieview, like many malls across the country, is suffering. Closed on weekends because there are so few visitors, it is down to eight retail stores, eight food-court vendors and a couple of businesses like the local bar association.



Enlarge This Image

David Maxwell for The New York Times
Gardens at the Galleria mall in Cleveland, which has branched out from standard retail fare in hopes of attracting visitors.



Enlarge This Image

David Maxwell for The New York Times
Vicky Poole, director of marketing and special events at the Galleria in

So part of the glass-covered mall is being converted into a vegetable garden.

"I look at it as space, I don't look at it as retail," said Vicky Poole, a Galleria executive. "You can't anymore."

Malls, over the last 50 years, have gone from the community center in some cities to a relic of the way people once wanted to shop. While malls have faced problems in the past, the Internet is now pulling even more sales away from them. And as retailers crawl out of the worst recession since the advent of malls, many are realizing they are overbuilt and are closing locations at a fast clip.

The result is near-record vacancy rates at malls of all kinds, both the big enclosed ones and the sprawling strips. Sears Holdings is closing up to 120 stores, Gap Inc. 200 stores and Talbots 110. Abercrombie & Fitch closed 50 stores last

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Cleveland, with a flat of recently sprouted kale.

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though they were upholstering polyester chairs from the 1960s with Martha Stewart fabric, urban planners and community activists are trying to spruce up and rethink the uses of many of the artifacts.

Schools, medical clinics, call centers, government offices and even churches are now standard tenants in malls. By hanging a curtain to hide the food court, the Galleria in Cleveland, which opened in 1987 with about 70 retailers and restaurants, rents space for weddings and other events. Other malls have added aquariums, casinos and car showrooms.

Designers in Buffalo have proposed stripping down a mall to its foundation and reinventing it as housing, while an aspiring architect in Detroit has proposed turning a mall's parking lot there into a community farm. Columbus, Ohio, arguing that it was too expensive to maintain an empty mall on prime real estate, dismantled its City Center mall and replaced it with a park.

Even at many malls that continue to thrive, developers are redesigning them as town squares — adding elements like dog parks and putting greens, creating street grids that go through the malls, and restoring natural elements like creeks that were originally paved over.

“Basically they’re building the downtowns that the suburbs never had,” along with reworking abandoned urban malls for nonshopping uses, said Ellen Dunham-Jones, a professor at the College of Architecture at the Georgia Institute of Technology.

The efforts reflect a shift in how Americans want to shop today: rather than going to big, overwhelming malls, many prefer places where stores can be entered from the street, featuring restaurants, entertainment and other Main Street mainstays. Also, as commuters in urban areas shift to public transportation, the giant parking lots are no longer needed.

The Simon Property Group, a large mall operator, is remodeling 15 to 20 malls a year, said its chief operating officer, Richard Sokolov. It is adding amenities like electric-car charging stations and stadium-seating theaters, and scheduling 20,000 events a year, like cooking demonstrations. Malls today have to “provide a unique set of shopping, dining and entertainment experiences,” Mr. Sokolov said.

year, Hot Topic, almost the same number. Chains that have filed for bankruptcy in recent years, like Blockbuster, Anchor Blue, Circuit City and Borders, have left hundreds of stores lying vacant in malls across the country.

Most cities, looking at shrinking budgets, cannot afford to subsidize or knock down ailing malls, and healthy retailers that are expanding — like H&M and Nordstrom Rack — generally will not open at depressed locations. So, as



Go to Cor



Westfield, another large operator, has added dog runs and ice rinks, and, in Toledo, Ohio, the Wait Room, a lounge where customers can drink a beer and check their e-mail "while their significant other shops," said Katy Dickey, a Westfield spokeswoman, in an e-mail.

While some malls can afford to change with the times, many cannot, and over all, there are too many malls today, urban planners say. The vacancy rate at shopping centers and strip malls was 11 percent in the last quarter of 2011, the highest level since 1991, according to the research firm Reis. Larger regional malls fared better, with a vacancy rate of 9.2 percent.

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A version of this article appeared in print on February 6, 2012, on page A1 of the New York edition with the headline: How About Gardening or Golfing at the Mall?.

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