

Dessie Hoppes



From: Tom Boni <tomboni@townofeagle.org>
Sent: Thursday, February 23, 2012 12:10 PM
To: 'Dessie Hoppes'
Subject: FW: Please submit attached to Public Record
Attachments: ERS mkt from Reds website.pdf

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

From: Julia Parker [<mailto:julia@vail.net>]
Sent: Sunday, February 19, 2012 12:38 PM
To: tomboni@townofeagle.org
Subject: Please submit attached to Public Record

Please submit this marketing flyer from Red Development's website as part of the public record. It appears that they have sketched Phase II on the marketing flyer and I would like to understand as a citizen, why the proposed plan the Town is reviewing does not show Phase II as sketched. This especially concerns me because it does not appear the temporary park space put in Phase II, because Phase I does not have the minimal park space, was accounted for or put into Phase II. For a project that has 550 housing units, this does not seem reasonable if we want this to be a successful project for the Town.

Also, I would not consider Basalt being part of the Vail Valley. Is this included in their numbers of income, draw, etc...?

Would also be interested to know if my last request to have letters submitted for public record was completed. Your last email stated that you would be getting back to me, but I never did get confirmation.

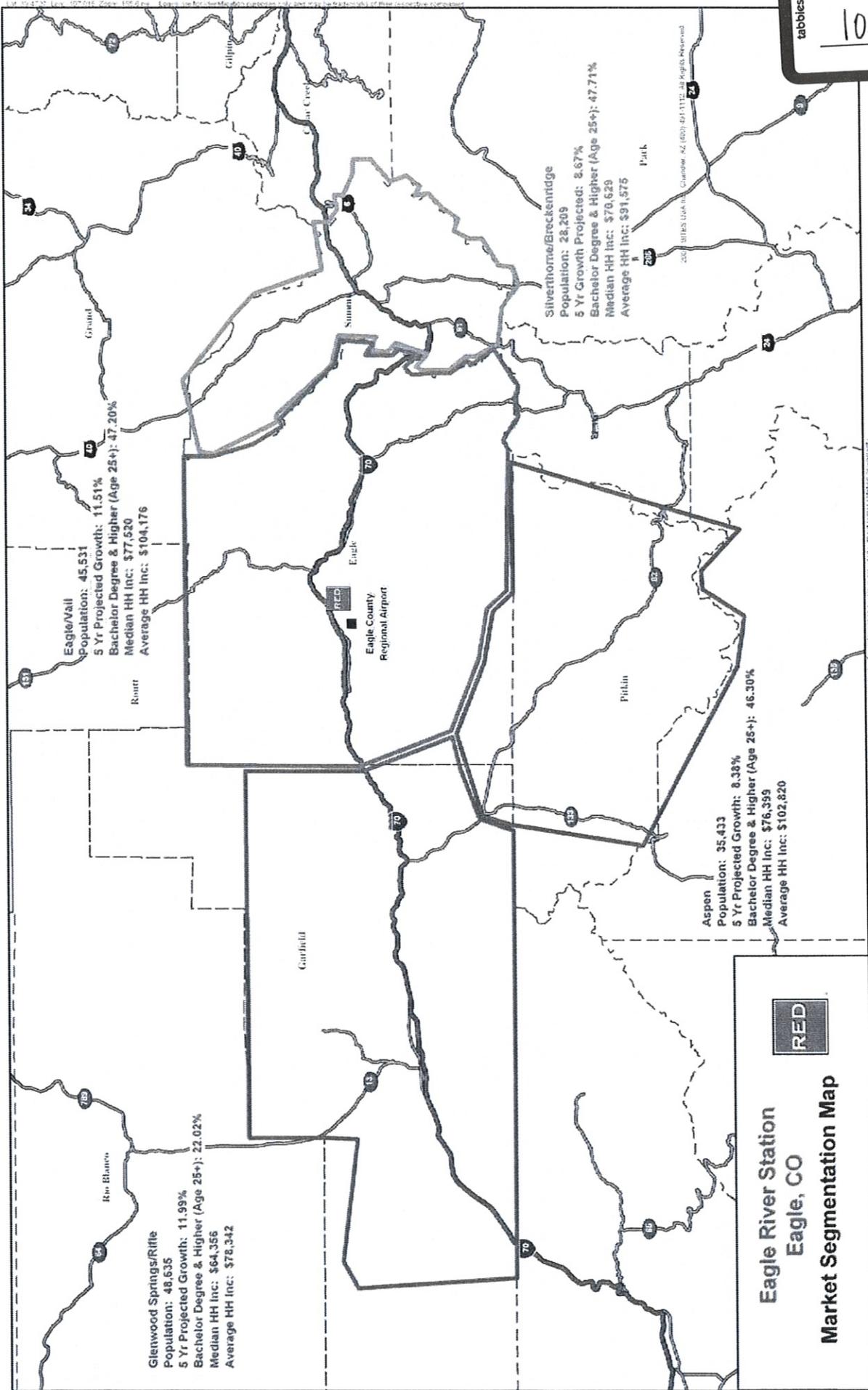
Thank you.

Julia Denault Parker
Town of Eagle Resident
510 Brush Creek Terrace
Eagle, CO 81631
970.328.2128

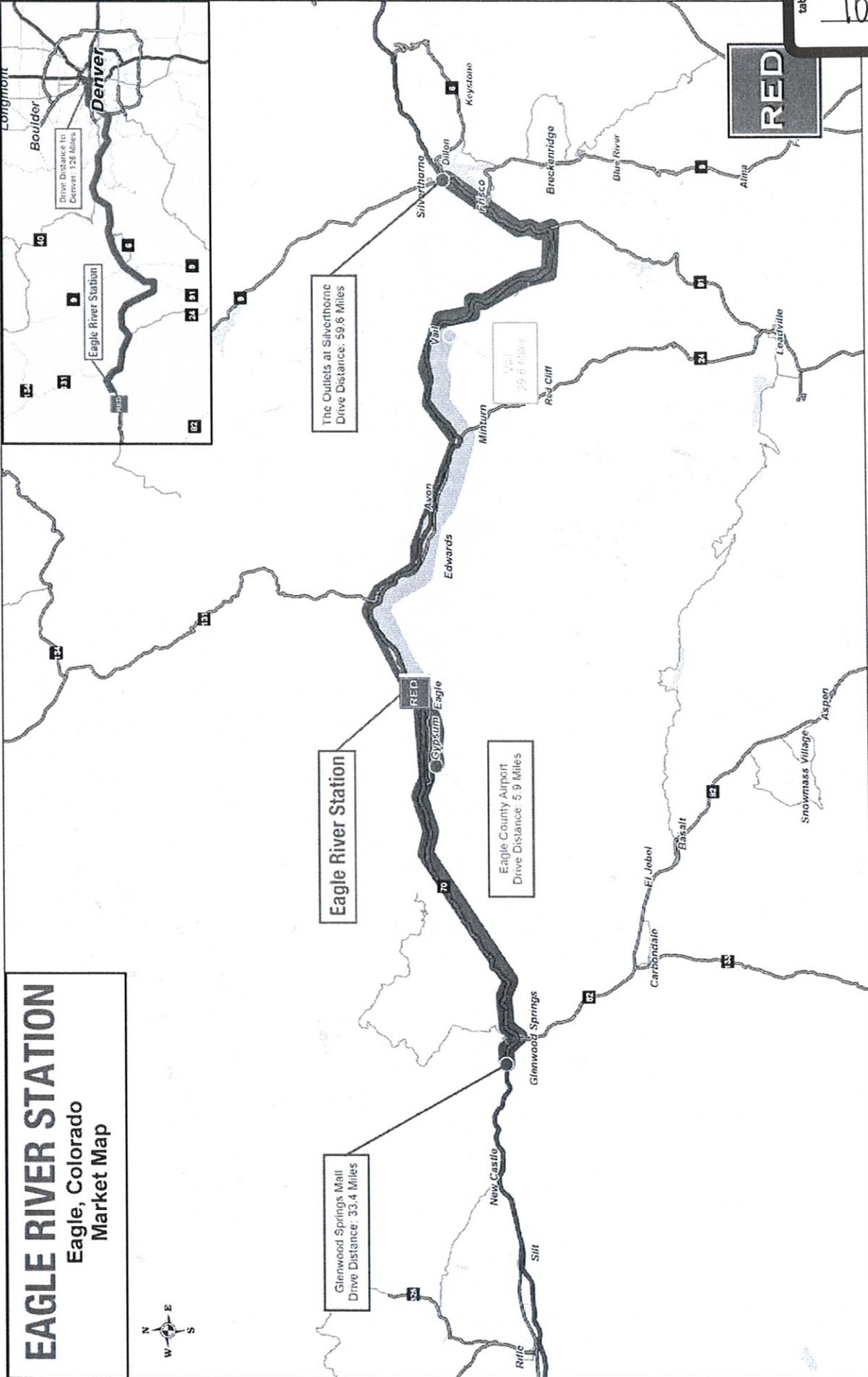
No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 9.0.927 / Virus Database: 271.1.1/4215 - Release Date: 02/17/12 00:34:00



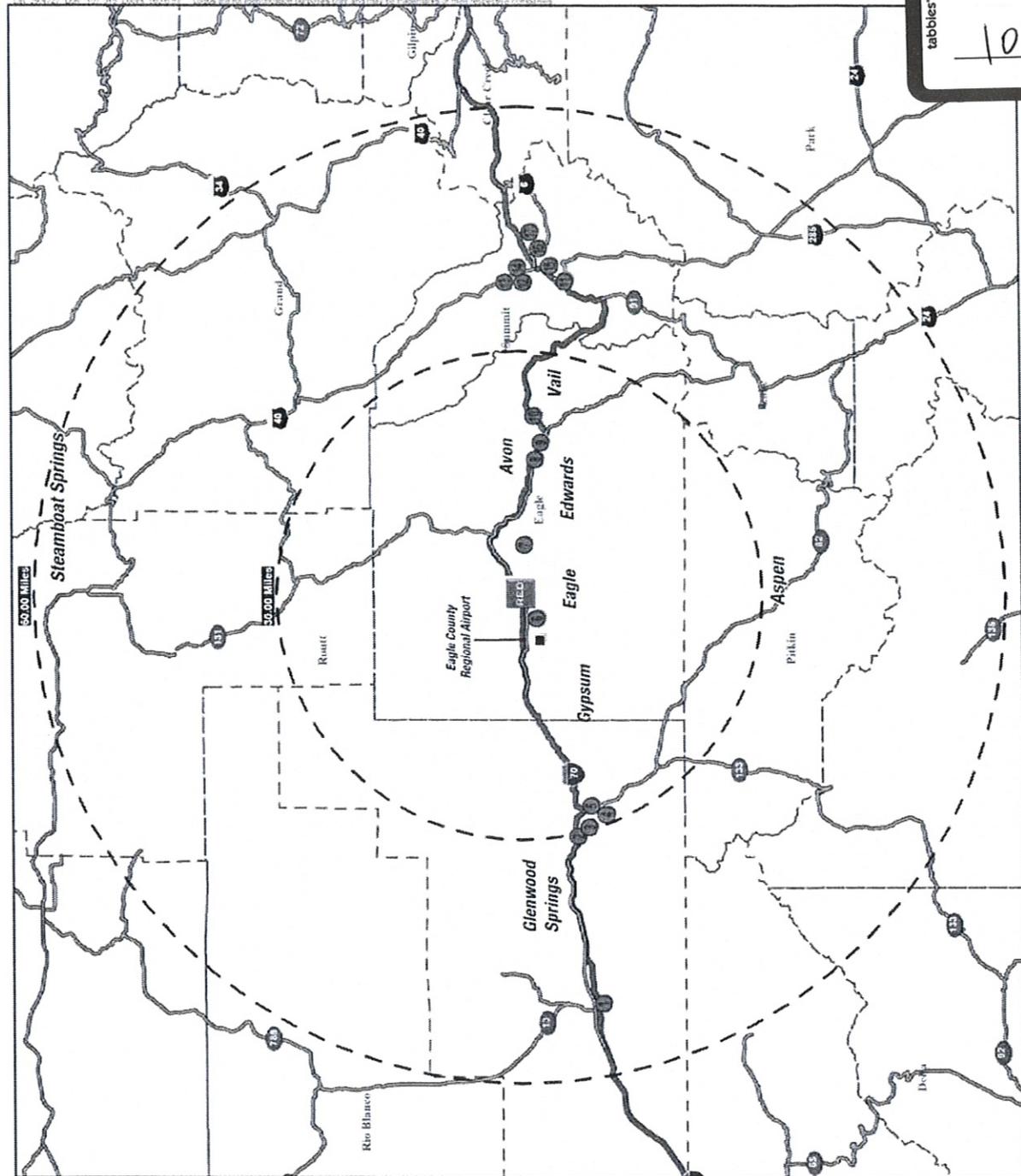
Phase I Opening Spring 2014
I-70 & Eby Creek Rd. | Eagle, Colorado



Map data was produced using 2000, 2005, 2010, and 2015 Census data. The information herein is provided without representation or warranty.



This map was produced using data from private and government sources, deemed to be reliable. The information herein is provided without representation or warranty.



**Eagle River Station
Eagle, CO**

Major Retailers

- 1 Walmart Supercenter
- 2 Glenwood Springs Mall:
JCPenney, Kmart, Staples, Famous Footwear,
Payless Shoe Source, Movies in the Mall
- 3 Walmart, Office Depot
- 4 Harley-Davidson
- 5 Glenwood Meadows:
Target, Lowe's, Bed, Bath & Beyond, Sports
Authority, PETCO, Pier 1, Vitamin Cottage Natural
Grocers
- 6 Costco
- 7 Northstar Center:
Herbert Lumber
- 8 Office Depot, Sports Authority, Christy Sports, Pier 1
- 9 Home Depot, Walmart Supercenter
- 10 Sports Authority, Ace Hardware
- 11 Walmart
- 12 Office Max
- 13 Target
- 14 True Value Hardware
- 15 Ace Hardware, Sears
- 16 The Outlets at Silverthorne:
Ann Taylor, Banana Republic, Calvin Klein, Carter's,
Chico's, Coach, Coldwater Creek, dressbarn,
Eddie Bauer, Famous Footwear, Gap/GapKids/babyGap,
Guess, Gymboree, Izod, J. Crew, Jockey, Jones New York,
Kenneth Cole, Levi's, Nike, Lucky Brand,
OshKosh B'Gosh, PacSun, Polo Ralph
Lauren, Rue 21, Sunglass Hut, Tommy Hilfiger,
Van Heusen, Wilson's Leather, Zales, Zumiez
- 17 Dillon Ridge Marketplace:
Bed, Bath & Beyond, Borders, City Market (Kroger),
Gart Sports, Pier 1, Trans Lux (8 theatres)



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tabbles

Vail
30 miles

Breckenridge
66 miles

Aspen
58 miles


Eagle River Station, Eagle CO.
590,000 SF Phase I Opening Spring 2014

Glenwood Springs
31 miles

EBY CREEK RD - EX 1147

Eagle County
Regional Airport
5 miles

Historic
District





Why Eagle River Station?

Vail Valley/Eagle County

- Vail Valley/Eagle County is a major tourist destination with world-class resorts and year-round recreational opportunities. The tourism, real estate, hospitality and recreation industries fuel the economy of the valley.
- Vail Valley is home to more than 10 unique towns and unincorporated communities: Avon, Arrowhead, Basalt, Beaver Creek, Bachelor Gulch, Eagle, Eagle-Vail, Edwards, Gypsum, Minturn, Red Cliff, Vail and Wolcott.
- Vail Valley is a community with a significant number of second homeowners. An estimated 45% of residents in the county are full-time residents, and 55% are second homeowners.
- Vail Valley realized \$725.5 million of tourism related economic impact in 2009. Tourism in Vail Valley supports nearly 6,440 jobs in the region.
- Home to Vail Mountain and Beaver Creek Resort, the Vail Valley is an iconic mountain destination boasting more than 2.5 million skier days annually.
- The Eagle County Regional Airport brings air passengers directly into the Vail Valley. In 2010, the airport served approximately 411,000 passengers. The airport is located about four miles from the town of Eagle.
- Tourism in the summer is also a significant source of outside dollars into the economy. For example, Vail Valley is home to 17 championship golf courses. Summer activities feeding tourism also include mountain biking, rock climbing, kayaking, white-water rafting, paragliding, horseback riding and hot-air balloon rides.
- Vail Valley Resorts, Inc. is the largest employer in Eagle County, with a yearly average base of 4,000 seasonal employees and 1,500 year-round employees.
- Other leading employers in the county include Eagle County, Town of Vail, Vail Resorts and the Vail Valley Medical Center.

Eagle

- The town of Eagle is located just off I-70, about 30 minutes west of Vail, in the Eagle River Valley. Eagle is the first town air travelers encounter when leaving the Eagle County Regional Airport.
- Eagle currently offers a unique mix of eclectic specialty shops and boutiques, restaurants and cafes, and service offerings in its Historic Central Business District.
- The town is located within a two-hour drive of 18 major ski resorts in Colorado. Vail (the largest and most prestigious ski resort in North America), Beaver Creek and Copper Mountain are all within a one-hour drive.
- Eagle is located in the center of the White River National Forest, the top recreation forest in the nation, which reports 10 million visitors each year.



EAGLE RIVER STATION
BUSINESS POINTS



- Eagle is also home to Sylvan Lake State Park, one of Colorado's top recreation destinations. The 1,427-acre park offers visitors a wealth of activities, including fishing, hunting, camping, hiking, biking and wildlife watching in the summer, as well as ice fishing, cross-country skiing, snowshoeing and snowmobiling in the winter.
- For 72 years, Eagle has hosted the Professional Rodeo and Cowboy Association (PRCA) rodeo and fair, which draws more than 14,000 spectators and 3,000 participants from across the country.

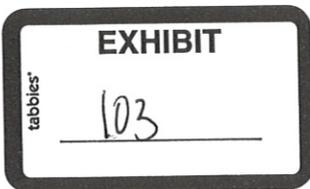


EAGLE RIVER STATION
DEMOGRAPHICS



	Eagle/ Vail	Glenwood Springs/ Rifle	Aspen	Silverthorne/ Breckenridge
Population				
2015 Projection	50,772	54,466	38,404	31,307
2010 Estimate	45,531	48,635	35,433	28,209
Growth 2010-2015	11.51%	11.99%	8.38%	8.67%
2010 Daytime Population				
2010 Number of Employees	46,412	33,505	41,786	34,254
2010 Population by Age				
Age 0-4	7.91%	8.70%	6.90%	6.79%
Age 5-9	7.04%	7.77%	6.37%	5.59%
Age 10-14	5.65%	6.89%	5.42%	4.21%
Age 15-17	2.89%	4.19%	3.14%	2.05%
Age 18 and over	76.51%	72.44%	78.17%	81.36%
Age 21 and over	73.81%	68.99%	75.71%	78.92%
Age 65 and over	5.17%	9.75%	7.98%	5.85%
2010 Est. Median Age	34.42	34.65	39.05	35.21
2010 Est. Pop. Age 25+ by Educational Attainment				
Some College, no degree	15.29%	22.41%	20.52%	18.57%
Associate Degree	6.05%	8.03%	6.28%	6.11%
Bachelor's Degree or Higher	47.20%	22.02%	46.30%	47.71%
2010 Est. Households by Household Income				
Income \$50,000 - \$74,999	20.55%	22.90%	19.51%	22.75%
Income \$75,000 or Higher	51.63%	40.26%	50.98%	30.51%
2010 Est. Average Household Income	\$104,176	\$78,342	\$102,820	\$91,575
2010 Est. Median Household Income	\$77,520	\$64,356	\$76,399	\$70,629
2010 Est. Per Capita Income	\$37,652	\$29,567	\$40,841	\$35,593
2010 Est. Median All Owner-Occupied Housing Value	\$472,235	\$280,223	\$484,751	\$418,750
2010 Est. All Owner Occupied Housing Units	10,562	12,256	8,961	7,732
2010 Est. Pop 16+ by Occupation Classification				
White Collar	53.74%	49.04%	56.48%	52.98%
Blue Collar	23.62%	32.10%	21.47%	26.40%

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EAGLE RIVER STATION
DEMOGRAPHICS



	Primary Trade Area	Total Trade Area
Population		
2015 Projection	120,317	301,411
2010 Estimate	108,993	277,244
Growth 2010-2015	10.39%	8.72%
2010 Daytime Population		
2010 Number of Employees	82,480	194,421
2010 Population by Age		
Age 0-4	7.56%	7.07%
Age 5-9	6.75%	6.45%
Age 10-14	5.50%	5.75%
Age 15-17	2.90%	3.47%
Age 18 and over	77.29%	77.26%
Age 21 and over	74.55%	74.29%
Age 65 and over	6.10%	9.69%
2010 Est. Median Age	35.13	36.74
2010 Est. Pop. Age 25+ by Educational Attainment		
Some College, no degree	17.95%	21.24%
Associate Degree	6.41%	7.09%
Bachelor's Degree or Higher	42.96%	34.50%
2010 Est. Households by Household Income		
Income \$50,000 - \$74,999	20.67%	21.82%
Income \$75,000 or Higher	48.87%	40.07%
2010 Est. Average Household Income	\$96,331	\$82,359
2010 Est. Median Household Income	\$73,641	\$63,627
2010 Est. Per Capita Income	\$35,708	\$32,181
2010 Est. Median All Owner-Occupied Housing Value	\$435,534	\$296,044
2010 Est. All Owner Occupied Housing Units	26,806	73,250
2010 Est. Pop 16+ by Occupation Classification		
White Collar	52.84%	51.75%
Blue Collar	25.82%	27.46%

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EAGLE RIVER STATION

- Interstate 70 & Eby Creek Road (Exit 147)
Eagle, Colorado
- 1,200,000-square-foot mixed-use development, including 715,000 square feet of retail
- Combination of shopping, dining, entertainment venues and residential
- Blend of anchors, junior anchors, fashion, home furnishings, fast-casual eateries and sit-down restaurants
- Located just east of the Eagle County Regional airport, between Vail and Glenwood Springs; within an hour's drive of Vail, Beaver Creek and Copper Mountain ski resorts
- Serves the entire northwestern area of Colorado and the growing population of Eagle County, as well as a significant year-round tourist population
- Phase I Opening Spring 2014
- Joint venture between RED Development, Trinity Development Group, Inc. and Dallas Police and Fire Pension System