



Dessie Hoppes

From: Tom Boni <tomboni@townofeagle.org>
Sent: Thursday, March 15, 2012 11:48 AM
To: 'Dessie Hoppes'
Subject: FW: Eagle River Station is a bad idea!

Dessie

Please place in Public Comment

Tom Boni
Town Planner
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-----Original Message-----

From: Susan Watt [<mailto:swatt@slifer.net>]
Sent: Thursday, March 15, 2012 10:43 AM
To: tomboni@townofeagle.org
Subject: Eagle River Station is a bad idea!

Tom,

Just letting you know that to go forward with the Eagle River Station project at this time is a really bad idea on several levels.

1. Let's fill the empty stores we already have built that are sitting empty. That way we don't have policemen and fireman protecting empty shells, but thriving businesses.
2. Building a new development for new jobs that won't really help our community, because minimum wages, won't pay for babysitters - which are the type retail jobs that would established.
3. Maybe at another time, when our economy isn't in the tank, when the local's homes and jobs are being lost - it would be a better time.

4. I'm from a small town along a major highway - just because you have cars driving down a highway, doesn't mean those people will get off and shop. If they are like us, when we travel, we are traveling 890 miles to get there in one day. We keep going. Also, when people are driving from Oklahoma City to Dallas, they do not get off I-35 to shop they keep going and I dare say more cars drive up and down I-35 between those two cities than along I-70 towards the desert.



5. It won't bring people into Broadway. If there is an exit to get off at the new development - they will get off, then when they are finished, they will get back on. That will be a disadvantage of growing our little downtown. Believe me when I say, that I came from a small town that had a thriving downtown. They built a little strip mall and took J C Penney's out of downtown to go be the anchoring store. What happened is that the downtown of our little town became a ghost town. The mall couldn't attract any other stores that could stay in business and now the whole thing is about to close down. That does not bode well for this new development.

6. I believe if a developer is a solid developer, he doesn't have to go into foreclosure to re-organize. His business should be on more solid grounds before it starts another development. What are we thinking to even consider a developer like that?

7. I keep being told the developer has stores which are committed, but they don't want to tell us who they are - sort of their feather in their cap. That really doesn't make sense. If you have them, then stop playing games.

8. I have also heard that these stores (that are committed) are dying to have a store in our community because of our beds hit their radar. What they are not realizing is reality.. Those beds are empty most of the time. They may exist, but if there aren't people in them to support the stores, then how do they expect to make it work? In my little town, we weren't a resort community like the Vail Valley - we had full time residents to the tune of about 27,000 - and they struggle?

9. And finally, I understand that Erin of Everyday Outfitters has said she wouldn't move to the development, because she likes her location and believes that her community will continue to support her.

I like Erin a lot, but if this development was built, in the end, if that is where the people were going, they would bypass her store and shop there, her business would suffer and she would eventually have to move there to make it work for her. That would then do what I was talking about earlier - kill Broadway!

10. Finally, when you all vote - I hope you are voting for what your constituents want and not what you want selfishly. You were elected to represent your constituents. If you vote for this - then I want your guarantee that if they default, which they will, that I won't have to pay one single penny more in taxes to complete your unwise decision. We voted against it before and I will do it again.

Kind regards,



Susan Sparks Watt

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