

Dessie Hoppes

From: Tom Boni <tomboni@townofeagle.org>
Sent: Friday, March 16, 2012 3:46 PM
To: 'Dessie Hoppes'
Cc: Noboxineagle@aol.com
Subject: FW: Use this letter please!!!

Dessie

Please use this one rather than the one I just sent.

Tom

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

From: Jan Rosenthal [<mailto:noboxineagle@aol.com>]
Sent: Thursday, March 15, 2012 1:54 PM
To: Tom Boni
Cc: noboxineagle@aol.com
Subject: Use this letter please!!!

Use this version please... Correction!!! I was on a lap top and lost a sentence on #1
Thanks!

Jan

Please enter into the ERS public record

These are the 10 top reasons to deny ERS 2.0. I am speaking as a /business owner in downtown and as a citizen of Eagle wherein my house is in view of the ERS land.

1) The voters voted it down 2 years ago and now it is way bigger than originally proposed with even more box stores. I attended one of the four work sessions conducted by RED and for sure, even the 3 yes voters there in attendance said it should be SMALLER. The fact that it is now 80% bigger than Glenwood Meadows and 30% bigger than ERS 1.0 proves that there is no respect nor regard for the public's sentiments. They simply are NOT listening. And if any of you vote YES, it proves you are not listening either.

2) Even though the law says they can come back, out of respect for public sentiment- 156 votes AGAINST...the Trustees CAN vote NO this time around.

3) No tenants named and even the principles of RED admit they have no idea who is coming...This project is totally speculative and the numbers don't add up. You can't figure sales tax when there are no real numbers to base it on. The market area is totally inflated, The majority of shoppers would be coming from the lower valley- again, dependent on the stores that come here.

4) traffic issues will still exist at the main roundabout despite the interchange

5) Attrition of locally owned businesses and restaurants- it WILL happen, It is already happening. Its extremely tough for anyone to keep their doors open and many have gone out of business (or on the verge) and ERS will NOT help that. It won't even be built for several years and is not contiguous to town- that is still totally not in compliance with Eagle's master plan (which was re-written with Roxie and Willy leading the pack so they got WHAT THEY WANTED!!) There were hundreds and hundreds of comments all about not doing any big box stores from the town survey and from the original consultant, Rebecca Leonard and the 92 page booklet with 95% being against EAST EAGLE SPRAWL got shelved in Willy's office. I called him out on it 2 years ago (remember Scott T?) and he just didn't know what happened to it..nor was there any regard for the overwhelming public sentiment that big boxes were low on the list for Eagle and infill all over and in West Eagle should take priority. That was in 2 town surveys and that booklet. To add insult to injury, tax payer dollars were spent on compiling that data only to ignore it! Shawn Colby said it best--- take care of your own!! The people that have put their life blood into this community for generations... and we have been part of that as business owners for 13 years now.

6) Night sky- it will surely be diminished greatly with the advent of 4-5 big box stores. The lights from the Eagle medical center are amazingly "loud" from my vista at my house. So are the lights by City Market. What a pity.

7) River contamination from 4500+ parking spaces...need I say more? And 4500 parking spot, despite what they contend is the "norm" is just incredibly astounding.

8) 250-550 units is way too much of a stress on the already depressed residential real estate market here - this is beyond irresponsible to allow this to further put stress on the system.

9) The promise of jobs "soon" as RED's advertising contends. Nothing is happening soon and even in the future, it is a "band aid". These jobs are not sustainable given the salary ranges of the workers with the cost of living in this area. People can barely survive on \$50,000 a year, let alone \$25,000. Red's announcement of 300 restaurant jobs alone is a total embellishment as no restaurants have even been named. This is blatant appeal to get a yes vote as it tugs at the heart strings of the people out of work. These jobs will not happen for years, if ever. So, why spin it by saying jobs "soon."

10) You have compelling data to deny this project by all the public testimony, letters and our submittal of the 82 page document- and the people voted NO to a similar, yet smaller project. All paths lead to the responsible path---- DENYING THIS PROJECT and listening to the will of the majority of voters.

Please deny this project and move onto more proactive measures to increase sales tax...such as events and infill.

Thank you,

Jan Rosenthal Townsend
321 Broadway Business owner and 0531 Green Mtn Drive Resident



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