



Outlook

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## Monday Board Meeting

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**From** Jane Bravard <bravardjane@gmail.com>

**Date** Fri 10/18/2024 7:07 AM

**To** dvasquez@townoflyons.com <dvasquez@townoflyons.com>

Hi Delores,

I am unable to attend the Lyons Board Meeting on Monday, October 21st, but would like the following comments to be read into the record during the audience business portion of the meeting.

Hello,

As long time residents of Lyons, my husband and I are writing to voice our very strong opposition to the rezoning of the triangle lot off of McConnell Drive that would allow for the building of triplex units. Please note the following reasons for our opposition:

-We have been residents of Lyons since 1999, and were impacted by the flood of 2013. After that event, we were heavily involved in community meetings and workshops to form a new plan for rebuilding the ponds, known today as the Lyons Valley River Park. Community input unanimously agreed that the triangle lot should ideally be designated as open space in order to enhance the tranquility of the area. Options such as a parking lot, children's playground and a picnic area were given as possible scenarios, and were heartily rejected by the public. The park design was created and informed by a lot of hard work on the part of Lyons' citizens. To renege on that input now would be short sighted, as the same reasoning for initially rejecting development is still intact. The river park is one of the gems of Lyons, and attracts visitors on a daily basis. To build triplexes on that lot adds an eyesore and heavy congestion on a very busy street, as well as noise and additional light pollution. It would require at least 12 parking spaces to accommodate the residents; not to mention additional visitors, repair services, etc. Access entering and exiting would create a dangerous situation.

- This area is supposed to be a conservation area, and the upper pond enjoys the status of a wildlife pond. Rezoning this lot as high density is not only inappropriate, it is foolish, and will greatly discourage the surrounding wildlife for all to enjoy. It is a peaceful, quiet area, and that lot actually acts as a very effective buffer for the river park from the noise of McConnell Drive.

-The triangle lot is in the floodway; allowing building will negatively impact the surrounding homes who will be required to purchase higher flood insurance premiums. It will also negatively impact home values, which will lower property tax revenue.

-The walking path to the ponds runs directly through the property, and my understanding is that the town was given permission by then owner Keith Bell to do so. What is proposed for the path by the new potential property owners?

I must say that this proposal caught me very off guard. As someone who is directly impacted by this decision, I was given no notice that such a proposal was in the works; and feel like my neighbors and I have had to rush our responses because of the PCDC meeting tonight.

In closing, we reiterate our request not to 'pave paradise and put up a parking lot.' Lyons deserves better!

Thank you,  
Michael and Jane Bravard

Sent from my iPhone