
Support for considering the rezoning of the triangle lot

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Date Fri 10/18/2024 5:14 PM

To Hollie Rogin <hrogin@townoflyons.com>; Victoria Simonsen <vsimonsen@townoflyons.com>; Board of Trustees <TOL_BOT@townoflyons.com>; Dolores Vasquez <DVasquez@townoflyons.com>

Good afternoon-

I am writing today to voice my support for the BoT's consideration of the rezoning of the "triangle lot" on McConnell. I believe it is vital for the town to consider creative and realistic solutions to our lack of affordable and workforce housing. Increasing the availability housing for the middle class is a moral imperative as well as simply a good idea for the town.

Having been on the HHSC, IGA Task Force, and now the PCDC, I keep hearing that Lyons values affordable housing, that we want our community to be inclusive and diverse, and that we recognize that housing our workforce is essential in ensuring a sustainable year-round economy. And yet...folks on the edge of town say such development can't occur through annexation - too much risk to the environment, too much traffic, too much impairment of our views, we need to focus on infill. And as soon as a preliminary idea is floated for infill development, guess what? The folks near the parcel say this can't happen in town - too much risk to the environment, too much traffic, too much impairment of our views, we need to develop somewhere else.

We have all seen this before. The individual need to protect what we perceive as "ours." But this community belongs to all of us. The artists, the craftspeople, the teachers, the daycare workers, the cleaning professionals, the town staff, the musicians - all of us. And in order to preserve what is magic about Lyons, we need to ensure that we have adequate housing for our people.

There was certainly a great deal of outcry about the Lyons Valley Townhomes, assertions that the area was undevelopable, concerns about the traffic, worries about drainage and the stress on our infrastructure. All of the same issues, couched in the same terms. But here we are, with a new development where families can thrive and contribute to the town and the community. And the sky has not yet fallen.

No one wants a high-rise apartment building on the triangle lot. But to act as if it is an untouchable pristine wetland is a bit of a stretch. It is an empty lot that abuts the ponds that is surrounded by suburbia. No one is asking to fill in the ponds or eliminate the trail. The concept plans outlined by staff are attractive, reasonable, and create a small footprint that would put a building or two right next to large single-family homes. If a reasonable development plan were to be proposed, the public would have multiple opportunities for input and the onus would be on the developers to ensure that the plans were safe, appropriate for the area, and consistent with the character of the area.

Let's not kneecap ourselves and limit the possibilities here. Rezoning the lot does not equal immediate development. The process for anything to actually happen is long, robust, and comprehensive. But to disallow even the possibility is short-sighted and not in the best interests of this town.

I know my voice will be one of few in support - the folks with time and resources to follow this closely will be the ones who shout the loudest. But there are a lot of us out here who care and I hear from them every day. I hope you will consider a balanced, reasonable approach to this issue.

Kind regards,
Julie

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