

My name is Sarah Vassel, my husband Brian Vassel and I live on McConnell Drive and have two children who attend Lyons Elementary. My husband serves on the Lyons Fire Department.

Lyons made a promise after the flood to replace housing lost during the flood. We are a good town, with good people, and our word is paramount. The burning passion to deliver on our word and replace housing lost (and bring folks back that were displaced) has had an unfortunate consequence of being dangerously short sighted:

- When the sun hasn't shined on all negotiations
- When proposal and study documents are released (more than a year after being completed) with >30 day/ minimal review windows
- When review & public comment processes are 'fast tracked'
- When critical and thorough review of the Summit proposal is not (or maybe ever?) done before votes and decisions are made

This burning passion and emotionalism will result in us overlooking shortfalls in the proposal that being dispassionate would not. I draw parallels to living in Washington DC during the September 11<sup>th</sup> attacks of 2001. It was a raw and painful time, with feelings of wanting to take action, address wrongs, and heal. The 'USA Patriot Act' was passed with little debate in Congress, extensive bipartisan and community support...despite the fact that many lawmakers never even read the bill. The devil was in the details. We were impassioned and didn't read the fine print, resulting in severe (and continued) erosion of civil liberties in the US.

My concern with the Summit proposal... will the community and ultimate deciders on the PCDC vote with their hearts after critical read & review of the actual proposal?

Let me be clear: We desperately need affordable housing in Lyons. However, after critical review of the Summit proposal as written, many elements of this proposal are a bad deal for Lyons citizens, tax-payers, Lyons Fire, and for our already overly burdened Water treatment plant.

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The Traffic Impact Study commissioned by Summit Housing Group (SHG) is flawed and does not accurately represent current traffic conditions or concerns of LVP, nor does it accurately reflect Traffic conditions upon adding 40 units of housing in Lyons Valley Park (LVP).

1. **Traffic Impact Study concerns**: The Traffic Impact Study was conducted on a single day: Dec 11 2018
  - a. The cover letter on the Traffic Impact Study is dated Jan 29, 2020, almost two years after the study was conducted. The study states it was revised to address comments from the town engineer dated 26 Dec 18, but fails to address questions raised.

2. Study only includes data and analysis of 'peak hours' as defined in the study as 7:15-8:15AM and 4:30 to 5:30PM.
  - a. **Concern:** These peak hours (4:30-5:30pm) do not address, capture or account for the 3:10pm Lyons Middle High School release time, or the Lyons Elementary release time of 2:50pm and the considerable traffic resultant from these daily events.
  - b. **Concern:** Lyons Town Engineer on 26 Dec 18 requested an analysis at the High/Middle school for an average weekday with school in and matching their peak arrival and departure times. Traffic Impact Study response: '*The impact of the traffic generated by Lyons Valley Park will be negligible and immeasurable however as the volume of traffic that would impact the school is too low at less than 5 vehicles per hour.*'
    - i. Information requested by the town was not studied, captured or cited. Of note: Recommend the Lyons Safe Routes to School study conducted by Saint Vrain Valley School District be included as an artifact for any future studies.
  - c. **Concern:** Lyons Town Engineer on 26 Dec 18 requested an analysis of the summer weekend midday traffic (to presumably account for the concerts, races, and festival traffic thru LVP)....the response: 'To do this would require traffic counts at the intersection during that time which is obviously six months away'. There was ample time between the date of the study 11 Dec 19, the town engineers comments 26 Dec 18 and the letter dated 29 Jan 2020.
3. Traffic impact study '1.a Study Area' is the 66 McConnell intersection and as such does not accurately reflect the actual flow of traffic in and out of LVP (e.g. via 2nd Avenue).
  - a. The appendices of the Traffic Study exclusively show traffic data for the intersection of 66 and McConnell Drive.

#### 4. Life Safety Concerns

- a. 'Section 7 Proposed improvements in Traffic Study': 'For emergency access purposes, a gravel access road will be extended from the cul-de-sac to the existing driveway cut on McConnell Dr. Ultimately the two cul-de-sacs will be connected with an emergency access gate (Knox box type) or a ped/bike path.'
  - i. **Concern:** Lyons Fire was not consulted on the emergency access requirements as cited in this traffic study.
- b. On a related note: Lyons Fire was not consulted in the design and installation of multiple sidewalks/crosswalks post flood. Design of these sidewalks/crosswalks makes it difficult and even impossible in some places to move firetrucks in and

out of some streets (including right across from LFPD) and risks close calls with expensive firetrucks.

- c. Indoor Sprinklers: For the safety of firefighters and residents, Boulder county code requires multi-family buildings include indoor sprinkler systems. JJ the Lyons Fire Chief urged the Town of Lyons to adopt this as part of Lyons building codes. From what I can tell in the review of Summit proposal documents, indoor sprinkler systems in the multi-family dwellings are not included, again putting Lyons firefighters at risk.
- d. Lyons Fire Trucks: Lyons Fire Trucks are rated to 2 story. Building elevation drawings appear to show Summit buildings being 3 stories in some places (ones with a car port and 2 stories above).

1. Water Treatment Plant: Has the impact of 40 additional units on the already burdened water treatment plant been studied?
2. Has an additional level of effort or cost been attributed to the additional demand/burden on the plant? Is this sustainable?
  - a. What will the cost of this be to the town/citizens/taxpayers?