

**From:** [Dolores Vasquez](#)  
**To:** [Marissa Davis](#); [Philip Strom](#)  
**Subject:** FW: Moss Rock Development Public Comments  
**Date:** Monday, January 24, 2022 9:47:32 AM  
**Attachments:** [image001.png](#)

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FYI

*Take care,*

*Dolores M. Vasquez*



Dolores Vasquez, CMC  
Town Clerk  
303-823-6622, ext. 12  
[dvasquez@townoflyons.com](mailto:dvasquez@townoflyons.com)

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**From:** Gautam Bhan <[gb@gbhan.com](mailto:gb@gbhan.com)>  
**Sent:** Sunday, January 23, 2022 7:24 PM  
**To:** Dolores Vasquez <[DVasquez@townoflyons.com](mailto:DVasquez@townoflyons.com)>  
**Subject:** Moss Rock Development Public Comments

We would like to offer the following request for additional information and comments for consideration concerning the proposed Moss Rock Development ("The Development"). Please share these with members of the Planning Commission and the Board of Trustees and include such as part of the records.

Sincerely,  
Gautam Bhan and Donna K. Guest  
129 Eagle Canyon Circle,  
Lyons, CO 80540  
January 23, 2022

**Request for Additional Information (we suggest the answers to these questions be made public prior to additional public meetings on this subject)**

1. What town infrastructure upgrades are anticipated to be required in order to accommodate The Development and what material impact will it have on the residents of Lyons over the next 10 years? Specifically, if any town infrastructure upgrades are required, how will such upgrades be funded and what if any portion of such expenses will be absorbed by town residents?
2. The Development clearly benefits selected businesses in town that have surge needs for short term lodging during a portion of the year. How will The Development utilize all available accommodations and remain sustainable during times when lodging demands fall? Is it expected that a significant number of rooms will remain unoccupied during low demand?
3. Availability of public parking is of continued and paramount concern to town residents. What are the anticipated parking needs for The Development at full occupancy, and what

percentage of the anticipated parking needs are expected to be satisfied by public parking normally available to residents and visitors (as opposed to newly built onsite parking at The Development)?

## General Comments

1. The Development must demonstrate a firm commitment to local businesses by sourcing raw construction materials and supplies locally, when a local option is reasonably available. An example would be stone which is widely available in Lyons. Anything less is unacceptable.
2. Lyons is and has been advertised as “The Hip Little Town Everybody Loves” (quote from the town website). Other phrases associated with the town are: “a small town with big character,” “experience the wonder of a small mountain town,” etc. The website also claims that Lyons is “Main Street America Accredited.” The Development on Main St. will most certainly permanently realign the character of the town to be an “event or convention” town with a single focal point – a contemporary 79-room hotel in the center of a small town main street. It will crowd out small businesses, which attract visitors and residents alike. Diversity could be lost in the core of town. This is a key concern.
3. Many historic towns, even in Colorado, have large scale lodging options that have been accommodated in a thoughtful manner. Large scale lodgings are appropriate in the core of the historic district when such lodging utilize pre-existing historic structures that were already present. The Delaware Hotel in Leadville comes to mind. Another example is the Strater Hotel in Durango. Many contemporary hotels also exist in Durango (Marriott properties, Hilton, etc.), but they were constructed outside the core so as not to impact the character of the historic district. In the case of Lyons, an appropriate site might be along the Eastern corridor.
4. Many do see benefits in adding hotel/motel style short term lodging capacity to the town’s existing small supply. This is appropriate but should be done in a manner that does not jeopardize the existing “Big Character” of the “small town,” **something which planners and the approving authorities have an obligation to preserve.** Perhaps a mixed use boutique development, built to fit in with the surrounding structure, with a mix of retail and a significantly smaller number of rooms on the proposed site should be considered as an alternative.