

From: [Dolores Vasquez](#)
To: [Marissa Davis](#); [Philip Strom](#)
Subject: FW: Proposed Downtown Hotel
Date: Monday, January 24, 2022 9:50:06 AM
Attachments: [image001.png](#)

FYI

Take care,

Dolores M. Vasquez



Dolores Vasquez, CMC
Town Clerk
303-823-6622, ext. 12
dvasquez@townoflyons.com

From: Hollie Rogin <hrogin@townoflyons.com>
Sent: Monday, January 24, 2022 7:07 AM
To: Dolores Vasquez <DVasquez@townoflyons.com>; Victoria Simonsen <vsimonsen@townoflyons.com>
Subject: Fw: Proposed Downtown Hotel

Did not read...

From: Toni Klopfenstein <toni.klopfenstein@gmail.com>
Sent: Sunday, January 23, 2022 9:56 PM
To: David Hamrick <dhamrick@townoflyons.com>; Jocelyn Farrell <JFarrell@townoflyons.com>; Barney Dreistadt <bdreistadt@townoflyons.com>; Neal Evers <NEvers@townoflyons.com>; John Petrey <jpetrey@townoflyons.com>; Debbie Scott <dscott@townoflyons.com>; Nicholas Angelo <NAngelo@townoflyons.com>; Mark Browning <MBrowning@townoflyons.com>; Michael Karavas <MKaravas@townoflyons.com>; Greg Lowell <GLowell@townoflyons.com>; Wendy Miller <WMiller@townoflyons.com>; Hollie Rogin <hrogin@townoflyons.com>; Kenyon Waugh <KVaugh@townoflyons.com>
Subject: Proposed Downtown Hotel

Dear PCDC and BOT members,

The current proposal for a 79 room hotel is wrong for Lyons, and I urge you to not allow this project to move forward in its current state.

- 79 rooms is much too large for our town to sustain regularly enough to justify the extremely large proposed real estate footprint. While I appreciate the idea of more hotel rooms bringing more business to town, 79 rooms is simply too large. A 20 room hotel + adequate on site parking would be much more reasonable (and likely to stay full more often), while still bringing in more tourist dollars to support Lyons businesses and creating job opportunities

within town.

- A smaller room count would also allow the hotel to put in a large group meeting space - which would actually benefit the town. Imagine a space for art shows/performances/general community gathering that could be used in the winter when tourism is low to support the residents (or in the summer!) - this would be much more helpful than dozens of empty rooms.
- The residents of Lyons should not have to suffer with tourists taking up our street parking because this hotel plan doesn't account for it. Cars for all of those rooms + cars for all the employees is simply too much for the downtown area to handle. What will happen for example when Music in the Park happens? Where will the hotel residents and/or Music in the Park attendees go? Into the neighborhoods.
- The current aesthetic of the hotel does not fit the look or feel of Lyons. People move to Lyons because it *isn't* Boulder - this hotel's current aesthetic looks like it was carbon copied off of Pearl Street. Any projects should match the existing town look and feel. There is enough character in Lyons as-is - we don't need to steal Boulder's look.
- A 3-story building would also ruin the look and feel of Main street.
- As a homeowner and resident of Lyons, I have serious concerns about the strain this hotel would put on our fire and water sanitation resources within town. Businesses coming in that would require massive upgrades to these systems need to present a detailed plan outlining how they will maintain enough business regularly throughout the year to help fund these social projects and contribute back to the community. The current plans do not satisfy these requirements.

Again, in the current iteration, I cannot support this proposed hotel, and I strongly urge you to not support it as well.

Thank you for your consideration and time -

Toni Klopfenstein
225 Evans Street

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Toni Klopfenstein

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