

From: [Dolores Vasquez](#)
To: [Marissa Davis](#); [Philip Strom](#)
Subject: FW: Replacement Email - Moss Rock Hotel Project
Date: Monday, January 24, 2022 3:33:30 PM
Attachments: [image001.png](#)

FYI...please use this one, the other had typos.

Take care,

Dolores M. Vasquez



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

From: andreamarshall <andreamarshall@aol.com>
Sent: Monday, January 24, 2022 3:31 PM
To: Dolores Vasquez <Dvasquez@townoflyons.com>
Subject: Replacement Email - Moss Rock Hotel Project

January 24, 2022

Re: Moss Rock Hotel Project

Respectfully sent to Dolores Vasquez, Town Clerk, for the Town of Lyons Planning and Community Development Commission and the Board of Trustees:

I've been a resident of Lyons for over thirteen years and like so many other residents here have been through the flood and resulting temporary evacuation, hailstorms, wildfires that were uncomfortably close at times, high winds, terrible traffic jams, and many changes to our small town.

Welcoming new businesses to Lyons is a great thing. We've had so many wonderful restaurants and venues for music, food trucks, all kinds of creativity that has taken place since the flood and also during this pandemic. I'm not against new ventures in town, but I am against the concept of a structure that will dominate the heretofore charming, funky, and unique character of our town.

The Moss Rock hotel development plan is not right for Lyons:

- It's too tall. It should only be two stories above ground level like the rest of the buildings on Main Street and Broadway. As you come into Main Street now, the view of the cliffs over LaVern Johnson Park are majestic, and is part of the natural environmental "feel" of our town. Please don't destroy that view and pave the way for other building owners on Main St. to raise their roofs to three floors, thus changing the character of our town.

- I understand that the Fire Department does not have rigs that can service three-story commercial establishments. It would not be fair to Lyons' residents to put the burden on us of purchasing a new firetruck(s) to fulfill someone's personal financial fantasy (fiasco) on Main St. If we don't have the equipment to support it, then it should not be built that high.

- 79 Rooms are too many rooms for downtown Lyons in that location. If that number of rooms were planned for the Hwy 66 Corridor east of Hwy 36, that would be fine, there would be room for that large of a structure out there with ample parking. This is not NoBo (which is almost devoid of any personality or

character now with all the concrete and brick buildings that have gone up there). Forty rooms are also too many. Twenty rooms are a lot for that Main St. location, but that number is more reasonable and in keeping with a “boutique” hotel. The motel/lodging businesses we have in and near Lyons now, do not have year-around maximum occupancy as it is now. Do we want a huge semi-empty building on Main St. over half of the year?

- The new hotel plan creates havoc with what is already a difficult parking situation on Main Street and makes a re-do of Broadway very difficult. At this point in time, Main St. and Broadway flow except during festival times and when there is road construction. Changing any part of that creates havoc with the parking for the existing/already-established businesses on Main St and Broadway and the side streets. The parking situation in town does not adequately support a project of this size. I would say, however, that there is space right next to the recycling center in town where parking could be utilized. Also, the hotel and its restaurant businesses will have deliveries, where are those trucks going to park and unload?

- The sewer situation. I don't believe the Town has the infrastructure at this time to support the additional sewage burden of a 79-room hotel, plus whatever businesses it may contain. It would not be fair to the citizens of Lyons to put the cost of that burden on us, to pay for any upgrades because of this project.

- I've heard that the owner wants to be able to provide, breakfast, lunch, dinner in the new hotel to residents, which she said may require three restaurants. What about Moxie's? What about the existing restaurants and coffee shops we have in town now? It doesn't seem that this new resident/developer in town is interested in promoting Lyons' businesses, just her own.

- The current design does not incorporate anything of Lyons in it. There is no sandstone planned on it like the majority of buildings in downtown. It looks like it could be dropped here from anywhere else in the country, including NoBo. It has none of the historic or funky character of our town. I worked for architects and space planners for over seven years. An award-winning feature of their work was to incorporate features of the surrounding environment into their designs. I see nothing of that in this current design.

- Also, the height of the current design will negatively impact the other businesses on Main St., by increasing the amount of shade on the street/decreasing the sunlight. That will create a problem with ice build-up on Main St., which is a problem then for all of us on wheels or on foot.

Lyons is a unique, historic, musical, artistic, naturally beautiful destination now. We have so many restaurants, concerts, events, weddings, festivals. People love to come here because Lyons is not like anywhere else on the planet – it has a character all of its own. Please don't destroy that character by approving the incorporation of this domineering, exceedingly oversized hotel project into our downtown in Lyons.

Thank you for your time and consideration in reading this appeal.

Andrea Marshall
Resident of Lyons