

Dear PCDC staff and BOT,

Jan. 24, 2022

I wanted to take the opportunity to express some reservations about the proposed Moss Rock LLC hotel development currently up for consideration. I'll start by stating that I absolutely see the benefits of adding additional visitor capacity to town, and a hotel may be a good addition to our Main Street, our businesses, and community in general. However, this development may represent the largest and most impactful change to the character of downtown Lyons, since the Lumber Yard development, or perhaps ever, and as such, the Commission and Board should look at it with increased scrutiny.

There are two items with the proposed plan that I take exception to. The first is the scale of the development, which seems out of proportion to the rest of town, and at three stories, even dwarfs much of what has been built along North Broadway in Boulder in the recent past. With the slope of the land between Main and Broadway, it seems like two stories along Main and three stories along Broadway could mitigate some of that scale, and the long shadow cast by a three-story front on Main Street.

The second and even more pressing concern I have with the proposed plan is that as currently designed, cannot fulfill its own parking needs as dictated in the Town planning codes, and proposes to use an entire town owned lot for their own business, as well as a large majority of any new parking developed along an updated Broadway.

Those parking requirements in the Town planning codes are there for a reason. The spaces Moss Rock is proposing to use are a public asset that should be available to anyone stopping in town to peruse any established business and not just one hotel. The town lot near the Fire Station is utilized by visitors to go mountain biking and to visit the river, by residents during the Sandstone Concert series, and by our firefighters and other emergency responders during trainings and a host of other uses. The recent Thrive Community Survey mentions that one of the most frequently cited issue or concern related to Transportation was "that Lyons did not have enough parking, especially during tourist season", and that "many expressed a desire for a public parking lot..." (Lyons Community Survey Results Summary; p. 20, Dec. 2021). To grant this use to one business in town seems an abdication of your responsibility to the overall general welfare of our town and the visiting public.

One solution, obviously, is to require the hotel to develop an underground parking structure (yes expensive, and perhaps unattainable due to rock or groundwater) or to minimize some of their current planned building footprint to create more parking on their own lot. Both of these alternatives would either increase the cost or decrease their profit, which may make the owners balk at building something at all. Which leads me to wonder why they were allowed to demolish multiple lots before any plan has been approved? I would think any demolition permit would be contingent on an accepted and agreed upon development plan, as is the case with most municipalities. What if they owners don't like the criteria put upon them as part of the development approval? Could they walk away from it leaving us with an empty half a block? Is it currently allowable for someone to buy up half of Main Street between 4th and 5th Avenues, and aside from some historic preservation clause, demolish it all, and *then* come asking for permission to build something? That seems ludicrous.

In closing, I would encourage the Commission and the Board to put some limited criteria, including the development of on-site parking, and the use of sandstone in the façade of the buildings to maintain the aesthetic consistency and heritage of the Town that so many of us worked hard to include in prior community planning efforts, before approving such a large and impactful alteration of our downtown.

Thank you.

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