

From: [Dolores Vasquez](#)
To: [Marissa Davis](#)
Subject: FW: Thoughts regarding proposed hotel
Date: Thursday, February 3, 2022 2:36:26 PM
Attachments: [image001.png](#)

Take care,

Dolores M. Vasquez



Dolores Vasquez, CMC
Town Clerk
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From: Erin Donnelly <erinoes@gmail.com>
Sent: Thursday, February 3, 2022 2:32 PM
To: Dolores Vasquez <DVasquez@townoflyons.com>; Jamba <jamba@rowdymermaid.com>
Subject: Thoughts regarding proposed hotel

Hello Dolores,

Thank you so much for hearing our concerns.

We are homeowners in the downtown area (Longs Peak Drive) and we often drive, bike or walk downtown. We are very concerned with the proposed hotel as is figured in the current design and based on the conversation during and after the most recent BOT meeting in which it didn't seem (at least at that mtg) as if the hoteliers or the town are responding or giving enough time to hear to feedback from town residents.

1) **SIZE.**

Our major concerns are: an 80 person hotel is too large for the downtown area and too large for anticipated traffic. The hotel as proposed will dominate the downtown due to its sheer size (height and width). We worry that a) rooms will sit unoccupied and b) that it will take too much business from existing hotels. A 50-60 room boutique hotel would be more appropriate for this area given existing hotels (A-lodge) etc. Lyons is not enough of a destination town to necessitate an 80 room hotel.

2) **PARKING.**

This is a huge concern. The hoteliers don't seem concerned with the negative impact of a massive building that does not incorporate its own parking needs within the structure. They plan to have their patrons park on the street!! Parking is already an issue for downtown Lyons. It seems INSANE and incredibly insensitive to the needs of the current residents and store owners of this town to not have a plan for parking.

3) **DESIGN.**

The hotel as designed looks like every soul sucking monolithic red-brick building in Boulder. There is nothing interesting about it. It lacks character. It is bland. It does not reflect the unique and quirky nature that is Lyons. I hope that they are open to design feedback and will modify the aesthetic design to bring unique beauty to the downtown. We only have one shot at this. Danielle Lynn is a local architect who has volunteered to draw up some ideas.... perhaps the hoteliers could open up their process to some more design feedback. I loved the feedback from one resident to break up the style between buildings so that it doesn't appear to be as monolithic as it is now.

4) **Amenities for locals.**

Something that will be this impactful to the feel of the downtown should be thoughtfully targeted to provide some value to locals and residents. It shouldn't be just focused on tourists. Lyons is not a tourist town. SO: for instance- this could be achieved by having the rooftop accessible to locals via a cool rooftop bar/ restaurant so that locals can enjoy the view from such a tall building. Making sure that there are curated businesses within that DON'T provide competition to existing restaurants, cafes, shops.... making sure that the shops are complementary but not competitive.

That is the gist of our concerns.

Erin

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Erin Donnelly

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