

Concerns regarding the current Moss Rock Hotel plan in Lyons

Thank you, Lyons Board of Trustees, for considering these comments on the proposed Lyons hotel on Main St.

Town improvements are welcome, and more accommodations for visitors is a good idea, IF it's the right scale, the right location, and can provide for its additional parking/vehicle requirements without burdening existing Town businesses and the community.

As the "Double Gateway to the Rockies," our parking, roads and services need to be accessible, safe, and attractive as well as inviting. The current large-scale hotel proposal, however, does not accomplish this, and in fact would overburden existing Town infrastructure and business parking needs. The parking needs for 79 rooms, plus staff, as well as for the restaurant and bar, would take up practically all available parking on Main St, squeezing out parking for existing businesses and visitors.

Based on the Town's Lodging Study, the 4th and Main St. site is not suitable for the proposed large-scale project. Instead, a more limited hotel, tailored to Lyons' unique appeal and circumstances, is what is needed downtown. The Lodging Study determined that a hotel with around 30 rooms would work – and that is what the Town could approve at the site – not a hotel more than double the size and impact.

The real issue here, for Lyons, is whether the large-scale hotel fits within its surroundings? Or does it dominate the landscape and permanently change the character of downtown?

Offerings such as valet parking, an in-house gym, and three floors that include a roof-top café and bar, making it the single largest structure in town, commanding not only ground space but visual as well, seem to be over-the-top and out of place in a small town.

Instead of a 3-story building dominating the neighborhood and using up downtown parking, a more modest 2-story hotel with the café and bar on the ground floor, providing adequate parking for its guests and staff, would be a welcome compromise.

Overall, in order to complement the existing businesses and downtown community, the Hotel should reduce its size and demands on parking and traffic.

Thank you for considering my comments.

Michelle Flynn

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