

From: [Dolores Vasquez](#)
To: [Marissa Davis](#)
Subject: FW: Hotel Feedback for BOT
Date: Thursday, February 3, 2022 2:35:09 PM
Attachments: [image001.png](#)

Take care,

Dolores M. Vasquez



Dolores Vasquez, CMC
Town Clerk
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From: Catie Gibson <catie.c.gibson@gmail.com>
Sent: Thursday, February 3, 2022 2:27 PM
To: Dolores Vasquez <DVasquez@townoflyons.com>
Subject: Hotel Feedback for BOT

My name is Catherine Gibson and I live at 503 Goranson Ct. Lyons. I am writing regarding the proposed hotel development. I believe a boutique hotel could be a really good thing for our town and local businesses. However, I do have concerns about the current proposed hotel that have been adequately addressed before allowing this project to continue.

Parking - an 89 room hotel needs more onsite parking. The ideas Moss group proposed are creative but I think not a realistic solution. This site also includes retail space which will increase parking demands. More onsite parking (underground) or reducing the building footprint to accommodate is needed.

Overall size and sustainability. 89 rooms is this a sustainable business? I know it will be sold out during the busy season but what about the off season? If this business does not work this is a monster of a building to sit empty. To help sustain them in the winter could they add a small gym and/or pool space? They could sell community memberships in the winter? I know my kids would love a place to swim, do lessons, etc and I would pay to access a gym that is close and could be used during the colder months.

Aesthetics - Blending in with the neighborhood. The most recent design they presented is an improvement from the initial concept but it still feels like it overpowers the block. During the design review someone brought up making the 3rd floor have balconies so it doesn't feel as overpowering and to look at more of an eclectic design to break up the building more. I think those were really good suggestions. Eclectic really to me defines Lyons.

Before moving forward please really consider the impacts the existing project will have on our town and come up with a solution that works for all parties. I would fully support that we could address

the concerns above.

Thanks for listening.

Catie