

From: [Dolores Vasquez](#)
To: [Marissa Davis](#)
Subject: FW: For BOT Meeting - Moss Rock Hotel Project
Date: Thursday, February 3, 2022 2:35:50 PM
Attachments: [image001.png](#)

Her updated comments

Take care,

Dolores M. Vasquez



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

From: andreacmarshall <andreacmarshall@aol.com>
Sent: Thursday, February 3, 2022 2:29 PM
To: Dolores Vasquez <DVasquez@townoflyons.com>
Subject: For BOT Meeting - Moss Rock Hotel Project

Re: Moss Rock Hotel Project

Respectfully sent to Dolores Vasquez, Town Clerk, for the Town of Lyons Board of Trustees to be held on Monday, February 7:

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 and am not against new lodging, but I am against the concept of a structure that will dominate the heretofore charming, funky, and unique character of our town of Lyons.

The Moss Rock hotel development plan is not right for Lyons as it is currently planned:

- 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 is 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 entire 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) because one new business on Main St. is not in keeping with the current level of the rooflines on the entire of Main St. If we don't have the equipment to support their design plan, then it should not be built that high.
- 79 Rooms are too many rooms for downtown Lyons. 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. Forty rooms are also too many. Twenty-three rooms are more reasonable and in

keeping with a “boutique” hotel. Please consider that 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 studies that were done for this project focused on Boulder, Longmont and Estes Park (the latter's population changes seasonally); all have considerably greater numbers of residents than Lyons. I didn't see any studies in their research on other small towns of 2,000 or so residents, which would make much more sense to study just for the economics and long-term feasibility of their project. Nederland is more like Lyons in terms of a unique place with a small population. Why was it not considered, as well as other small towns in their study? I cannot imagine Nederland allowing a hotel of this size to be built in their small town. In contrast, the Boulder Creek Lodge there has 23 rooms all with fireplaces. It's a nice-looking rustic log cabin style of architecture that fits in with their mountain environment. The lodge does not have a restaurant on site, but provides a Continental breakfast and encourages their guests to experience the dining establishments that Nederland has to offer. The concept of that kind of lodging I could see being an asset to our Lyons community.

- 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/event times and when there is road construction. Changing the existing one-way roads and parking creates havoc 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/a parking structure could be utilized. Also, the hotel and its restaurant businesses will have deliveries, where are those trucks going to park and unload, especially if two deliveries are being made at the same time?

- 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, especially if that includes restaurants. It would not be fair to the citizens of Lyons to put the burden of the cost to pay for any upgrades because of this project on us residents of Lyons.

- 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 their own.

- The current design does not incorporate anything of Lyons in it. This hotel looks like it belongs in NoBo (which is almost devoid of any personality or character now with all the concrete and brick buildings that have gone up there). The plans I saw the night of the library presentation did not show any sandstone in the design, unlike the majority of buildings in Lyons' downtown. The hotel design looks like it could be dropped here from anywhere else in the country. 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 hallmark of their work was to incorporate features of the surrounding environment into their designs; I see nothing of that in this current design. At the very least, the building should have a considerable amount of sandstone featured in its exterior and interior designs.

- 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 sunlight. In addition to putting that part of Main St. in shadow year-round, that will also create problems with ice build-up on Main St., and therefore safety problems 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 exceedingly oversized, incongruous, commercial-looking, domineering hotel project into our downtown in Lyons.

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

Andrea Marshall
Resident of Lyons