

From: [Dolores Vasquez](#)
To: [Marissa Davis](#); [Philip Strom](#)
Subject: FW: Proposed hotel project
Date: Wednesday, January 26, 2022 3:52:50 PM

Looks like there may be a few in my junk folder.....yikes.

Take care,

Dolores M. Vasquez

-----Original Message-----

From: davenion@taarka.com <davenion@taarka.com>
Sent: Monday, January 24, 2022 3:09 PM
To: Dolores Vasquez <DVasquez@townoflyons.com>
Subject: Proposed hotel project

Hi Dolores,

I'm hopeful I'm not too late to have my comments included in the meeting. Thanks!

Dear Town of Lyons Board of Trustees,

Please consider the best interests of the residents of Lyons and reject the proposed Moss Rock hotel project.

Lyons, as you well know, has a seasonal economy. From May to October, a 5-month period, people come to Lyons to get married. Less often they come to enjoy our proximity to RMNP. However, during the other 7 months of the year, Lyons doesn't attract guests looking to stay in town at all. I know this firsthand as someone who ran an Airbnb for 3 years, and had a virtually empty unit from autumn til the next spring. Every other short-term rental landlord I've talked to in town had the same experience. Building a large hotel that is not consistent with the quaint aesthetics of our town is not going to change that. (For perspective, the Brown Palace Hotel in Denver is an 80 room hotel. Can you really imagine a structure that large looming at the entrance to our cozy, carefully curated downtown area?)

Parking is already at a premium in Lyons. During festival season, I'm sure you're familiar with how all of us have to put up "No Festival Parking" signs in front of our houses to preserve our already limited parking space. The Moss Rock company has not provided an adequate plan for parking during the high season that will minimize impact on the town. Does this mean that we'll be forced to put up "No Hotel Parking" signs as well? Or does it mean that a few more of our local businesses will be demolished in order to make space for this monolith.

There's a great deal more to consider, including the fact that the town's water infrastructure isn't really set up to handle the anticipated demand this hotel will create. And, if the anticipated demand in the off-season is not met, what happens to those rooms? What happens to the hotel? Will the site be sold yet again to developers even less invested in the fate of our town?

Please consider your decision carefully, listen to your constituents, and reject this proposal.

Thank you,

Sincerely,

Enion Pelta
824 3rd Ave