

From: [Dolores Vasquez](#)
To: [Marissa Davis](#); [Philip Strom](#)
Subject: FW: Moss Rock Public Hearing Development Review Plan Hotel Public Comment
Date: Friday, January 28, 2022 2:48:44 PM
Attachments: [image001.png](#)

FYI

Take care,

Dolores M. Vasquez



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From: Rhonda Vandenbos <rhondavandenbos1@gmail.com>
Sent: Friday, January 28, 2022 2:37 PM
To: Dolores Vasquez <DVasquez@townoflyons.com>
Cc: Victoria Simonsen <vsimonsen@townoflyons.com>; Nicholas Angelo <NAngelo@townoflyons.com>; Board of Trustees <TOL_BOT@townoflyons.com>
Subject: Moss Rock Public Hearing Development Review Plan Hotel Public Comment

Hello,
Thank you for the public meeting on the new hotel.
Here's my feedback.

RE: PARKING for new hotel

Town of Lyons and Applicant,

I attended the virtual meeting for the proposed new hotel on January 24, 2022 and was happy to hear from the local business owners regarding the positive impact this hotel could bring to our Town.

I fully support and encourage the Town to make this happen. We've needed to take the business district to the next level from survival to thriving for a long time.

However, the Achilles heel will be **PARKING** and this should be addressed and resolved with a solid plan before breaking ground. There was no mention of any possibility of **UNDERGROUND PARKING structure** put into place under the hotel. Is that a possibility?

Items to be addressed with parking:

- Minimum of 80 onsite parking spots should be the goal of this project. hotel guests typically want/need to access their vehicles during their stay. **Also if there is an**

emergency evacuation, there wouldn't be enough time to receive vehicles off -site, jeopardizing lives!!!

- Electric (EV) charging stations were not mentioned and should be implemented and have priority for on-site parking. EV will only become MORE mainstream within the next decade and the hotel should be prepared for that change.
- Solar panels were not mentioned in the plans to help support the EV stations and should be implemented.
- Accommodations off-site parking for oversized vehicles and trailers. One Ford F150 pulling a trailer with Harleys, ATV's or recreational equipment will require and consume 3-5 spaces! Lyons is recreational and this will happen.
- Motorcycle parking on-site
- Handicap parking on-site
- Employee parking
- Extra parking for patrons visiting guests at the hotel or supporting the internal businesses inside the hotel and other amenities.
- Adequate off-site Valet parking. The south lot next to the Fire station will only be a drop in the bucket at what's needed in peak season. Perhaps the Town will need to build a 2-3-story parking garage at this site and another location. What about a parking structure built on 2nd Ave by the Recycling Center for Valet parking?
- SIGNAGE in Residential areas. The overflow is going to negatively impact us residents within a 2-4 block radius of the new hotel without question. Most of us DON'T have driveways and need a safe and secure place to park in front of our homes. There should be no Valet or hotel parking of any kind in the residential streets. Signs and curb painting may be a partial solution.

The current code requirements don't cover what's **REALISTICALLY** needed for a 79-room hotel. The Applicant may have satisfied the current codes but it doesn't seem feasible without **an underground parking structure** worked into the plan. 25 spots will never accommodate a 79-room hotel any time during the year, especially if you are adding 140 jobs to the hotel alone. When they are at full capacity the applicant needs to have a minimum of 100spots on-site. Hotel guests want and need to access their vehicles during their stay, so Off-Site parking will never work. I've never been to a hotel where there hasn't been large trucks or SUV pulling trailers for recreational use (campers, motorcycles, ATV's and other recreational equipment) and these always require a minimum of 3-5 regular parking spots. How will the hotel accommodate these guests? It's unrealistic to think the hotel staff will be

able to "manage" where the guests park.

I fear our Main Street businesses, Library, Sandstone Park, Post office, churches and residential areas will be consumed by the overnight hotel guests. Realistically several days to weeks for the average guest stay and especially festival, wedding and event attendees. **Hotel guests will always Park in areas that are "most convenient" for them** and not necessarily thinking of who they are impacting, thus inconveniencing our local Residents and regular customers. As a frequent hotel traveler, I expect adequate on-site parking and so will these future guests.

Thank you for your time and consideration of this matter. I'm confident there's a solution but it's going to take creative thinking from the Town, the Applicants and our Residents in order to make this work for everyone.

Respectfully,

Rhonda Vandebos

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