

From: [Dolores Vasquez](#)
To: [Marissa Davis](#); [Philip Strom](#)
Subject: FW: Moss Rock Hotel Development comments
Date: Monday, January 24, 2022 4:08:31 PM
Attachments: [image001.png](#)

FYI...

Take care,

Dolores M. Vasquez



Dolores Vasquez, CMC
Town Clerk
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dvasquez@townoflyons.com

From: Susanne Ducker <susanne.ducker@gmail.com>
Sent: Monday, January 24, 2022 4:00 PM
To: Dolores Vasquez <Dvasquez@townoflyons.com>
Subject: Moss Rock Hotel Development comments

Hello Dolores,

I am a resident of Lyons and would like to submit these comments and concerns for the Moss Rock Hotel Development being discussed at tonight's public hearing.

I want to start by saying that I am not opposed to a hotel in this location. A new hotel could be a great addition to Lyons and is needed for both our wedding venues and for expanding options to those visiting our town. However, I would prefer a much smaller (40 rooms, boutique-style) project that compliments the aesthetic of Lyons' unique character by using redstone, for example. Here are my concerns with what was proposed:

1. Size This hotel project is too big with 79 rooms for this property. It feels completely out of proportion with the architecture of Main Street at 3-stories high. I have other concerns at this size and height like... can you fill a hotel this size in the off-months; will it take sunlight away from Main Street and be cold and icy in the winter; what will be the impact on our waste-water treatment plant and utilities; and can you find the amount of workers needed to run a hotel of this size when affordable housing is limited in Lyons already?

2. Parking I imagine that a 79 room hotel would require 100+ spots for its guests and staff. It is my understanding that there is no plan to build additional parking on the property of the hotel and have not heard a clear plan for how this many parking spots will be provided in an already limited downtown area. As a resident who lives just 2 blocks away from our Main Street without off-street parking, my concern is that our parking in front of our home will be taken by staff and guests. I had heard there was a plan to use valet-parking and I'd like to know if this is true and where will the cars be parked?

3. Ascetics The building proposal shows a very polished, brick design. This does not match the eclectic nature of historic Lyons and I think could be an eye-sore in what essentially is a quaint and small, 2-block long downtown.

4. Efficiency I am excited by the idea of having a new meeting-place that can be utilized by the Lyons' community in the slow months and the Moxie Mercantile currently provides this already. I am hesitant to disrupt the eclectic set-up and parking that they currently have already created with great success both for the community and visitors to Lyons to enjoy. It is my understanding that they will have the opportunity to be rolled into the new building but, at what cost as I assume they will be closed while construction is going on. I personally love the way things are and don't want to see this changed.

5. Ecology Will this be an eco-hotel that utilizes green technology like water conservation and solar to lessen its impact on our environment? This is a real concern as climate change is a real threat to Colorado and future generations. I hope that these important technologies are being considered with a project of this scope and scale.

Thank you for sharing my comments,

Susanne

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Susanne Ducker
FOUNDER & CMO (CHIEF MOM OFFICER)

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