

**From:** [Dolores Vasquez](#)  
**To:** [Marissa Davis](#); [Philip Strom](#)  
**Cc:** [Victoria Simonsen](#)  
**Subject:** FW: Comment on Proposed Hotel for Lyons PCDC and BOT  
**Date:** Thursday, January 20, 2022 3:45:45 PM  
**Attachments:** [image001.png](#)

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FYI

Take care,

*Dolores M. Vasquez*



Dolores Vasquez, CMC  
Town Clerk  
303-823-6622, ext. 12  
[dvasquez@townoflyons.com](mailto:dvasquez@townoflyons.com)

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**From:** Ben Wright <[silas\\_wright@yahoo.com](mailto:silas_wright@yahoo.com)>  
**Sent:** Thursday, January 20, 2022 3:26 PM  
**To:** Dolores Vasquez <[DVasquez@townoflyons.com](mailto:DVasquez@townoflyons.com)>  
**Cc:** Me <[silas\\_wright@yahoo.com](mailto:silas_wright@yahoo.com)>  
**Subject:** Comment on Proposed Hotel for Lyons PCDC and BOT

Hi Dolores, could you please enter this email into the public record and deliver it to the members of the PCDC and BOT? Thanks! Silas

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My name is Silas Wright and I live in unincorporated Boulder County on Apple Valley Road. I am a relative newcomer and work as a mental health counselor for survivors of trauma including veterans and first responders. In that vein, I am taking steps to offer pro bono services through LEAF to local residents. I do not have a vested economic interest for-or-against the proposed hotel (other than wanting to be able to afford living here) but care deeply about the long-term sustainable quality of life for Lyons and surrounding residents.

Action: I urge you to reject the proposed hotel project. It is very poorly conceived as currently planned on multiple fronts I will address or question below. I believe it will damage the lives of the residents of Lyons irreparably if allowed to go forward despite the hopes of some that it will be an economic lifeline.

1. Footprint - Regardless of the official definition of "boutique" or "small", this project as currently defined would take up nearly 25% of available downtown space. The \*footprint\* of this project would not be small neither in available building space, parking usage, or utility infrastructure.
2. Special Interests – Overall, the proposed project directly benefits mainly a few stakeholders (Planet Bluegrass, various wedding venues, and Moss Rock Group - I love the festivals and support the wedding businesses but we need a broader base of benefit).
3. Parking - Regardless of the 1-car per room stipulation by town ordinance, this project would more

likely have 2 cars per room on average, particularly during festivals and weddings. A recent Redstone Review article reports the project would utilize more parking on the Broadway side that was already planned by the town for other uses. It appears from this that the hotel would be \*taking away\* from the town by this reasoning. A valet parking system using 100-160 town parking spaces on a busy day would value visitors and the needs of a select few stakeholders over the lives of residents.

4. Water and Electric - Regardless of the number of water taps coming with the now demolished buildings, the real issue is: what \*capacity\* of water and utilities would the hotel require? Would this require area upgrades to water and electricity capacity? Who would pay for this? Would residents? How would this be accomplished within the existing water usage agreement with Longmont?

5. Sewage Treatment - How would the sewage use of this hotel be dealt with when we have a wastewater treatment plant that already has problems (with a backlogged lawsuit) and used 1,000,000 gallons of local water to treat last year's sewage (without the added burden of a large hotel)? Would Moss Rock Group pay for needed upgrades? Would residents?

6. Fire District - Based on talking to several local and knowledgeable people the Lyons Fire District does not have the equipment or the training to fight a 3-story fire at the center of Downtown Lyons. Would Moss Rock Group pay for needed upgrades? Would residents?

7. Economic/Political Power and Outside Forces - What would the impact be if the developers sold to another entity without ties to Lyons such as a hotel chain? Does Lyons want a corporate power at the center of town? Can that be prevented if this project goes forward? Does Lyons want to further become a "company town" leveraged by a few interests? What would happen to Lyons once real estate speculators follow the hotel into town? Would locals be priced out if property values and taxes increased? If so, this would make Lyons a haven for the wealthy while artists, musicians, and service workers would leave (This has happened in many mountain towns).

8. Tax Revenues - Will Moss Rock Group request or demand tax exemptions or abatements? How about monetary exemption from infrastructure upgrades? The proposed hotel would be in a Lyons Urban Renewal Authority area. It is my understanding that property and sales tax revenue would NOT go to the General Fund but rather go for the usage of the LURA area and possibly returned directing to the benefit of the proposed hotel instead. Is this true? If yes to any of these, it is NOT an economic boon to Lyons and its residents.

9. Local Downtown Businesses - With 20-25% of downtown space allocated to this project, would there be any room left for other needed business (ex. Pharmacy, dry cleaner, medical clinic, another grocery store)? Would the rents for existing businesses increase as a result? Would any local businesses be forced out?

10. Hotel Viability - In my opinion, Lyons is not a \*multi-day\* destination for events outside of the festivals and weddings despite some belief in it being an overflow for Estes Park. What would the hotel do during the off-season? It is my understanding that Moss Rock Group has no prior hotel experience as well.

11. Lyons as Selling Point - Finally for the consideration of the proponents of this project, would the ambience of Lyons change sufficiently to cause a decline in weddings and other visitors in the area? The wedding and festival industries may be successful here because it is Lyons not North Boulder. Sandstone accents do not turn North Boulder architecture into Lyons. Has any exploration been made of what has happened to other mountain towns who made similar decisions? This is not about getting a hotel so much as what we want the overall town to be in 2-3 generations.

12. Compromise – Is Moss Rock Group willing to compromise and significantly down-size the proposed hotel with \*on-site\* parking and as a venue for other more needed businesses?

Once again, I urge you to reject this proposed project on its merits as well as in the spirit of helping Lyons' future towards social, economic, democratic, and ecological sustainability.

Best regards, Silas Wright on Apple Valley Road