

From: [Dolores Vasquez](#)
To: [Marissa Davis](#); [Philip Strom](#)
Subject: FW: Moss Rock hotel proposal
Date: Monday, February 7, 2022 8:44:04 AM
Attachments: [image001.png](#)

Take care,

Dolores M. Vasquez



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

From: Sandy Spellman <sspellman49@gmail.com>
Sent: Friday, February 4, 2022 6:57 PM
To: Greg Lowell <GLowell@townoflyons.com>; Victoria Simonsen <vsimonsen@townoflyons.com>; Dolores Vasquez <Dvasquez@townoflyons.com>; Hollie Rogin <hrogin@townoflyons.com>; Kenyon Waugh <KWaugh@townoflyons.com>; Mark Browning <MBrowning@townoflyons.com>; Michael Karavas <MKaravas@townoflyons.com>; Nicholas Angelo <NAngelo@townoflyons.com>; Wendy Miller <WMiller@townoflyons.com>
Subject: Moss Rock hotel proposal

Greetings to the Board,

I am writing to support the hotel proposal *with qualifications*.

The town of Lyons could benefit from having additional accommodations downtown.

My issue is with the size and the parking needs of 79 rooms plus staff. The proposed facade would dominate our Main St in an awkward, disproportionate manner. I don't think any of us who live in or around Lyons and love Lyons want to see its "skyline" go higher now or in the future. Currently, we have a cozy feel on Main St. The proposed three story facade resembles new construction along Broadway in Boulder. That's fine there, but I don't think we want that size here in Lyons.

I believe a smaller, truly boutique (i.e., fewer rooms) style could fit in downtown and wouldn't present the same magnitude of parking concerns. We have been lead to believe that this proposed number of rooms (79) is based on the smallest profitable size, but many (most?) boutique hotels are smaller and yet profitable—even in expensive major cities.

I would like to see a Moss Rock proposal more in keeping with the look of our Main St and with fewer rooms resulting in fewer parking needs.

Thank you for your consideration and for your service to our Town of Lyons.

Sincerely,

Sandy Spellman
850 Apple Valley Rd