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Comments: Hi

I've been skiing Winter Park for 35+ years, usually on the weekends.

The only part of the proposal I would take serious issue with is the proposed new restaurant. I would question that there is any significant demand for a sit-down establishment and its accompanying infrastructure. I would encourage focused, thoughtful, analysis of this part of the proposal. A mountaintop sit-down restaurant is a "solution" for a problem that does not exist at Winter Park. An additional version of Lunch Rock would be more than adequate.

Copper's Aerie is a great example. They reduced the overall size of the cafeteria space and dedicated a whole floor to sit-down dining. Result: The cafeteria space is overflowing during the lunch rush and the staff at the sit-down portion of the venue are mostly idle.

There is a reason that the parking lots at Winter Park and Copper are full to the brim every weekend. WP and Copper are primarily day-use areas catering to Front Range skiers/boarders. Sit-down restaurants appeal to the relatively non-existent multiple-day vacationers.

Regarding the rest of the proposal: As long as thorough environmental impact assessments are made and evaluated honestly, I see no real issues.

Thanks for listening.

Jay Hohensee