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First name: Joshua

Last name: Alban

Organization:

Title:

Comments: Dear Mr. Williams,

I am writing to express my strong opposition to the proposed "Willow Creek Land Exchange".

I am a homeowner on a property immediately bordering on the federal parcel that is at the base of the Mary Jane ski area.

Here are a few reasons why I am opposed:

-I purchased this property in large measure due to its proximity to natural habitat. The parcel behind Iron Horse is basically untouched - we paid a premium for being so close to Federal land for the very reason that development wouldn't be happening.

-Mary Jane stands apart from so many other areas in Colorado. It is wild, unique, and relatively undeveloped. That is the charm. If developers want bring in housing capacity, there are ample opportunities in Winter Park Village, the town proper, and all the way down the valley. Why are we encouraging development on public lands in an area that is widely regarded as one of the few remaining examples of non-corporate and old-time ski Colorado?

-The federal parcel that is in question commands a sweeping view of the valley below. If it is developed for housing, as the notice that I received implies (to facilitate building condominiums and townhomes at the base of the ski area), it will begin to look and feel like many of the other areas where the adjacent town creeps up onto the mountain.

-I also echo what others have already commented on: "The federal parcel contains a healthy stand of mature forest that has not been subject to the level of 'beetle kill' in the surrounding hills. This valuable resource is seen and enjoyed by all who visit the area - a reminder of what treasured natural habitat the mountains can provide. If acquired for private development, the value of the developed property will be substantial. I would like to see a formal estimate of land values on this federal parcel if transferred and approved for development vs. the Willow Creek parcel."

In short, let's keep Mary Jane as pristine as we can. It is an authentic gem that should stay that way. Please note that I do intend to file an objection under 36 CFR § 218.8

Sincerely,

Josh Alban