

ATTACHMENT C -ANALYSIS OF LIONSHEAD REDEVELOPMENT POTENTIAL BY MAURIELLO PLANNING GROUP

											Use Average unit size:	1,600			
Name of Development	Dwelling Units	Lodge Dwelling Units	EHUs	Hotel	Fractional	Total Units of All Types	Lot Size (acres)	Allowable GRFA (Sq. Ft.)	Approximate Year Built or Redeveloped	Redevelopment Challenges	Likelihood of Redevelopment	Number of Total Possible units based on GRFA and Average Unit Size (enter average unit size above)	EHU Requirement (10% net new GRFA) with Avg Unit Size of 800 sq. ft.	Net New Free Market Units	Free Market + EHU
Antlers	96	0	9	0	0	105	1.21	131,769	2005	Recent Redevelopment/special formula	Low	164.7	6.0	59.7	65.7
Arrabelle	67	0	0	36	0	103	2.93	319,077	2008	Recent Redevelopment	Low	199.4	19.3	96.4	115.7
Concert Hall Plaza	0	0	0	0	0	0	0.26	28,314	1978	Constrained	Medium	17.7	3.5	17.7	21.2
Enzian	12	0	0	0	0	12	0.3	32,670	1974	Ownership Structure, Recent Remodel	Low	20.4	1.7	8.4	10.1
Elevation(proposed)	9	0	3	0	0	12	0.31	33,759	Proposed	Just being built	Low	21.1	1.8	9.1	10.9
Evergreen Lodge	19	0	0	128	0	147	2.45	266,805	1974		High	166.8	4.0	19.8	23.7
First Chair	0	0	32	0	0	32	0.75	81,675	2011	Recent Redevelopment	Low	51.0	3.8	19.0	22.9
Landmark	73	3	2	0	0	78	1.51	164,439	2010	Recent Redevelopment	Low	102.8	5.0	24.8	29.7
Lift House	1	45	0	0	0	46	0.44	47,916	1973	all units are currently small" special formula	High	59.9	1.4	13.9	15.3
Lion Square Lodge North	36	0	0	0	0	36	0.94	102,366	2010	Recent Redevelopment	Low	64.0	5.6	28.0	33.6
Lion Square Lodge South and East	66	2	0	31	0	99	1.81	197,109	2004 (remodel)	Recent Remodel but with limited new units	Low	123.2	4.8	24.2	29.0
Lions Pride Building	0	0	0	0	0	0	0.83	90,387	1975		High	56.5	11.3	56.5	67.8
Lionshead Arcade	14	0	0	0	0	14	0.32	34,848	1971		High	21.8	1.6	7.8	9.3
Lionshead Centre	25	0	0	0	0	25	0.9	98,010	1970	Ownership Structure	High	61.3	7.3	36.3	43.5
Lodge at Lionshead I	17	0	0	0	0	17	0.624	67,954	1970	Recent Remodel	Low	42.5	5.1	25.5	30.6
Lodge at Lionshead II	19	6	0	0	0	25	0.745	81,131	1974	Recent Remodel	Low	50.7	5.1	25.7	30.8
Lodge at Lionshead III	12	0	0	0	0	12	1.228	133,729	1978		High	83.6	14.3	71.6	85.9
Mark Lodge	13	0	0	42	0	55	0.89	96,921	1995	Location within Marriott	Low	60.6	1.1	5.6	6.7
Montaneros	40	0	0	0	0	40	1.01	109,989	1972	Recent Remodel	Medium	68.7	5.7	28.7	34.5
The Lion	53	4	1	0	10	68	1.57	170,973	2016	Recent Redevelopment	Low	106.9	7.8	38.9	46.6
Tree Tops	29	0	0	0	0	29	0.9	98,010	1971		High	61.3	6.5	32.3	38.7
Vail 21	21	0	0	0	0	21	0.36	39,204	1972	Recent Remodel	Medium	24.5	0.7	3.5	4.2
Vail International	56	0	0	0	0	56	1.83	199,287	1973		High	124.6	13.7	68.6	82.3
Vail Spa	55	0	0	0	0	55	3.21	349,569	1980	Recent Remodel	Low	218.5	32.7	163.5	196.2
Vantage Point	47	9	0	0	9	65	1.53	166,617	1972		High	104.1	7.8	39.1	47.0
West Day Lot Subdivision (Marriott, Ritz, Gore Creek Residences)	122	0	0	276	45	443	6.82	742,698	2010	Recent Redevelopment	Low	464.2	4.2	21.2	25.4
Westwind	35	0	0	0	0	35	0.87	94,743	1969		Medium	59.2	4.8	24.2	29.1
TOTAL	937	69	47	513	64	1,630	36.547	3,979,968				2,599.8	187	970	1,156
												Total High	68	346	413
												Total Medium	15	74	89
												Total Low	104	550	654
												TOTAL	187	970	1,156