

## Tourism, Residential and Retail Vibrancy

Site ID	Land Area (SF)	Project Overview					Final FAR	Project Breakdown						Project Description	Comments/Other
		Proposed Use(s)	Floor Count	Building Height	Gross Floor Area (SF)	Residential Units		Net Residential (SF)	Net Retail (SF)	Net Office (SF)	Hotel Rooms	Parking Spaces			
						1 Bed							2 Bed		
1	25,000	Commercial, Retail	18	233	300,000	12.00	-	-	-	5,312	233,750	-	582		
2	17,256	Residential, Res Support, Child Care	16	194	240,908	13.96	111	79	190,103	-	-	-	190	Residential with 1st floor residential support / child care	Residential Support and Child Care 20% 1st floor, Max height 200ft
3	106,400	Hotel, Res, Retail, Support	23,25	226,296	1,049,448	9.86	300	213	510,000	30,600	-	1,050	1,491	Hotel and Comm Towers with retail base spanning 66 percent of site. Remaining 33 percent of site facing Araphoe landscaped plaza	
4	78,199	Comm, Res, Retail, Support	19,25	293,296	1,005,000	12.85	300	213	510,000	39,290	339,150	-	1,491	Commercial and Res Towers with Large Retail	
5	15,500	Commercial, Retail	18	233	186,000	12.00	-	-	-	3,294	144,925	-	361	Commercial with 25% first floor retail	
6	15,312	Commercial, Retail	18	233	183,744	12.00	-	-	-	3,254	143,167	-	356	Commercial with 25% first floor retail	
7	10,552	Residential, Childcare	23	275	211,040	20.00	100	71	170,415	-	-	-	171	Residential with 20% first floor childcare	
8	12,538	Residential and Retail	20	239	213,146	17.00	100	71	170,516	1,332	-	-	179	Condos with ground-floor retail and residential support	
9	25,000	Commercial, Retail	18	233	300,000	12.00	-	-	-	10,625	233,750	-	613	Commercial with 1st floor retail	
10	31,238	Commercial, Retail, Child Care	18	233	374,856	12.00	-	-	-	11,683	292,075	-	753	Commercial with 1st floor retail and child care	Child Care 11% first floor
11	15,625	Residential, Childcare	23	275	312,500	20.00	148	105	252,344	-	-	-	253	Residential with 20% first floor childcare	
12	50,252	Retail	29	398	602,574	12.00	-	-	-	499,438	-	-	2,938	This is our major retail center for downtown	This will be some sort of major retail center like a Target or WalMart that downtown needs.
13	12,538	Hotel, Retail	16	193	150,205	11.98	-	-	-	4,263	-	386	255	Hotel with 40% 1st floor retail	
14	18,750	Commercial, Retail	18	233	225,000	12.00	-	-	-	3,984	175,312	-	436	Commercial with 1st floor retail	Retail 25% 1st floor
15	18,750	Commercial, Retail	18	233	225,000	12.00	-	-	-	3,984	175,312	-	436	Commercial with 1st floor retail	Retail 25% 1st floor
16	37,500	Residential	24	284'	750,000	20.00	356	253	605,625	15,140	-	-	699	Residential building with ground floor Retail and Residential Support	
17	31,309	Hotel, Retail	16	193	374,142	11.95	-	-	-	7,983	-	960	619	Hotel with 30% first floor retail	
18	50,212	Commercial and Retail	20	256	607,565	12.00	402	284	682,500	25,608	473750	-	1,266		Rectangle shape of building allows for residential use on this site with plenty of residential support.
19	15,095	Residential and Retail	20	239	256,615	17	121	85	205,292	1,603	-	-	216	Condos with ground-floor retail	
20	22,027	Commercial	18	233'	264,324	12.00	-	-	-	9,361	205,952	-	540	Office building with ground floor retail	Ground Floor = 50% Common, 50% Ped. Active Retail
21	18,750	Commercial	18	233'	225,000	12.00	-	-	-	7,968	175,312	-	460	Office building with ground floor retail	Ground Floor = 50% Common, 50% Ped. Active Retail
22	33,250	Residential	24	284'	665,000	20.00	316	223	536,987	11,979	-	-	602	Residential building with ground floor Retail and Residential Support	
23	25,047	Commercial, Retail	18	233	300,564	12.00	-	-	-	5,322	234,189	-	583	Commercial with 25% first floor retail	
24	31,883	Residential and Retail	20	239	542,011	17.00	255	181	433,608	3,387	-	-	456	Condos with ground-floor retail and residential support	Rectangle shape of building allows for residential use on this site with plenty of residential support.
25	28,348	Residential and Retail	20	239	481,916	17.00	227	161	385,532	3,011	-	-	406	Condos with ground-floor retail and residential support	
26	40,625	Residential and Retail	20	239	690,625	17.00	325	230	552,500	4,316	-	-	581	Condos with ground-floor retail and residential support	Rectangle shape of building allows for residential use on this site with plenty of residential support.
27	53,125	Residential and Retail	20	239	903,125	17.00	425	301	722,500	5,644	-	-	760	Condos with ground-floor retail and residential support	Rectangle shape of building allows for residential use on this site with plenty of residential support.
28	23,244	Residential and Retail	20	239	394,808	17.00	186	132	315,846	2,467	-	-	333	Condos with ground-floor retail and residential support	
29	46,875	Residential and Retail	20	239	796,875	17.00	375	266	637,500	4,980	-	-	671	Condos with ground-floor retail and residential support	Rectangle shape of building allows for residential use on this site with plenty of residential support.
30	21,875	Commercial	18	233'	262,500	12.00	-	-	-	9,296	204,531	-	536	Office building with ground floor retail	Ground Floor = 50% Common, 50% Ped. Active Retail
31	18,750	Hotel	16	193	225,000	12.00	-	-	-	7,968	-	578	390		Ground Floor = 50% Common, 50% Ped. Active Retail
32	18,750	Hotel	16	193	225,000	12.00	-	-	-	7,968	-	578	390		Ground Floor = 50% Common, 50% Ped. Active Retail
33	33,250	Retail	10	179	166,250	5.00	-	-	-	141,312	-	-	831	Large Retailers	
34	17,756	Hotel and Retail	16	193	212,184	12.00	-	-	-	4,527	-	545	351	Hotel with ground floor retail	
35	39,912	Residential and Retail	20	239	678,504	17.00	319	226	542,803	4,240	-	-	560	Condos with ground-floor retail and residential support	Rectangle shape of building allows for residential use on this site with plenty of residential support.
36	15,625	Residential and Retail	20	239	265,625	17.00	125	89	212,500	1,660	-	-	224	Condos with ground-floor retail and residential support	
37	18,750	Residential and Retail	24	287	380,625	20.00	181	128	307,593	-	-	-	309		Ground Floor = 50% Common, 50% Ped. Active Retail
38	12,500	Commercial	18	233'	150,000	12.00	-	-	-	5,312	116,875	-	307	Office building with ground floor retail	Ground Floor = 50% Common, 50% Ped. Active Retail
39	15,625	Residential and Retail	25	296	328,125	20.00	156	111	265,625	2,656	-	-	283		Ground Floor = 50% Common, 50% Ped. Active Retail
40	28,125	Commercial	21	270'	379,687	13.50	-	-	-	11,953	298,828	-	774	Office building with ground floor retail	Ground Floor = 50% Common, 50% Ped. Active Retail
41	18,750	Hotel	16	193	225,000	12.00	-	-	-	7,968	-	578	390		Ground Floor = 50% Common, 50% Ped. Active Retail
42	53,200	Residential and Retail	17	206'	759,600	14.28	354	250	600,440	5,652	-	-	638	Condos with ground-floor retail and residential support	
43	12,500	Commercial	21	270'	168,750	13.50	-	-	-	5,312	132,812	-	344	Office building with ground floor retail	Ground Floor = 50% Common, 50% Ped. Active Retail
44	40,747	Residential	20	256	493,048	12.00	-	-	-	20,780	384,447	-	1,027		Rectangle shape of building allows for residential use on this site with plenty of residential support.
45	66,638	Residential	25	296	1,000,000	20.00	500	354	850,000	-	-	-	854	Twin Residential Tower with Res support 1st floor	Ground Floor = 15,000SF of Common Area and 51,638SF of Ped. Active Retail
	1,342,953				18,751,889		5,682	4,026	9,660,229	962,432	3,964,137	4,675	26,905		