



ASPEN REAL ESTATE MARKET INTELLIGENCE

Estin Report

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August 19, 2024 v2. Links on Lift 1A re-development plan...No new news has been recently reported other than the email below from the City of Aspen Community Development Director, but if the surrounding properties appear interesting, I can cover most of this with a reasonably short phone talk 970.309.6163.

Aspen Lift 1A Redevelopment Cheat Sheet & Links Gorsuch House irongp Lift One Lodge

From: Ben Anderson <ben.anderson@aspen.gov>
Sent: Monday, August 19, 2024 12:18 PM
To: Tim Estin <Tim@estinaspen.com>
Subject: RE: Lift 1A redevelopment status - Aug 2024 ?

Hi Tim – the projects are essentially what is presented on the web page, [<https://www.aspen.gov/1330/Gorsuch-Haus-and-Lift-One-Lodge>]. There have been some very minor changes to both projects that members of the public would likely not notice or be concerned about.

Lift One Lodge is in for building permit review – I would imagine we have issuance in early 2025. Gorsuch/Aman is anticipated to submit for permit in the coming months. I would be surprised if it is not in before the close of 24.

As both projects move through permit review, the City and the two developers – and SkiCo will be working on a project phasing/construction timeline in coordinating the various components of the project. There is potential that we could start to see some initial physical work on the L1L site in summer of 2025, but that is not official or confirmed in any way.

Sincerely, Ben

Ben Anderson, AICP

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From: Tim Estin <Tim@estinaspen.com>
Sent: Monday, August 19, 2024 11:57 AM
To: Ben Anderson <ben.anderson@aspen.gov>
Subject: Lift 1A redevelopment status - Aug 2024 ?

Hi Ben, I am sending information to an interested buyer in 755 S Aspen, the home opposite the Lift 1A proposed redevelopment.

I went to the City website on the project and the info appears dated.

City of Aspen website: Gorsuch Haus and Lift One Lodge

<https://www.aspen.gov/1330/Gorsuch-Haus-and-Lift-One-Lodge>

Would you send me current info on the status and planned activity for the project if available. Thank you.

Best wishes, Tim

Tim Estin MBA, GRI | Broker Aspen Snowmass Sotheby's | [Estin Report: H1 2024 Aspen Snowmass Real Estate Market](#) | 970 309-6163 c | tim@estinaspen.com | 300 Spring St #100, Aspen, CO 81611

08.19.24 Iron Gate Partners website: <https://irongp.com/project/lift-one-iconic-resorts-residences/>

Summer Aug 2024 City of Aspen: City of Aspen website (This is dated info and I have requested updated info 08.19.24): Gorsuch Haus and Lift One Lodge

<https://www.aspen.gov/1330/Gorsuch-Haus-and-Lift-One-Lodge>

05.31.24 low but steady progress for Lift One Corridor Project, Aspen Daily News:

https://www.aspendailynews.com/news/slow-but-steady-progress-for-lift-one-corridor-project/article_5dc67bca-1f0d-11ef-8082-e3f0f60d1cba.html

05.04.23 Signs of life for Aspen's Lift One Corridor Project, Aspen Daily News:

https://www.aspendailynews.com/news/signs-of-life-for-aspen-s-lift-one-corridor-project/article_cf881a6a-ea4e-11ed-ad3e-dbe854675358.html

04.03.22 Aspen Public Radio: Lift One Lodge developers complete approvals and advance to building permit process with city: <https://www.aspentimes.com/news/aspen-public-radio-lift-one-lodge-developers-progressing-through-early-stages-of-aspen-approval-process/>

11.30.22 What's Next for Gorsuch Haus: https://www.aspendailynews.com/news/what-s-next-for-the-gorsuch-haus/article_c81fd332-704e-11ed-a047-0f7e2c9955f0.html

01.14.22 Lift One Lodge Moves to the Next Phase

<https://www.aspentimes.com/news/lift-one-project-at-base-of-aspen-mountain-moves-to-next-phase/>

03.18.22 Aspen Times Editorial: Lessons learned on the Gorsuch Flip:

<https://www.aspentimes.com/opinion/aspen-times-editorial-lessons-learned-from-the-gorsuch-flip/>

03.07.22 Letter to the Editor on \$76M sale to Russian:

<https://www.aspentimes.com/opinion/letter-to-the-editor/gorsuch-deal-a-land-flip-for-the-ages/>

03.04.22 Gorsuch developers sell slice of Aspen Mountain for \$76.25 million: Russian-born billionaire founded company that acquires 1-acre lot at Lift 1A base area

<https://www.aspentimes.com/news/gorsuch-developers-sell-slice-of-aspen-mountain-for-76-25-million/>

<https://www.aspentimes.com/news/whats-the-big-deal-gorsuch-haus-property-flips-times-7-for-76-25m/>

<https://www.gorsuchhaus.net/>

Gorsuch Haus and Lift One Lodge: Lift 1 Corridor Project:

<https://www.cityofaspen.com/1330/Gorsuch-Haus-and-Lift-One-Lodge>

07.26.21: Gorsuch Haus Buys Land From Aspen Skiing Company For Lift 1A and Hotel Project

<https://www.aspentimes.com/news/gorsuch-haus-moves-closer-to-reality-with-10-million-land-buy-from-aspen-skiing-co/>

03.06.20 Mar 2020 Voters approve Gorsuch Haus:

<https://www.aspentimes.com/news/lift-one-proposal-aspen-voters-approve-new-base-area-by-26-votes/>

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