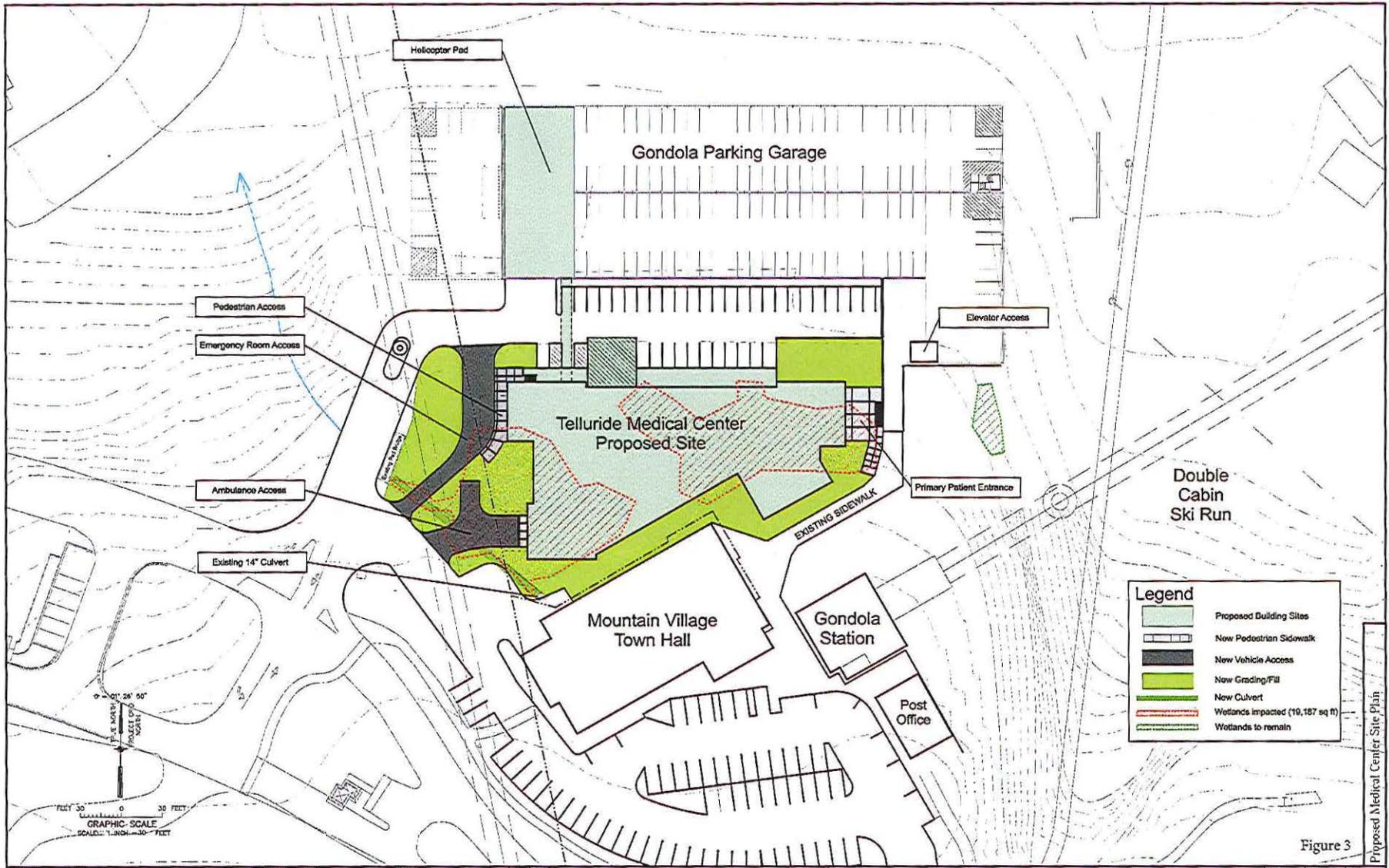


Name: TELLURIDE  
 Date: 01/16/15  
 Scale: 1 inch = 4,000 ft.

Location: 037° 56' 20.35" N 107° 51' 00.41" W **FIGURE 1**



**Legend**

- Proposed Building Sites
- New Pedestrian Sidewalk
- New Vehicle Access
- New Grading/Fill
- New Culvert
- Wetlands impacted (10,187 sq ft)
- Wetlands to remain

Figure 3

DRAWN BY: REC/CJ  
 DESIGNED BY:  
 CHECKED BY: CH

REVISION	DATE	DESCRIPTION	BY	APP

Town of Mountain Village  
 Geographical Information System  
 411 Mountain Village Blvd, Mountain Village, CO 81435  
 Ph: 970-735-9645 • Fax: 970-725-4627

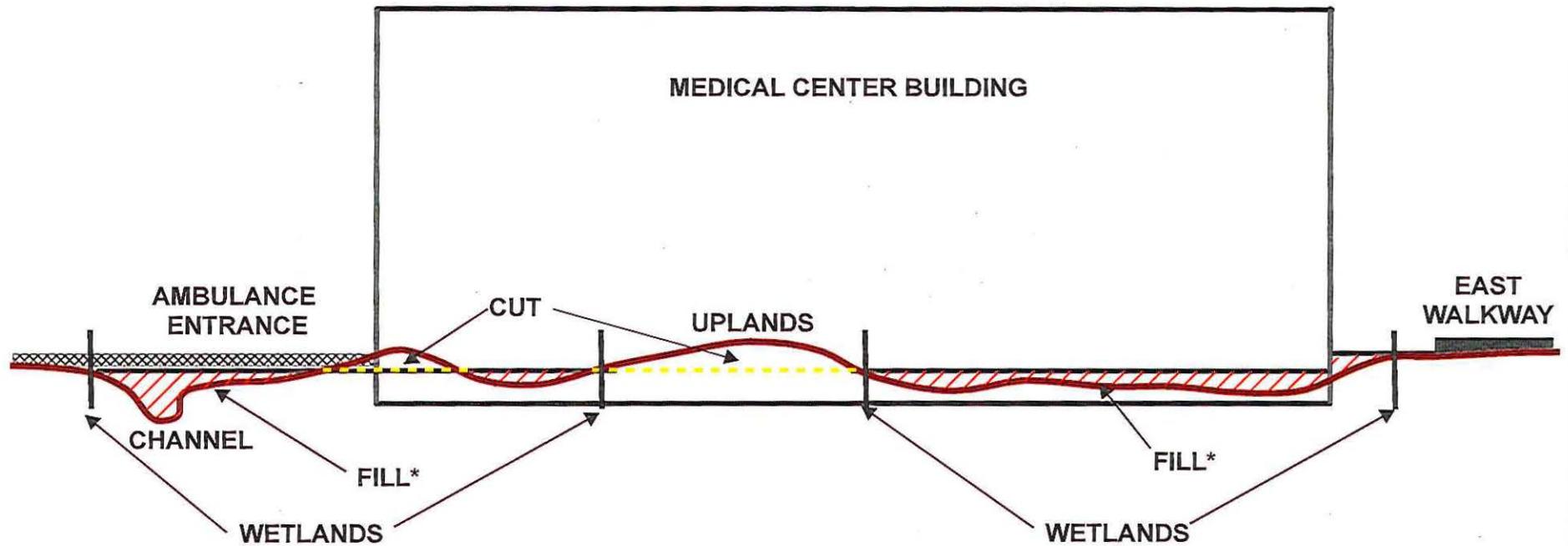
**Proposed Medical Center Site Plan**  
 Town of Mountain Village, CO

SCALE: 1" = 30'	JOB NO: 12-R-14	DATE: 12-14
SHEET NO:	1 of 1	

ATTACH HME-01-2

Proposed Medical Center Site Plan

# CROSS-SECTION VIEWED SOUTH TO NORTH



\*FILL THROUGH GRADING AND DISCHARGE OF SUITABLE STRUCTURAL FILL



**MOUNTAIN VILLAGE TOWN HALL PARCEL**

Typical Cross-Section  
MOUNTAIN VILLAGE, CO



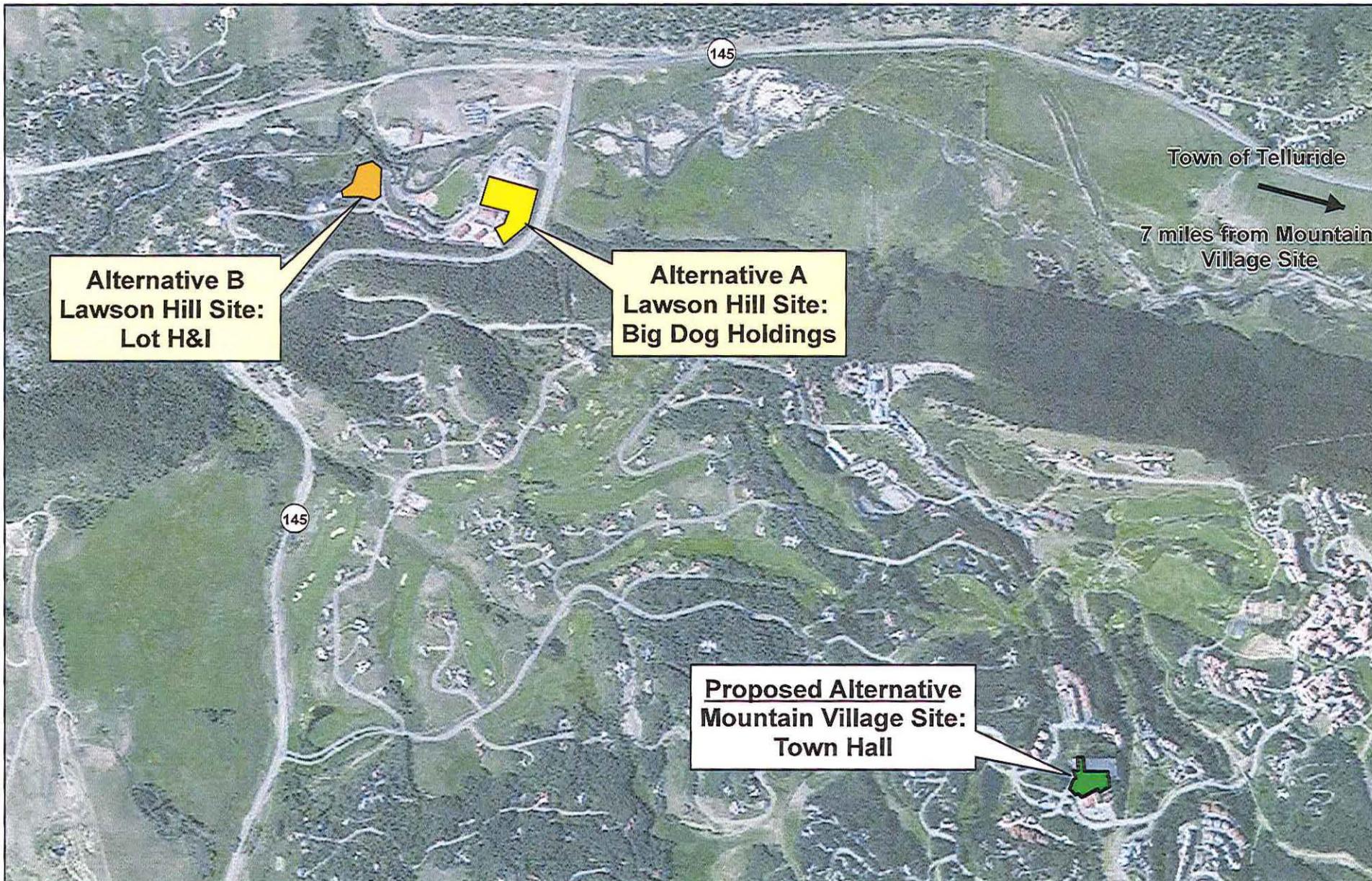
Figure 4

December 2014

Claffey Ecological Consulting, Inc.

Horizontal scale measured from plan view drawings.  
Vertical scale is approximated.

ATTACH HM 3 NT 3



**Alternative B  
Lawson Hill Site:  
Lot H&I**

**Alternative A  
Lawson Hill Site:  
Big Dog Holdings**

**Proposed Alternative  
Mountain Village Site:  
Town Hall**

Town of Telluride  
7 miles from Mountain  
Village Site

ATTACHMENT 4

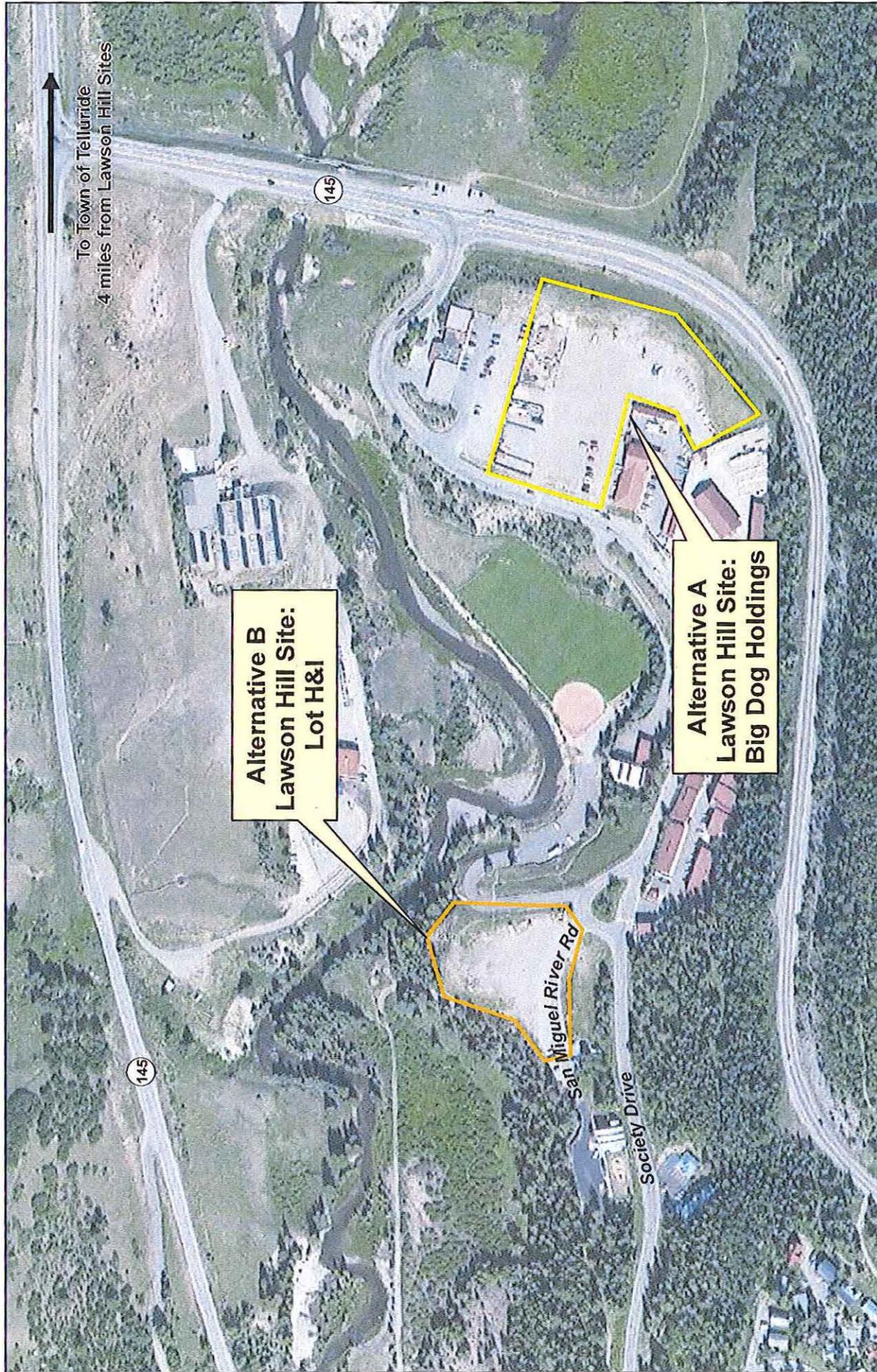
N  
December 2014

**TELLURIDE MEDICAL CENTER ALTERNATIVES**  
Alternatives  
MOUNTAIN VILLAGE, CO

1,200 600 0 1,200 Feet  
Scale - 1:14,400  
1 inch = 1,200 Feet at Letter Layout  
Source: ESRI World Imagery 2011  
Datum: NAD\_1983\_UTM\_Zone\_13N  
GIS Prepared by Esa Crumb

**Claffey Ecological Consulting, Inc.**

Figure 5



December 2014

**TELLURIDE MEDICAL CENTER ALTERNATIVES**

Lawson Hill Alternatives  
MOUNTAIN VILLAGE, CO

Scale = 1:3,600  
1 inch = 300 Feet at Letter Layout

Source: ESRI World Imagery 2011  
Datum: NAD\_1983\_UTM\_Zone\_13N  
GIS Prepared by Esa Crumb

**Claffey Ecological Consulting, Inc.**

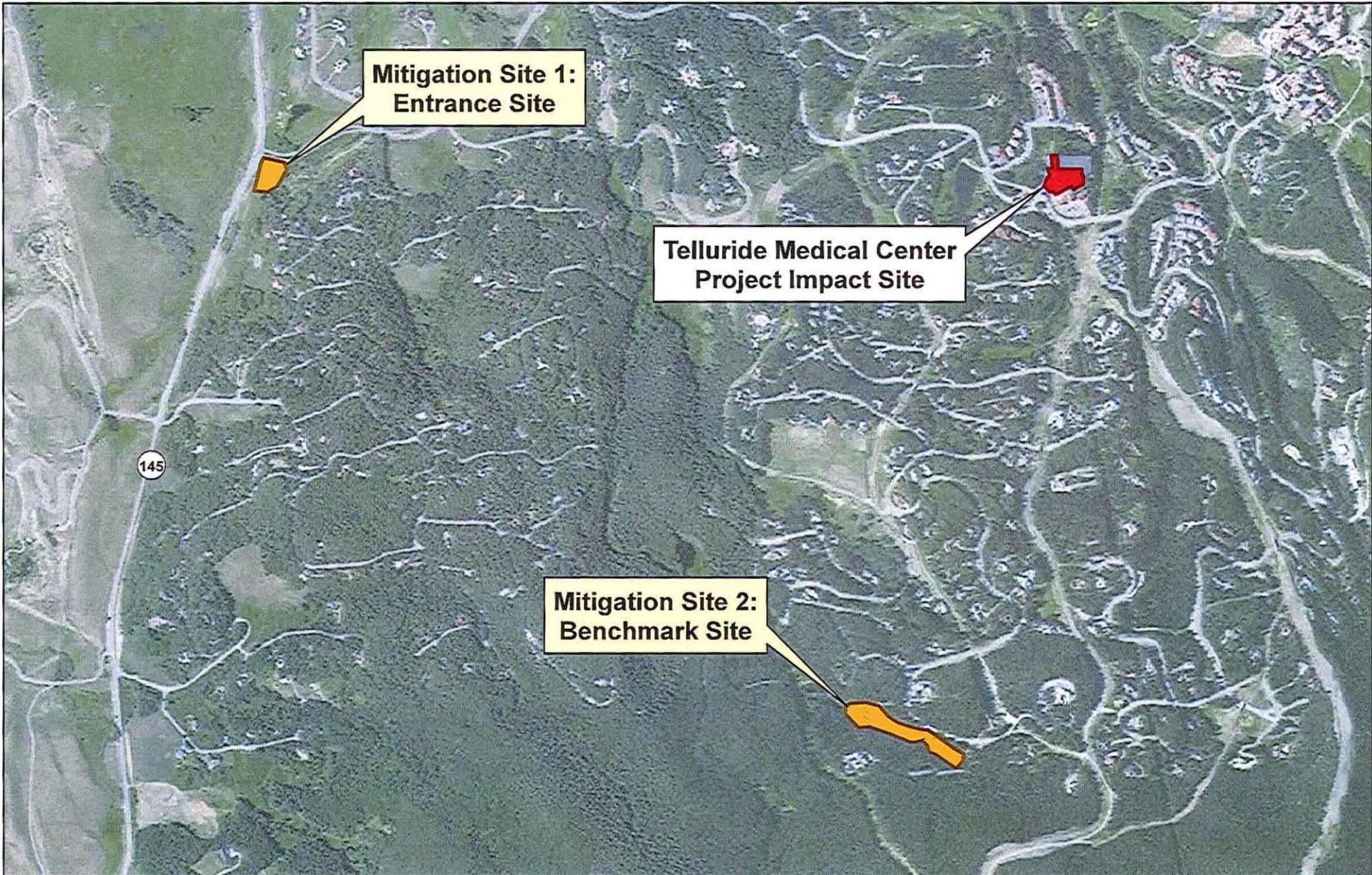
**Figure 6**

ATTACHMENT 13

**Table 1. Alternatives and Elements Considered for Practicability**

Factors Considered	ALTERNATIVE SITES		
	Alt 1: Lawson Hill Big Dog Parcel	Alt 2: Lawson Hill Lots H and I	Alt 3: Mnt Village Town Hall
<i>Costs - acquisition and construction, permitting and approvals</i>	3.5 million for acquisition, 17.3 to 22.2 million additional, with the highest approval and permitting costs due to rezoning and the overflow parking lot	2.5 million plus 1.7 million for future expansion, second highest approval costs, 20.5 to 24 million additional for construction, development approval costs	Zero acquisition costs, 17.9 to 20.9 million additional for construction, lowest cost on permitting and approvals
<i>Long Term Costs - operational</i>	Private security needed and extra funding for bus routes, second highest long term costs	Private security needed for Detox and may be at higher level than Big Dog site due to proximity to school, extra funding for public transportation schedule, minimally higher than Big Dog Site. Highest long term costs	Lowest long term costs as no need for private security, no need to fund extra bus routes as required by county, and TMV is funding the bus routes during the shoulder season when gondola closed
<i>Costs for Future Expansion</i>	High due to development approval process, but ranked second highest as not as costly as Lot H&I	Very high due to underground parking and additional property purchase	Lowest and only actual construction costs included, and parking is already present. Scores Highest
<i>Future Expansion Possibility</i>	Enough space on lot, but would require new PUD through County, not practicable due to lack of certainty	The LHPOC has not approved future expansion, and they do not want to see a larger building. Is not practicable for this element.	Yes, up to 25,000 sf
<i>Future Expansion Security</i>	Deemed not practicable due to lack of certainty, but would score second on this element as H&I has a rejection already	Lowest score of the three as LHPOC has not approved future expansion at this point in time	Highest potential, expansion will be included in the first approval process
<i>Approval Complexities</i>	Approval complexities highest for Big Dog Parcel. Rejection if even one of the owners may not approve, also requires two government and the Lawson Hill HOA company approvals	Unknown on how the County BOCC considers this project, but approval required from County, and Town of Telluride for water and sewer. Second lowest complexity of the three	Minor and project supported by town council and public in TMV
<i>Helipad</i>	Not zoned, but possible	Yes	Yes
<i>Wetland and Aquatic Resource Impacts</i>	No, top score of the three	No, but proximity to river and potential for sediment and erosion impacts put this slightly lower in score than Big Dog.	Yes, and scores the lowest, 0.44 acre of impact to wetlands
<i>Public Transportation</i>	Yes, on bus route, and schedule could be changed to every half hour for patients and employees	Yes, but only bus route and would be slightly lower than Big Dog, and schedule could be changed to every half hour for patients and employees	Yes, and highest score due to bus route availability right at the parking lot at Town Hall, and the gondola.
<i>Pedestrian Access</i>	Tied with Lot H & I but considered much lower than Mountain Village site as only 6% of population base would have pedestrian access	Tied with Big Dog but considered much lower than Mountain Village site as only 6% of population base would have pedestrian access	Highest score due to the gondola and proximity to population density
<i>Quality of Care - related to ease of access</i>	Tied with H&I, does not really meet the practicability test for this element	Tied with Big Dog, does not meet the practicability test as patients, particularly those without their own vehicle would reduce number of doctor visits	Highest score due to the gondola and proximity to population density. People in the major population centers in the region would have very easy access via the gondola, and would visit the doctors office as needed
<i>Detox Room</i>	Second highest score, can be constructed but requires private security	Can be constructed but not practicable due to proximity to Mountain School and potential for adverse public opinion during county review process, thus less certainty that this element could be developed	Highest score as police department next door to building and no other land use conflicts

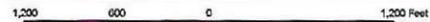
ATTACHMENT 10



ATTACHMENT 7

N  
  
 January 2015

**TELLURIDE MEDICAL CENTER**  
 Project and Mitigation Site Locations  
 MOUNTAIN VILLAGE, CO



Scale - 1:14,400  
 1 inch = 1,200 Feet at Letter Layout  
 Source: ESRI World Imagery 2011  
 Datum: NAD\_1983\_UTM\_Zone\_13N  
 GIS Prepared by Esa Crumb

*Claffey Ecological Consulting, Inc.*

Figure 1