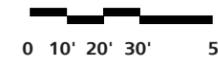
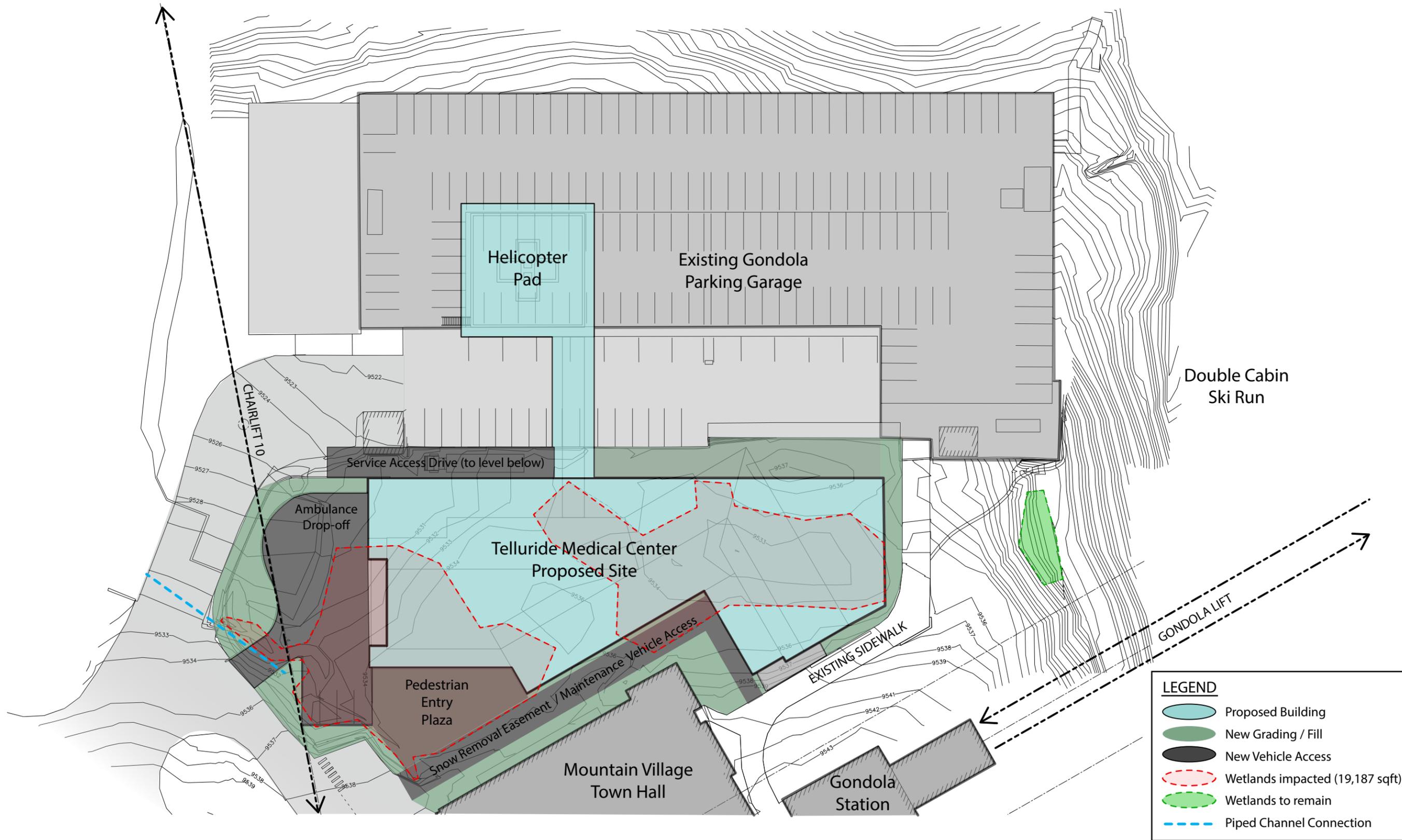
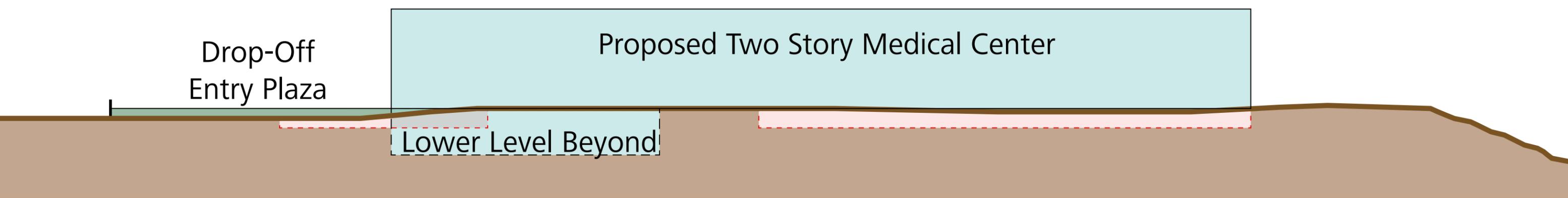


Name: TELLURIDE
 Date: 01/16/15
 Scale: 1 inch = 4,000 ft.

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





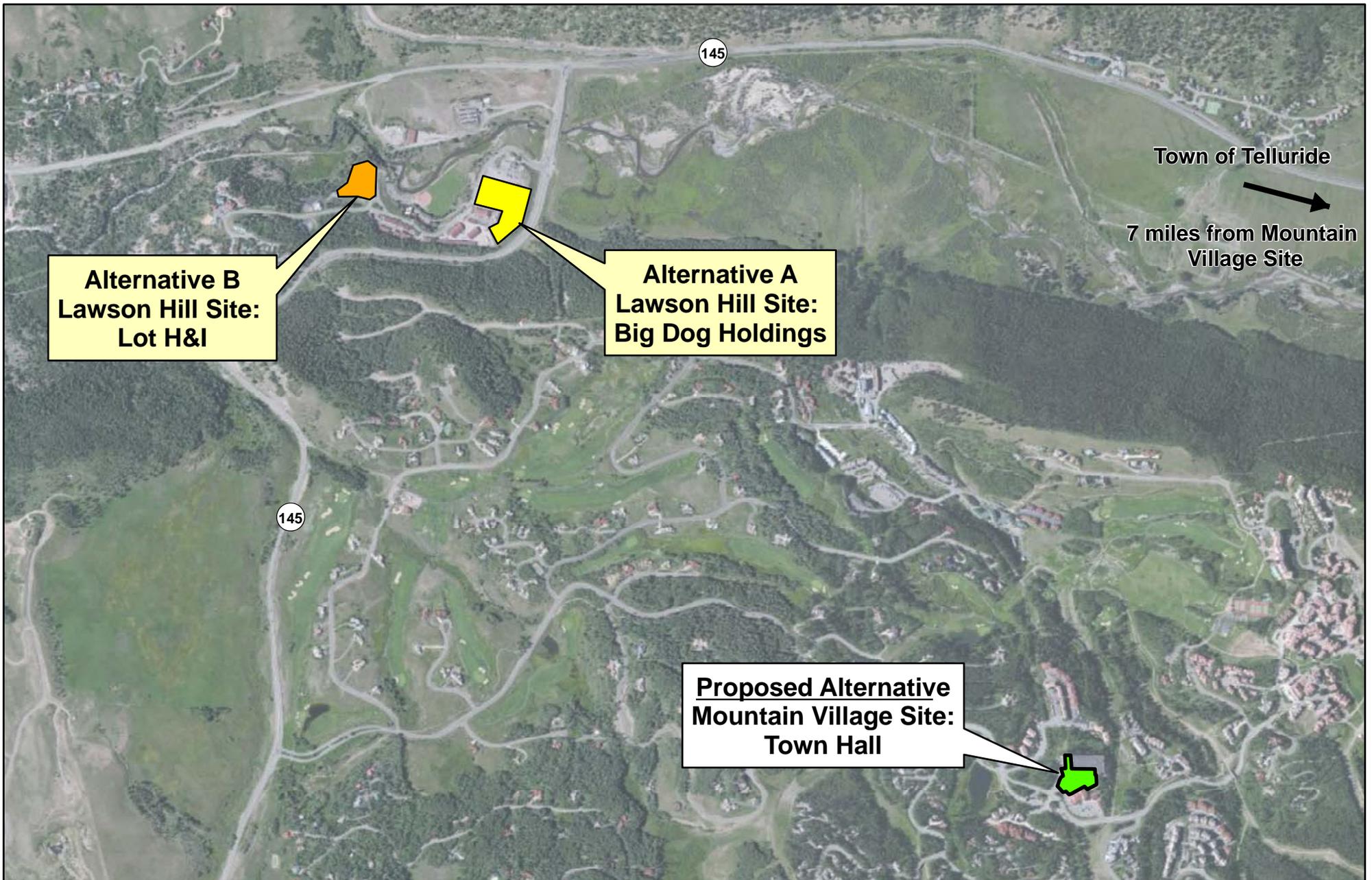
Drop-Off
Entry Plaza

Proposed Two Story Medical Center

Lower Level Beyond

LEGEND

- Proposed Building
- New Grading / Fill
- Wetlands impacted (19,187 sqft)



**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

145

145

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



N
December 2014

TELLURIDE MEDICAL CENTER ALTERNATIVES
Lawson Hill Alternatives
MOUNTAIN VILLAGE, CO

300 150 0 300 Feet
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

Table 1. Telluride Medical Center Site Alternatives Analysis Matrix for Practicability

Practicability Category	Factor	ALTERNATIVE SITES		
		Alt 1: Lawson Hill Big Dog Parcel	Alt 2: Lawson Hill Lots H and I	Alt 3: Mnt Village Town Hall
Availability		YES	YES	YES
Logistics	<i>Space for Proposed Medical Facility</i>	YES	YES	YES
	<i>Space and Approvals for Future Expansion</i>	YES Enough space on lot, but would require new PUD through County, and the Yes is only for technicalities of the 404 b 1 process, and comments on alternatives from EPA. It cannot be proven that the County approvals would be denied, but the lack of certainty does remove this alternative for consideration for the TMC.	NO The LHPOC would not approve future expansion, and would not approve the larger 40,000 sf building.	YES Space available to expand to about 50,000 sf
	<i>County and Local Approval of Project * (Simple yes or no at present time), and the uncertainty of approvals is critical for this particular project</i>	NO Approval complexities are significant for Big Dog Parcel. Rejection would occur if even one of the owners did not approve, also requires two governments and the Lawson Hill HOA company approvals.	NO - currently Unknown on how the County BOCC considers this project, but approval required from County, and Town of Telluride for water and sewer.	YES Project development at this site is supported by the TMV town council
	<i>Public Transportation</i>	YES On bus route, and schedule could possibly be changed to every half hour for patients and employees but could be difficult to implement due to lack of RTA. Bus routes currently do not run year-round.	YES On bus route, and schedule could possibly be changed to every half hour for patients and employees but could be difficult to implement due to lack of RTA. Bus routes currently do not run year-round.	YES Bus route availability right at the parking lot at Town Hall, and the free gondola that provides transportation between TMV and Telluride is near the site.
	<i>Pedestrian Access</i>	NO Provides pedestrian access for 6 % of the population and thus does not meet the overall project purpose. Only 6% of the regional community population would have walking access to the facility. Would be less accessible to visitors and locals without cars, which is a significant percentage of the population base.	NO Provides pedestrian access for 6 % of the population and thus does not meet the overall project purpose. Only 6% of the regional community population would have walking access to the facility. Would be less accessible to visitors and locals without cars, which is a significant percentage of the population base.	YES Facility would be located adjacent to the gondola and close to a higher population density. Would be highly accessible to visitors and locals without cars due to its proximity to the gondola and bus routes.
	<i>Location Accessible to General Population</i>	YES - but limited Location is situated between Telluride and Mountain Village in area that supports 6% of the region's population	YES - but limited Location is situated between Telluride and Mountain Village in area that supports 6% of the region's population	YES Location is near high population density
	<i>Zoned for Medical Center</i>	NO Currently zoned for commercial uses. Potential to changed zoning designation but uncertain as to whether this would be approved by the County	YES Re-zoning not required	YES Re-zoning not required
	<i>Zoned for Helicopter Pad</i>	NO As with development of the medical center, the parcel would require rezoning. Uncertain approvals.	YES Re-zoning not required	YES Re-zoning not required
	<i>Current Parking and Space for Expansion of Parking</i>	NO Would require re-location of existing use of parking for County overflow parking lot, which may not be approved by County. Space for future expansion of parking is not available.	NO New building size of 40,000 sf would require a minimum of 120 stalls (3 stalls/1,000 sf of building), on-site capacity limits parking stalls to 49. Would need to build an underground parking structure. Space for future expansion of parking is not available.	YES Parking available in adjacent existing parking lot with space for expansion of parking capacity/stalls
Existing Technology	<i>Existing Site Conditions Feasible for Construction of Project</i>	YES No issues with topography, soils, or other major impediments	YES No issues with topography, soils, or other major impediments	YES No issues with topography, soils, or other major impediments
	<i>Facility Could be Constructed or Renovated to Meet Current Hospital and Medical Center Codes</i>	YES	YES	YES
Cost	<i>Acquisition and Construction Cost Reasonable and Feasible</i>	NO Costs for acquisition are \$3.95 million, and construction costs are estimated between \$17.3 and \$22.2 million. \$3.95 million is within market value but for a non-profit special district the cost is significant.	NO \$2.5 million for acquisition, and the cost of construction is between \$20.4 and \$23.8 million. An additional \$3.24 million would be required for construction of the below ground parking structure. As with Big Dog Parcel, costs exceed \$3 million more for acquisition/construction as compared to Town Hall Site	YES Site will be provided to TMC free of charge to encourage a non-profit Special District. Costs for construction are similar to the Lawson Hill sites (Alt 1 and 2), estimated at \$17.9 and \$20.9 million. No additional cost required for parking structure.
	<i>Permitting and Approvals Costs Reasonable and Feasible</i>	NO High costs associated with re-zoning and other approvals from County to move the overflow parking lot.	YES Local approvals required (Town of Telluride - water and sewer), and by the Lawson Hill Property Owners Company (LHPOC), but major rezoning not required	YES Approvals received from the Town of Mountain Village and they have waived \$800,000 of municipal approvals
	<i>Long Term Operations Costs Reasonable and Feasible</i>	YES Extra funding would be required for addition of bus routes to facility	YES Extra funding would be required for public transportation schedule	YES

OPEN SPACE

OPEN SPACE TRACT

Building Area: 40,000 sf
20,000 sf Main Level
20,000 sf Upper Level

OPTION FOR GROUND LEVEL HELIPAD
REQUIRES LOT LINE ADJUSTMENT TO
SWAP WEST PORTION OF LOT-HI (BEIGE)
FOR OPEN SPACE. NO ASSURANCE THAT
LHPOC OR COUNTY WILL APPROVE THIS OPTION

SERVICE AREA

LOT LINE

Insufficient On-Site Parking Capacity
120 Parking Stalls Required (3 stalls/1,000sf of building)
On-Site Capacity = 49 Stalls

BALLFIELD ACCESS ROAD

SAN MIGUEL RIVER DRIVE

MOUNTAIN SCHOOL

LOT-G

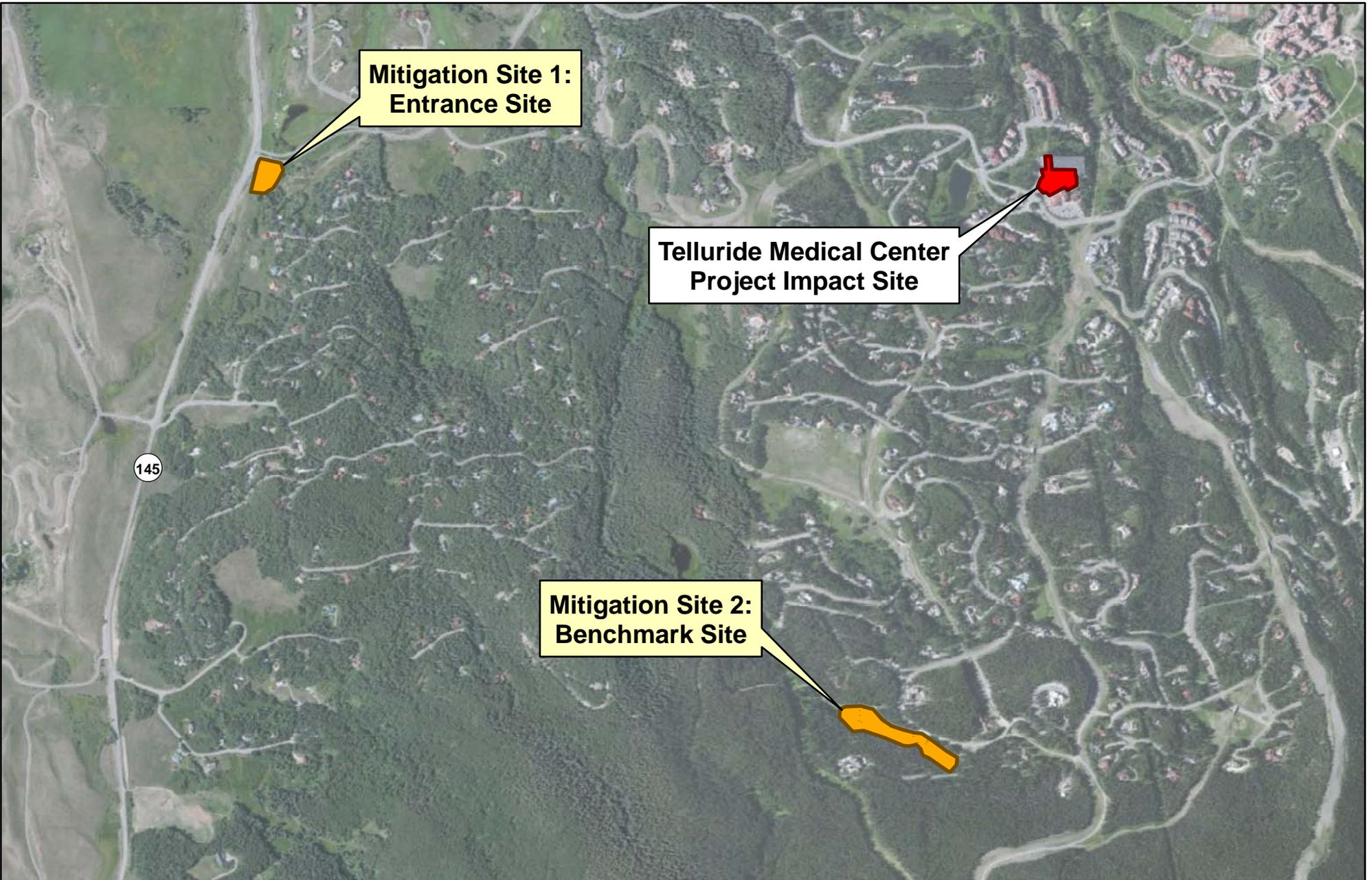
LOT-G / LOT-HI
PROPERTY LINE

AMBULANCE ACCESS

ALL OTHER ACCESS

OPEN SPACE

SOCIETY DRIVE



**Mitigation Site 1:
Entrance Site**

**Telluride Medical Center
Project Impact Site**

**Mitigation Site 2:
Benchmark Site**

145

N
January 2015

TELLURIDE MEDICAL CENTER
Project and Mitigation Site Locations
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 1