Table of Contents:

Executive Summary

Site Selection Criteria Information

Section A: Qualified Work Force & Services..... Tab 1
1. Area Population and Health Care Profession..... 1
2. Professional Staff in Community..... 1
3. Acute Hospital and Emergency Services..... 1
4. Proximity to Veteran's Hospital or Clinic..... 2
5. Direct Care Education in Community..... 2
6. Vendors/Services..... 2

Section B: Site Evaluation Scoring..... Tab 2
1. Site Size and Configuration..... 3
   a. Site Maps
   b. Site Pictures
2. Community Utilities..... 3
   a. Will-Serve Letter Water and Sewer
   b. Will-Serve Letter Northwestern Energy
3. Emergency Response..... 3
4. Roads..... 4
5. Proximity to Community Services..... 4
6. External Site Impacts..... 5
7. Zoning..... 5
8. Soils..... 5
   a. Soil Data
9. Groundwater/Water Table..... 6
   a. Groundwater Data
10. Site Topography..... 6

Section C: Geographic Community..... Tab 3
1. Veteran's Support..... 7
2. Public Transportation..... 7
3. Housing for Staff..... 7
4. Community Education Programs..... 8
5. Quality of Life for Staff..... 8

Required Attachments

1. **Title Information..... Tab 4**
   - **Letter of Donation**
   - **Plat Map**
2. **Environmental Assessment..... Tab 5**
3. **County Commitment of payment of burial fees..... Tab 6**
4. **Documentation of Public Meeting..... Tab 7**

Letters of Support from the Community..... Tab 8

Exhibit A..... Tab 9
Exhibit B..... Tab 10
Exhibit C..... Tab 11

Executive Summary

On behalf of all veterans in Southwest Montana and the citizens of Butte-Silver Bow, the Local Government is proud to submit this proposal for your consideration to locate the Southwest Montana Veterans Home in Butte, Montana.

To prepare this site proposal, Butte-Silver Bow established a Task Force comprised of representatives from numerous veterans organizations and support groups in the community, including the American Legion Posts 1 and 115 and its Auxiliary, the Veterans of Foreign Wars Post 448 and its Auxiliary, the Marine Corps League, the Disabled American Veterans and the United Veteran's Council. Over the past four months, this Task Force reviewed information about and toured several available sites. Ultimately, they concluded that the proposed location in a suburban setting in the southeast part of town, with fantastic views of the Continental Divide and the Butte Hill, on property donated by two proud veterans (and their families), would be the most ideal location for the Home.

The Task Force made its recommendation to the Butte-Silver Bow Council of Commissioners (the governing body that represents all City-County residents), who voted unanimously on January 27, 2010 to endorse the location, to accept the gracious donation of the property, and to authorize the submission of the proposal to the Selection Committee.

Butte, Montana, is a community of approximately 35,000 people situated in Southwest Montana at the crossroads of Interstate 15 (north - south) and Interstate 90 (east – west) and served by a local airport with daily flights operated by Sky West. Butte provides a central location for over 10,000 veterans who live in our part of the state, and is home to more vets (4,416) than any of the other counties vying to be selected.

As reflected in this proposal, we believe that the proposed site in Butte, Montana offers the best access to healthcare, recreational opportunities and other vital services, and the site exceeds all the requirements set forth in the evaluation criteria. For these reasons, Butte is the prime location to provide sustainable, long-term medical and mental care for veterans and their dependents in a scenic and compassionate home and community setting.

This proposal contains the following information for your consideration and analysis:

- A strategically located proposed site for the SW Montana Veteran's Home allows for easy access to all vital services and amenities.
- A highly skilled and educated workforce is available from the existing labor pool in Butte and southwest Montana
- The existence of numerous Veterans Support Groups in the Community
- The location of an acute care hospital just minutes from the proposed sit

A. Qualified Work Force & Services

1. Area Population and Health Care Profession

Butte, Montana's population as of the last census is 32,803 all ages. The community currently has a health care professional population of 626. This gives Butte-Silver Bow a 1.9 % population of health care professionals. The total service area population, over the age of 18 years, within a 30 mile radius is 33,343. This number reflects an abundance of individuals ready and able to serve the Veteran's Home.

2. Professional Staff in Community

Butte, Montana currently has a population of 626 health care professionals with a total population of 32,803. Butte has healthcare professionals in all of the 37 areas (noted the DPHHS data provided); all have the ability to serve additional patients. Currently, Butte has multiple independent clinics and two immediate care clinics, along with the Community Health Center which provides a full array of services, including dental care, not only to low and moderate income persons, but to the entire community.

3. Acute Hospital and Emergency Services

St. James Healthcare located in Butte is an ACS Level III Trauma Hospital, has served as a regional medical center to the seven counties of Southwest Montana, including the primary service area of Butte-Silver Bow for the past 129 years. This rating exceeds the requirements set forth in the selection criteria.

St. James Healthcare is the largest hospital in Southwest Montana and is the largest private employer in Butte-Silver Bow. In May of 2004, the hospital completed Project Excellence transforming St. James and several other healthcare partners opened the Regional Medical Arts Pavilion (RMAP) which includes several physicians' offices, an out-patient surgery center, a retail pharmacy, and a walk-in urgent care facility.

St. James Healthcare also offers more than 30 medical specialties including:

- Cardiology
- Emergency Medicine
- Gastroenterology
- Internal Medicine
- Medical and Radiation Oncology (Cancer Care Center)
- Orthopedics
- Pulmonology

St. James Healthcare statistics for the previous 12 months are as follows:

- Employees – 552
- Active Medical Staff – 67
- Volunteer – 70
- Staffed Beds – 63
- Admissions – 4,598
- Surgeries – 2,407
- Emergency Room Visits – 15,043
- Births – 526
- Community Benefit - $6 million

4. Proximity to Veteran's Hospital or Clinic

Butte is located within 26 miles of a Veteran's Clinic – located in Anaconda, MT. Also, Butte is approximately 75 miles from the Veteran's Hospital located at Ft. Harrison.

5. Direct Care Education in Community

Butte, MT is home to Montana Tech of the University of Montana, and the related College of Technology. Montana Tech's College of Letters, Sciences and Professional Studies offers two degrees in professional nursing – a Bachelor of Science in Nursing (BSN) completion degree and an Associate of Science in Nursing (ASN) degree. Today, there are approximately 190 students enrolled in nursing, making it the fourth largest degree program at Montana Tech. Each year, approximately forty students graduate from the professional nursing degree program and are eligible to take the National Council Licensure Examination for Registered Nurses (NCLEX-RN) in order be licensed and work as a registered nurse. A career placement rate for our graduates has been 100% over the past five years.

In addition to nursing, Montana Tech's College of Technology offers a variety of Health Programs including Certified Nurse Assistant (CNA), Medical Assistant, Radiologic Technology and Surgical Technology.

6. Vendors/Services

Medical suppliers, mortuary services and contractors are all located in Butte, MT. There are multiple listings for each type of vendor. Please see attached list in **Exhibit A.** Montana Tech's College of Technology offers a Certified Nurse Assistant Program.

B. Site Evaluation Scoring

1. Size and Configuration

The proposed site is known as Tract 4 of the McGuinness Tracts area, described on Certificate of Survey Numbers 2A and 4, situated in the north half of Section 4, Township 2 North, Range 7 West, P.M.M. The property is generally located south of Mount Highland Drive and west of Continental Drive along the eastern leg of Blacktail Loop.

The property is 10.014 acres and generally rectangular but slightly trapezoidal, approximately 565 feet along its west boundary, 325 feet along its east border, 840 feet along its north border, and 945 feet along its south border. As such, the site provides superior flexibility for building orientation of a number of cottages and a central meeting facility/ community center, with ample space for landscaping buffers around the perimeter, parking areas and the main driveway.

2. Community Utilities

The site will be served by public water and sanitary sewer services that meet all standard specifications. At no cost to the project, Butte-Silver Bow is committed to extending mains for these services, which are presently available from Mount Highland Drive, approximately 700 linear feet to the north. Butte-Silver Bow has excess capacity (> 1 million gallons per day) at its treatment facility to more than handle the 8,000 GPD expected from the cottages. The water main that will be extended to serve the facility will have the volume and flow rates needed to provide fire protection at installed hydrants and serve the needs of all cottage residents.

The site is served by a natural gas main, located along Blacktail Loop, with available capacity to accommodate the needs of the cottages. Likewise, an underground electric service line is available along the west property line, also along Blacktail Loop, that has sufficient power to serve the cottages.

There are several choices for internet service providers in the area including, Qwest, Bresnan, RFWave, Montana.net, Clearfly Communications, 3 Rivers, and Global Net.

3. Emergency Response

The fire and emergency services provided by Butte-Silver Bow meet and exceed the selection criteria. The response time to the proposed site from Butte-Silver Bow Fire Department #2, is approximately 4 minutes, 15 seconds – this time is based on actual trial runs to the site conducted by the Director of Fire Services. All responding fire fighters are certified Emergency Medical Technicians (EMT). The Home Atherton Volunteer

Station is even closer to the facility and can also provide services. The ambulance service provided to the site by A-1 ambulance and privately owned, Butte based company, is 4 minutes. All A-1 personnel are Paramedics and they hold an Advanced Life Support license from the State of Montana, no other community in South West Montana enjoys this designation.

There will be at least one hydrant located within 300' of the site, and given the extension of public water service, there will be capability to install the appropriate number of additional hydrants with adequate fire flow ratings at the optimum locations throughout the parcel to match the precise locations of each of the cottages.

At this time Butte-Silver Bow enjoys an ISO PPC rating of 5.

4. Roads

The site is directly accessible from Blacktail Loop along the full length of its west property border and/or from Continental Drive along the full length of the east property line, providing great flexibility to site the cottages on the parcel. Blacktail Loop, which was initially a fairly primitive, private roadway established by the developer to serve the subdivided 10- and 20-acre tracts, was substantially upgraded and paved in 2007 and is now a dedicated, publicly-owned facility, whereby the City-County has assumed all maintenance obligations. Continental Drive is also a paved, dedicated, public right-of-way that is maintained by Butte-Silver Bow in cooperation with the Montana Department of Transportation.

Both Blacktail Loop (classified as a local residential road with a low traffic count) and Continental Drive (classified as a minor arterial) are served by and intersect with Mount Highland Drive, which is also classified as a minor arterial to move traffic between the I/90 Interstate Exit, Continental Drive and Harrison Avenue. Mount Highland Drive was re-built and upgraded in 2004 and serves as part of the major truck route through the urban corridor. The proposed property was selected because it is a sufficient distance down Blacktail Loop from the busier Mount Highland Drive to buffer the cottages from undesirable noise and high traffic.

With existing, well-maintained road facilities and prime connections to the urban transportation system, including the interstate highway, the proposed site provides excellent accessibility and will be easy to find for both residents of the home and their family and other visitors.

5. Proximity to Community Services

The site is served by the public transit system, which runs to Mount Highland Drive. Butte-Silver Bow also owns and operates a "Service Bus" route to all senior care facilities in town, and the route would be modified to include the veteran's home. The site is less than one mile (walking distance served by a pedestrian trail) from two other senior care facilities, where veteran home residents may wish to visit on a regular basis. Taxi service is available

on demand, with an approximate 15-minute response time from initial call or reservations for optimum service.

As for commercial services, there is a cluster of businesses on the north end of Blacktail Loop, along Mount Highland Road, including a grocery store (Three Bears Alaska) and gas station. This area is expected to attract additional commercial services in the future, utilizing the approximately 50 acres of available commercially-zoned property. Beyond this immediate proximity, the site is less than two miles from Harrison Avenue, Butte's main commercial services corridor.

6. External Site Impacts

The proposed site is a suburban, residential setting, with vacant land to the north and west, and several large-tracts (3 to10-acre parcels) for existing homes and new home sites to the south; to the east is Continental Drive. An optimal orientation of the cottages would buffer each by several hundred feet from the nearest off-site building. There is little to no noise affecting the site, and no industrial or agricultural uses in place or allowed in the vicinity. The I-90 interstate exchange is the least active of the four exits serving Butte, and is more of an asset than an adverse impact for the site.

There is a pedestrian walking trail to the north, and an open space natural area along Blacktail Creek to the west of the site.

7. Zoning

The updated, 2009 *Butte-Silver Bow Growth Policy* classification for the site is residential, with variable density allowed dependent on the availability of public water and/or sewer. Since the site is offered with connections to the public water and sewer services, the moderate density proposed for up to 10 cottages is entirely consistent with the *Growth Policy*.

There is zoning in place for the site and surrounding area, suburban single-family residential, (R-1S zone), including group homes as a permitted use in this zone. Additionally, the Butte-Silver Bow zoning ordinance allows retirement homes in any zone, subject to any necessary conditions to ensure the site and building design is compatible with surrounding natural features and buildings. At the Council's public meeting (1/27/10) to consider the proposed site for the veteran's home, there was strong support expressed by surrounding property owners, particularly those neighbors most proximate to Tract 4. With the neighborhood endorsement, the Council voted unanimously to support the proposed site as an ideal location for the Home.

8. Soils

The 2007 soil survey completed by the Natural Resource Conservation Service has compiled the following classification and soil type data for the proposed site:

- *Map Site 382B: Granite – Grassland – Bluebunch Wheatgrass – Valley Fans and Benches (see attached data report and reference map)*

In addition, information pulled from the well logs of adjacent property owners to the south and southwest of the proposed site indicate a modest topsoil layer (3'), with sandy clay to depths of 30-45 feet, followed by fine sands to depths of 100 feet.

Given these data, soils are considered entirely suitable for foundations and slab design, as the general area has supported similar construction without any problems.

9. Groundwater/Water Table

The Groundwater Information Center (GWIC) has data for dozens of wells in the general area. Reviewing the four well logs closest to the site, approximately 200-400 feet south and southwest, the range of depth to groundwater is 83 to 125 feet, with static water levels within those wells between 40-59 feet (see attached report). Based on that review and other information provided by GWIC, the average depth to groundwater throughout the entire property is well in excess of 15 feet. The data also reveal a healthy aquifer with substantial yields, and although the site will be served by public water and sewer, it would be possible to drill a productive well for irrigation and landscaping purposes.

10.Site Topography (see map with 2' and 10' contours)

The proposed site is relatively flat, with a slight grade – approximately 2% – from the east border of the parcel (at 5566' elevation) across the 900-foot width to the west border (at 5542' elevation). The slight grade should be an asset, allowing for desirable, varying elevations for the individual cottages without the need for any cut and fill or major dirt-moving operations.

C. Geographic Community

1. Veteran's Support

There are multiple Veteran Support Groups located in Butte, MT. These include the American Legion Posts 1 and 115 and its Auxiliary, the Veterans of Foreign Wars Post 448 and its Auxiliary, the Marine Corps League, the Disabled American Veterans and the United Veteran's Council. Butte also offers a variety of support services and private counselors in areas including; addiction services, trauma, grief, family issues and many others.

2. Public Transportation

Butte-Silver Bow operates a public transit system with the following vehicles in its fleet: five 35-passenger Orion V buses, two 23-passenger Orion II buses, one 10-passenger transit van, and one 24-passenger trolley. The fixed-route buses, including a service route with a stop on Mount Highland Drive (just a short walk – 700 feet – of the proposed site), operate from 6:45 a.m. to 6:15 p.m., Monday through Friday. Even more convenient, the Service Bus route, which runs from 8:45 a.m. to 4:45 p.m., Monday through Saturday, would be modified to accommodate direct pickups for veterans at the proposed home location.

Butte- Silver Bow also provides complementary Para-Transit service (though a contract with AWARE) for people with disabilities, including veterans, which provides direct, door-to-door pick-ups on an on-call basis. For the past 15 years, Butte-Silver Bow has provided more than 10,000 rides annually under this program.

It should also be noted that the Belmont Senior Citizens Center, located just five miles north of the proposed site, offers transportation services to and from their facility on a daily basis during the week. Veterans at the proposed home location will be able to take advantage of this service to attend daily lunches at the Center and also for regularly scheduled trips for shopping, medical appointments and social events.

Butte-Silver Bow also has the services of a privately owned taxi company.

The Bert Mooney Airport located in Butte offers 2 flights daily.

3. Housing for Staff

Currently, there are 236 homes for sale in Butte with an average price of $160,000 with a median price of $136,000. There are multiple listings for rental units with many desirable options renting for $600-$800/month. There are also multiple renovation projects occurring in Uptown Butte providing additional rental and condominium units.

The Public Housing Authority of Butte provides affordable housing to the residents of Butte-Silver Bow through its public housing program and through its Section 8 Housing Choice Voucher program. Many times those employed in the community need some sort of housing assistance, and the Public Housing Authority of Butte gives preference for those who are employed. Those employees at the Veteran's Home will have access to affordable housing through several programs offered by the Public Housing Authority.

4. Community Education Programs

Butte, MT is home to Montana Tech of the University of Montana, and the related College of Technology. Montana Tech offers degrees in the areas of Engineering, Business, Nursing, and Health Care Informatics. The College of Technology offers Associate Degrees in Business, Medical, and Engineering Technology. Please see the complete list in **EXHIBIT B.**

The Butte Academy of Beauty Culture offers certificates in Cosmetology, Beautician, and Esthetician. In addition, the Butte School District #1 offers adult education classes in the evenings in a variety of areas, including: photography, art, self defense, welding, and Spanish. Please see the complete schedule in **EXHIBIT B.**

5. Quality of Life for Staff

Butte-Silver Bow is a vibrant community that offers a broad range of recreational, religious and cultural opportunities.

Butte is home to the Butte Center for the Performing Arts and the Mother Lode Theater. The Mother Lode is a popular venue for local, regional and national touring productions as well as community events. The Mother Lode is the performing home to the Butte Symphony Association and the Butte Community Concert Association. The Orphan Girl Theater is also located in the Butte Center for the Performing Arts and hosts many children's productions, camps and classes throughout the year. The Butte-Silver Bow Arts Foundation is also an active organization in the community and plays host to various showings, exhibits and concerts.

Butte-Silver Bow is ripe with recreational opportunities, with 32 city parks (see **Exhibit C.**) and 25 miles of walking trails completed with over 75 miles in the construction and planning phases, and just five short minutes from state and national forests. Butte is also home to two golf courses and just 20 minutes from three more courses. Both the local YMCA and Montana Tech offer opportunities for swimming, weight lifting, and other indoor sports. There are also two privately-owned fitness facilities located in Butte.

Butte has always boasted a very active and broad religious community including the following denominations; Baptist, Catholic, Christian, LDS, Episcopal, Evangelical, Gospel, Jehovah's Witness, Lutheran, Methodist, Nazarene, Serbian Orthodox, Presbyterian, Seventh-Day Adventist, B'Nai Israel Synagogue and many non-denominational churches.