



## UCHealth's New Health Center on Cook Street: Bringing World-Class Health Care Closer to Home

Patients throughout Cherry Creek and metro Denver soon will have access to advanced care, closer to home. Services offered at the new, state-of-the-art health center located at 1<sup>st</sup> Avenue and Cook Street will include primary care, state of the art imaging, a surgery center and comprehensive oncology treatment.

### New Health Center Highlights

- 5 stories
- 89,000 Square Feet
- 4 Levels of Underground Parking
- 257 Off-Street Parking Spaces
- Valet Parking
- Building Completion Late 2018

### New Health Care Services for Cherry Creek Residents and Patients

- Outpatient Services
- Primary Care
- State of the Art Imaging
- Outpatient Surgery Center
- Comprehensive Oncology Treatment

### Convenient access to patient-centered, world-class health care, right in your community

Developers are **Brookhaven Capital Partners**, with three decades of development and real estate experience; architects are **Davis Partnership**, Denver-based award-winning architects; and construction is **Swinerton Builders**, one of the largest most experienced builders in the United States.

### About Cook Street project

**Zoning:** Fully compliant with current zoning (CMX-5), well under height limits and preserving established view planes, without variances.

**Parking:** 257 off-street parking spaces will be provided in a 4-level underground parking garage, resulting in one of the largest parking ratios for any office building in Cherry Creek (more than double the required parking ratio). **Valet service increases parking capacity to over 300 parking spaces (zoning only requires 125 spaces).**

**Traffic Flow:** Parking entrance will be off of Cook Street immediately north of 1<sup>st</sup> Avenue. Vehicles exit onto the alley and back to 1<sup>st</sup> Avenue, which is designed to keep traffic flow out of the neighborhood.

**Sensitive Construction Plan:** Start of construction is expected June 2017 with completion late 2018. Construction staging will be on a separate parcel on Cook Street. Construction worker parking will be in reserved parking spaces offsite with attention to neighborhood friendly activities minimizing impact on nearby residential properties.



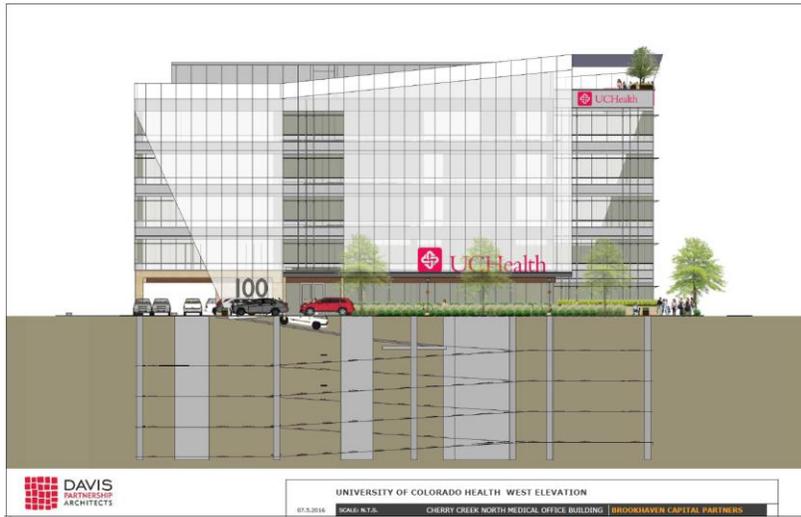
## **About UCHealth**

- UCHealth is a private, nonprofit health system based in Colorado with 7 hospitals – and 3 new sites under construction – and over 100 clinics. UCHealth is not state or taxpayer supported.
- UCHealth partners with University of Northern Colorado, University of Colorado, and Colorado State University.
- UCHealth includes the state’s only academic medical center and is uniquely able to provide advanced care, clinical trials and nationally renowned specialists, with \$200M in NIH research funding. UCHealth has provided over \$122M to CU to support its academic and research enterprise.
- UCHealth makes a significant investment in community health programs. The system has provided \$223M of uncompensated care for the uninsured and underinsured.
- UCHealth has been recognized as a leader in quality both locally and nationally:
  - Only organization to ever achieve back-to-back #1 overall quality ranking from the University HealthSystem Consortium.
  - University of Colorado Hospital ranked #1 best regional hospital by U.S. News and World Report and #20 best hospital in the nation.
  - U.S. News and World Report best regional hospitals also included our Medical Center of the Rockies (#3), Poudre Valley Hospital (#5) and Memorial Hospital (#6).
  - 2008 Baldrige Nationally Quality Award, the nation’s highest honor for innovation and performance excellence.
- Among UCHealth's other distinctions:
  - Four consecutive Magnet designations by the American Nursing Credentialing Center (Poudre Valley Hospital and University of Colorado Hospital). Medical Center of the Rockies is also a Magnet designated hospital.
  - Multiple rankings among the best hospitals in the country by ratings services and healthcare organizations that closely examine medical specialties.
  - Multiple Nightingale Award winners for excellence in nursing care.
  - Medical outcomes above state averages in many areas.

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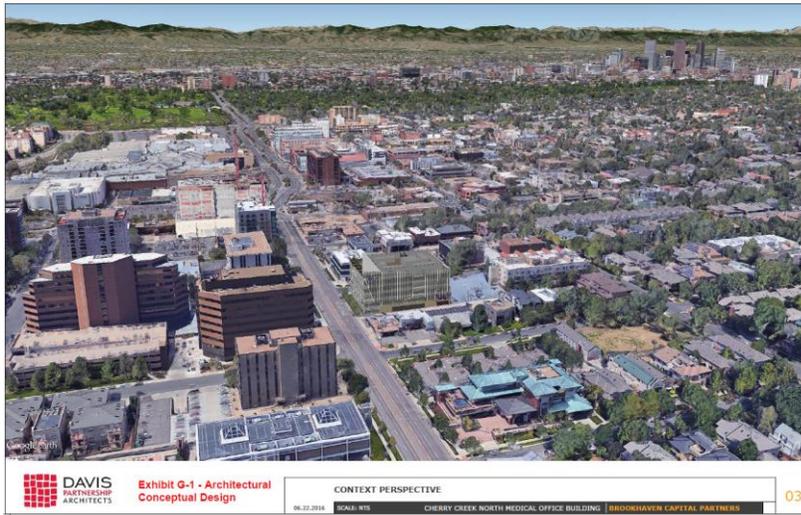


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**DAVIS**  
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ARCHITECTS

UNIVERSITY OF COLORADO HEALTH WEST ELEVATION  
07.9.2016 SCALE: N.T.S. CHERRY CREEK NORTH MEDICAL OFFICE BUILDING | BROOKHAVEN CAPITAL PARTNERS



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ARCHITECTS

Exhibit G-1 - Architectural  
Conceptual Design

CONTEXT PERSPECTIVE  
06.22.2016 SCALE: N.T.S. CHERRY CREEK NORTH MEDICAL OFFICE BUILDING | BROOKHAVEN CAPITAL PARTNERS

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**DAVIS**  
PARTNERSHIP  
ARCHITECTS

Exhibit G-1 - Architectural  
Conceptual Design

SITE PLAN  
06.22.2016 SCALE: 1:100 CHERRY CREEK NORTH MEDICAL OFFICE BUILDING | BROOKHAVEN CAPITAL PARTNERS

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UCHealth is one of the largest health systems in Colorado and the only system whose hub is an academic medical center, serving nearly one out of every five Coloradans seeking medical care. UCHealth's reach extends throughout the Rocky Mountain region.

