



HEALTHCARE & SENIOR LIVING *Round Up* By Sean O'Keefe



Sean O'Keefe tells the story of the Built Environment one project at a time. He provides marketing and public relations services to designers, builders, and commercial product manufacturers across the U.S. He can be reached at sean@sokpr.com.



Image/Credit: UCHealth To Create a Cherry Creek Presence at 1st and Cook/Davis Partnership

Like pretty much everything else being built these days, Healthcare and Senior Living properties join the trend of delivering highly amenitized, consumer-friendly environments for the coming generation of users. The senior communities of tomorrow include barber shops, beauty salons and ice cream parlors, while sleek new Medical Office Buildings are integrated into mixed-used retail districts. This edition of the Round Up applauds the designers, builders, and developers making the magic happen as we take a look at the horizon in healthcare construction.



The Premier Hospitality Contractor



Hilton Garden Inn Denver Union Station



Dual Brand Hotel - Hampton Inn & Suites / Homewood Suites



Belmar Hyatt House

- 12789 Emerson St -
Thornton, CO 80241

303.813.0035

www.allianceconstruction.com



HEALTHCARE & SENIOR LIVING *Round Up*

UCHealth To Create a Cherry Creek Presence at 1st and Cook

Developer **Brookhaven Capital Partners** is in collaboration with architect **Davis Partnership** and general contractor **Swinerton Builders** on a new 89,000-SF medical office building in metro-Denver. Being developed by Brookhaven and leased to **UCHealth**, the new medical center will be located in Denver's Cherry Creek District at the intersection of Cook Street and 1st Avenue. The new center will offer a combination of primary care, specialty care, a surgery center with state-of-the-art imaging capabilities, and a comprehensive oncology center. At five stories in height, the new offices will present a clean, professional image of healthcare in a sharp, modern building designed to speak to its surroundings. The building's exterior, composed of metal panels and glass, is animated by an angular roofline jutting dramatically toward the sky.

Parking and traffic considerations, both during construction and for long-term use, were at the forefront of decision making during the design phase. Off-street



Credit: Davis Partnership

parking for the property will be accommodated by four levels of below-grade parking in a 235-stall garage. This will more than double the required parking ratio, allowing the completed property to boast one of the highest square foot-to-stall ratios of any office building in the District. Keeping vehicle traffic flows away from neighboring retail and residential interests began with placing the garage entrance on Cook Street just north of 1st Avenue and exiting through the alley back to 1st.

Construction broke ground in September of 2017, and the UCHealth Cherry Creek Medical Center is expected to open in late 2019.

St. Francis Medical Center Expands

Owner **Centura Health** is currently in progress on a 168,580-SF expansion of the St. Francis Medical Center (SFMC) located in Colorado Springs. This is the largest expansion project undertaken at SFMC to-date and will result in a new four-story addition capable of supporting an increased patient load as Colorado Spring's population continues to grow. The expansion's first floor will be home to SFMC's new emergency department with some additional space built only to the core and shell level. Level two will add four new operating rooms and support spaces, with room to grow. Level three will offer a wellness garden

and more than double SFMC's Neonatal Intensive Care Unit (NICU) capacity while also adding new antepartum rooms. Fourth-floor spaces will house the expansion's mechanical units. Finally, a new garden level will offer an emergency medical services lounge and covered parking.

Contractor **GE Johnson Construction** is leading the build in association with **RTA Architects**, who take responsibility for the design. Groundbreaking on the project took place in May of 2017 and is expected to conclude in the spring of 2019.

Credit: RTA Architects

