

UCHealth's Continued Commitment to Broomfield: North Campus Update

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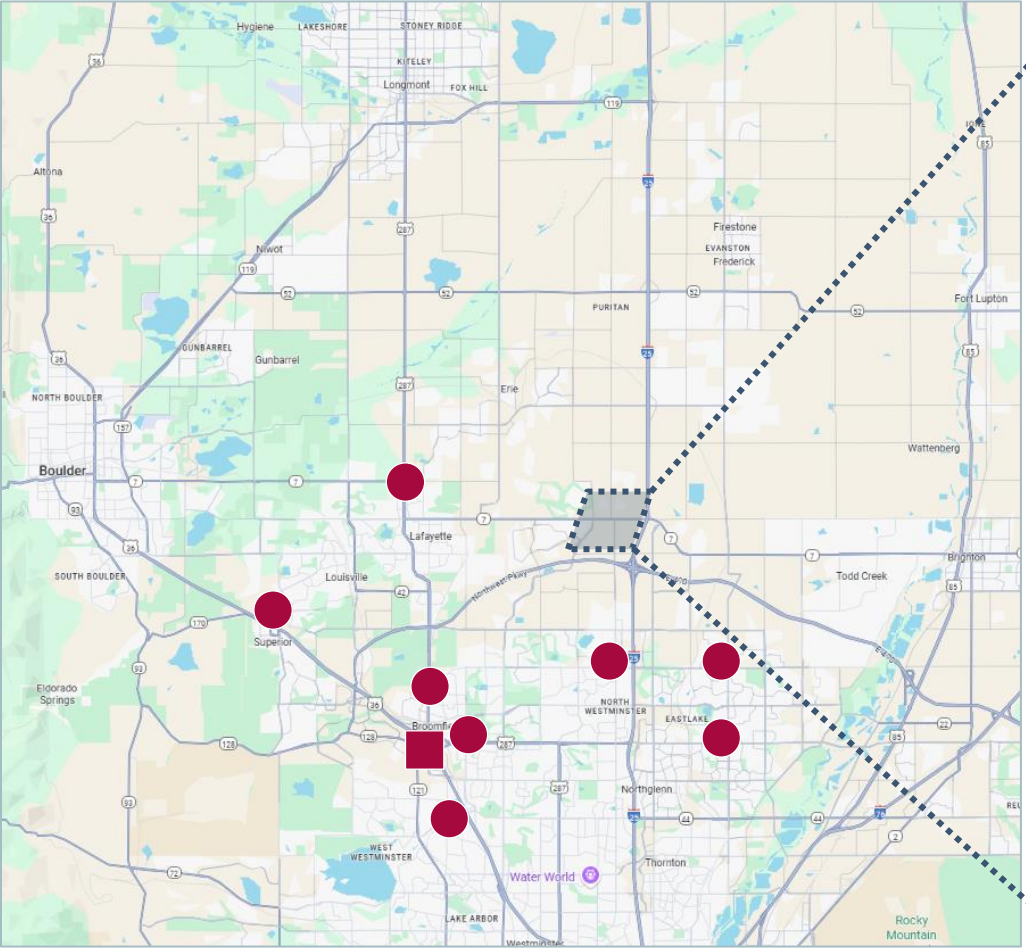
Presentation Note: UCHealth's *“One Video”*

About UCHealth

- **Mission:** We improve lives. In big ways through learning, healing, and discovery. In small, personal ways through human connection. But in all ways, we improve lives.
- **UCHealth is the only Colorado-based non-profit health system with the state's only academic medical center:** All revenue stays local and is reinvested into services for our patients and communities. UCHealth offers the most advanced, comprehensive care.
- **Focus on Quality:** UCHealth hospitals are recognized by multiple, national organizations for top-tier quality and safety.
- **Providing care for all:** UCHealth is Colorado's largest Medicaid provider, and we offer extensive discounts for patients with lower incomes.
- **Care for Broomfield region:**
 - Eight years of care for Broomfield and nearby residents – with UCHealth Broomfield Hospital and numerous clinics.
 - 62,000 inpatient and outpatient visits last year.
 - About 23,000 current UCHealth patients live in the area.
- **Sustainability commitment:** 12 UCHealth hospitals are recognized by Practice Greenhealth for environmental excellence.



Broomfield North Campus vicinity map



Includes UHealth and CU affiliate locations proximal to the Baseline location; not representative of all locations operating within the displayed geography

The Vision

- Creating a vibrant, mixed-use campus in partnership with the city and community.
- High-quality hospital, advanced specialties and primary care will serve the community, increasing access to care.
- Retail, dining and hospitality will generate tax revenue for Broomfield.
- Residential options will allow people to live, work and shop on the campus.
- Ample green space and a trail system will connect to Broomfield trails and parks.
- Goal is to begin construction in 2026 which would allow the hospital to open in 2029.



Health care services



- Advanced care, close to home, will help patients avoid traveling to other UCHealth locations for care.
- Six-story hospital with comprehensive services: trauma center, stroke center, advanced cancer care, women's health services, emergency department, inpatient care, ICU, operating rooms, imaging, and advanced cardiac treatment services.
- Medical office building with primary care and numerous specialty clinics. Freestanding imaging to provide lower-cost CT, MRI, X-Ray, ultrasound and mammography options.
- Both the hospital and the clinic building will include shelled space to accommodate future, cost-efficient growth.
- Health care services will generate significant economic impact, including:
 - 1,000 construction jobs
 - 480 permanent health care jobs in year 1 (2029)
 - 700 permanent health care jobs by year 3

Site development, hospital and medical office planning



Stone



Metal Panel



Glazing



Metal Panel



Example / context

Site development:

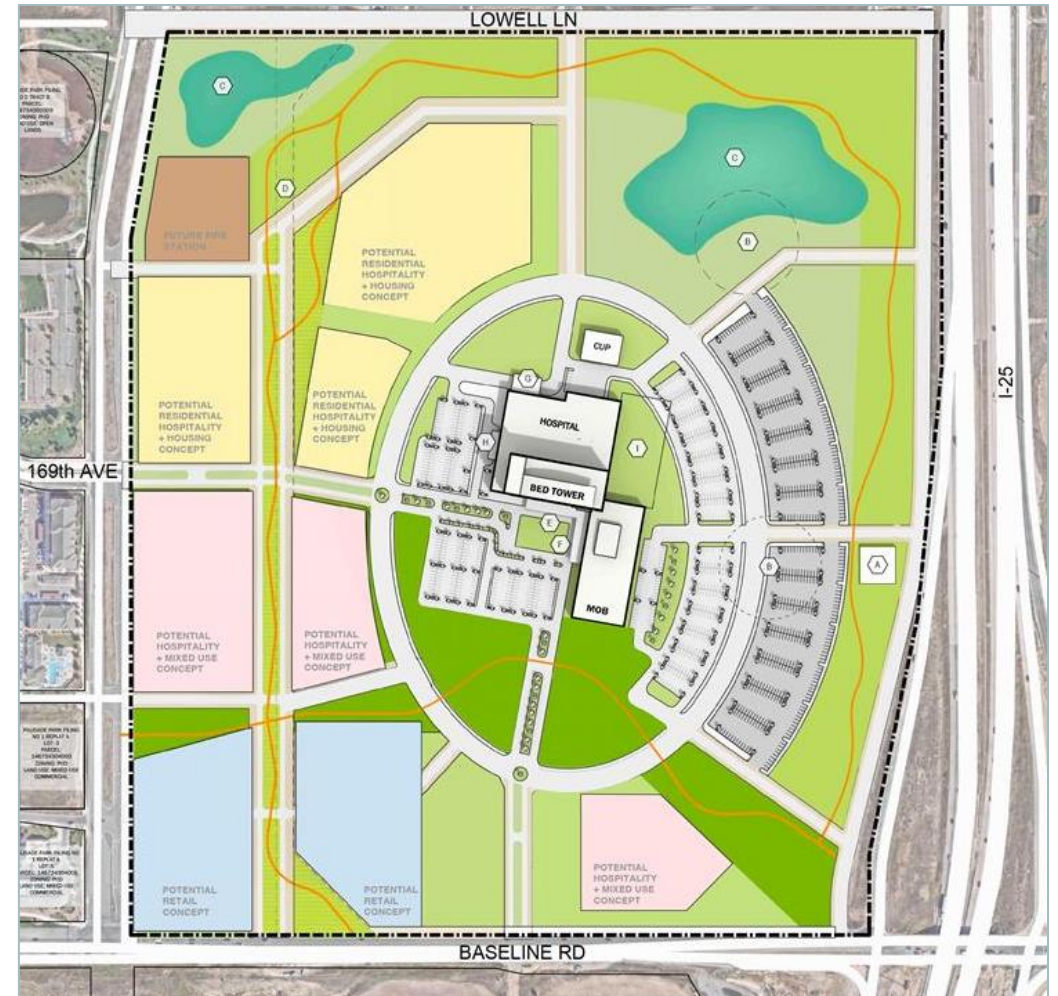
- W 169th Avenue will be extended into the site, continuing the existing boulevard design.
- Parking is located between I-25 and the hospital to help reduce noise and protect community views. Focus on lighting and pedestrian safety.
- Landscaping will be used throughout the site to soften building edges, screen parking areas, enhance streetscapes, and improve site sustainability.
- All required safety setbacks will be maintained for the two abandoned and capped oil wells on the site.

Hospital and medical office planning:

- Proposed six-level hospital with a compact footprint, penthouse, and one below-grade level and a four-level medical office building.
- Building height will exceed the 60-foot maximum; will require a height change.
- Modern design using UHealth standard stone, brick, curtainwall glazing, and metal panels.
- Clear, well-defined entrances at all critical access points around the site with clearly marked parking provided for patients and visitors.
- UHealth will complete a traffic study on vehicle activity, including future development in the surrounding area.

Hospitality, retail and residential

- Tax-generating hospitality, retail and residential areas would be located on the western side of the campus.
- Parking for the medical campus would be minimized or eliminated along Highway 7, with much of the hospital and employee parking placed on the eastern side of the campus.
- Residential would be capped at the existing, approved 525 units.
- Landscaping would help create a welcoming entry into Broomfield, creating areas for recreation while conserving water.
- UHealth would like to discuss connecting the campus to the planned transportation hub.
- Walkability and ensuring a safe, pedestrian-friendly environment that connects with trails is a priority.

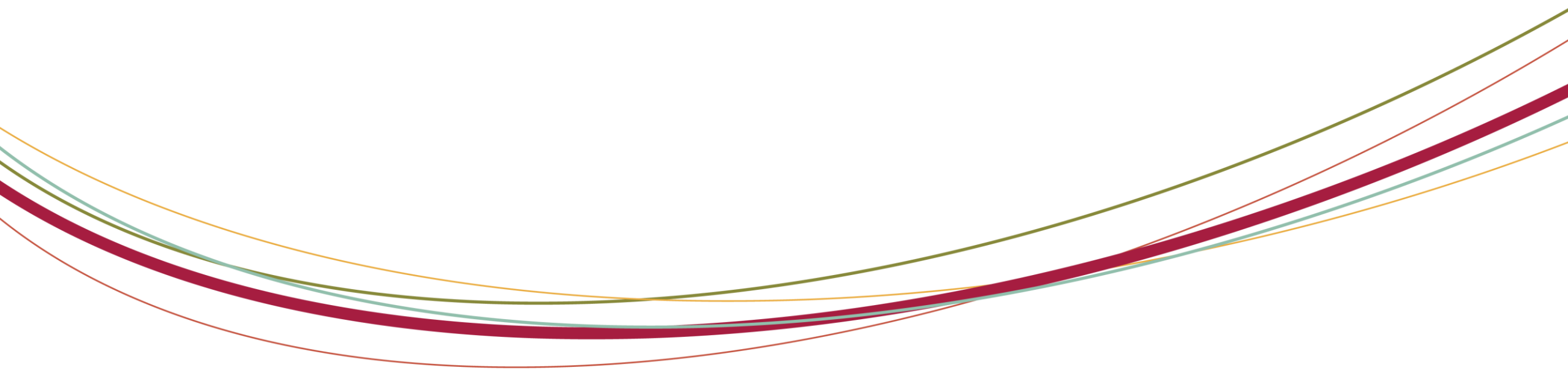


Supporting Colorado communities

- UCHealth provides more than \$1.4 billion in community benefits and uncompensated care each year.
- Our community partnerships in many CO communities focus on:
 - Nutritious meals for kids and adults.
 - Support for veterans.
 - Suicide reduction.
 - Co-responder programs – partnering behavioral health with law enforcement.
 - Healthy kids and healthy seniors programs.
 - Educational and career growth opportunities.
- We would welcome discussions about donating 2 – 2.5 acres to the fire district.
- UCHealth's total economic impact was \$11.6 billion for Colorado in 2023.



Your feedback and questions?



Thank You

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