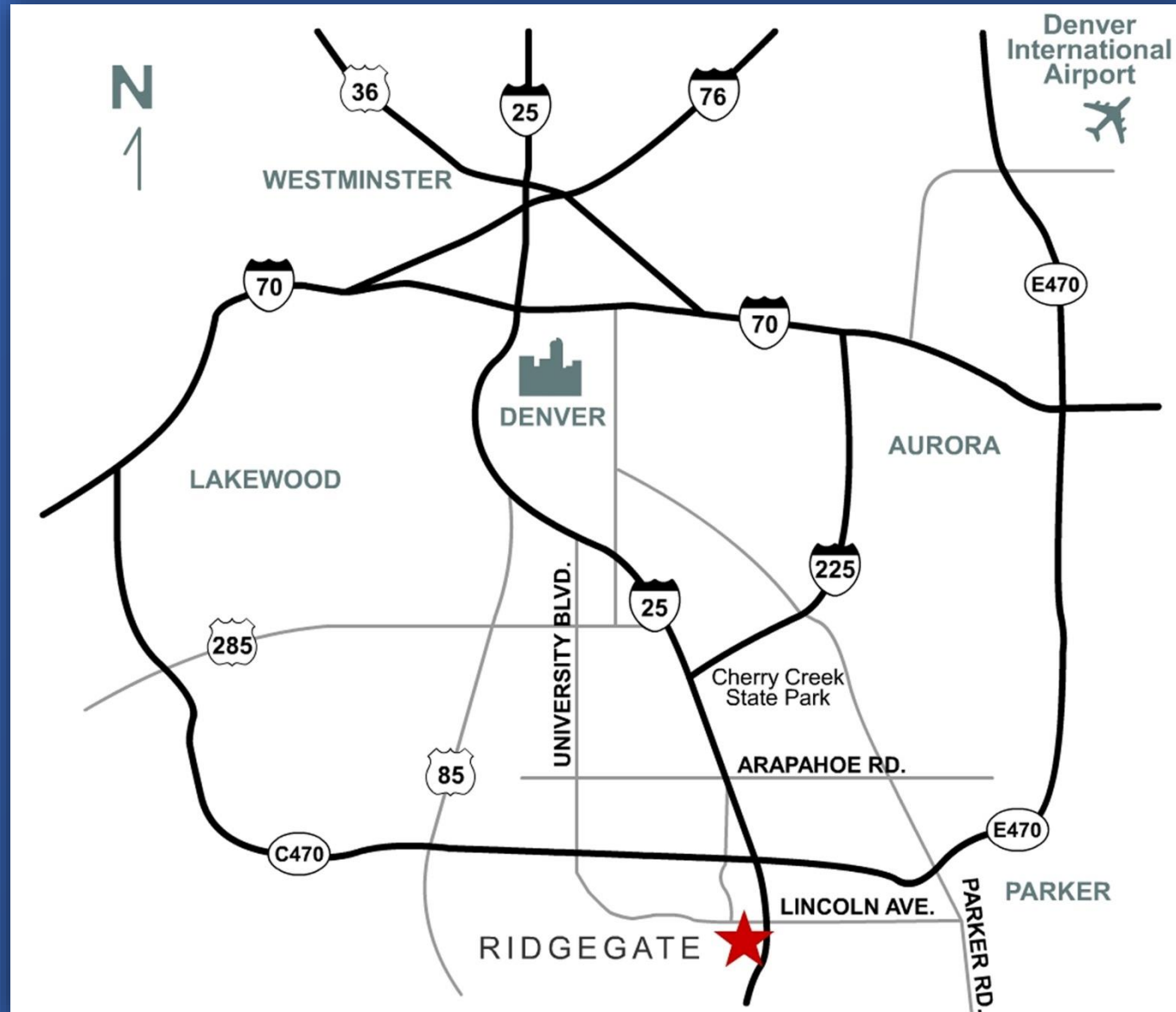


Redefining Healthcare Driven Real Estate and Economic Development

The Sky Ridge Medical Center and the RidgeGate
Master Planned Community in Lone Tree, CO

May 14, 2015

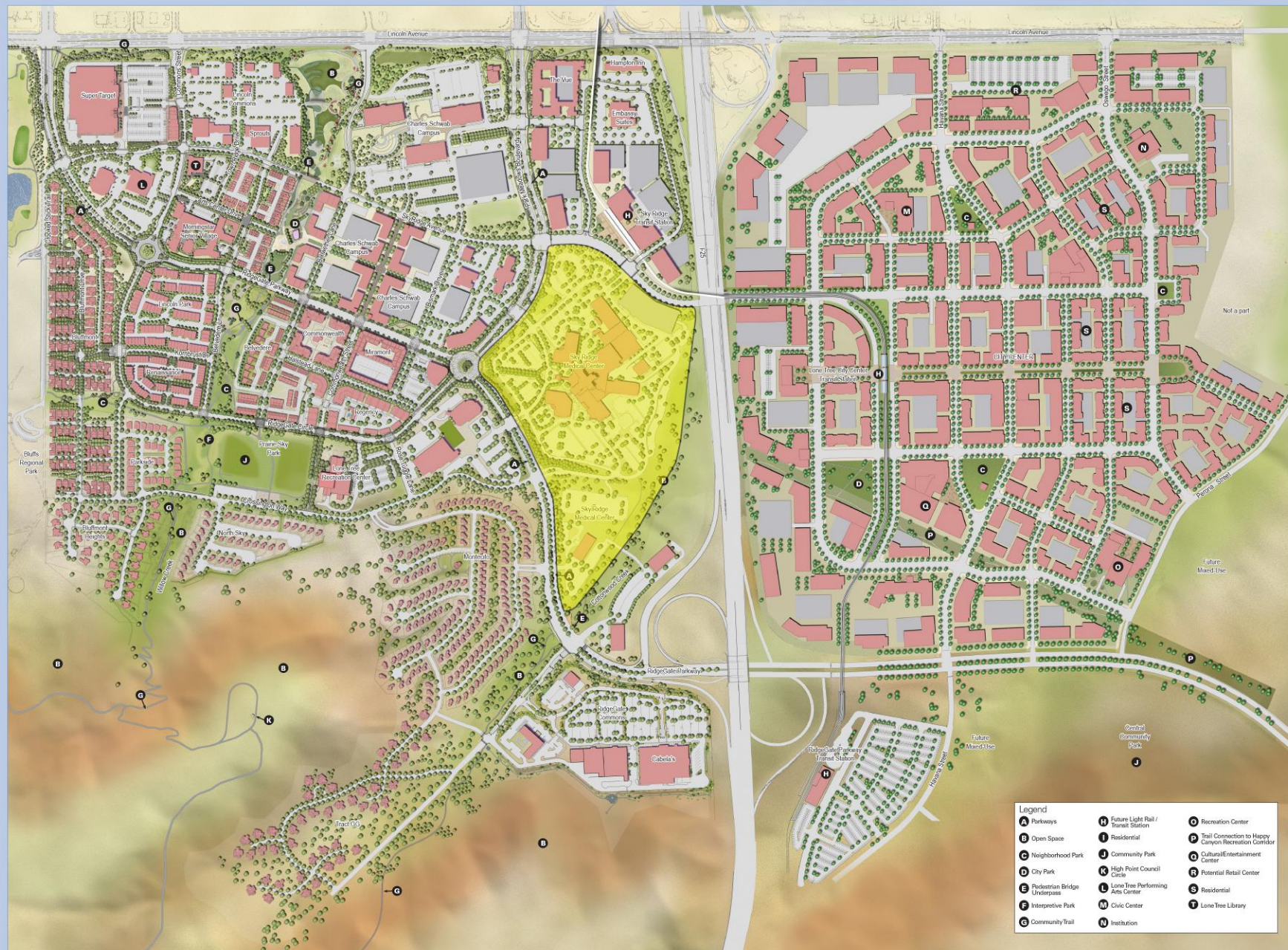
Location, Location, Location



Acquisition/Hold and Awakening

- **1972:** 3,500 acres acquired from Citibank Pension Fund
 - Paid CASH
- **1972-1999:** Cattle Grazing to keep in Agricultural Tax Status
 - No Developer Debt
- **1999**
 - PSCO Substation Siting
 - Sky Ridge Site Selection Outreach
 - Lone Tree Annexation Outreach
 - CDOT I-25 Improvement Study
- **2000**
 - Annexation into Lone Tree
- **2001**
 - Land Sale to HCA-HealthONE
 - Municipal District Formation & Financing
 - Interchange Approved
- **2001-2003**
 - Sky Ridge and Community Infrastructure Construction
- **2015**
 - 2,500 Residents
 - 5,000 Jobs
 - Still No Developer Debt

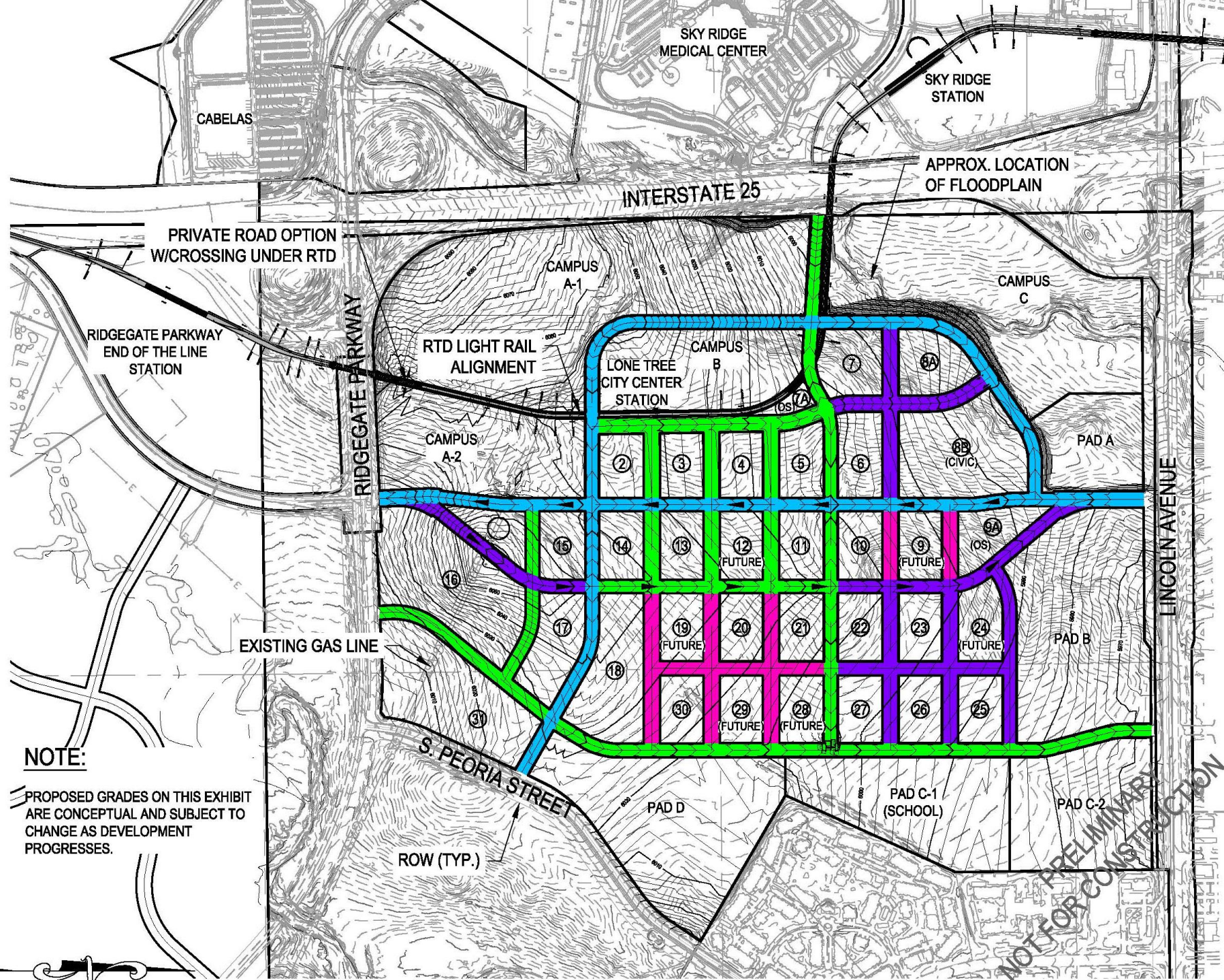
- The JOBS ENGINE
- Transportation Foundation
- Open Space Network
- Walkability
- Jobs | Housing | Retail | Civic
- Placemaking
- Public Private Partnerships

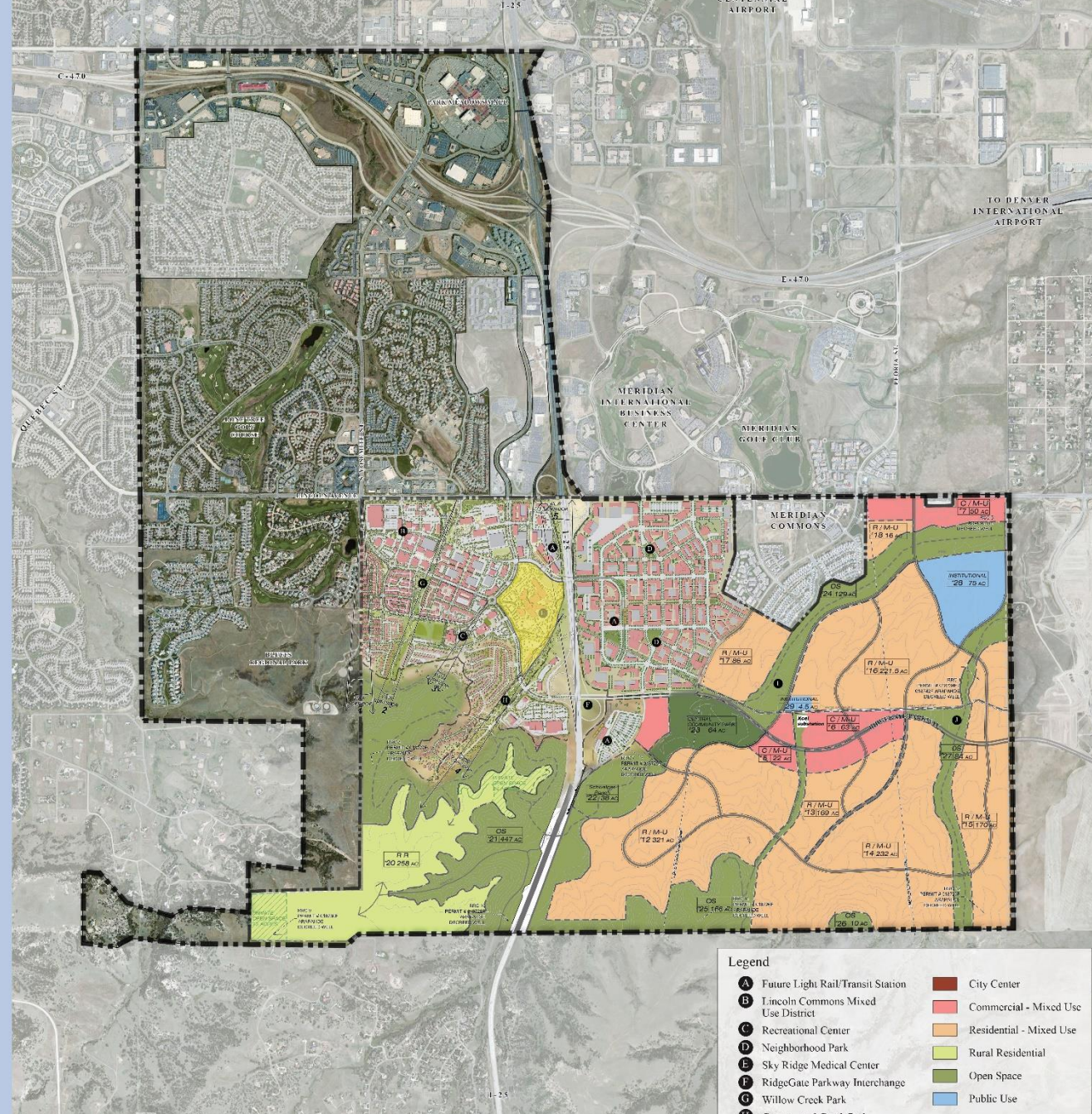


An aerial architectural rendering of a city center. The central area is densely packed with buildings of various heights and colors, including purples, blues, and browns. To the left, a large, brown, hilly area is visible. A winding road or path cuts through the landscape, and a body of water is situated on the right side. The overall style is artistic and illustrative.

**Sky Ridge
Medical Center**

RIDGEGATE CITY CENTER





RIDGEGATE ZONING



2002



2003



2008



2014



2015

Who is HCA?

- Founded in 1968
- One of the nation's leading providers of healthcare services
- 168 hospitals, 113 surgery centers in 20 states and United Kingdom
- 204,000 employees and caregivers had more than 20 million patient encounters
- For 2013, 85% of HCA's hospitals were on The Joint Commission's list of *Top Performers on Key Quality Measures*® as compared to 36.9% of all TJC accredited hospitals.

HCA Site Selection Criteria

- Visibility to Interstate 25
- Access via Interstate 25 – (additional interchange)
- Milieu
 - Planned Community
 - Light Rail
 - Physicians
- Proximity to existing population
- Proximity to growing population
- Acreage available (35-50 acres)
- Price
- Site planning process and entitlements

Critical Deal Points

- Land
 - Expansion capabilities
- Restrictive Use Covenants
 - For 3,500 acre project
- Air Life transport helipad
 - Air availability due to Centennial Airport
- Price

Sky Ridge Medical Center

- Member of the HCA-HealthONE network
- 1st hospital in Douglas County
- Full service, destination facility featuring:
 - 286 beautifully appointed patient rooms
 - Patient and family friendly amenities
 - Reputation for clinical excellence and world class service

- Provides comprehensive care through accredited centers of excellence including:

- Spine & Total Joint Center
- Stroke Center
- Cardiac Care
- Women's Hospital

Cardiac Care

- + **LARGEST** cardiac rehab program in metro area
- + Heart failure clinic
- + **TWO** cardiac cath labs
- + Cardiac & Stroke Alert programs & excellent door to balloon times
- + Chest Pain Certification & Open-heart surgery program
- + Primary Stroke Center

Spine & Total Joint Center

- + **TOP 101 SPINE HOSPITALS** from Becker's Health Review
- + **ONLY HOSPITAL** performing MAKOplasty
- + Spinal navigation
- + Anterior approach to hip surgery
- + Unique minimally invasive procedures
- + More spine surgeries than any other hospital
- + Separate entrance and family amenities, pre and post patient education





SKY RIDGE OPENS!
AUGUST 20, 2003

1ST HOSPITAL IN DOUGLAS CO.
106 BEDS
300 EMPLOYEES
1 MEDICAL OFFICE BUILDING (MOB)

Pre - 2003

ZERO HOSPITALS IN DOUGLAS CO.

- + Douglas County, one of fastest growing counties in country, was without a hospital
- + Elected officials and community leaders invited HealthONE to consider planning this needed acute care facility
- + Sky Ridge plan approved and construction begins
- + Physicians, representing virtually every specialty, joined the Sky Ridge team

2002

2011

- STROKE TELEMEDICINE PROGRAM LAUNCHED
- AIRLIFE HANGAR OPENS
- ORTHO RAPID ACCESS PROGRAM LAUNCHED

2010

- 5000TH CATH LAB PROCEDURE PERFORMED
- LAUNCHED MAKOPLASTY, PARTIAL KNEE RESURFACING
- EARNED BLUE DISTINCTION FOR SPINE, KNEE & HIP SURGERY

2009

SPINE & TOTAL JOINT CENTER OPENS WITH 8 ORS

2003 - 2008

- SECOND MOB OPENS
- ICU EXPANSION
- CARDIAC CARE FLOOR ADDED
- SPINE AND ORTHO FLOOR ADDED
- OPENED SLEEP LAB
- DEVELOPMENT OF THE YEAR AWARD (2004)
- 1ST OPEN HEART SURGERY PATIENT IN 2006
- EARNED TRAUMA DESIGNATION



2010

2013

➤ GROUNDBREAKING ON EXPANSION PROJECT

2012

\$117 MIL.

EXPANSION APPROVED

- 90 ADDITIONAL BEDS
- WOMEN'S CENTER
- MEDICAL OFFICE BUILDING
- PARKING STRUCTURE
- FOUR NEW SPINE & TOTAL JOINT ORS



February 2015



2014

- 90 MORE BEDS COME ON LINE
- 4 MORE SPINE & TOTAL JOINT CENTER ORS OPEN
- PARKING GARAGE OPENS
- WORK ON MOB 3 BEGINS

February 2015

2015

- + Women's Hospital Entrance Opens
- + Antepartum Unit Opens
- + Sky Ridge earns best Joint Commission survey in HCA



February 2015

The
Women's Hospital
at Sky Ridge

Where Stars Are Born

Labor & Delivery Entrance



The Birth Place

- + **LARGEST** birthing center in South Denver Area, delivering more than **300 BABIES** a month!
- + Soon to become largest birth center in the state
- + Women's Hospital now two-floors with grand entrance



Breast Center

- + Breast Center Accreditation
- + **DIEP FLAP RECONSTRUCTION... A PROGRAM UNIQUE TO SKY RIDGE**
- + Dedicated team
- + Sally Jobe Breast Center
- + Treating younger women
- + Breast Navigator



Rocky Mountain Hospital for Children at Sky Ridge

- + **Opening fall 2015** dedicated 24/7 pediatric emergency department
- + Artemis medication safety program
- + **SPECIALLY TRAINED** teams
- + Highest quality standards
- + Inpatient unit



Neurosciences

- + Now performing **Deep Brain Stimulation**
- + Stroke Center
- + Neuro oncology navigation launched



Cancer Center

- + **LEADING EDGE TREATMENTS & ACoS ACCREDITED PROGRAM**
- + Microspheres treatments for liver cancer
- + Inpatient unit with specially trained staff
- + American Cancer Society Cancer Resource Center
- + Pet and music therapy
- + Affiliation with Sarah Cannon Cancer Care Network



Robotic Surgery

- + **UROLOGY SURGEONS** perform more robotic prostatectomies than any other hospital in the metro area
- + Advanced **GYN** program
- + Kidney cancer expert
- + Two robots on-site with "firefly" technology
- + Single-site surgery

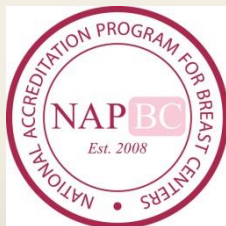


Sky Ridge Success Metrics

Recognitions



- #1 Ranking in Safety from *Consumer Reports*
- Mission: Lifeline Quality Achievement Award
- Joint Commission Goal Seal for Spine, Hip, Knee and Stroke programs
- Bariatric Center of Excellence from the Metabolic and Bariatric Surgery Accreditation and Quality Improvement Program
- Accredited Breast Center by National Accreditation Program for Breast Centers
- Trauma Survey with No Deficiencies



Recognitions



- Target Stroke: Elite Plus Award from AHA
- Get with the Guidelines Silver Award for Resuscitation from AHA
- 2015 Women's Choice Award – Obstetrics
- 2015 Women's Choice Award – Cancer Care
- Commission on Cancer Accreditation for Comprehensive Cancer Care Program
- Physicians rated Sky Ridge team #1 in surgical services among HealthONE hospitals
- Chest Pain Center Accredited by the Society for Cardiovascular Patient Care

Strategic Alliances and Competitive Advantages

- Air Life
- Kaiser
- Rocky Vista Medical School
- Live | Work | Play Environment
- Visibility and Access

Healthcare Growth in the Region

8080 PARK MEADOWS

8080 Park Meadows Dr
Built 1995
19,447 SF

COURTYARDS AT LONE TREE

9540-9548 Park Meadows Dr
Built 2009
55,229 SF

PARK MEADOWS MEDICAL

9218 Kimmer Drive
Built 2002
35,365 SF

LONE TREE MEDICAL CENTER

9695 S Yosemite
Built 2008
68,004 SF

RENEWAL MEDICAL CENTER

9777 S Yosemite
Built 1987
36,541 SF

LINCOLN PROFESSIONAL PLAZA

8683 E Lincoln Ave
Built 2002
20,000 SF

THE EVERGREEN BUILDING

10107 Ridgeway Pkwy
Built 2015
117,490 SF

SKY RIDGE MEDICAL CENTER

THE CONIFER BUILDING

10099 Ridgeway Pkwy
Built 2004
104,623 SF

THE CENTRE OF LONE TREE

8500 Park Meadows Dr
Built 2006
10,656 SF

9980 MEDICAL OFFICE

9980 Park Meadows Dr
Built 2003/Renovated 2015
19,950 SF

KAISER PERMANENTE

10240 Park Meadows Dr
Built 2014
275,000 SF

PARKRIDGE MEDICAL CENTER

10300 Park Meadows Dr
Built 2015
40,000 SF

PARKRIDGE MEDICAL PLAZA

10450 Park Meadows Dr
Built 2004
43,494 SF

LINCOLN MEDICAL CENTER I

11960 Lioness Way
Built 2008
115,362 SF

COLORADO CENTER FOR REPRODUCTIVE MEDICINE

10290 Ridgeway Circle
Built 2007
42,324 SF

THE ASPEN BUILDING

10103 Ridgeway Pkwy
Built 2004
118,336 SF

**Total Medical Office
Square Footage:
1,072,121**

Transportation Strategy & Execution

- 1999: PPP with CDOT for New RidgeGate Parkway Interchange
- 2004: SE Light Rail Extension included in FasTracks
- 2007: SE Line to Lincoln Station
- 2009: RG Pkwy Interchange
- 2013: SE Extension accepted into New Starts Grant Program
- 2014: Local Funding Partnership and RTD Board vote on SE Ext
- 2014: Lone Tree Link
- 2015: RTD Design Build Contractor selected & NTP
- 2016: FFGA & Construction Start
- 2018: SE Line Opens

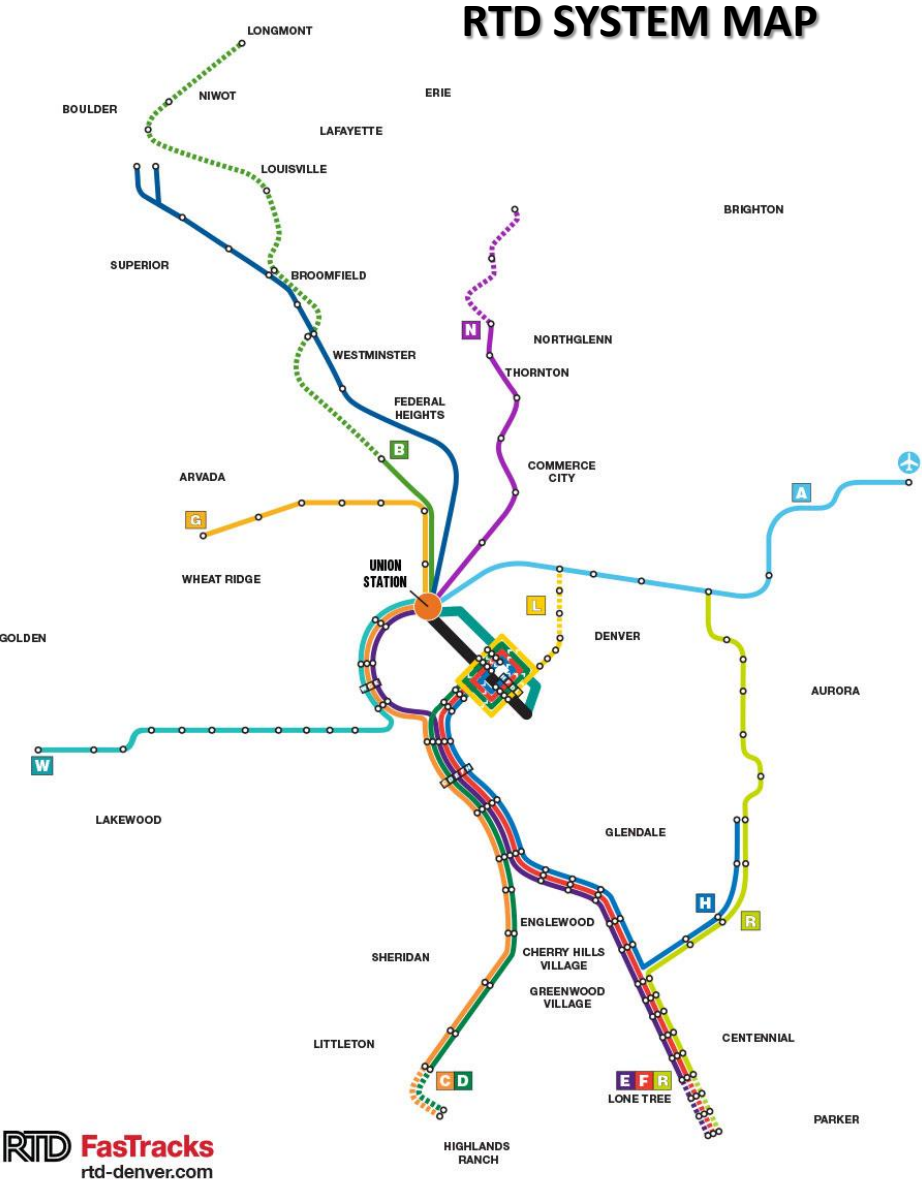




SOUTHEAST EXTENSION



RTD SYSTEM MAP



RTD **FasTracks**
rtd-denver.com

Current Lines	Future Lines	Future Construction
<div></div> C Line	<div></div> A Line – East Rail Line – 2016	<div></div> Future Construction
<div></div> D Line	<div></div> B Line – Northwest Rail Line – 2016	<div></div> Station
<div></div> E Line	<div></div> G Line – Gold Line – 2016	<div></div> Union Station
<div></div> F Line	<div></div> H Line Extension – 2016	
<div></div> H Line	<div></div> L Line – Central Rail Ext/Loop	
<div></div> W Line	<div></div> N Line – North Metro Rail Line – 2018	
<div></div> Free MallRide	<div></div> R Line – I-225 Rail Line – 2016	
<div></div> Free MetroRide	<div></div> Platiron Flyer (Bus Rapid Transit) – 2016	

The NET EFFECTS

- SRMC dramatically enhanced healthcare/emergency services to catch up with growth
- SRMC stimulated a new economic development 'Cluster' and related new jobs in the region
- SRMC was THE 'engine' to enable the launch of the mixed use RidgeGate MPC
- SRMC helped to leverage new regional transportation facilities
- Many people that work at SRMC live in the community and walk to work or ride transit