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PROJECT NARRATIVE – LOUISVILLE REPLACEMENT HOSPITAL

Advent Health

November 17, 2025

PURPOSE AND NEED

With a sacred mission of Extending the Healing Ministry of Christ, AdventHealth is a connected system of care for every stage of life and health. A shared vision, common values, and a strategic focus on whole person care unifies the system's more than fifty hospital campuses in diverse markets throughout nine states.

It is Advent Health's intent to build a replacement hospital for the existing Avista Hospital on the 40-acre parcel in Redtail Ridge.

AdventHealth Avista is the longest continuously operating hospital in AdventHealth, tracing its roots back to the Colorado Boulder Sanitarium, which opened 129 years ago in 1896. Since 1990, AdventHealth Avista has served Louisville in its present location, and is the city's only acute care hospital. During this time, Avista has been caring the Louisville's healthcare needs with excellence, including delivering over 62,000 babies in that period.

To better serve Louisville and the surrounding communities, AdventHealth needs both a different location and a different building. They need better access for their patients, and room to expand and grow to meet the evolving health care needs of the communities they are caring for.

PROJECT LOCATION

The site is located on Lot #1, Block 2, Redtail Ridge PUD #6, City of Louisville, Boulder County, Colorado. The Project (first phase) consists of the development of a portion of the overall 39.9 acre site which sits west of Northwest Parkway, north of the Rockcress Drive (under construction) and east of Sorrel Dr (under construction).

PROJECT DESCRIPTION

The Site is anticipated to be developed in phases over the next 10- 20 years with the first phase consisting of an approximate 371,600 SF hospital and 62,000 SF medical office building (MOB). The 5-story hospital is comprised of 153 inpatient rooms (30 shelled for future build out), OR's, Emergency Department and Imaging. The hospital will be a 24-hour facility and is expected to be staffed with approximately 500 staff – across all shifts. The MOB is expected to have 50 – 60 staff.

The new hospital is located on the southern portion of the site with its main entrance oriented toward the southeast. The Emergency Department is located on the south end of the hospital.

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The southeast orientation of both of these elements provide clear and effective wayfinding for patients and families as they exit Highway 36 onto Northwest Parkway

There are 4 vehicular entrances onto the campus including: 1) Main Entrance off Rockcress, which also serves as the ED entrance, 2) Ambulance Entrance on Sorrel, 3) Service/Delivery entrance off Sorrel and 4) Secondary entry to access the MOB on the north end of the site, from Sorrel. A loop road provides efficient access to the different areas on the site, ensuring that users do not have to go back onto public roads if they need to go from one part of the site to another (Ex. Moving from the ED parking lot to the main parking lot)

Parking for patients, visitors and staff is provided along the east side of the site. For pedestrian ease of access, parking aisles are placed perpendicular to the hospital and MOB and are connected to the hospital and MOB with pedestrian sidewalks with pedestrian crossings. Non-motorized connections are made to the proposed offsite bike lanes, walks and shared use path and bike parking is distributed across the hospital and MOB entrances.

Service and delivery functions are aggregated on the west side of the hospital. This includes the recessed loading dock, 1917 SF storage building, medical gas storage, screened outdoor electrical yard and helipad. Ambulance parking/drop-off and a mobile imaging port are also located on the west side of the hospital.

The landscape approach is respectful of the hospital's high plain desert setting, using native plants and low water species. In keeping with the new state law, all lawn areas will be shortgrass prairie rather than traditional, non-native turfgrass that requires extensive watering, fertilization and mowing. The main focal point of the landscape will be the large swath of landscape that runs along the east side of the hospital. Known as the Ribbon, this area is designed to mimic the morphology and landscape of a dry creek bed. Gently sloped banks planting with native prairie grasses, forbs, shrubs and trees provide a welcoming entry experience, restful natural views from the inside of the hospital, an outdoor dining patio and 2 healing walks for respite and contemplation. The variety of plant material helps to increase biodiversity in the area and help filter the storm water runoff that will be discharged into the Ribbon from the building and adjacent pavement areas.