

Description of Facility

In response to the advertised RFA, the University assembled a committee to develop site selection criteria for an RBL and evaluate four potential sites, each of which had sufficient development capacity. The chosen site, 45S met the majority of the selection criteria including proximity to the 3,250,000 square foot, Warren G. Magnuson Health Sciences Center complex.

The selected site is located within the University of Washington South Campus and is across 15th Avenue North East from the new Genome Sciences and Bioengineering structure that is due for completion in 2006. These new structures are on the western edge of the Health Sciences complex. (See Sheet #C-0.0)

The 2003 University of Washington Master Use Plan (MUP), a document negotiated with the City of Seattle and surrounding communities established a maximum building mass of 110,800 square foot with a 50-foot height limit on this site. The Shoreline Management Act also restricts non-marine activities within 200 feet of Lake Union and the Canal. This document identifies a stand-alone 56,520 gross square structure for the NWRBL. A complete description of the facility can be found in Section D.