UNIVERSITY of WASHINGTON
CAPITAL PLANNING & DEVELOPMENT

Population Health Facility

Project Background

Population Health Facility

The facility will serve as a powerful catalyst for the University's new Population Health Vision and be a new nexus for Population Health research, teaching, and innovation in our region and globally. It will house the Institute for Health Metrics and Evaluation (IHME), the Department of Global Health (DGH), and selected portions of the School of Public Health (SPH). By bringing these three units together, and in closer proximity to the UW's core campus and health sciences facilities and UW Medicine, we will create stronger links with undergraduate and graduate programs in schools, colleges, and academic units across campus that are central to realizing the vision. One of the UW's great strengths is the breadth of educational opportunities and research across campus. The Population Health Vision, buttressed by this new facility, will benefit from and, in turn, deepen this exceptional breadth of interdisciplinary, collaborative education and research. Key to our vision is engaging more students and faculty researchers in fields related to reducing health disparities and addressing health impacts.

Site Review Process

The Population Health Facility is estimated to be 300,000 SF. Three campus sites under the current Campus Master Plan (CMP) can accommodate a building of this size. All three sites were considered under the land use entitlements of the 2003 and the proposed 2018 CMP. The land use entitlements for site B do not change significantly in the draft 2018 CMP, resulting in five project site options. A map of the site options is included in on page 5.

The Project Executive Committee (PEC) considered each site using criteria that reflected the goals of the project, campus wide planning, institutional and environmental impacts, and cost. The Population Health Environmental Impact Statement (EIS) scoping notice was published September 16, 2016. The Draft EIS was published and distributed for public and agency comment December 12, 2016. A comment letter was received from Department of Archeology Historic Preservation (DAHP) and was responded to in the Final EIS published March 2017. Link to the notices and EIS: http://cpd.uw.edu/uw-seattle.

The PEC also sought input about the site options from faculty and senior leadership, student groups, the UW Architectural Commission and the City/University Community Advisory Committee. A comprehensive report and a matrix of differentiating factors identifying the greatest advantages were compiled. The chart below illustrates the advantages.

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SITE OPTIONS	A1 - 2003 CMP	A2 - 2018 CMP	B- 2003/2018 CMP	C1 - 2003 CMP	C2 - 2018 CMP
CRITERIA	Greatest Advantage		Advantage	Advantage	Advantage
1. Create a Distinct and Identifiable Facility		**Heart of West Campus**	**Central Campus Gateway**		
2. Foster Collaboration & Creativity	No Consesus				
3. Flexibility & Growth		**Growth Opportunity**			
4. Site Specific Program Requirements				No External Program	
5. Promote Healthy Living	Equal Advantages				
6. 2003 vs. 2018 Development Opportunity	415K gsf Lost Future Capacity				
7. Site Development Costs	$50-55M	$45-55M	**$30M**	$35M	$45-55M
8. Associated University Costs	$45-50M	**$30-35M**	**$25-30M**	$40-100M	

Through thoughtful discussions, the PEC reached consensus on recommending Site A2 and B for consideration. A site map with three dimensional massing of buildings is provided on page 6. While separated only by one city block, there are significant strategic differences between the two sites.

Site A2 is located in the heart of the future West Campus Development, the UW's planned innovation district. Locating the Population Health Facility here will catalyze public/private development in the adjacent blocks and define the character of West Campus. This part of campus will represent the intersection between the core academic activities at UW and the "outside world". It will be part of the city's urban grid and will retain a lively urban feel with retail on the ground floor of the buildings, active street life, and a mix of nonprofits and private companies working hand in hand with UW students and researchers. Locating the Population Health Facility in this area will create an area of focus attracting any number of affiliated companies and initiatives. In the near term, we are working toward new development on the order of 5-600,000sf, sowing the seeds for a new vision. This site offers the greatest opportunity for growth. See page 5 for the 10 year vision of West Campus.

It is important to note that Site A2 is dependent on the approval of the new 2018 Campus Master Plan (CMP) to create the height and overall capacity needed to take advantage of potential future development. The University expects approval of the CMP in Spring 2018, but an appeal of this decision is likely to delay the approval. All other recent institutional master plan decisions have been appealed, generally adding 6-9 months to the process. Therefore, selecting this site will result in a delay in the project of 12-18 months. To minimize risk and waste, we would delay the work of the design builder now, rather than in between design and construction phases – stopping the project for at least a year. There is valuable internal work to coalesce the overall initiative and the vision for the building that will proceed and help to reduce the loss of momentum for the project.

Site B is located in the core academic campus. Locating the facility here will create a gateway to campus and prominently represent a key University priority. It will give the Population Health Initiative visibility as a core academic effort that is firmly grounded at the University of Washington. Located on Site B, the new facility can provide a new face for the UW's campus and the reach of its work across the globe. This location facilitates pulling faculty and undergraduate students from across the campus with classrooms and abundant collaboration spaces. The new building could also become the threshold between the core campus and the new West Campus Development – with active street frontage along 15th Avenue and pedestrian-friendly crosswalks. However, 15th Avenue will always be a symbolic, if not physical, separator (a principal arterial with an 80' right of way and increasing bus traffic). Several studies have been examining this site as both gateway and threshold, solidifying our confidence that it is possible to do both.

Site B is unaffected by the pending 2018 Campus Master Plan approval. Its maximum capacity is already 300,000 sf in the 2003 Campus Master Plan, and that same capacity is being carried forward in the 2018 plan. This allows the University to move forward based on the current project schedule and gift agreement terms, and continue to build on the momentum that created around the entire initiative.

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Site Map

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10 Year West Campus Development Plan