

CAMPUS DESIGN REVIEW TEAM EVALUATION

IN-PROGRESS EARLY DRAFT-
VERSION 2



TEMPLATE: CDRT PROJECT TITLE – RECOMENDATIONS & REPORT

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Campus Design Review Team Recommendations and Report

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Note:

To access the online CDRT using a link, go to:

<https://canvas.uw.edu/courses/1231737> or [UW-CC CDRT](#)

<https://apps.canvas.uw.edu/wayf>

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A. Project Background and Location

1. Brief Description:

Include here a brief description of what the project is and why it falls within the purview of the Campus Design Review Team referencing one or more of the CDRT purposes within the Appendix Section 02.

PROJECT LOCATION

DESCRIPTION HERE

2. Application to Campus Design Review:

Include here all of the potential impacts on the **campus setting**, for this project, including any historic resources:

- campus landscape,
- plantings,
- circulation corridors and gathering places,
- building exteriors,
- public spaces and rights of way,
- signage, and /or
- shared building interior public spaces.

3. Location:

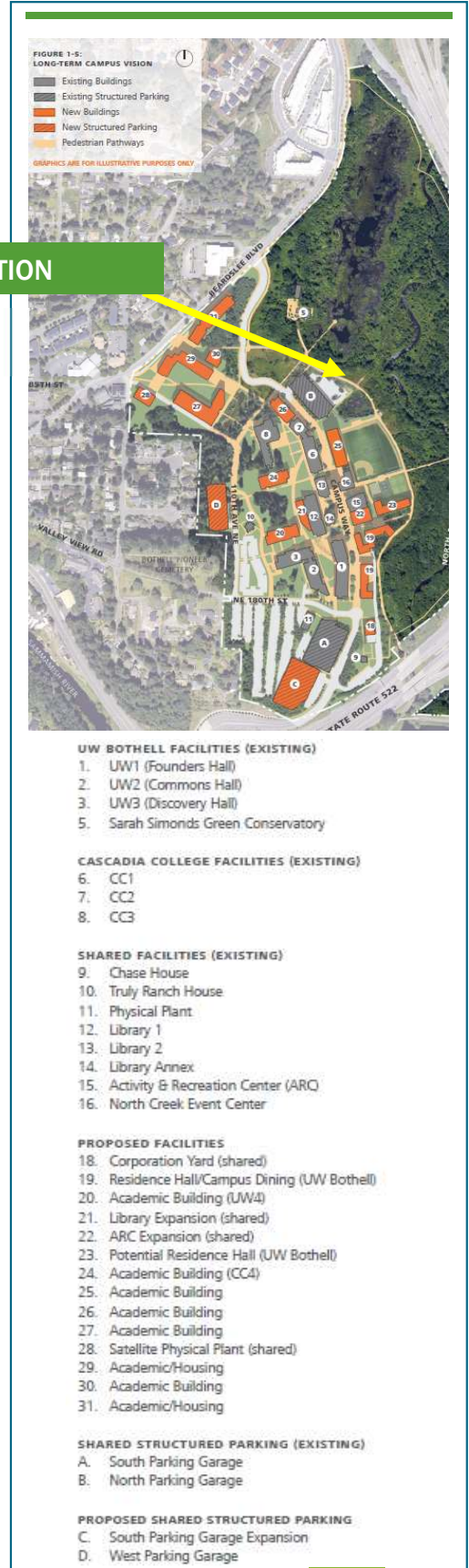
Include here a brief description of the project's location within campus noting the current context (i.e., "to the south is _____ and to the east is _____") as well as the future context identified in the long-range Master Plan. Edit the text box green text to identify the general location on campus. Click on the text box then click on the yellow arrow leader line in order to change the arrow's pointing orientation.

4. Area of Project:

Include the approximate dimensional size and height of the proposed project, as applicable.

5. Time and Duration:

Include the approximate timeframe for the design and implementation of the project. Include the expected completion date.



Include general image(s) of the Project, if applicable.



B. Project Risk(s)

Include here a brief lists of observations and CDRT matters of consideration specific for this project. Then identify some risks to the campus if this project is not pursued.

C. General Criteria Review

1. Does this project have the potential to impact the COHESIVE CAMPUS CHARACTER? If so, in what way?
2. Does this project impact the DURABLE AND ADAPTABLE FACILITIES of the Campus? If so, in what way?
3. Does this project have the potential to ENRICH or DETRACT the CAMPUS COMMUNITY EXPERIENCE? If so, in what way?
4. Does this project have the potential to ENHANCE or WORSEN the CAMPUS ENVIRONMENTAL & HUMAN HEALTH? If so, in what way?
5. Does this project have the potential to impact the MOBILITY, ACCESS, and SAFETY on Campus? If so, in what way(s)?
6. Does this project involve ENGAGING WITH THE CITY OF BOTHELL? If so, in what way(s)?

D. Design Principles Review Comments

Mark in the right margin by circling all of the Master Plan Design Principles that the Campus Design Review Team must consider. Then, provide your comments below including the “DP#.n”:

1. [DP ____.]

2. [DP ____.]

3. [DP ____.]

4. [DP ____.]

5. [DP ____.]

DESIGN PRINCIPLES:

(Refer to appendix; CIRCLE ALL THAT APPLY)

DP11- TOPOGRAPHY

DP12- OPEN SPACE & VIEW CORRIDOR

DP13- VEGETATION & LANDSCAPE

DP14- WETLANDS

DP15- TREE CANOPY

DP16- HYDROLOGY

DP17- GEOTECHNICAL CONSIDERATION

DP21- SNUGNESS

DP22- BUILDING MODULATION & SCALE

DP23- ROOF DESIGN & MECH. SCREEN

DP24- COMPLEMENTARY MATERIALS

DP25- ENHANCED PUBLIC REALM

DP26- ACTIVE FAÇADES

DP31- DURABILITY & MAINTAINABILITY

DP32- RESOURCE CONSERVATION &
HEALTHY MATERIALS

DP33- SUSTAINABILITY / LEED CERTIF.

DP41- PRIORITIZE PEDESTRIAN EXPERIENCE

DP42- IMPROVED BICYCLE CONNECTIONS

DP43- IMPROVED BICYCLE STORAGE

DP44- WELL-INTEGRATED VEHICULAR
CIRCULATION

DP51- STORMWATER

DP52- SANITARY SEWER

DP53- DOMESTIC WATER

DP54- NATURAL GAS

DP55- CHILLED WATER

DP56- POWER

DP57- TELECOMMUNICATIONS & DATA

D. Design Principles Review Comments (continued)

6. [DP ____.]

7. [DP ____.]

8. [DP ____.]

9. [DP ____.]

10. [DP ____.]



Report Appendix

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<u>Design Principles</u>		
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	SECTION 20 : Built Environment: Architectural Character	12
	SECTION 30 : Built Environment: Sustainable Design	14
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CAMPUS DESIGN REVIEW TEAM

MISSION & CHARTER

01. INSTITUTIONAL PROJECT REVIEW PROCESS:

In early 2018, the collocated campus of Cascadia College and the University of Washington Bothell adopted an updated Campus Master Plan. From that effort was established a design and environmental review process to encourage quality design and site planning to help ensure that new development enhances the character of the campus, while allowing for functionality and creativity.

The process provides for flexibility in the application of development regulations to meet the intent of the Campus Master Plan, effective mitigation of a proposed project's impacts, and improved communication and mutual understanding among the University/ College, neighbors, and the City of Bothell. Major and minor projects with the potential for impacts on the experience of the campus setting are reviewed by

- the **Campus Design Review Team (CDRT)**,
- UW Architectural Commission, and/or the
- University Landscape Advisory Committee.

02-PURPOSE of the CAMPUS DESIGN REVIEW TEAM:

The primary purpose of Campus Design Review Team (CDRT) is to maximize the functionality and desirable experiential qualities of the campus, its facilities, and setting. The CDRT reviews all projects that either individually or cumulatively have temporary or permanent visual and/ or functional impacts on the **campus setting**, including any historic resources. The campus setting is defined for CDRT purposes as the

- campus landscape,
- plantings,
- circulation corridors and gathering places,
- building exteriors,
- public spaces and rights of way,
- signage, and
- shared building interior public spaces.

The team's role is to:

- Participate in review of campus designs and physical master plan,
- Advise on architectural standards and guidelines for the campus,
- Advise on exterior material selections for use in projects, and
- On a periodic basis, review project plans for responsiveness to master plan development standards and campus district requirements.

MISSION & CHARTER (continued)

o3-PROCESS of CAMPUS DESIGN REVIEWS:

The CDRT will report to and advise the Chancellor of UW Bothell and the President of Cascadia College regarding project plans that have a temporary or permanent visual and/or functional impact on the campus and surrounding community setting, including historic resources. The CDRT reviews project plans at the earliest possible time in a project so that the project may achieve its goals and those of the University/College within budget and schedule parameters.

The membership of the CRDT includes a co-chair from each Cascadia College and the University of Washington Bothell. The chairs are the facilitators and executives of the Campus Design Review Team. The preferred CDRT membership consists of the following representative roles:

- Assoc. Vice Chancellor for Facilities Services & Campus Operations, UW Bothell / CC
- Assistant Vice Chancellor, Government. & Community Relations
- Vice President, College Relations & Advancement, Cascadia College
- Director (or Assistant thereof) of Facilities, Cascadia College
- Director (or Assistant thereof) of Physical Planning & Space Management, UW Bothell
- Director (or Assistant thereof) UWB/CC Library
- Student, Cascadia College
- Student senator, ASUWB, UW Bothell
- Construction Project Manager, UW Bothell / Cascadia College
- Grounds Supervisor, UW Bothell / Cascadia College
- Faculty member, Cascadia College
- Faculty member, UW Bothell

o4-SUBMISSIONS for PROPOSALS SUBJECT TO DESIGN REVIEWS:

The Campus Design Review Team meets approximately once per month. Documents that require review by the CDRT must be submitted to the co-chairpersons at least four to six weeks prior to date of the scheduled meeting. The completeness of the submission may determine whether or not the information provided is adequate for review. Using the following design principals as a guide, the submitter shall contact a CDRT co-chair in advance to outline the preliminary submission documents. It is possible that additional documentation, within reason for the purposes of design review, may be requested by a CDRT co-chair. At a minimum, the submission should include digital documents that include the following:

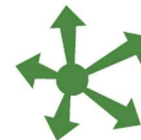
- Existing Campus Site Plan, shown to scale, that indicates the location(s) of the proposed project. Include separate maps if there are alternative locations considered.
- Building Floor or Roof Plans, when applicable, including dimensional information.
- Exterior elevations from all relative vantage points, including existing context of buildings, structures, sculptures, and significant trees.
- Exterior photographs showing the existing conditions.
- Exterior images showing effects of proposed conditions.
- Descriptions of equipment, screens, colors, and any impacts to the campus aesthetic.
- Long-term maintenance requirements.

MISSION & CHARTER (continued)

05-CRITERIA for CDRT RECOMMENDATIONS on PROPOSALS:

The Guiding Principles within the Campus Master Plan identify a shared vision for actions and outcomes that meet multiple objectives to ensure that land use and capital investment decisions support the institutional missions of UW Bothell and Cascadia College. They were developed to guide both the planning process and implementation of the Campus Master Plan and are organized into six categories:

- Guiding Principle No. 1:
COHESIVE CAMPUS CHARACTER
- Guiding Principle No. 2:
DURABLE AND ADAPTABLE FACILITIES
- Guiding Principle No. 3:
ENRICHED CAMPUS COMMUNITY EXPERIENCE
- Guiding Principle No. 4:
ENHANCED ENVIRONMENTAL & HUMAN HEALTH
- Guiding Principle No. 5:
ENGAGING WITH THE CITY OF BOTHELL
- Guiding Principle No. 6:
MOBILITY, ACCESS, AND SAFETY



In review of proposals, the Campus Design Review Team must consider these guiding principles as the evaluation criteria as established with the Campus Master Plan dated December 2017 (and officially accepted subsequent updates or modifications.) The Design Principles have been grouped into sections as follows:

- Section 10: **Built Environment & Open Space Framework: Site** (see pages 9-10)
- Section 20: **Built Environment: Architectural Character** (see pages 11-12)
- Section 30: **Built Environment: Sustainable Design** (see page 13)
- Section 40: **Mobility Framework** (see pages 15-16)
- Section 50: **Utilities and Infrastructure Framework** (see pages 17-18)

As an outcome, the collective comments will be vetted for priorities and a majority consensus among the Campus Design Review Team, and the CDRT will provide advisory recommendations to both the Chancellor of the University of Washington Bothell and the President of Cascadia College.



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Design Principles:

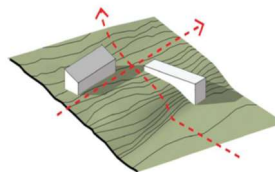
Section 10: Open Space Framework: SITE

DP11- TOPOGRAPHY:

- a) Orient buildings parallel or perpendicular to topography.
- b) Consider sloped shed roof forms complementing existing massing for buildings oriented parallel to topography.
- c) Consider flat roof forms with parapets complementing existing building massing for buildings oriented perpendicular to campus topography.
- d) Locate elevators in buildings perpendicular to topography to enhance Universal Access.

DP12- OPEN SPACE & VIEW CORRIDORS:

- a) The design and character of campus open spaces should complement the existing palette of materials and forms relative to pavement, walls, signage, and site furnishings.
- b) Create outdoor environments that are both meaningful and functional at varying scales, encouraging contact and interaction on multiple levels between campus occupants and the surrounding environment.
- c) Respect and reinforce the existing pattern of view corridors with all future development.
- d) Develop Campus Crossing as an open space physically and functionally connecting inhabited campus open spaces north and south and naturalized landscapes east and west, with selective view corridors to the North Creek floodplain wetland below.



DP13- CAMPUS VEGETATION & LANDSCAPE:

- a) Respect, reinforce and enhance existing landscape character typologies with future campus development, leveraging access to educational opportunities wherever possible.
- b) *Upland Coniferous Forest development*: preserve existing trees as feasible and facilitate the 'healing in' or restoration of naturalized landscapes post-development.
- c) *Human-centric/Managed Landscapes development*: support campus community gathering and interaction through landscapes that emphasize human-centric 'permacultural practices' that educate the value of plants for human needs and encourage engagement.
- d) *Meadow development*, adjacent to the North Creek floodplain wetland: prioritize enhancing the permeability of natural drainage systems and planting schemes.

SECTION 10

OPEN SPACE FRAMEWORK: SITE

DP11- TOPOGRAPHY

DP12- OPEN SPACE & VIEW CORRIDORS

DP13- CAMPUS VEGETATION & LANDSCAPE CHARACTER

DESIGN PRINCIPLES:

THE CAMPUS MASTER PLAN ESTABLISHES A SET OF DESIGN PRINCIPLES FOR NEW DEVELOPMENT ILLUSTRATED THROUGH A SERIES OF FRAMEWORKS RELATIVE TO [10] THE BUILT ENVIRONMENT AND OPEN SPACE, [20] MOBILITY, AND [30] UTILITIES AND INFRASTRUCTURE. THE DESIGN PRINCIPLES.

Section 10 (continued)

DP14- WETLANDS



**DP15- TREE
CANOPY**



DP16- HYDROLOGY



**DP17-
GEOTECHNICAL
CONSIDERATIONS**



DP14- WETLANDS:

- a) Demonstrate the interconnectedness of campus wetland ecosystems, including preservation of upland pocket wetlands and visible/functional linkage to the North Creek floodplain wetland.
- b) Enhance opportunities for educational engagement and research of campus wetlands.
- c) Preserve and enhance existing wetlands with new development.

DP15- TREE CANOPY:

- a) Balance the need for campus growth with the desire to preserve existing tree canopy and the habitat it supports.
- b) Minimize tree removal as practicable and ensure the long-term health of trees that will be maintained.
- c) Repurpose trees that are removed for habitat conservation/restoration, or harvest them for material reuse by the campus community as building materials, artwork, furniture, etc.



DP16- HYDROLOGY:

- a) Avoid disruption of natural hydrologic flows that support existing vegetation to remain.
- b) Develop project-specific stormwater management strategies relying on at-grade, naturalized systems in lieu of below-grade piped systems. Refer also to Stormwater Design Principles.

DP17- GEOTECHNICAL CONSIDERATIONS:

- a) Minimize disturbance to natural soils and the habitats they support.



Design Principles:

Section 20: Built Environment and Open Space

Framework: ARCHITECTURAL CHARACTER

DP21- SNUGNESS:

- a) Consider incorporating both interior and exterior spaces and features (booths, nooks, or quiet gardens) where individuals can let down their defenses, relax and restore.

DP22- BUILDING MODULATION & SCALE:

- a) Articulate the facades of buildings to acknowledge the human scale through thoughtful treatment of the base using transparency, canopies, modulation, and other strategies.
- b) Consider the way the building meets the sky with a clear and understandable termination of the building elevation.

DP23- ROOF DESIGN AND MECHANICAL SCREENING:

- a) Preferred roof forms for future development include the shed roof featured on the original campus buildings and low-sloped to drain roofs with parapets featured on more recent buildings.
- b) Shed roof forms are most appropriate for buildings sited parallel to site topography; flat roof forms are more appropriate for buildings sited perpendicular to topography.
- c) Treat mechanical unit screening architecturally. When shed roofs are used, mechanical units are best located below and enclosed under these roofs. When parapet roof forms are used, screen roof top mechanical equipment in an architectural enclosure.

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SECTION 20

BUILT ENVIRONMENT FRAMEWORK: ARCHITECTURAL CHARACTER

DP21- SNUGNESS

DP22- BUILDING MODULATION & SCALE

DP23- ROOF DESIGN AND MECHANICAL SCREENING

DESIGN PRINCIPLES:

SUPPORT THE GUIDING PRINCIPLES AND REFERENCE THE DESIGN PRINCIPLES (DP) AS A BASIS OF DEPARTURE FOR FUTURE DEVELOPMENT ON CAMPUS.

Section 20 (continued)

DP24- COMPLEMENTARY MATERIALS

DP25- ENHANCED PUBLIC REALM

DP26- ACTIVE FAÇADES

DP24- COMPLEMENTARY MATERIALS:

- a) Maintain a consistent and complementary materials palette for future campus development to support a cohesive campus character and strong campus identity.
- b) When selecting exterior building materials, take cues from existing campus buildings in terms of color, materiality and usage of these materials.
- c) Complementary Material Design Principles should not be construed to limit the use of advancements in building envelope technology, but should guide the design teams to consider harmony in color, texture and scale when proposing exterior designs.

DP25- ENHANCED PUBLIC REALM:

- a) When planning building expansions, enhance connectivity between buildings by creating shared entry plazas which give a sense of community and promote the crossing of pathways throughout the day.

DP26- ACTIVE FAÇADES:



- a) Carefully consider the relationship between ground floor building uses and adjacent exterior pathways in all campus development.
- b) Consider interior functions' programmatic ability to 'activate' adjacent exterior environments, and vice versa.



Design Principles:

Section 30: Sustainable Design

DP31- DURABILITY & MAINTAINABILITY:

- a) Design buildings for a long life and loose fit, anticipating change of use over time.
- b) Consider usefulness and flexibility in structural systems and daylighting to ensure quality spaces for a variety of occupants and uses over time.
- c) Design classroom buildings with widths not to exceed 80-90' to achieve optional daylighting.
- d) Select materials to minimize maintenance (see Complementary Materials Design Principle: DP24).

DP32- RESOURCE CONSERVATION & HEALTHY MATERIALS:

- a) Consider repurposed materials or materials with recycled or rapidly renewing content that do not sacrifice durability or performance.
- b) Adhere to current best practices to ensure materials and product selection that do not negatively impact the health and welfare of those involved in the manufacturing, installation or use of the products.

DP33- SUSTAINABILITY CONSIDERATION:

- a) Establish sustainability goals for capital projects (as practicable within the context of project budgets) that strive to exceed state-mandated minimums and encourage design and construction teams to prioritize sustainable strategies.
- b) Encourage similarly aggressive sustainability goals for alternatively funded projects, such as student housing, that are not required to meet state-mandated thresholds

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SECTION 30

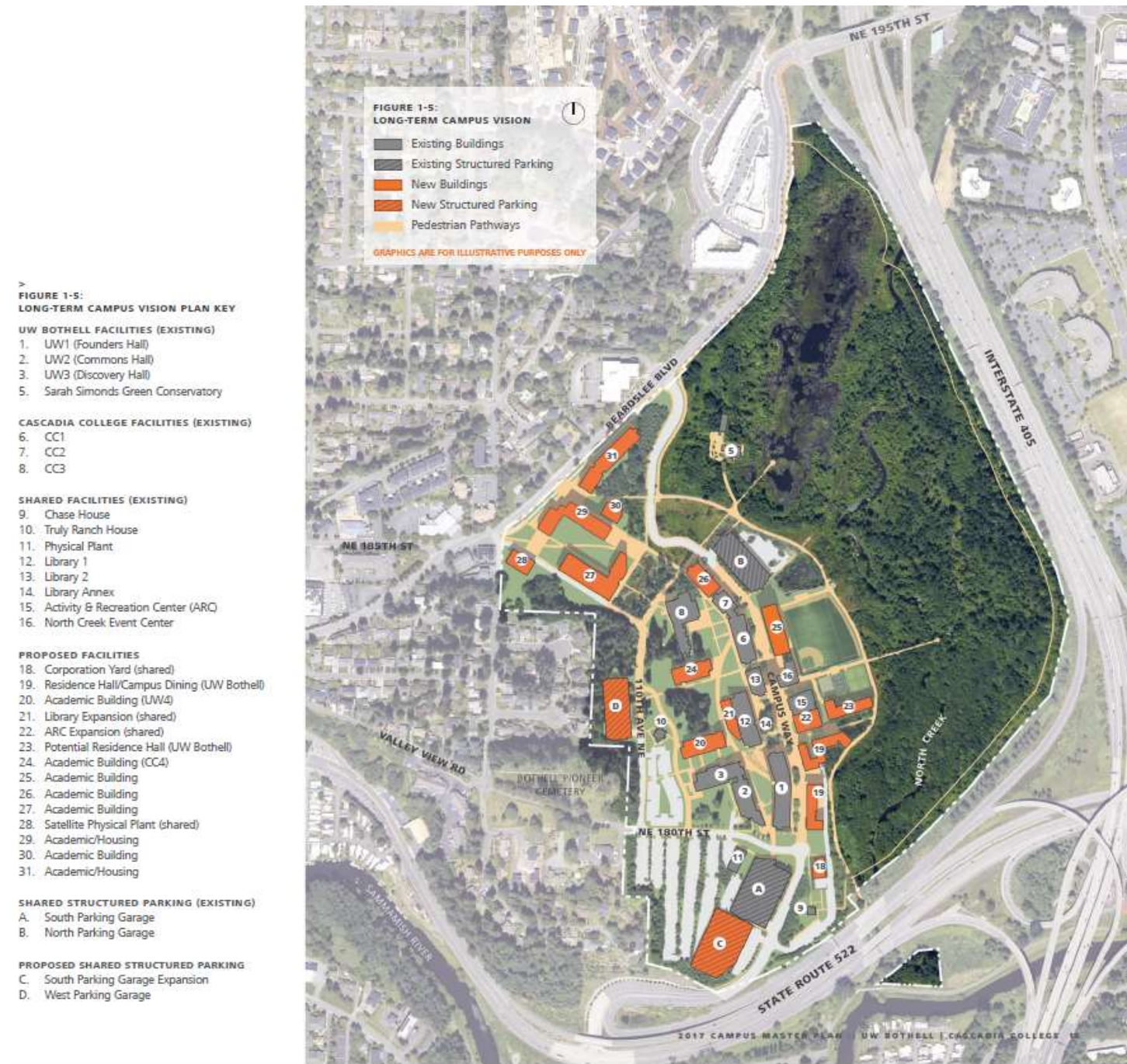
SUSTAINABLE DESIGN

DP31- DURABILITY & MAINTAINABILITY

DP32- RESOURCE CONSERVATION & HEALTHY MATERIALS

DP33- SUSTAINABILITY CONSIDERATION

Insert: Campus Master Plan Long-Term Vision



CAMPUS VISION MAP



Section 40: Mobility Framework

Design Principles:

DP41- PRIORITIZE PEDESTRIAN EXPERIENCE:

- a) Provide pathways that provide ample width for side-by-side conversation in two directions based on anticipated use patterns.
- b) Design buildings and landscape along pedestrian routes to provide visual stimulus, variety, and places to gather and socialize.
- c) Supplement pedestrian pathways/ stairs perpendicular to the topography (generally east-west) with elevators inside buildings (Discovery Hall and the ARC are examples). Consider elevator redundancy and off-hours access in building design to facilitate appropriate access.
- d) Design on-grade pathways with low slope surfaces where possible to avoid ramps, switchbacks and guardrails.

DP42- IMPROVED BICYCLE CONNECTIONS:

- a) Develop bicycling infrastructure to minimize bicycle/pedestrian conflicts.
- b) Include bicycling infrastructure within the scope of Beardslee Boulevard development to improve linkage between the North Creek Trail and downtown Bothell.
- c) Coordinate planning of future bicycling infrastructure with the City of Bothell Bicycle Master Plan, currently under development.

DP43- IMPROVED BICYCLE STORAGE:

- a) Integrate a variety of bicycle storage facilities in future campus development to encourage commuter ridership.
- b) Design and/or select storage facilities to complement campus character in both material and scale.

DP44- WELL-INTEGRATED VEHICULAR CIRCULATION:

- a) Incorporate traffic calming measures on Campus Way and other key locations to reduce conflicts with and enhance safety and access for pedestrians and bicycles.
- b) Prioritize the south campus entrance as the primary vehicular access point in future planning, development, and operations.
- c) Provide separation of vehicular traffic and pedestrian routes when extending the Campus Promenade north toward Beardslee Boulevard.

SECTION 40

MOBILITY FRAMEWORK

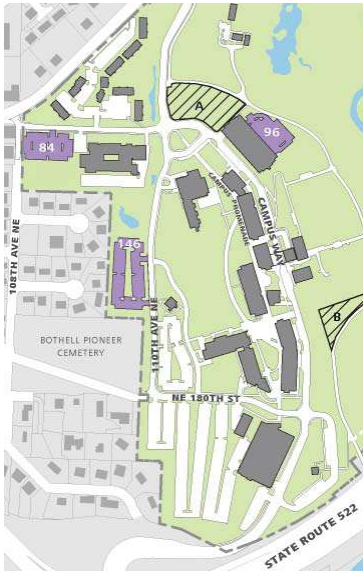
DP41- PRIORITIZE PEDESTRIAN EXPERIENCE

DP42- IMPROVED BICYCLE CONNECTIONS

DP43- IMPROVED BICYCLE STORAGE

DP44- WELL- INTEGRATED VEHICULAR CIRCULATION

DP45- WELL INTEGRATED PARKING



GRAPHICS ARE FOR ILLUSTRATIVE PURPOSES ONLY



Section 40 (continued)

DP45- WELL INTEGRATED PARKING:

- a) Locate future parking so that it does not adversely affect other Design Principles (such as conflict with established view corridors)
- b) Provide measures to screen parking areas from adjacent residential uses to reasonably mitigate visual impacts caused by light, glare or noise.

SURFACE PARKING OPTIONS (NEAR-TERM – top left)

- a) Three sites were identified as candidates for surface parking lots to offset demand associated with anticipated near-term development. Two additional sites (shown hatched above) were studied and determined to be infeasible:
- b) Site “A” is primarily undesirable due to its location within the proposed Campus Crossing open space. Significant grading and relocation of existing utilities would also add considerable cost premiums to any development of this site.
- c) Site “B” is relatively flat, however its location in the footprint of proposed housing make this site undesirable for surface parking.

STRUCTURED PARKING OPTIONS (LONG-TERM- bottom left)

- a) Four sites were identified as candidates for structured parking; it is clear that some or all of these sites will need to be developed to meet long-term demand as currently anticipated.
- b) Two of these sites are also identified as candidates for surface parking. Any decision to invest in surface parking on either site should anticipate and consider the future need to grow vertically. A phased design solution could provide a sound strategy for realizing value of the initial surface parking investment to offset future costs for a parking structure.

HYBRID PARKING OPTIONS (NEAR-TERM)

- a) The CMP process included the study of several hybrid parking options, one of which is shown above. Development of surface parking alone will not be sufficient to meet near-term parking demand, and the high cost of structured parking represents unwanted competition for academic development funding.
- b) Strategic investment in surface lots that may not be needed to meet academic growth needs for many years, coupled with near-term investment in structured parking is a viable approach to balancing the need to meet parking demand with limited access to capital funds.

Section 50: Stormwater, Utilities and Infrastructure Framework

Design Principles:

DP51- STORMWATER:

- a) Maintain and enhance natural drainage patterns in future site development where possible to sustain mature stands of trees.
- b) Minimize the volume of runoff to be directed to a piped system by directing stormwater drainage from impervious surfaces to pervious surfaces to encourage infiltration, bio-filtration, and/or absorption.
- c) Design of stormwater infrastructure should take cues from existing wetlands in uplands and meadow landscapes with native plantings, and in managed landscapes should serve multiple purposes and take on a more built form.
- d) Use of stormwater for irrigation and gray water practices are encouraged.
- e) Maintain “*Salmon Safe*” criteria.

DP52- SANITARY SEWER:

- a) Refer to forthcoming Campus Infrastructure Master Plan.

DP53- DOMESTIC WATER:

- a) Refer to forthcoming Campus Infrastructure Master Plan.

DP54- NATURAL GAS:

- a) Refer to forthcoming Campus Infrastructure Master Plan.

DP55- CHILLED WATER:

- a) Refer to forthcoming Campus Infrastructure Master Plan.

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**SECTION
50**

**—
STORMWATER,
UTILITIES AND
INFRASTRUCTUR
E**

**—
DP51-
STORMWATER**

**—
DP52- SANITARY
SEWER**

**—
DP53- DOMESTIC
WATER**

**—
DP54- NATURAL
GAS**

**—
DP55- CHILLED
WATER**

—

Section 50 (continued)

DP56- POWER

DP56- POWER:

- a) Refer to forthcoming Campus Infrastructure Master Plan.
- b) Considerations to design insofar to the campus being occasionally interrupted relative to power supply.

**DP57-
TELECOMMUN-
ICATIONS & DATA**

DP57- TELECOMMUNICATIONS AND DATA:

- a) Provide consistent cellular service coverage within all existing and future buildings
- b) Provide Wi-Fi coverage within all building and public (active) open spaces on campus
- c) Upgrade blue and yellow phones to an audible style to provide emergency broadcasting capabilities.
- d) Connect existing (Husky Village) and future student housing to UW network.

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