



DESIGN TEAM

ARCHITECT
Ernead Architects LLP

LANDSCAPE
Andropogon Associates, Ltd.

STRUCTURE
Robert Silman Associates

MEP
Integral Group

TRAFFIC
Wells + Associates

LIFE SAFETY
Jensen Hughes

SIDWELL FRIENDS SCHOOL

MASTERPLAN - CREATING A UNIFIED CAMPUS

"A Friends School in the Nation's Capital"

03.01.2016

Board of Zoning Adjustment
District of Columbia
CASE NO.17703A
EXHIBIT NO.34

SIDWELL'S HISTORY

"A Friends School in the Nation's Capital"

1883

FRIENDS SELECT SCHOOL OPENS IN D.C.

1911

WISCONSIN AVE. PROPERTY PURCHASED
AS A PRIVATE RESIDENCE

1923

STUDENTS BEGIN USING WISCONSIN AVE.
PROPERTY FOR RECREATIONAL ACTIVITIES

1934

NAME WAS CHANGED TO 'THE SIDWELL
FRIENDS SCHOOL'

1937

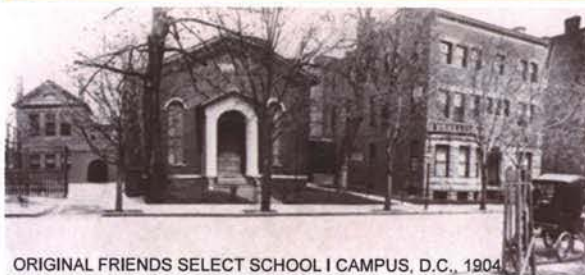
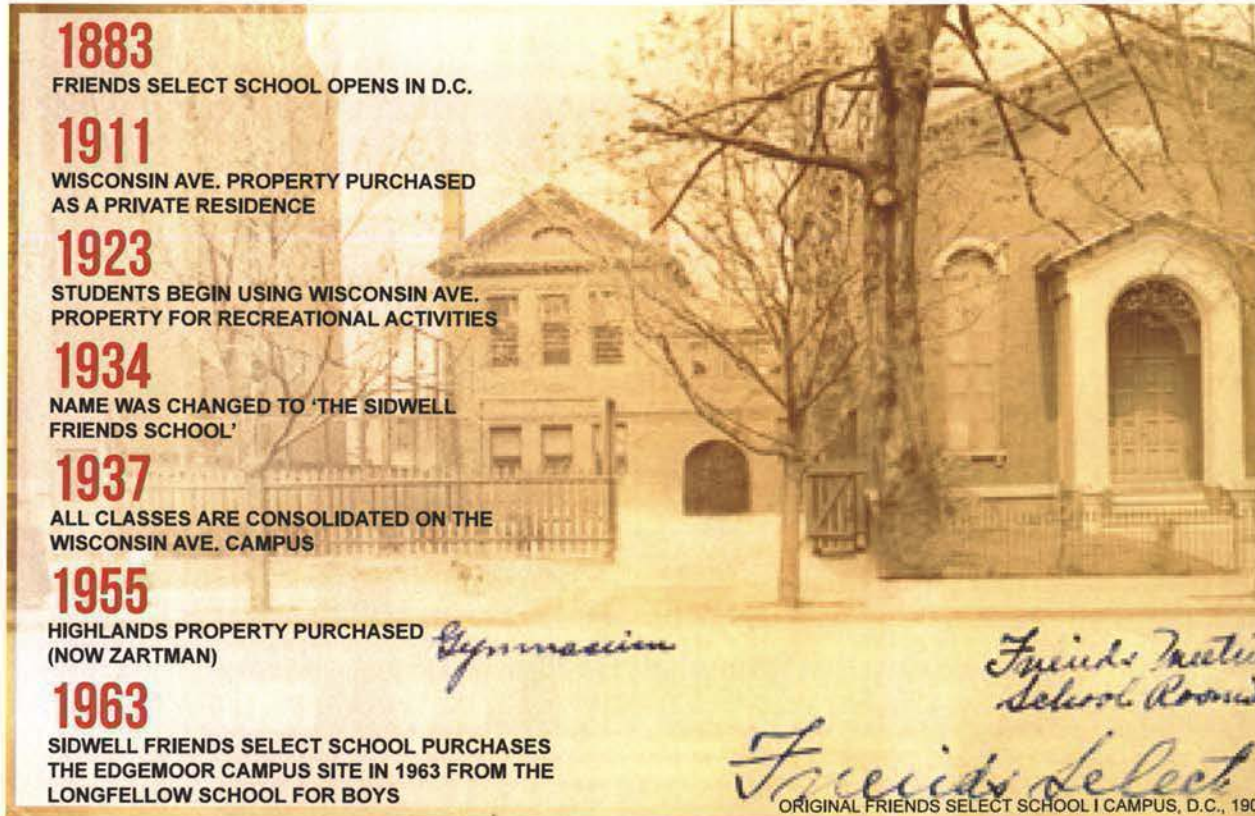
ALL CLASSES ARE CONSOLIDATED ON THE
WISCONSIN AVE. CAMPUS

1955

HIGHLANDS PROPERTY PURCHASED
(NOW ZARTMAN)

1963

SIDWELL FRIENDS SELECT SCHOOL PURCHASES
THE EDMOOR CAMPUS SITE IN 1963 FROM THE
LONGFELLOW SCHOOL FOR BOYS



ORIGINAL FRIENDS SELECT SCHOOL I CAMPUS, D.C., 1904



1 STREET COURT YARD, 1908



SIDWELL RESIDENCE, WISCONSIN AVE



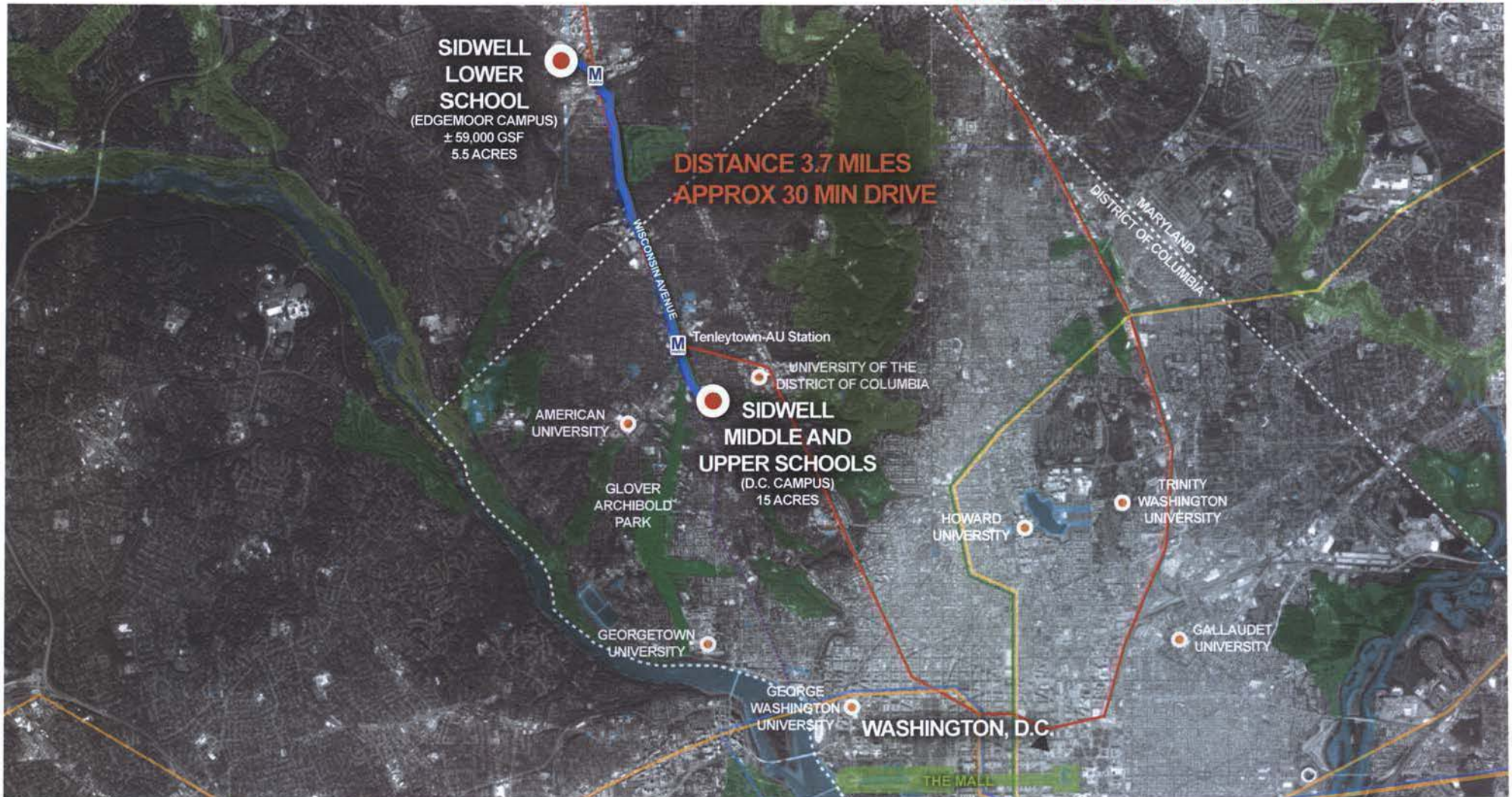
HIGHLANDS PROPERTY (NOW ZARTMAN)



CONTEXT

SIDWELL CAMPUS TODAY

"A Friends School in the Nation's Capital"

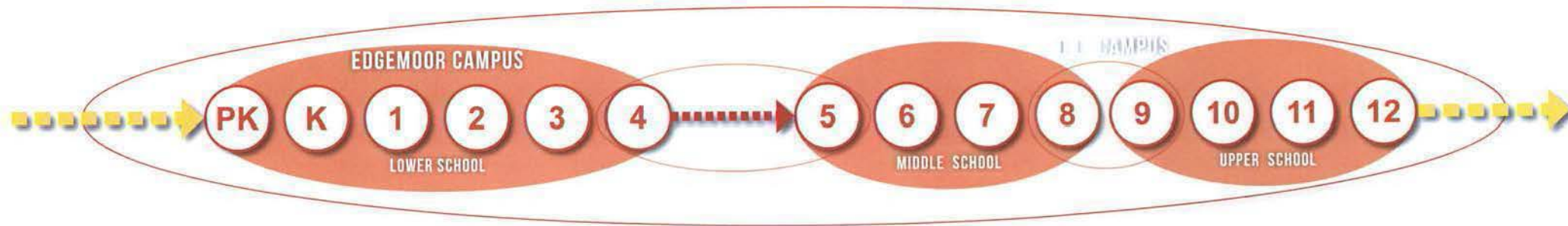


TWO CAMPUSES - THE SIDWELL EXPERIENCE TODAY

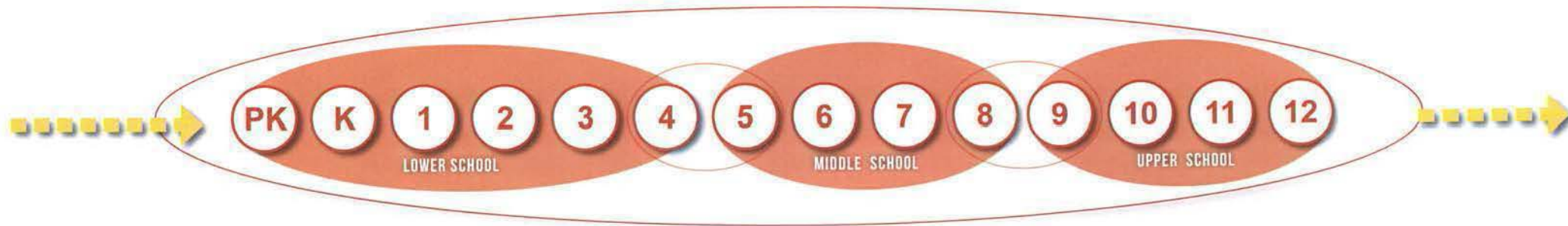
Lower School Campus



Upper / Middle School Campus



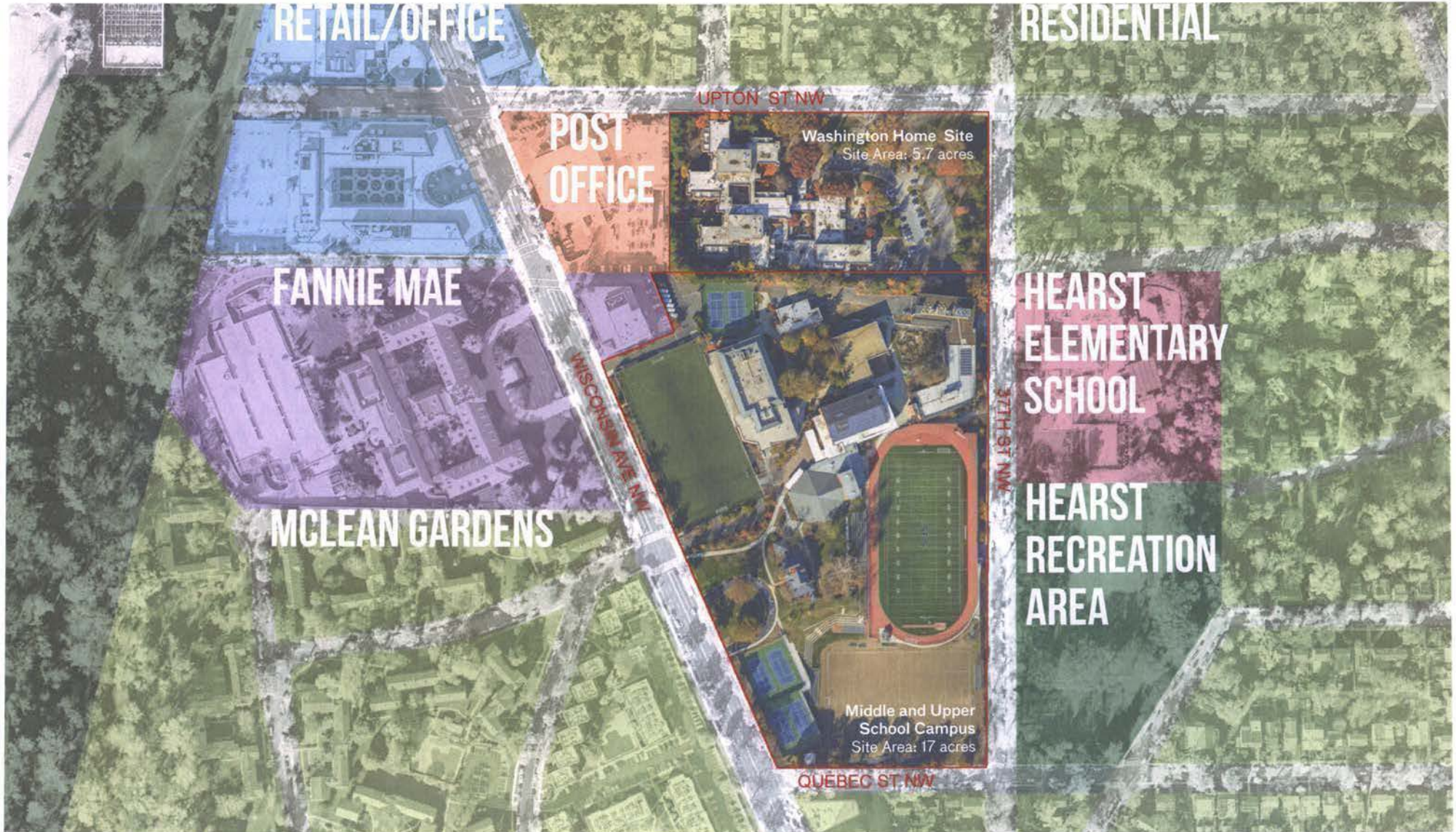
A UNIFIED AND EXPANDED CAMPUS



CREATING A UNIFIED AND SUSTAINABLE CAMPUS

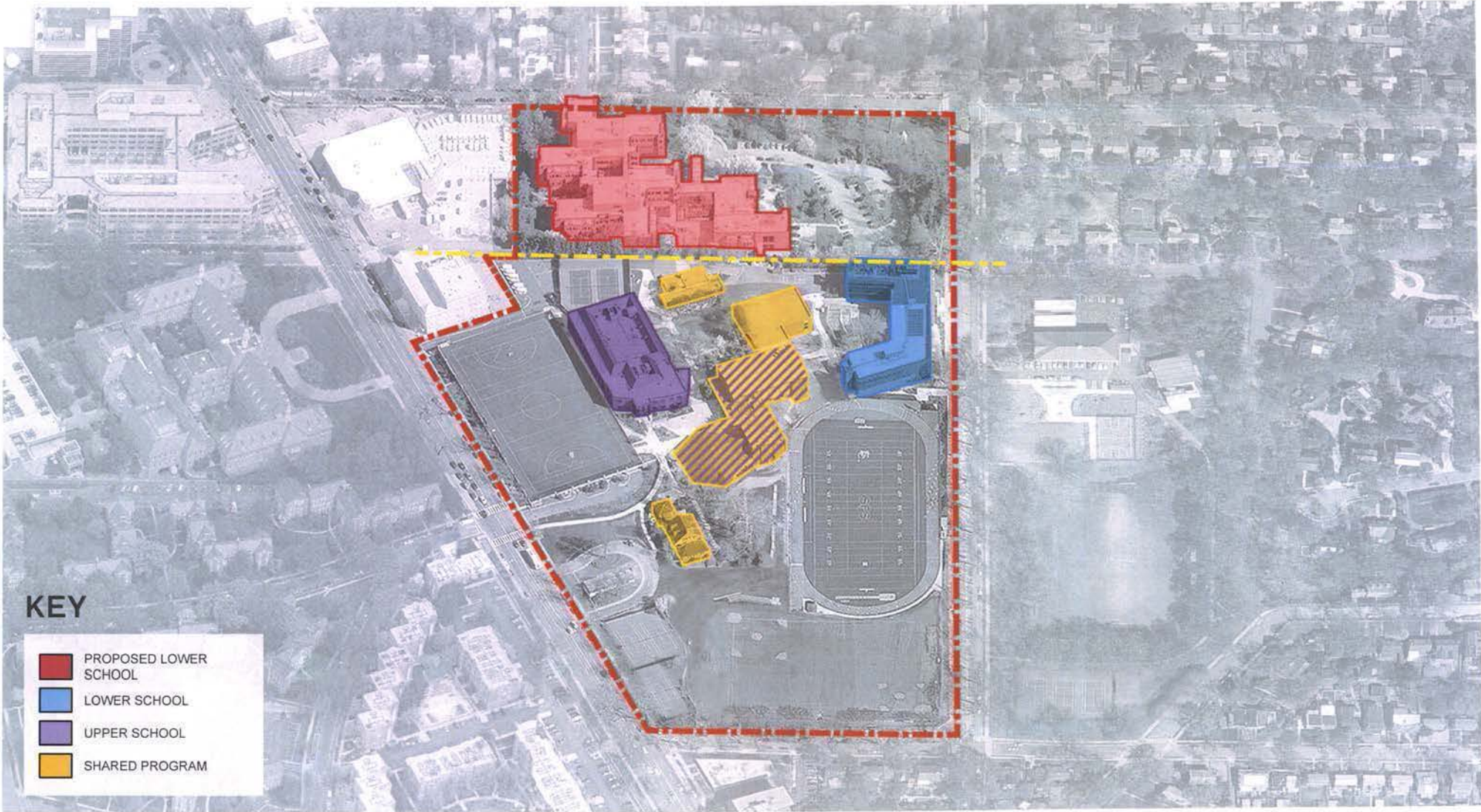


CAMPUS NEIGHBORHOOD



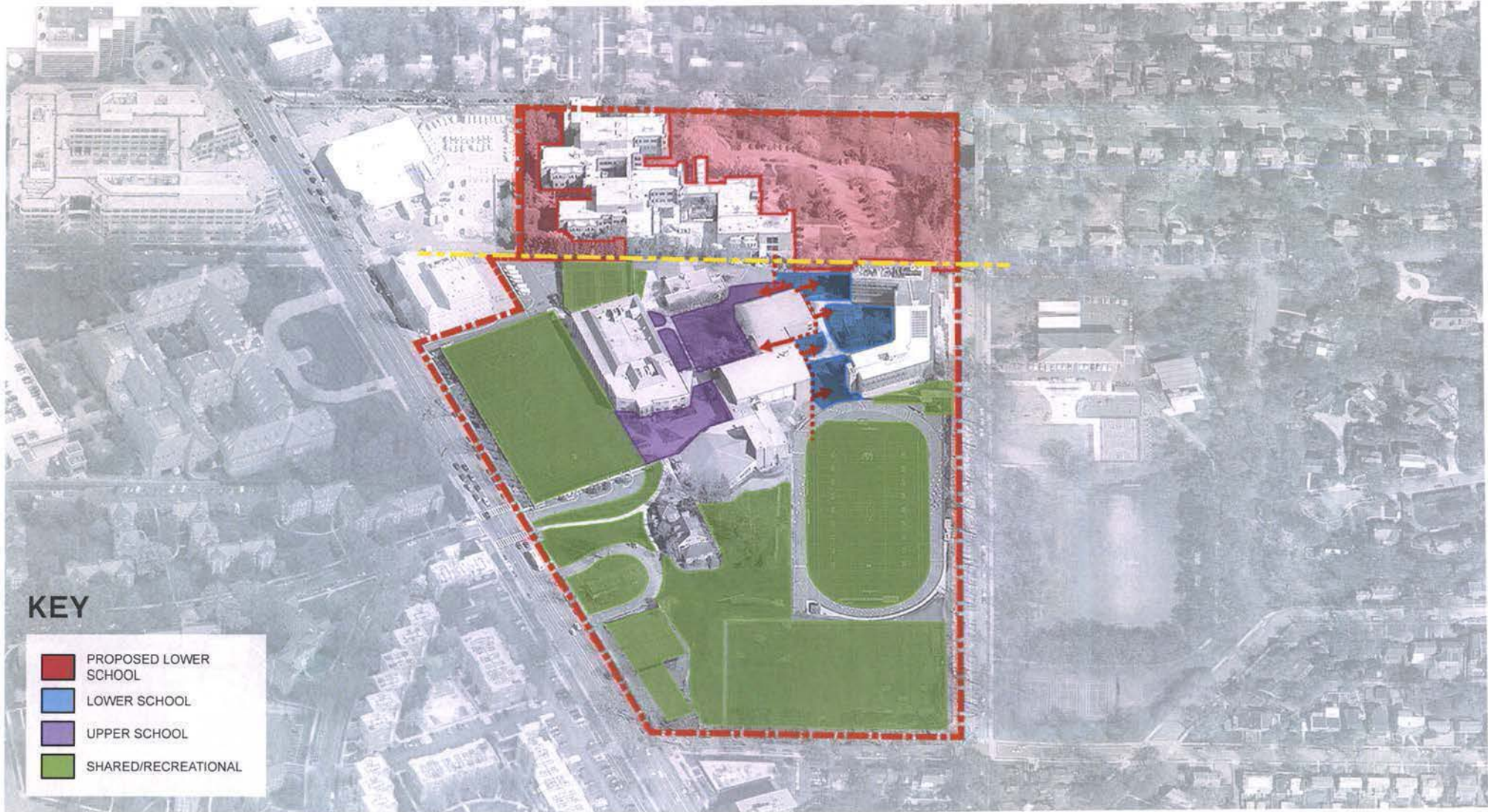


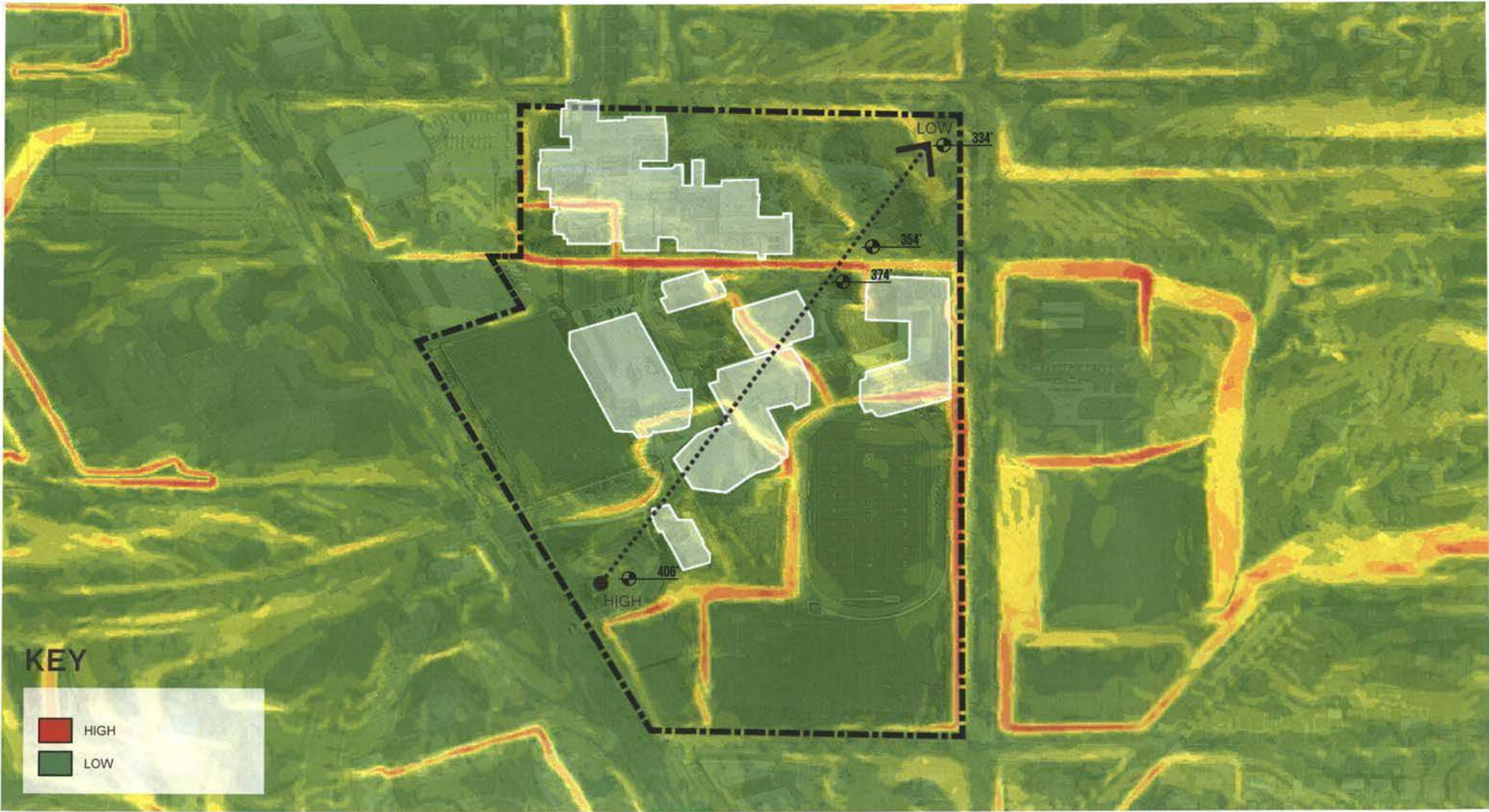
DIVISIONAL USE: BUILDINGS





DIVISIONAL USE: CAMPUS LANDSCAPE





KEY



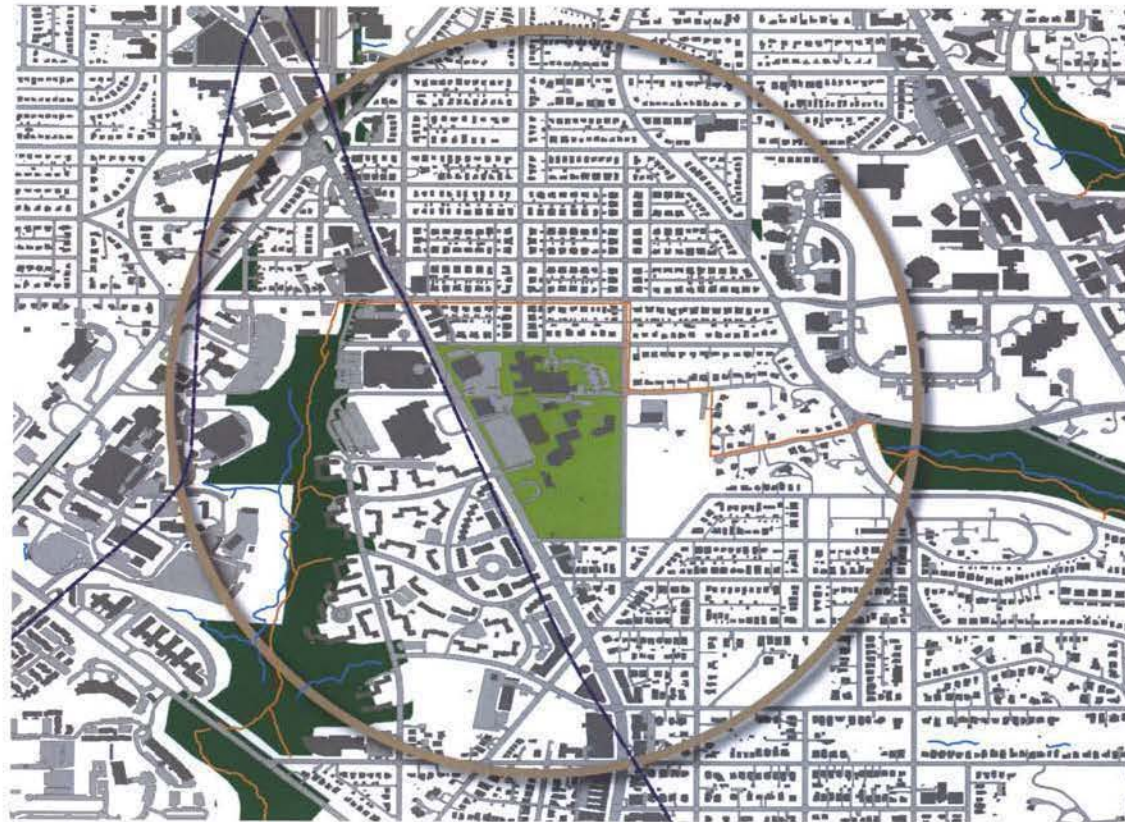
A SUSTAINABLE SITE: REGIONAL ECOLOGY, WATERSHED AND SEWERSHED

GLOVER ARCHBOLD PARK

MESIC MIXED HARDWOOD FOREST



WATERSHED



ndropogon



MELVIN C. HAZEN PARK

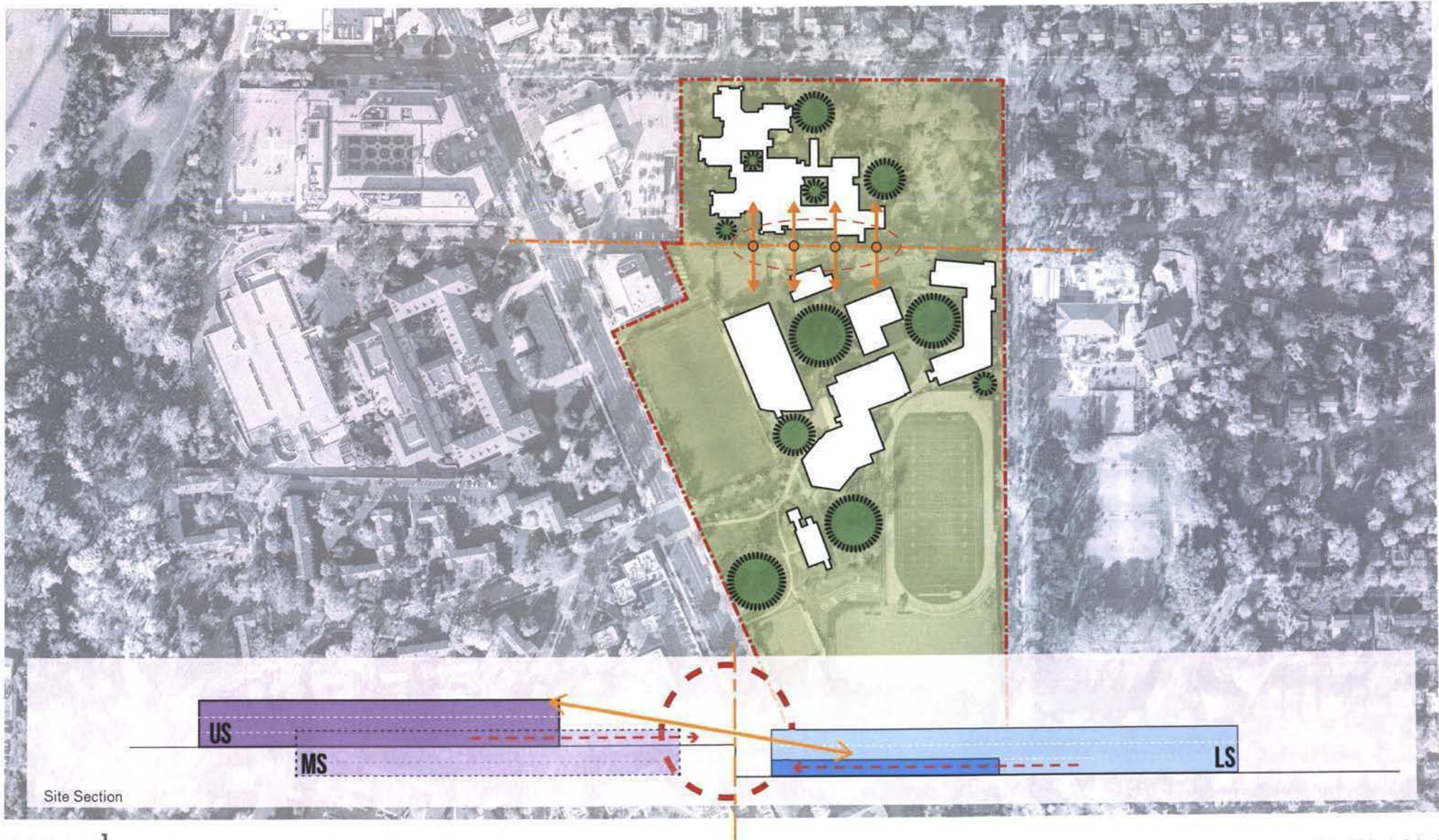
BASIC MESIC HARDWOOD FOREST



SEWERSHED

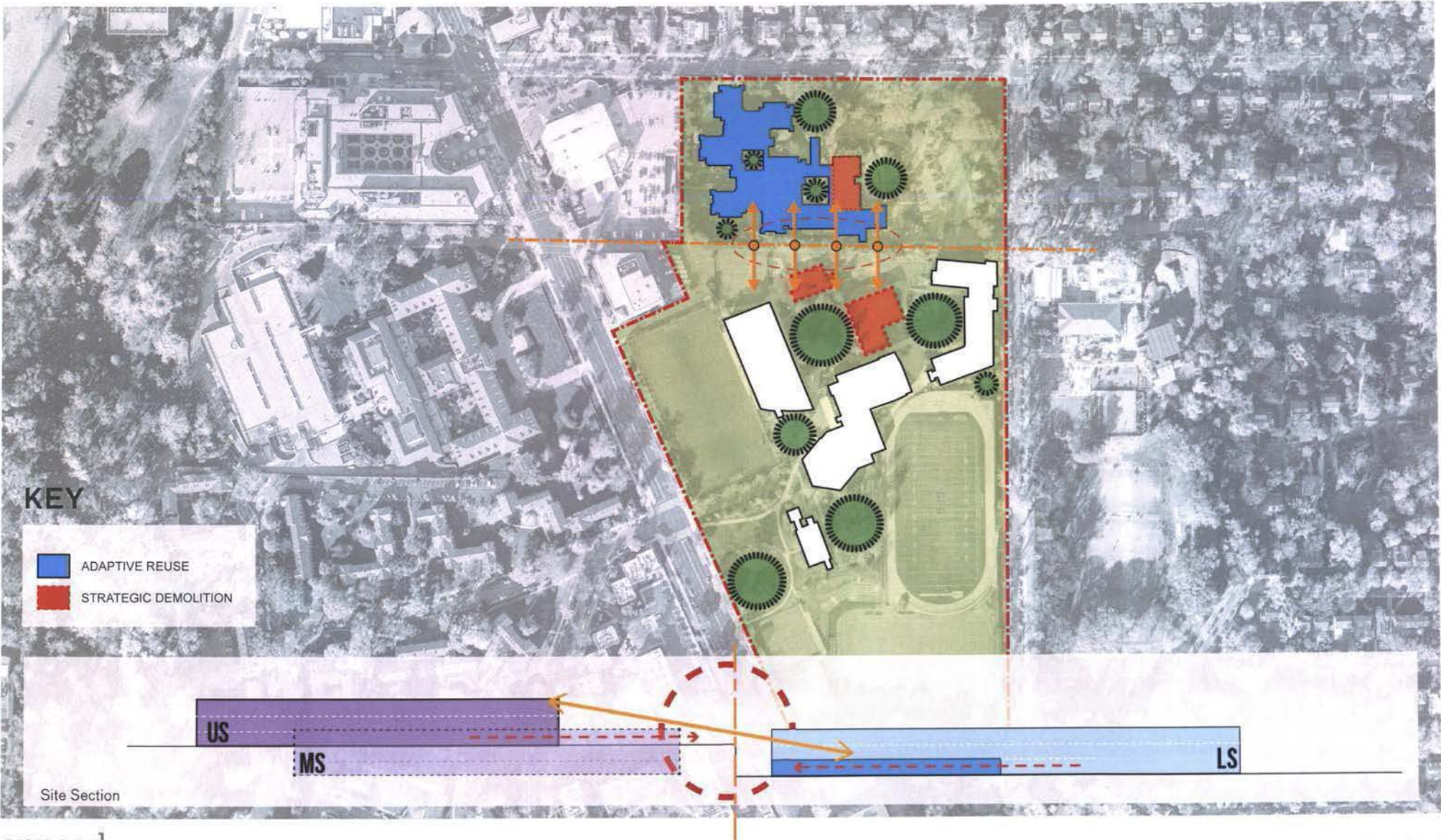


CREATING A UNIFIED CAMPUS - LINKING SITES





CREATING A UNIFIED CAMPUS - ADAPTIVE REUSE / STRATEGIC DEMOLITION



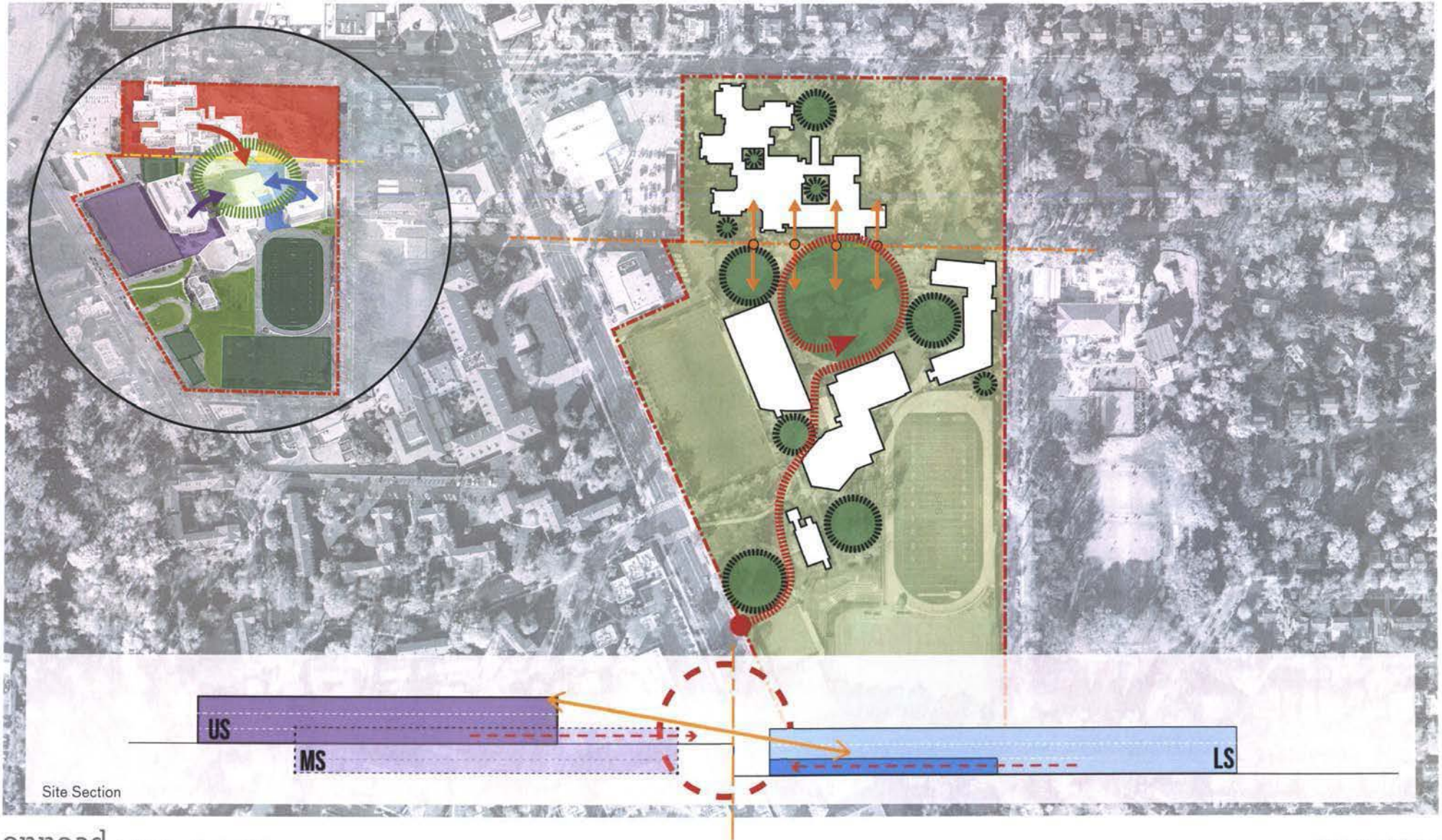


CREATING A UNIFIED CAMPUS - A NEW CENTRAL LANDSCAPE



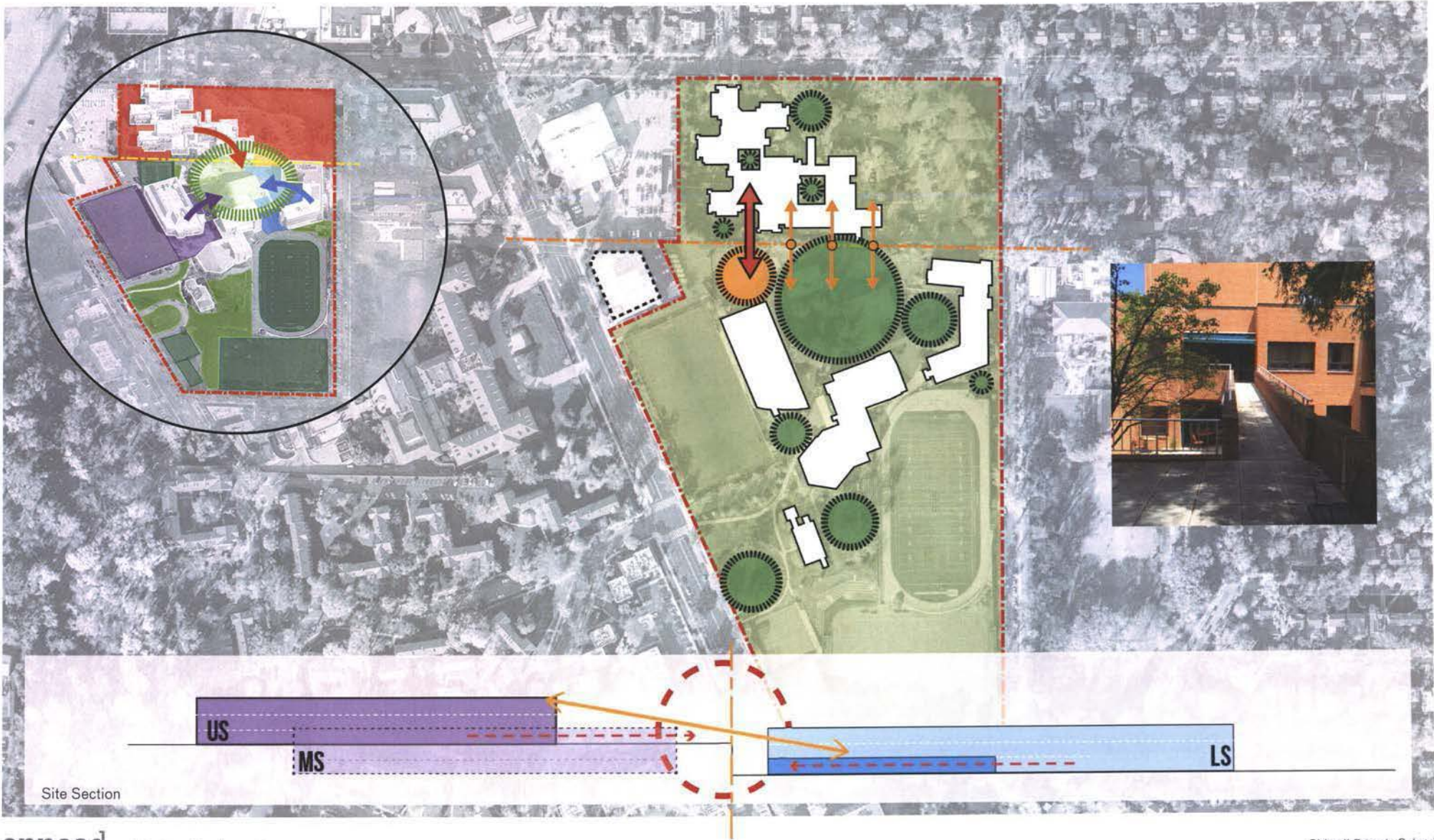


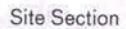
CREATING A UNIFIED CAMPUS - INTERCONNECTED LANDSCAPES





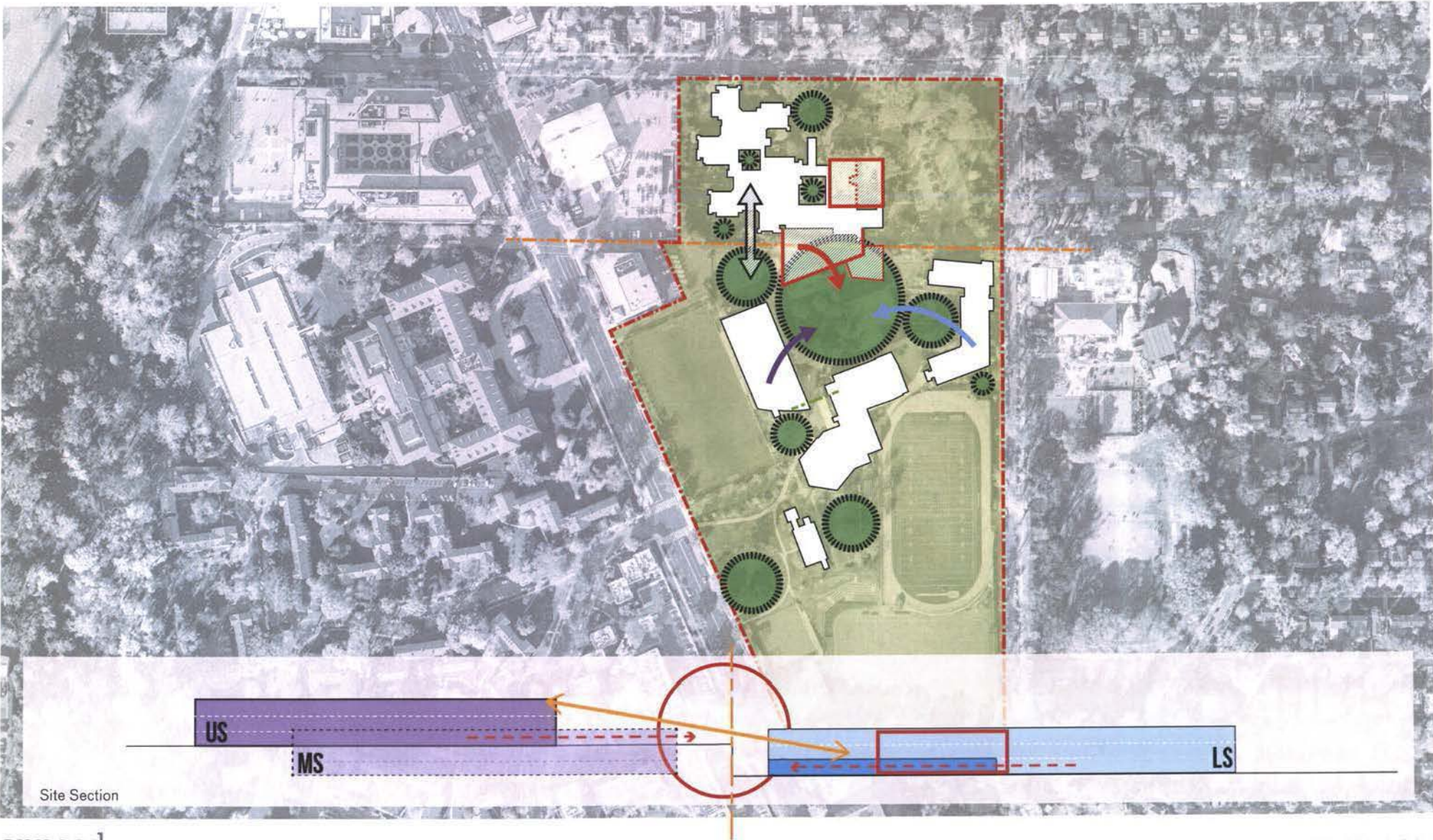
CREATING A UNIFIED CAMPUS - CONNECTING TO THE LOWER SCHOOL: BRIDGE







CREATING A UNIFIED CAMPUS - A NEW LOWER SCHOOL GYM



OUTDOOR LEARNING SPACES, PLAY AREAS, GARDENS AND GREEN ROOFS / PRESERVING LANDSCAPE BUFFER



CREATING A UNIFIED CAMPUS - AN EXPANDED NETWORK OF SHARED COMMUNITY SPACES



TRANSFORMING AND EXPANDING THE SIDWELL CAMPUS

- UNIFIED
- CONSOLIDATED
- EXPANDED
- FLEXIBLE

THE NEW SITE



Washington Home Site Area :

- Approx 5.7 acres

Total Building Area (gsf):

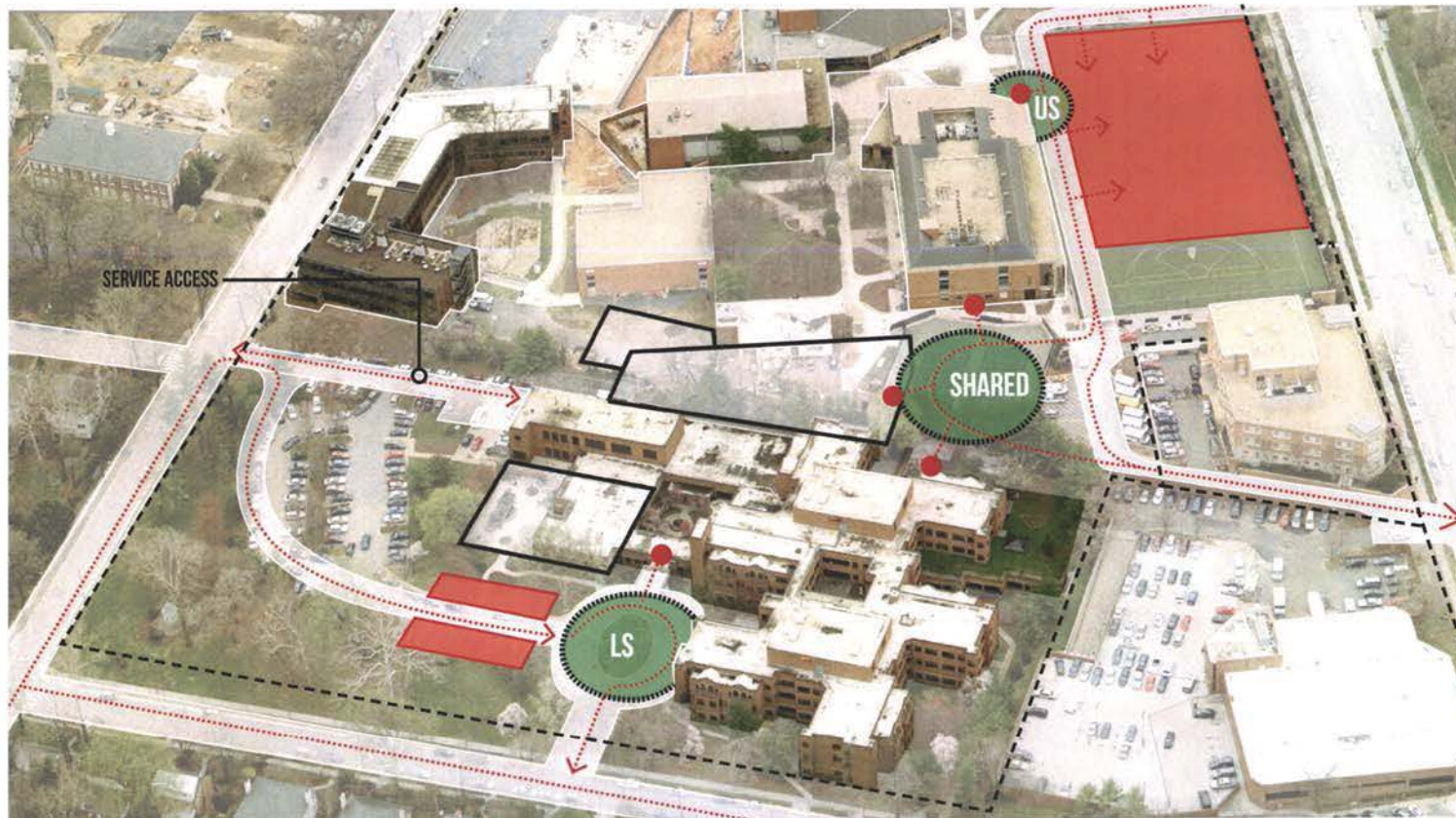
- 157,000 gsf

Zoning Constraints:

- Lot Coverage: 40%
- FAR: None Prescribed
- Building Height: 40' (Can be increased to 90' if set back from all property lines 1:1)
- Parking Spaces: 2 spaces per 3 faculty required
- Rear Yard: 25'



SITE CIRCULATION: ARRIVAL / DROP OFF / PARKING / SERVICE



Site Area :

- Approx 5.7 acres

Total Building Area (gsf):

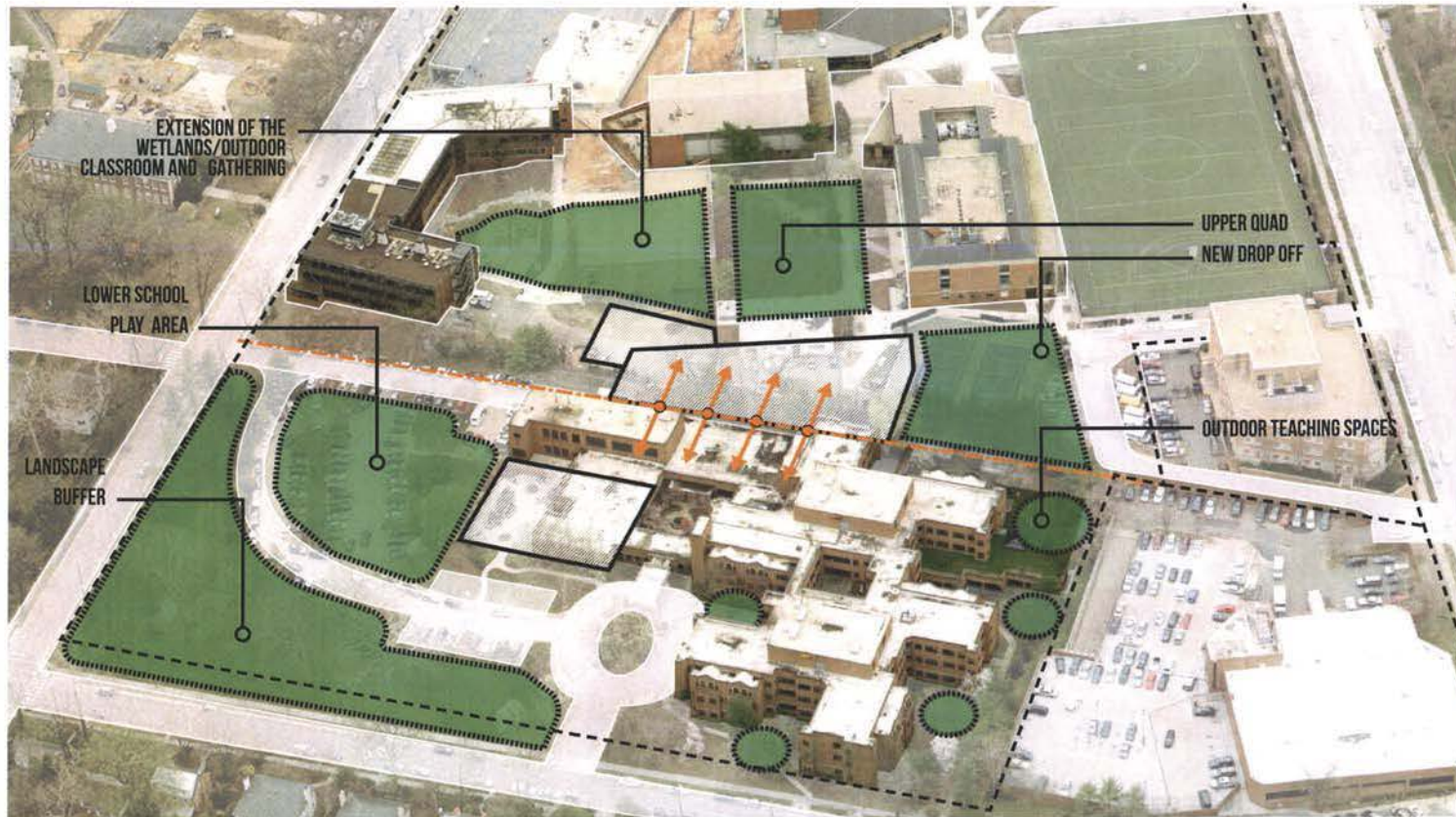
- 157,000 gsf

Zoning Constraints:

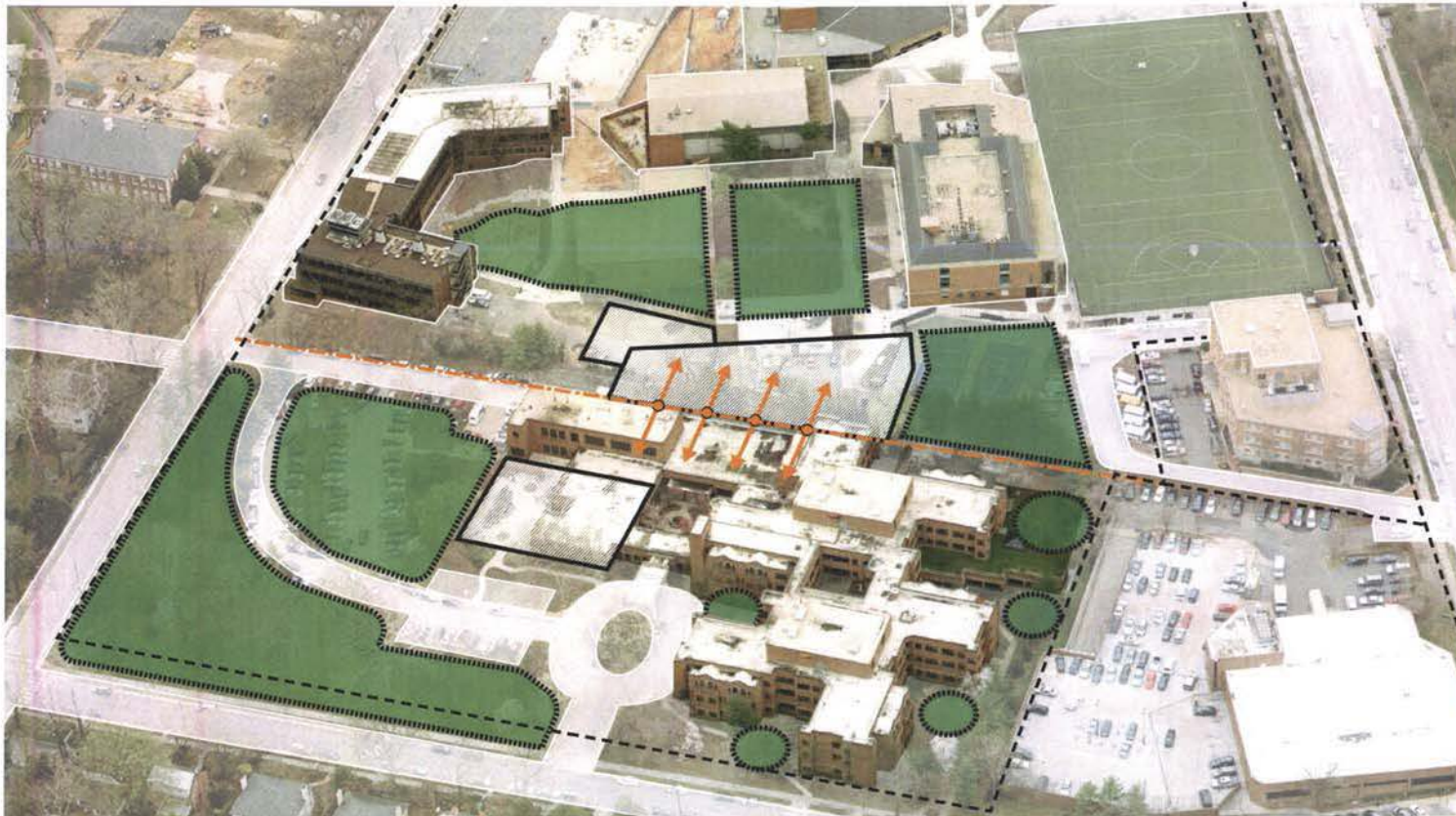
- Lot Coverage: 40%
- FAR: None Prescribed
- Building Height: 40' (Can be increased to 90' if set back from all property lines 1:1)
- Parking Spaces: 2 spaces per 3 faculty required
- Rear Yard: 25'



A UNIFIED CAMPUS LANDSCAPE



A SUSTAINABLE CAMPUS



SUSTAINABILITY TARGETS:

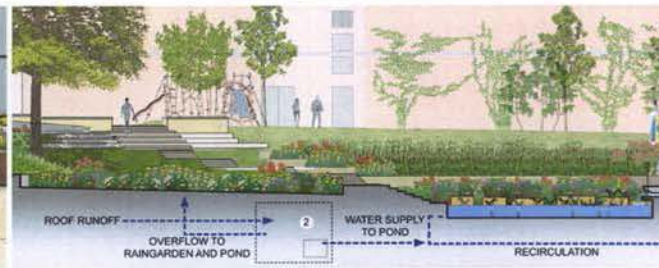
- LEED Silver Certification
- Green Building Act of 2006
- 2013 DC Green Construction Codes
- Riversmart Rooftop Program

SITE/LANDSCAPE:

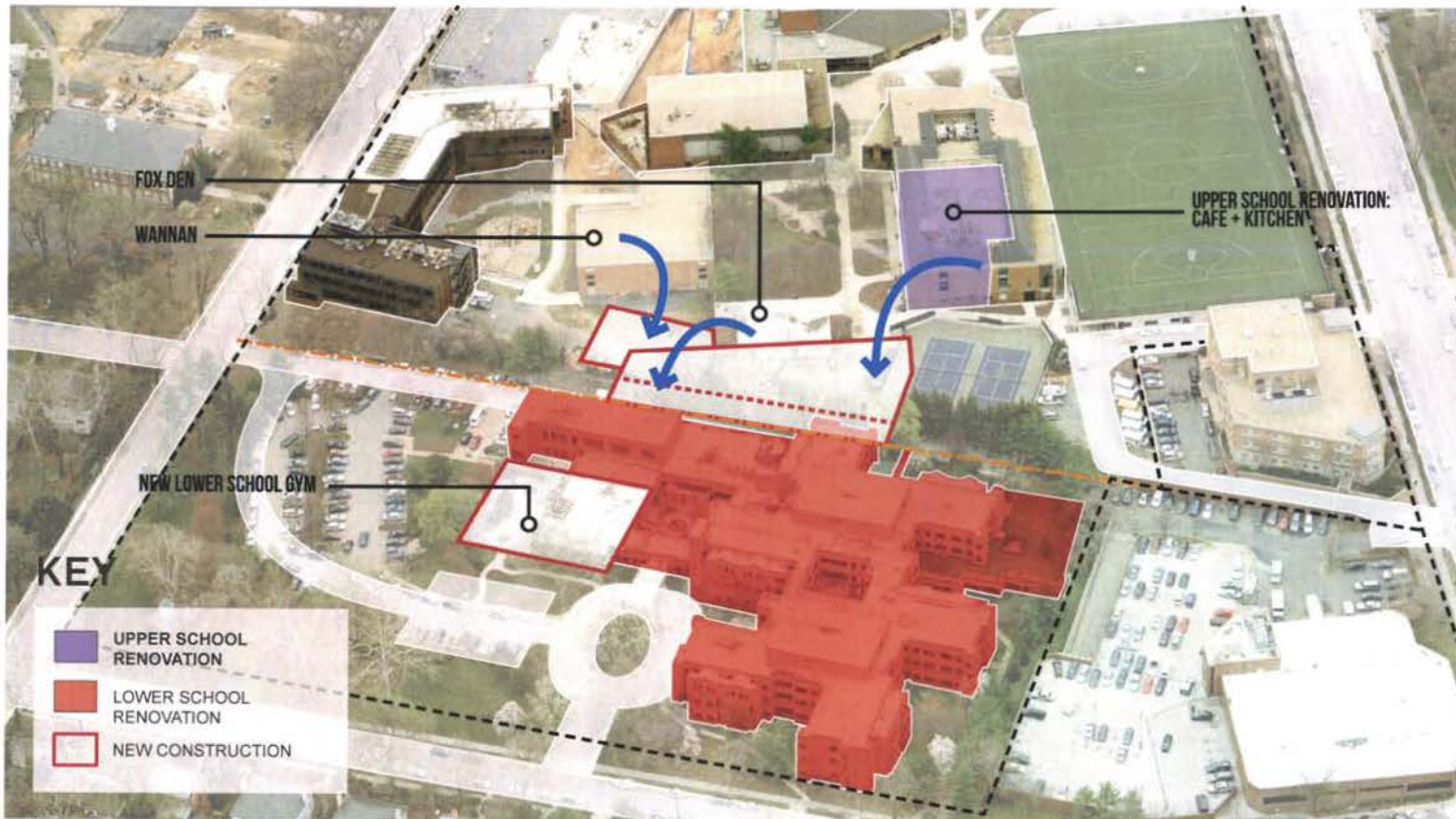
- Comprehensive Transportation Management Plan
- Connections to Nature
- Groundwater Recharge
- Stormwater Management
- Rainwater Harvesting
- Extending the Wetlands
- Food Production
- Native Plant Communities
- Learning Landscapes

BUILDINGS/SYSTEMS:

- Enhance Daylight and Views
- Restorative Spaces
- Adaptive Reuse of Existing Building
- Recycled and Renewable Materials
- Waste Management
- Composting
- Optimize Energy Systems
- Integrate Green Roofs
- High Performance Envelope



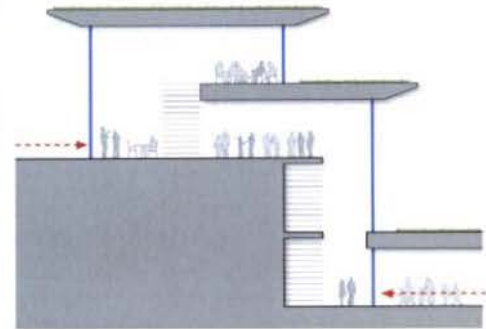
RENOVATION AND NEW CONSTRUCTION



Gut Renovation
Total Area (gsf):
142,250 gsf

New Lower School Gym
Total Area (gsf):
11,630 gsf

New Campus Center
Total Area by Floor (gsf):
44,230 gsf



TRANSFORMING THE BUILDING FOR A NEW LOWER SCHOOL

ASSEMBLY SPACES



MEDIA RESOURCE CENTER



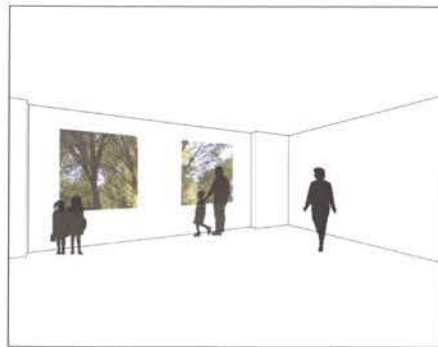
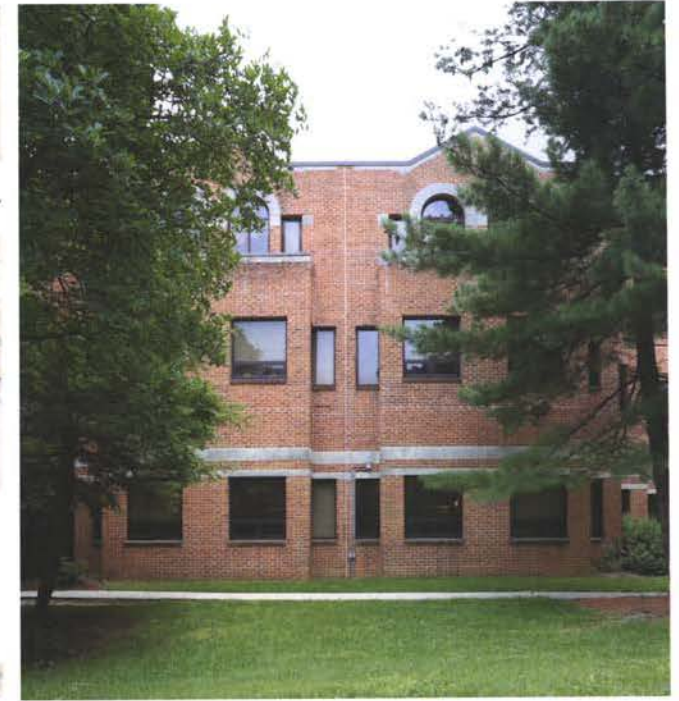
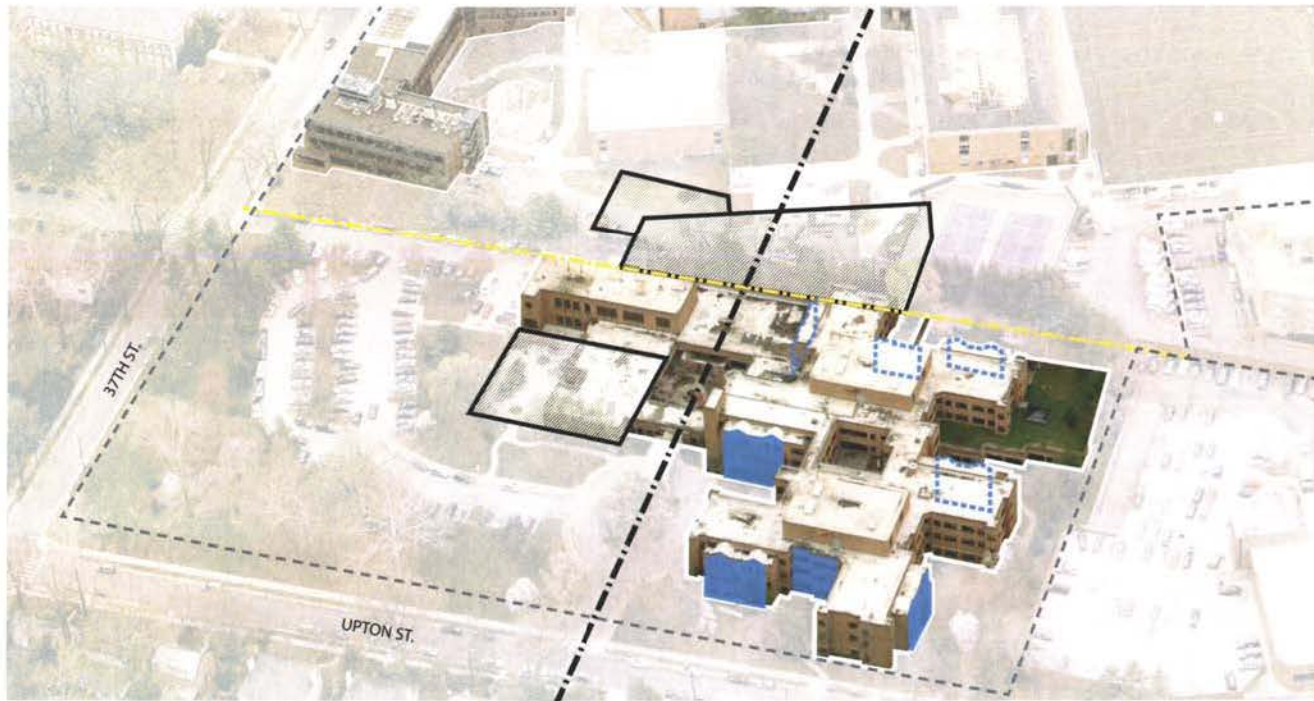
CLASSROOMS



SPECIALTY CLASSROOMS



EXTERIOR: DAYLIGHT & VIEWS - BUILDING IDENTITY



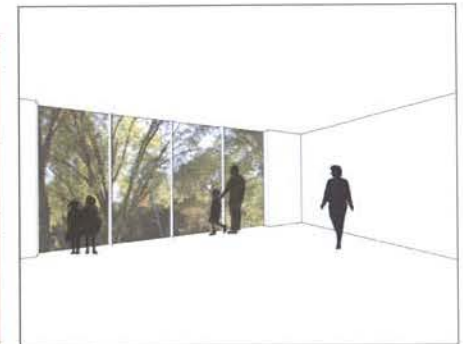
EXISTING



EXISTING

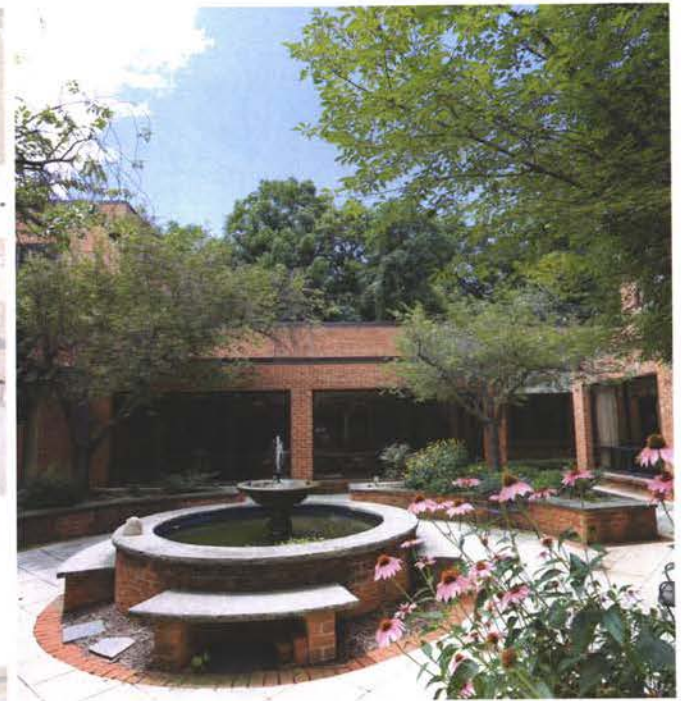
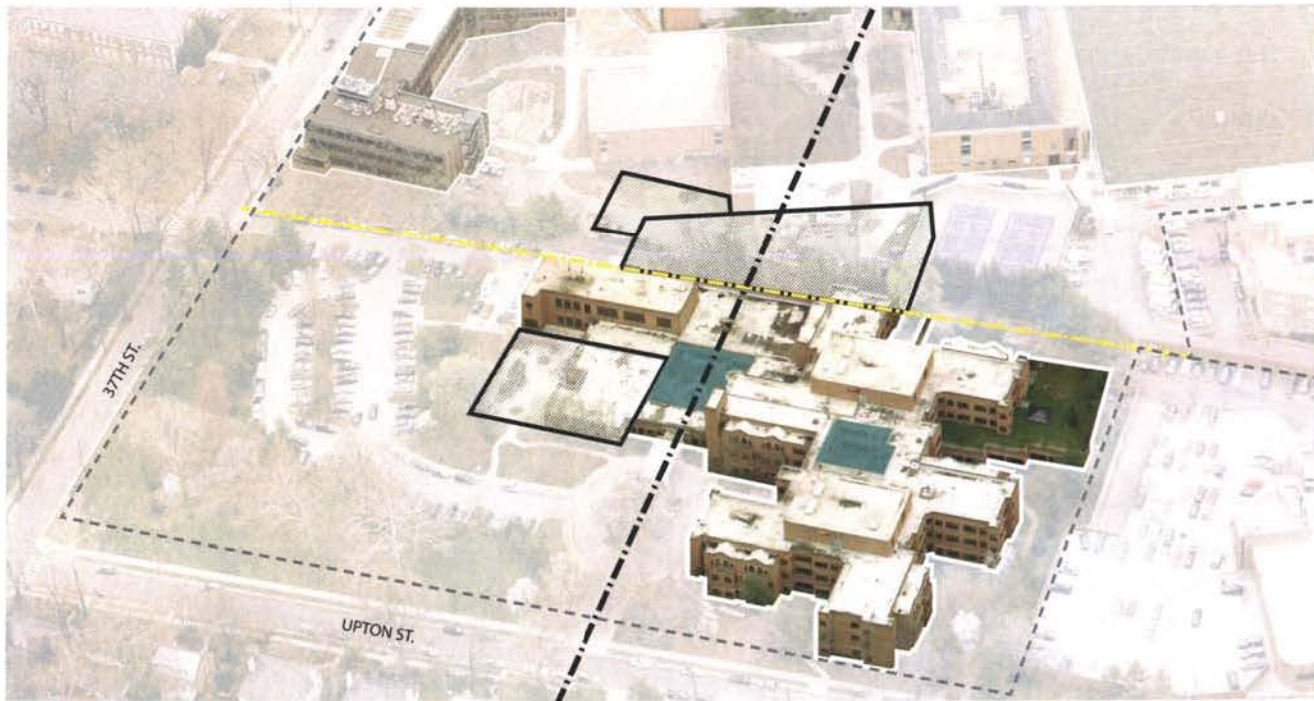


PROPOSED



PROPOSED

EXTERIOR: DAYLIGHT - ENCLOSING COURTYARDS



EXTERIOR: GREEN ROOFS



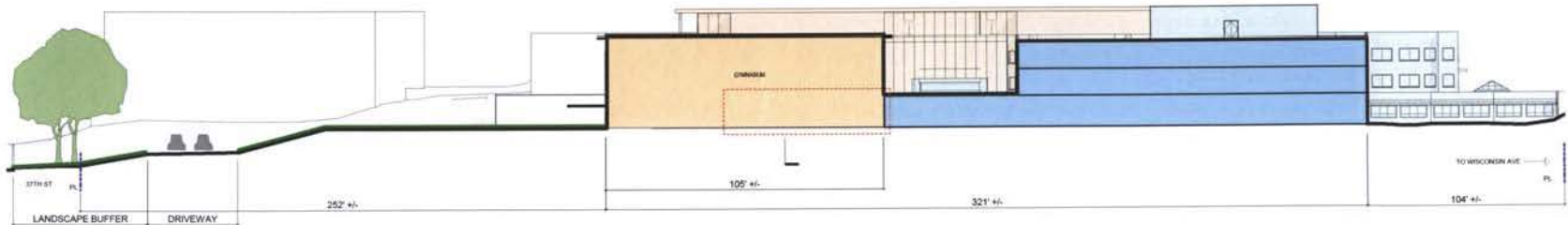
VIEW LOOKING SOUTH

- Proposed Renovation
- Proposed New Construction
- Property Line

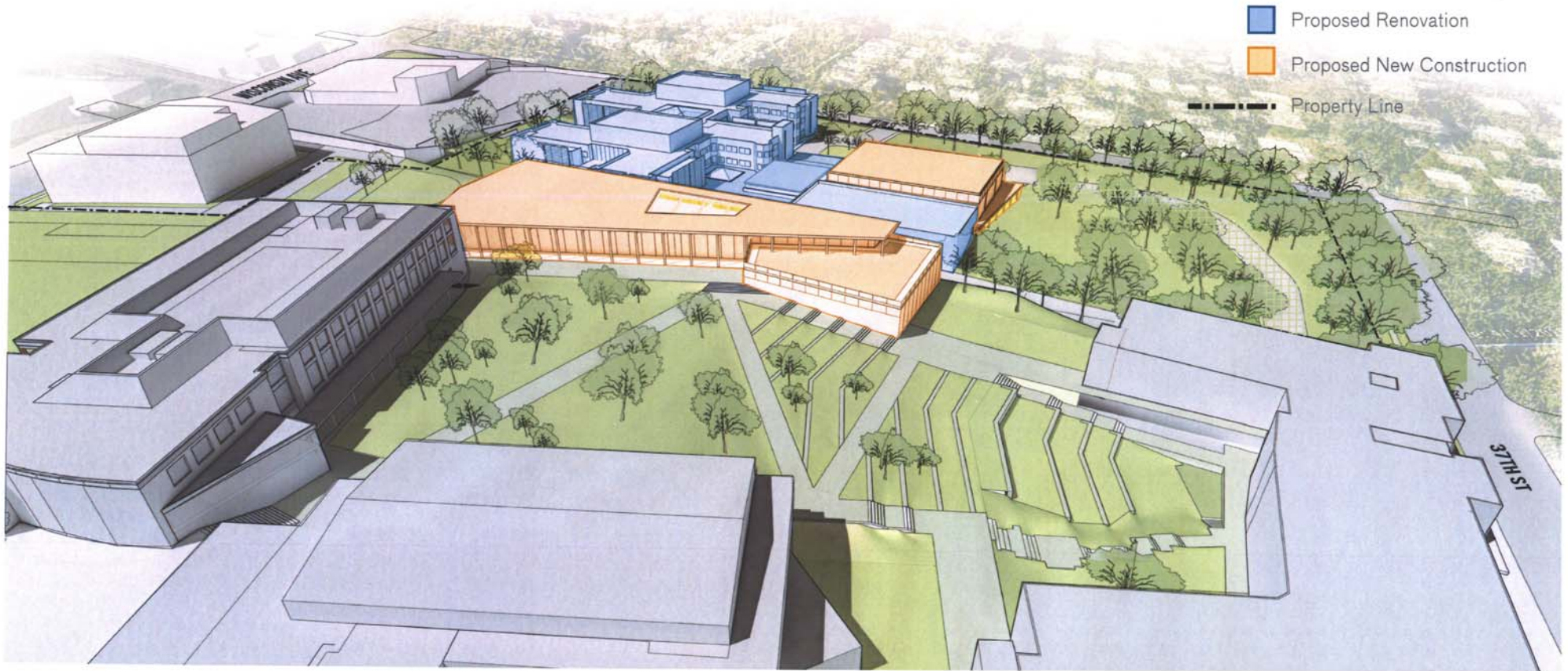
37TH ST

WISCONSIN AVE

UPTON ST



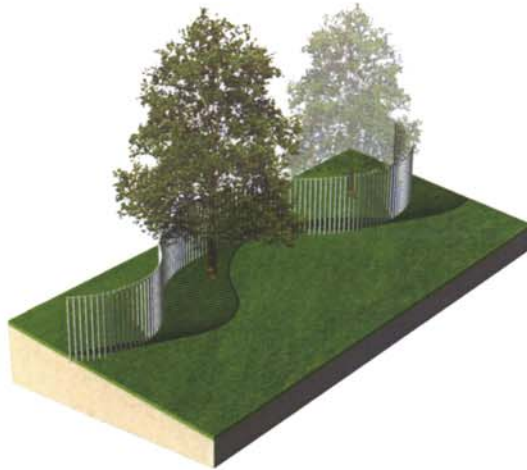
VIEW LOOKING NORTH



- Proposed Renovation
- Proposed New Construction
- Property Line



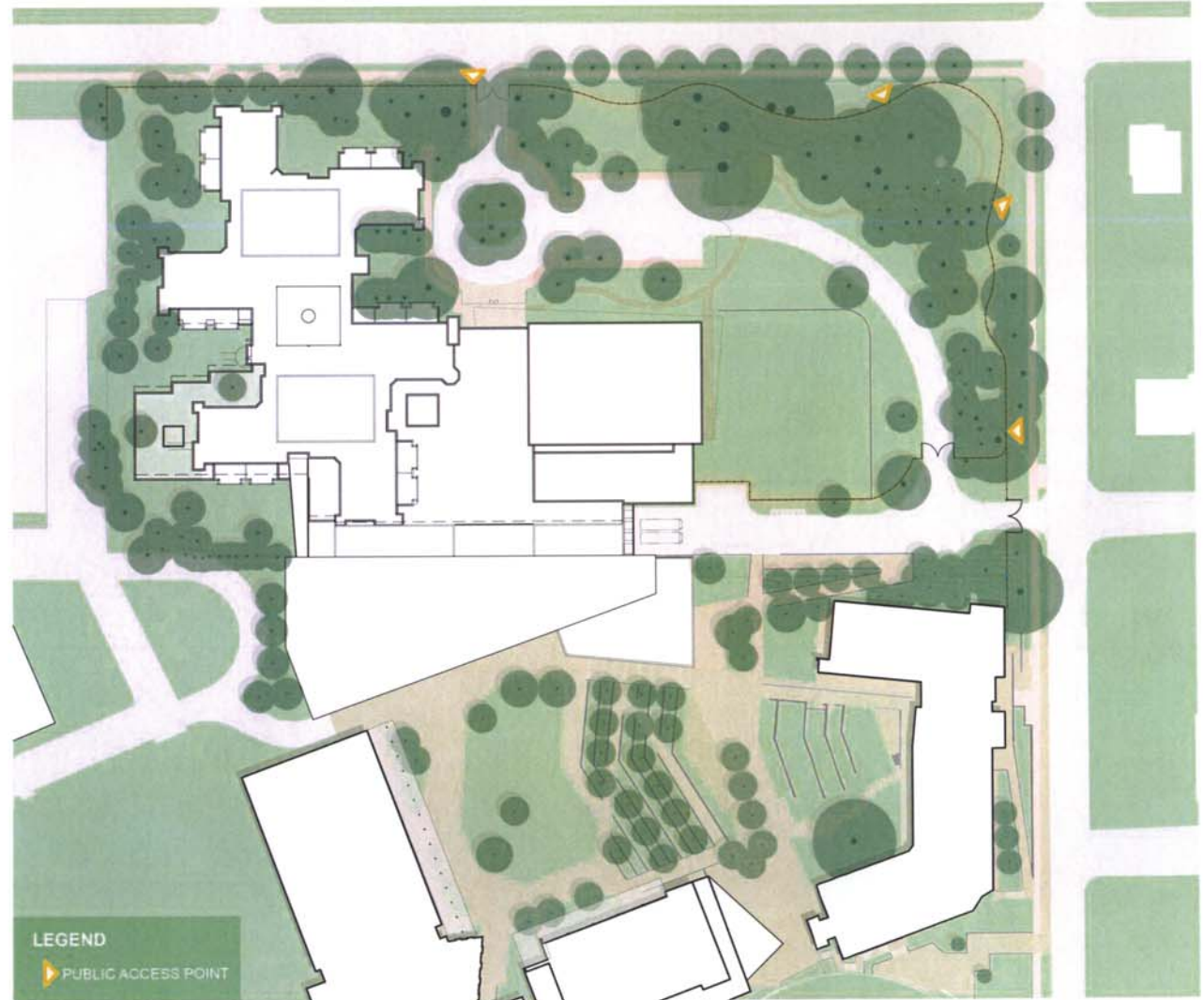
PROPOSED LANDSCAPE PLAN



FENCE AXON



FENCE SECTION



LEGEND

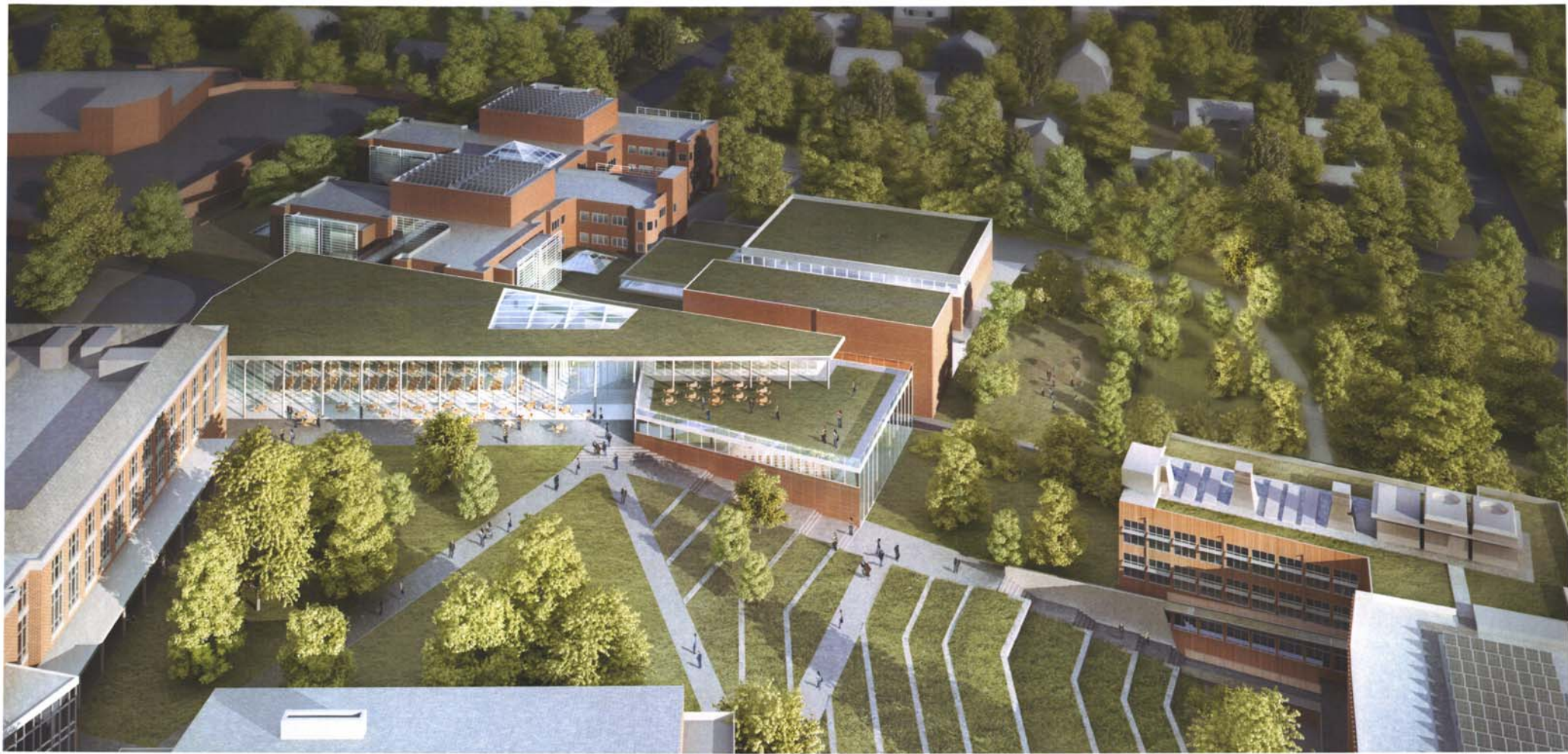
▶ PUBLIC ACCESS POINT

ndropogon



QUAKER DESIGN PRINCIPLES





PHASED SITE PLAN

LEGEND:

- PHASE 1
- PHASE 1 - LANDSCAPE
- PHASE 2
- PHASE 2 - LANDSCAPE
- PROPERTY LINE
- SETBACK LINE

CAMPUS BUILDINGS:

- 1 MIDDLE SCHOOL
- 2 QUAKER MEETING
- 3 KOGOD ARTS CENTER
- 4 ZARTMAN HOUSE
- 5 UPPER SCHOOL
- 6 ATHLETIC CENTER / TRACK
- 7 PARKING STRUCTURE / CAMPUS SERVICE / UPPER FIELD
- 8 SIDWELL EXPANSION / LOWER SCHOOL
- 9 NEW CAMPUS CENTER
- 10 NEW LOWER SCHOOL GYM
- 11 3974 WISCONSIN AVE NW
- 12 POST OFFICE

