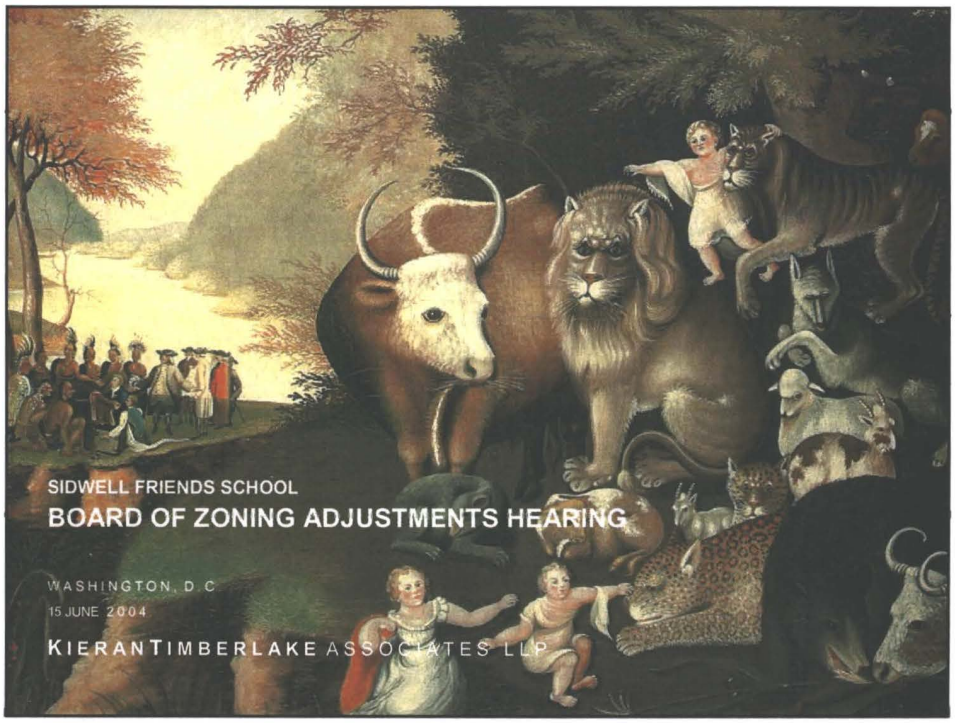


SIDWELL FRIENDS SCHOOL
WASHINGTON, DC
EDUCAT OMNIBUS LUX
FOUNDED 1883

SIDWELL FRIENDS SCHOOL

Academic Excellence, Diversity, Quaker Values

- On current site since 1937 (founded 1883)
- History of collaboration with neighbors
- Open campus is a resource
- Community service (Hearst School, cleanups, etc.)
- Neighbors have been supportive in the past
- 20% of students receive $3.16 million in aid
- 37% of students are people of color





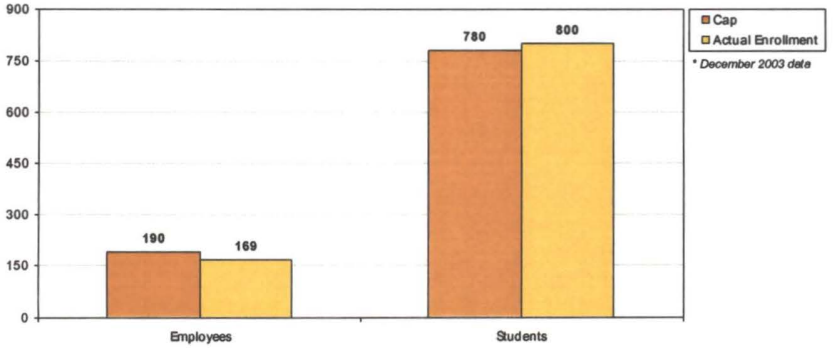
RICH HISTORY IN THE NEIGHBORHOOD

BZA
Case No. 17149
Exhibit No. 51
Board of Zoning Adjustment
District of Columbia
CASE NO. 17149
EXHIBIT NO. 51

- **Master Plan completed 2001-2002**
  - Provides a thoughtful review of our needs
  - Indicates clear need for expanded facilities to support program
- **More complex middle school program-** Middle School Addition & Renovation
  - Laboratory sciences, languages, computer labs
  - Learning specialists, counseling
- **Embody Quaker values-** Quaker Meeting House
- **Greater emphasis on athletics-** New Gym
  - More girls varsity teams, club sports
- **Greater emphasis on arts-** Kenworthy/Kogod Renovation
  - More involved co-curricular offerings
- **Responsive to community concerns-** Parking Structure and Field
- **Opportunity to live our values in sustainable design and education**

SIDWELL FRIENDS SCHOOL: WHY RENOVATE?

- The new facilities are designed for steady state enrollment.
- Current enrollment exceeds the zoning cap by just under 3%.
- In 2003, the school moved employees into rented office space and implemented new traffic control procedures to offset student impacts.



- The zoning request increases the enrollment cap to 850 to avoid future non-compliance due to annual variations in yield and to mitigate financial risk associated with building an extra level in the parking garage.

ENROLLMENT

CURRICULUM: Enable teaching, learning and social development.

RIGHT SIZING: Anticipate the needs of the next half-century with adequately scaled and sufficiently flexible spaces.

LANDSCAPE: Unify the campuses aesthetically in keeping with the concepts of contemplation and simple elegance.

SUSTAINABILITY: Embody sustainable design, enabling the school to teach through its commitment to stewardship.

ACCESS: Balance security and safety with inclusiveness, diversity and openness.

SIMPLICITY: Seek cost-effective solutions, insuring access for a diversity of students and funding of other school priorities.





PROJECT OBJECTIVES





KIERANTIMBERLAKE ASSOCIATES LLP

Architects & Planners

Innovative planning and design experience with independent schools, colleges, and universities

Independent Schools:

- Wilmington Friends School, Durham Academy, The Shipley School, Tatnall School Welles Activity Center

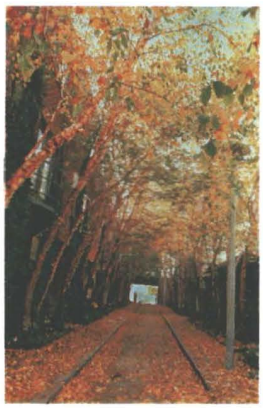
Colleges and Universities:

- Yale University, Princeton University, Duke University, Middlebury College

Distinction

KieranTimberlake is an award-winning and internationally published architecture firm noted for its research, innovation and inventive design and planning services. Partners Steve Kieran and James Timberlake are on the faculty at the University of Pennsylvania.

PROJECT TEAM: KIERANTIMBERLAKE ASSOCIATES LLP



ANDROPOGON ASSOCIATES, LTD.

Landscape Architects & Planners

Weaving together the landscapes of man & nature for the benefit of both.

Independent Schools:

- **Laurel School, Millbrook School, Ross School**

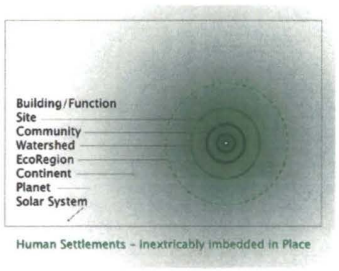
Colleges and Universities:

- Oberlin College, Skidmore College, Princeton University, University of Virginia

Distinction

Andropogon Associates was founded in 1975 to incorporate ecological principles into landscape architecture and environmental planning.

PROJECT TEAM: ANDROPOGON ASSOCIATES, LTD.



NATURAL LOGIC

Environmental Design Consultants

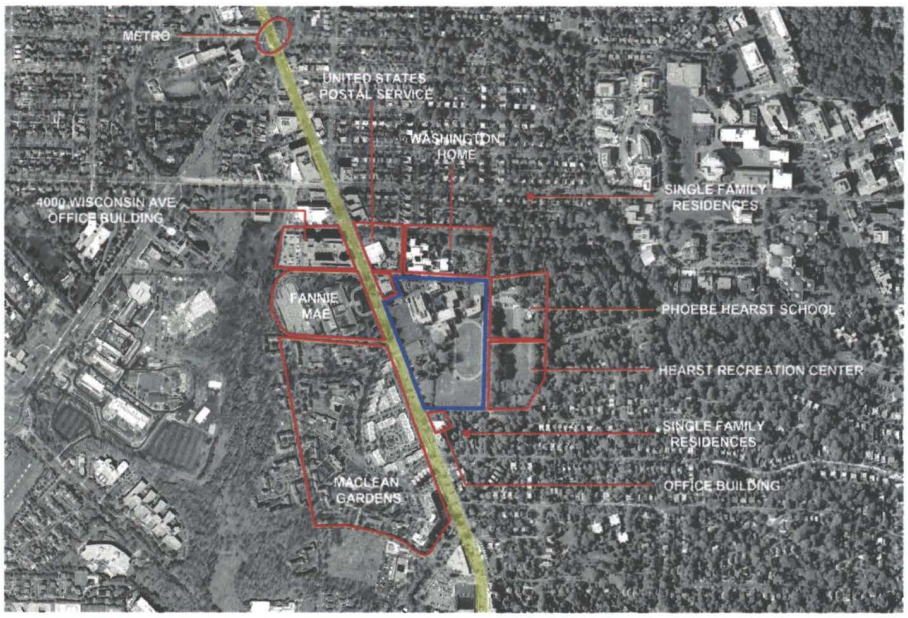
Design and construction practices that support and improve the health of the systems that sustain life

- The Willow School, NJ
- Chesapeake Bay Foundation
- GSA Regional and National Headquarters
- St. Mary's College Boathouse, MD
- The Landings
- National Association of Realtors

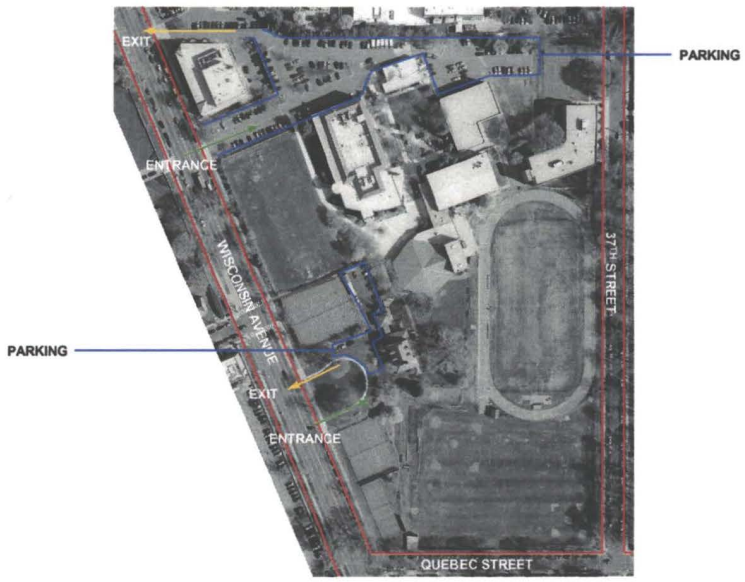
Distinction

Nationally recognized firm in the field of sustainability. Principal Bill Reed helped to develop LEED, the green building rating system which has been widely adopted as the standard for sustainable design. Natural Logic has over 20 years of experience working in the D.C. area.

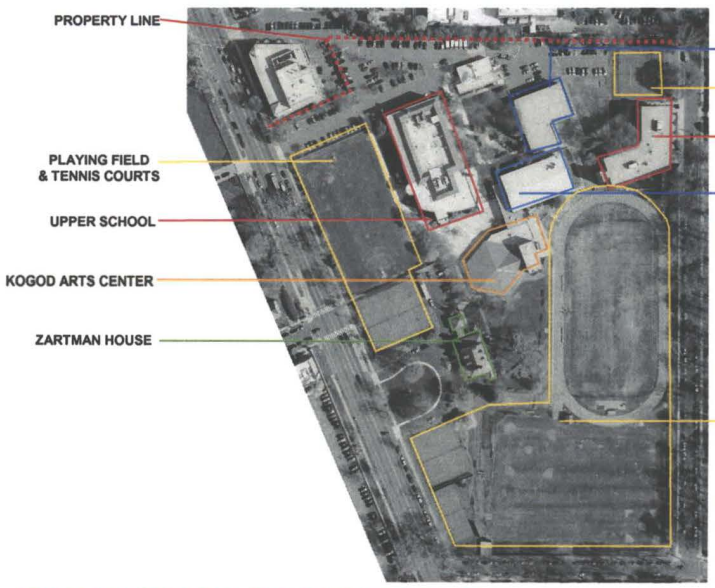
PROJECT TEAM: NATURAL LOGIC



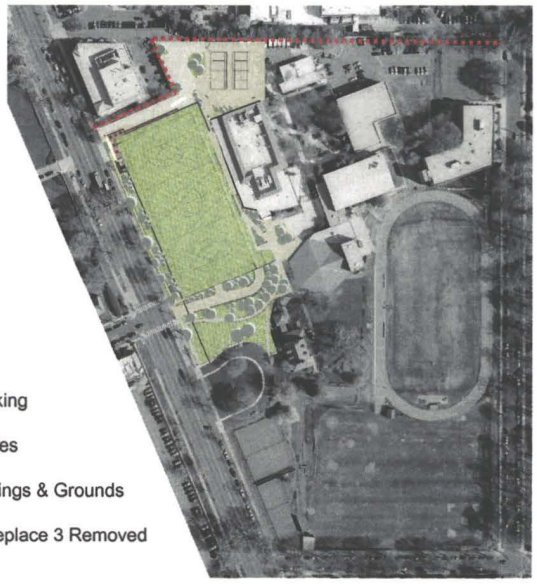
NEIGHBORHOOD



EXISTING VEHICULAR ACCESS



EXISTING BUILDINGS AND ATHLETIC FIELDS



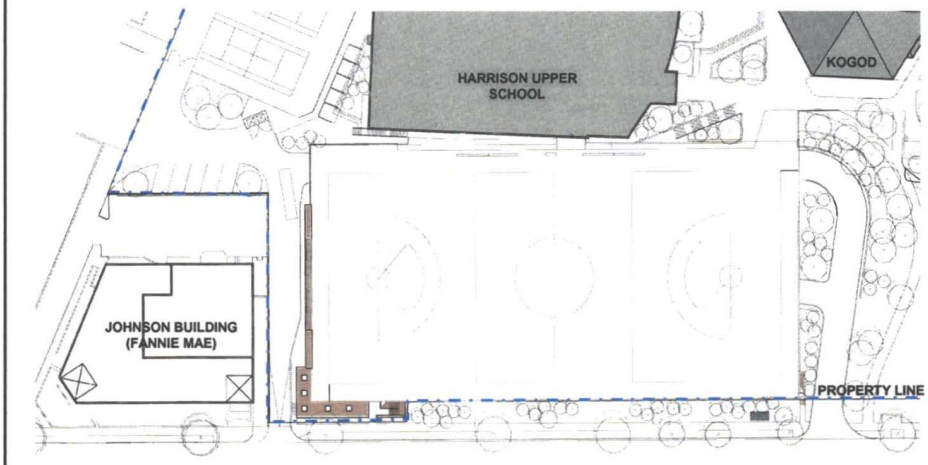
Two Levels of Parking

307 Covered Spaces

6,300 Sq. Ft. Buildings & Grounds

2 Tennis Courts Replace 3 Removed

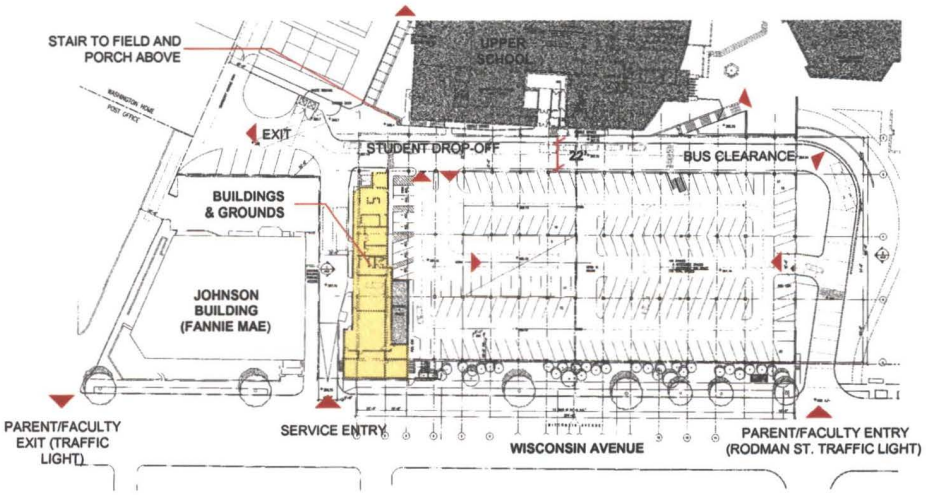
PARKING STRUCTURE AND FIELD



PARKING STRUCTURE AND FIELD

KIERANTIMBERLAKE ASSOCIATES LLP

BOARD OF ZONING ADJUSTMENTS HEARING, 13
Sidwell Friends School

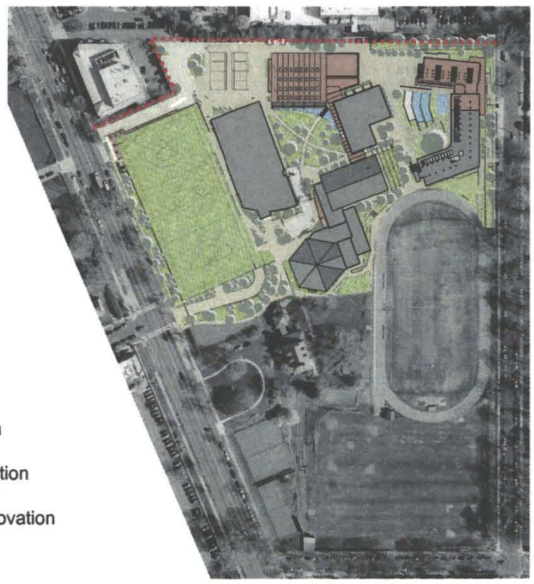


PARKING LEVEL

NOT TO SCALE

KIERANTIMBERLAKE ASSOCIATES LLP

BOARD OF ZONING ADJUSTMENTS HEARING, 14
Sidwell Friends School



3 Story 40' Addition

35,000 Sq. Ft. Addition

33,100 Sq. Ft. Renovation

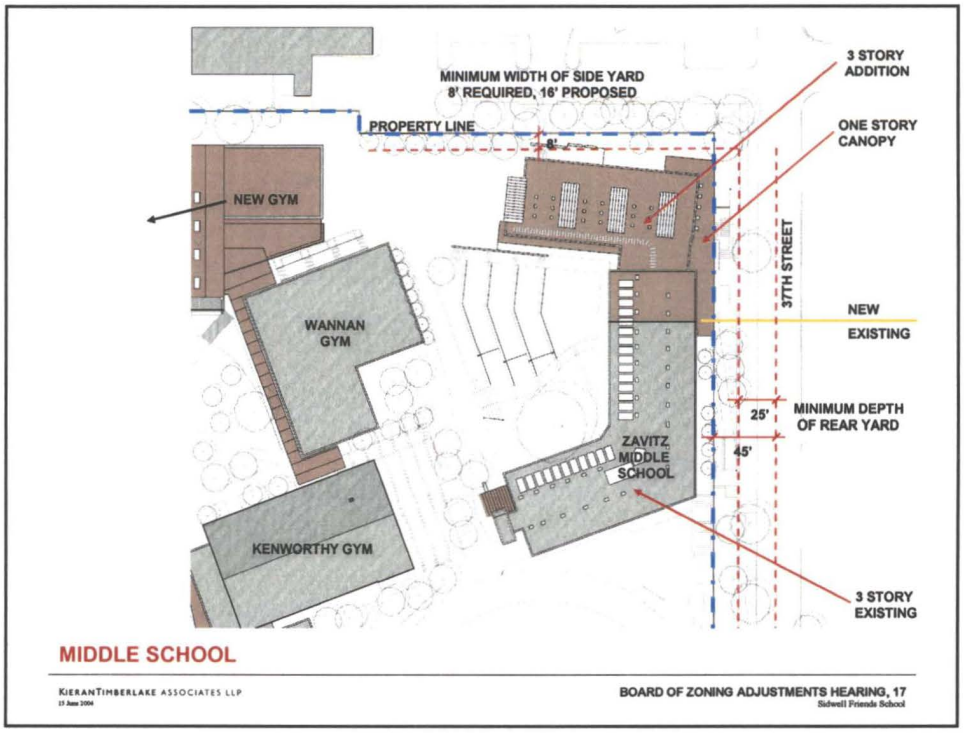
MIDDLE SCHOOL



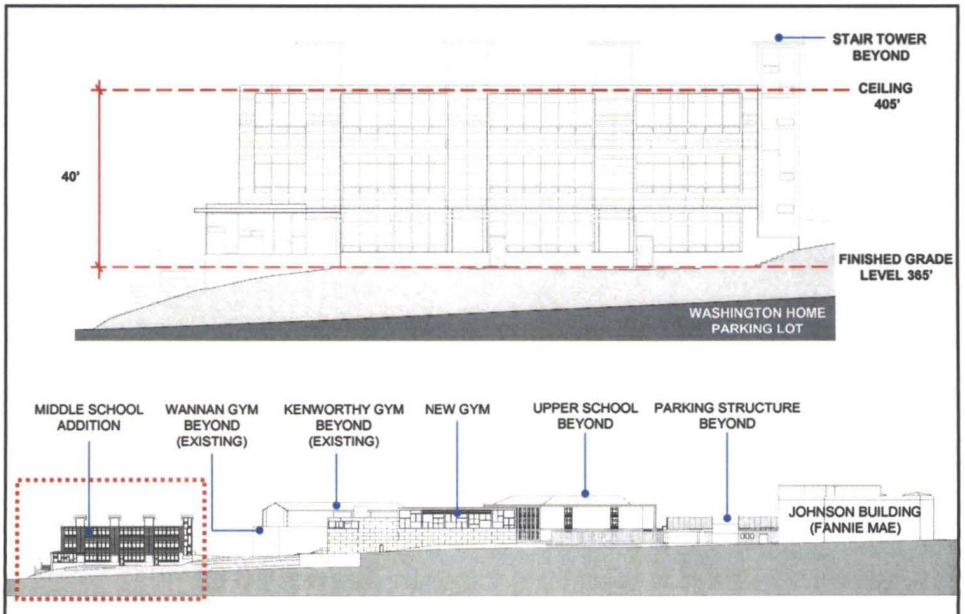


- North edge of addition pulled back to accommodate teaching garden
- Mature trees retained where possible
- Extensive new plantings
- Spring view shown
- Additional plantings on north slope per agreement with Washington Home

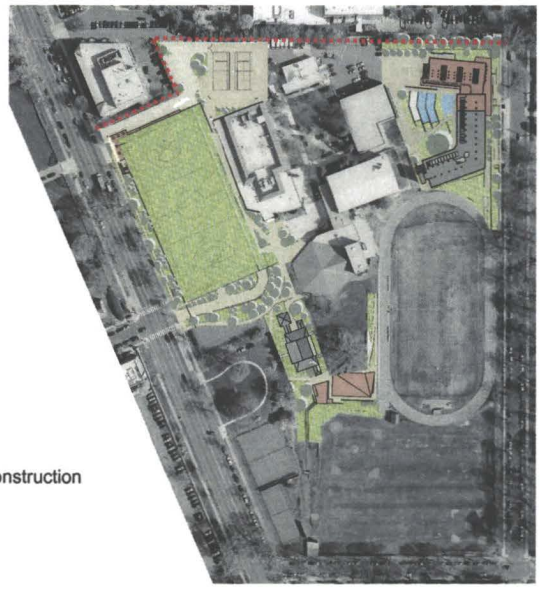
VIEW OF MIDDLE SCHOOL FROM NORTHEAST



MIDDLE SCHOOL



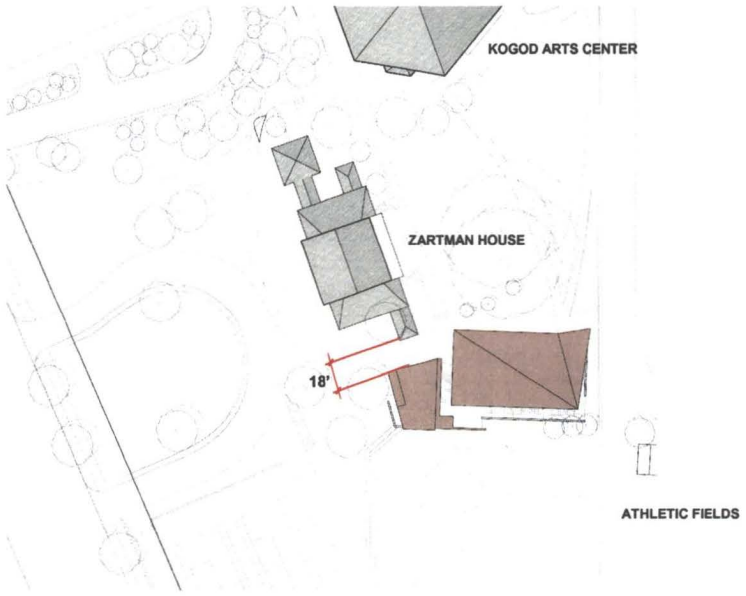
BUILDING HEIGHTS - MIDDLE SCHOOL



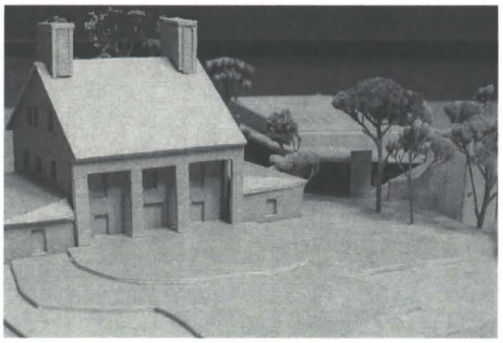
1 ½ Story New Construction

10,000 Sq. Ft.

QUAKER MEETING HOUSE



QUAKER MEETING HOUSE/ZARTMAN HOUSE

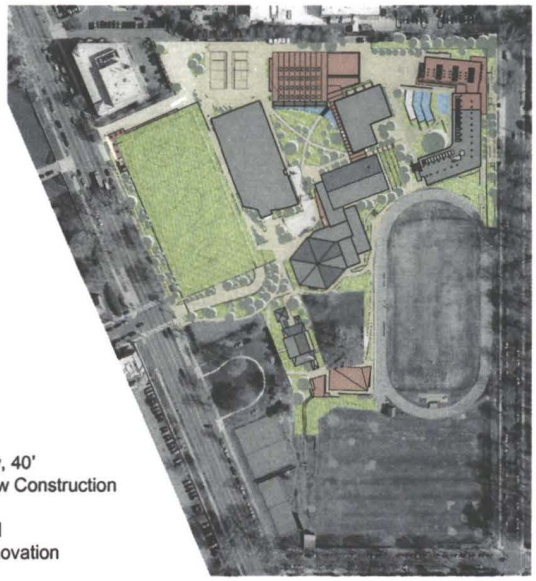


MODEL PHOTO



ZARTMAN GARDEN FROM FIELDS

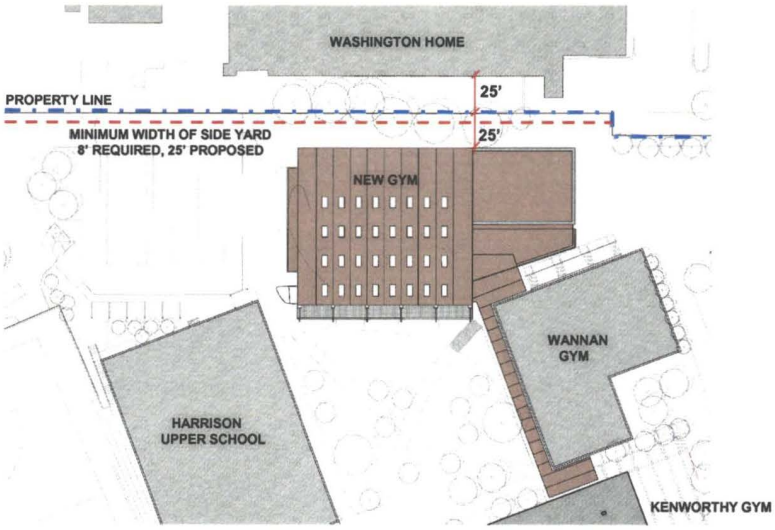
QUAKER MEETING HOUSE



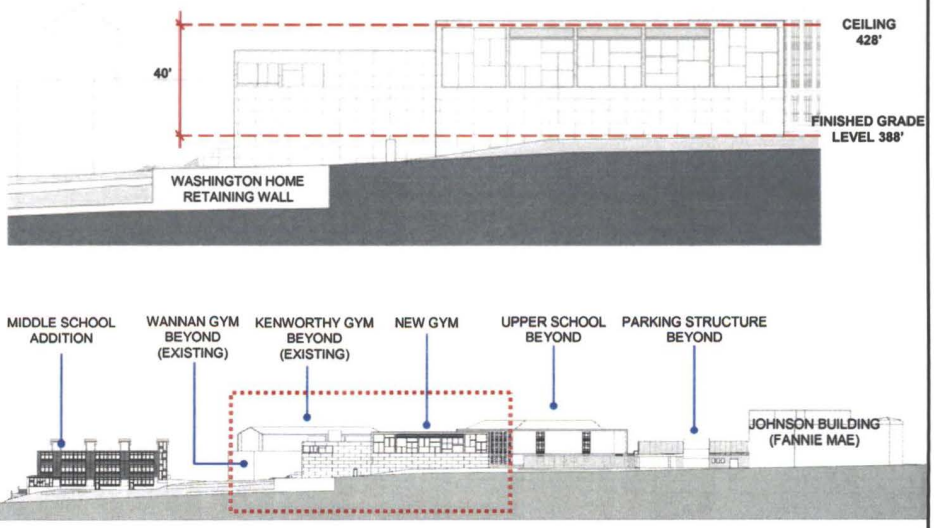
New Gym: 3 Story, 40'
33,375 Sq. Ft. New Construction

Kenworthy/ Kogod
16,500 Sq. Ft Renovation

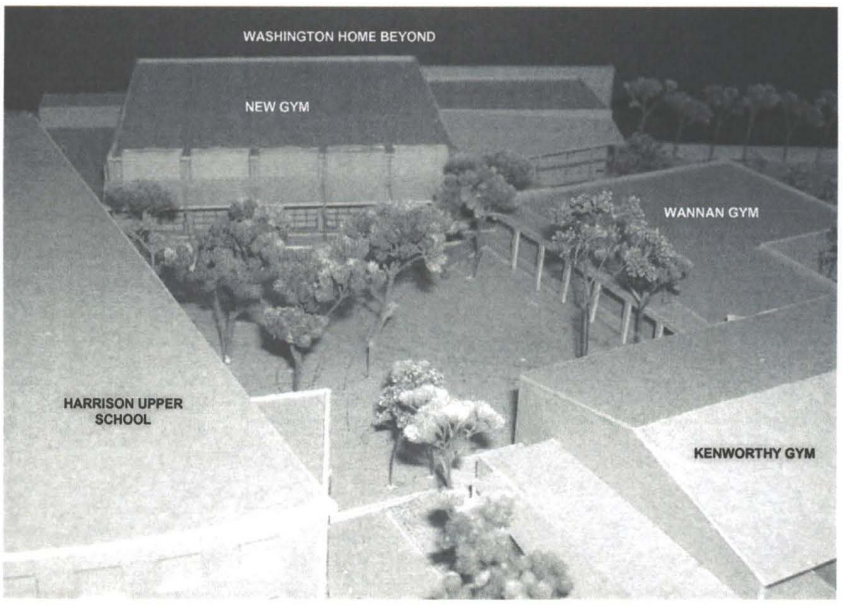
NEW GYM/KENWORTHY/KOGOD/WANNAN



NEW GYM/KENWORTHY/KOGOD/WANNAN



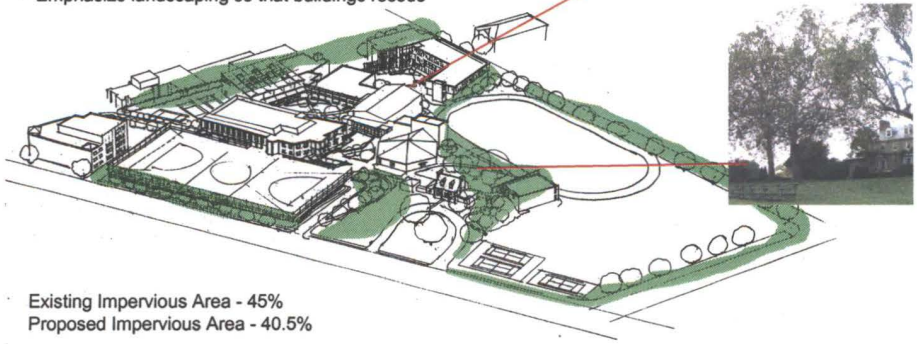
BUILDING HEIGHTS - NEW GYM



VIEW OF NEW GYMNASIUM FROM SOUTH

- Unify campus through plantings and green campus edge
- Save key mature trees
- Integrate landscape and storm water management plan
- Demonstrate local ecology with native species teaching gardens
- Emphasize landscaping so that buildings recede





Existing Impervious Area - 45%
Proposed Impervious Area - 40.5%

Existing Lot Coverage - 13%
Proposed Lot Coverage - 19%

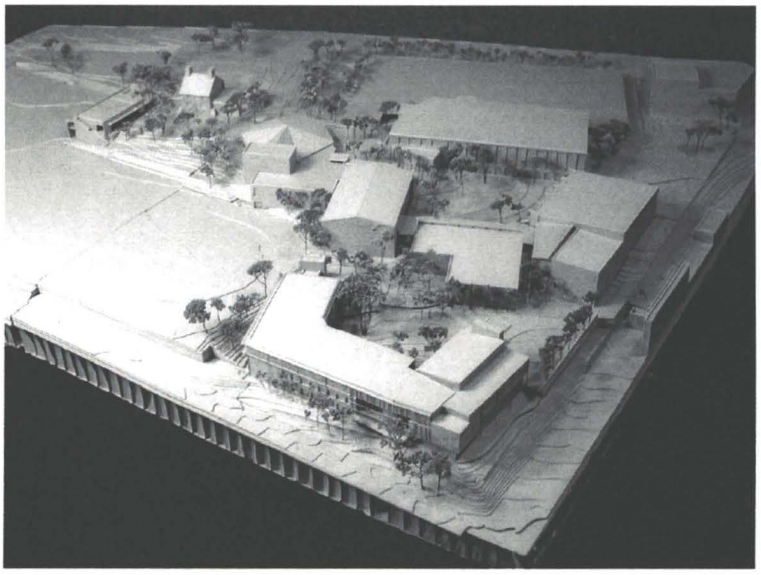
LANDSCAPE, SUSTAINABLE DESIGN, AND CURRICULAR INTEGRATION

- Storm water management plan will reduce quantity and control rate of flow
- Traffic management plan and parking structure improves traffic, safety, and open space
- Views of historic Zartman House are enhanced
- Comprehensive landscape plan enriches campus and neighborhood
- Renovation of existing middle school allows smaller addition, reserves land
- New gym establishes unified and flexible athletics facilities
- Arts teaching spaces in lower level of Kenworthy with no new construction
- Campus and facilities are a new kind of teacher



NOT TO SCALE

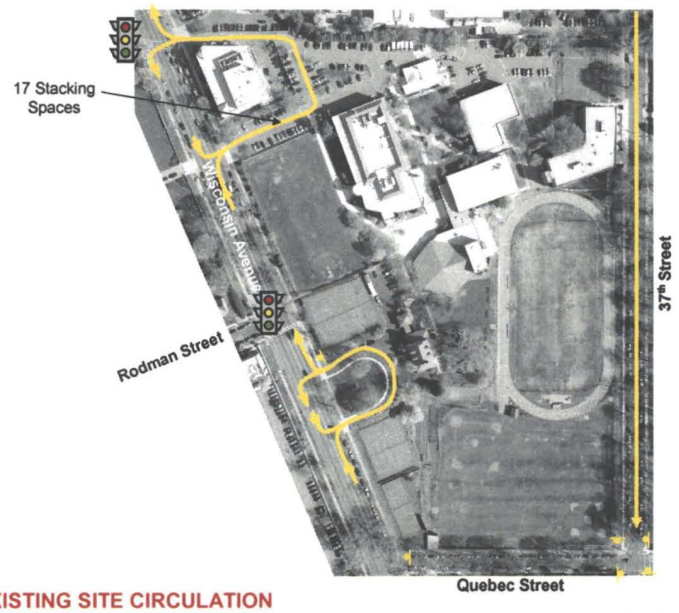
PROPOSED PLAN



AERIAL VIEW OF CAMPUS FROM NORTHEAST



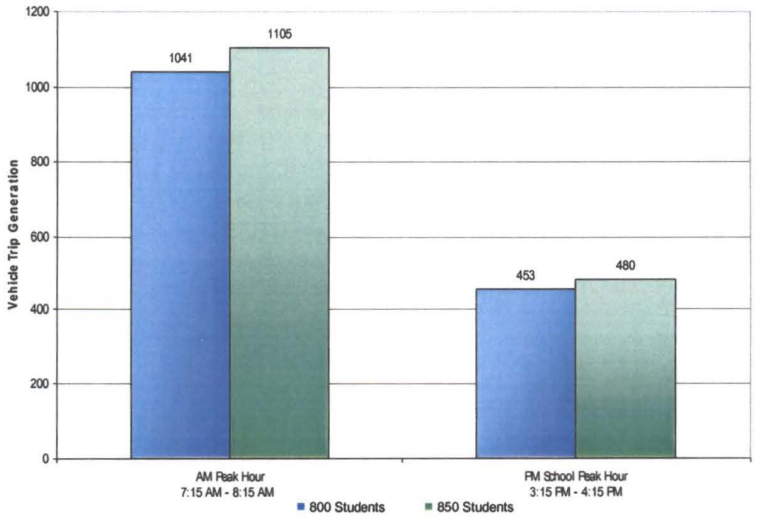
AREA ROADWAY NETWORK



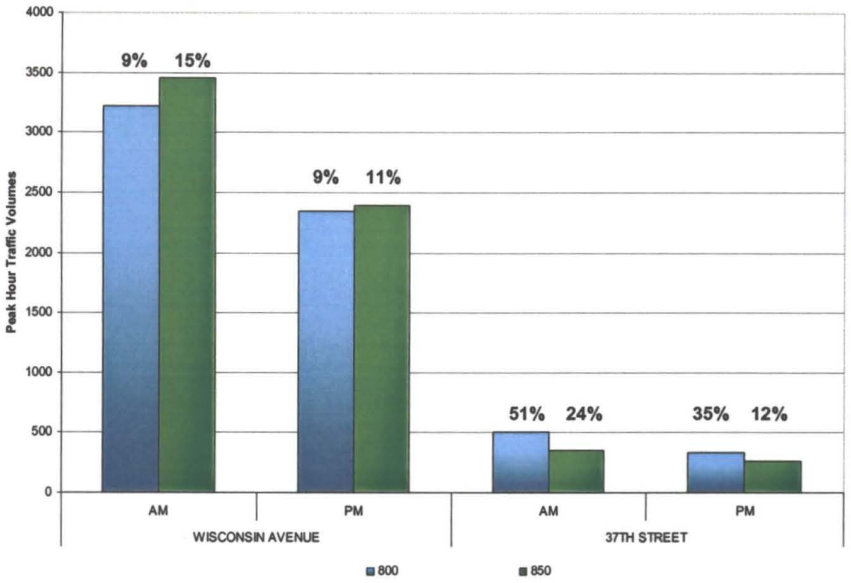
EXISTING SITE CIRCULATION

- 192 on-campus parking spaces
- Faculty/staff park on campus
- Students must register vehicles
- No student parking on campus
- On-campus stacking = 17 vehicles
- Parents must drive southbound on 37th Street when dropping-off/picking-up students

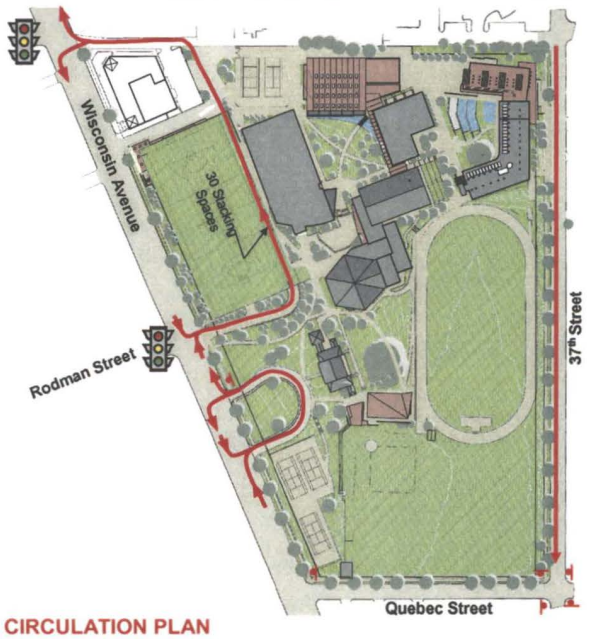
EXISTING TRANSPORTATION MANAGEMENT PLAN



VEHICLE- TRIP GENERATION



LINK VOLUME SUMMARY



PROPOSED CIRCULATION PLAN

- 328 on-campus parking spaces
- Provides for student parking on-campus
- Gives preferential choice of parking to carpools
- On-campus stacking = 30 vehicles
- Limits 37th Street to vehicles with 5th and 6th graders only(1/6th of student population)
- Restricts pick-up on 37th Street before 3:30 PM
- Educate Sidwell community about benefits of transit and carpooling
- Sidwell shuttle buses will stop at Tenleytown-AU Metro station
- Extend Metro benefit to Maryland and Virginia students

PROPOSED TRANSPORTATION MANAGEMENT PLAN

- **Reduced traffic and parking impacts**
- **Reduced stormwater impacts**
- **Enhanced border aesthetics**
- **Enhanced historical landmark building**
- **Reduced energy usage and emissions**



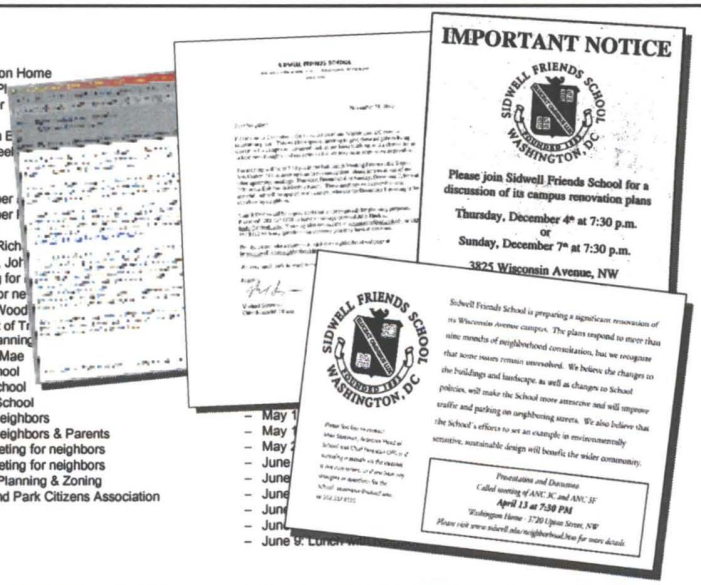
BENEFITS TO BROADER COMMUNITY

- **2002** Meetings
  - February 13: Washington Home
  - February 13: ANC 3C Planning & Zoning
  - May 5: Council Member Phil Mendelson
  - August 8: Fannie Mae
  - September 30: Barbara Beelar (Parking)
  - October 18: Barbara Beelar (Parking)

- **2003** Meetings
  - April 23: Council Member Phil Mendelson
  - April 24: Council Member Kathy Patterson
  - May 19: Hearst School
  - May 25: Jon Graham, Richard Danzig, Mark Bravin
  - May 29: Trudy Reeves, John Welsh, Carl Kessler, Cathy Wiss
  - June 17: Open meeting for neighbors
  - July 1: Open meeting for neighbors
  - August 6: Nancy Mac Wood & Trudy Reeves
  - August 12: Department of Transportation
  - August 25: Office of Planning
  - September 26: Fannie Mae
  - October 15: Hearst School
  - November 6: Hearst School
  - November 17: Hearst School
  - December 1: Nearby Neighbors
  - December 3: Nearby Neighbors & Parents
  - December 4: Open meeting for neighbors
  - December 7: Open meeting for neighbors
  - December 8: ANC 3C Planning & Zoning
  - December 16: Cleveland Park Citizens Association

- **2004** Meetings
  - February 2: ANC 3C & 3F & CPCA
  - January 12: Mclean Gardens: Mary Dyess and Trudy Reeves
  - January 15: Department of Transportation
  - January 30: Fannie Mae
  - February 11: Hearst Recreation Center
  - February 25: Watershed Tour
  - February 25: Hydrology Meeting
  - March 11: Barbara Beelar (Retaining Wall)
  - March 12: Historical Preservation Review Board
  - March 12: Office of Planning
  - April 1: Nancy Pigman (Project Overview)
  - April 5: ANC 3C (Historical Preservation)
  - April 13: Historical Preservation Review Board
  - April 13: ANC 3C & 3F Pubic Meeting
  - April 19: ANC 3C Public Meeting
  - April 22: Historical Preservation Review Board Hearing
  - May 3: ANC 3C Planning & Zoning
  - May 6: Office of Planning
  - May 11: Washington Home
  - May 11: Department of Transportation
  - May 13: ANC 3C, 3F Neighbors on Construction Management
  - May 17: ANC 3C Public Meeting
  - May 17: ANC 3F Public Meeting
  - May 17: Jon Graham on MS Presentation
  - May 26: Outstanding Issues with ANC Commissioners and CPCA
  - June 1: Mark Bravin on MS Presentation
  - June 2: ANC 3F Special Meeting
  - June 3: Fannie Mae
  - June 7: ANC 3C Special Meeting
  - June 9: Cathy Livingston on Process and Construction Management
  - June 9: Lunch with Neighbors

MEETINGS WITH NEIGHBORS AND ELECTED OFFICIALS



- **2002** Meetings
  - February 13: Washington Home
  - February 13: ANC 3C Pl
  - May 5: Council Member
  - August 8: Fannie Mae
  - September 30: Barbara E
  - October 18: Barbara Beel

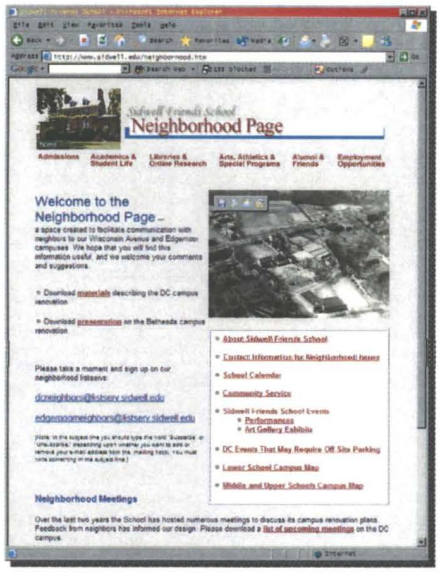
- **2003** Meetings
  - April 23: Council Member
  - April 24: Council Member
  - May 19: Hearst School
  - May 25: Jon Graham, Rich
  - May 29: Trudy Reeves, Joh
  - June 17: Open meeting for
  - July 1: Open meeting for ne
  - August 6: Nancy Mac Wood
  - August 12: Department of Tr
  - August 25: Office of Planning
  - September 26: Fannie Mae
  - October 15: Hearst School
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  - November 17: Hearst School
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  - December 16: Cleveland Park Citizens Association

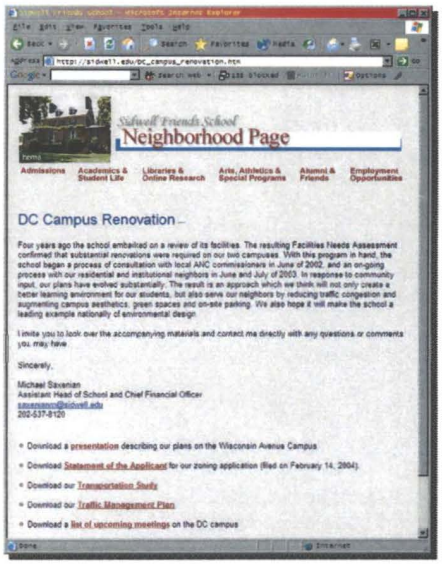
- May 1
- May 1
- May 2
- June
- June
- June
- Jun
- Jun
- June 9: Lunch W

http://www.sidwell.edu/neighborhood.htm

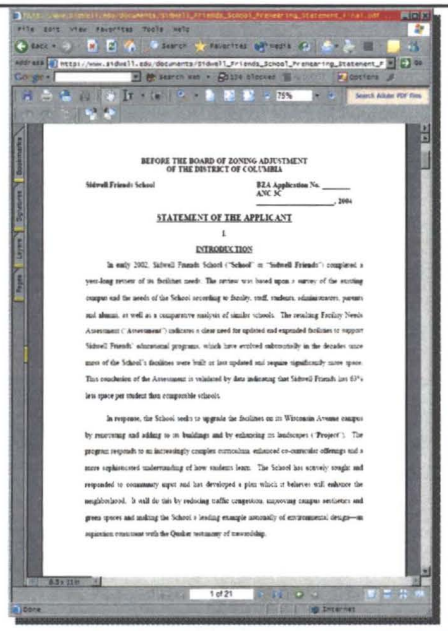
http://www.sidwell.edu/DC_campus_renovation.htm

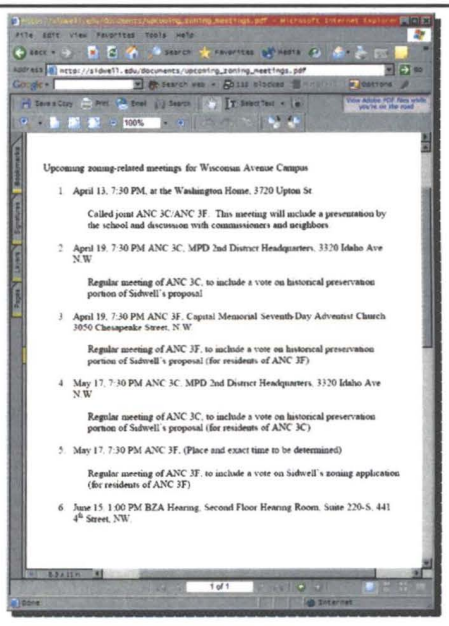
PROJECT TIMELINE GOING FORWARD





SCHOOL'S WEBSITE PROVIDES EXTENSIVE DESCRIPTIVE MATERIAL





SCHOOL'S WEBSITE PROVIDES EXTENSIVE DESCRIPTIVE MATERIAL

Simple sustainable strategies are incorporated throughout the project design

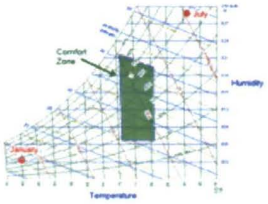
- Minimize the impact of development on the site.
- Responsibly manage and recycle storm water and building waste water.
- Save energy first – optimize building performance through siting, orientation and high quality building design. Use energy modeling.
- Select most efficient equipment and systems.
- Use renewable energy sources where feasible.
- Maximize natural ventilation and mechanical ventilation to minimize the use of air conditioning.
- Use only products and processes which optimize air quality.
- Renew existing buildings first, using recycled or rapidly renewable materials as well as local materials.
- Incorporate innovations such as buildings that teach by revealing systems and processes.







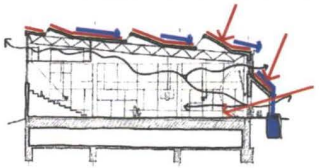




BASIC SUSTAINABLE DESIGN STRATEGIES

Some strategies incur a first cost which is paid back over a reasonable time through energy and maintenance savings.

- Natural and mechanically assisted ventilation
- Efficient building envelope
- Central utility plant (6-10 year payback)





Signature strategies incur larger first costs and longer, if not indefinite, payback, but may be considered critical to curriculum or stewardship.

- Constructed wetland
- Solar panels



SIGNATURE SUSTAINABLE DESIGN STRATEGIES

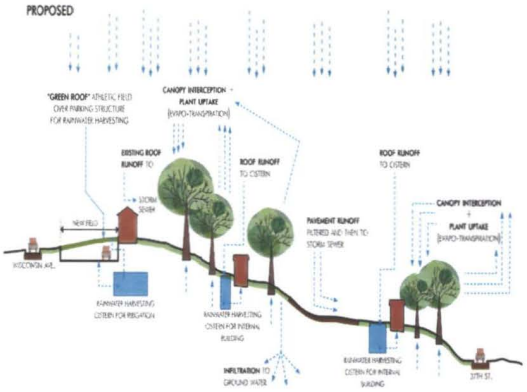
- State of the art water management

  - Temporary storage of storm water runoff below pavement or lawn (detention / infiltration).

  - Re-use rain water for irrigation and other uses

  - Increase in total permeable surfaces to reduce runoff

- Emphasis on native species means reduced chemical inputs, water
- Reduced energy use
- Locally available and recycled materials support the local economy



SUSTAINABLE DESIGN IS GOOD FOR THE NEIGHBORHOOD

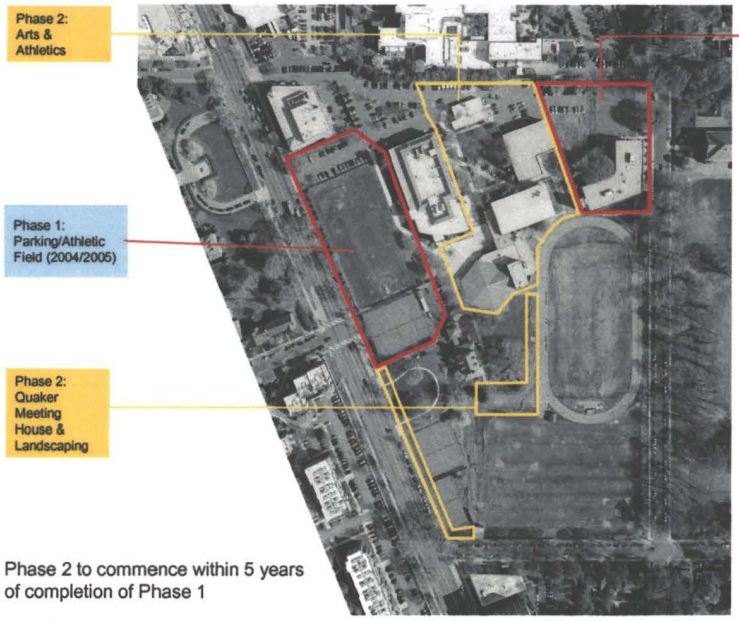
Sustainable Design is a holistic, integrative process

- Facilities design
- Landscapes
- Local food sources
- Curricular integration
- Operations and maintenance
- Transportation policy
- Locally available and recycled materials



LEED is a rating system that measures achievement in Sustainable Design.

SUSTAINABLE DESIGN



Phase 2 to commence within 5 years of completion of Phase 1

** All construction access is planned from Wisconsin Avenue*

PROJECT PHASING



Vehicular Management

- Vehicles restricted to Wisconsin Avenue edge
- Campus entry and exit at traffic lights
- On campus queuing capacity doubled
- Increased on-site parking by 136 spaces

NOT TO SCALE

VEHICULAR CIRCULATION AND PARKING SUMMARY

- **Enhanced facilities & academic program**
- **Reduced traffic and parking impacts**
- **Reduced storm water impacts**
- **Enhanced border aesthetics**
- **Reduced energy usage and emissions**
- **Model project for replication**



BENEFITS ARE LOCAL AND GLOBAL

All parties benefit from the School's responsive, long-range planning

- Parking/Traffic Management Structure in the first phase provides immediate relief to neighbors
  - 27% reduction in 37th Street am/pm peak hour traffic volume
  - Student parking moved on-campus
  - 10% reduction in impervious surfaces
- However, without the requested operational and financial hedges, the School cannot commit to $11 million expenditure for Parking/Traffic Management Structure in the face of rising construction and borrowing costs, and a possible down economy for fund raising:
  - Construction phasing
    - Phase 1: Parking/Traffic Structure & Middle School
    - Phase 2: Arts, Athletics &/or Quaker Meetinghouse up to five years after phase I
  - Increase in enrollment cap to 850

Risk Mitigation: Phasing and Student Enrollment

24 1