Agreement between Sidwell Friends School and The Washington Home
Revisions Submitted to Sidwell Friends 6/14/04

Background

Sidwell Friends School (Sidwell Friends) and The Washington Home (TWH) have a history of mutual support and cooperation. Among other areas of collaboration, Sidwell Friends has for years provided student volunteers to TWH, and TWH has provided training and support to the student volunteers and has provided a forum for community discussion of the Sidwell campus renovation.

Sidwell Friends' plans include three components that are adjacent to TWH: the Middle School addition, which is adjacent to TWH parking lot; the gym, which is adjacent to portions of TWH (primarily what currently serves as the physical plant wing) including residential units at the south end of TWH building (these units are adjacent to the northwest portion of the gym); and two tennis courts, (replacing Sidwell Friends parking), which are near to two patio areas at TWH.

The Washington Home has indicated that it does not have concerns regarding the Middle School, and that it would welcome the additional landscaping on its property that Sidwell Friends proposes for the area between the Sidwell Friends property line and TWH parking lot.

Reference is made to a light study undertaken by Sidwell Friends at the request of TWH, which study was delivered to TWH on May 11, 2004. The light study referenced is part of the Sidwell Friends BZA application, Exhibit J. That study shows a loss of light to TWH at certain hours of the day and at certain times of the year. In particular, TWH notes that the gym is approximately 50 feet from TWH building and the gym's north wall rises approximately 55 feet above the ground floor of TWH building. The Washington Home has indicated that it is concerned about the loss of light to residential units inhabited by elderly and infirm residents and to the physical plant area, which could be converted to residential use in the future. The Washington Home also is concerned about noise from the gym, and noise from nighttime use of the tennis courts because of their proximity to residential units.

Agreement

1. Sidwell Friends will install and maintain landscaping that is generally consistent in nature with the plan already submitted to TWH for the area between the property line adjacent to the Middle School addition and TWH parking lot. The final composition of this area will also be subject to input from residential neighbors.
2. As it designs the gym, Sidwell Friends will work with its architect and TWH in order to avoid significant loss of light to residential areas. The kinds of options to be considered would include such possibilities as redesigning to slope or terrace the north façade of the gym, and/or setting the building back farther from the

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property line than shown on the Sidwell Friends' BZA application. Additionally, they will work together to eliminate or substantially limit noise transmission from inside the gym and from mechanical units. Sidwell Friends agrees to use translucent rather than transparent windows facing TWH. .

3. Sidwell Friends will not light the two tennis courts at the north edge of the campus, nor use them after 9 p.m. without TWH consent. The Washington Home notes that it would be difficult to play tennis after 9 p.m. without lighting.
4. In addition to the landscaping described in number 1 above, Sidwell Friends will design and install mutually agreed upon landscaping along the south edge of TWH property. Maintenance of that landscaping will be the responsibility of TWH.
5. Sidwell Friends will support TWH in its desire to participate in the construction management liaison committee.
6. The Washington Home will support the Sidwell Friends BZA application.

Agreed this 14th day of June, 2004.

Sidwell Friends School	The Washington Home
By: Michael Sexton	By: Amy Tucci
6/14/04	6/14/04