August 31, 2004

Mr. Geoffrey Griffis
Board of Zoning Adjustment
441 4th Street
Washington, D.C. 20001

Dear Mr. Griffis:

I am writing with regard to BZA case number 17149.

I have attended a number of meetings on the Sidwell Friend School proposal to expand their facilities. I also attended the June 29, 2004 BZA hearing but was unable to stay to testify.

I am writing to tell you how disturbed I am by what I have seen of this process.

I attended a luncheon at Sidwell on June 9th. 2004. During this last community meeting, Mr. Saxenian briefed about 8 neighbors on the Sidwell plans. I came away from the meeting completely assured that what we had been told was what would happen. We were given a bound booklet and I am including this for you.

The difference between what we were told on June 9th and what Sidwell presented just 20 days later at the June 29th hearing has important, negative changes which I oppose. I am also upset by Sidwell misleading a group of neighbors, presenting one set of proposals and then 3 weeks later presenting another set to the BZA.

Look at the booklet for drawings of the garage, pages 11 and 12. You see the design from on high, not how we as neighbors and others will see it as we drive down Wisconsin Avenue. Where is the wonderful green and open space that currently exists and is so importance to break up the walls along Wisconsin?

I saw a few drawings of the garage very briefly on June 29th and have no copy to review. What I did see seemed to be terribly intrusive. How will this impact the view of the Highlands House, a beloved historic structure? What will the garage look like from the Highlands House? How will this change the green and open space along Wisconsin Avenue? Are they really going to build a part of this building right up against the sidewalk?

BZA
Case No. 17149
Exhibit No. 86

Board of Zoning Adjustment
District of Columbia
CASE NO. 17149
EXHIBIT NO. 86

Look at the booklet for drawings of the Middle School on pages 15 and 16. The first one is the same misleading one they have been showing since April. The artist greatly minimizes the height of the 12 foot slope, suggests there is a huge area for plantings and shows the building stopping at the existing large tree- which is totally inaccurate, since it will extended well to the right of this tree.

Please compare these drawings of the Middle School and the ones you saw on June 29th. Where are the 4 towers on the Middle School? Where is the new porch? What does the massing really look like? How high will this extension be over the neighborhood? It looks as if the extension will be a 60 foot high building with the towers. The new changes will only increase the already too massive building which looms over the existing neighborhood of established homes and institutions. I would have opposed the June 29th drawings if Sidwell had presented them to us at the June 9th luncheon.

Sidwell will be coming to the community to ask for support to secure funds to underwrite their huge expansion program. I am sure that when Sidwell seeks support from ANC 3C there will be strong neighborhood opposition. In the community review process, Sidwell has shown they are not a good or trustworthy neighbor and the community should not reward them with access to public, low interest rate monies.

Sidwell has asked you for a blanket approval for a concept, a master plan without details. The whole project will take ten years to build. Given the recent misleading representations by Sidwell, do not let them get away with this unacceptable process. Aren't they required to inform the neighbors of their plans? They say they have been working with the neighbors and are being responsive. This is not an accurate presentation of how they work with the neighbors.

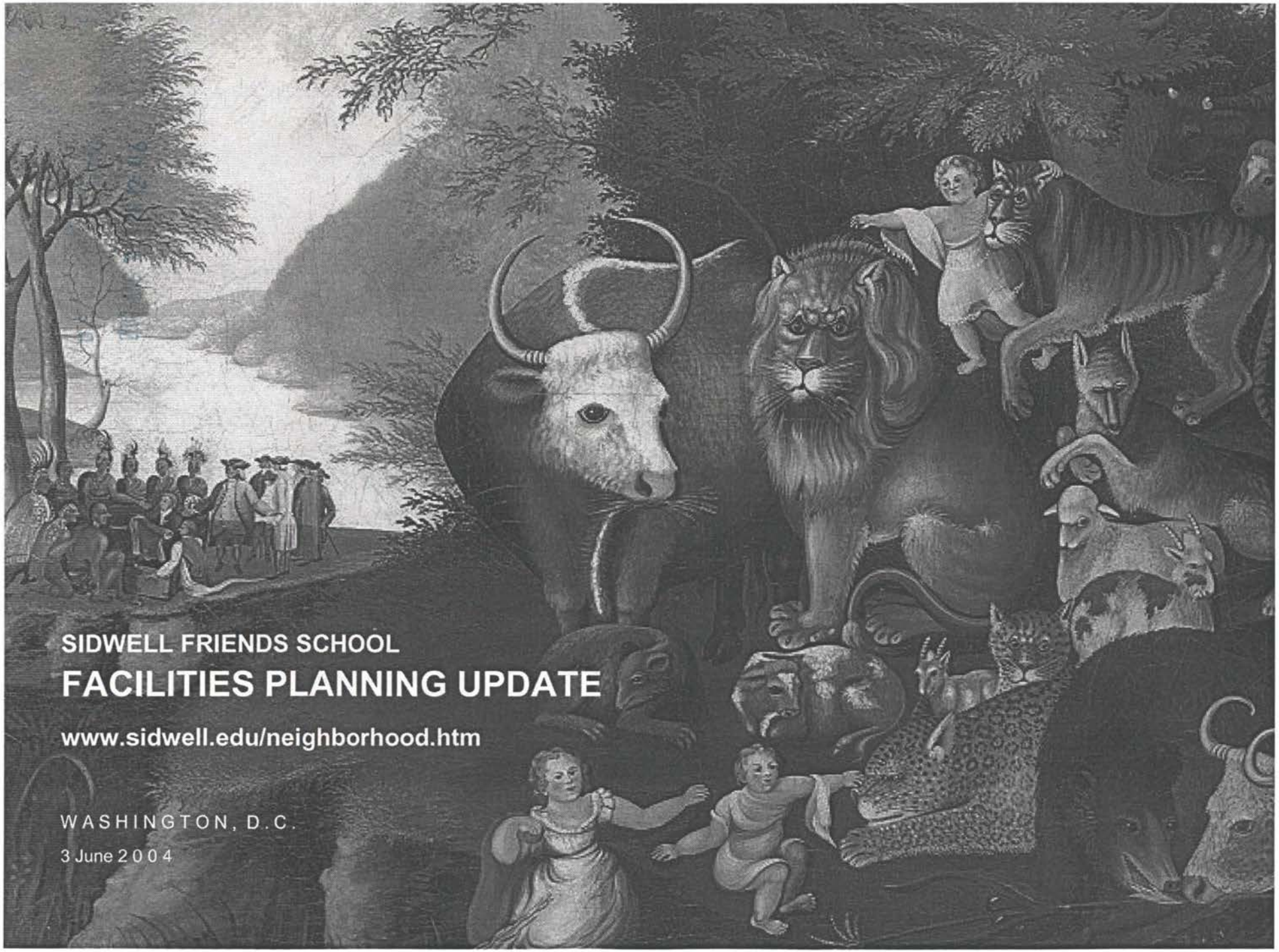
In short, the BZA should not permit this project to go forward until the community, the ANCs and the BZA can review the actual plans for each of the proposed buildings.

Cordially,

Patricia Alsop

Patricia Alsop
3520 Springland Lane
Washington, D.C. 20008

Copies to: Nancy MacWood, Karen Perry



SIDWELL FRIENDS SCHOOL

FACILITIES PLANNING UPDATE

www.sidwell.edu/neighborhood.htm

WASHINGTON, D.C.

3 June 2004

In the coming years the school plans to address deficiencies in its facilities on the Wisconsin Avenue campus by renovating and adding to its existing buildings. We have actively sought community input, and have developed a plan which we believe will enhance the neighborhood. It will do this by reducing traffic congestion, moving student parking onto the campus, augmenting campus aesthetics and green spaces, and we hope, making the school a leading school example nationally of environmental design.

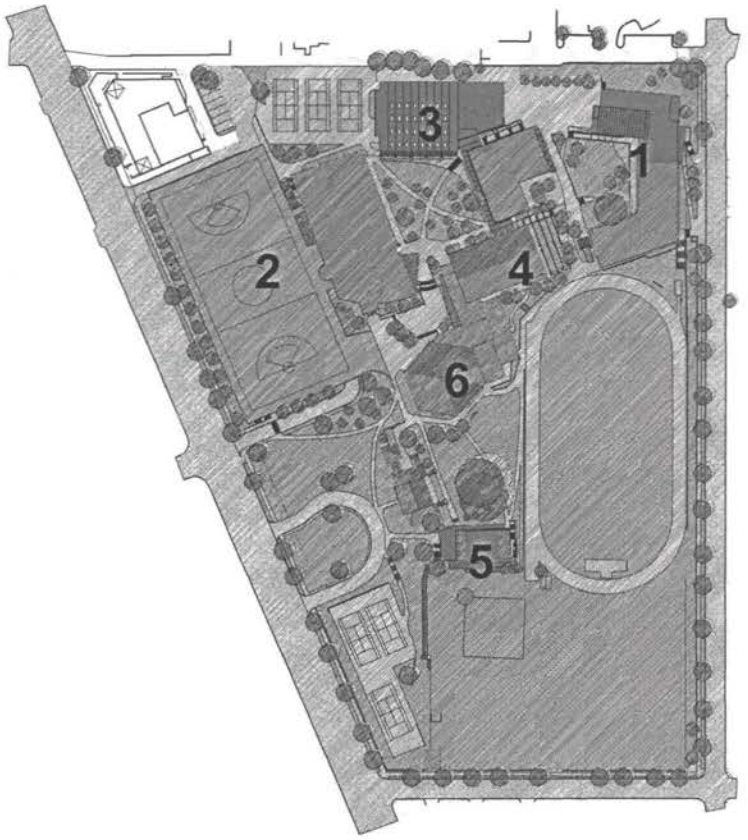
We invite you to review our process to date and our plans. Please feel free to contact me with any thoughts our concerns that you may have.

Mike Saxenian
Assistant Head of School and
Chief Financial Officer
202 537 8120
saxenianm@sidwell.edu
www.sidwell.edu/neighborhood.htm

Welcome

The proposed Project includes:

- the renovation and expansion of the Zavitz Middle School;
- the construction of the parking/traffic-management/playing field structure to enhance vehicular circulation and parking, to improve traffic handling, safety and environmental sustainability, to accommodate student parking on campus, and to enlarge an athletic field;
- the expansion of athletic facilities to provide additional court and fitness space for physical education and athletics and to integrate locker rooms and bathrooms with gym spaces;
- the addition of arts teaching spaces in the lower level of Kenworthy Gym without adding to the footprint;
- the construction of a Quaker Meeting House to provide an appropriate environment for worship;
- the partial renovation of the Kogod Arts Center to improve instructional space;
- the development of landscaping to enrich the campus and the borders of the property; and
- the application of cutting edge "green" design.



Project Overview

The Project will strengthen Sidwell Friends' educational program while offering benefits to the surrounding community. The traffic management structure and new transportation policies will shift traffic from 37th Street, N.W., to Wisconsin Avenue, N.W., where use of signalized intersections and on-campus queuing will reduce Wisconsin Avenue congestion. The addition of new parking spaces and the prohibition on student parking in restricted street spaces will significantly reduce use of on-street parking.

The Project will also utilize "green" architecture and sustainable design, creating an environmentally-friendly campus. The School expects to become a national leader among schools in the integration of environmental design with an environmental curriculum. It will seek a "Platinum" LEED certification for the Middle School building—the highest recognized environmental certification standard—from the US Green Building Council. Most of the campus perimeter will be unaffected by the Project except for aesthetic upgrades that result from enhanced landscaping and architectural detailing. Many existing green spaces on campus will be preserved and enhanced and total green space will increase when parking is moved below an athletic field.

Benefits

- The school has sought input from its neighbors in a process dating back two years which has included dozens of meetings with residents, institutions and government agencies

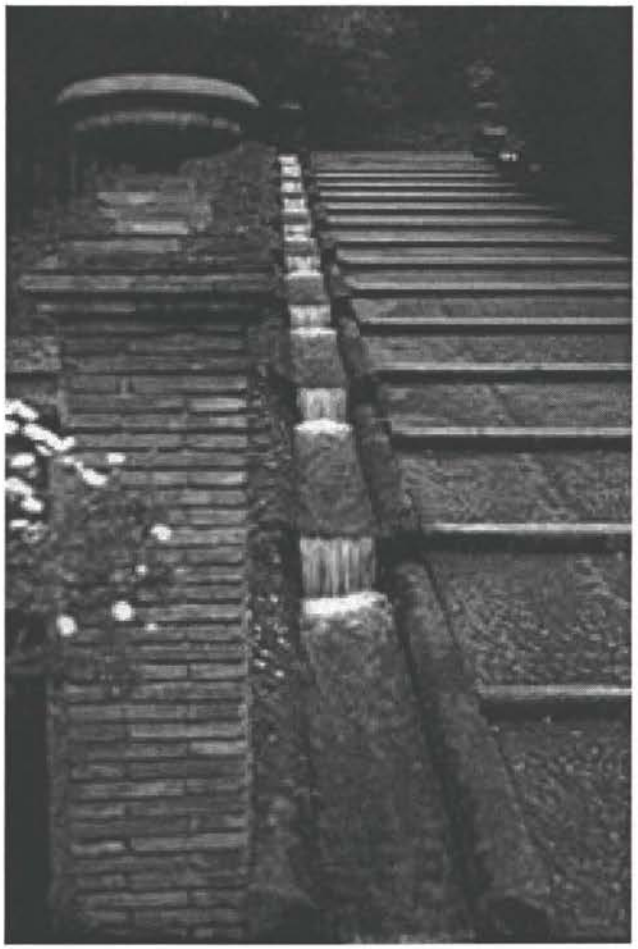
- These meetings have been widely announced though list serves, mailings to nearby neighbors and all members of ANC 3C05 and 3C06, and 3F01 and 3F08 (3,500 pieces total) and advertisements in the Northwest Current newspaper, among other means



Outreach

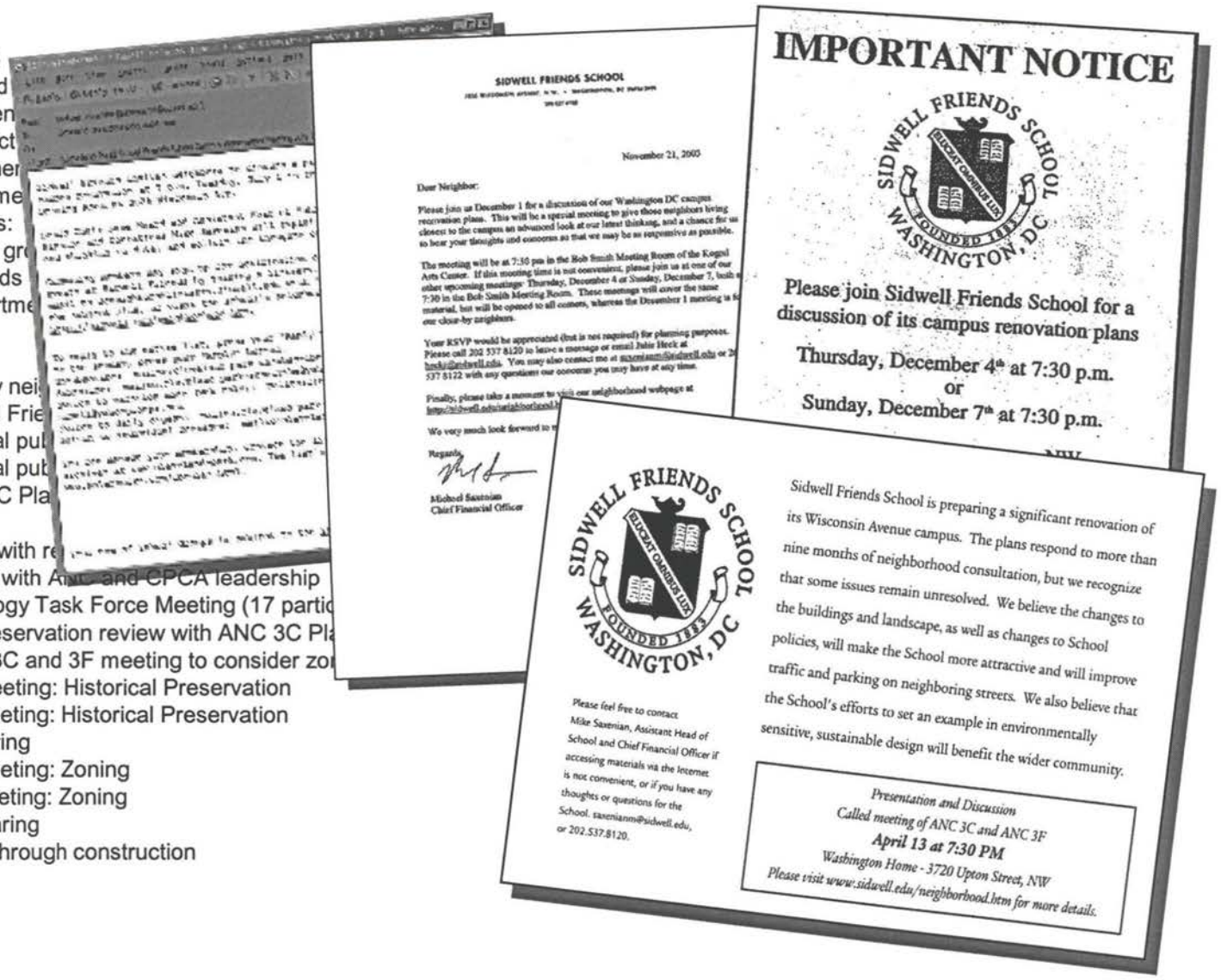
In response to neighbor suggestions:

- Elimination of proposed entry on 37th Street, reduced drop-off and pick-up on 37th Street
- Construction management plan developed in concert with ANCs and neighbors
- Concentrated vehicular circulation on Wisconsin Avenue
- On-site parking increased from 192 to 328 spaces—by adding an additional level to the garage--in order to locate student and employee parking on-campus
- Green roofs and other state of the art water management systems



The Current Plan Responds to Neighbors

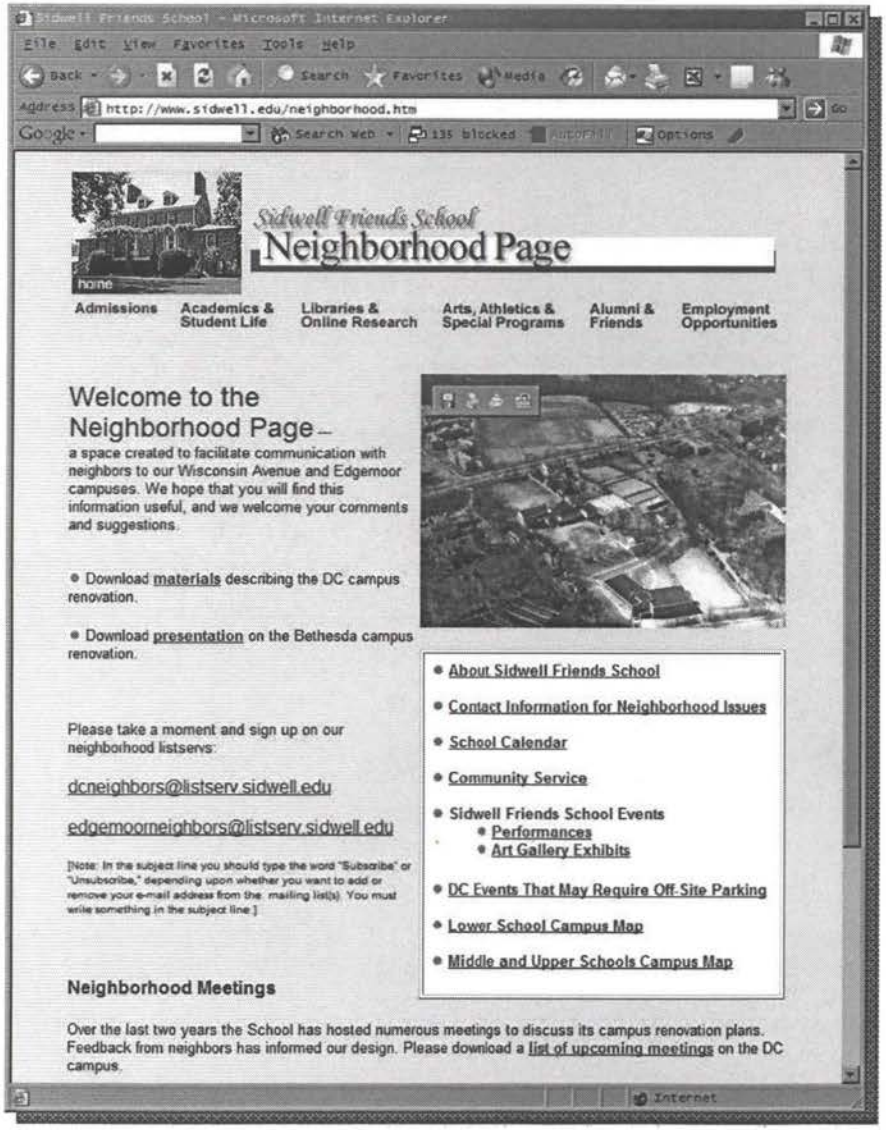
- Meetings through Fall 2003
  - ANC 3C Planning and
  - Council-members Men
  - Single Member District
  - ANC 3C Commissioner
  - Summer 2003 open me
  - Institutional neighbors:
  - Individuals and small gr
  - Internal Sidwell Friends
  - Transportation Departme
  - Planning Office
- December 2003 Meetings
  - December 1: Nearby nei
  - December 3: Sidwell Frie
  - December 4: General pul
  - December 7: General pub
  - December 8: ANC 3C Pla
- 2004 and beyond
  - Meetings as needed with re
  - February 2: Meeting with A[illegible] and CPCA leadership
  - February 25: Hydrology Task Force Meeting (17 partic
  - April 5: Historical preservation review with ANC 3C Pl
  - April 13: Joint ANC 3C and 3F meeting to consider zo
  - April 19: ANC 3C Meeting: Historical Preservation
  - April 19: ANC 3F Meeting: Historical Preservation
  - April 22: HPRB Hearing
  - May 17: ANC 3C Meeting: Zoning
  - May 17: ANC 3F Meeting: Zoning
  - June 15: Zoning Hearing
- Ongoing regular meetings through construction
  - TBD: Meeting
  - TBD: Meeting
  - TBD: Meeting
  - Etc.

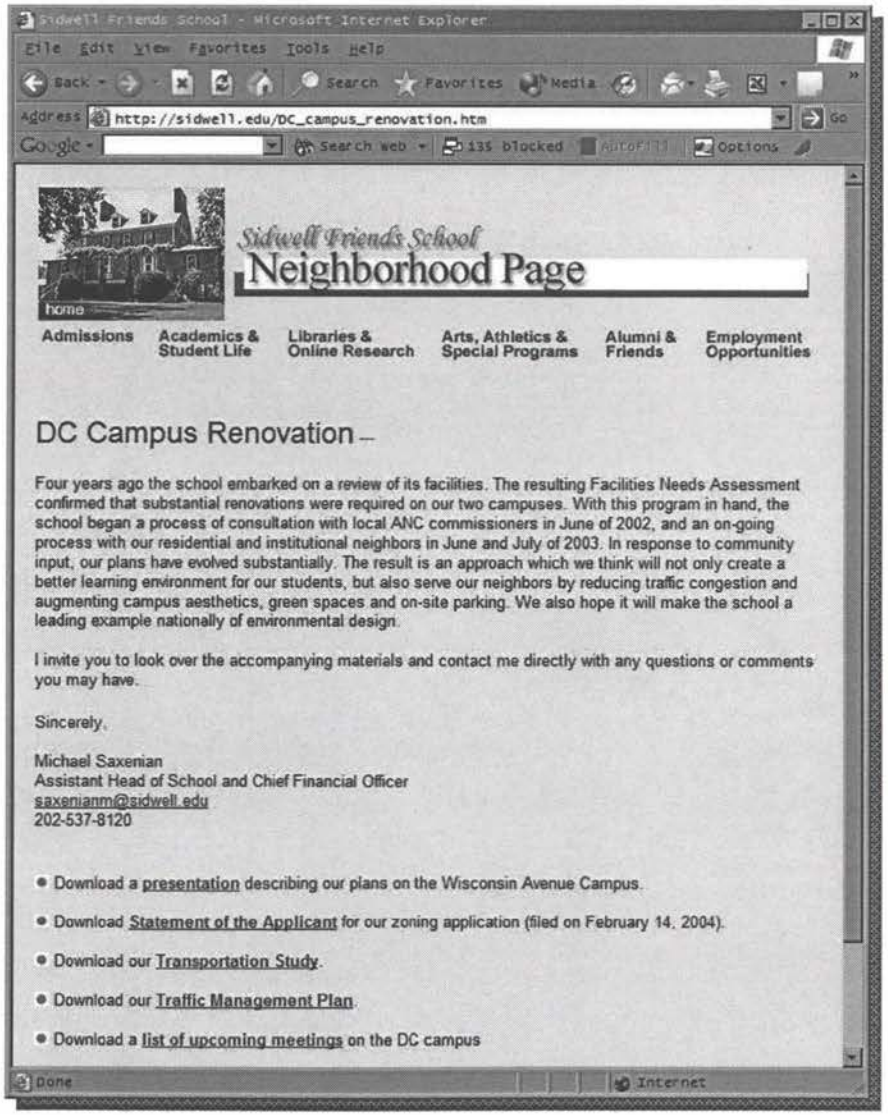


http://www.sidwell.edu/neighborhood.htm

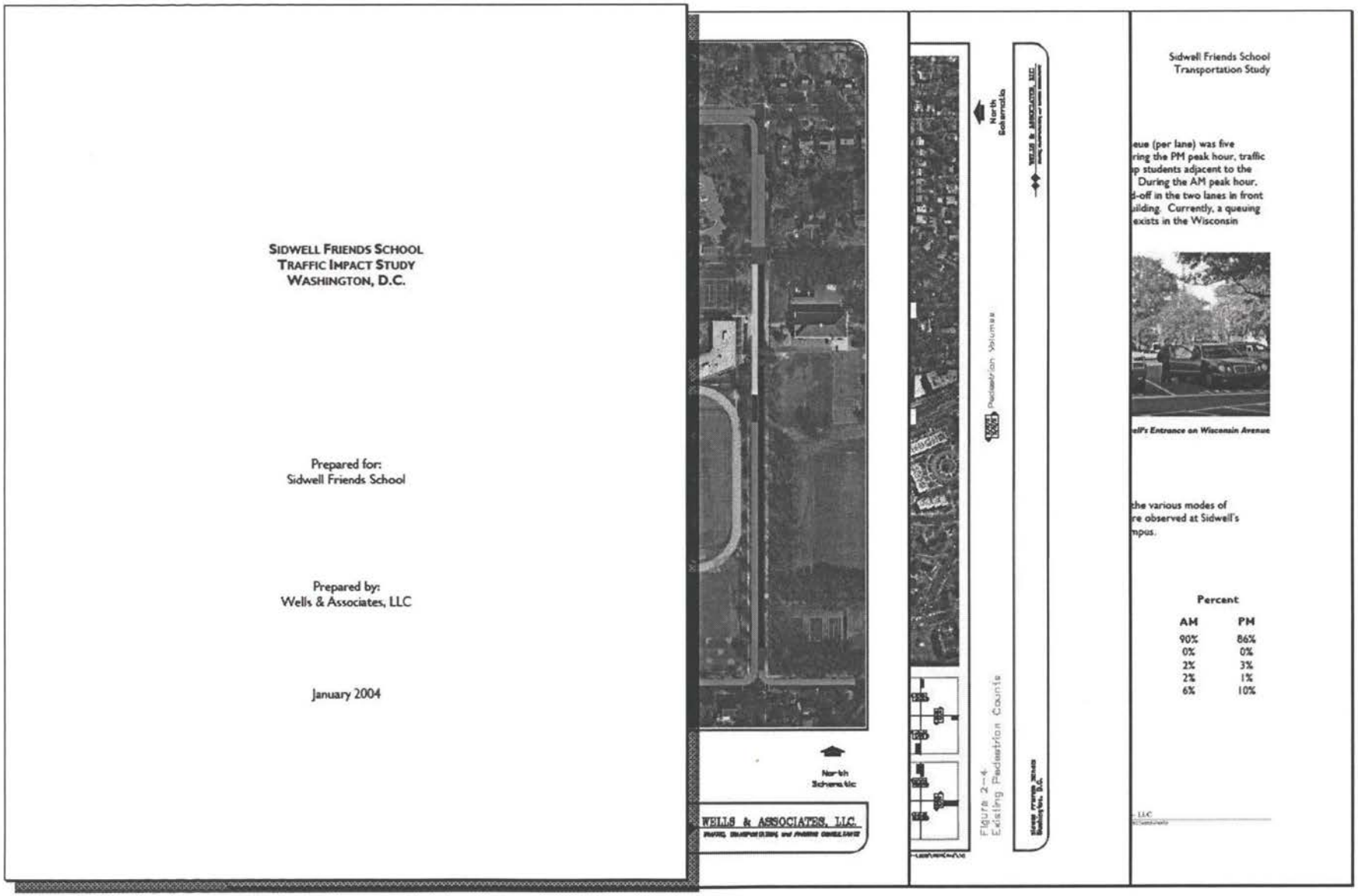
http://www.sidwell.edu/DC_campus_renovation.htm

Outreach for Community Input (partial list of meetings and announcements)

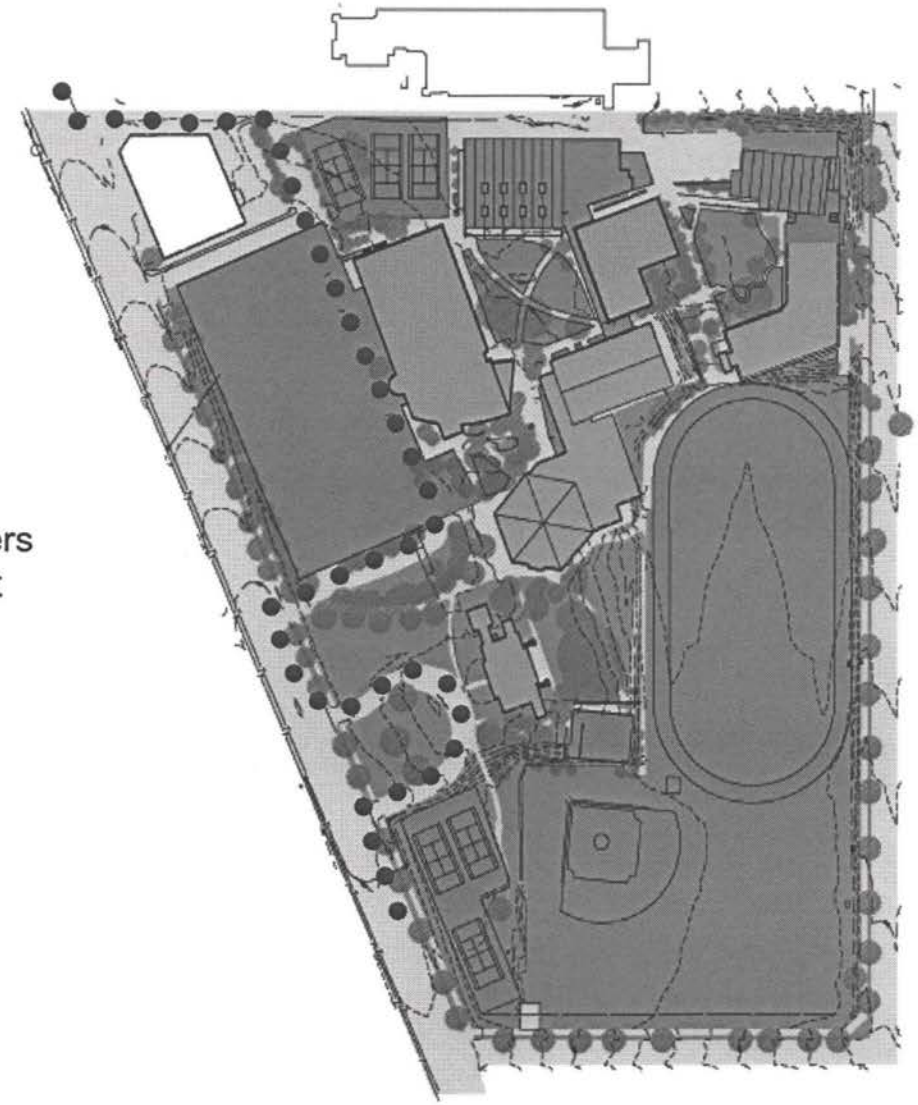




School's Website Informs Neighbors



Examples include the Traffic Impact Study

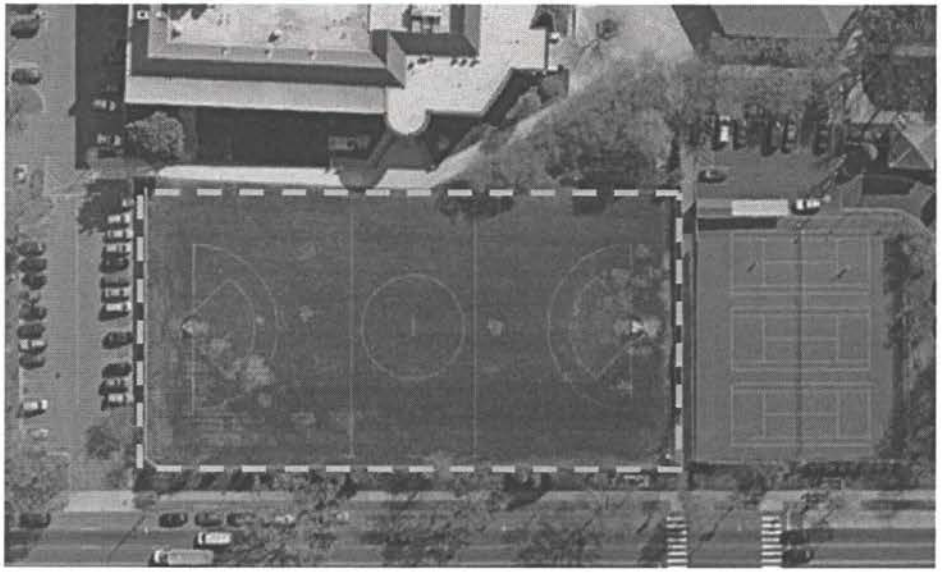


Vehicular Management

•Main student drop-off and pick-up traffic enters and leaves at traffic signals at Rodman Street and between Fannie Mae and the post office

•Increased on-campus drop-off queuing

•Vehicles on campus restricted to Wisconsin Avenue edge

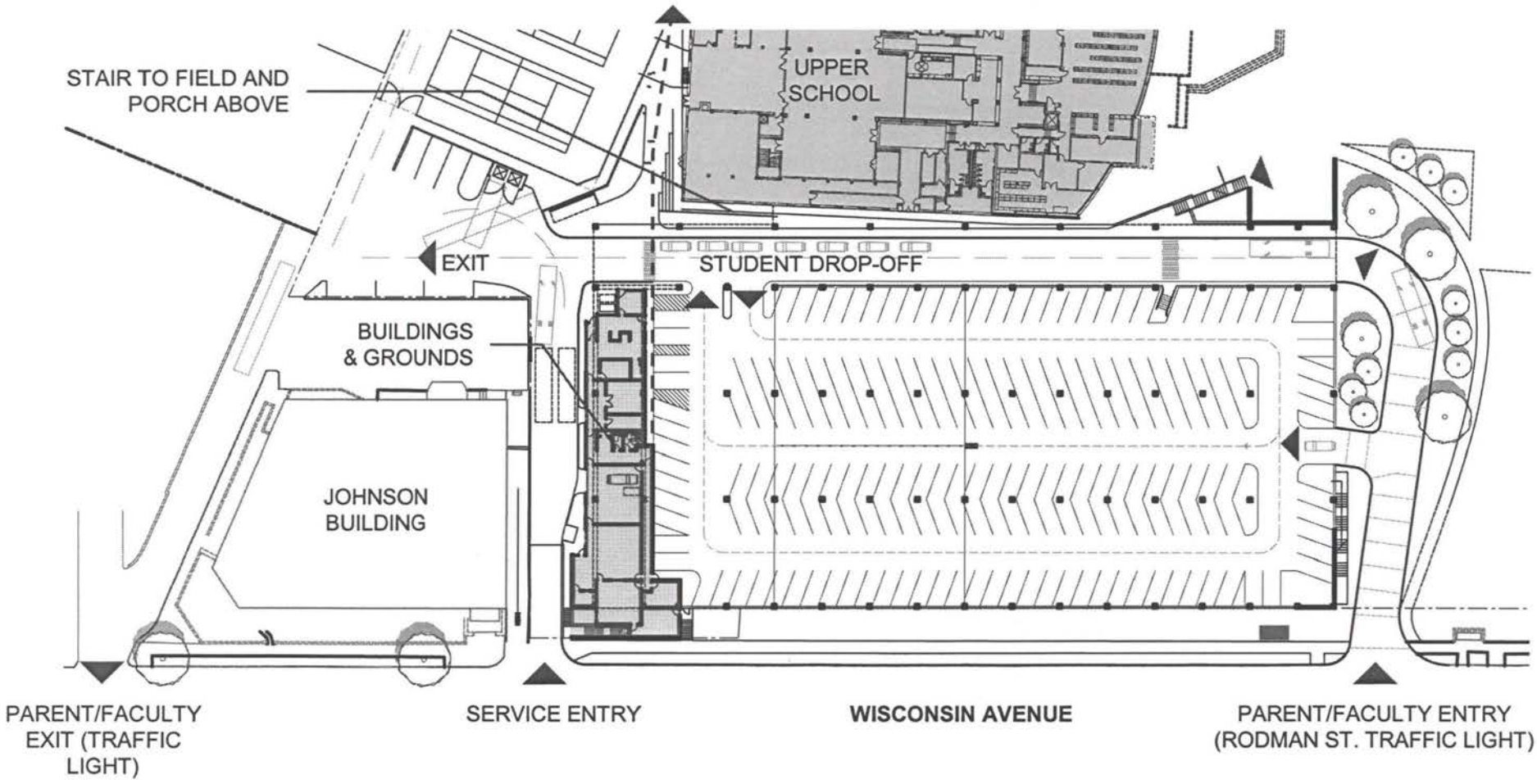


EXISTING CONDITIONS



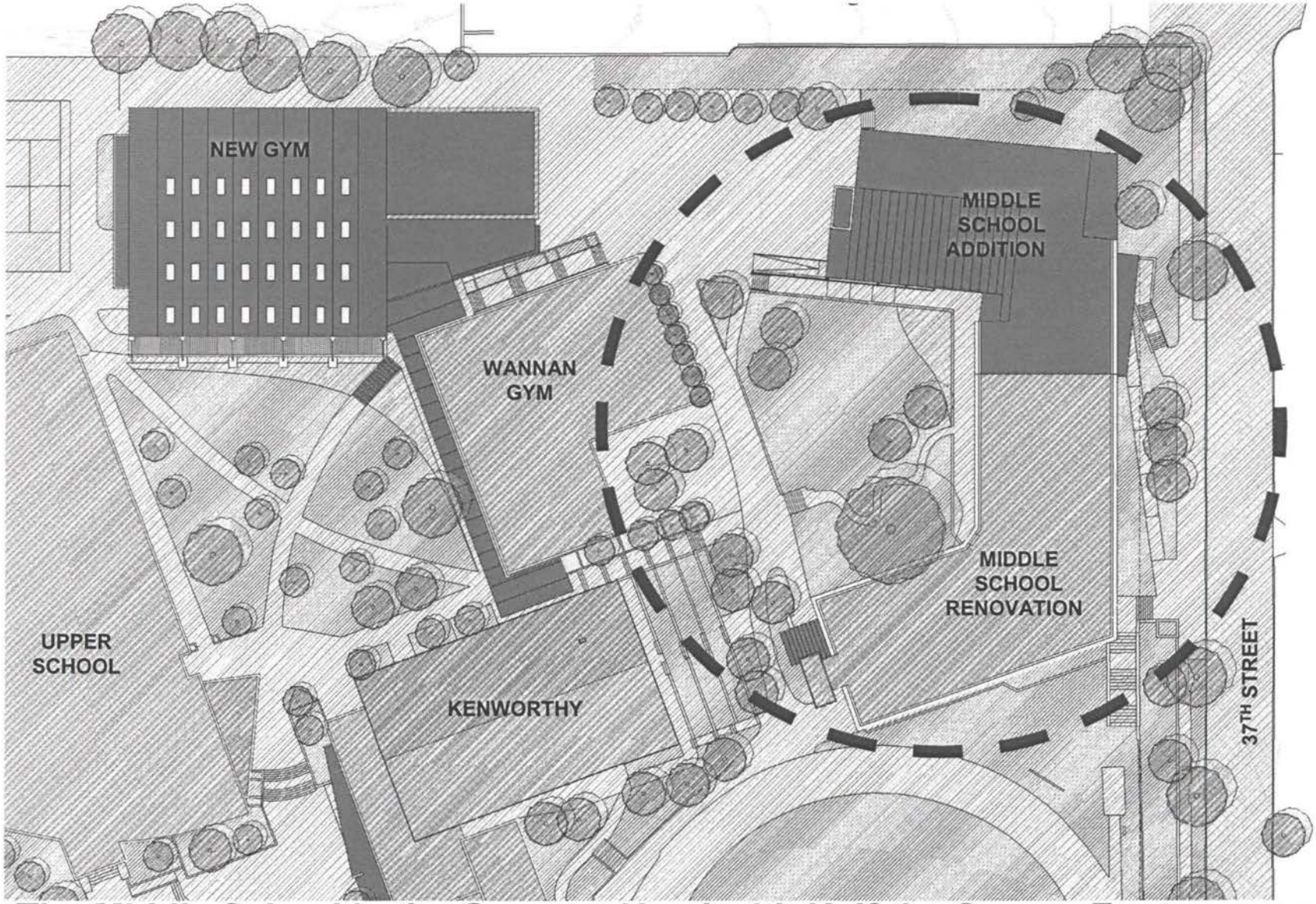
PROPOSED FIELD WITH VEHICLES BELOW

- Improves vehicular and pedestrian safety
- Improves traffic flow
- On-site parking increased from 196 to 328 spaces, providing ample parking for students, employees and visitors
- Manages storm water/petroleum run-off
- Creates more pedestrian oriented campus
- Improves campus aesthetics
- Provides regulation sized athletic field



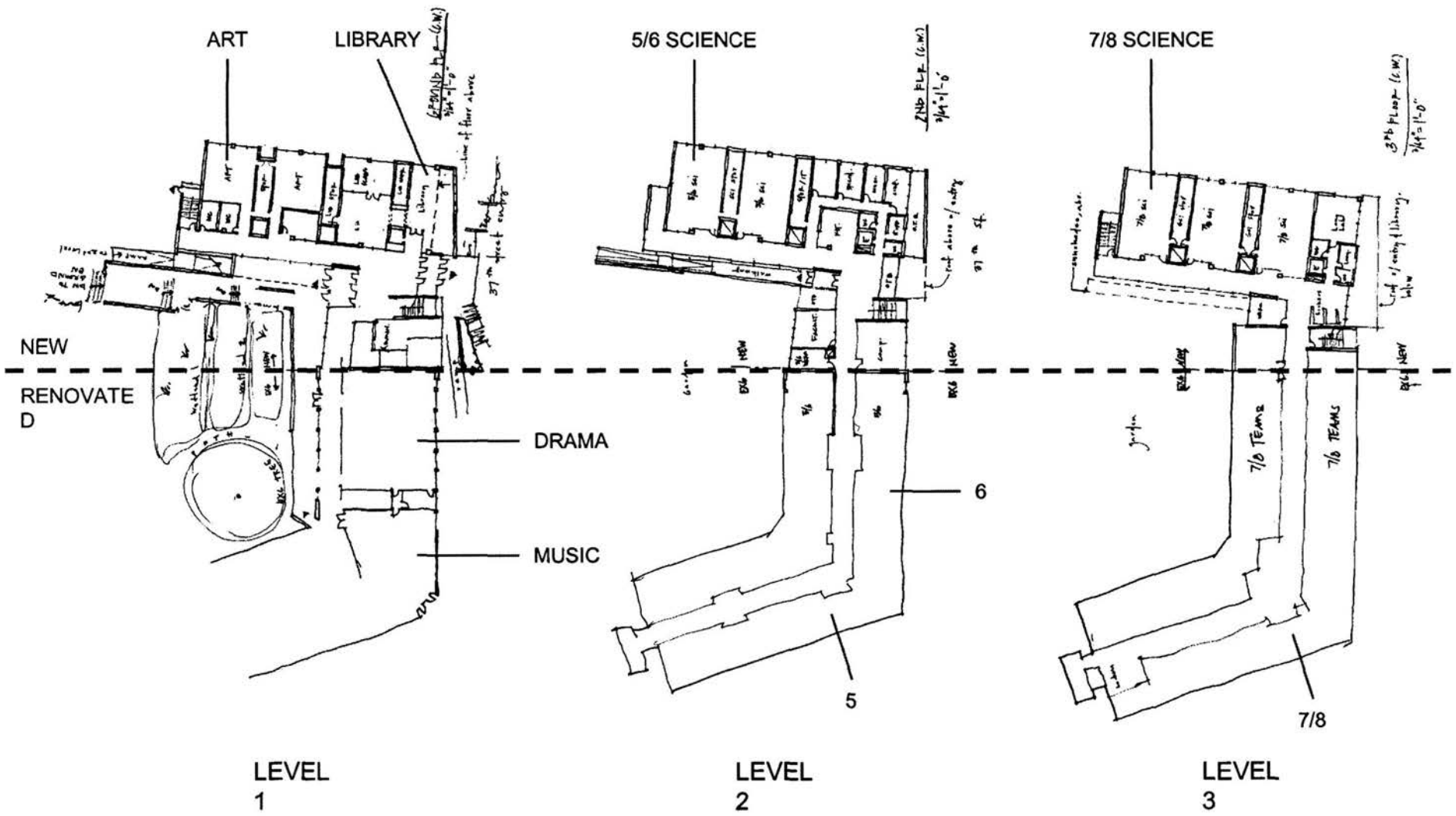
PARKING LEVEL

NOT TO SCALE



The Middle School is the Greatest Need with Half the Square Footage per Student of Other Independent Schools

NOT TO SCALE



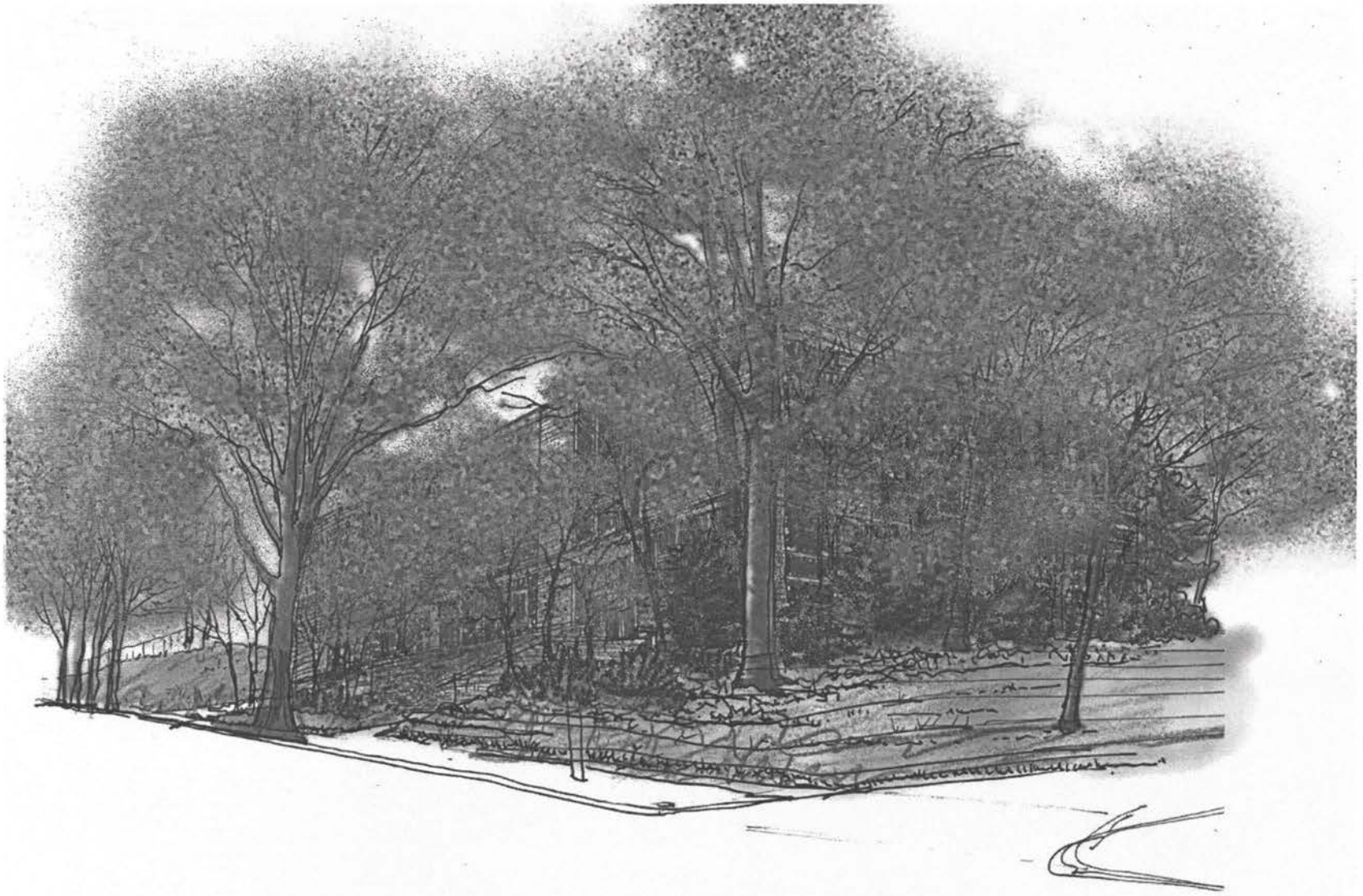
Middle School Addition Responds to Curricular Changes





- Wood siding will soften the building's presentation
- Existing mansard roof will be replaced, improving overall building aesthetics and integrating existing building with new addition
- North edge of addition pulled back to accommodate teaching garden
- Mature trees retained where possible
- Extensive new plantings

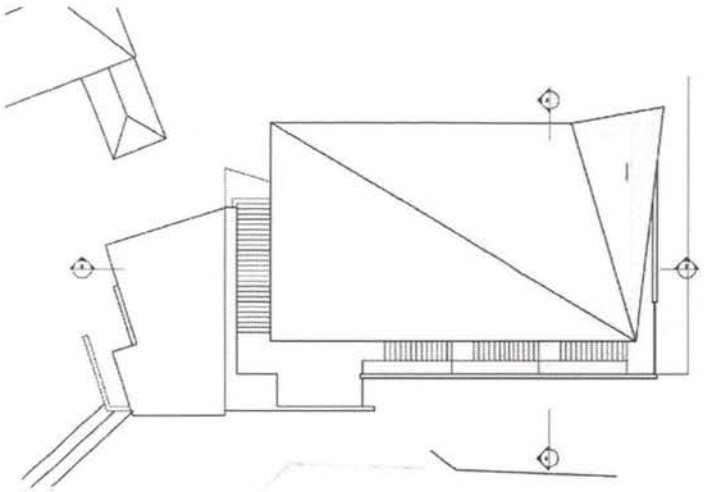
Middle School Presents Well to 37th Street (Spring View on Right)



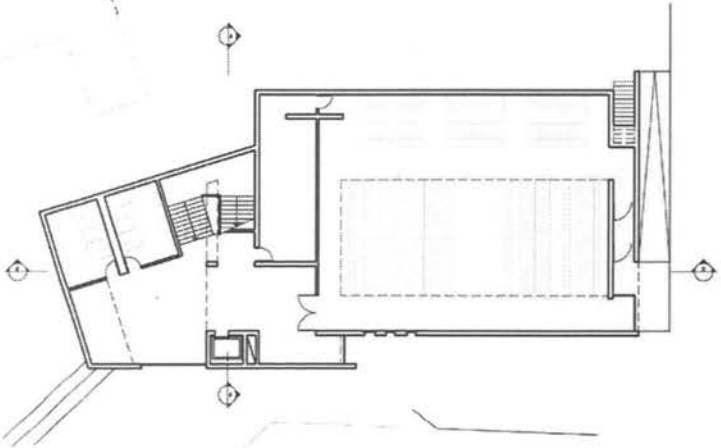
Summer View of Middle School



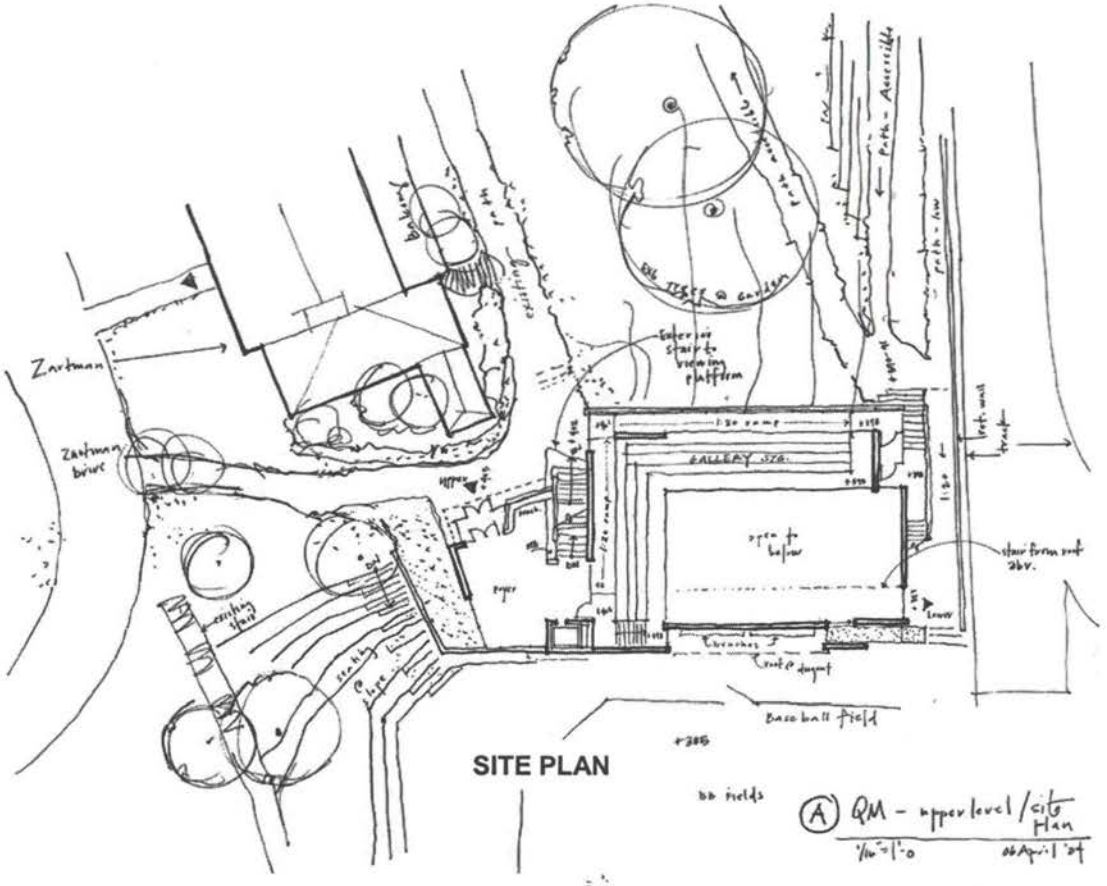
The Quaker Meetinghouse Relates to and Defers to Zartman House



ROOF PLAN



LOWER LEVEL PLAN

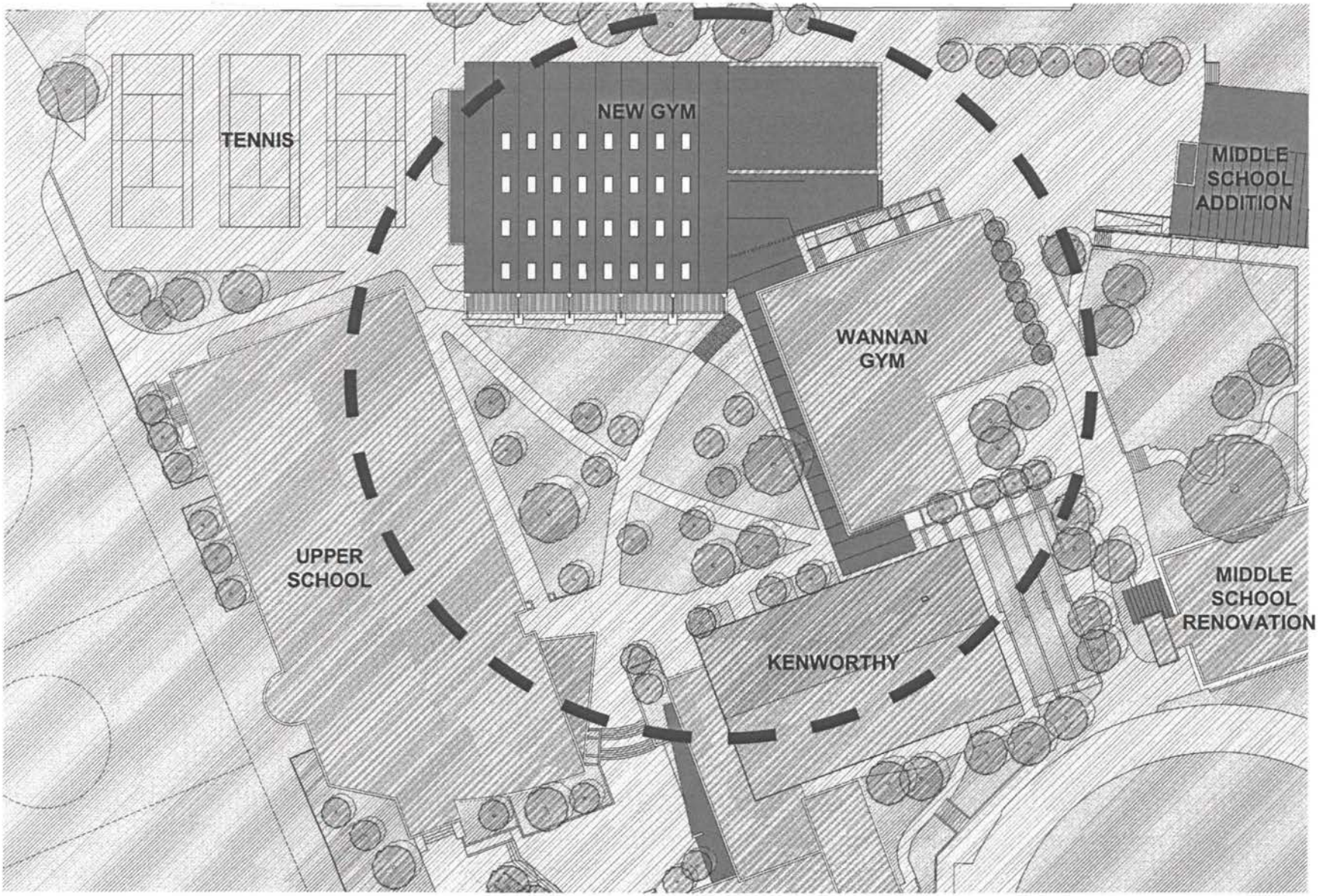


SITE PLAN



ZARTMAN GARDEN FROM FIELDS

Quaker Meeting House Defers to Zartman House



ARTS AND ATHLETICS

NOT TO SCALE

- Encourage carpooling and the use of public transportation
- Limit 37th Street drop-off/pick-up to cars with 5th and 6th graders (1/6th of total students)
- Augment existing on-campus parking
- Bike lockers
- Education on transportation alternatives
- Call out traffic policies in enrollment contract



- Draw traffic from 37th Street with improved traffic flow on Wisconsin Avenue
  - Entrance and exit at intersections with traffic signals
  - Enhanced on-site queuing
  - Signal phasing for south-bound left turns
  - Covered drop-off/pick-up area for inclement weather
- Prohibit student parking in restricted on-street spaces and spaces in residential blocks

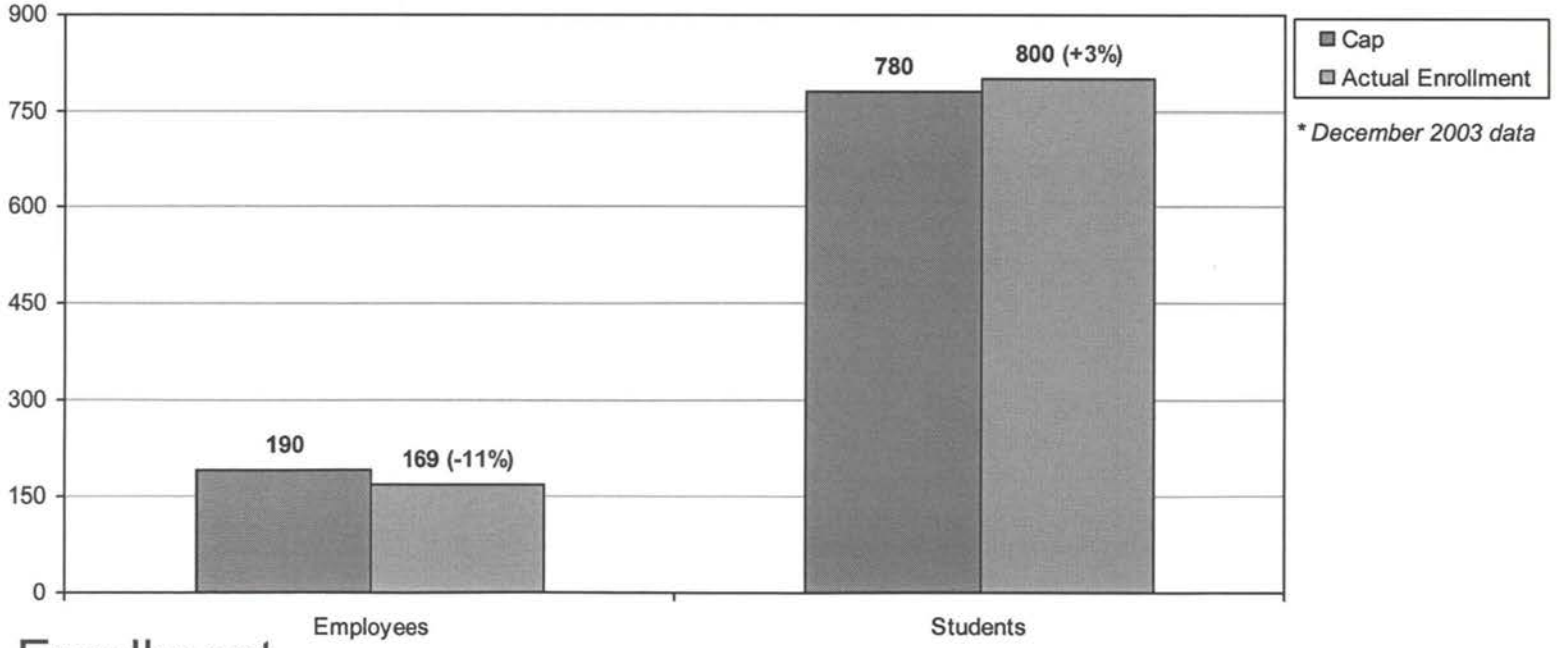
The School Proposes a Broad Set of Transportation Solutions

- Metrocheck program to encourage transit use
- Enhanced shuttle service from LS campus
- Enforcement of 37th Street traffic policies
- Phasing with Hearst School of release time
- Visitor buses moved on-campus
- Subsidized metro tickets



School has already taken steps to address traffic issues

- 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 to offset student impacts.
- The school erred in exceeding its cap, and apologizes to its neighbors.
- 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 on the parking garage.



Enrollment

- Use Wisconsin Avenue for construction access
- Building parking/traffic structure first allows staging to occur in existing parking lots
- Minimal construction activity from 37th Street
- No contractor parking or dumpsters on 37th Street
- Regular meetings with neighbors to monitor process



Please see construction management plan at www.sidwell.edu/neighborhood.htm

Plans Seek to Minimize Construction Impacts



Thoughtful Design Reflects School's Connection to Community



KIERANTIMBERLAKE ASSOCIATES LLP

Architects & Planners

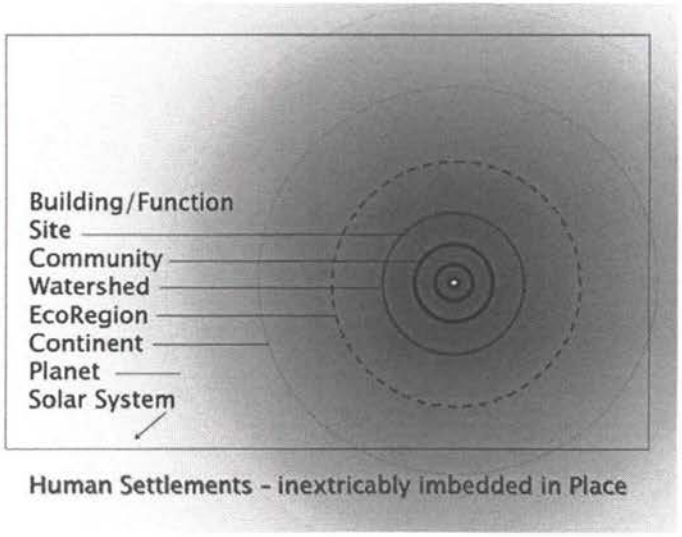
•Innovative planning and design experience with independent schools, colleges, and universities



ANDROPOGON ASSOCIATES, LTD.

Landscape Architects & Planners

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



NATURAL LOGIC

Environmental Design Consultants

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

Our Choice of Design Team Reflects our Commitment to the Outcome

Simple sustainable strategies are incorporated throughout the project design

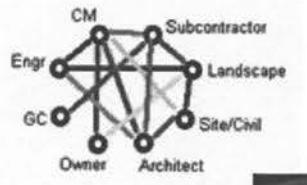
- Minimize the impact of development on the site.
- Responsibly manage and recycle storm water and building waste water.
- Save energy first – optimize building performance through siting, orientation and high quality building design. Use energy modeling.
- Select most efficient equipment and systems.
- 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.



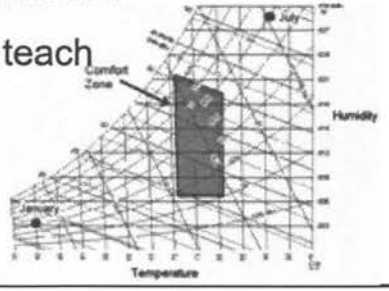








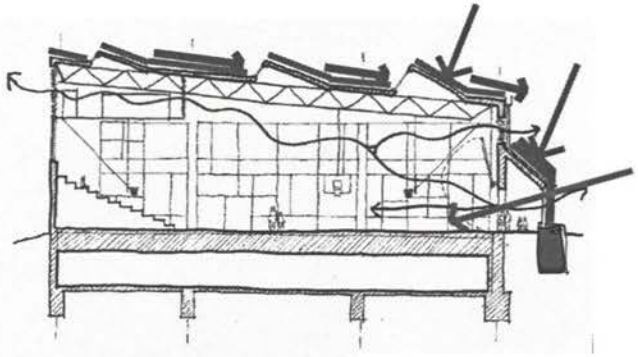




BASIC SUSTAINABLE DESIGN STRATEGIES

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)



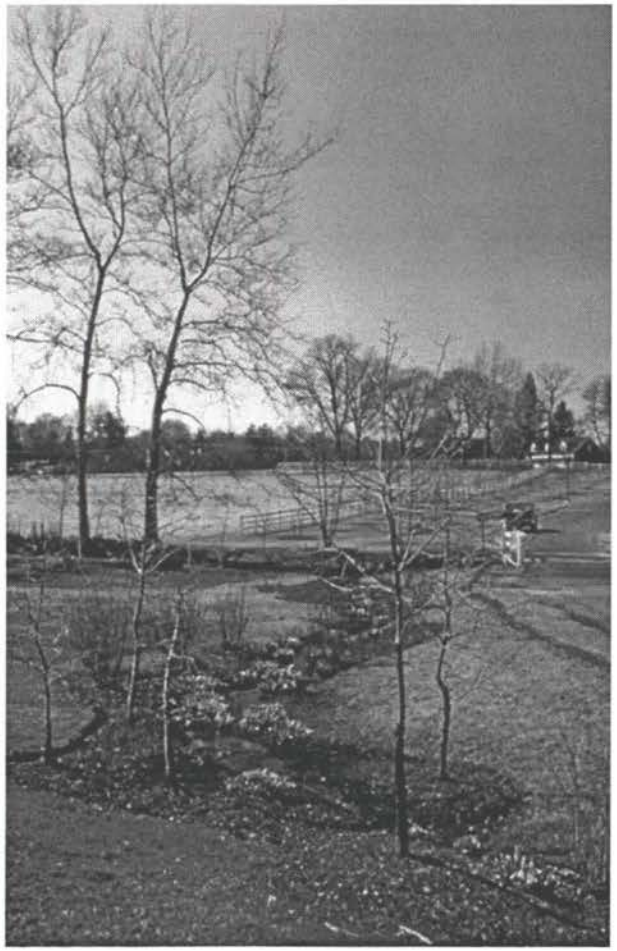


Signature strategies incur larger first costs and longer, if not indefinite, payback, but may be considered critical to curriculum or stewardship.

- Constructed wetland
- Solar panels



SIGNATURE SUSTAINABLE DESIGN STRATEGIES



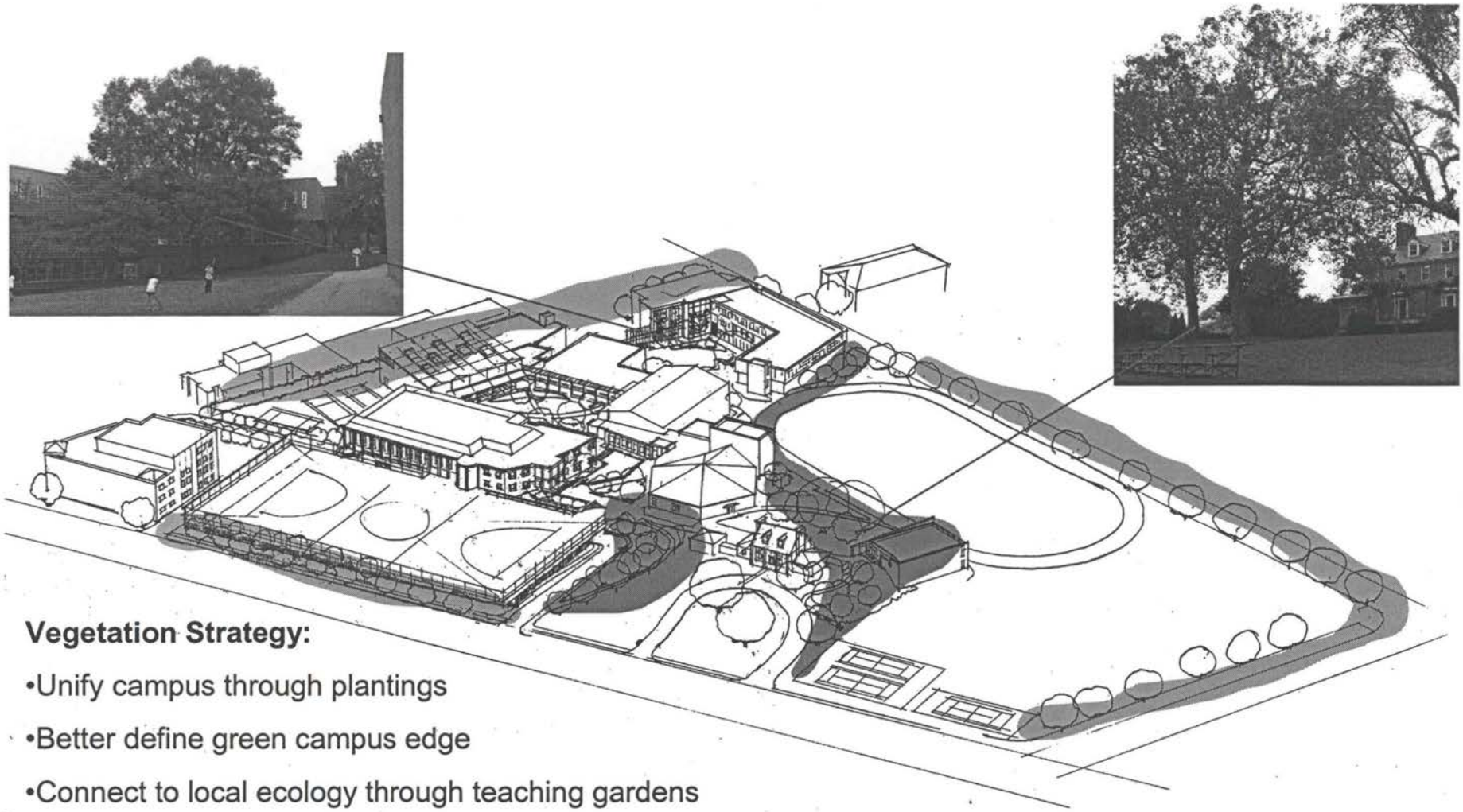
- Temporary storage of storm water runoff below pavement or lawn (detention / infiltration).
- Storage in pipes, clean stone or modular stacking units.
- Re-use rain water for irrigation and other uses
- Support natural hydrological cycle.
- Increase in total permeable surfaces to reduce runoff

Hydrology and Storm Water Management Contribute to Sustainable Design

- Local food sources
- Green building maintenance
- Transportation policy
- Curricular integration



Our New Facilities will form the Foundation for at Holistic Campus Approach



Vegetation Strategy:

- Unify campus through plantings
- Better define green campus edge
- Connect to local ecology through teaching gardens
- Replant steep slopes and transitional spaces
- Save key mature trees
- Integrate plantings with storm water strategies

Sustainable Landscaping Allows Buildings To Recede

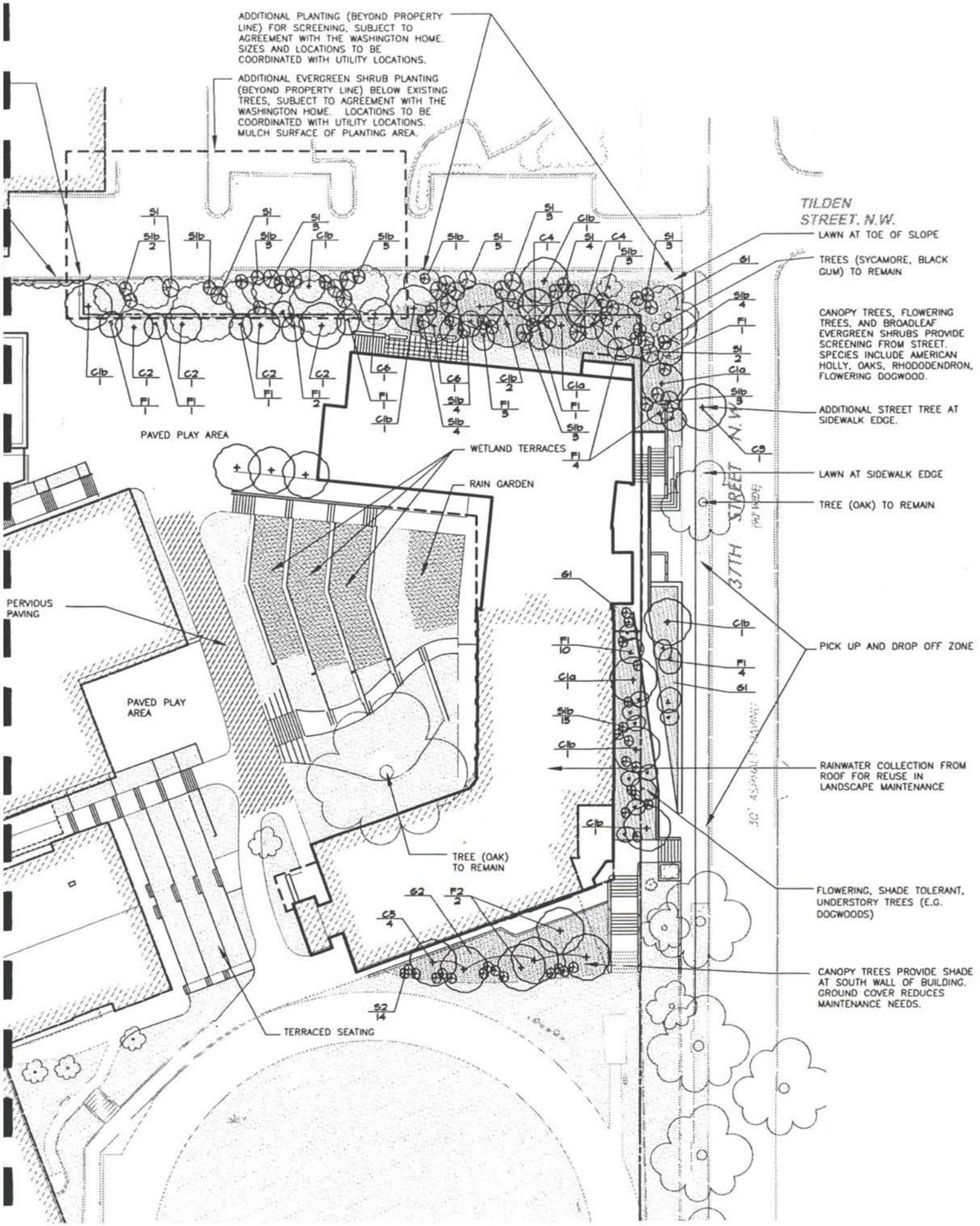
Thank you for reviewing our plans

Please feel free to contact me directly:

Michael Saxenian
Assistant Head of School and
Chief Financial Officer
202 537 8120
saxenianm@sidwell.edu

We would be happy to supply paper copies of this presentation to those without convenient computer access

Questions or Comments?


ADDITIONAL PLANTING (BEYOND PROPERTY LINE) FOR SCREENING, SUBJECT TO AGREEMENT WITH THE WASHINGTON HOME. SIZES AND LOCATIONS TO BE COORDINATED WITH UTILITY LOCATIONS.
ADDITIONAL EVERGREEN SHRUB PLANTING (BEYOND PROPERTY LINE) BELOW EXISTING TREES, SUBJECT TO AGREEMENT WITH THE WASHINGTON HOME. LOCATIONS TO BE COORDINATED WITH UTILITY LOCATIONS. MULCH SURFACE OF PLANTING AREA.
TILDEN STREET, N.W.
LAWN AT TOE OF SLOPE
TREES (SYCAMORE, BLACK GUM) TO REMAIN
CANOPY TREES, FLOWERING TREES, AND BROADLEAF EVERGREEN SHRUBS PROVIDE SCREENING FROM STREET. SPECIES INCLUDE AMERICAN HOLLY, OAKS, RHODODENDRON, FLOWERING DOGWOOD.
ADDITIONAL STREET TREE AT SIDEWALK EDGE.
PAVED PLAY AREA
WETLAND TERRACES
RAIN GARDEN
37TH STREET, N.W.
LAWN AT SIDEWALK EDGE
TREE (OAK) TO REMAIN
PERVIOUS PAVING
PAVED PLAY AREA
PICK UP AND DROP OFF ZONE
RAINWATER COLLECTION FROM ROOF FOR REUSE IN LANDSCAPE MAINTENANCE
TREE (OAK) TO REMAIN
FLOWERING, SHADE TOLERANT, UNDERSTORY TREES (E.G. DOGWOODS)
CANOPY TREES PROVIDE SHADE AT SOUTH WALL OF BUILDING. GROUND COVER REDUCES MAINTENANCE NEEDS.
TERRACED SEATING

Sidwell Friends School - Washington, DC

6/7/2004

PRELIMINARY PLANT SCHEDULE

Canopy Trees

KEY	QTY	Botanical Name	Common Name	SIZE	ROOT	REMARKS
C1a	3	Quercus alba	White Oak	3.5-4.5" cal.	B&B	
C1b	9	Quercus alba	White Oak	2-3.5" cal.		
		alt. Quercus coccinea	Scarlet Oak		B&B	if white oak not availab
		alt. Liquidambar styraciflua	Sweet Gum		B&B	mixed with white oaks
		alt. Liriodendron tulipifera	Tulip Poplar		B&B	mixed with white oaks
C2	4	Fagus grandifolia	American Beech	1.5-2" cal.	B&B	
		alt. Nyssa sylvatica	Black Gum		B&B	if beech not available
C3	1	Quercus coccinea	Scarlet Oak	2.5-3.5" cal.	B&B	street tree
C4	2	Ilex opaca	American Holly	4-6' high	B&B	
C5	4	Quercus coccinea	Scarlet Oak	2-2.5" cal.	B&B	
		alt. Nyssa sylvatica	Black Gum		B&B	if beech not available
C6	2	Carya sp.	Hickory	48" high	potted	

Understory Trees

KEY	QTY	Botanical Name	Common Name	SIZE	ROOT	REMARKS
F1	29	Cornus florida	Flowering Dogwood	5-6' high	B&B	
		alt. Carpinus caroliniana	American Hornbeam		B&B	mixed with dogwood
		alt. Chionanthus virginicus	Fringetree		B&B	mixed with dogwood
F2	2	Sassafras albidum	Sassafras	5-6 ft high	B&B	

Shrubs

KEY	QTY	Botanical Name	Common Name	SIZE	ROOT	REMARKS
S1	24	Rhododendron maximum	Rhododendron	36-48" high	potted	
S1b	41	Rhododendron maximum	Rhododendron	24-36" high	potted	
		alt. Rhododendron calendulaceum	Flame Azalea		potted	mixed with Rhodos
		alt. Kalmia latifolia	Mountain Laurel		potted	mixed with Rhodos
S2	14	Kalmia latifolia	Mountain Laurel	24-36" high	potted	
		alt. Rhododendron calendulaceum	Flame Azalea		potted	mixed with Mtn. Laurel

Perennials/ Herbaceous

KEY	QTY	Botanical Name	Common Name	SIZE	ROOT	REMARKS
G1		Shade Mix:				12" spacing
		Athyrium filix-femina	Lady Fern		bare root	
		Dryopteris filix-mas	Male Fern		bare root	
		Heuchera american	Alum root	2"	plug	
		Podophyllum peltatum.	Mayapple	2"	plug	
		Polygonatum officianale	Solomon's Seal	2"	plug	
		Polystichum acrostichoides	Christmas Fern		bare root	
		Tiarella cordifolia	Foam Flower	2"	plug	
G2		Sun Mix:				12" spacing
		Dennstaedtia punctilobula	Hayscented Fern	2"	plug	
		Schizachrium schoparium	Little Bluestem		seed	
		Bouteloua curtipendula	Side Oats Gramma		seed	
V1		Campsis radicans	Trumpet vine	24"	potted	2-year