

# Facilities Planning at Sidwell Friends School

Edgemoor Lane Campus

October 29, 2004

Sidwell Friends School 1

# Contact Information

Mike Saxenian

Assistant Head of School and  
Chief Financial Officer

202 537 8120

[saxenianm@sidwell.edu](mailto:saxenianm@sidwell.edu)

[www.sidwell.edu/neighborhood.htm](http://www.sidwell.edu/neighborhood.htm)

# Snapshot of Sidwell Friends School

- 1093 students, PK through 12, on two campuses
- Strong demand: Seven applicants per spot
- 14% of tuition committed to financial aid
- 20% of students receive \$3.16 million in aid
- 37% of students are people of color
- Commitment to Quaker values
  - Stewardship of the environment
  - Giving back to the local community through community service

# Why we are Renovating our Lower School Campus

- **Over-programmed multi-purpose room drives academic schedule**
  - Uses currently include PE, dining, theatre and general assembly
- **More complex lower program requires additional classroom space**
  - Spanish has no classroom
  - Computer Sciences uses substandard space in meetinghouse basement
- **Create a safer, more functional campus**
  - Create a safe new play area bounded by buildings
  - Easy supervision from PE offices at NW corner of gym
  - Elimination of motor vehicles crossing play spaces

# Planned Changes

## **Edgemoor Lane Campus**

- New PE Facility
- Two New Classrooms in Groome Building
- Groome Building Renovation
- Sustainable design

## **Note on Illustrations**

The diagrams that follow are meant to be illustrative, rather than final renditions. For example, this updated presentation includes a smaller gym that responds to the suggestions of our immediate neighbors. We have also shifted the gym away from Beverly Road. We will do our best to communicate these changes as they occur, and will continue to seek input.



## Lower School Project

October 29, 2004

Sidwell Friends School 6

Science / Art / Music Building

Groome Building

Second Floor addition (above existing classrooms)



Manor House

Bethesda Friends Meeting House

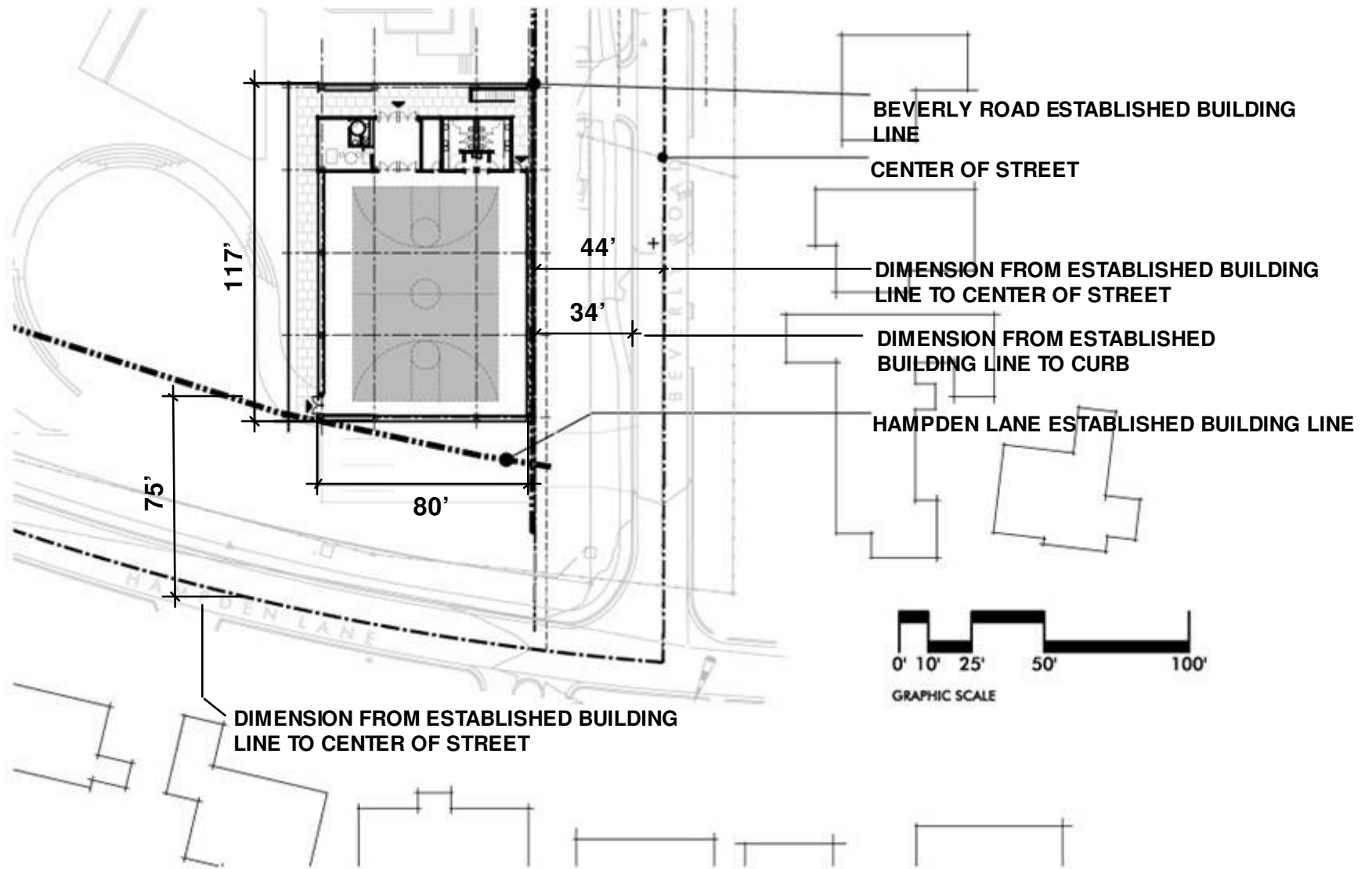
New P.E. Facility (parking below)

Previous P.E. Facility Footprint

## Evolution of P.E. Facility Size

October 29, 2004

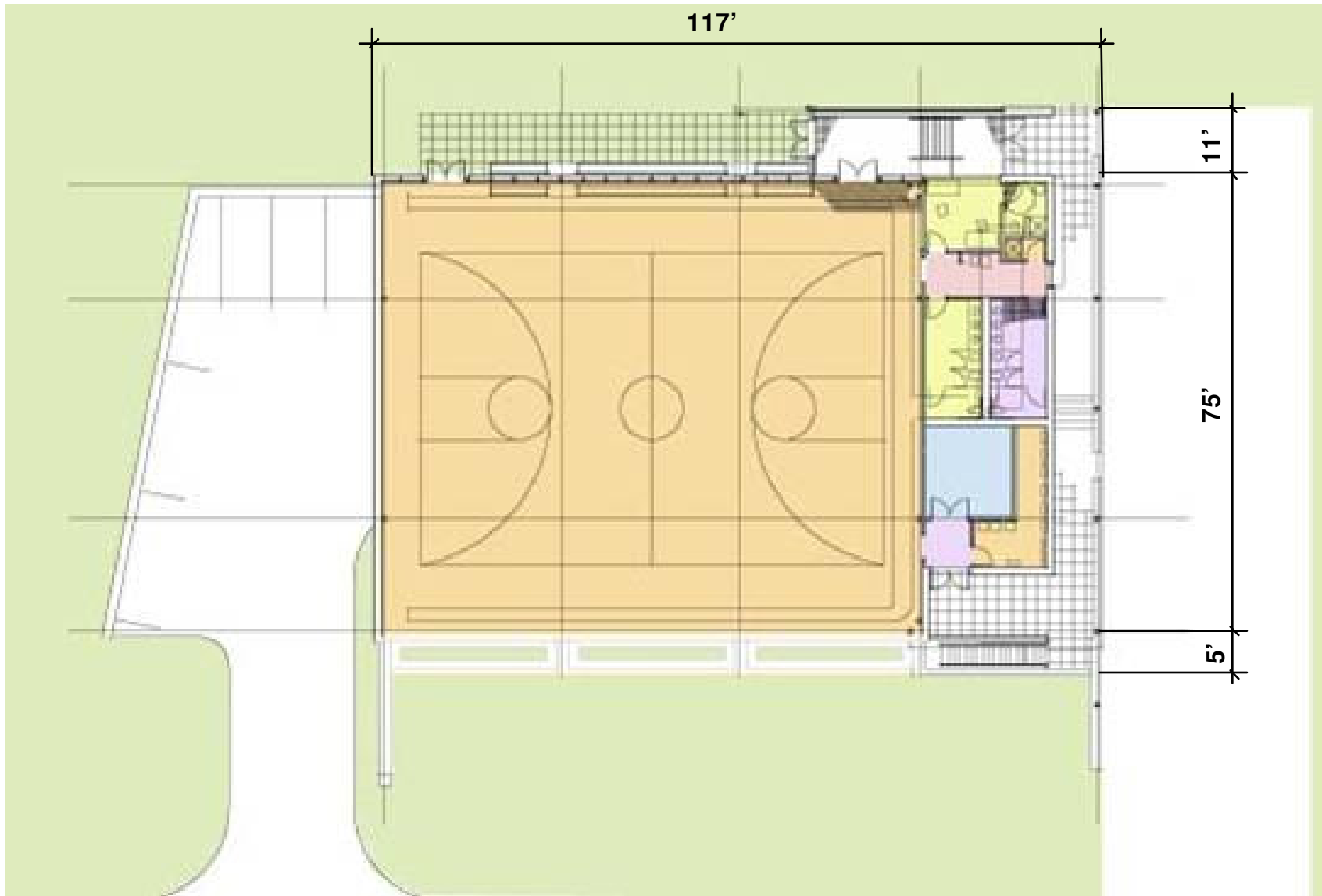
Sidwell Friends School 7



## P.E. Facility Location and Dimensions

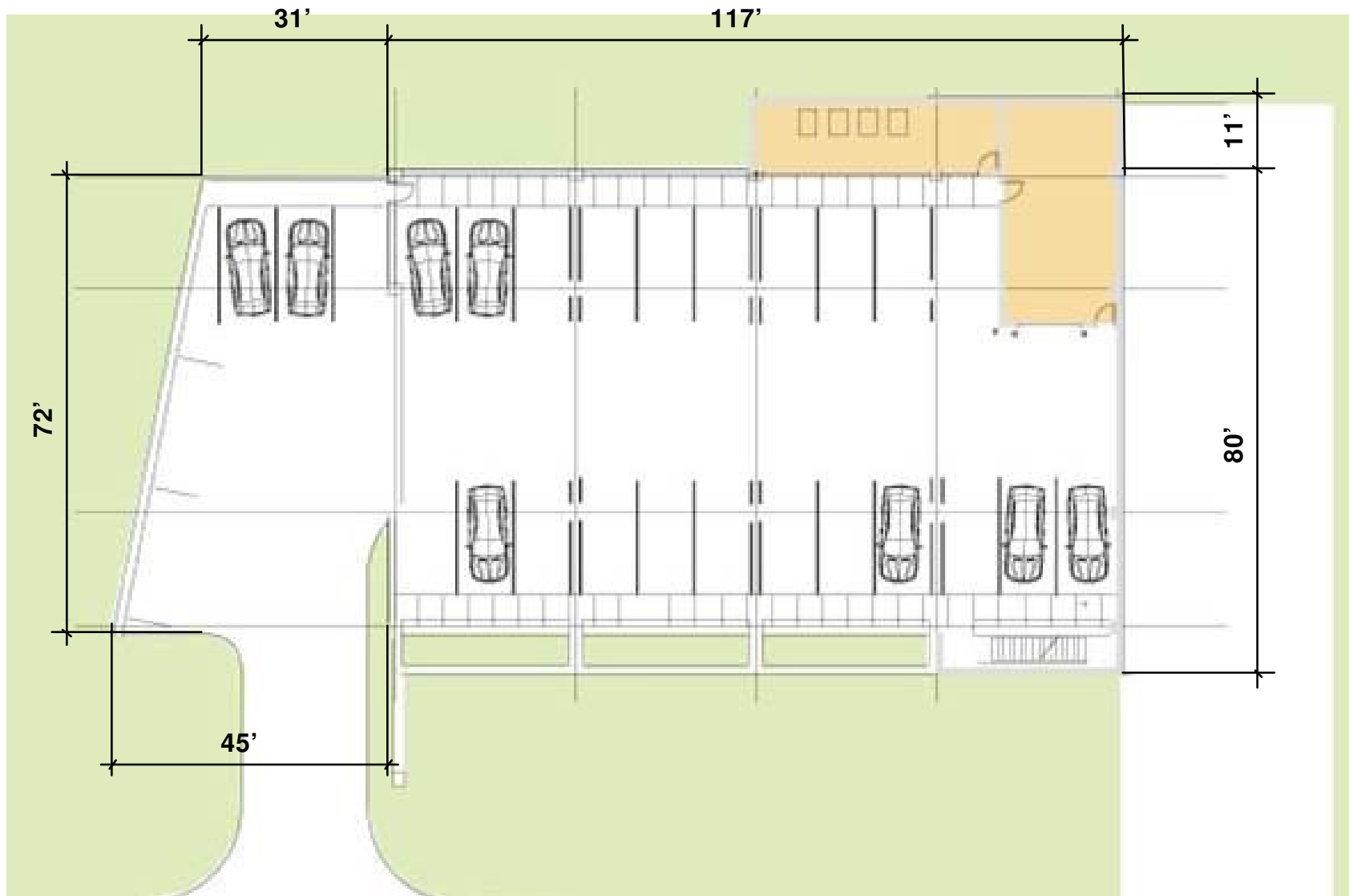
October 29, 2004

Sidwell Friends School 8



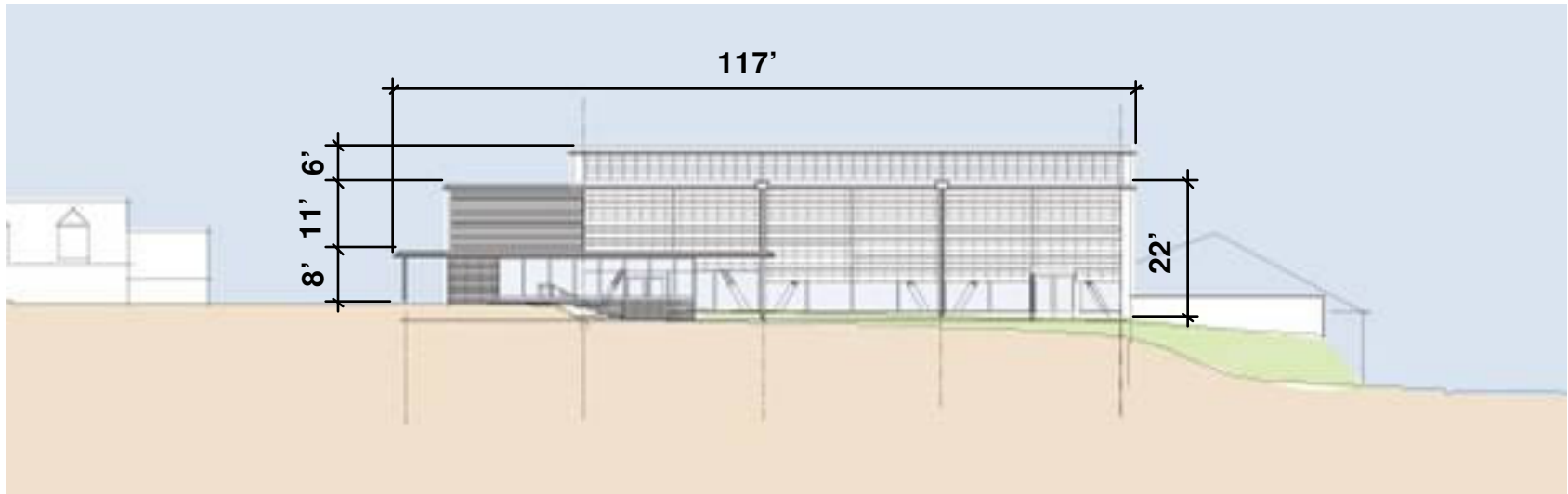
P.E. Facility Gym Level Plan

October 29, 2004

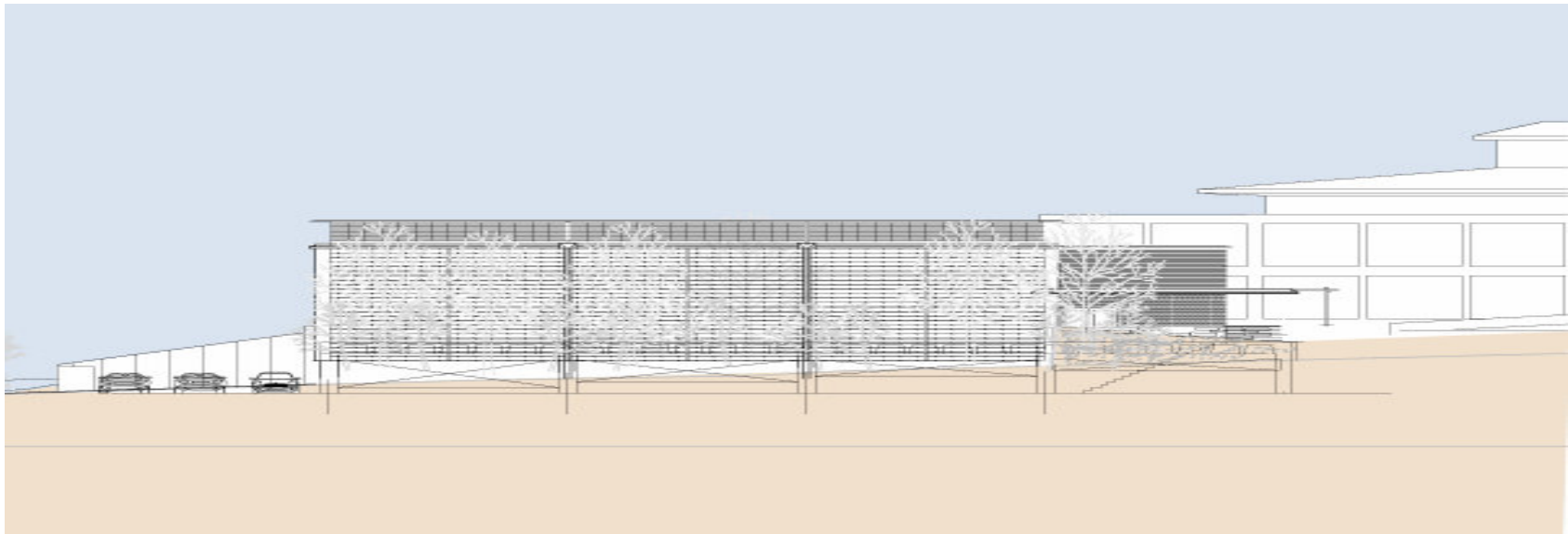


P.E. Facility Parking Level Plan

October 29, 2004



P.E. Facility Elevation toward Campus



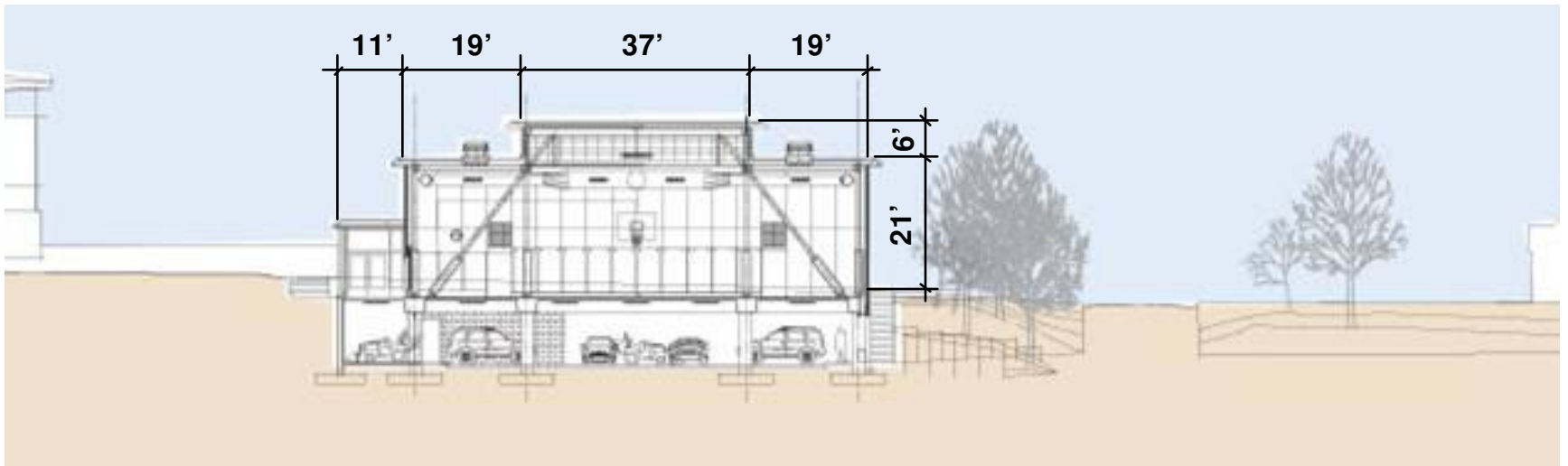
P.E. Facility Elevation along Beverly Road

October 29, 2004

Sidwell Friends School 11



P.E. Facility Section Looking West



P.E. Facility Section Looking North

October 29, 2004



Looking North from Hampden Lane and Beverly Road

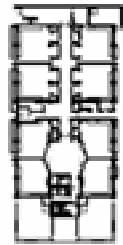
October 29, 2004

Sidwell Friends School 13

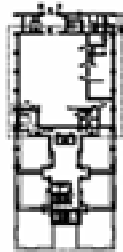


Looking South along Beverly Road

October 29, 2004

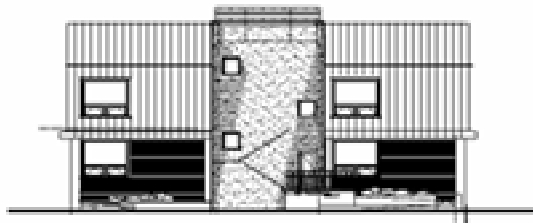


Lower

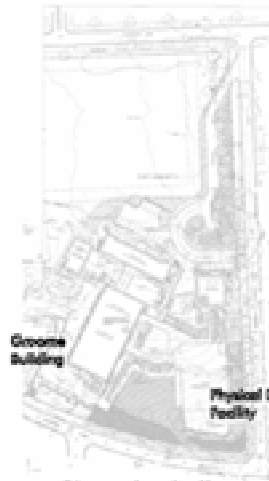


Upper

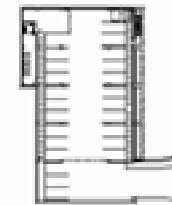
Groome Building Floor Plans



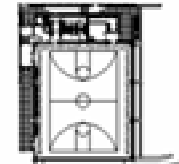
Groome Building South Elevation



Edgemoor Lane Site Plan

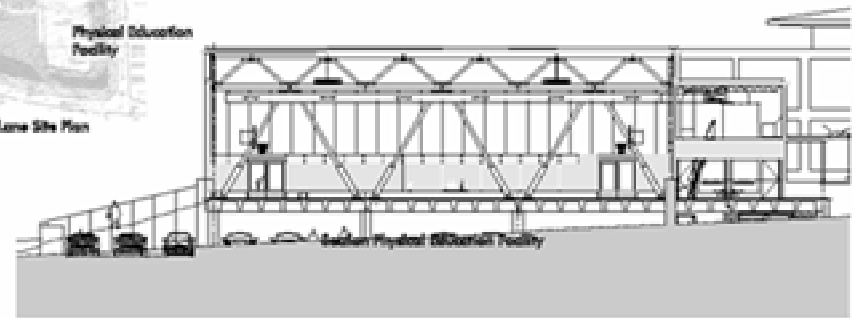


Parking Level

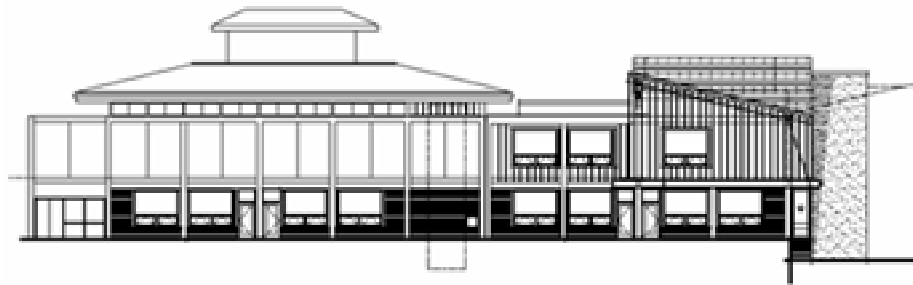


Gym Level

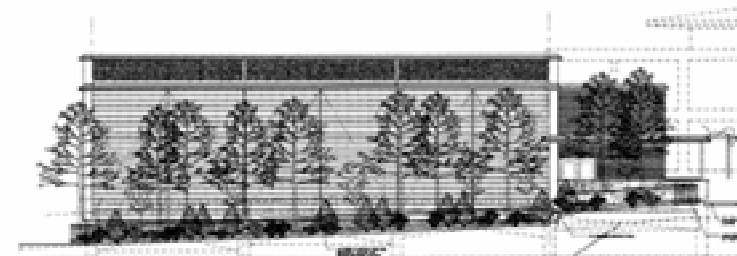
Physical Education Facility



Physical Education Facility



Groome Building West Elevation



Physical Education Facility Beverly Road Elevation

# Groome Building Addition

October 29, 2004

- Treat and **manage storm water** effectively
- Minimize pavement, use reflective roof surfaces to **reduce surface heat gain**
- Use **trees for shading**, local plant species to minimize maintenance
- Use building controls to **optimize heating and cooling** systems
- Use recycled, rapidly renewable, and locally manufactured **materials**
- Natural and mechanically assisted ventilation
- Efficient building envelope
- The School expects the sustainable design features of the new PE facility to qualify it for certification by the US Green Building Council LEED rating system
- The school's emphasis on sustainable design is integral from its commitment to the Quaker principle of stewardship

## Sustainable Design

October 29, 2004



# Consultative Process & Timing

- Meetings 2001-December 2003
  - Edgemoor Citizens Association leadership (numerous)
  - Edgemoor Citizens Association-SFS liaison group (numerous)
  - Edgemoor Citizens Association general meeting
  - Internal Sidwell Friends School community meetings
  - Montgomery County Officials
- Meetings December 2003
  - December 8: ECA Board
  - December 9: Nearby neighbors
  - December 11: General public
- 2004 and beyond
  - January 8: ECA Land Use and Development Committee
  - June 22: ECA Land Use and Development Committee
  - September 3: ECA Land Use and Development Committee
  - Ongoing meetings through approval and construction processes
- Construction timing dependent upon pace of fundraising
  - Construction expected to begin summer of 2006 or 2007
  - Total construction time about one year

# Questions & Answers from December Meetings

Q Will the school increase its enrollment as a result of the new construction?

A The school has no plans to increase enrollment. The two new classrooms accommodate additional program offerings—Spanish and Computers—that have already been incorporated into the curriculum.

Q Why does the school need a PE facility?

A The existing multi-purpose room serves several functions: theater, dining, general assembly, and PE. The scheduling demands on the space are so great that they begin to drive the academic schedule. The problem is particularly acute during inclement weather.

Q Why is the PE facility located along Beverly Road?

A The school conducted an extensive review of alternative locations. This location offers a number of advantages: It creates a safe, easily supervised play area for small children; separates the play areas from traffic and parking, and allows us to stack the gym over parking, thereby avoiding loss of green space as we add the gym.

Q Is the PE facility larger than it needs to be?

A In response to suggestions from neighbors, the school has reduced the size of the PE facility from one with a high school sized court without spectator space to one with a middle school sized court without spectator space. In terms of volume and court space, the resulting gym is almost identical to the gym at Bethesda Elementary. The court will normally be split into two separate play spaces with a curtain for PE classes.

# Questions & Answers from December Meetings

Q What is the gym's set-back from Beverly Road?

A The gym is 34 feet from the curb on Beverly Road, the same distance as the Quaker Meetinghouse.

Q What will the school do to minimize the visual impact of the gym for neighbors living across Beverly Road?

A We are pushing the gym down as low as we can while still providing access from Beverly Road into the under-gym garage. We plan to further reduce the sense of massing by stepping the roof down on either side (thereby reducing the height of the gym on the Beverly Road side), and by the use of a berm planted with shrubs and trees on the Beverly Road side. We also plan to choose siding materials and a wall design that are in keeping with Edgemoor's residential character.

Q How will the school avoid groundwater problems?

A We will commission a hydrological study, share the results, and mitigate any impacts.

Q What about runoff of groundwater from the existing site?

A During the 1990s, the school invested heavily in groundwater management. Nonetheless, our downstream neighbors report that campus runoff is reaching their properties. We will commission a study of existing conditions, share results, and provide whatever corrections are necessary.

# Questions & Answers from December Meetings

Q Will the new gym be used by outside groups?

A The planning process for the gym was driven by lower school program needs and did not address directly the question of use by outside groups. The school has not ruled out allowing outside groups to use the gym, but any use will be consistent with the residential character of Edgemoor.

Q Will there be loud noises, such as horns, during competitions or parties in the gym?

A The school is committed to managing use of the gym in a way that is consistent with the residential character of Edgemoor.

Q What will be done to limit mechanical noise from the gym?

A Mechanical noise will be limited by the use of the air conditioning unit on the Groome building rather than installation of a compressor at the gym site.

Q What about the noise of the existing transformer on Beverly Road?

A We will look into whether the transformer can be shielded to reduce noise.

Q Will the footprint of the Groome building expand with the addition of the two new classrooms?

A The two new classrooms will go on top of existing classrooms, and will not increase the footprint.

# Questions & Answers from December Meetings

Q Although the school has made significant progress in managing traffic, congestion remains a concern in the afternoon. What more will the school do?

A We continue to explore new ways to reduce our traffic impact. For example, this year we enhanced our shuttle bus service to the DC campus, and we are increasing and refining our use of cones to restrict where cars can queue. New after school program opportunities (open also to Edgemoor residents) also spread the timing of pick-up. We have streamlined procedures that facilitate car pooling, and have seen the number of students in car pools rise. This year we rolled out a system of windshield hag tags that identify cars associated with the school. We will continue an open dialog with Edgemoor on this issue.

Q How will the school take into account the views of its neighbors as it moves forward?

A The school is committed to an ongoing process of consultation with our neighbors. We will use this website to share our thinking, and will continue to schedule meetings to gather your views.