



green hedges  
SCHOOL



# Green Hedges property boundary



# CONDITIONAL USE PERMIT (CUP)

	Existing	Proposed
Site Area	4.3 acres	4.53 acres
Students	190	225
Staff	42	50
Parking	56 spaces	60 spaces



# Project Objectives

- Minimize impacts by renovating and re-using existing structures.
- Provide the necessary academic space to align with Strategic Plan, industry standards, and current code requirements.
- Maximize open space.
- Improve pedestrian and vehicular safety and circulation.
- Meet Vienna Planning and Zoning requirements, including:
  - Height Limit
  - Building Setbacks – front yard, side yard, & rear yard
- Enhance and maintain Green Hedges aesthetic.
- Provide appropriately scaled campus buildings and improve street views.
- Preserve and increase tree coverage while enhancing landscape buffers.
- Increase on-site vehicular stacking.
- Phasing



# Changes to the Proposed Plan

1. Increased landscape buffer to adjacent properties
2. Proposed phased student and staff increases after Phase 1
  - Maximum of 10 additional students per year over a 4-year period (not to exceed 225 total students)
  - Maximum of 2 additional staff members per year over a 4-year period
3. Refined three phases of proposed construction
4. Provided additional design details with respect to each phase including potential trailer location, preliminary stormwater management design, and preliminary circulation plans
5. Provided additional information on tree inventory, critical root zones, and tree preservation
6. Reviewed trees to identify all possible trees for preservation
7. Proposed sidewalk escrow toward sidewalk construction on Windover



# Three Phase Project

## Phase 1

- Kilmer Hall Back Wing Renovation
- Second Floor Kilmer Hall
- Improved MPR
- Playgrounds
- Enhanced landscaping

## Phase 2

- Kilmer Hall Front Wing Renovation

## Phase 3

- Parking lots
- Demo Rice Arts & 227 Nutley
- Gym



# Existing



  
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# Proposed







# Phase 3



PROGRAMMING AND PLANNING  
LANDSCAPE ARCHITECTURE  
SANITARY AND WASTING  
SECURITY CONSULTING

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Chantilly, VA 20151  
Phone: 703-265-1900  
www.gordon.us.com

REVISIONS	DESCRIPTION	NUMBER	DATE

SUR: DES:  
DRW: CHK:

SEAL:

LANDSCAPE PLAN RENDERING  
**GREEN HEDGES SCHOOL  
SITE DEVELOPMENT PLAN**  
TOWN OF VIENNA PROJECT ID 892780  
HUNTER MILL DISTRICT  
TOWN OF VIENNA VIRGINIA

HORIZ: 1" = 30'  
SCALE: VERT: N/A  
DATE: OCTOBER 2022  
PLAN: GREEN HEDGES SCHOOL  
JOB: 2356-0203  
CADD: 2356-0203-1-CP-1000-RENDERING  
NCS: -

NUMBER 1 of 64  
**Gordon**





# ECOLOGICAL STORY

EXPRESSED THROUGH PLAY ELEMENTS, PLANTINGS, AND MATERIALS

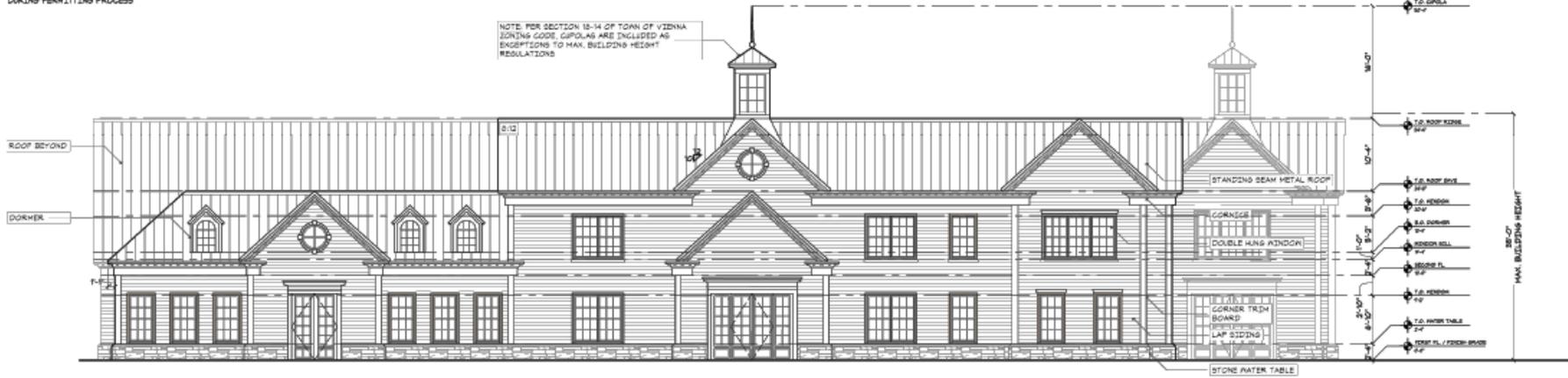






NOTE:  
ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES  
AND ARE TO BE CONSIDERED PRELIMINARY. DESIGN  
ELEMENTS WILL BE REVIEWED WITH TOWN OF VIENNA  
BOARD OF ARCHITECTURAL REVIEW WHEN APPLICABLE  
DURING PERMITTING PROCESS

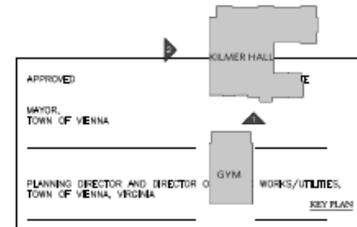
NOTE: FOR SECTION 15-14 OF TOWN OF VIENNA  
ZONING CODE, GABLES ARE INCLUDED AS  
EXCEPTIONS TO MAX. BUILDING HEIGHT  
REGULATIONS



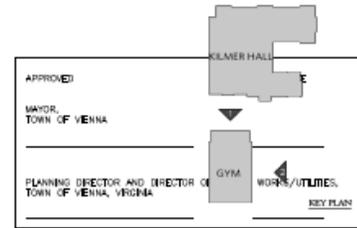
1  
KILMER HALL  
SOUTH ELEVATION  
SCALE: 1/8"=1'-0"  
PARKING LOT



2  
KILMER HALL  
WEST ELEVATION  
SCALE: 1/8"=1'-0"  
PLAYGROUND



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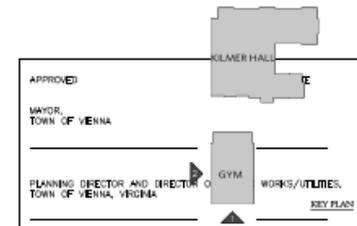
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1  
 GYM  
 SOUTH ELEVATION  
 SCALE: 1/8"=1'-0"  
 RECREATION FIELD



2  
 GYM  
 WEST ELEVATION  
 SCALE: 1/8"=1'-0"  
 DRIVEWAY





Phase 1, From the Playspace



Phase 2 & 3, From The Grove



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Thank You