



green hedges

SCHOOL



Background

- ▶ 1942 – School established in Arlington.
- ▶ 1955 – School moved to Vienna.
- ▶ 2007 – Significant expansion of facilities approved, but only one building (Stable) was constructed.
- ▶ 2017 – BZA approved Science Garden, additional parking, and increase in employees.
- ▶ 2022 – Initial Work Sessions and Application Submission
- ▶ 2024 – Most Recent Work Sessions with PC and BAR

Existing Conditions



Prior Proposal (2024)



Current Proposal Phase 1

CAR STACKING:
 FROM NUTLEY:
 - 2 LANES OF 576' / 20' PER CAR = 58 CARS
 FROM WINDOVER:
 - 2 LANES OF 185' / 20' PER CAR = 18 CARS

PARKING:
 - CARS: 60 SPACES (3 HANDICAP)
 - BIKES: 18 SPACES (1/2,500 SF)

TALLEST BUILDING: NEW ACADEMIC BUILDING (35'-0")



GREEN HEDGES SCHOOL
 PHASE 1: SITE PLAN
 SCALE = 1/32" = 1'-0"
 JANUARY 31, 2025

- SITE BOUNDARY
- SITE SETBACK
- EXISTING TO BE REMOVED
- EXISTING BUILDING
- EXISTING BUILDING INT. RENO.
- PROPOSED BUILDING
- EXISTING TREE
- PROPOSED TREE

Current Proposal Phase 2

CAR STACKING:
 FROM NUTLEY: 2 LANES OF 576' / 20' PER CAR = 58 CARS
 FROM WINDOVER: 2 LANES OF 185' / 20' PER CAR = 18 CARS

PARKING:
 - CARS: 60 SPACES (3 HANDICAP)
 - BIKES: 18 SPACES (1/2,500 SF)

TALLEST BUILDING: NEW ACADEMIC BUILDING (35'-0")



GREEN HEDGES SCHOOL
 PHASE 2: SITE PLAN
 SCALE = 1/32" = 1'-0"
 JANUARY 31, 2025

- SITE BOUNDARY
- SITE SETBACK
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- EXISTING TREE
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Summary of Revisions

- ▶ Removed 2nd floor of main academic building
- ▶ Replaced Rice Arts building with new building
- ▶ Removed standalone gym
- ▶ Relocated parking to campus interior
- ▶ Relocated field to Lewis St
- ▶ Retained dwelling at 227 Nutley St
- ▶ Removed 206 Lewis St from CUP request
- ▶ Added sidewalks on Windover Avenue
- ▶ Eliminated trailers
- ▶ Consolidated into 2 phases

Prior Proposal



Current Proposal



Conditional Use Permit (CUP)

	Approved	Proposed	Details
Students	190	225	After Phase 1 Max of 10 additional students/year over 4-year period Up to max of 225
Staff	42	50	After Phase 1 Max of 2 additional staff/year Up to max of 50
Parking	56 spaces	60 spaces	



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Thank You

EXISTING SITE PLAN



CAR STACKING:
 FROM NUTLEY:
 - 2 LANES OF 35' / 20' PER CAR = 58 CARS
 FROM WINDOVER:
 - 2 LANES OF 185' / 20' PER CAR = 18 CARS

PARKING:
 - CARS: 60 SPACES (3 HANDICAP)
 - BIKES: 18 SPACES (12,500 SF)

TALLEST BUILDING: NEW ACADEMIC BUILDING (35'-0")



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Current Proposal Phase 1

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