



green hedges
SCHOOL

Introduction

- ▶ Presentation Agenda
 - ▶ Updated Conditions
 - ▶ Detailed Revised Site Changes
 - ▶ Summary

Sara Mariska, Land Use Attorney

Jessica Wadlow, Board of Trustees Chair

Peter Barrett, Interim Head of School

▶ Recommendations Requested

- ▶ Support request to Town Council for modifications of site plan requirements related to lot coverage, frontage improvements, parking and loading standards, landscaping, buffering, and bicycle parking
- ▶ Support request to Board of Zoning Appeals to amend an existing Conditional Use Permit to increase number of students from 190 to 217 and staff from 42 to 50

Key Updates since 1/14/26 Planning Commission Meeting

- ▶ Revised conditions to improve clarity for everyone
- ▶ Reduced enrollment cap from 225 to 217
- ▶ Improved Buffers - 90% of property line meets 15-foot buffer requirement (had been 44% in the previous submission)
 - ▶ Relocated stormwater management (resulted in reduction of athletic field size)
 - ▶ Reoriented driveway (resulted in 3 lost parking spaces)
- ▶ Improved Noise Mitigation with planned installation of new acoustic materials along the playground and athletic field perimeter

Key Updates to the Conditional Use Permit

- ▶ Updated development conditions to reflect current proposal
- ▶ Conditions to replace and supersede all prior conditions
- ▶ Maximum of 217 students
 - Increase to be phased after occupancy of new academic building
 - Maximum of 10 additional students per year beyond 190, up to a maximum of 217
- ▶ Maximum of 50 full-time employees
 - ▶ Maximum of 2 additional full-time employees per year beyond 42 full-time employees, up to a maximum of 50
- ▶ Maximum of 12 special events
 - ▶ Events that can extend until 9PM and are outside of: school day, summer camp, extracurricular activities events, all-school activities, and limited rentals.
- ▶ Notification to neighbors in advance of events
- ▶ Total of 63 parking spaces
- ▶ Allow 24 months from date of CUP issuance to commence construction
- ▶ Additional conditions proposed re: tree preservation, dumpster, mechanical units, loading, and long-term bike parking.

Improved Buffers with Neighbors

Property	Existing Buffer/Status Quo (Approx)	Proposed Buffer (at 1/14/26 PC)	REVISED Proposed Buffer
221 Nutley	On average 3' to 5'	15' for 1/3 of property; 3'-10' remaining section <i>field no longer adjacent to property line</i>	3'-15' along head of school house property line & 10' by parking area <i>field no longer adjacent to property line</i>
245 Nutley	Ranges from 0' to 8'	10'	15'
434 Knoll	South section 6' to 8'; East 0'	East – 15'; South 10'	15'
428 Knoll	0' to 8'	15'	15'
424 Knoll	15'	15'	15'
420 Knoll	15'	15'	15'
416 Knoll	15'	15'	15'
412 Knoll	15'	15'	15'
206 Lewis	0' – 9'	9'	15'
435 Windover	10'	15' for most of property	15' except for 30 feet for stormwater management and 20 feet for existing shed

★ meets 15'

↑ Improvement vs. current but doesn't meet 15' requirement everywhere

Fencing Overview

- ▶ Acoustic fencing where current chain link fence is situated along the playground and athletic field perimeter (minimum 10 decibel reduction)
- ▶ Maintain wood fence and augment with additional planting where currently situated along playground and 221 Nutley
- ▶ Add new 6-foot wood fence along 435 Windover shared property line



Chain link fence



Acoustic Fencing



Existing and New six-foot wood fence



Sound Analysis & Noise Mitigation Summary

- ▶ Sound monitor located on the busiest area of our playground (not on the neighbors' property)
- ▶ Demonstrates mid-day recess (11am-1pm) drove the most increase in sound with the average recording just over 60 decibels (other time periods averages were in the low-mid 50s)
- ▶ Addition of acoustic fencing will provide 10 decibel reduction (at a minimum)
- ▶ Enhanced plantings that provide additional buffer and moves the playgrounds 15 feet away from the property line will also serve as a mitigation
- ▶ The increase of enrollment will have minimal impact as sound levels are calculated using a logarithmic scale, meaning that person-to-decibel increases are minimal.
 - ▶ An industry-standard calculation shows that adding five children to a play area increases noise levels by ~1 decibel (which is not discernable to the human ear)

Key Takeaways

- Sound from students playing outside is not new as our playground location and enrollment haven't changed in over 40 years
- This plan addresses neighbor concerns in a significant way

Improved Buffers with Neighbors (1 of 2)



Existing chainlink fence



Existing chainlink fence with Acoustiblok panel & planting buffer

- ▶ Existing perimeter vegetation will be maintained and supplemented
- ▶ New buffer plantings for compliance & improved appearance

Improved Buffers with Neighbors (2 of 2)



Existing chainlink fence



Existing chainlink fence with Acoustiblok panel & planting buffer

Site Modification Requests

- ▶ Modification of:
 - ▶ Lot coverage requirements from 31.1% to 47.8%
 - ▶ Replacement of playground material
 - ▶ Additional building square footage
 - ▶ Frontage requirements to allow modified sidewalk configuration and street section on Lewis Street and Windover Avenue to allow sidewalk at periphery of property.
 - ▶ Loading space requirements (proposed condition on hours)
 - ▶ Interior parking lot landscaping requirement (adding shrubs adjacent to parking lot)
 - ▶ 15-foot landscape buffer requirement (significantly improved)
 - ▶ Long-term bike parking requirement (proposed condition to accommodate)

Plan delivers critical improvements for students, faculty & staff, neighbors, and community

- ▶ Iterative and thoughtful design based on years of feedback from key stakeholders, improving conditions in a significant way for our neighbors by addressing specific areas of concern.
- ▶ Allows a thriving Green Hedges to fulfill its mission, with an essential public purpose, of educating young people not only through a rigorous academic program but also through robust service-learning and character-development programs.
- ▶ Promotes the health and vibrancy of the Town of Vienna and the educational landscape in which it thrives, consistent with the Town Council's vision of "a premier destination for connected and healthy living . . . within a safe and inviting setting."



Thank You

A black and white photograph of a diverse group of approximately ten school children of various ages and ethnicities. They are standing in a line on a grassy lawn in front of a white building with a porch. The children are dressed in casual attire, with some wearing school uniforms. They are all smiling and appear to be posing for a group photo. The background shows trees and the building's exterior.



► Backup

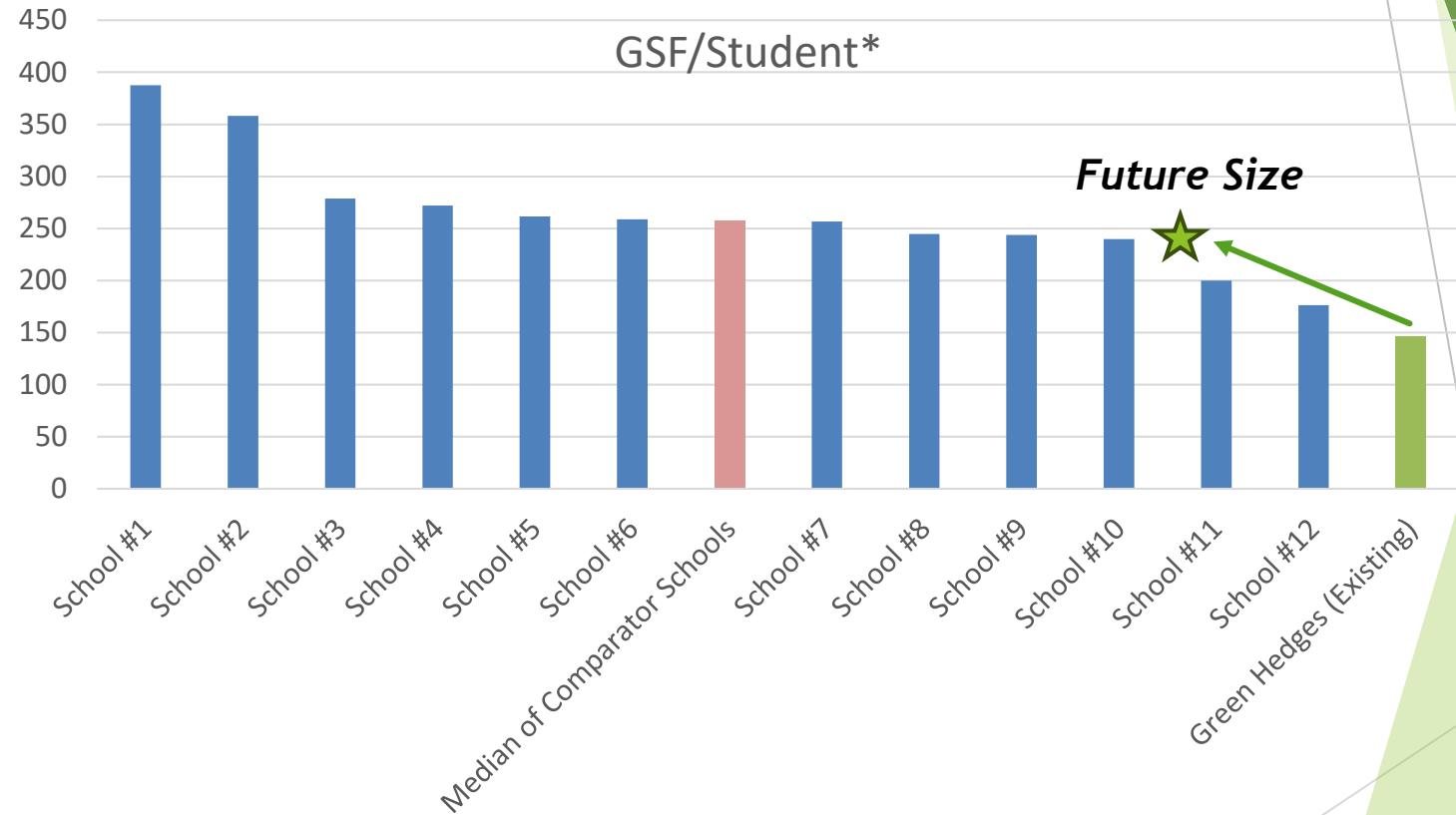
Key Takeaways: Noise Mitigation Overview

Oct 11, 2025	Range, db	Average, db
7:30 - 8:15 AM	40-54	46
11 - 1 PM	37-63	48
2-3:30 PM	36- 57	41
Oct 12, 2025		
7:30 - 8:15 AM	64-68	65
11 - 1 PM	53-64	62
2-3:30 PM	39-69	46
Oct 13, 2025		
7:30 - 8:15 AM	38-56	42
11 - 1 PM	38-68	44
2-3:30 PM	38-54	42

Oct 27, 2025	Range, db	Average, db
7:30 - 8:15 AM	50-83	54
11 - 1 PM	41-82	61
2-3:30 PM	40-76	51
Oct 28, 2025		
7:30 - 8:15 AM	49-57	51
11 - 1 PM	46-86	62
2-3:30 PM	44-73	53
Oct 29, 2025		
7:30 - 8:15 AM	47-62	50
11 - 1 PM	44-83	60
2-3:30 PM	43-80	56
Oct 30, 2025		
7:30 - 8:15 AM	50-73	56
11 - 1 PM	47-92	65
2-3:30 PM	44-84	58

Benchmarking - Preschool-Grade 8 Independent Schools in the DMV Area

- GHS ranks last in space/student
- It is significantly below median at only 56% of median
- With expansion, we are still below median but only slightly at ~91% of median



* Comparator school Gross Square Footage based on The Stonehouse Group database and last published enrollment. Schools include: Alexandria Country Day School, Browne Academy, Burgundy Farm Country Day School, Capitol Hill Day School, Congressional School, Flint Hill LS+MS, Harford Day School, Langley School, Lowell School, The River School, Westminster School, Woods Academy.

Stormwater Management

- The revised plans propose three (3) additional underground detention structures and two (2) manufactured treatment devices to store, release, and treat stormwater.

CONCENTRATED FLOW	1-YR, 24-HR STORM		10-YR, 24-HR STORM	
	Existing	Proposed	Existing	Proposed
Outfall 1: Flow (cfs)	3.41	1.87	10.86	3.17
Outfall 2: Flow (cfs)	2.38	1.58	5.47	5.19
Outfall 3: Flow (cfs)	0.98	0.71	2.58	2.28
TOTAL FLOW (cfs)	6.77	4.16	18.91	10.64

SHEET FLOW	2-YR, 24-HR STORM		10-YR, 24-HR STORM	
	Existing	Proposed	Existing	Proposed
Sub-Area 4: Runoff Volume (CF)	57	52	111	104
TOTAL RUNOFF VOLUME (CF)	57	52	111	104

*Values are sourced from sheet C-034 of the Green Hedges School Site Development Plan (dated October 24, 2025).

**CFS (cubic feet / second); CF (cubic feet)

***the periodic storm events cited are the recognized standards used in stormwater calculations

Prior Proposal (2024)



Historical Site Changes

- ▶ 2000-2001 – Expansion of Kilmer Hall
- ▶ 2007 – Significant expansion of facilities approved, but only one building (Stable) constructed.
- ▶ 2013 – Karen Wiechelt Stable dedicated.
- ▶ 2017 – BZA approved additional parking, an increase in employees, and a Science Garden
- ▶ 2022 – Initial Work Sessions and Application Submission
- ▶ 2025 – Revised Application Submission



About Green Hedges School

- ▶ Founded by the Kilmer family in 1942, the school moved to Vienna in 1955 and has served this community for 70 years
- ▶ It is the only independent school in the Town of Vienna
- ▶ Offers families in this community an academically rigorous experience while educating the whole child through added focus on the visual and performing arts, music, outdoor play and PE & world languages
- ▶ Described as "A Small Wonder": A small school at current cap of 190 students. Will remain so at the proposed 225

Existing Site Conditions



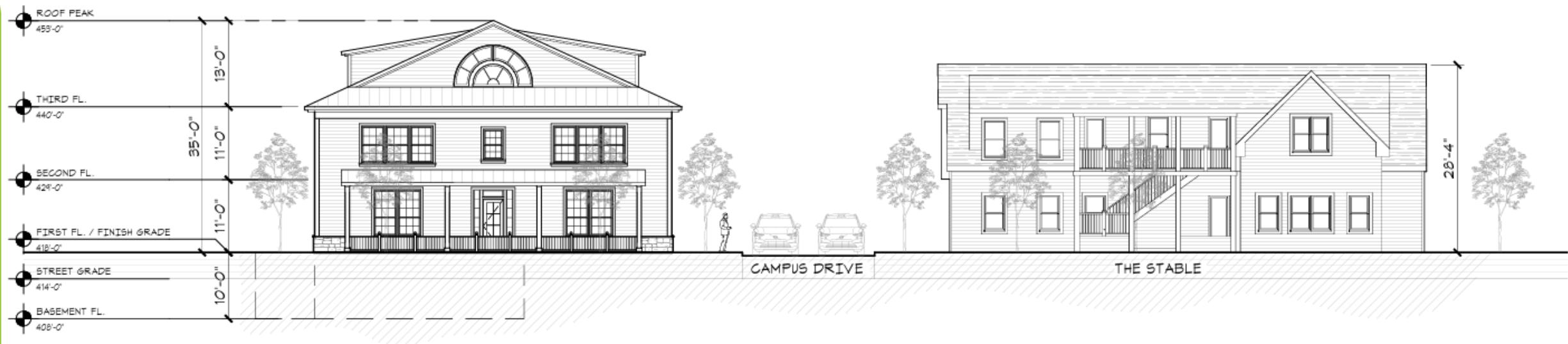
High-Level Campus Plan Proposal



New Academic Building (replacement of Rice Arts)

1 ~12,500 new square foot building, comprised of:

- ▶ Four (4) new core academic classrooms
- ▶ Science lab and innovation space
- ▶ Arts studio
- ▶ Flexible learning spaces
- ▶ Teacher workspace
- ▶ Additional office space
- ▶ Look and feel consistent with GHS
- ▶ Designed for safety, accessibility & sustainability
- ▶ Meets setback and height requirements
- ▶ 35 feet high (similar to newly constructed houses on Windover)



New traffic flow & increase in parking

2 Newly situated parking area (some overlap with existing parking area) with added landscaping buffers

- ▶ Accommodates 10 additional spots
- ▶ Improves traffic circulation to allow more vehicles for drop-off & pick-up (inclusive of proposed enrollment increase)



	Windover Avenue		Nutley Street	
	Current	Proposed	Current	Proposed
Vehicle Stacking	14	18	30	54
Processing Time: Drop-off	4.5 mins	3.5 mins*	3 mins	3 mins
Processing time: Dismissal	5 mins	5 mins	5 mins	5 mins
Enrollment	54	65	113	160
Maximum number of vehicles per 5-minute interval: Drop-off	16	26	50	90
Maximum number of vehicles per 5-minute interval: Dismissal	14	18	30	54

*Note: reduced processing time driven by consolidation of Montessori classrooms into the Stable.

New Athletic Field & Improved Playgrounds

3 Athletic Field: Purpose-built field (non-regulation size) with improved construction

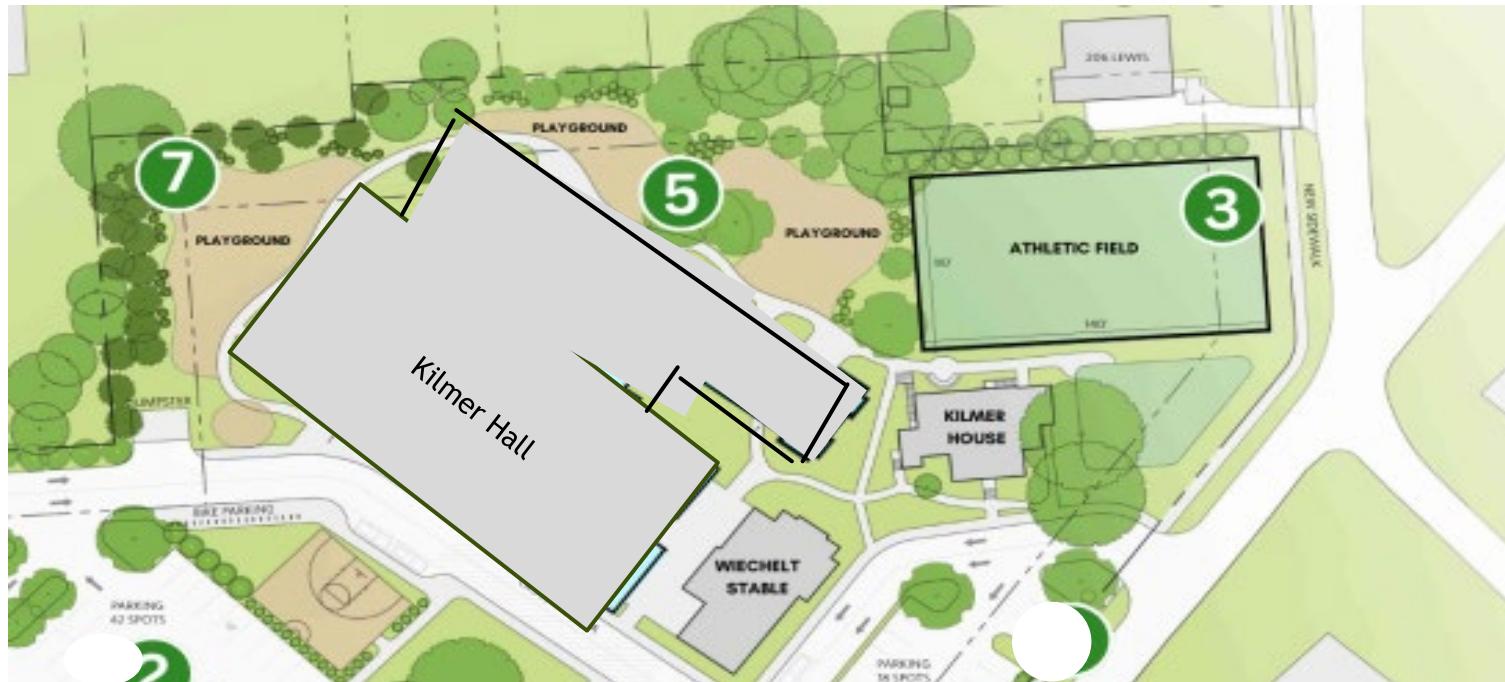
- ▶ Relocated to create greater separation between field and adjacent residences (currently located adjacent to the parking lot)
- ▶ Near playgrounds to allow for dispersion of play during recess

Upgraded Playgrounds:

5

- ▶ Age-appropriate equipment with dedicated areas for Montessori, Lower & Middle School
- ▶ Broader dispersion of play space; less concentrated

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Interior Kilmer Hall Renovation & Enlarged Multi-Purpose Room

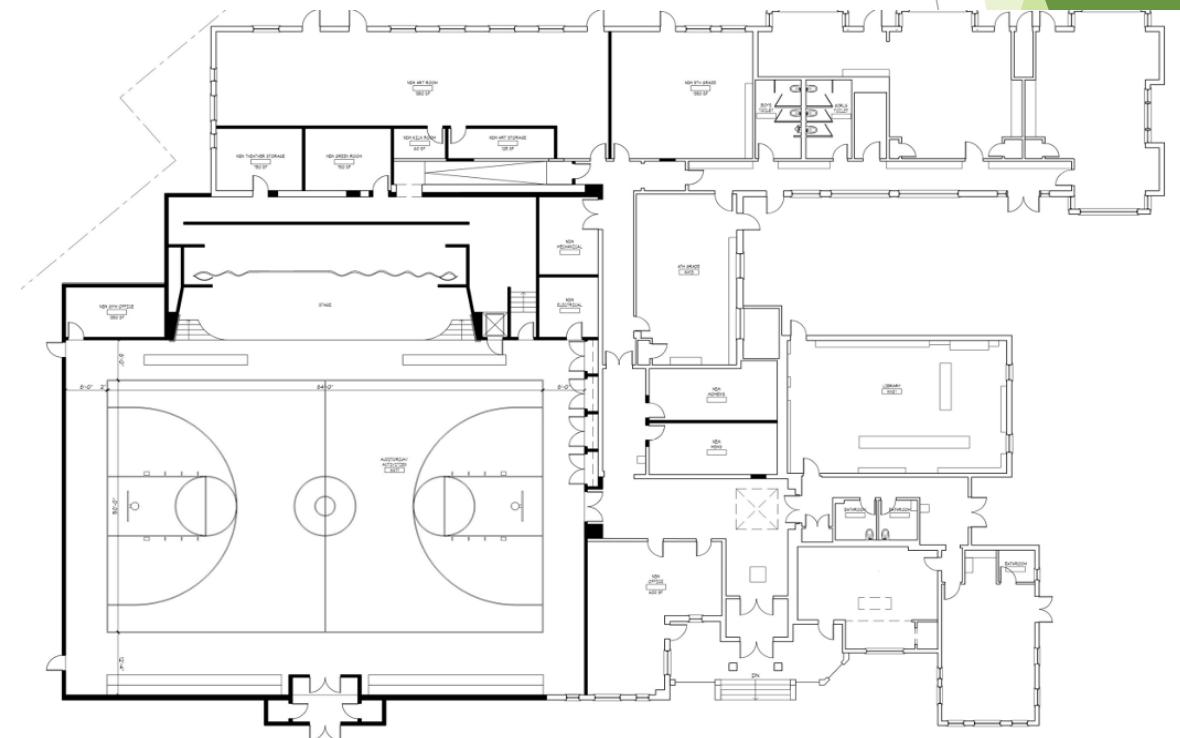
4 Kilmer Hall Renovations

- ▶ Updated learning spaces
- ▶ Reconfigured classroom layouts
- ▶ Improved music (choral and band) space



6 Enlarged Multi-Purpose Room

- ▶ Additional 6,500 square feet
- ▶ Updated gym (addresses need to transport students offsite 2-3x/week for basketball games/practices)
- ▶ Updated performance space with new backstage area
- ▶ *Construction will be in Phase 2*



Sound Management (Current)

- ▶ Fairfax County Noise Ordinance (Chapter 108.1-4-2. Noise Ordinance) states that during the hours of 7:00am and 10:00pm in a residential area, the continuous sound monitored level must be below 60 decibels (dBA) and the “Max”/peak sound must be <100 dBA
- ▶ GHS conducted a sound assessment from October 11 to October 13 and October 27 to October 30, 2025, to determine the existing dBA. The monitor was placed on the playground & captured full day of sound data inclusive of arrival, lunch, recess, & dismissal.
- ▶ Based on the analysis, the school is compliant with the Fairfax County Noise Ordinance

Date	Avg. Continuous Sound, dBA 7AM – 10PM (Max 60 dBA)	”Max” Sound, dBA 7AM – 10PM (Max 100 dBA)	Notes
Oct 11, 2025	45	66	Not a school day
Oct 12, 2025	53*	69	Not a school day
Oct 13, 2025	42	68	Not a school day
Oct 27, 2025	53	83	School day
Oct 28, 2025	54	87	School day
Oct 29, 2025	54	84	School day

*Note, the data trend showed gradual increase in decibels representative of yard work around the area

Sound Management (Future)

- ▶ Addition of a six-foot wood fence, dispersion of outdoor play space & greater landscape buffers will help mitigate sound coming from the school
- ▶ Increased buffers will move the playground approximately fifteen (15) feet closer toward the school building and away from the property boundary
- ▶ Based on industry standards, the addition of a six-foot wood fencing provides an estimated 5-8 decibel reduction

<i>Existing:</i> <i>School in session with existing buffers, dBA</i>	<i>Noise Reduction (Fencing + Landscaping), dBA</i>	<i>Proposed:</i> <i>Total projected w/school in session & improved buffers, dBA</i>
53-54	5-8	46-49

Sidewalks on Lewis Street and Windover Avenue along GHS Property

- ▶ Sidewalk installation along School property for improved walkability and frontage
- ▶ Proposed flex-pave in limited area to preserve mature tree specimens
- ▶ Sidewalks will include required ramps and crosswalk sections



Proposed Site Plan



Conditional Use Permit (CUP)

	Approved	Proposed	Details
Students	190	217	<p>After occupancy of New Academic Building</p> <p>Max of 10 additional students/year above 190 over 4-year period</p> <p>Up to max of 225</p>
Staff	42 FTEs	50 FTEs	<p>Max of 2 additional FTEs/year</p> <p>Up to max of 50 FTEs</p>
Parking	56 spaces	63 spaces	