



green hedges
SCHOOL

Introduction

- ▶ Presentation Agenda
 - ▶ Introduction
 - ▶ School history and existing conditions
 - ▶ Overview of proposed site changes
 - ▶ Summary
- ▶ Recommendations Requested
 - ▶ Support request at 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 at Board of Zoning Appeals to amend an existing Conditional Use Permit to increase number of students from 190 to 225 and staff from 42 to 50

Sara Mariska, Land Use Attorney
Peter Barrett, Interim Head of School
Jessica Wadlow, Board of Trustees Chair
Peter Barrett, Interim Head of School



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



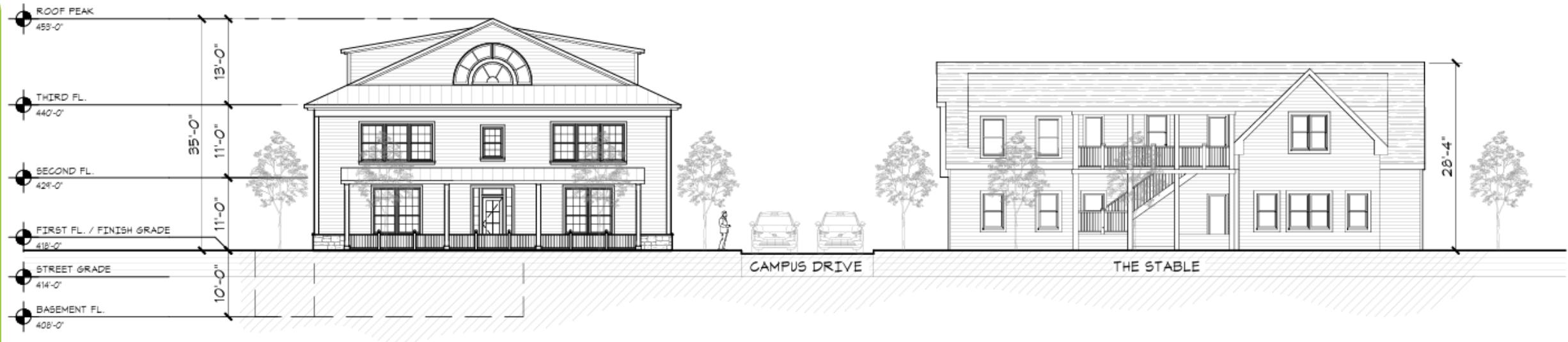
High-Level Campus Plan Proposal



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

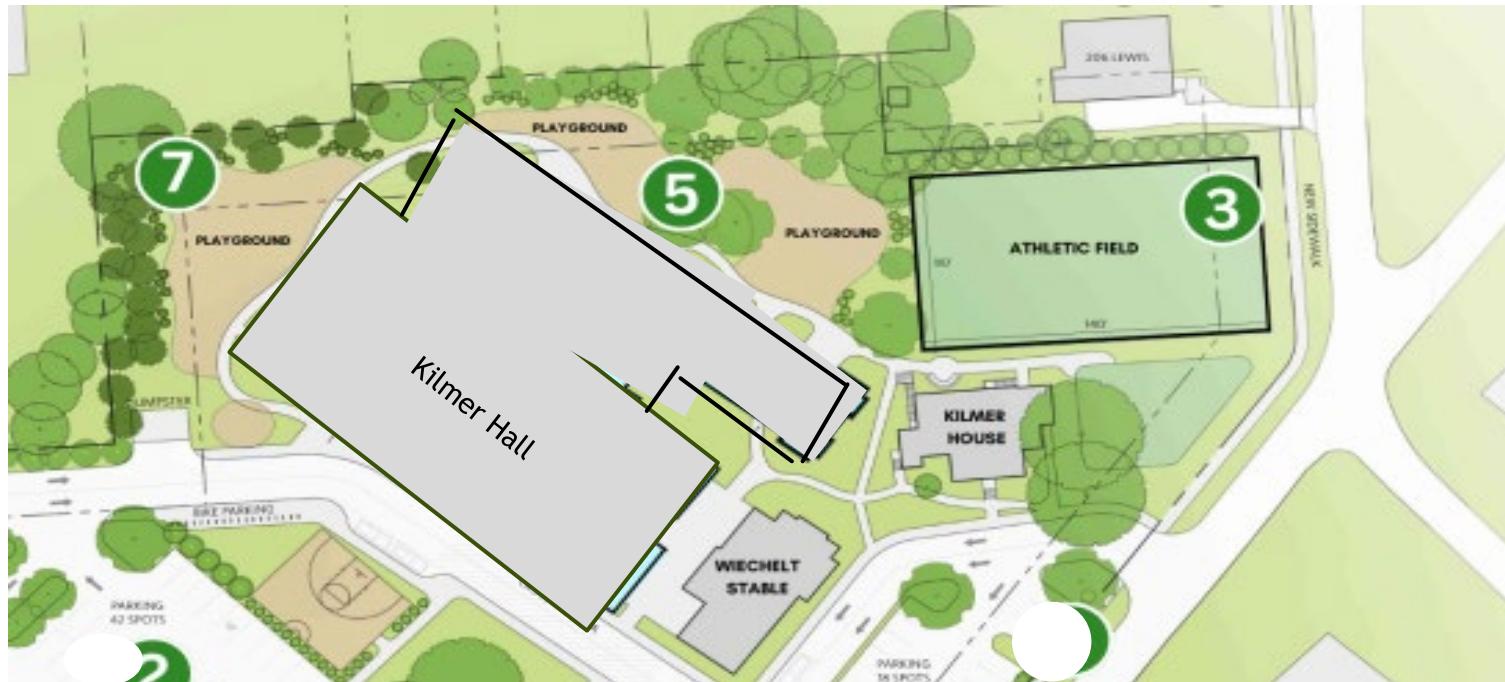
- ▶ Relocated to create greater separation between field and adjacent residences (currently located adjacent to the parking lot)
- ▶ Near playgrounds to allow for dispersion of play during recess

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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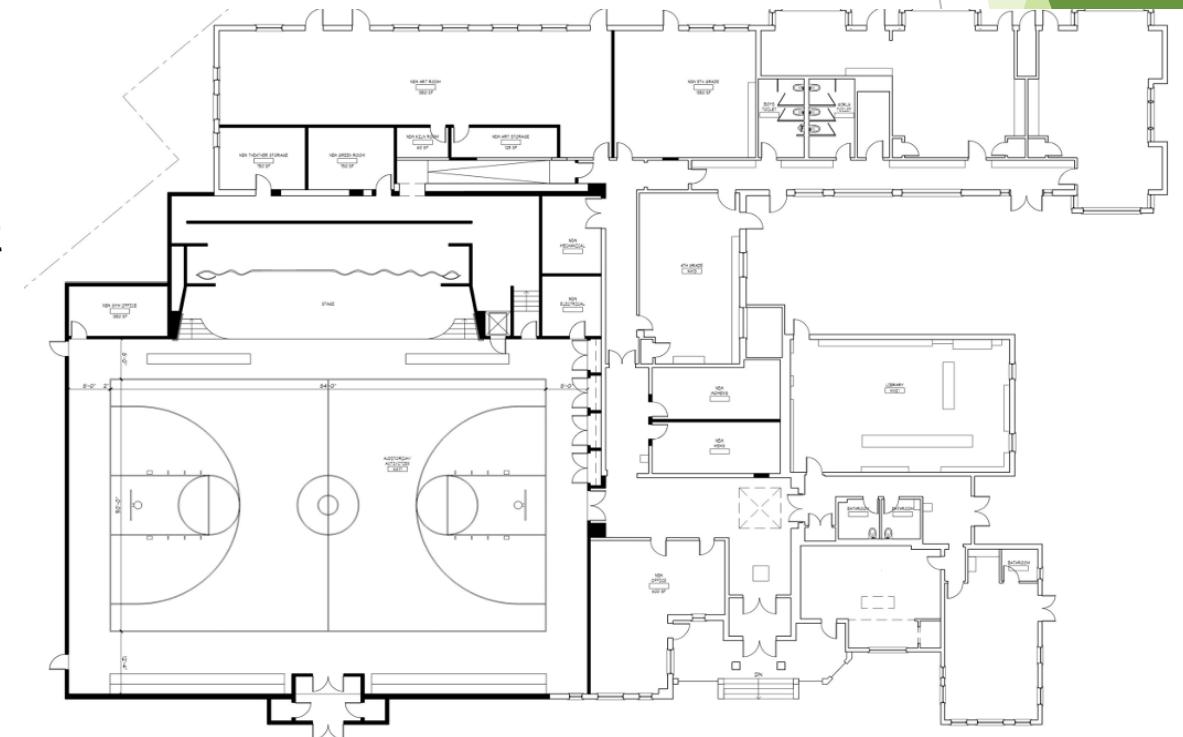
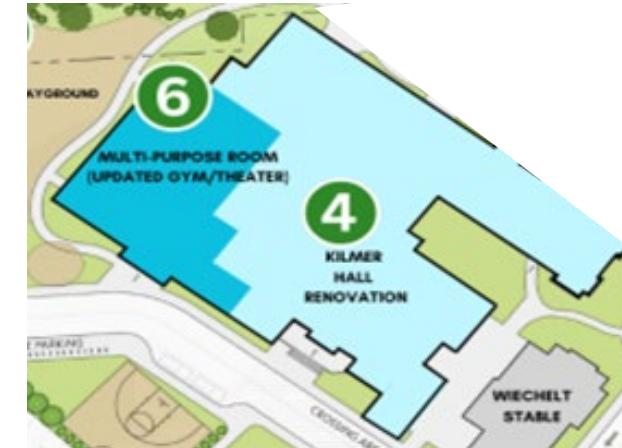
Interior Kilmer Hall Renovation & Enlarged Multi-Purpose Room

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*



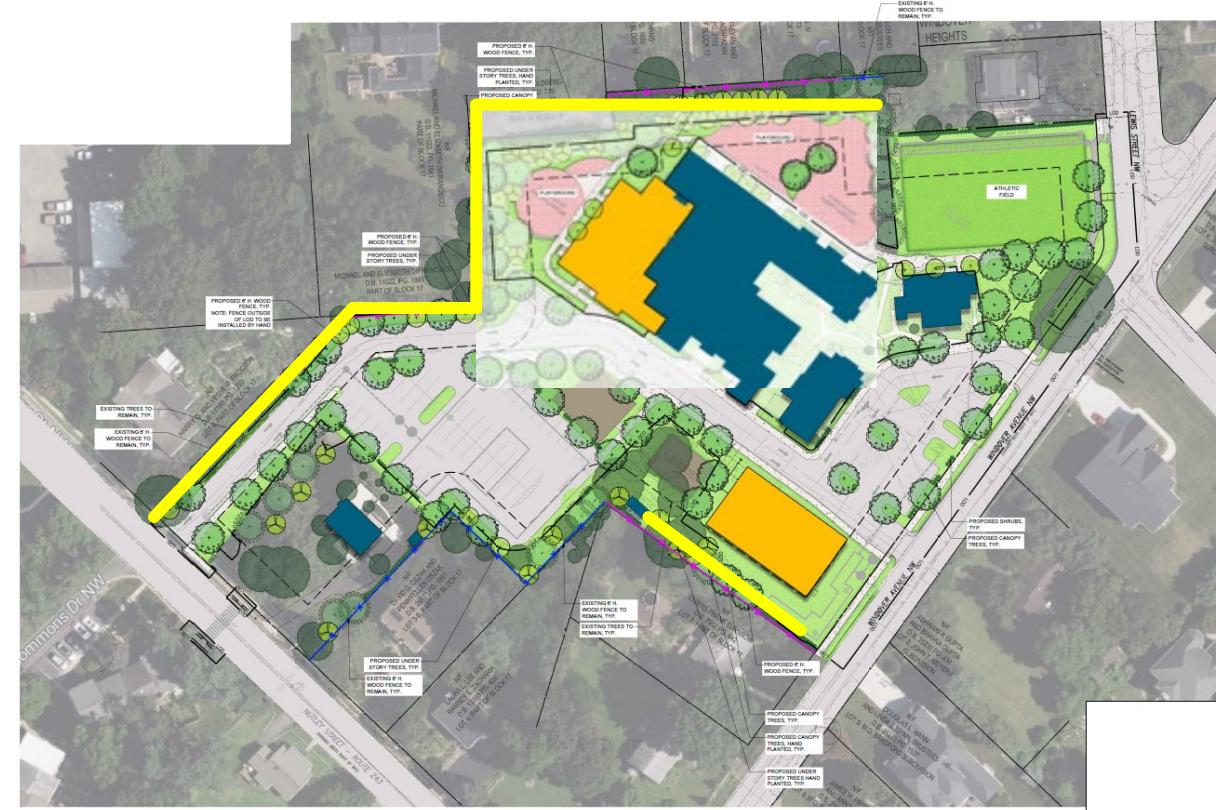
Improved Landscaping

- ▶ Replacement of old chain link fencing with new six-foot wood fencing proposed along School property perimeter
- ▶ Substantial existing perimeter vegetation will be maintained and supplemented
- ▶ New buffer plantings for compliance & improved appearance

Current:
chain link fence



Future:
six-foot wood fence



Improved Buffers with Neighbors

Property	Existing Buffer (Approx.)	Proposed Buffer	Commentary
221 Nutley	On average 3' to 5'	15' for 1/3 of property; 3'-10' remaining section	Driveway and parking areas
245 Nutley	Ranges from 0' to 8'	10'	Road width along east of property limits to 10' buffer
434 Knoll	South section 6' to 8'; East 0'	East - 15'; South 10'	Road width along south of property limits to 10' buffer
428 Knoll	0' to 8'	15'	NA
424 Knoll	15'	15'	NA
420 Knoll	15'	15'	NA
416 Knoll	15'	15'	NA
412 Knoll	15'	15'	NA
206 Lewis	0'-9'	9'	Stormwater facilities
435 Windover	10'	15' for most of property	SE section to have only small shrubs due to Stormwater facilities



↑ Denotes improvement vs. current state

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	225	<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>After occupancy of New Academic Building</p> <p>Max of 2 additional FTEs/year</p> <p>Up to max of 50 FTEs</p>
Parking	56 spaces	66 spaces	

Ensuring the Future of Green Hedges School

- ▶ The new campus plan was designed thoughtfully with input from dozens of stakeholders - neighbors, town staff, community leaders, teachers, administrators, and alumni - to ensure we are creating necessary improvements that benefit the broader community
- ▶ Green Hedges needs to upgrade its facilities to offer educational spaces that meet current standards for today's learners and maintain competitiveness with other schools' physical offerings
- ▶ The plan addresses neighbor concerns on buffers & sound management, traffic, parking and stormwater management
- ▶ The modest increase in enrollment ensures Green Hedges financial viability by maintaining a healthy enrollment to meet the cost increases for providing an exceptional educational experience



Thank You

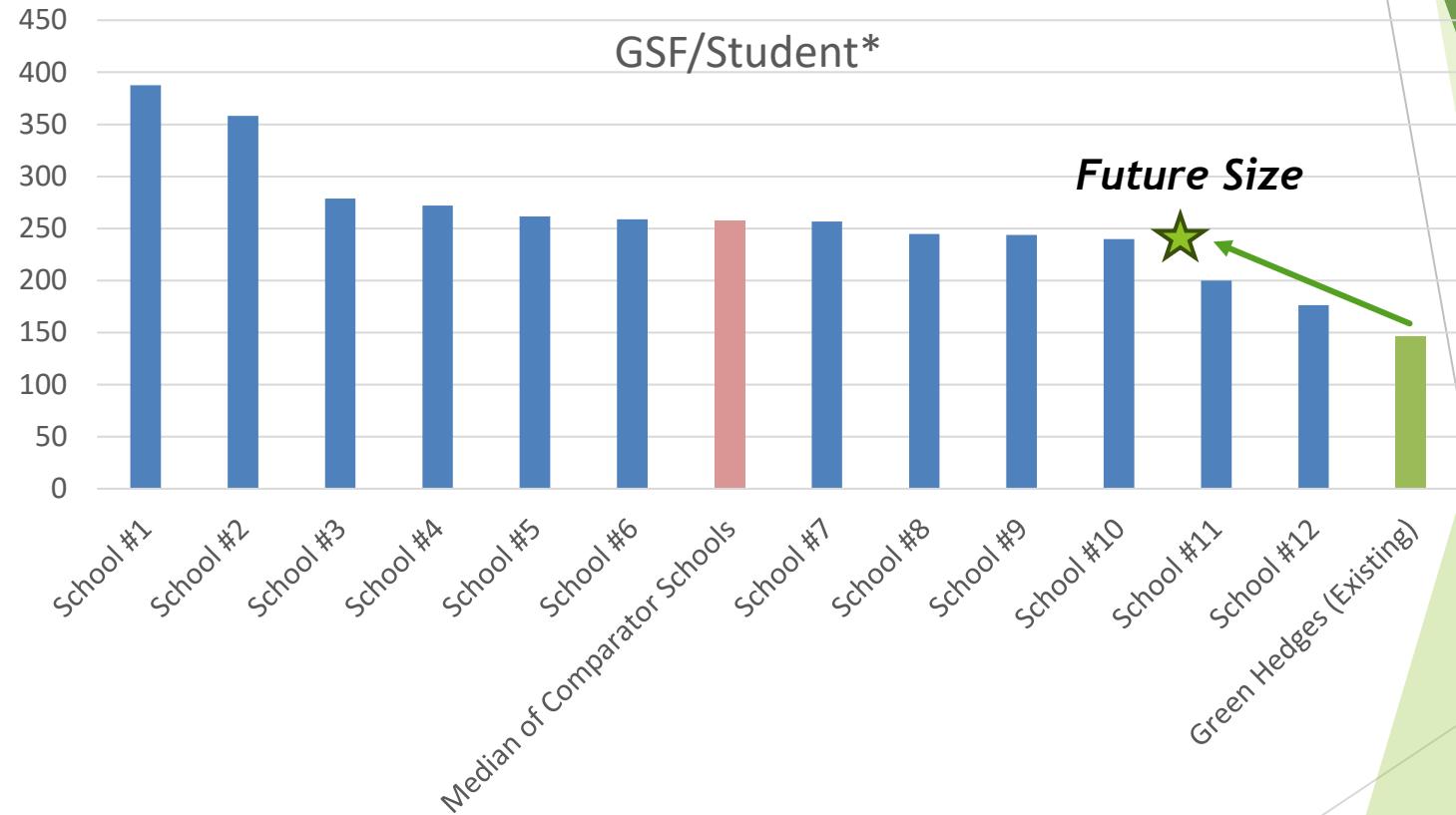
A black and white photograph of a diverse group of approximately ten school children of various ages and ethnicities. They are standing in a line on a grassy lawn in front of a white, two-story building with a porch. The children are dressed in casual attire, with some wearing school uniforms. They are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



► Backup

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

Site Modification Requests

- ▶ Modification of:
 - ▶ Lot coverage requirements from 32.2% to 47.8%
 - ▶ 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
 - ▶ Interior parking lot landscaping requirement
 - ▶ 15-foot landscape buffer requirement (in a few areas)
 - ▶ Long-term bike parking requirement

CUP Summary

- ▶ Update development conditions to reflect current proposal.
- ▶ Maximum of 225 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 225.
- ▶ Maximum of 50-full time employees.
 - Increase to be phased after occupancy of new academic building.
 - Maximum of 2 additional full-time employees per year beyond 42 full-time employees, up to a maximum of 50.
- ▶ Total of 66 parking spaces
- ▶ Allow 24 months from date of CUP issuance to commence construction

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