



green hedges

SCHOOL



About Green Hedges School

- ▶ Founded in Arlington in 1942; moved to Vienna in 1955.
- ▶ An important part of community for 70 years.
- ▶ Described as "A Small Wonder": Our small size is a huge strength.
- ▶ A small school at current cap of 190 students; remains small at proposed 225.
- ▶ Vienna benefits from a robust educational landscape offering families a variety of choices.
- ▶ The only independent school in the Town of Vienna, Green Hedges has enriched that landscape for decades.

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

Existing Conditions



High-Level Campus Plan Proposal (February 2025)



New Academic Building



- ▶ ~12,500 new square feet (replacing aged Rice Arts building)
 - ▶ Additional classrooms
 - ▶ Upgraded science and innovation spaces
 - ▶ New arts studio
 - ▶ Flexible learning spaces
 - ▶ Teacher workspace
 - ▶ GHS Community gathering space
 - ▶ New office space
- ▶ 3 stories (35 feet in height)
- ▶ Look and feel consistent with GHS (i.e. The Stable)
- ▶ Meets code requirements for new building
- ▶ Meets setback and height requirements



Upgrade Parking Lot and Dedicated Basketball Area

- ▶ Newly situated parking area (some overlap with existing parking area)
- ▶ Accommodates 10 more spaces than lot currently holds
- ▶ Better flow and circulation for parking
- ▶ Separate area for basketball situated closer to school building

New Athletic Field



- ▶ Relocated field to create greater separation between field and adjacent residences
- ▶ Purpose-built athletic field (non-regulation size)
- ▶ Improved construction vs. current field



Interior Kilmer Hall Renovations, Improved Playground Space and Enlarged Multi-Purpose Room

- ▶ Kilmer Hall Renovations
 - ▶ Updated learning spaces
 - ▶ Reconfigured classroom layouts
 - ▶ Improved music (choral and band) space
- ▶ Playgrounds
 - ▶ Dedicated and age-appropriate play spaces for Montessori, Lower and Middle School Students
 - ▶ Updated and upgraded



Interior Kilmer Hall Renovations, Improved Playground Space and Enlarged Multi-Purpose Room

- ▶ Enlarged Multi-Purpose Room (gym + theater)
 - ▶ Full-sized gym with updated theater space
 - ▶ New theater backstage area
 - ▶ Improved space for school-wide events
 - ▶ Construction will be in Phase 2



- ▶ Improved 6' high wood fencing proposed along School property perimeter
- ▶ Substantial existing perimeter vegetation will be maintained and supplemented.
- ▶ Will provide new buffer plantings where needed for compliance



Sidewalks on Lewis Street and Windover Avenue along GHS Property

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

Existing Conditions



Current Proposal

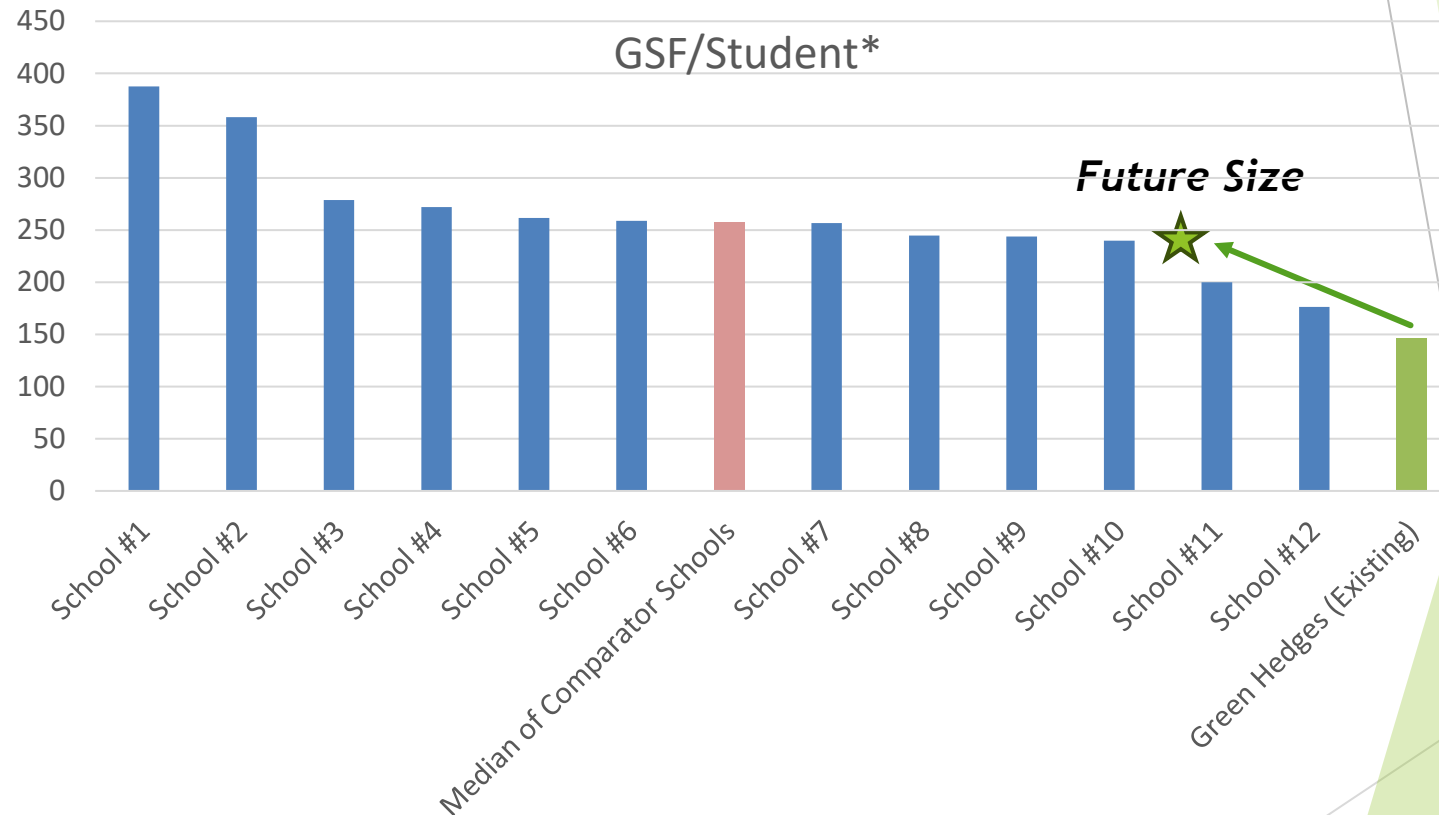


Conditional Use Permit (CUP)

	Approved	Proposed	Details
Students	190	225	After occupancy of New Academic Building Max of 10 additional students/year above 190 over 4-year period Up to max of 225
Staff	42 FTEs	50 FTEs	After occupancy of New Academic Building Max of 2 additional FTEs/year Up to max of 50 FTEs
Parking	56 spaces	66 spaces	During Phase 1

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



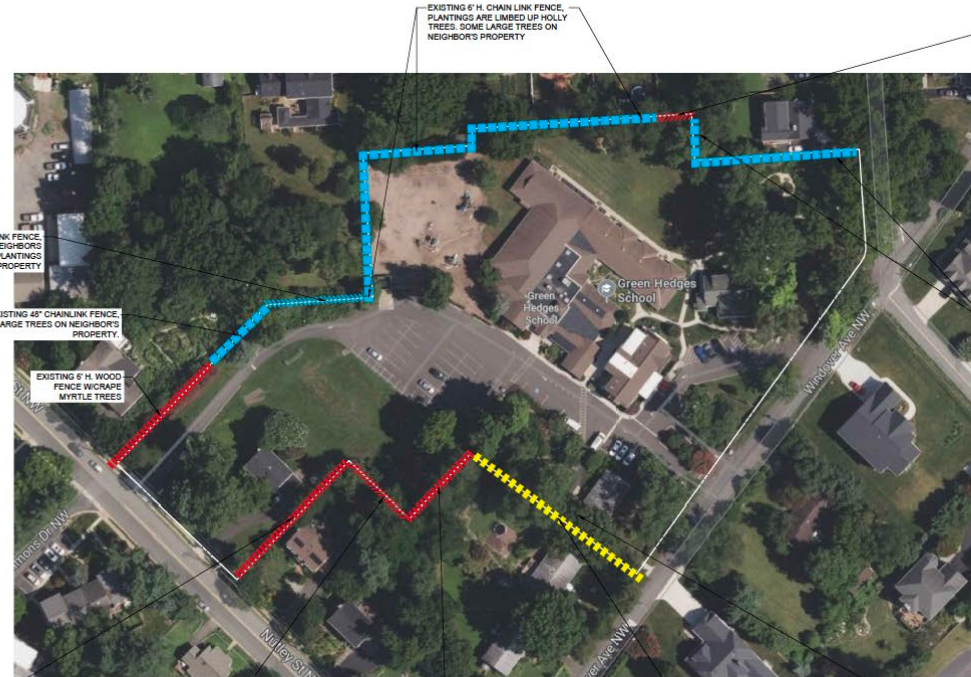
* Comparator school Gross Square Footage based on The Stonehouse Group database and last published enrollment. Schools include: Alexandria Country Day School, Browne Academy, Burgundy Farm Country Day School, Capitol Hill Day School, Congressional School, Flint Hill LS+MS, Harford Day School, Langley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

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SCHOOL



Thank You

Appendix



GREEN HEDGES SCHOOL
415 WINDOVER AVE NW
VIENNA, VA
TOWN OF VIENNA

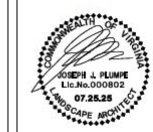
CLIENT

GREEN HEDGES SCHOOL -
THE STONE HOUSE GROUP

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.

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SEAL/SIGNATURE



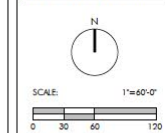
ISSUE DATE

LANDSCAPE PLAN: 07.25.2023

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CONTACT: JOSEPH PLUMPE
DRAWN: JLP
APPROVED/CHECKED: JLP

ORIENTATION AND SCALE



SHEET TITLE

**EXISTING SITE
BOUNDARY
CONDITIONS**

SHEET NUMBER

C-010

SITE DEVELOPMENT PLAN

Existing Buffer Conditions

NOT RELEASED FOR CONSTRUCTION

EXISTING SITE PLAN



Prior Proposal (2024)

