



  
green hedges  
SCHOOL

# Introduction

## ► Presentation Agenda

- Introduction
- School history and existing conditions
- Overview of proposed site changes
- Summary

Sara Mariska, Land Use Attorney

Peter Barrett, Interim Head of School

Jessica Wadlow, Board of Trustees Chair

Peter Barrett, Interim Head of School

## ► 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

# 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



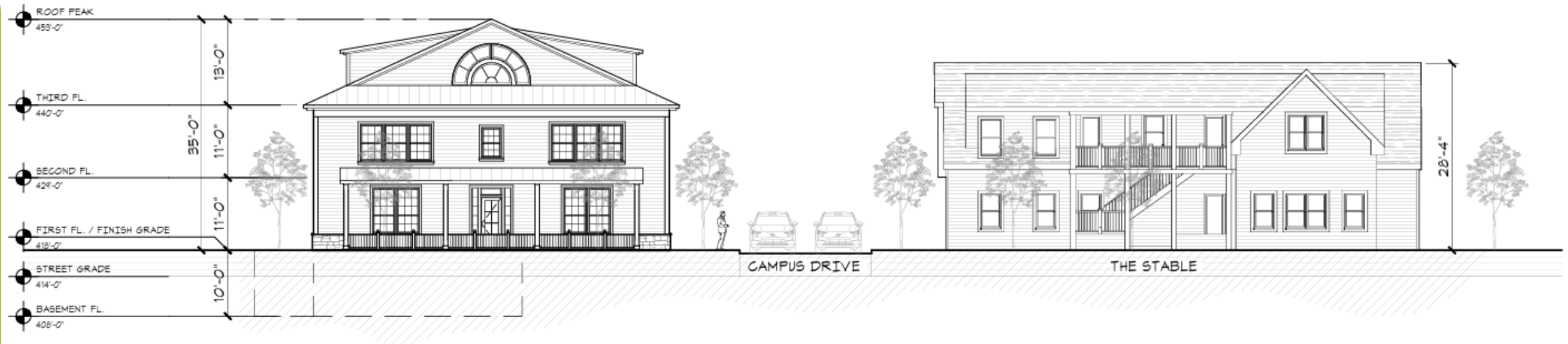
# High-Level Campus Plan Proposal



# 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       |

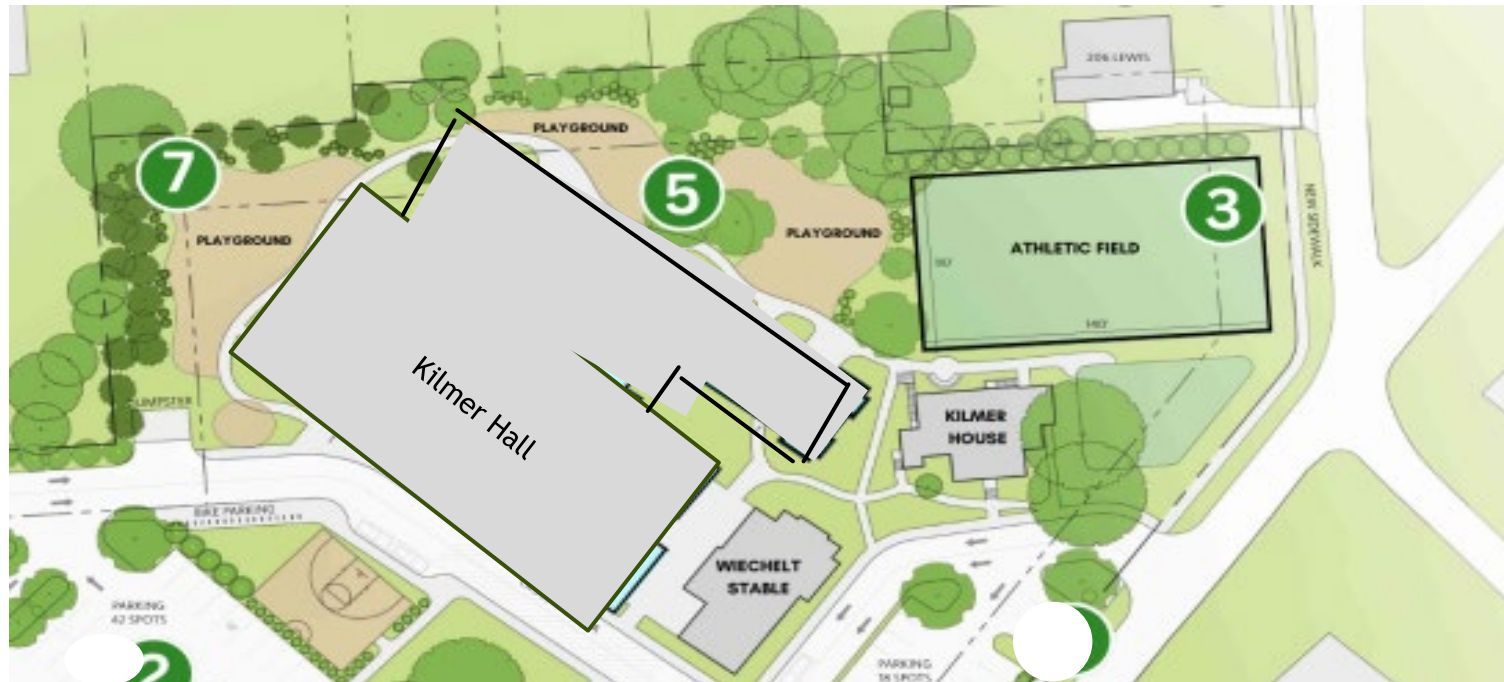
\*Note: reduced processing time driven by consolidation of Montessori classrooms into the Stable.

# 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

**5** Upgraded Playgrounds:

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



# Interior Kilmer Hall Renovation & Enlarged Multi-Purpose Room

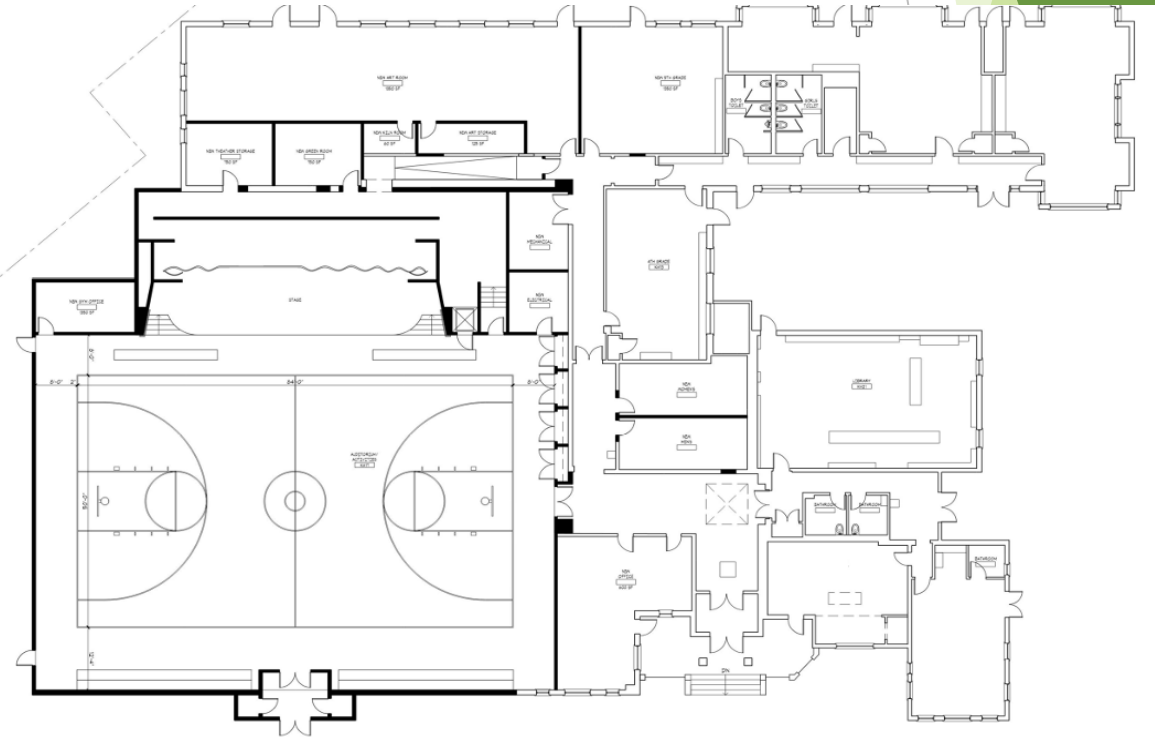
## 4 Kilmer Hall Renovations

- ▶ 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

| <b>Date</b>                                                                                           | <b>Avg. Continuous Sound, dBA<br/>7AM – 10PM (Max 60 dBA)</b> | <b>”Max” Sound, dBA 7AM –<br/>10PM (Max 100 dBA)</b> | <b>Notes</b>     |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------|------------------|
| 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

| <b><i>Existing:</i></b><br><b><i>School in session with<br/>existing buffers, dBA</i></b> | <b><i>Noise Reduction<br/>(Fencing +<br/>Landscaping), dBA</i></b> | <b><i>Proposed:</i></b><br><b><i>Total projected w/school in<br/>session &amp; improved buffers, dBA</i></b> |
|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| 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       | After occupancy of New Academic Building<br><br>Max of 10 additional students/year above 190<br>over 4-year period<br><br>Up to max of 225 |
| Staff    | 42 FTEs   | 50 FTEs   | After occupancy of New Academic Building<br><br>Max of 2 additional FTEs/year<br><br>Up to max of 50 FTEs                                  |
| 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



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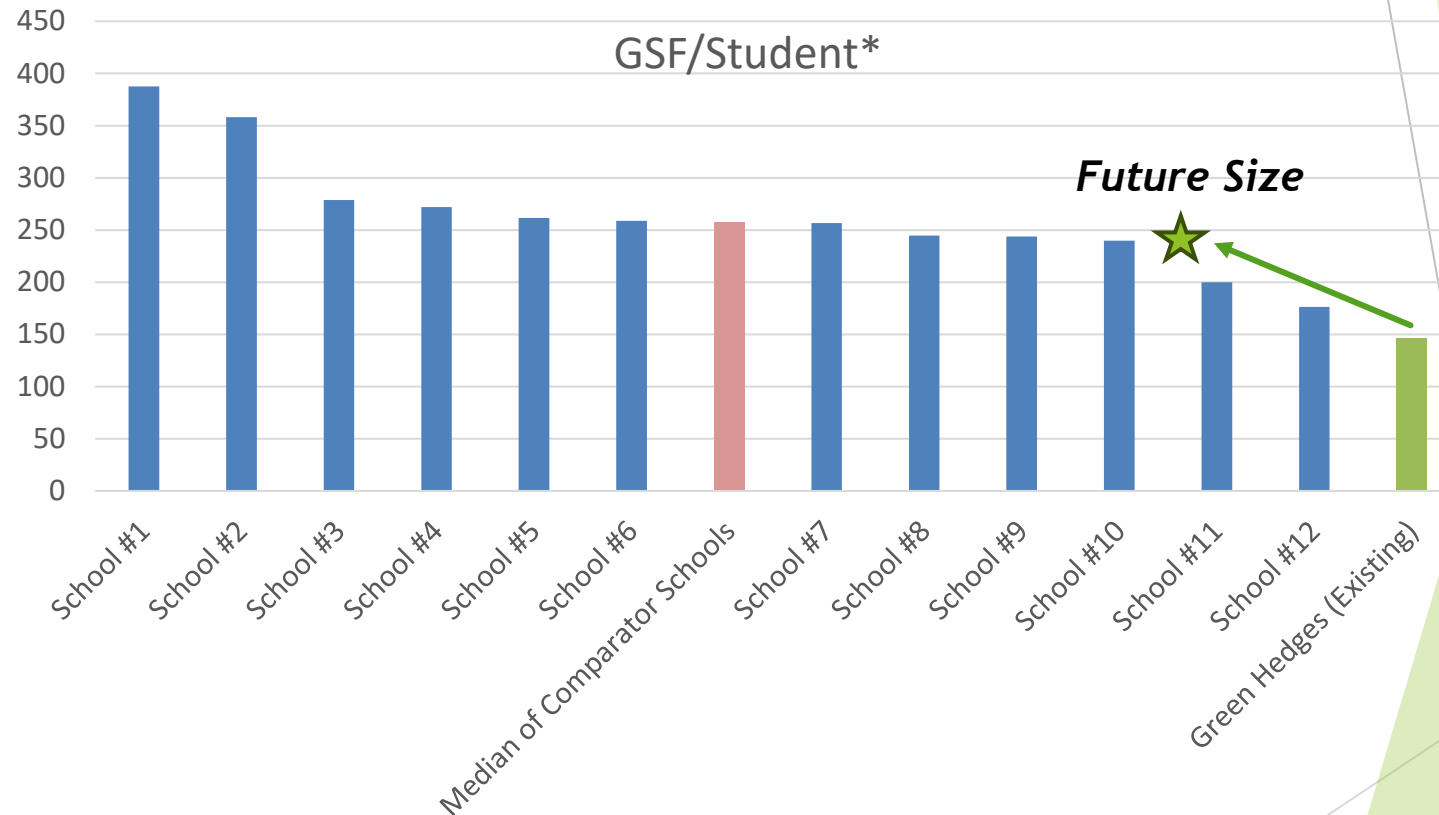
Thank You



► 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