



Sara V. Mariska
sara.mariska@ofplaw.com
Direct: 703-218-2146

January 23, 2026

VIA E-MAIL

Planning Commission
Town of Vienna
127 Center Street S
Vienna, Virginia 22180

Re: Green Hedges School, Inc.
Conditional Use Permit and Site Plan Modifications
PF-1925356-CUP
PF-1815108-SP

Dear Planning Commissioners:

On behalf of Green Hedges School, Inc. (the “School”), I write to respond to issues raised during the January 14 hearing on the School’s proposed Conditional Use Permit and Site Plan modification requests.

Based upon the Planning Commission’s discussion, the School proposes changes to its applications:

- Reduce maximum number of students from 225 to 217.
- Increase all buffers adjacent to exterior play areas to 15-feet in width.
- Provide Acoustiblok or similar material on chain link fence adjacent to exterior play areas.
- Modify access from Nutley Street to provide 15-foot buffer adjacent to Nutley Street access and stripe to allow only one car to enter.
- Add shrubs to supplement buffers that do not meet 15-foot width.
- Add 4-foot fence along Lewis Street adjacent to outdoor field.
- Propose additional development conditions regarding:
 - Mechanical equipment location and screening.
 - Dumpster location and screening.
 - Loading hours.

- Indoor secure bike parking.
- Athletic field will not be rented to youth sports teams.
- Maximum number of special events and communication about special events.
- Single set of applicable development conditions.

Buffers

The Zoning Ordinance requires a 15-foot buffer comprised of 4 canopy trees per 100 linear feet, 4 understory trees per 100 linear feet, and 5 shrubs per 100 linear feet. The School proposes to meet the width requirement in the Zoning Ordinance with the exception of 10% percent of the property line. The School continues to request modifications in these limited areas based upon existing conditions at the head of school house, an existing shed, adjacent to a small area of parking, and a small area of underground stormwater management detention structure. The School will provide shrubs along the parking lot periphery where the buffer is less than 15-feet. The School has relocated the majority of its underground stormwater facilities outside of the 15-foot buffer area; however, a small amount is still required in a buffer area adjacent to the New Academic Building due to the location of existing infrastructure, drainage divides, and site topography. The increased buffers have been accommodated by reducing parking by three (3) parking spaces, modifying site access from Nutley Street, and reducing the size of the athletic field. Although the site access from Nutley Street has been modified, it will not reduce the 54 vehicular stacking spaces in front of Kilmer Hall.

Stormwater Management

With respect to stormwater management, the proposed improvements meet stringent state stormwater requirements for quantity and quality control. Currently, there is only one (1) underground detention facility on the site that detains a portion of Kilmer Hall. This means that the majority of stormwater from the School is undetained and untreated to the three (3) existing outfalls. The School proposes three (3) additional underground detention structures and two (2) manufactured treatment devices in the first phase of construction. Stormwater will be detained in the underground structures which will store and slowly release runoff, and the manufactured treatment devices will treat the stormwater. There will be no increase in water draining toward adjacent properties from the amount that drains toward those properties today.

Noise

Continuous sound is a sound whose intensity remains essentially constant during the period of observation. Impulse sound is a single or multiple sound event that lasts no longer than a second. Given community comments regarding ongoing noise, the School measured continuous sound, not impulse sound. More specifically, the School's noise meter was set to a slow response time so it did not measure sounds that lasted for only one second. The School's summary includes the maximum noise level measured between 7AM and 10PM. In areas with existing wood fence, the School will add additional buffer landscaping. The School will further provide Acoustiblok or similar material on chain link fence adjacent to exterior play areas. The chain link fence with Acoustiblok or similar material, will decrease sound levels by a minimum of 10 decibels and likely higher, per discussions with the manufacturer.

Kilmer Hall

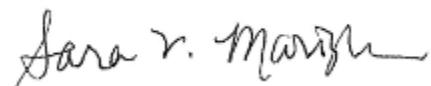
The School's primary academic building, Kilmer Hall, is currently comprised of approximately 16,300 square feet of gross floor area. The School proposes to expand this building by approximately 6,445 square feet so that the ultimate building will be a total of 22,780 square feet of gross floor area (not the 38,860 square feet that was referenced in prior written materials). In spite of the reduction in gross floor area proposed by the School, the School continues to request a lot coverage modification largely because of the material proposed in the play area that will improve student safety, but which is required to be included for purposes of lot coverage calculations.

In addition to the information contained herein, I have attached revised proposed development conditions, an exhibit depicting proposed site layout updates, detailed exhibit regarding proposed buffers, an illustrative of existing and proposed conditions adjacent to exterior play areas, and an updated summary of proposed buffer conditions. Under separate cover, I have provided Staff transportation data and noise data.

Should these applications be approved, the School will improve existing conditions with respect to traffic, parking, noise, buffers, and stormwater management. The School looks forward to continuing to work with the community, Staff, Planning Commission, and Council to improve the School's campus while also improving existing conditions for the surrounding community.

Very truly yours,

ODIN, FELDMAN & PITTELMAN, P.C.



Sara V. Mariska

Enclosures

cc: Peter Barrett
Jessica Wadlow
Jessica Brandt
Mike Huber