



green hedges
SCHOOL

Introduction

- ▶ Presentation Agenda

- ▶ Updated Conditions
- ▶ Campus Improvement Plan
- ▶ Summary

Sara Mariska, Land Use Attorney

Jessica Wadlow, Board of Trustees Chair

Peter Barrett, Interim Head of School

- ▶ ***Approval Requested: Amend an existing Conditional Use Permit to increase number of permitted students from 190 to 210 and staff from 42 to 50, along with associated campus, circulation, buffering, and site improvements.***

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

The Green Hedges Campus Improvement Plan is holistic and multi-faceted, aimed at improving the quality of the educational experience for children even as it enhances the health, safety, and well-being of the broader community, so students, faculty and staff, and neighbors all benefit.

1. Provides fresh educational spaces that meet current standards for today's learners while maintaining the level of intimacy that characterizes our small-school setting.
2. Delivers a range of physical improvements that address concerns raised by our neighbors related to traffic, parking, sound, stormwater management, and sidewalks. . . *even with the proposed modest increases in students and faculty.*
3. Adds new faculty and staff positions to drive innovation in teaching and learning, introduce new and emerging technologies, and support different types of learners in a manner that only Green Hedges can offer.
4. Increases the enrollment cap by 20 students to provide Green Hedges with the necessary financial flexibility to finance these much-needed improvements while keeping tuition competitive for the school's long-term viability.

Summary of Updated Conditions

- ▶ Update maximum permitted students to 210 (first student increase since 1985). Increase to be phased.
- ▶ Update maximum permitted full-time equivalent employees to 50 (from 42). Increase to be phased.
- ▶ Clarify permitted school hours, activities, events, and rentals.
- ▶ Commit to sound isolation fence membrane adjacent to the playground.
- ▶ Commit to landscape buffers.
- ▶ Define phasing for CUP implementation.
- ▶ Consolidate all applicable conditions in a single document that will replace and supersede all prior applicable conditions.

High-Level Campus Plan Proposal

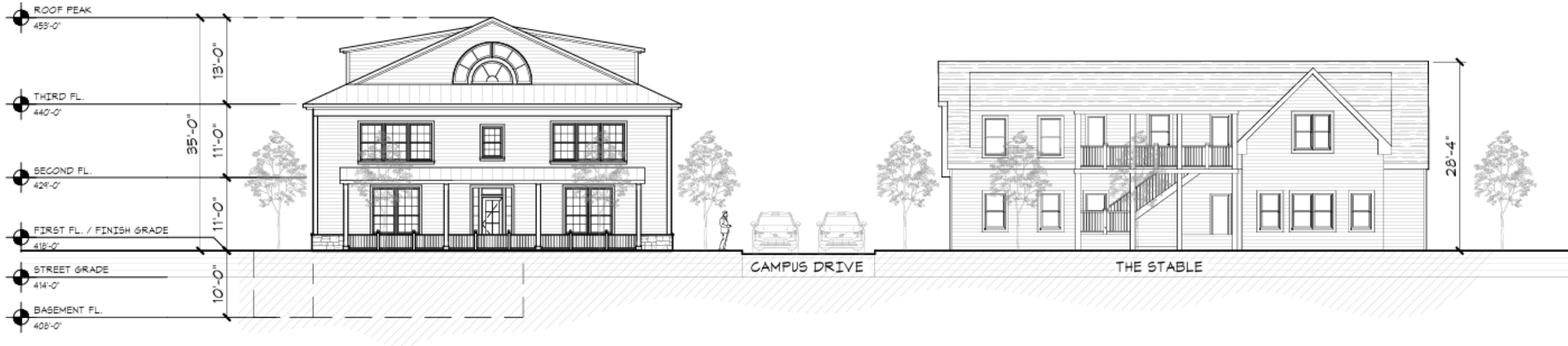
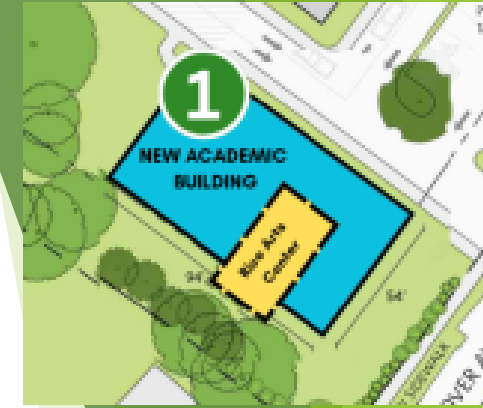
- SITE BOUNDARY
- SITE SETBACK
- EXISTING TO BE REMOVED
- EXISTING BUILDING
- EXISTING BUILDING INT. RENO.
- PROPOSED BUILDING
- EXISTING TREE
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New Academic Building (replacement of Rice Arts)

1 New ~12,500-square-foot building, with:

- ▶ Five (5) new core academic classrooms
- ▶ Science lab and innovation space
- ▶ Arts studio
- ▶ Flexible learning spaces
- ▶ Teacher workspace
- ▶ Additional administrative space
- ▶ Look and feel consistent with GHS
- ▶ Designed for safety, accessibility, & sustainability
- ▶ Meets setback and height requirements



New traffic flow & increase in parking

- 2** Newly situated parking area (some overlap with existing parking area) with added landscaping buffers
- ▶ Accommodates eight (8) additional spots.
 - ▶ Improves traffic circulation to allow more vehicles for drop-off & pick-up (inclusive of proposed enrollment increase).



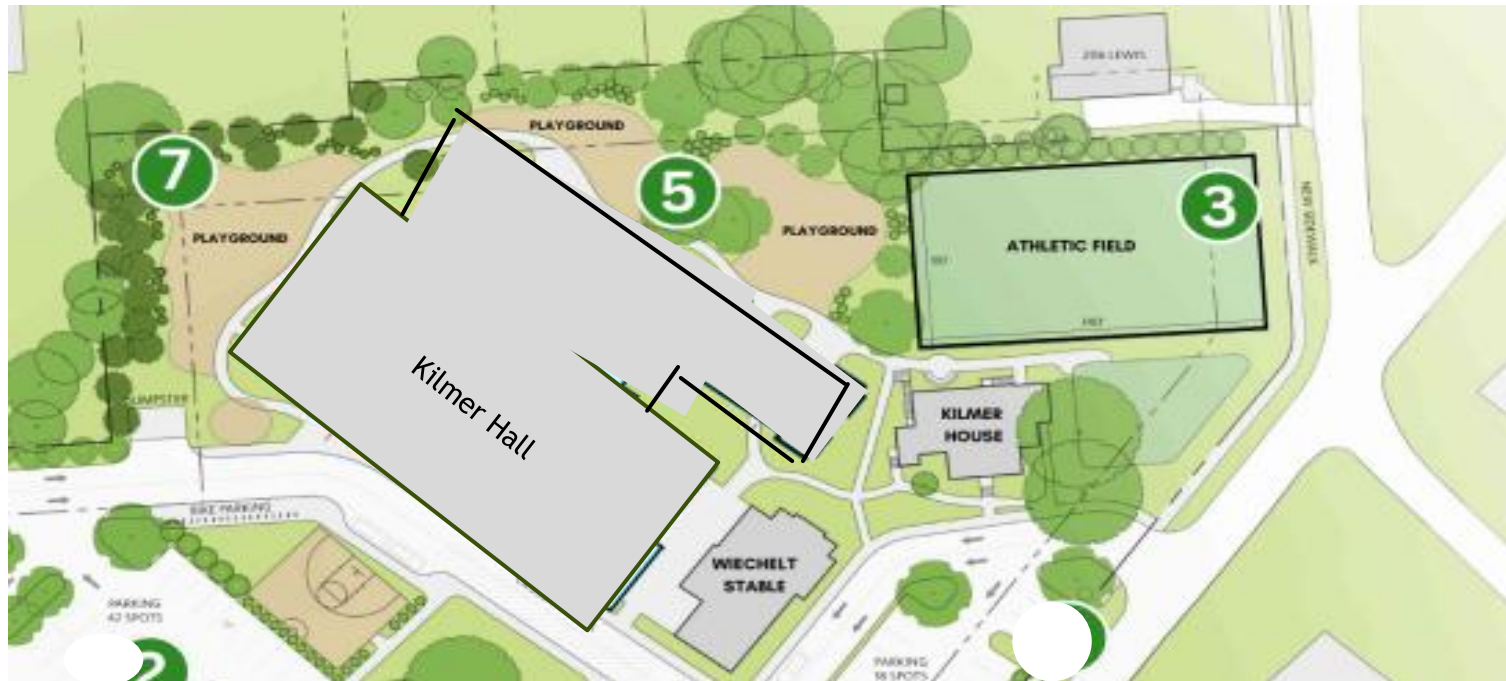
Relocated Field & Improved Playgrounds

3 Athletic Field: Purpose-built grass 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.
- ▶ Broader dispersion of play space; less concentrated.



7 Improved Buffers with Neighbors

- ▶ 100% of properties adjacent to playground and field meet 15-foot buffer requirement.
- ▶ Additional internal barrier will be installed on the playground to prevent encroachment by students into the buffer zone.
- ▶ Existing perimeter vegetation will be maintained and supplemented.
- ▶ New buffer plantings for compliance & improved appearance.



Existing chainlink fence



Existing chainlink fence with Acoustiblok panel & planting buffer



Existing chainlink fence

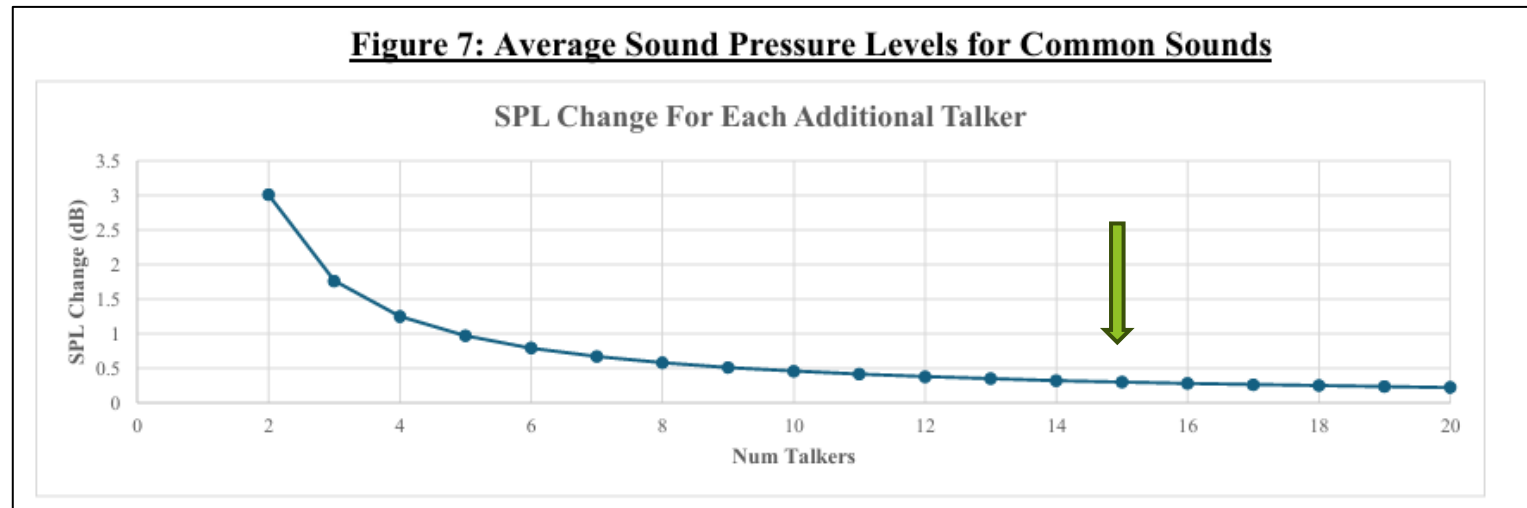


Existing chainlink fence with Acoustiblok panel & planting buffer

90% of total property meets 15-foot requirement (small exceptions for stormwater management, existing retaining wall and drive lane requirements)

Impact of Play Spaces on Sound: Analysis Overview

- ▶ Professional acoustics engineering firm contracted to perform sound analysis of “existing conditions,” provide recommendations on remediations as needed, and project “future state” analysis with remediations.
- ▶ Conducted analysis on March 10, 2026 from 9:40 am-12:40 pm.
 - ▶ Monitors located in two playground locations by the perimeter with our neighbors.
 - ▶ Accurate representation of typical student activity captured with number of students ranging from 15 to 60 engaged across the entire play.
- ▶ Given how sound works, adding talkers beyond 15 has minimal impact on sound levels.



Key Takeaway:

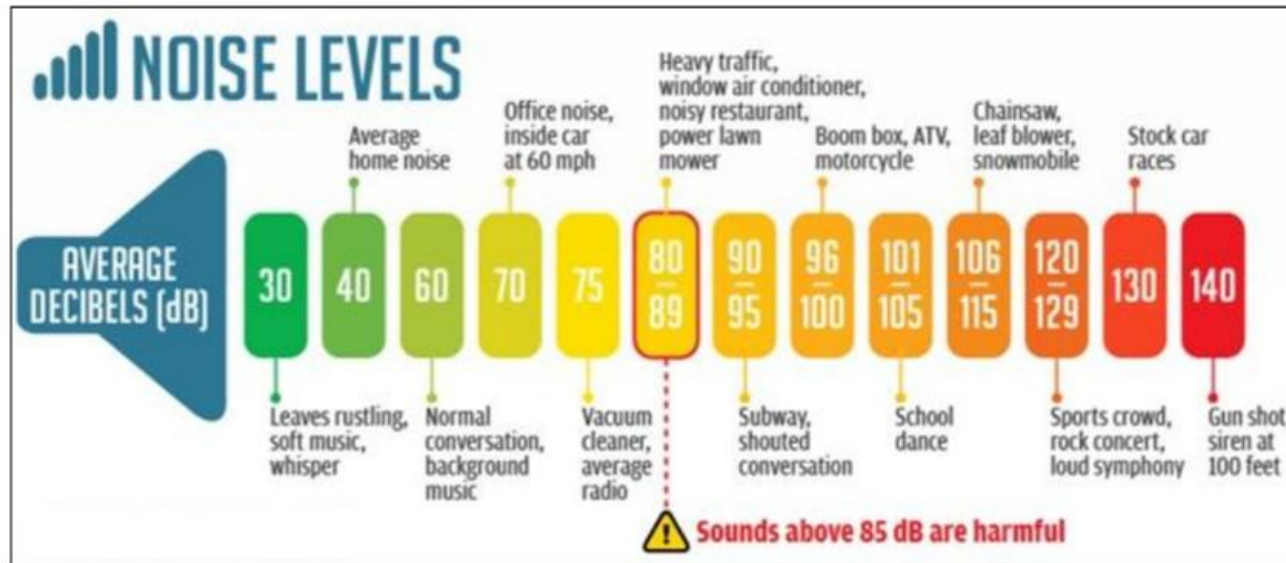
Increasing children on the playground will not negatively impact sound coming from the school

Sound Analysis Learnings

- ▶ Calculated average and peak sound pressure levels on our playground at the two monitored sites.

Noise Level (per Scale below)	Key Metrics	Monitor 1	Monitor 2
	Average Sound Pressure Level	56.9 dBA	54.8 dBA
	Peak Sound Pressure Level	74.84 dBA	69.2 dBA

Figure 6: Typical Sound Pressure Levels for Common Sounds



- ▶ As sound moves away from the source, it dissipates, reducing ~6 dBAs for every doubling of distance from the sound source.

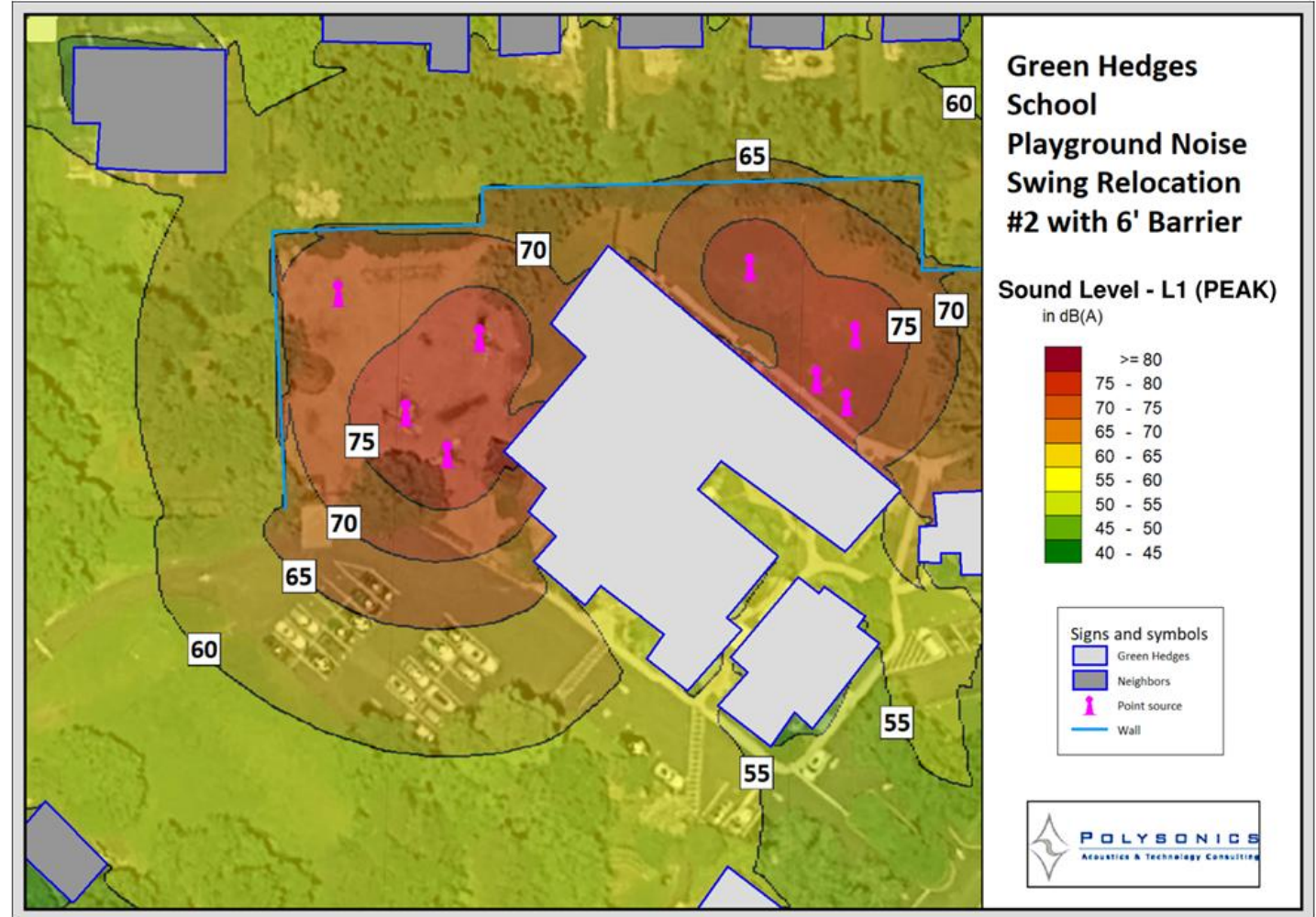
Sound Mitigations: Improvement to Neighbors at Peak

Mitigations for playground and relocated field

- ▶ Addition of a six or eight-foot wood fence with acoustic barrier (working in close collaboration with neighbors).
- ▶ 15-foot buffers with added interior barrier to prevent student encroachment into the buffer zone.
- ▶ Relocation of play structures away from property boundary.

Note: sound experienced outside differs greatly from what is experience inside as the typical home construction provides ~20 dBA reduction per Housing and Urban Development (HUD)

Figure 15: Site Noise Contours With 6' Barrier and Administrative Controls (Swing #2)



Interior Kilmer Hall Renovation & Enlarged Multi-Purpose Room

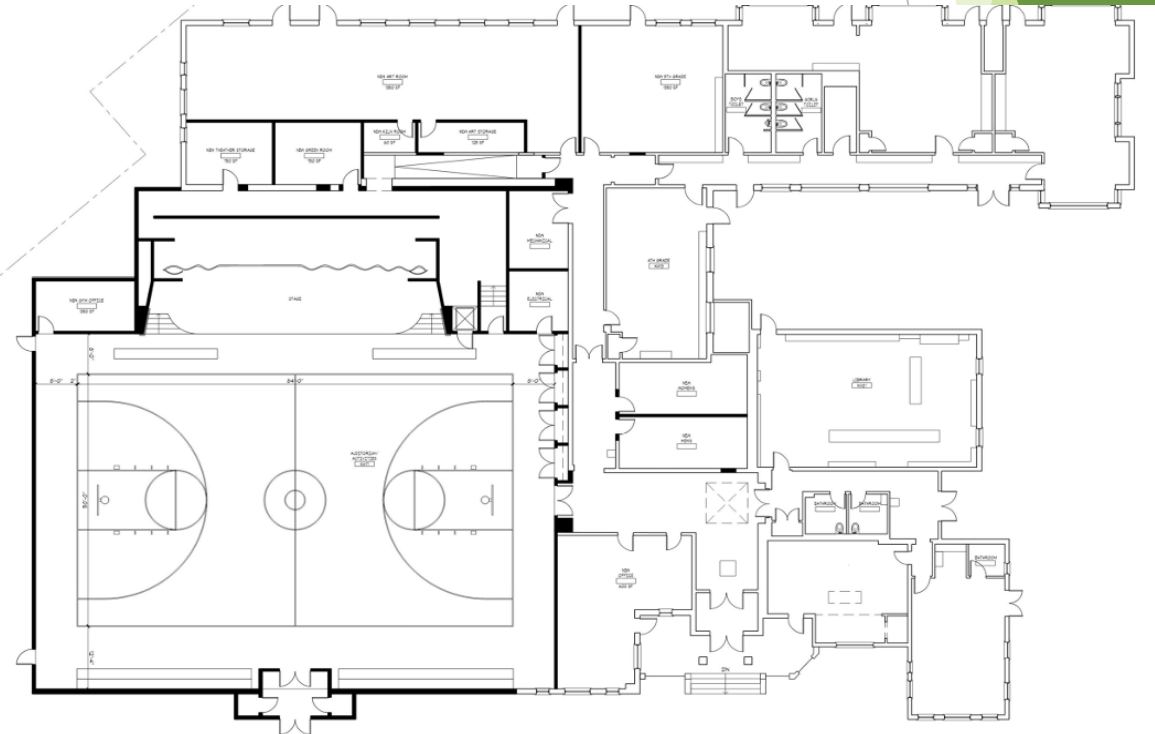
4 Kilmer Hall Renovations

- ▶ 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 (all other updates will be in Phase 1 to the fullest extent possible)*



8

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.



Delivering a Plan That Strengthens the School and the Community

- ▶ Iterative and thoughtful design based on years of feedback from key stakeholders, including neighbors, improving conditions in a significant way for our neighbors even with a modest increase in our enrollment cap.
- ▶ Replaces multiple applicable sets of CUP conditions and outdated CUP conditions with a single set of CUP conditions that will replace and supersede all prior conditions to provide clarity and accountability for the School, Town, and community.
- ▶ 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.
- ▶ In strengthening both the school and the community, acknowledges and enhances the mutually beneficial relationship between Green Hedges and the Town of Vienna, two entities that have come of age together with each contributing to the health and vitality of the other.



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Thank You

The background features a complex geometric design. On the left, there are overlapping, semi-transparent shapes in various shades of green and a dark blue-grey. These shapes create a layered, crystalline effect. The right side of the image is a solid, bright lime green. Centered on this green background is the text '▶ Backup' in a clean, white, sans-serif font.

▶ Backup

Sound Analysis Learnings: Existing Conditions

- ▶ As you move away from the sound source, the sound pressure levels drop as depicted by the visuals below:

Average Sound Level

Figure 10: Site Noise Contours: Existing Conditions – AVERAGE SOUND LEVEL



Peak Sound Level

Figure 11: Site Noise Contours: Existing Conditions



School Comparison

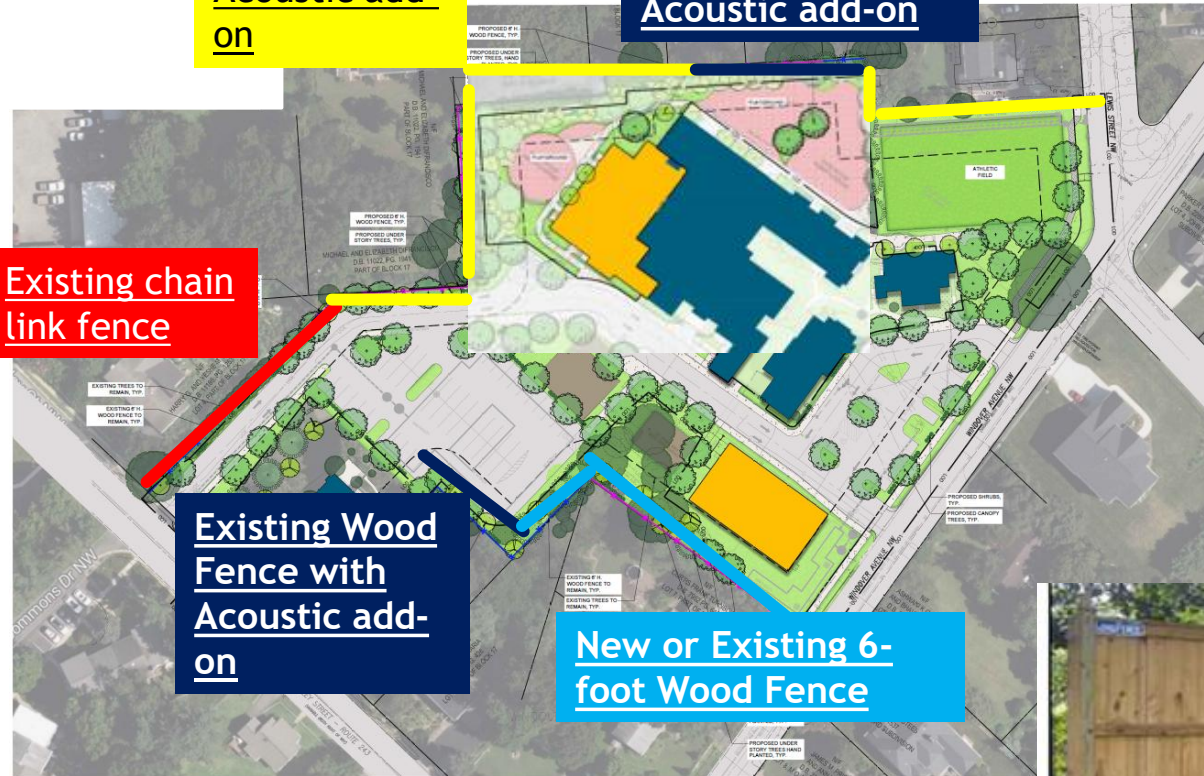
Metric	Green Hedges (proposed)	Louise Archer (approved 2022)
Maximum Students	210	700
Tree Canopy	25%	6.4% (25% required)
Lot Coverage	47.8%	53.47% (25% required)

Fencing Overview

- ▶ Acoustic fencing where current chain link fence is situated along the playground and athletic field perimeter
- ▶ Add new six-foot wood fence along 435 Windover shared property line



Existing chain link fence

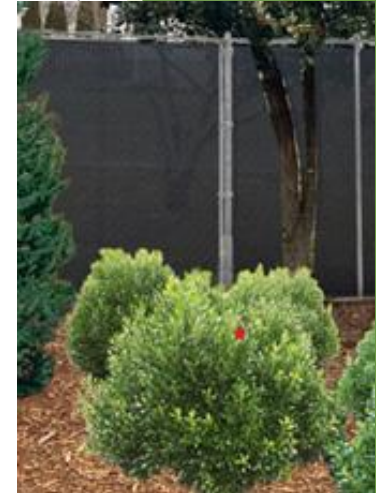


New Wood Fence with Acoustic add-on

Existing Wood Fence with Acoustic add-on

Existing Wood Fence with Acoustic add-on

New or Existing 6-foot Wood Fence



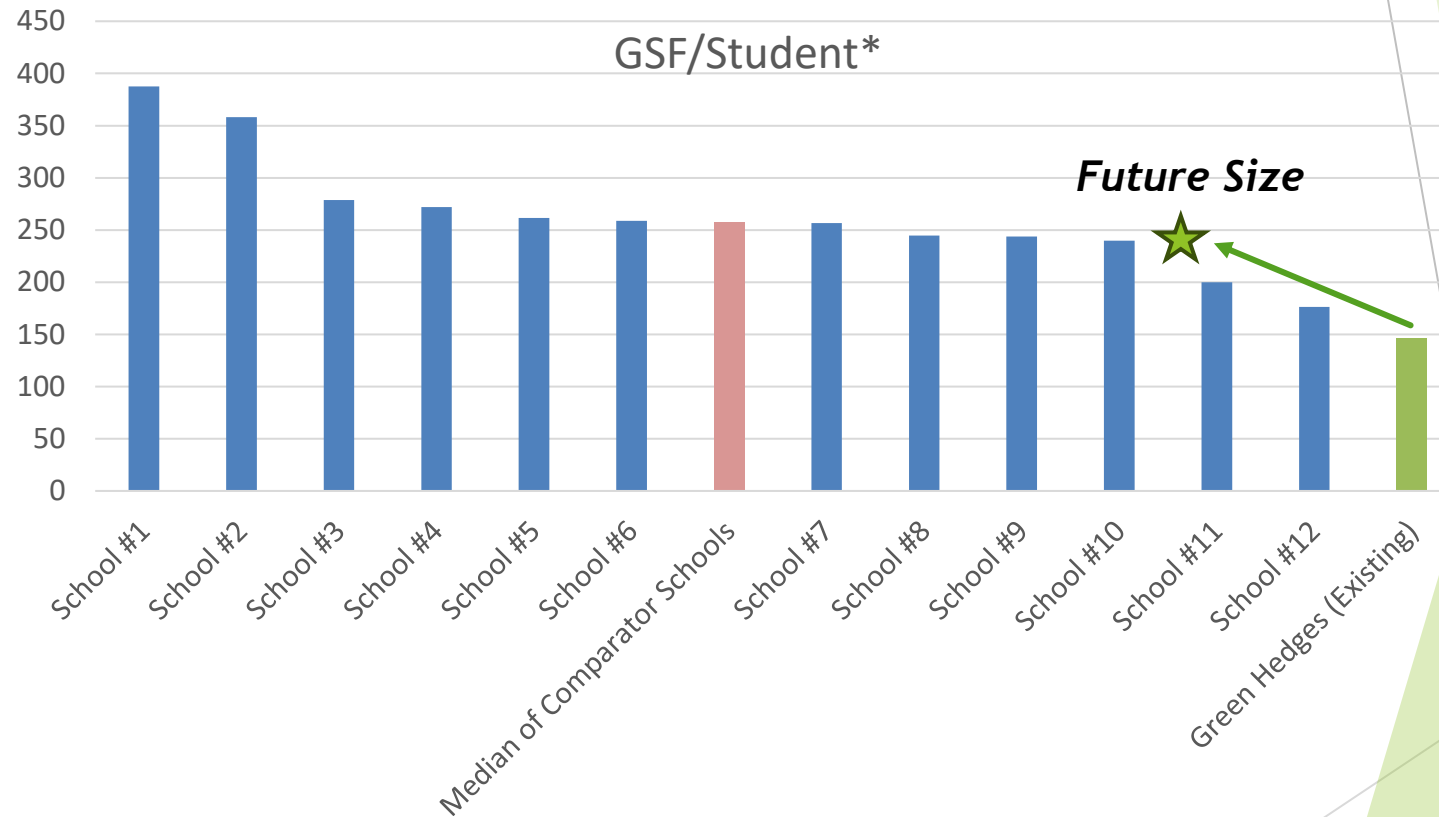
Significantly Improved Buffers with Neighbors

Property	Existing Buffer (Approx)	Proposed Buffer	Notes
★ 245 Nutley	Ranges from 0' to 8'	15'	Modified driveway access to increase buffers. Maintain current fence.
↑ 221 Nutley	Ranges from 3' to 5'	Mostly 15' except: <ul style="list-style-type: none"> • 3' along a portion of HOS house • 10' by parking area due to requirement for safe car passage 	Field relocated to allow for greater buffers but unable to move retaining wall along HOS house property line. Parking areas supplemented with additional shrubs as able; Adding Acoustiblok or similar material per neighbor request.
★ 213 Nutley	15'	15'	No changes needed
★ 434 Knoll*	South section 6' to 8'; East 0'	15'	Modified driveway access and reduced playground size. Adding landscaping to meet Zoning Ordinance width and planting requirements. Adding Acoustiblok or similar material to fence.
★ 428 Knoll*	0' to 8'	15'	Reduced playground size. Adding landscaping to meet Zoning Ordinance width and planting requirements. Adding Acoustiblok or similar material to fence.
★ 424 Knoll*	15'	15'	Adding landscaping to meet Zoning Ordinance width and planting requirements. Adding Acoustiblok or similar material to fence.
★ 420 Knoll*	15'	15'	Adding landscaping to meet Zoning Ordinance width and planting requirements. Adding Acoustiblok or similar material to fence.
★ 416 Knoll*	15'	15'	Adding landscaping to meet Zoning Ordinance width and planting requirements. Adding Acoustiblok or similar material to fence.
★ 412 Knoll*	15'	15'	Adding landscaping to meet Zoning Ordinance width and planting requirements. Adding Acoustiblok or similar material to fence.
★ 206 Lewis* (owned by Green Hedges)	0' – 9'	15'	Relocating field with smaller size to accommodate increase in buffers. Adding landscaping to meet Zoning Ordinance width and planting requirements. Adding fence with Acoustiblok or similar material.
↑ 435 Windover	10'	15' except for 30 feet for stormwater management	Stormwater facilities were reconfigured to increase buffer to maximum degree possible. Relocating shed to accommodate additional landscaping to meet Zoning Ordinance width and planting requirements.

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

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 210.



Existing Site Conditions



Proposed Site Plan

- SITE BOUNDARY
- SITE SETBACK
- EXISTING TO BE REMOVED
- EXISTING BUILDING
- EXISTING BUILDING INT. RENO.
- PROPOSED BUILDING
- EXISTING TREE
- PROPOSED TREE



Conditional Use Permit (CUP)

	Approved	Proposed	Details
Students	190	210	After occupancy of New Academic Building Max of 10 additional students/year above 190 over 2-year period Up to max of 210
Staff	42 FTEs	50 FTEs	Max of 2 additional FTEs/year Up to max of 50 FTEs