



Town of Vienna

127 Center Street South
Vienna, Virginia 22180
p: 703.255.6341
TTY 7111

Meeting Minutes - Final Planning Commission Work Session

Wednesday, May 11, 2022

6:30 PM

127 Center St. South

The Planning Commission met for work session at 6:30 PM on Wednesday, May 11, 2022, in the Town Council Chambers. Steve Kenney, chairman presiding with Sharon Baum, Jessica Plowgian, Keith Aimone, and Jessica Ramakis present.

Staff members: David Levy, Michael D'Orazio, Kelly O'Brien, Andrea West, John Jay Sergent, and Jennifer Murphy were present.

[PCWS22-119](#)

Work Session on proposed amendments to conditional use permit for Green Hedges School, located at 415 Windover Avenue NW in the RS-12.5 Single-Family Detached Residential zoning district, related to changes to school site with potential new buildings and expansion of existing buildings

The Planning Commission met with members of Green Hedges' design team to discuss the proposed development plan. Town staff presented past conditional use permit approvals and project phasing to date.

Members of Green Hedges' design team presented the following:

- *Enhanced campus design that includes increased stormwater management, landscaping, playground upgrades, and renovations to Kilmer Hall*
- *Maximizing open space, improving street views with updated pick-up/drop-off zones.*
- *Project request includes 225 students, 50 staff, with 60 parking spaces*
- *Rough project timelines include formal application submittal over the summer with Phase I commencing the second half of 2024, running approximately 15 months*
- *Neighborhood outreach feedback: proposed setbacks, new playground location, lighting & stormwater management. The applicant will continue to hold community discussions.*

Commissioner discussion included:

- *Egress and start times interfering with Madison Highschool start time*
- *Upgrading storm water management with attempts at tree retainment to absorb onsite water*
- *Proposed trailer locations during construction. Approximately five (5) classroom/trailers during Phase I only*
- *Review of current square footage to proposed square footage of 27,000 to 42,000 sq. ft.*
- *Proposed overall height is 34 ft, which does not include architectural features.*

The applicant was asked to continue neighborhood outreach efforts and to consider keeping square footage at or below existing levels.

Work Session Adjournment

Work Session Adjournment: 7:22 pm

Respectfully submitted,

*Jennifer Murphy
Clerk to the Commission*

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