• Welcome and Overview
  Cate L. Fulkerson, Points North Strategies LLC, Principal

• Green Hedges History and Strategic Plan
  Jennifer P. Bohnen, Green Hedges School, Head of School

• Renovation Plan and Updates
  Jennifer P. Bohnen, Green Hedges School, Head of School

• Site Plan Overview
  Scott Peterson, Gordon Engineering, Engineer

• CUP Overview
  Sara Mariska, Odin, Feldman & Pittleman, Attorney

• Project Questions & Comments
Green Hedges
property boundary
Project Objectives

• Minimize impacts by renovating and re-using existing structures.
• Provide the necessary academic space to align with Strategic Plan, industry standards, and current code requirements.
• Maximize open space.
• Improve pedestrian and vehicular safety and circulation.
• Meet Vienna Planning and Zoning requirements, including:
  • Height Limit
  • Building Setbacks – front yard, side yard, & rear yard
• Enhance and maintain Green Hedges aesthetic.
• Provide appropriately scaled campus buildings and improve street views.
• Preserve and increase tree coverage while enhancing landscape buffers.
• Increase on-site vehicular stacking.
• Phasing
Changes to the Proposed Plan

1. Increased landscape buffer to adjacent properties
2. Proposed phased student and staff increases after Phase 1
   - Maximum of 10 additional students per year over a 4-year period
   - Maximum of 2 additional staff members per year over a 4-year period
3. Refined three phases of proposed construction
4. Provided additional design details with respect to each phase including potential trailer location, preliminary stormwater management design, and preliminary circulation plans
5. Provided additional information on tree inventory, critical root zones, and tree preservation
6. Reviewed trees to identify all possible trees for preservation
7. Proposed sidewalk escrow toward sidewalk construction on Windover Avenue
Three Phase Project

**Phase 1**
- Kilmer Hall Back Wing Renovation
- Second Floor Kilmer Hall
- Improved MPR

**Phase 2**
- Kilmer Hall Front Wing Renovation

**Phase 3**
- Parking lots
- Demo Rice Arts & 227 Nutley
- Gym
- Playgrounds
- Enhanced landscaping
Existing

Proposed
Phase 1
Phase 3
Circulation
ECOLOGICAL STORY
EXPRESSED THROUGH PLAY ELEMENTS, PLANTINGS, AND MATERIALS
Phase 1, From the Playspace
Phase 2 & 3, From The Grove
## Conditional Use Permit (CUP)

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Site Area</td>
<td>4.3 acres</td>
<td>4.53 acres</td>
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<tr>
<td>Students</td>
<td>190</td>
<td>225</td>
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<tr>
<td>Staff</td>
<td>42</td>
<td>50</td>
</tr>
<tr>
<td>Parking</td>
<td>56 spaces</td>
<td>60 spaces</td>
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Question & Comments

• If you wish to speak, please raise your hand to be recognized by the moderator.

• For the record, speakers must provide their name and address.

• Each speaker will be given an opportunity, up to three (3) minutes, to pose a question or comment about the proposed project.