

Impacts on Hillbrook-Tall Oaks – Montessori School Expansion

Background

The Montessori School of Northern Virginia, Inc. (MSNV), a commercial business, is planning a **major expansion of its operations** in the center of Hillbrook-Tall Oaks. Located at the bottom of Pacific Lane, the school **currently has about 135 students** enrolled in Pre-Primary through the Third grade.

Despite past assurances that it would not seek further expansion on its 2.8-acre site, MSNV now aims to add academic programs for the 4th-6th grades. MSNV operates in Hillbrook-Tall Oaks, which is Zoned R-2 (half-acre) Residential under a special exception granted by the Fairfax County Board of Supervisors. MSNV has pledged in writing to **limit its enrollment to 135 students** after it was allowed to expand operations from 9 months to 12 months a year.

Impact on Hillbrook-Tall Oaks.

Hillbrook-Tall Oaks is a thriving neighborhood of all ages, particularly children, who use the tree lined narrow streets for strolling, running, cycling and walking dogs. The MSNV expansion threatens the very nature of this neighborhood. This expansion will:

- **Increase** enrollment to **235 students**;
- **Increase** car traffic through Hillbrook-Tall Oaks attributed to MSNV operations, currently estimated at **500 vehicular trips daily**, to more than **820 trips** per day.
- **Threaten** the safety of adults, children, and pets, already at risk from MSNV's operations;
- **Increase** noise and pollution in the neighborhood, causing the tranquility and privacy of the neighborhood to deteriorate, thereby decreasing property values;
- **Make** our bucolic residential roads (not meant for high volume traffic) more dangerous.

Problems with MSNV & Expansion Plan

- For over 20 years, many MSNV parents have disregarded the MAXIMUM 25-mile per hour speed limit;
- Significant deforestation and derogation of the property floodplain will result from building base and height expansion and a waiver of current building restrictions;
- Traffic solutions (i.e. shuttle buses) proposed by MSNV will be circumvented by parents wanting to drive their children to the school for reasons of weather, sickness, tardiness, etc.
- The expansion would further erode the neighborhood's R-2 zoning.
- The school expansion could require VDOT to implement a cul-de-sac at the end of Pacific Lane resulting in a loss of property of near-by neighbors.

Alternatives

- Move ANY expansion to a location outside Hillbrook-Tall Oaks, while continuing its current operation at current levels within our neighborhood;
- Move the entire operation to a new location. MSNV has had many years to secure another site for its operations, but its management has simply failed to take action.

Protect Your Neighborhood

- MSNV is well aware of the strong opposition of Hillbrook-Tall Oaks residents to the expansion of the school in our neighborhood. Through a concerted lobbying effort, MSNV is seeking to quash this opposition by winning over Supervisor Penny Gross and Fairfax County Zoning Board members, and members of the Board of Supervisors **to ignore Hillbrook-Tall Oaks residents' concerns, zoning regulations, and the past pledges of MSNV not to expand further** within the neighborhood.

SIGN THE ATTACHED PETITION!

Your support is needed because the MSNV expansion will have a broad impact on the children, environment, safety and quality of life in our entire community. Consider the impact on your neighbors residing on Hillbrook Drive, Cindy Lane, Monterey Drive, Oak Court, Pacific Lane, and Dodson Drive. Finally, think about the long-term effects on Hillbrook-Tall Oaks and its appeal as an attractive place to reside and raise families.