

EXHIBIT D

CONCERNS RAISED BY KARLA ETTEN AND PROPOSED RESPONSES FROM THE APPLICANT

1. Setback from Shared Property Line – the Applicant has revised the plans for the Campus to set back construction the requested distance from Ms. Etten’s lot line;
2. Garage Egress – the Applicant relocated the New School’s garage egress to Ms. Etten’s preferred location and made changes to the configuration of the garage exit in conformance with her requests;
3. Retaining Wall – the Applicant has revised the design and height of proposed retaining walls near Ms. Etten’s property to accommodate her concerns and requests;
4. Side Yard – Ms. Etten had questions about the minimum side yard required under the Zoning Regulations, and the Applicant has responded to these questions and designed a fully-conforming side yard;
5. Front Yard – the Applicant revised its designs for fencing along the northern boundary of the Campus near Ms. Etten’s property to address her concerns about views;
6. Noise Impacts – the Applicant provided Ms. Etten a noise impact analysis at her request and subsequently revised the noise impact analysis to provide additional detail that she requested, and the full noise impact analysis is attached here as Exhibit D-1;
7. Fencing along 4226 Ellicott Street – the Applicant has agreed to install new and noise-attenuating fencing surrounding Ms. Etten’s property for the benefit of her tenants;
8. Fencing along Ellicott Street Generally – Ms. Etten has requested but the Applicant has declined to provide noise-attenuating fencing along the entirety of the Campus’s Ellicott Street frontage to enclose the proposed play area. GDS has agreed to provide fencing but has not agreed to wall off the play area as it is not typical to enclose play areas. Rather, GDS would like to welcome the community to use the play area;
9. Activity and Usage Schedules – the Applicant has provided Ms. Etten with anticipated schedules for hours of activities for the Campus in response to her request;
10. Community Usage – Ms. Etten has expressed concerns about use of the Campus by non-school-related community members (e.g., community use of Campus play areas on weekends) and related noise impacts and the Applicant has proposed a usage schedule to minimize such impacts while also accommodating the ANC’s requests to allow usage outside of school hours;
11. Construction Monitoring – the Applicant is willing to accommodate Ms. Etten’s requests regarding a pre-construction survey and monitoring of construction of the New School (including demolition of an adjacent vacant single family house related to such construction);

12. Grading – the Applicant made changes to the grading and elevation of the play areas adjacent to Ms. Etten’s property in response to a meeting on September 29, 2017;
13. Pergola/Play Area – the Applicant has revised its original design to remove a pergola located near Ms. Etten’s property; Ms. Etten has also objected to the design and placement of a play area near Ms. Etten’s property and the Applicant is not able to relocate that play area and maintain the overall program it requires for the New School;
14. Documents/Drawings – the Applicant provided Ms. Etten with drawings showing the views that her tenants would experience looking toward the Campus as well as views of her property from the Campus;
15. Lighting – the Applicant has committed to not lighting the play areas near Ms. Etten’s property at night except for lighting required for life safety and security purposes; and
16. Landscaping – the Applicant provided plans and information on proposed landscaping, all of which it understands Ms. Etten has approved or confirmed.

EXHIBIT D-1