

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of Ingleside Presbyterian Retirement
Community, dba Ingleside at Rock Creek
Hearing Date: January 13, 2015

BZA Application No. 18898
ANC 3G

PRE-HEARING STATEMENT OF APPLICANT

I.

Nature of Relief Sought

This is an application pursuant to Section 3104.1 of the Zoning Regulations for special exception relief under Sections 218 and 219 to allow an addition to Ingleside at Rock Creek ("Ingleside"), an existing nonprofit continuing care retirement community consisting of a connected community residence, assisted living, and a health care facility located at 3050 Military Road, N.W. (Square 2287, Lots 802, 804, 809, 813 and Square 2290, Lot 30). (See plat attached as Exhibit A.)¹

Ingleside proposes to construct an addition to its campus in order to meet the rising needs of District seniors. As a continuing care retirement community ("CCRC"), Ingleside must maintain a spectrum of healthcare and living options for its residents to fulfill its mission to "excel in providing distinctive and sustainable residential settings where active seniors live in vibrant, caring, and spiritually rich communities, and where they can rely on continuing wellness and healthcare services for themselves and their neighbors." In sum, Ingleside is proposing new construction to its campus, which will house an additional 97 independent living units, 12 new assisted living units, 32 assisted living memory care units, and 64 new health care

¹ Ingleside initially requested variance relief from the minimum width requirements of Section 401.3 for the creation of an independent record lot along 29th Street; however, an updated survey has confirmed that the subject parcel satisfies the 75 foot width requirement.

units.² Ingleside will raze 41 assisted living units and 60 health care units to facilitate the new program of traditional and assisted living memory care units and short-term rehabilitation and long-term care units. There will be a total net gain of 104 units.

The subject site, which consists of 14 acres of land area, is located primarily in the R-1-A zone district (a small strip along Military Road is located in the R-1-B Zone District). (See D.C. Zoning Map attached as Exhibit B.) It borders single-family houses along Military Road to the north and along 29th Street to the east, institutional uses to the west (Temple Sinai and the Carnegie Institution) and the Embassy residences of the Ivory Coast and Tunisia to the south.

The existing campus is 612,352 square feet in size and is comprised of seven buildings: an assisted living building constructed in the late 1950s, a health center, three interconnected independent living buildings that were constructed in 1998, the McCracken apartments, and the Manor House.³ The healthcare center was constructed in the 1980s and currently accommodates 60 units. Ingleside proposes razing the existing building and replacing it with a state-of-the art healthcare center; it will simultaneously shift its location from the center of the site to northernmost portion of the site set back from Military Road. The proposed healthcare center will include a total of 64 long-term care and skilled nursing units and 32 assisted living memory care units. It will also include offices that visiting doctors with geriatric emphasis will use temporarily to see residents on-site rather than have them travel to their offices off-site,⁴ as well as spaces for physical therapy, occupational

² There will be a net gain of 97 independent living units, 3 assisted living units and 4 nursing units; 41 existing assisted living units and 60 nursing units will be replaced with the new construction.

³ Ingleside is proposing to subdivide two parcels from its campus, as described herein. When taking this reduction into account, the existing campus is 593,555 square feet in size.

⁴ Ingleside's health care license requires that it currently provide onsite physician services to its residents.

therapy, and speech and language pathology. As an amenity for the community, Ingleside will allow nearby residents requiring geriatric care to be seen by the visiting doctors on the Ingleside campus. Ingleside anticipates that it will have approximately one medical director visiting the campus once a week; three physicians and a psychiatrist visiting the campus twice a week, and specialists such as a dentist, podiatrist, and dermatologist visiting the campus once a month. There will be very little traffic to and from the site as a result of the visiting doctors.

Ingleside is proposing to construct two new senior living buildings in the center of its campus. The new buildings will replace what is currently a surface parking lot. The two buildings together will accommodate a total of 97 independent living units and 12 new traditional assisted living units.⁵ These buildings represent a shift in Ingleside's strategy to address senior needs in that Ingleside finds a benefit in co-locating the assisted and independent living units, as the typical progression of its residents shift between the two forms of housing. The independent living units will house independent, active seniors who do not require a high level of care yet desire the support and amenities afforded by a retirement community. As residents age and require increased levels of care, they will be accommodated in the assisted-living or nursing units. The continuum of care offered by Ingleside has strong appeal to seniors because it provides them with the security of knowing that their future needs will be addressed with little disruption to their daily routine.

Ingleside will also construct a center for healthy living, which will accommodate uses ancillary to the CCRC that are available to the residents. These uses include a new dining

⁵ There are currently 41 assisted living beds on the Ingleside campus, which will be demolished once the current assisted living building is razed. There will be a net increase of three assisted living units upon completion of the two new senior living buildings.

venue, a day spa, fitness and wellness areas, as well as a multipurpose and meditation space. These uses are typical of CCRCs as they facilitate interaction among the residents, keep the seniors engaged, and provide conveniences on-site since many of the residents no longer drive.

Finally, Ingleside is considering an addition to the Manor House to house independent living units as needs dictates. This addition is not a part of this application, Ingleside only mentions it to provide context for its future plans.

In addition to the buildings discussed on its campus, Ingleside owns seven single-family lots, five of which are improved with single-family homes. Four of the houses are located on Military Road and one is located on 29th Street. The unimproved lots are located on Military Road and 29th Street. The unimproved lot on 29th Street is currently a part of the larger Ingleside property; however, Ingleside has agreed to subdivide the lot from the main campus and market it for sale. The lot will be subdivided in a manner that will satisfy the requirements of Section 401.3. Ingleside has proposed a temporary use for its single-family home on 29th Street. Ingleside simultaneously seeks special exception approval to utilize the single-family home at 5314 29th Street, NW to temporarily house ten assisted living residents during the interim between demolition of the existing assisted living building and construction of the new senior living residence buildings. Ingleside anticipates using the single-family home as an assisted living facility for approximately 30 months during construction. Once the residents have been relocated in the newly constructed residence facility, Ingleside will market the house for sale. Neither of these lots will be a part of the Ingleside campus once they are sold.

Ingleside owns four single-family homes along Military Road; however, only two of the houses are included in this application. The eastern-most homes are not a part of this application and remain independent of the Ingleside campus. Ingleside will retain the two western homes, as feasible; however the access drive for the loading dock will traverse the southern portion of the lots, as necessary. The loading dock drive will be accessed from the existing curbcut for the Ingleside entrance on Military Road.

Ingleside has operated on the subject site for the past five decades with no adverse impact on the community. The existing facility occupies only approximately 15.2% of the lot area, thus providing substantial open space including lawns, shrubbery, mature trees and extensive plantings. Ingleside has been a quiet and considerate neighbor, generating little noise, activity and traffic. Ingleside has always enjoyed a cordial and respectful relationship with its neighbors. The neighbors appreciate the open space and Ingleside's park-like setting.

After the construction of the proposed addition, the site will continue to contain substantial open space due to a total proposed lot occupancy of only 21.96% (40% is permitted.)⁶ The increase of 104 units will represent extremely low density occupancy of the 14-acre site.

A. Zoning Background

The Board previously has considered eight applications regarding Ingleside. (See the latest order, Order No. 16138 attached as Exhibit C; all other orders were attached to the initial submission as Exhibit E):

In BZA Appeal No. 5205, dated August 18, 1958, the Board approved the original construction of Ingleside with 80 beds. Thereafter, the Board approved two applications for

⁶ This calculation does not include the house at 5314 29th Street or the vacant parcel on 29th Street that will be subdivided from the campus.

expansion plans, neither of which were constructed due to economic considerations. In Appeal No. 9232, dated November 21, 1967, the Board approved an addition to Ingleside that would have contained 300 units. Subsequently, the Board approved a building expansion in BZA Order No. 11147 dated January 10, 1973. The plans involved a three-story addition and two-story connection wing which, had they been constructed, would have added 103 beds and 37 convalescent beds to Ingleside for a total of 220 beds. Two approved additions were constructed. In Application No. 12164, dated June 16, 1976, the Board approved a smaller addition of 97 beds. This three-story addition expanded the facility to provide a total of 138 residential and 32 infirmary beds for a total of 170 beds. In Application No. 13940, dated June 28, 1983, the BZA approved a two-story addition to the south wing of the existing Home to add 43 additional beds.'

In 1996, the Board approved an application for 102 units on the Property in Order No. 16138; these beds were ultimately constructed around 2000. This Order included a comprehensive series of conditions upon which the approval was granted, many of which Ingleside incorporates into this application. Finally, an additional 13 units were approved in 2004; Ingleside added 10 of the 13 approved units.

II. History of Ingleside

Ingleside has had a longstanding and significant presence along Military Road for almost 60 years of its 108-year history. Ingleside was already in its fifth decade of operation when it acquired the subject site in 1958 and subsequently constructed the existing assisted living building in 1960. Ingleside is a successor of the Presbyterian Home of DC. When The Presbyterian Home was originally established in 1906, it was located in a row house at 1420 M Street, NW. In 1918, it

relocated to The Presbyterian Home Mansion in Mount Pleasant at 1818 Newton Street, N.W. It subsequently relocated to the subject site.

Ingleside is known for its quiet presence, well-maintained grounds and excellent care for its residents in a home-like, wooded setting. Both the residents of Ingleside and area neighbors enjoy the substantial open space of the site.

Ingleside serves a critical need in the community by providing a warm and supportive environment, including independent apartment residences, assisted living rooms and nursing care in the health care center, for a total of approximately 245 residents. Units at Ingleside are in constant demand. Ingleside is filled to capacity and there are currently 188 individuals and couples on its waiting list. With an average resident age of 86.7 and an average unit turnover of 12 independent living units per year, Ingleside will never be able to meet the current demand with its existing housing stock. Ingleside must expand physically in order to address the shortage of CCRC services available in the District.

Ingleside is one of the few senior care homes located within the District; most are located or have relocated to the suburbs. In addition to the services that Ingleside provides, it also provides a number of other benefits by way of tax revenues and employment. Its 245 residents pay District taxes. Ingleside plans to increase the number of residents to 387, all of whom will pay District taxes. Additionally, Ingleside currently employs 183 individuals and plans to increase this number to 225 to account for the additional residents to whom it will be home. Approximately 35% of the employees are District residents. Ingleside also provides benefits for the immediate community: it provides space for Temple Sinai students for Sunday classes, it hosts meetings for Alcoholics Anonymous, Parkinsons, Northwest Neighbors Village, to name just a few of the organizations, and

it works with residents to provide sandwiches for So Others May Eat (“SOME”). Ingleside’s residents make many other charitable contributions to the community through activities such as tutoring and volunteering. Ingleside also proposes to provide access to geriatric physicians and specialists for those seniors in the immediate neighborhood.

III.

Jurisdiction of the Board

This Board has jurisdiction pursuant to Section 3104.1 of the Zoning Regulations to grant the requested special exception relief. The application no longer requires any variance relief.

IV.

Exhibits in Support of the Application

The following exhibits are submitted in support of the application:

Exhibit A: Outlines of witness testimony and resumes for expert witnesses

Exhibit B: Architectural Plans

Exhibit C: Order No. 16138

Exhibit D: Proposed Conditions of Approval

Exhibit E: Traffic Analysis

V.

The Applicant is Entitled to Special Exception Relief Under the Zoning Regulations

As the Board is aware, a special exception use is a use deemed compatible with other uses permitted in that particular zoning classification provided certain requirements are met. In reviewing applications for special exception under the Zoning Regulations, the Board's discretion is limited to determining whether the proposed exception satisfies the requirements set forth therein. If the

prerequisites set out in the regulations are satisfied, the Board is required to grant the application. See, e.g., Bakers Local Union No. 118 v. D.C. Board of Zoning Adjustment, 437 A.2d 176, 178 (D.C. 1981). As will be demonstrated, the granting of the requested special exception relief will be in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring properties.

As indicated above, the proposed project involves an expansion of the number of independent living units in Ingleside and newly constructed assisted living units (for a net increase of three units in the overall number of assisted living units on-site). Thus, the Applicant must demonstrate satisfaction with the requirements of Section 218 governing community residence facilities. Ingleside is also adding four nursing care beds to the campus, which requires special exception relief pursuant to Section 219. As further set forth below, Ingleside meets the criteria for special exception relief for these uses.

A. **Community Residence Facility (Section 218) and Health Care Facilities (Section 219)**

1. **Section 218.7: In the case of a community residence facility, the Board may approve a facility for more than fifteen (15) persons, not including resident supervisors or staff and their families, only if the Board finds that the program goals and objectives of the District of Columbia cannot be achieved by a facility of a smaller size at the subject location, and if there is no other reasonable alternative to meet the program needs of that area of the District.**

The proposed addition will add 97 independent-living units to Ingleside for a total of 224 independent units, 12 assisted living units and 32 memory care assisted living units for a total 44 assisted living units on site. Ingleside is fully occupied and has a waiting list with 188 names. It cannot meet the current demand for senior care services, which is why it seeks relief for this expansion. Fifty-six percent of its residents come from the District and 27% come from Montgomery County. The majority of Ingleside residents are from this area; yet, there are only four CCRCs in the

entire District: Ingleside, Knollwood, The Residences at Thomas Circle, and Methodist Home.⁷

There is an absolute dearth of senior care facilities in the District, as compared with the need. Ward 4, in particular, has a tremendous need for housing for the elderly; in fact, according to the 2010 Census, 28% of the Ward 4 population is at least 60 years of age, yet Ward 4 provides the fewest number of independent living units for its seniors. According to the Office of the Aging, Ward 4 provides only 297 independent living units (apart from Ingleside) for its seniors. The second lowest number of units is in Ward 7, which provides approximately 663 independent living units. Ward 5, by contrast, provides over 2,350 independent living beds for its seniors. Ingleside's proposed addition addresses the lack of housing and care options for seniors in the District, particularly Ward 4. The metropolitan area has one of the largest senior populations in the country and Ward 4 has one the highest populations of elderly residents of all eight wards of the District. This expansion will help to address the shortage of senior care that exists in the District.

In the extensive planning for this project, Ingleside concluded that its needs could not be achieved by an addition of a smaller size at the subject location. First, a smaller project would not respond adequately to the established demand. As it is, the addition still cannot accommodate all individuals on Ingleside's waitlist and the senior population is only expected to increase in the coming years. Second, a reduction in the proposed size of the addition would affect its economic feasibility thereby jeopardizing the entire project. Independent-living projects such as Ingleside have substantial infrastructure needs such as dining rooms, accessory uses, a central kitchen, underground parking and recreational areas. If these costs are not spread among a critical mass of units, the project simply is not feasible.

⁷ Knollwood is reserved solely for members of the military.

The increased unit costs for Ingleside that would result from a decrease in the number of units would be incompatible with Ingleside's goal to provide housing for the elderly at affordable rates. As a non-profit organization, Ingleside is committed to caring for residents if they outlive their income and assets. For instance, if a resident outlives their financial resources through no fault of their own, Ingleside will provide access to the resident supporting funds to assist with paying their expenses. Ingleside will not ask the resident to leave the facility due to their lack of funds. Additionally, one-third of nursing home residents are on Medicaid, which is a program for individuals who do not have the income and assets to pay privately for nursing home care. Ingleside will accept Medicaid patients directly into the health center if beds are available. The independent living units are necessary to offset the costs of these beneficial programs.

For the foregoing reasons, Ingleside has not reduced its proposed unit count. Ingleside has been flexible, however, on those matters that do not undermine the ultimate viability of the project: it has undertaken major design adjustments to reduce the height of its addition and it has abandoned plans for an additional curbcut on Military Road. Reducing the proposed unit count; however, will cut at the very heart of the project and jeopardize its feasibility.

2. Section 218.2. There shall be no other property containing a community-based residential facility ("CBRF") for seven or more persons in the same square and no other property containing a CBRF for seven or more persons within a radius of 1,000 feet from any portion of the subject property.

Section 218.6. The Board may approve more than one CBRF facility in a square or within 1000 square feet, only when the Board finds that the cumulative effect of the facilities will not have an adverse impact on the neighborhood because of traffic, noise or operations.

219.2 There shall be no other property containing a community-based residential facility for seven (7) or more persons either in the same square or within a radius of one thousand feet (1,000 ft.) from any portion of the property.

219.6 The Board may approve more than one (1) community-based residential facility in a square or within one thousand feet (1,000 ft.) only when the Board finds that the cumulative effect of the facilities will not have an adverse impact on the neighborhood because of traffic, noise, or operations.

The subject site is located within 1,000 feet of both Forest Hills of DC and its affiliated memory care campus, Forest Side. Forest Side is located just two blocks from Ingleside provides dementia and Alzheimer care for up to 33 residents. Forest Hills of DC is located approximately 1,000 feet from Ingleside and provides assisted living and nursing care for approximately 62 residents; neither location provides independent living units.

Unlike Forest Hills or Forest Side, Ingleside provides a continuum of care for residents. It is truly a comprehensive care community that allows residents to age in place. Forest Hills and Forest Side only accept residents once a distinct concern has been identified and the senior can no longer live independently. Ingleside and Forest Hills (formerly known as The Methodist Home) have co-existed for decades without adverse effects on the community.

3. Section 218.3. There shall be adequate, appropriately located and screened off-street parking to provide for the needs of occupants, employees and visitors to the facility.

219.3 There shall be adequate, appropriately located, and screened off-street parking to provide for the needs of occupants, employees, and visitors to the facility.

Currently, there are a total of 217 parking spaces on the property, which is adequate for the current demand. Ingleside will add approximately 150 parking spaces for a total of approximately 367, which will satisfy its future parking demand. Approximately 40% of its staff either take public transportation or carpool and Ingleside anticipates that the number will grow to 55% with the addition of new employees. The community is requiring that all Ingleside-related parking take place on-site to avoid the risk of spillover parking on community streets.

The project removes almost all of the surface parking and replaces it with below-grade garages. Doing so mitigates the visual effect of parking on the site and helps create a more seamless campus.

Ingleside currently operates with almost no traffic impact on the neighborhood. The use generates an extremely low volume of vehicular trips and many of the employees travel to Ingleside by public transportation. Ingleside is well buffered from neighboring properties and it takes steps to encourage all parking on-site so as to avoid any overflow parking in the neighborhood. Ingleside has undertaken a parking and transportation analysis to ensure that its operations do not have a negative effect on the community. Attached as Exhibit E is a parking and transportation analysis that confirms that Ingleside is providing sufficient parking. Ingleside has also committed to the following parking plan to ensure that its community will not park on neighborhood streets:

(a) all residents and staff of Ingleside will be required to register their vehicles with Ingleside;

(b) staff will not be charged for parking;

(c) all residents and staff will be required to park on-site in the parking garage or on Military Road, directly in front of Ingleside property, except that during the construction phase when employees who cannot be accommodated on site or on Military Road will park in the off-site location;

(d) any permanent resident or staff member found not parking on the premises will be reminded of the requirement to park on-site, and additional actions will be taken for any permanent resident or staff member that is found not abiding by the parking policy;

(e) visitor spaces will be designated on-site and monitored by management to ensure their use and availability for Ingleside guests to minimize potential spillover onto adjacent streets;

(f) any visitor to Ingleside that will be parked for more than one day, or for an overnight visit, will be required to register their vehicles with management and receive a guest pass;

(g) all visitors to Ingleside will be notified of the requirement to park on premises in designated spaces;

(h) any unregistered vehicles occupying a parking space will be towed after reasonable attempts have been made to contact the owner;

(i) any vehicles illegally parked in a fire lane or blocking access will be towed immediately;
and

(j) parking in Ingleside facilities by neighboring institutions will only be permitted at times when it can be demonstrated that all Ingleside residents, staff and visitor needs are met, and a surplus of available parking remains.

This commitment is incorporated in the proposed conditions of approval attached as Exhibit D.

4. Section 218.4. The proposed facility shall meet all applicable code and licensing requirements.

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The proposed addition will meet all applicable code and licensing requirements. It will be fully accessible to the disabled and will meet all fire and life safety and Building Code requirements.

5. Section 218.5. The facility shall not have an adverse impact on the neighborhood because of traffic, noise, operations or the number of similar facilities in the area.

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a. Lack of Adverse Impacts

1. Traffic

Ingleside has two entrances: one on Military Road and one on Broad Branch. The Military Road entrance will be used for all visitors and staff of the health center, as well as for all deliveries. The majority of trips will occur to and from the Broad Branch Road point of access, which will be used by residents, visitors and employees of the independent and assisted living units. This arrangement helps mitigate impacts of traffic on Military Road, which already suffers from a heavy traffic burden.

Currently, Ingleside generates little traffic activity and operates with minimal impact on the community. The limited demand for parking is related to both the use of the site and its excellent location in terms of its accessibility to public transportation. Ingleside's residents do not generate a significant amount of traffic and those that do drive, do not typically enter or leave the site during peak rush hour periods. Similarly, the staff that works at Ingleside does not work typical 9 to 5 shifts and does not exacerbate the already heavy traffic burden on Military Road. Finally, only a

small number of vendors and visitors come to the site on a weekly basis. Attached as Exhibit E is a transportation analysis that discusses the project's lack of impacts in more detail.

2. Noise

The current use of the site is inherently quiet. Given the low density occupancy of the site, the ample buffers, the average age of the residents and the limited traffic to the site, Ingleside generates little noise. Ingleside intends to continue its current quiet level of operation.

3. Operations

Ingleside has been a careful and considerate neighbor in its operation. Over the years, Ingleside has had little impact on the neighborhood and has demonstrated a willingness to minimize the impact of its operations on the community. Ingleside has negotiated detailed conditions (attached) with the community that will guide its future operations in a manner that will reduce impacts on the community.

4. Number of similar facilities in the area

There are no similar facilities in the immediate area, therefore, this section is not applicable.

6. Section 218.8. The Board shall submit the application under the Director of Office of Planning for coordination, review, report and impact assessment, along with reports in writing of all relevant District departments and agencies, including but not limited to the D.C. Departments of Public Works, Human Services and Corrections and, if a historic district or historic landmark is involved, of the State Historic Preservation Officer.

219.8. The Board shall submit the application to the D.C. Office of Planning for coordination, review, report, and impact assessment, along with reports in writing of all relevant District departments and agencies, including but not limited to the Departments of Transportation, Human Services, and Corrections and, if a historic district or historic landmark is involved, the State Historic Preservation Officer.

All appropriate referrals have been made. The subject property is not located in an historic district nor is it an individually designated landmark.

- B. **The relief sought is in harmony with the general purpose and intent of the regulations and will not tend to affect adversely the use of neighboring property.**

As is fully demonstrated above, the application meets the criteria set forth in Sections 218 and 219 for special exception approval and, therefore, is in harmony with the general purpose and intent of the Zoning Regulations. Ingleside has demonstrated a strong commitment to working with the community to address all concerns relating to the proposed addition and its operation. The project has changed as a result of these meetings. The end result is a plan that serves the needs of Ingleside's residents, staff and visitors, without creating any adverse impact on neighboring property. Thus, the requirements of Section 3104.1 are fully met in this case application, and the Board, accordingly, should grant the requested relief.

VII.

Community Dialogue

In an effort to secure broad community input regarding the addition and its impact on the community, Ingleside participated in an extensive series of community meetings beginning in 2013. Over the past 18 months, Ingleside has hosted or attended over 25 individual and group meetings to discuss the design, location and size of the proposed addition, traffic-related issues, environmental concerns, proposed construction activities, landscape-related issues and several other matters. As a result of the extensive and detailed dialogue with the community, the original plans were modified and the project has been redesigned to align more closely with community desires.

Initially, Ingleside put forth a plan that required an additional curbcut on Military Road. The curbcut would align with 30th Place and would be used only for deliveries. The existing curbcut used on Military Road is used for deliveries, however, Ingleside wanted to differentiate the entrance for deliveries and the entrance for residents and visitors. It is also challenging for the trucks to make the turn from Military Road and then immediately turn again to access the loading docks. Providing a separate curbcut further east on Military Road addressed both concerns. Ingleside vetted the curbcut with the District Department of Transportation, which did not oppose the proposal. The community, however, vehemently opposed the proposal. Despite having designed the health center around the new curbcut, Ingleside abandoned the plan based solely on the community's response to the proposal. It is instead retaining the existing access drive to the loading docks, which in turn required the redesign of the health center at a much increased cost and a loss of needed program space. Ingleside has made some minor modifications to the existing drive in order to make it more accessible for delivery trucks.

The other primary complaint that the community has voiced with respect to Ingleside's plan is the length of construction. Ingleside initially anticipated that the complete build-out of this proposal could take up to five years. The community asked that the timeline be tightened as much as possible. Ingleside has since reduced the construction timeline to about 30 months. In order to do this however, it may need to use the residential home on 29th Street as temporary housing for assisted living residents. Initially, Ingleside was going to phase construction such that the new units would be built before the residents were moved; the new plan allows demolition to run simultaneously with the new construction. The temporary use of the home, however, may be key in making this construction timeline feasible. Ingleside anticipates using the house for approximately 10 residents until their new units are available.

Finally, the last major change Ingleside made to its plans in response to community comments was a reduction in building height by a story. Ingleside initially proposed a nine-story independent and assisted living building; however, it is now only eight stories. As a result of the story reduction, the final number of assisted living units was reduced from 36 traditional assisted living units to 12.

With the assistance of the Single Member District representative, Randy Speck, Ingleside and the ANC were able to agree on a series of conditions that will inform development on the Ingleside campus. The proposed conditions are attached as Exhibit D. Included in these conditions is an agreement to create a Task Force comprised of community members that will actively monitor construction of the project. The Task Force will also be a party to a series of future agreements that will guide construction activity and future operations on the Ingleside campus. For instance, the Task Force will review future landscape plans, traffic control plan for during construction, a construction parking and transportation plan, a construction management plan, and a subcontracting plan. The intent of these future plans is to mitigate the impacts that construction of the project will have on the community. The Task Force has enforcement capabilities to ensure that the agreements are strictly adhered to. In fact, the Task Force can exact fines in the event the agreement is ever violated. Both Ingleside and the ANC are comfortable these conditions are comprehensive and will protect the community from impacts of Ingleside's program, while facilitating construction of a much-needed District asset. Ingleside requests that the conditions be incorporated in their entirety into any Order approving this application.

VIII.
Conclusion

Ingleside will have three witnesses testify on its behalf at the public hearing: Gary Steiner, an expert in architecture, Dan VanPelt, an expert in transportation engineering, and Lynn O'Connor, President and CEO of Westminster Ingleside Communities Foundation. We will have Brendan Baloh with Whiting Turner available for questions at the hearing. Outlines of their witness testimony and copies of their resumes are attached as Exhibit A. For the reasons stated above, the requested special exception relief can be granted without impairing the intent, purpose and integrity of the Zoning Regulations.

Respectfully submitted,


Allison C. Prince


Christine Roddy