

March 2, 2015

ELECTRONIC DELIVERY

Lloyd Jordan, Chairman
D.C. Board of Zoning Adjustment
441 4th Street, NW, Suite 200 South
Washington, DC 20001

Re: Ingleside – BZA Application No. 18898: Agreement with The Carnegie
Institution

Dear Chairman Jordan and Members of the Board:

The Board held a public hearing on the above-referenced application for the expansion of Ingleside, an existing continuing care retirement community, on January 13, 2015. At the close of the hearing, the record was left open to afford Ingleside additional time to negotiate a construction agreement with its neighbor to the west, The Carnegie Institution and to continue its conversations with a residential neighbor, Ms. Renshaw. Ingleside met with Ms. Renshaw and will continue an open dialogue with her as construction moves forward through the Task Force that was established in the agreement with the ANC. Ingleside is pleased to report that Carnegie and Ingleside have reached an agreement, a copy of which is attached. Ingleside asks that compliance with the terms of this agreement be made a condition of and required by any approval granted by the Board.

There are numerous instances where the Board has incorporated the terms of a construction management plan as a condition of approval when the applicant is an institutional user in a residential zone. The Board has recognized that construction-related activities of institutional projects can have adverse impacts and the importance of mitigating these impacts on neighboring property owners in low density settings. The Board has found that an effective means of doing this is by holding the institutional user to the commitments it makes in its construction management plan. Ingleside believes that this instance is no different than other cases where construction management plans have been incorporated into an order. See Condition number 8 in Case No. 18663 of The Lab School, condition number 33 in Case No. 18431 of The Field School, condition number 1 in Case No. 16671 of The Episcopal Center for

Board of Zoning Adjustment
District of Columbia

Children, condition number 18 in Case No. 16977 of the Sheridan School, and condition number 2 in Case No. 16433 of the National Cathedral School.

Carnegie is a non-profit organization focused on basic scientific research. The two research departments it maintains in Washington that border the Ingleside property focus primarily on earth and planetary sciences. Aspects of these research activities depend on instruments that are extremely sensitive to ground vibrations. Accordingly, Carnegie's concerns about the vibrations generated by Ingleside's construction go beyond the typical concerns of a neighbor. Excessive vibrations could potentially affect Carnegie's equipment and its ability to conduct experiments that rely on measurements made on these instruments. Carnegie receives over \$13 million in grants on an annual basis; harm to its equipment and the measurements that depend on these instruments could have significant effects on its mission. Given that Carnegie is not a typical neighbor, but a neighbor whose work will be severely impacted by excessive ground vibration, it is important to include the attached agreement as a condition of approval.

Carnegie has indicated that its support for the project is contingent on the attached agreement being incorporated into a final BZA order. Accordingly, Ingleside respectfully requests that any approval of the above-referenced application by the Board be specifically conditioned upon and require compliance with the terms of the attached agreement.

Though the Board has not requested a draft order in this case, Ingleside is happy to prepare one in the event the Board would find it helpful. Ingleside thanks the Board for its consideration of this request and it appreciates all of the time the Board and the community has invested in this application.

Sincerely,



Allison Prince



Christine Roddy

Lloyd Jordan
March 2, 2015
Page 3

Certificate of Service

Ingleside has served the foregoing letter and attached agreement to the following addresses by both electronic mail and first class mail on March 2, 2015:

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