Goulston & Storrs

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October 27, 2026

VIA IZIS

D.C. Zoning Commission
441 4th Street, N.W., Second Floor
Washington, D.C. 20001

Re: Medical Campus Plan and Special Exception Applications for the Ingleside at Rock Creek Campus and Approval of New Independent Living Units for the Properties Located at 3020, 3024, and 3050 Military Road, NW (Lots 802, 804, 813, and 818 in Square 2287)

Dear Members of the Commission:

Please accept for filing the enclosed application of Ingleside at Rock Creek ("**IRC**") requesting approval of a medical campus plan under Subtitle X, §103 and special exception approval for a continuing care retirement community pursuant to Subtitle U, § 203.1(g). This application seeks medical campus plan approval for the existing buildings on the IRC campus (which were previously approved by Board of Zoning Adjustment ("BZA") special exception approval[1]), special exception approval to construct an addition to the existing Manor House that will include approximately 59-66 (depending on market demand for various unit sizes) new independent living units (plus one or two new independent living units in the Manor House), special exception approval for a portion of the retaining wall that is adjacent to the addition to the Manor House, and special exception approval to replace the structure located at 3024 Military Road, N.W. with a structure of similar size and appearance containing one additional independent living unit, for a total of 62-69 additional independent living units.

The application package includes the following materials.

- A Statement in support of the Medical Campus Plan and Special Exception Applications addressing satisfaction of the relevant review standards, including:
  - Plans/Elevations/Renderings/Materials Depicting the IRC Campus and Proposed Additions;
  - BZA Order No. 18898 (Exhibit B);
  - Satisfaction of the Medical Campus Plan Filing Requirements (Exhibit C);
  - Evaluation of Comprehensive Plan Consistency and Racial Equity Analysis (Exhibit D); and
  - Plan Showing the Area of Proposed Retaining Walls that Require Special Exception Relief (Exhibit E).

[1] IRC is now proposing a medical campus plan application, as this process did not exist until the adoption of the 2016 Zoning Regulations.

ZONING COMMISSION
District of Columbia
CASE NO. 26-12
EXHIBIT NO. 2

- Authorization Letter from IRC.
- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the Property.
- Certification of Filing a Notice of Intent for the application.
- Building plat, prepared by the D.C. Surveyor (included in Exhibit A to the Statement in Support of the application).
- Check made payable to the DC Treasurer in the amount of $8,060.00 for the application fee.

We believe that the attached Medical Campus Plan and Special Exception Application is complete and acceptable for filing. If you have any questions, please do not hesitate to contact the undersigned at (202) 721-1157.

Sincerely,

Paul A. Tummonds, Jr.

Certificate of Service

I certify that on October 27, 2026, a copy of the foregoing materials was sent via electronic mail to the addresses listed below.

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