CERTIFICATE OF NOTICE

I HEREBY CERTIFY that on July 1, 2026 a copy of the attached Notice of Intent to File a Zoning Application for approval of a Medical Campus Plan (Continuing Care Retirement Community) and creation of new independent living units was sent via first-class mail on behalf of Ingleside at Rock Creek (the "**IRC**") to Advisory Neighborhood Commission 3/4G and ANC 3F (the "**ANCs**") and to owners of property within 200 feet of the perimeter of the property that is the subject of this application, as required by the Zoning Regulations of the District of Columbia (See 11-Z DCMR §§ 302.6 and 302.7). In addition, as required by 11-Z DCMR § 302.8, the Applicant made a presentation to ANC 3/4G at its regularly scheduled public meeting on July 13, 2024, and to ANC 3F on July 14, 2026, at its regularly scheduled public meeting.

Paul Tummonds

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR APPROVAL OF A MEDICAL CAMPUS PLAN (CONTINUING CARE RETIREMENT COMMUNITY) AND CREATION OF NEW INDEPENDENT LIVING UNITS

July 1, 2026

Ingleside Presbyterian Retirement Community Inc., the owner of the properties that make up the community doing business as Ingleside at Rock Creek ("**IRC**") gives notice of its intent to file an application for approval of a Medical Campus Plan (Continuing Care Retirement Community) for the IRC properties located at 3020 Military Road, NW, 3024 Military Road, NW, and 3050 Military Road, NW (Lots 802, 804, 813, and 818 in Square 2287) (collectively, the "**IRC Campus**"). The IRC Campus is located within the R-1-A and R-1-B Zones. IRC seeks approval from the Zoning Commission to include all of the IRC Campus within an approved Medical Campus Plan, approval of the redevelopment of the 3024 Military Road, NW property to include one Independent Living Unit, and approval for the development of an addition to the existing Manor House building that will include approximately 60 new Independent Living Units. The 3024 Military Road Property and the location of the proposed addition to the Manor House building are shown on the attached site plan of the IRC Campus.

IRC is a continuing care retirement community that currently includes eight buildings on the IRC Campus. These buildings include a Healthcare Center comprised of Skilled Nursing Facility beds, Memory Support Assisted Living Units, Assisted Living Units, and Independent Living Units. The last approval for development on the IRC Campus was BZA Application No. 18898 (dated March 20, 2015). Subsequent to this approval, the Zoning Regulations were amended and now include a Medical Campus Plan approval process to review continuing care retirement community projects. The Zoning Commission's approval of the Medical Campus Plan will be based on a determination that the application will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property.

The 3024 Military Road, NW property was formerly a single-family residence but was most recently used as the construction office for the last phase of development on the IRC Campus. IRC proposes to remove the existing structure and replace it with a building that has a similar height, scale, and appearance but will include one Independent Living Unit with two bedrooms.

The proposed addition to the Manor House will include six stories of Independent Living Units, with a total of approximately 60 new Independent Living Units, as seen from the interior of the IRC Campus. The new addition will also include approximately 115 - 120 parking spaces, in 2½ levels that will be accessed from the interior of the IRC Campus and from Broad Branch Road, NW. The addition to the Manor House will include approximately 175,000 square feet of gross floor area.

IRC will present the Medical Campus Plan, redevelopment of the 3024 Military Road, NW property, and addition to the Manor House building to Advisory Neighborhood Commission ("ANC") 3/4G on July 13, 2026. IRC and its representatives are available to discuss the proposed application with all interested groups and individuals.

This application will be processed with the District of Columbia Zoning Commission under Subtitle X, §103 and Subtitle Z, §302 of the District of Columbia Zoning Regulations and reviewed pursuant to the Special Exception requirements of Subtitle U §203.1(g). The application will be filed not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, §302.6 of the Zoning Regulations. IRC's land use counsel is Paul Tummonds of Goulston & Storrs, PC.

If you require additional information regarding the Medical Campus Plan application, please contact Paul Tummonds (202-721-1157 or ptummonds@goulstonstorrs.com).

Encl.



Site Plan