



INGLESIDE
AT ROCK CREEK
ENGAGED LIVING

Presentation to ANC 3/4G Ingleside at Rock Creek Expansion

July 13, 2026 (7:00pm – virtual)

Presentation Agenda



- Ingleside Background
- The Project
- Resident Input and Feedback
- Process and Timeline
- Questions and Discussion



Ingleside Background



MISSION

Ingleside provides strategic and operational leadership that enables our affiliates to excel in their missions.

VISION

Ingleside is a premier, not-for-profit provider of services for older persons. Through our vibrant communities and our network of partners, Ingleside offers diverse, enriching opportunities for purposeful living, wellness, and growth, in a fiscally responsible manner—to those within, and beyond, our campuses.

VALUES

ACCOUNTABILITY

We take ownership of our actions and decisions.

RESPECT

As a spiritually rich organization we treat each other with integrity as we wish to be treated.

INNOVATION

We embrace and strive for creativity and change.

STEWARDSHIP

We are responsible and conscientious guardians of our resources and assets for the benefit of our residents and the larger community.

EXCELLENCE

We strive for the highest level of performance and satisfaction.



Ingleside at Rock Creek



3050 MILITARY ROAD, NW
WASHINGTON, DC 20015

- **Number of Units** *Figures as of 5/31/2026*
 - Independent Living (IL): 233 units
 - 97.4% Occupied
 - 100% sold
 - Assisted Living (AL): 21 units
 - 100% Occupied
 - Memory Support Assisted Living (MSAL): 32 units
 - 88.5% Occupied
 - Skilled Nursing: 34 Units
 - 87.6% Occupied
- Wait List: 518 depositors

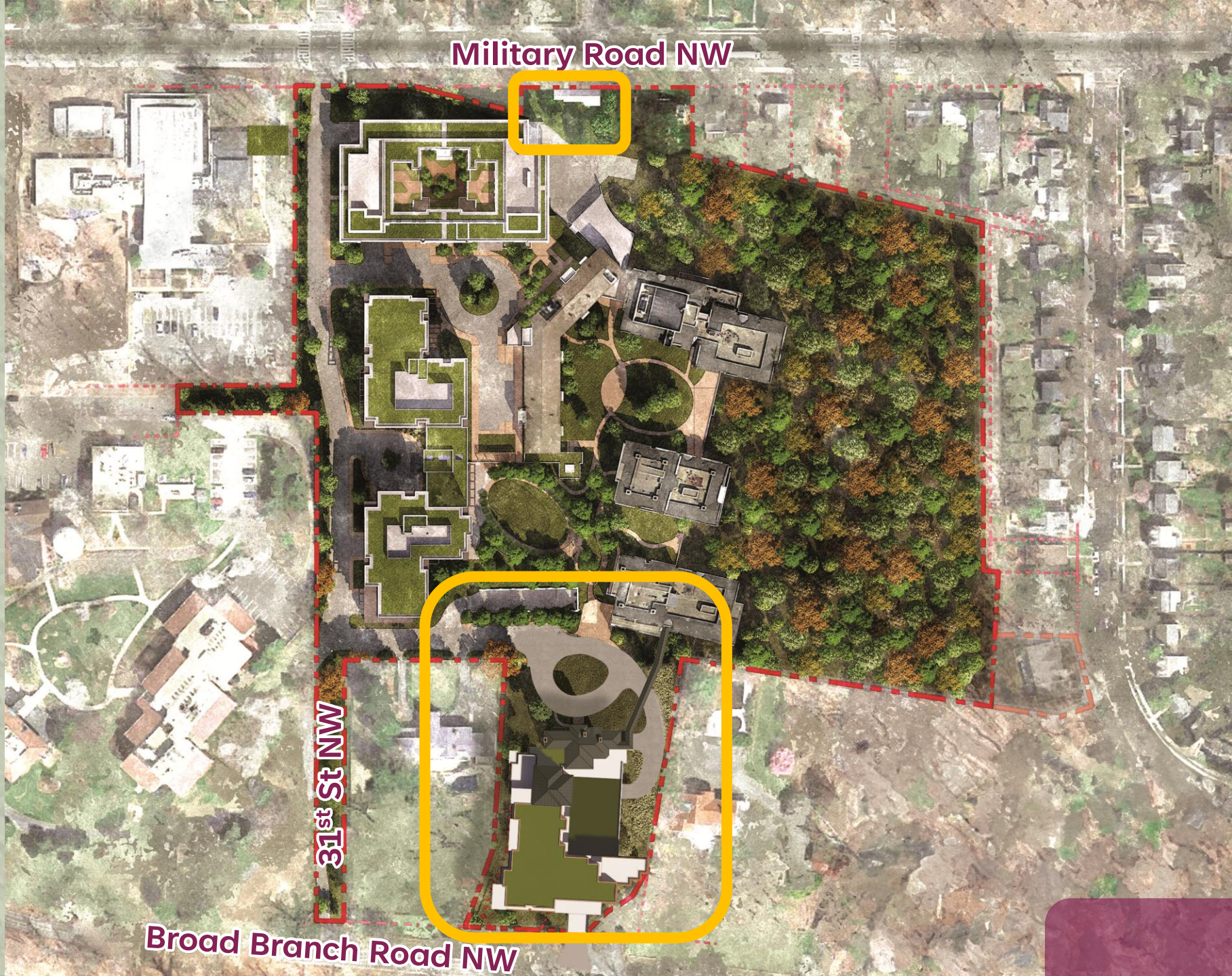


The Project



- Add 61 Independent Living Units
 - 59: New structure behind the Manor House
 - 1: Located in the Manor House
 - 1: Replacement of 3024 Military Road









New Manor House View



New Entry Drive View



Key Plan



View from 31st St NW



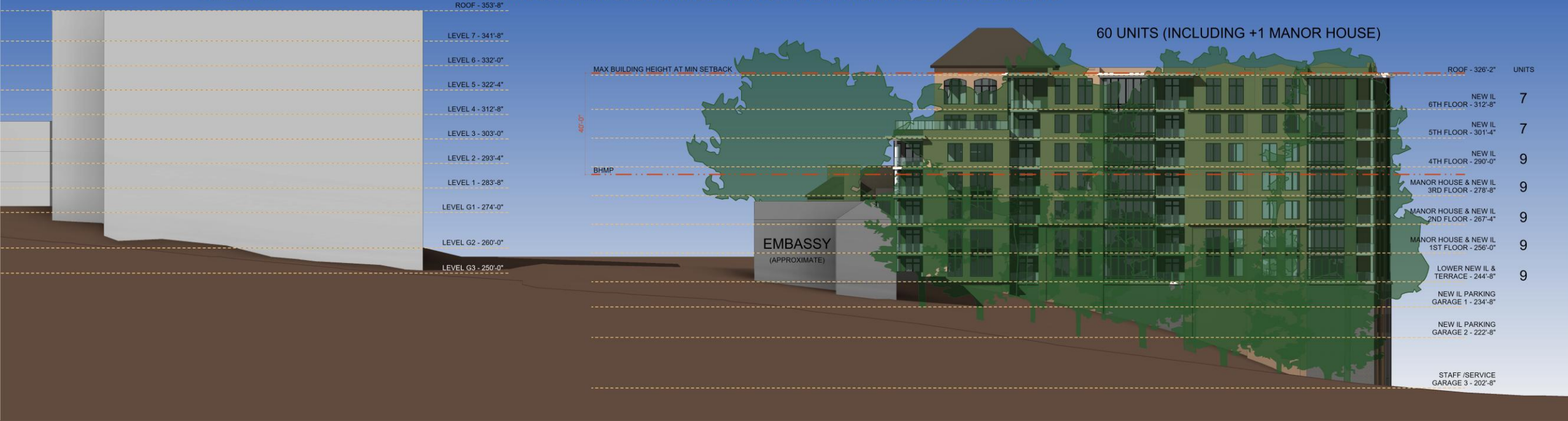
Key Plan



View from Broad Branch Rd NW

BUILDING 8

VIEW THROUGH CAMPUS SHOWING BUILDING 8 AND MANOR HOUSE/NEW IL BUILDING

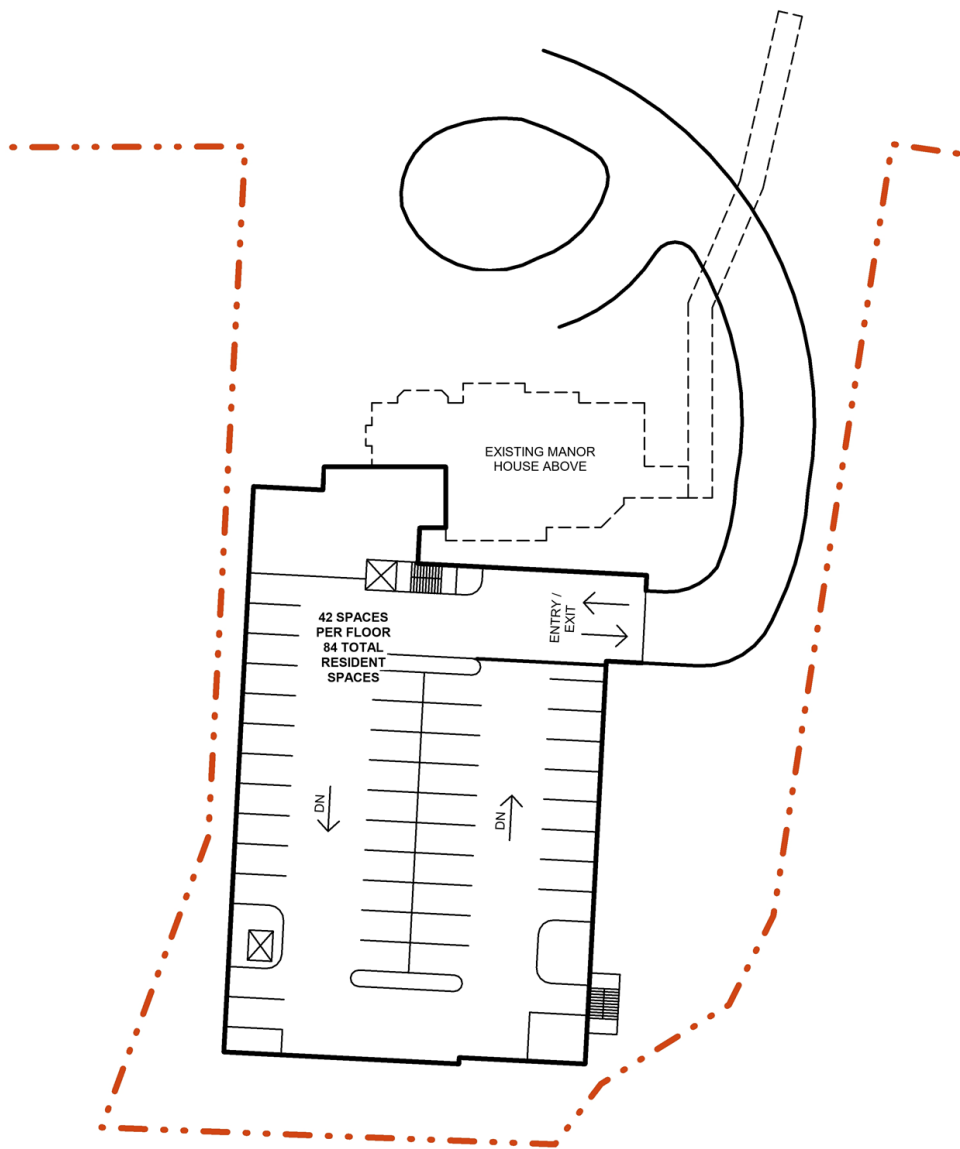




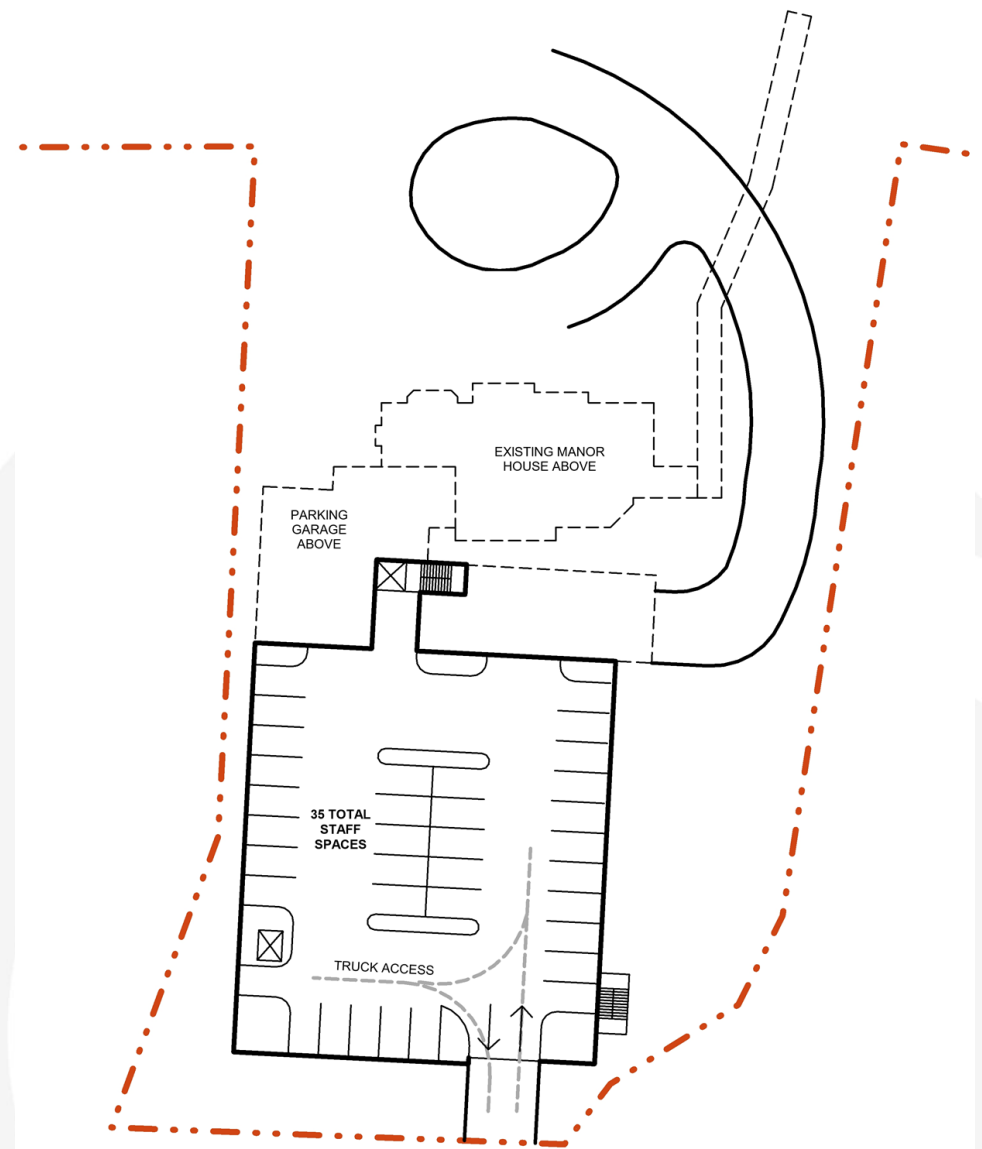
Amenity
Area

Green
Roof

Roof Plan



resident parking garage



staff parking garage

Storm Water Management



- Both quality and quantity will be managed through a green roof and onsite bio retention facilities, with the later likely to be located at the south end of the site, but exact locations and quantity to be determined during the engineering process



Construction Site Logistics



- Construction parking will be offsite with workers vanned to the site. Some vehicles will park within the footprint of the project Limit of Disturbance (“LOD”)
- Materials will be stored offsite or within the project LOD
- Construction traffic will enter the site from Broad Branch (assuming DOT approval of a construction entrance) with some traffic going up 31st St to enter the construction site from the north
- Washdown rack will be installed onsite to clean trucks before leaving onto public roads
- Work will occur within the DC regulated work hours of 7am-7pm Mon-Sat

Trees



- Approx. 240 trees total on the site to be removed
 - 38 are Special Trees
 - Heritage Trees
 - 3 Heritage Trees will be relocated
 - 1 Heritage Tree will remain in-place





3024 Military Road

Resident Input and Feedback



- Three Meetings with Ingleside at Rock Creek Residents:
 - April 29, 2026
 - May 21, 2026
 - June 30, 2026
- Received feedback and adjusted design:
 - Enclosed connector
 - Fire/emergency access
- Will continue with design



Process and Timeline



- Zoning Commission Approval Process
 - Initial Presentation to ANC 3/4G
 - July 13, 2026
 - Filing of Application
 - Mid-September, 2026
 - Community Dialogue and Presentation to ANC 3/4G
 - Fall 2026
 - Zoning Commission Public Hearing
 - Late 2026 / Early 2027



Process and Timeline



- Zoning: complete Q1/Q2 2027
- Design and Permitting: complete Q3 2028
- Construction:
 - 24-28 Months
 - Complete Q4 2030
 - 3024 Military Road: complete Q2 2029
- Approximate Cost: \$116 million



Questions and Discussion

