**BEFORE THE ZONING COMMISSION AND**
**BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**

# FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

**Before completing this form, please review the instructions on the reverse side.**

**Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:**

## IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

| | | | |
|---|---|---|---|
| **Case No.:** | 21510 | **Case Name:** | Rock Creek Club |
| **Address or Square/Lot(s) of Property:** | 2325 Porter Street, NW (Square 2224, Lots 4, 823, & 826) | | |
| **Relief Requested:** | The community center uses of Subtitle U § 203.1(d) | | |

## ANC MEETING INFORMATION

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Date of ANC Public Meeting:** | 1D | 0D | / | 1M | 9M | / | 2Y | 6Y | **Was proper notice given?:** | **Yes** | X ❑ | **No** | ❑ | | |

**Description of how notice was given:** Proper notice of the October 2026 meeting was given via local listservs, posted on the ANC3C website, and sent via the ANC3C newsletter.

| | | | |
|---|---|---|---|
| **Number of members that constitutes a quorum:** | 4 | **Number of members present at the meeting:** | 6 |

## MATERIAL SUBSTANCE

**The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):**

Please see attached

**The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):**

Please see attached

## AUTHORIZATION

| | | | | |
|---|---|---|---|---|
| **ANC** | 3 | C | **Recorded vote on the motion to adopt the report (i.e. 4-1-1):** | 5-1-1 |
| **Name of the person authorized by the ANC to present the report:** | | | Peter Miles (3C05) or the Chair | |
| **Name of the Chairperson or Vice-Chairperson authorized to sign the report:** | | | Janell Pagats | |
| **Signature of Chairperson/ Vice-Chairperson:** | | | **Date:** | 10/19/2026 |

***ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.***

Board of Zoning Adjustment
District of Columbia
CASE NO. 21510
EXHIBIT NO. 122

**ADVISORY NEIGHBORHOOD COMMISSION 3C**
GOVERNMENT OF THE DISTRICT OF COLUMBIA
*CLEVELAND PARK • MASSACHUSETTS AVENUE HEIGHTS • WOODLAND-NORMANSTONE • WOODLEY PARK*

*Single Member District Commissioners*
01-Samuel Littauer (Secretary); 02-Adam Prinzo (Vice Chairperson); 03-Janell Pagats (Chairperson); 04-Erin Beard; 05-Peter Miles; 06-Vacant; 07-Gawain Kripke (Treasurer); 08-Rick Nash

P.O. Box 4966
Washington, DC 20008
Website http://www.anc3c.org
Email: 3C@anc.dc.gov

*By Electronic Mail*

September 22, 2026

Board of Zoning Adjustment
441 4th Street NW, Suite 200-S
Washington, DC 20001

**Re: BZA Application No. 21510 – Rock Creek Club**
**2325 Porter Street NW (Square 2224, Lots 4, 823, and 826)**

Dear Chairperson Pourciau and Members of the Board:

At a duly noticed public meeting on October 19, 2026, with a quorum present 6 of 7 Commissioners; 4 constitute a quorum), **Advisory Neighborhood Commission 3C voted 5-1-1 to adopt this report and to support the application**. Single Member District 3C06, where the property is located, is vacant; the full Commission has considered the application.

## Part 1 – The Application and the Special Exception Criteria

Rock Creek Club, a District of Columbia nonprofit, seeks a special exception under 11-U DCMR § 203.1(d) to use the existing buildings and grounds at 2325 Porter Street NW, in the R-1A zone, as a community center, pool, and tennis courts. In the R-1A zone this use is permitted only as a special exception, subject to the four conditions of U § 203.1(d) and the general standards of 11-X DCMR § 901.2. The Applicant bears the burden of proof (X § 901.3), and the Board may impose conditions to protect nearby property (X § 901.4). This report addresses only those criteria. Condition numbers in this report refer to the Applicant's Updated Conditions of Approval prepared for the Commission's October 19, 2026 meeting (attached) (the "Updated Conditions").

**U § 203.1(d)(1) – Not organized for profit; organized exclusively for the social welfare of the neighborhood.**

*Applicant:* The Club is a nonprofit (Ex. 6). Membership is capped at 270 households; at least 85% must live within one mile of the property, and all must live in the District except one founding member; 20 no-fee memberships are reserved for households on the adjacent blocks (Ex. 21; Cond. 2).

*ANC 3C:* Met. A one-mile radius is a reasonable definition of the neighborhood for a facility of this kind. Rock Creek Park runs through that neighborhood; it does not separate the property from it. The requirement that at least 85% of members live within that radius keeps the neighborhood the primary beneficiary, consistent with comparable Institutional & Community Center Uses in Low-Density Residential Zones approved under this provision [REFERENCE: BZA Case 20643 - The Maret School Case

Summary: To permit a private school use in the R-1-B Zone. and BZA Case No. 21192, Brown Street Maker Cooperative]

**U § 203.1(d)(2) – No retail sales to the general public; fees to members for services, including refreshments, permitted.**

*Applicant:* Use is limited to members and their guests, and retail sales to the public are prohibited (Cond. 5). Food and beverage service is accessory to the club use and limited to members and guests, with no restaurant or commercial kitchen (Cond. 6). Catered events are limited to member events of up to 49 attendees, up to two Family Dinners a week of up to 100 attendees, and up to six Special Events, with no more than one event at a time (Cond. 7).

*ANC 3C:* Met. The Commission recommends that events under Condition 7(b) be held indoors, as the Applicant proposed on October 5, 2026 (Ex. 21D, Cond. 11(c)).

**U § 203.1(d)(3) – Not likely to become objectionable in an R zone because of noise or traffic.**

*Applicant:* Noise is addressed by limited hours and a weekly closed day (Conds. 9, 10), no outdoor amplified sound except at Special Events (Cond. 18), a pickleball prohibition, daylight-only racquet play, an acoustic barrier at the tennis court, and noise compliance for the padel courts (Cond. 19). Traffic is addressed by a main entrance on Porter Street, a cap on on-site parking, a gate and on-site turnaround, traffic control for Special Events, and delivery limits (Conds. 11, 12, 14, 15, 22). The transportation statement was scoped with DDOT (Ex. 21C).

*ANC 3C:* Noise: met, with the proposed conditions. Traffic: The Commission finds that the Applicant's access, parking, and delivery measures address traffic, and recommends that the Board also adopt any conditions DDOT recommends in its report.

**U § 203.1(d)(4) – Reasonably necessary or convenient to the neighborhood.**

*Applicant:* More than 125 families within one mile have joined and paid a deposit; the property is about one-half mile from the Cleveland Park Metro station (Ex. 21).

*ANC 3C:* Met, based on that demand and the testimony of neighborhood families described in Part 3. The site adjoins Rock Creek Park and its trail network, which suits an outdoor recreation use.

**X § 901.2(a) – In harmony with the general purpose and intent of the Zoning Regulations and Maps.**

*Applicant:* The Regulations expressly provide for this use in residential zones by special exception; the proposal reuses existing buildings (Ex. 21).

*ANC 3C:* Met.

**X § 901.2(b) – Will not tend to affect adversely the use of neighboring property.**

*Applicant:* In addition to the measures above: no nighttime lighting other than safety and security lighting, and no uplighting (Cond. 17); trash stored at least 100 feet from homes and collected from Porter Street, with no dumpsters (Cond. 21); the meadow next to 2323 Porter Street left undeveloped (Cond. 16); a planted buffer (Cond. 20); a Club employee on site whenever the Club is open, a neighborhood liaison, and enforceable club rules (Conds. 4, 23); and a seat on the Club's board for a neighboring household (Cond. 3).

*ANC 3C:* Met, with the proposed conditions. The Commission recommends that the Board adopt the Updated Conditions under X § 901.4, with the additional conditions recommended below.

**Part 2 – ANC 3C Review**

The Commission considered the application at three properly noticed public meetings, on July 6, 2026, October 5, 2026, and October 19, 2026, at which the Applicant presented and the public commented. Commissioners also met in person at the property with the Applicant, and separately with neighbors who oppose the application.

In response to concerns raised by abutting neighbors at the July 6 committee meeting and afterward, the Applicant revised its proposal and proposed conditions (Ex. 21D), and revised them again after the October 5 committee meeting (the Updated Conditions):

- **Trash.** On-site storage with private collection on the property was replaced by bins rolled out to the Porter Street entrance for pickup. There will be no dumpsters and no trash trucks on the gravel road, and food waste will be kept in sealed, rodent-proof containers (Conds. 6(f), 21).
- **Gravel road.** Pick-up and drop-off moved from Porter Street at the Beach Drive exit onto the property, with an on-site turnaround so vehicles do not turn around on the gravel road or in neighbors' driveways. The turnaround is entirely on the property and the gate is beyond it, so vehicles will not back up along the road. On-site parking is capped at the existing 14 spaces, members are discouraged from using the road, and, subject to any necessary consent of the other owners, the Club will pay to maintain it (Conds. 12, 14). For Special Events, traffic-control staff will keep unauthorized vehicles off the road, and pick-up and drop-off will take place on Porter Street (Cond. 15).
- **Noise.** Closing time moved from 10 p.m. to 9 p.m. on Mondays, Wednesdays, Thursdays, and Sundays, and the Club will be closed one weekday a week (Cond. 9). Pickleball is prohibited and an acoustic barrier will be built at the tennis court (Cond. 19). The hot tub and cold plunge were moved deeper into the property, and racquet courts first proposed for the meadow next to 2323 Porter Street were moved, with the meadow to remain undeveloped (Cond. 16).
- **Operations.** The Club will not operate a restaurant or commercial kitchen, members may not order food deliveries to the property, only one event may take place at a time, portable toilets are prohibited, and a Club employee will be on site whenever the Club is open (Conds. 5, 6, 7, 23).
- **Membership.** The area served was narrowed from one mile plus all of ANC 3C (80% local) to one mile only (85% local, with all members District residents except one founding member). Twenty no-fee memberships were added for adjacent households, and one of those households will hold a seat on the Club's board (Conds. 2, 3).

## Part 3 – Support and Opposition

### Support

At the Commission's July 6, 2026 and October 5, 2026 Planning, Zoning, Housing and Economic Development Committee meetings, nearby neighborhood families with young children spoke in support of the application, describing a neighborhood pool and recreation facility they would walk or bike to. The Applicant reports more than 125 families within one mile have joined (Ex. 21). The Commission has also received more than 70 letters of support, which are also in the BZA record.

The letters in support come from families with children who have written earnestly and with excitement that they will have a place to gather with friends, neighbors, other parents, and children. They have also indicated a commitment to arriving via bike or walking, not car.

The Commission also notes that the letters in support were not "form" letters and contained details regarding what this club would mean for family and their interest in being in community with others in nature. One can glean a few other things from these responses that while not explicitly stated, could be safely assumed like how RCC leadership was able to communicate to membership, membership was able to read instructions and follow them. This is promising to the Commission in demonstrating that members follow leaders instructions and that they will be able to read and follow the rules and conditions in the Order.

### Opposition – Concerns Related to the Criteria

Neighbors on the shared gravel road and Williamsburg Lane, and the Rock Creek Glen Community Association, oppose the application (Exs. 15, 18, 19, 20, 34). Their concerns that bear on the criteria, and the Applicant's response, are summarized below.

| Concern raised | Criterion | How the Applicant has addressed it |
|---|---|---|
| The facility would not serve the neighborhood. | U § 203.1(d)(1), (d)(4) | Members must be District residents (with one founding-member exception), at least 85% within one mile; cap of 270 households; 20 no-fee memberships for the adjacent blocks of Porter St, Williamsburg Ln, and Quebec St (Cond. 2); a board seat for one of those households (Cond. 3). |
| Food, beverage, and fees make the use commercial. | U § 203.1(d)(2) | No sales to the public (Cond. 5); food and beverage service accessory to the club use and limited to members and guests, with no restaurant, no commercial kitchen, and no individual food deliveries (Cond. 6). The regulation expressly permits member fees, including for refreshments. |
| Noise from the pool, courts, and events. | U § 203.1(d)(3); X § 901.2(b) | Limited hours and one weekday closed (Conds. 9, 10); no outdoor amplified sound except at up to six Special Events (Conds. 7(d), 18); events end 30 minutes before closing (Cond. 7(f)); pickleball prohibited, racquet play 8 a.m. to sunset only, acoustic barrier at the tennis court, padel courts required to meet District noise regulations (Cond. 19); hot tub and cold plunge moved deeper into the property (Ex. 21); meadow next to 2323 Porter St left undeveloped (Cond. 16). |

| Concern raised | Criterion | How the Applicant has addressed it |
|---|---|---|
| Intensity of use: events, dinners, and guests. | U § 203.1(d)(3); X § 901.2(b) | Use limited to members and guests (Cond. 5); member events of up to 49 attendees with no more than 20 non-member guests, up to two Family Dinners a week of up to 100 attendees on weekends and holidays, and up to six Special Events, with only one event at a time (Cond. 7); no more than six guests per member per day (Cond. 8). |
| Traffic on the shared gravel road and parking on nearby streets. | U § 203.1(d)(3); X § 901.2(b) | Main entrance on Porter St (Cond. 11); on-site parking capped at the existing 14 spaces for authorized users (Cond. 12); members discouraged from using the gravel road; gate and on-site turnaround, with pick-up and drop-off inside the property so that vehicles do not turn around on the gravel road or in neighbors' driveways, a change made in response to neighbor comments; Club pays gravel road maintenance, subject to any necessary consent of the other owners (Cond. 14); traffic control and Porter St pick-up and drop-off for Special Events (Cond. 15); support for RPP on Williamsburg Ln (Cond. 13). DDOT is reviewing the transportation statement (Ex. 21C). |
| Trash trucks and delivery vehicles on the private gravel road. | U § 203.1(d)(3); X § 901.2(b) | No trash trucks on the gravel road. Bins will be rolled out to the Porter St entrance for private weekday pickup and brought back the same day, the same way gravel road residents put their bins out on Porter St today; no dumpsters; bins stored at least 100 ft from homes; food waste in sealed, rodent-proof containers (Conds. 6(f), 21). Deliveries limited to vehicles of 28 ft or less that turn around on site, scheduled mostly on the weekday the Club is closed (Cond. 22). |
| Lighting and enforcement. | X § 901.2(b) | No nighttime lighting other than safety and security lighting, and no uplighting (Cond. 17); a Club employee on site whenever the Club is open, a neighborhood liaison, and enforceable club rules (Conds. 4, 23). |

**Opposition – Concerns Outside the Criteria**

The following issues are not among the criteria for this application. The Commission takes no position on them here; they will be addressed by the responsible authorities at the appropriate time.

- **Historic preservation** of the Greystone Enclave landmark: the Historic Preservation Office, the Historic Preservation Review Board, and the U.S. Commission of Fine Arts. The site alterations shown in the application are conceptual and remain subject to that review; landmark designation governs physical alterations, not the use of the property.
- **Classification of the use** as a community center or private club: on October 15, 2026, the Zoning Administrator declined to issue a determination, stating that the Board will consider the self-certified application and determine the proposed use. Counsel for the proposed party in

opposition has since stated that they will not pursue the classification question before the Board. This report addresses the application as filed.

- **Rights over the private gravel road**: a private matter among its owners.
- **Alcohol licensing**: the Alcoholic Beverage and Cannabis Administration.
- **Grading, stormwater, trees, and building code**: the Department of Buildings and other agencies at permitting.
- **Technical reviews commissioned by the opponents**: the Commission relies on DDOT, the Office of Planning, and the Historic Preservation Office.

**Analysis and Conclusions**

ANC 3C evaluated the application based on whether, taken as a whole, the proposed project is likely to create objectionable impacts on neighboring properties. While the immediate neighbors have a significant interest in the projects' impacts on them, theirs is not the only interest the Commission must consider. The Commission has an obligation to weigh all of the impacts on the community, including the effect the project will have on families who live within the surrounding neighborhood and expressed strong interest in participating in the club.

ANC 3C notes and emphasizes the engagement the applicant has had with the community, nearby neighbors and the larger community. The commitment of the Applicant to hearing and addressing reasonable concerns is in their extensive Conditions of Approval document and the many revisions made over the course of the last months and even the past weeks. This responsiveness demonstrates to ANC 3C that the Applicant will continue to endeavor to be a good neighbor, should the application be approved, once the Club is operational.

ANC 3C also notes most of the recreational facilities already exist on this property. If someone lived in this home, all of these facilities could be used at any time, with no limit on the number of guests. One of the chief concerns of those in opposition of the project is the sound of children at play. The sound of children at play is not forbidden in R-1A Zone.

ANC 3C has received many letters in support from families who have signed up to become members. Many, nearly all of them, indicate that their family would walk or bike to the Club. This is in alignment and possibly exceeds the numbers provided in the Transportation Study. Any projection of future traffic conditions requires that a number of assumptions be made, many of which are necessarily uncertain. It is promising to ANC 3C to hear from so many potential future members regarding their personal commitment to walking or biking to the property.

Several opponents describe this site as a "rural enclave." Whatever its history, it sits one-half mile from a Metro station, in a residential zone where the Regulations permit this use by special exception. Washington is a vibrant city full of residents who care deeply about their homes; it should not trade its future for an idealized version of its past.

Opponents describe the Club's members as outsiders who will bring noise and disruption. They are neighbors: families who live within a mile and say they will walk or bike here. The Commission does not agree that a place for play and community gathering is out of keeping with a neighborhood.

**Request to Postpone**

ANC 3C opposes the request to postpone the November 4, 2026 hearing (Ex. 35, and the response filed October 16, 2026). The request cites changes to the Applicant's filings as a reason for delay. Many of those changes were made at the request of the neighbors who have consistently opposed the application, including moving trash collection off the gravel road, adding an on-site turnaround so vehicles do not turn

on the road or in neighbors' driveways, moving the racquet courts out of the meadow and protecting it from development, prohibiting pickleball, and adding traffic control for Special Events. Each of these narrows the use or reduces its effect on neighbors. Refining proposed conditions in response to public comment is how the special exception process is meant to work. If every concession justified more time, an applicant would gain nothing by responding to neighbors' concerns, and opponents could extend a case indefinitely by raising new ones.

The request also rests on the opponents' need to prepare their case on the special exception criteria. Those criteria have governed this application since it was filed in June. The Commission has considered the application against them at public meetings since July 6, 2026, and in early July a Commissioner met in person with the opposing neighbors and advised them that the Commission would evaluate the application under U § 203.1(d) and X § 901.2, not on the classification of the use. The opponents' own filing acknowledges that the Board does not consider arguments for different relief on a self-certified application. The opponents have also already engaged on the criteria: their transportation consultant's review of the Applicant's study, dated October 5, 2026, was copied to DDOT.

A special exception approves a use subject to conditions, and the Board may provide for a later evaluation of its actual impacts (X § 901.5). Details such as staffing levels, class schedules, and a survey of the private road are not required to decide whether the use meets the criteria, and the status of the private road is a matter among its owners. The Commission does not find good cause for postponement.

**Recommendation**

ANC 3C **supports** Application No. 21510, subject to the Updated Conditions (attached) and the following additional conditions, which the Commission recommends that the Board adopt under X § 901.4:

- **Special Events.** Condition 7(d) should limit Special Events to six per calendar year, as the Applicant proposed on October 5, 2026 (Ex. 21D, Cond. 12), and state a maximum attendance.
- **Indoor events.** Events under Condition 7(b) should be held indoors, as the Applicant proposed on October 5, 2026 (Ex. 21D, Cond. 11(c)).
- **First-season report.** Within 60 days after the end of the first full pool season, the Club should report to ANC 3C and to the households eligible for Exempt Membership the number of vehicle trips on the gravel road, the complaints received, and how each was resolved (see X § 901.5).
- **Padel noise.** Condition 19(d) should require the Applicant, before the Club opens, to conduct acoustic testing of padel play at the nearest residential property lines and, if the results do not comply with the District's noise regulations, to install mitigation before the padel courts are used, as the Applicant agreed at the Commission's October 19, 2026 meeting.

The Commission authorizes the Chair and the Commissioner for 3C05 and/or their approved designee(s) to represent the Commission on this matter.

ON BEHALF OF THE COMMISSION,



Janell Pagats
Chair ANC3C
Single Member District 3C03

cc: David Avitabile, Goulston & Storrs PC, counsel for the Applicant

Office of Planning
District Department of Transportation
Meridith Moldenhauer, Cozen O'Connor, counsel for proposed party in opposition

*This letter was approved 5-1-1 by roll call vote on October 19, 2026, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 4 of 7 commissioners) was present. (3C01 - Absent, 3C02 - YES, 3C03 - YES, 3C04 - YES, 3C05 - YES, 3C07, - YES, 3C08 - NO, 3C06 - Vacant)*

**Rock Creek Club - Updated Conditions of Approval - For ANC 3C Meeting 10.19.26**

1. Approved Plans. The Project shall be constructed in accordance with the plans dated [__] and included as Exhibit [__] of the Record, and subject to the following areas of flexibility:

   a. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, mechanical rooms, and toilet rooms, provided that the variations do not change the exterior configuration or appearance of the structures;
   b. To make minor refinements to exterior details and dimensions to comply with building code, accessibility, and sustainability requirements, provided such modifications do not significantly alter the exterior design as shown on the plans and are approved by District historic preservation officials;
   c. To vary the final streetscape design and materials in the public right-of-way, in response to direction received from District public space permitting authorities;
   d. To vary the final landscaping materials of the Project, consistent with the range presented to the Board and included with the drawings, based on availability and suitability at the time of construction or otherwise in order to satisfy any permitting requirements of DC Water, DDOT, DOEE, DOB, or other applicable regulatory bodies; and
   e. To vary the location and type of decked and paved areas to meet stormwater requirements and other applicable permitting requirements.

2. Membership

   a. Membership of the Rock Creek Club ("Club") shall be limited to no more than 270 households ("Members").
   b. A minimum of 85% of Members shall reside within one mile of the Property (excluding Members who move outside of one mile within the District and are on the waitlist for non-neighborhood membership).
   c. All Members shall be a resident of the District (excluding one initial founding member currently residing in Maryland).
   d. 20 memberships shall be reserved for the residents of the households immediately proximate to the Property that reside on the 2300 block of Porter Street NW, the 3500 block of Williamsburg Lane NW, and the 2700 block of Quebec Street NW. Such memberships shall be exempt from the requirement to pay initiation fees and dues ("Exempt Members") but shall otherwise be required to apply and be subject to all other rules and regulations of the Club.

3. Board of Directors. Following the issuance of a Certificate of Occupancy for the Project, the Club shall revise its bylaws and appoint at least one Exempt Member to serve on its Board of Directors, subject to the following conditions:

   a. The membership must include at least one Exempt Member; and
   b. At least one eligible Exempt Member must be willing, qualified to serve, and appointed subject to the bylaws of the Club.

4. Club Rules. The Club shall establish rules for Members consistent with the conditions of approval in this Order ("Rules"). The Club shall commit sufficient resources to educate Club Members on the Rules and successfully mitigate the impacts of noise, parking, trash, and other Member activity in accordance with this Order. Repeated violation of the Rules will be grounds for expulsion from the Club.

a. The Rules shall emphasize the importance of being respectful and considerate to all neighbors, especially residents of Williamsburg Ln & the Gravel Access Roadway
b. The Rules shall emphasize the importance of being good stewards to Rock Creek Park, ensuring visitors can enjoy the park in peace, and adopting a "no trace left behind policy"
c. The Rules shall emphasize the obligation for adult supervision when children under the age of 16 years are present and for Members to ensure that their children comply with the Rules.
d. The Rules shall emphasize the obligation of Members to ensure that their guests comply with the Rules.

5. Regular Club Operations

a. Use of the Club shall be limited to recreational, educational, and social gathering activities for Members consistent with the ordinary use of a community and recreation center, pool, and tennis courts.
b. Use of the Club shall be restricted to Members and their guests.
c. General retail sales to the public are prohibited.
d. Portable toilets shall not be permitted.

6. Food & Beverage Service

a. Food & beverage service shall be strictly accessory to club use and limited to members and their guests, with no food and beverage service to the general public.
b. The Club shall not operate any full-service restaurant or install or operate a commercial kitchen (ie no Type I hood or open-flame cooking equipment).
c. Food served at the Club shall be pre-prepared or prepared offsite and may be finished or reheated onsite in a warming kitchen.
d. Catering shall be permitted only for permitted Events.
e. Mobile food vendors shall be permitted only for permitted Special Events.
f. All food waste shall be stored in sealed, rodent-proof containers within the trash enclosure; any onsite compost shall be sealed in enclosed, rodent-resistant bins.
g. Members are prohibited from ordering individual food deliveries to the Property (i.e. no Doordash or UberEats).

7. Events

a. For purposes of this Order, "Event" means any Club activity that involves catering or outside vendor services.

b. Other than Family Dinners and Special Events, Events shall be limited to social events by Members with no more than 49 attendees, including no more than 20 non-member guests.
c. The Club shall be permitted to hold up to two buffet-style dinners for Members ("Family Dinners") per week. Such Family Dinners shall take place only on a Friday, Saturday, or Sunday (as well as on a federal holiday or the evening before a federal holiday) with a maximum of 100 attendees.
d. The Club shall be permitted to hold up to six gathering events for Members ("Special Events").
    i. Such Special Events shall only take place only on a Friday, Saturday, Sunday, a federal holiday, or the day before a federal holiday
    ii. The Club shall be permitted to close at 10 PM on the day of Special Events.
    iii. Licensed mobile food vendors shall be permitted to operate onsite only during Special Events. Such vendors shall park entirely within the property, operate without generators, and be limited to 28 feet in length.
    iv. The Club shall implement the "Transportation Management for Special Events" described in Condition 15 below.
    v. Notice of such Special Events shall be provided to the immediate neighbors proximate to the Property (i.e. the households that are eligible to become Exempt Members) at least 45 days in advance.
e. The Club shall not hold more than one Event at the same time.
f. Events must conclude 30 minutes prior to closing.

8. Guests
    a. All guests must be accompanied by a hosting member at all times while utilizing club facilities
    b. All Guests shall be held to the same standard as Members, with repeated violation of Club Rules by Guests resulting in Members subject to serious sanctions up to and including expulsion from the Club.
    c. Members are limited to a maximum of 6 guests per day, including Family Dinners and Special Events.
    d. Guests are subject to the same parking and transportation rules as members.

9. Hours of Operation
    a. Except for designated holidays when it will remain closed, the Club may be open for operation as follows:
        i. Monday: 7:00 AM to 9:00 PM
        ii. Tuesday: CLOSED (to members)
        iii. Wednesday: 7:00 AM to 9:00 PM
        iv. Thursday: 7:00 AM to 9:00 PM
        v. Friday: 7:00 AM to 10:00 PM
        vi. Saturday: 8:00 AM to 10:00 PM
        vii. Sunday: 8:00 AM to 9:00 PM

b. The Club will be closed one weekday per week which we anticipate to be Tuesday; the Club reserves the discretion to be closed on a different weekday.

10. Holidays. The Club will be closed for the following Holidays:

a. New Years Day
b. Yom Kippur
c. Rosh Hashanah
d. Thanksgiving Day
e. Christmas Eve
f. Christmas Day

11. Main Entrance

a. Prior to the issuance of a Certificate of Occupancy for the Project, the Club shall construct a pedestrian entrance on Porter Street as shown on the Plans to serve as the primary entrance and exit for the Club for all Members (other than Exempt Members and Members with accessibility needs) ("Main Entrance").
b. The Club shall direct and encourage all Members to use the Main Entrance for ingress and egress.

12. On-Site Parking

a. A maximum of 14 parking spaces shall be provided on the Property.
b. The Club shall restrict the use of the parking spaces to Members with accessibility needs, employees, vendors, emergency vehicles and owners of the Property.
c. All other Members shall be prohibited from parking on the Property, and repeated violation of this rule shall be subject to serious sanctions up to and including expulsion from the Club.

13. Street Parking

a. The Club shall strongly discourage members from parking on Williamsburg Lane.
b. The Club shall also support, including by letter to DDOT, any petition by Williamsburg Lane residents to establish Residential Permit Parking on Williamsburg Lane.

14. Gravel Access Roadway

a. The Club shall discourage Members from using the Gravel Access Roadway for ingress and egress, and likewise direct and encourage Members to use the new Main Entrance for ingress and egress.
b. Subject to any necessary consent by other property owners, the Club shall be responsible for all costs of maintaining the Gravel Access Roadway.
c. Prior to the issuance of a certificate of occupancy for the Project, the Club shall demonstrate that it has constructed the vehicular gate as shown on the Plans ("Gate"), with access limited to members with accessibility needs, employees, service providers and owners of the property

d. Prior to the issuance of a certificate of occupancy for the Project, the Club shall demonstrate that it has constructed the vehicular turnaround at the end of the Gravel Access Roadway as shown on the Plans ("Turnaround").

15. Gravel Access Road Transportation Management for Special Events

a. The Club shall provide a minimum of two traffic control personnel (TCP) for each Special Event beginning at least 30 minutes before the first arrival window for the event until at least 30 minutes after the event has ended.
b. TCPs will be stationed near the entrance to the Gravel Access Roadway to prevent unauthorized vehicles from traveling up the Gravel Access Roadway.
c. TCPs will turn away unauthorized vehicles. Only the following vehicles will be permitted to use the Gravel Access Roadway before, during, and after a Special Event:
    i. Residents who live along the Gravel Access Roadway and their guests;
    ii. Emergency vehicles;
    iii. Vehicles displaying an ADA tag or vehicles requiring special accommodation who received pre-authorization from the Club; and
    iv. Authorized vendors and service vehicles
d. Vehicles dropping off or picking up passengers for an RCC Special Event will be directed to do so on Porter Street. Vehicles wishing to park will be directed to find a nearby space on Porter Street.
e. Emergency vehicles and residents and their guests will always have priority and will not be redirected or turned away.

16. Meadow Area Abutting 2323 Porter St

a. Except for new landscaping and a 42" open privacy fence, the Club shall leave the open meadow area adjacent to 2323 Porter Street and shown on the Plans as undeveloped. The Club shall not construct or install in the Meadow any new buildings, racquet courts, children's play equipment, patios, walkways, or lighting without the consent of the owners of 2323 Porter Street NW.

17. Lighting

a. Except for safety & security lighting, the Club shall not be illuminated at night.
b. Safety and security lighting shall be "reasonable" in intensity and shall not be directed at neighboring properties
c. The Club shall not install any exterior uplighting.

18. Noise.

a. Except during Special Events, the Club shall not utilize amplified noise outdoors - specifically no outdoor speakers, amplifiers, or other similar equipment
b. During Special Events, any temporary outdoor audio equipment shall be positioned inward toward the property core, operated only between the hours of 12:00 PM and

9:00 PM, and strictly comply with District noise control standards at all property boundaries

c. Amplified music shall be permitted indoors, subject to all requirements and limitations of the District of Columbia noise regulations.

19. Racquet Sports

a. The play of pickleball shall be prohibited
b. Racquet sports will be allowed 8am - Sunset, with no lighting allowed
c. Prior to the issuance of a certificate of occupancy for the Project, the Club shall install an acoustic barrier along the tennis court fence to mitigate sound to neighboring properties.
d. The Club shall ensure that padel courts comply with all applicable District noise regulations (20 DCMR), and if necessary, shall install an acoustic barrier or utilize other noise mitigation efforts to achieve compliance

20. Landscaping Screening

a. The Club shall maintain the evergreen and landscape screening shown on the plans and replace dead plantings within one growing season.

21. Trash

a. The Club shall provide for private trash collection service, with collection undertaken from the property Main Entrance unless otherwise prohibited by law or regulation.
b. Private trash collection shall take place on weekdays between 9 AM and 5 PM.
c. The Club shall store all trash in storage bins, which will be rolled from the trash enclosure area to the Main Entrance on the morning of pick-up (after 8 AM) and be retrieved the same day (before 6 PM). The Club shall use reasonable efforts to minimize the noise caused by rolling trash bins to and from the Main Entrance.
d. Storage bins shall be staged for pick-up on Club property and not public property
e. The use of dumpsters shall be prohibited.
f. All trash shall be stored overnight a minimum of 100 ft from neighboring residences.
g. The Club shall otherwise keep the areas adjacent to the Property, including the Gravel Access Roadway and Rock Creek Park, free from litter generated by Club activities.

22. Deliveries

a. Regular delivery activity shall take place between 8 AM and 8 PM.
b. Regular delivery vehicles shall be no more than 28 feet in length.
c. Regular delivery vehicles shall be directed to turn around within the Property so that they enter front-in and depart front-out.
d. Regular weekly deliveries shall be scheduled primarily during Tuesday when the Club is closed to Members.

23. Club Liaison

a. A Club employee shall be on-site at all times while the Club is open.
b. The Club shall designate a neighborhood liaison, who shall be the primary point of contact for any issues faced by the immediate neighbors proximate to the Property (i.e. the households that are the Exempt Members).
c. The Liaison shall be responsible for promptly responding to any concerns that are reported, and the Liaison shall endeavor to address all concerns in a reasonable timeframe.