Goulston & Storrs

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October 30, 2026

VIA IZIS

D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200S
Washington, D.C. 20001

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

Response to Requested Information and Agency Reports

Dear Chair Pourciau and Members of the Board:

The Applicant provides the following information in response to the request from the Board at the October 21, 2026 public meeting, the proposed conditions in the agency reports, and other items submitted to the record this week.[1]

Updated Conditions of Approval

In their reports, OP, DDOT, and ANC 3C each requested certain conditions of approval. The Applicant has accepted each proposed condition and integrated them into an updated set of conditions, which are attached as **Exhibit A** ("**Updated Conditions**"). The Updated Conditions also integrate clarifications, commitments, and restrictions that were requested by the pending party in opposition. New conditions are highlighted in **bold**.

Of particular note, the Applicant has agreed to OP's request to adopt a term. After discussion with OP, the Applicant and OP reached consensus on a **term of five years**, which is the standard term that is utilized by Board for new uses. This is because it typically takes a number of years for a new use to get fully up and operational, and so the assessment of actual impacts and efficacy of the conditions is often not possible until the end of five full years of operation. The Applicant also proposes to tie the five-year period to the anticipated operational year for the use (April 1 – March 31), so that when the Board reevaluates the use, it will do so based on data over five summer seasons.

The record also includes comments from FEMS. Enclosed as **Exhibit B** is a memorandum prepared by the Applicant's fire protection and code consultant in response to FEMS's comments.

[1] The Applicant will address other issues advanced in the opposition's prehearing submission as part of its rebuttal at the public hearing.

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In sum, it explains that the Applicant met with FEMS to discuss the issues raised in the report and confirms that the Project will be able to be designed to comply with the applicable codes.

The following table cross-references each condition to the agency and ANC reports and confirms that each condition has been addressed.

Agency	**Request**	**Condition**
OP	Term	Condition 1
DDOT	TDM Plan	Condition 16
	Covered Bicycle Parking	Condition 16(h)
	ADA Ramps at Gravel Road Entrance	Condition 17(g)
	Pedestrian Access Improvements along Porter Street	Condition 13(d)
	Micromobility Corral	Condition 13(c)
ANC 3C	Special Events – per year limit and attendance limit	Condition 8(d)
	Social Events – indoor only	Condition 8(a)
	Access Road - monitoring and reporting	Condition 19
	Padel Courts – noise testing	Condition 23(d)

Response to Request for Information regarding the Applicant's Transportation Statement

At the Public Meeting on October 21, Board Member Goldstein requested that the Applicant address the information related to the Applicant's Transportation Statement that was requested by the party in opposition. Attached as **Exhibit C** is a memorandum prepared by the Applicant's transportation consultant, Wells & Associates ("**Transportation Response**") in response to the questions that were raised by the party in opposition's transportation consultant, Symmetra Design, in its Transportation Statement Review.[2] (Much of the requested information has also been integrated into the Applicant's Updated Conditions.)

A summary of the response to each item listed in the opponents' October 16 letter follows below:

[2] The Applicant intended to file a response earlier this week but upon receiving the opposition's prehearing submission on Monday (which was the first time Symmetra's October 14 analysis was made available to the Applicant), Wells updated its analysis to provide a comprehensive response to all of the issues flagged by Symmetra. Symmetra's memorandum is included as Exhibit E of Exhibit 131A of the Record.

- ***Number of staff on site and shift changes***

  Condition 6(e) of the Updated Conditions includes a maximum number of on-site employees at a given time. The impacts of shift changes on parking are accounted for in Section 9 of the Transportation Response.

- ***Maximum load capacity for the Property, facilities, and services***

- ***Hours, max participants per year, and capacity for the programming, clinics, lessons, classes, and fitness programs***

  Section 4 of the Transportation Response explains that the Transportation Study is built from observed counts at a facility with similar programs, events, and activities, so the projected numbers reflect the expected level of activity for the RCC. Further, the Applicant has proffered multiple conditions on the number of people that will restrict the use of the RCC to defined limits. This includes not only a limit on the number of Member households (Condition 3) but also specific limits on the number of attendees for Events and Activities, restrictions on the number of Events and Activities that may take place concurrently, and related limits on the number of guests and hours of operation (Conditions 8-11). Moreover, the Applicant has proposed a robust Monitoring Plan incorporated as Condition 19, which functions as a "trip cap" on the number of trips that may utilize the Gravel Access Road during regular operations.

- ***Special event management plan***

  Wells & Associates prepared a special events management plan that is discussed in Section 5 of the Transportation Response and included as Attachment I to the Transportation Response. The commitments are also incorporated into Condition 18 of the Updated Conditions.

- ***Pickup / dropoff operations for all events, programming, and use***

  Sections 6 and 7 of the Transportation Response provides detailed analysis of how the Turnaround will work, and Attachment II of the Transportation Response includes diagrams to support this analysis. Condition 17 of the Updated Conditions addresses the construction of the pickup/dropoff Turnaround, and Condition 19's monitoring plan imposes a "trip cap" to ensure that such activity will not become objectionable.

- ***Parking accumulation and evening parking conditions***

  Section 9 of the Transportation Response addresses these issues.

- ***Delivery and trash operations***

  Section 10 of the Transportation Response addresses these issues, and Updated Conditions 8 and 25 address deliveries and trash.

- ***Analysis of how the Gravel Access Road will work safely***

  Section 8 of the Transportation Response provides a detailed analysis of the anticipated operations of the Roadway, which is supplemented by the diagram included as

Attachment III to the Transportation Response, and the Updated Conditions include multiple extensive restrictions and requirements to support this analysis.

In its prehearing submission, the opposition included a supplemental memorandum that reiterated many of the same issues raised in the prior analysis. These issues are also addressed in the Transportation Response and Updated Conditions. The table below provides a crosswalk to ease the Board's review.

Issue	**Response**
Transportation Demand and Permitted Community Center Programming	Transportation Response: Sections 1- 4 (Study Scope and Methodology) Updated Conditions: Conditions 6-11 (Uses, Events, and Activities), 16 (Transportation Management Plan), 19 (Transportation Monitoring and Corrective Actions)
Shared Gravel Road and Site Access	Transportation Response: Section 8 (Gravel Road Operations) Updated Conditions: Conditions 17-19 (Gravel Road Plan, Special Events Plan, and Monitoring / Action Plan)
On-Site Circulation, Parking, and Pickup / Dropoff	Transportation Response: Sections 6 & 7 (PUDO Operations and Turnaround Design) Updated Conditions: Conditions 13, 14, 16, 17 (Main Entrance, On-Site Parking, Transportation Management Plan, and Gravel Road Plan / Construction of Turnaround)
Off-Site Parking and Porter Street Operations	Transportation Response: Section 9 (Parking Demand) Updated Conditions: Condition 15 (Street Parking) and Condition 17 (Construction of On-Site Turnaround)
Recurring Programming and Special Events	Transportation Response: Sections 4 and 5 (Programming and Special Events) Updated Conditions: Conditions 8-9 (Events and Activities), Condition 18 (Special Events Plan)
Deliveries, Loading, and Trash Collection	Transportation Response: Section 7 (Turnaround and Access Road Operations) and Section 10 (Deliveries and Trash) Updated Conditions: Conditions 25-26 (Trash and Deliveries)
Transportation Monitoring, Corrective Action, and Limited Approval Term	Transportation Response: Section 11 (Transportation Monitoring and Trip Cap on Gravel Road) Updated Conditions: Condition 1 (Term) and 19 (Transportation Monitoring and Corrective Actions)

Conclusion

We look forward to presenting the Application to the Board at the November 4 public hearing. Please do not hesitate to contact the undersigned with any questions or comments regarding the information provided in this supplemental submission.

Sincerely,

/s/ David Avitabile

David Avitabile

Certificate of Service

The undersigned hereby certifies that copies of the foregoing documents were delivered by electronic mail to the following addresses on October 30, 2026.

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