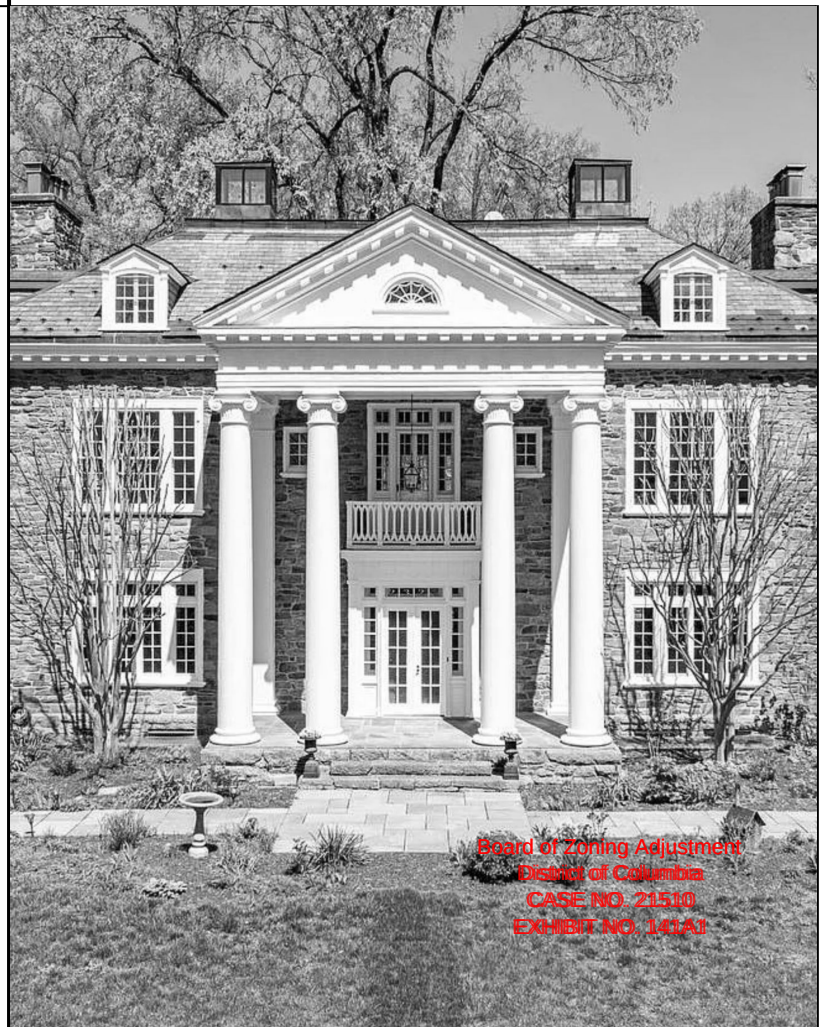
Adam Vitarello | Mt Pleasant Resident | President of RCC

Rock Creek Club

Special Exception Application
2325 Porter St - BZA Case 21510

BZA Special Exception Presentation - November 2026



Executive Summary

Proposed Use: Convert 2325 Porter St into a community asset where anyone living within one mile can join and enjoy the beautiful 3+ acre space with family, friends & neighbors

What is RCC? We are local 501(c)(7) organization created and operated by local residents, dedicated exclusively to the social welfare of the community surrounding 2325 Porter St

Process Overview: Since June, we have met 60+ times with immediate neighbors & related agencies to develop a comprehensive plan & set of conditions to mitigate potential impacts

125+ local families have signed up and are very excited for this community use

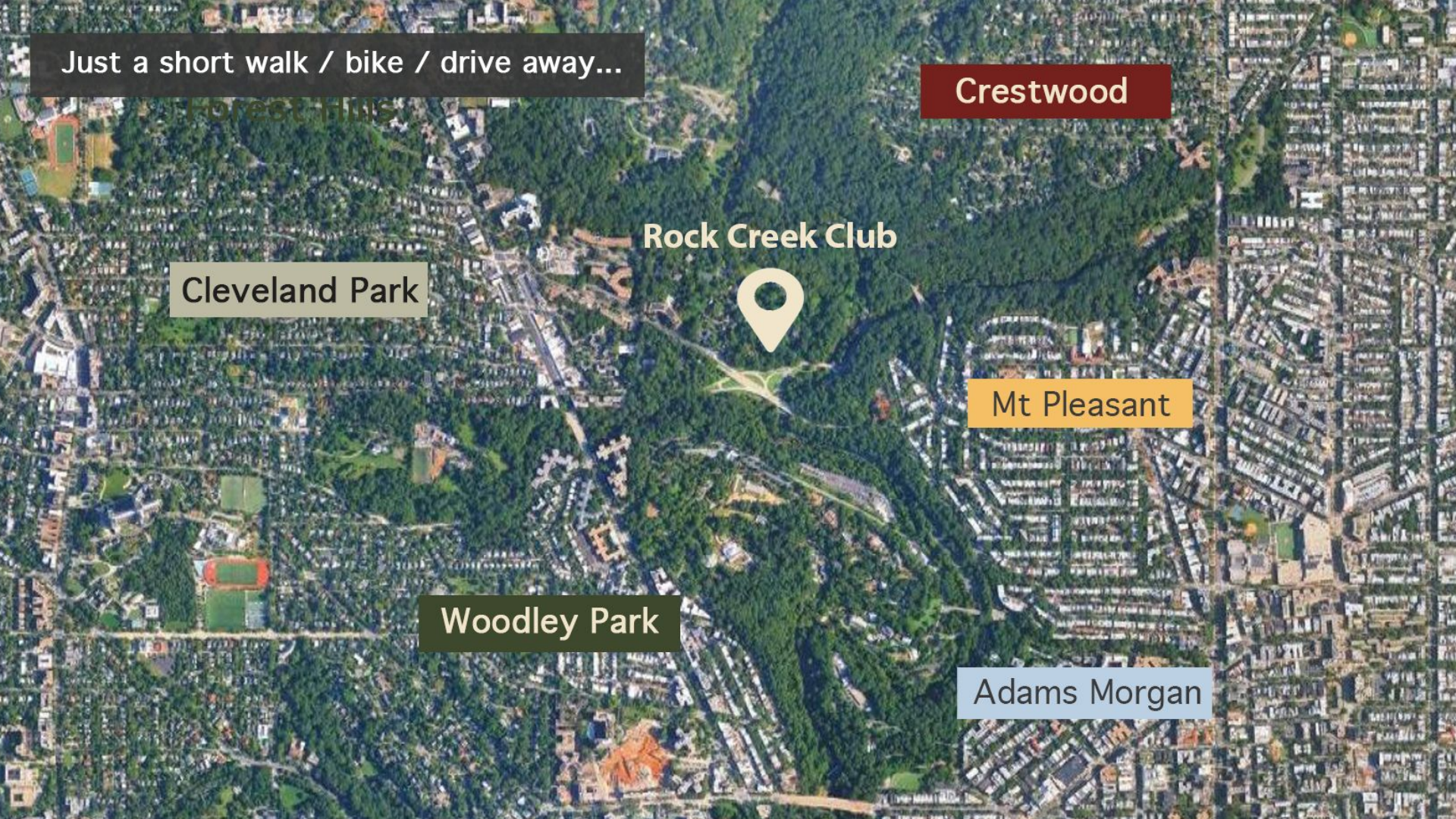
Overview of Rock Creek Club

Why did we create RCC? We are local families who love DC, but want more space to be active & social; Similar uses exist in suburbs... having RCC nearby allows us to stay in the city

How Does RCC Work?

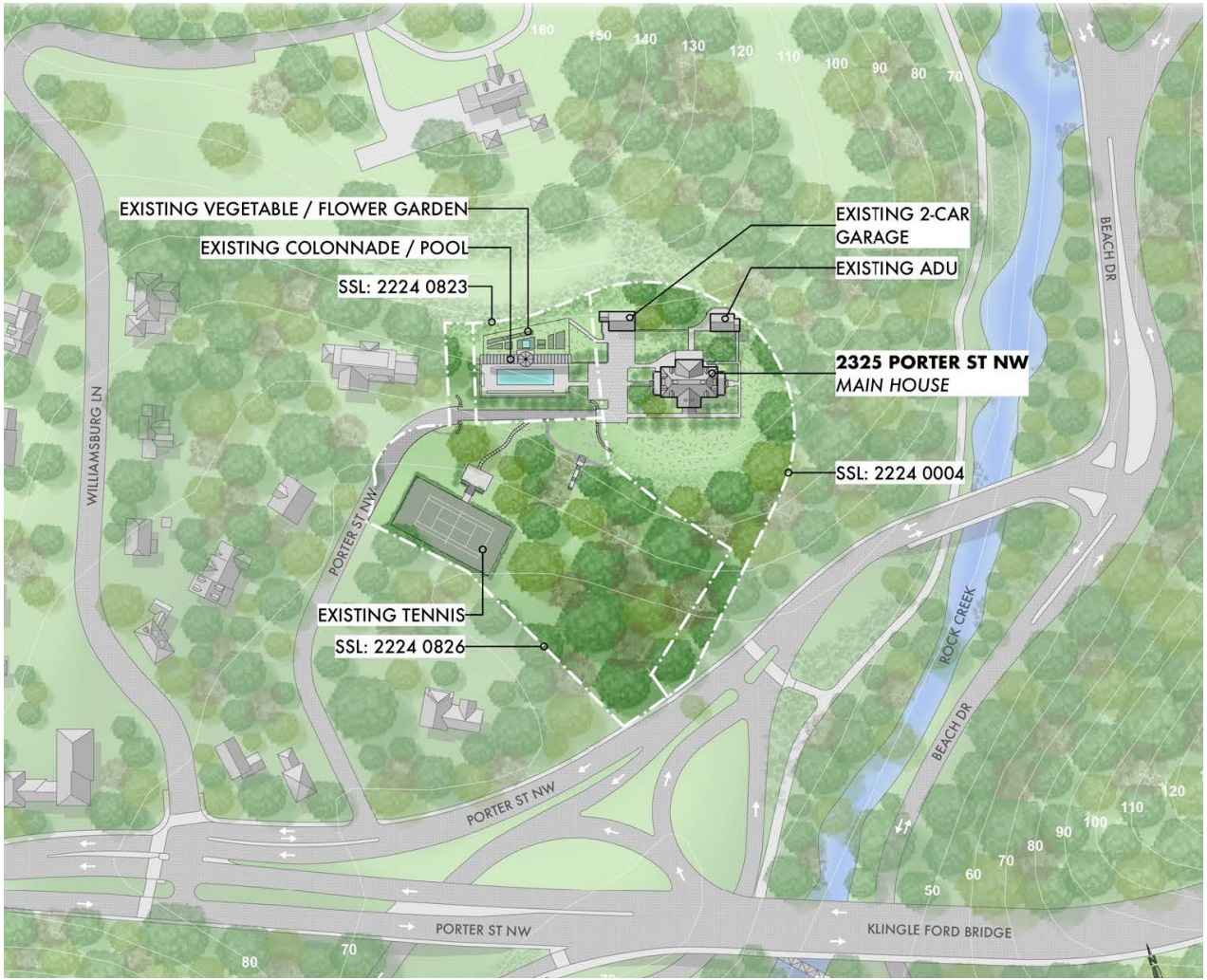
- **Open to all**: Any resident within 1 mile can join; purposefully inclusive
- **Neighborhood-based:** 85% of members live within 1 mile; all in DC
- **Mostly car-free:** Members live in the city; arrive mostly via bike / foot
- **Member-run**: 9-person board; members vote on major decisions
- **Co-op model**: Initiation funds build-out (80% refundable); dues sustain
- **Limited focus**: Members pay all costs; no retail sales or restaurant
- **Immediate neighbors have free lifetime membership + board seat**




Just a short walk / bike / drive away...
Crestwood
Rock Creek Club
Cleveland Park
Mt Pleasant
Woodley Park
Adams Morgan

2325 Porter St

Current Site Plan



2325 Porter St

Proposed Site Plan

Site Plan Highlights:

- No exterior changes to existing buildings (outside of new fire stair + minor details)
- No new buildings
- Keep existing pool footprint; slightly enlarge to 25 yards + add (smaller) kids pool
- Keep existing tennis court; extend 40 ft to add second court; add acoustical baffling
- Add two padel courts on removable platforms (no foundation; can fully remove within days)
- New main entrance on Porter St as primary ingress & egress for members (foot or bike)
- *Overall: Maintaining most of existing footprint while adding amenities valued by community*



2325 Porter St

Proposed Site Plan

How We Incorporated Feedback:

Concern: Too much traffic on the gravel road

Solution 1: New Pedestrian Entrance on Porter St

Concern: Nowhere for traffic to turn-around

Solution 2: New On-site Vehicular Turn-around

Concern: Don't ruin the beautiful view of the meadow

Solution 3: Commitment to not disturb meadow area

Concern: Dumpsters + garbage trucks on gravel road

Solution 4: Trash stored away from neighbors in 96-gallon toters + picked up at new main entrance

Concern: New aquatic features too close to neighbor

Solution 5: Move new aquatic features farther away

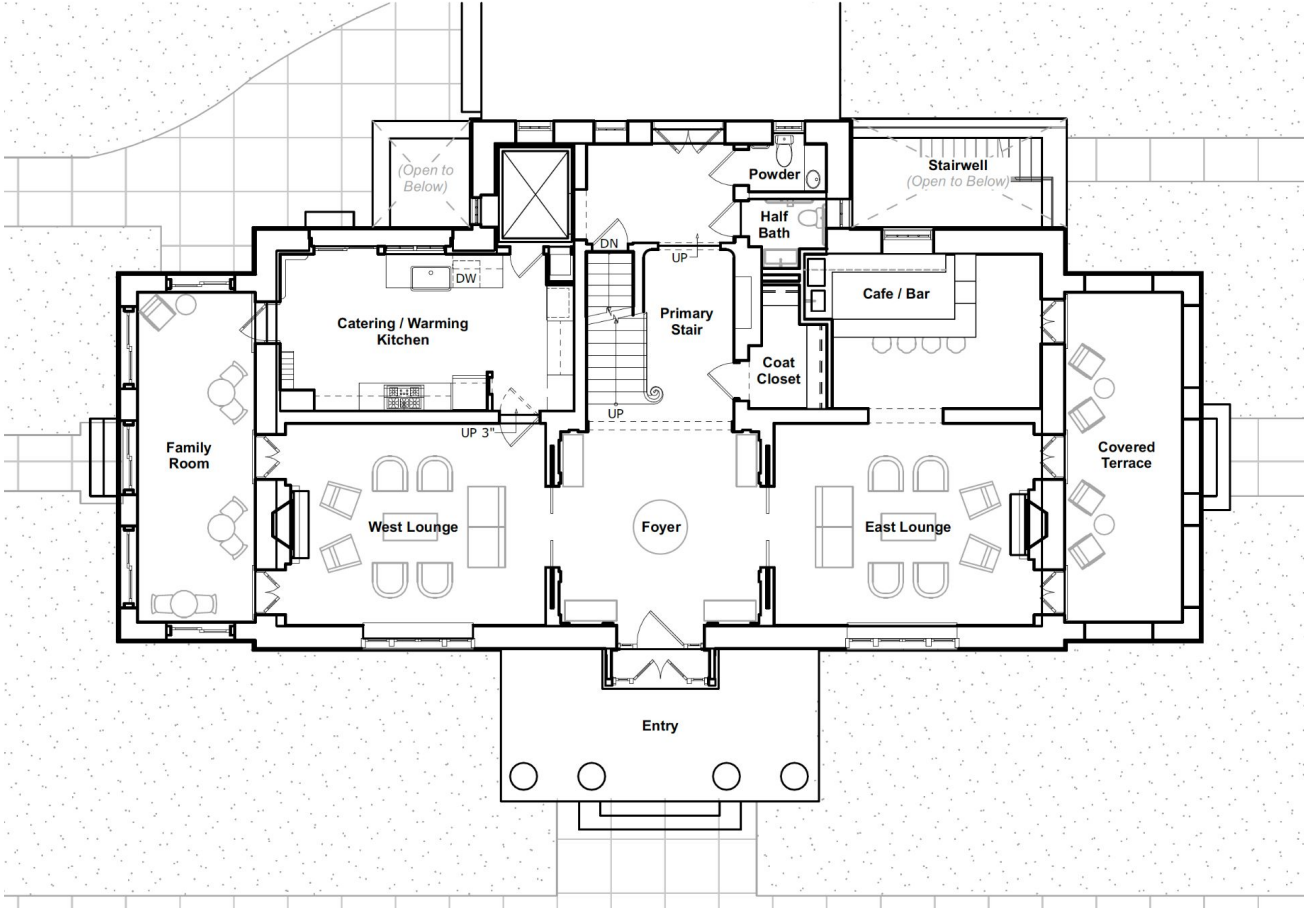
Concern: I don't want the Club to disturb the view

Solution 6: Tasteful, native, evergreen landscaping



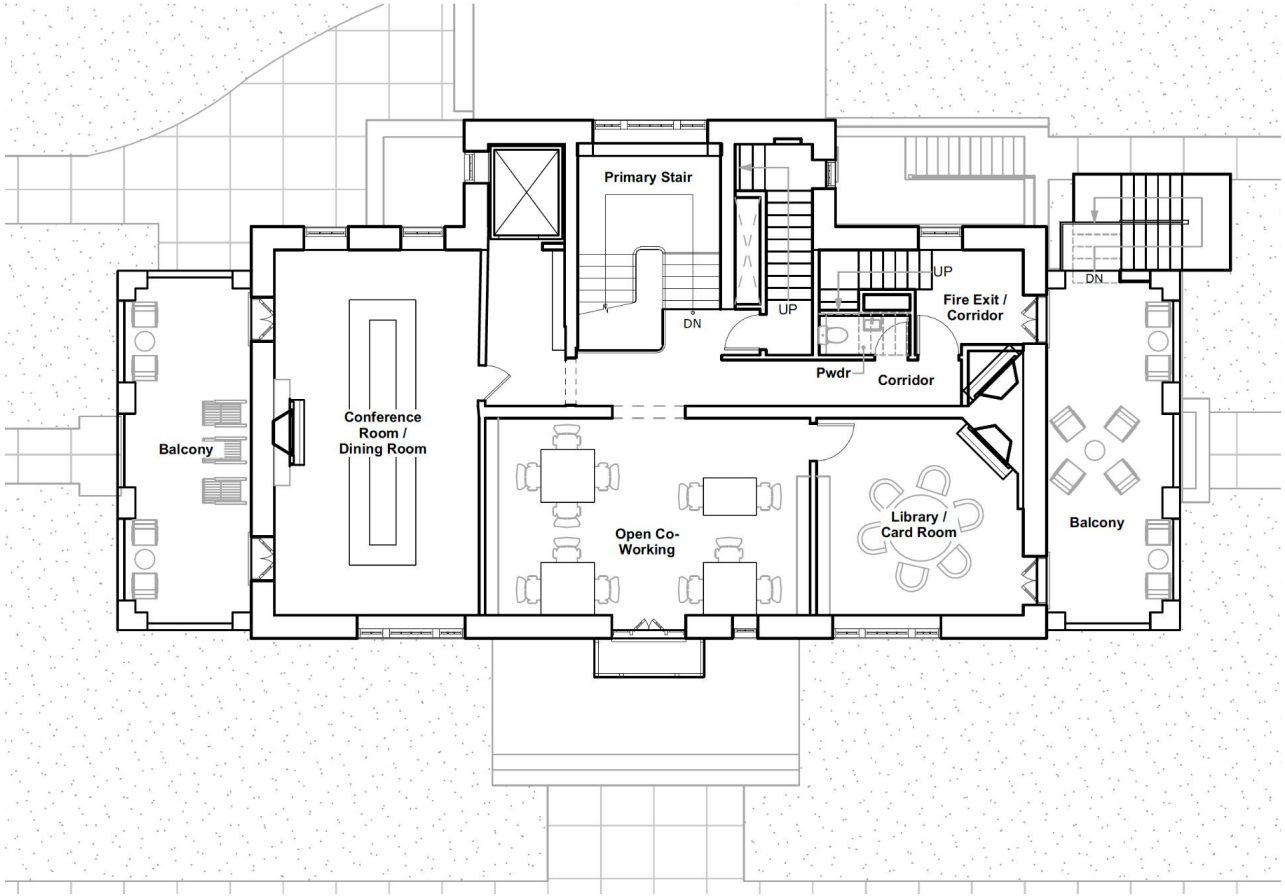
2325 Porter St

1st Floor Plans



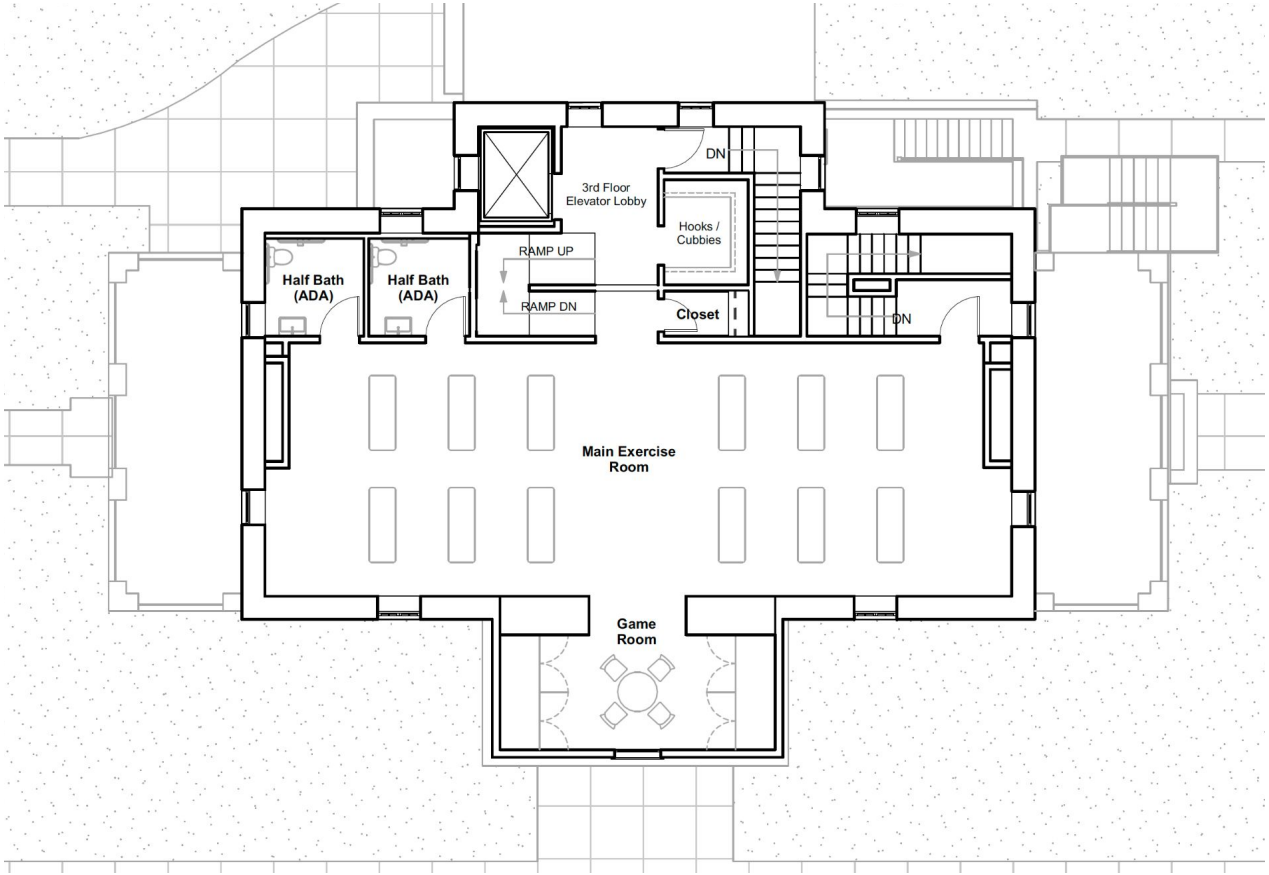
2325 Porter St

2nd Floor Plans



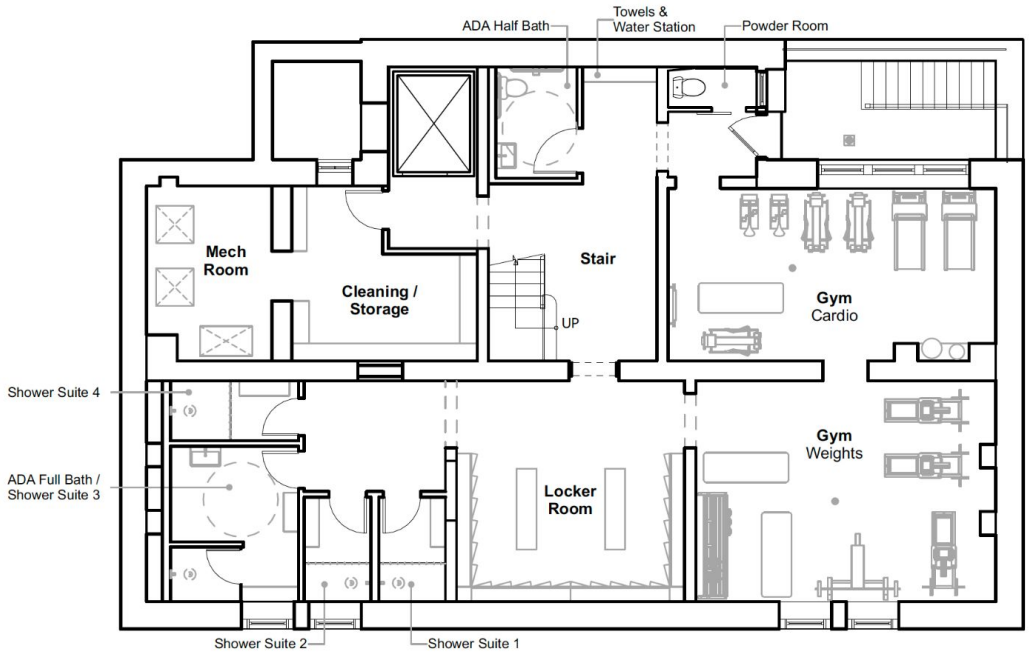
2325 Porter St

3rd Floor Plans



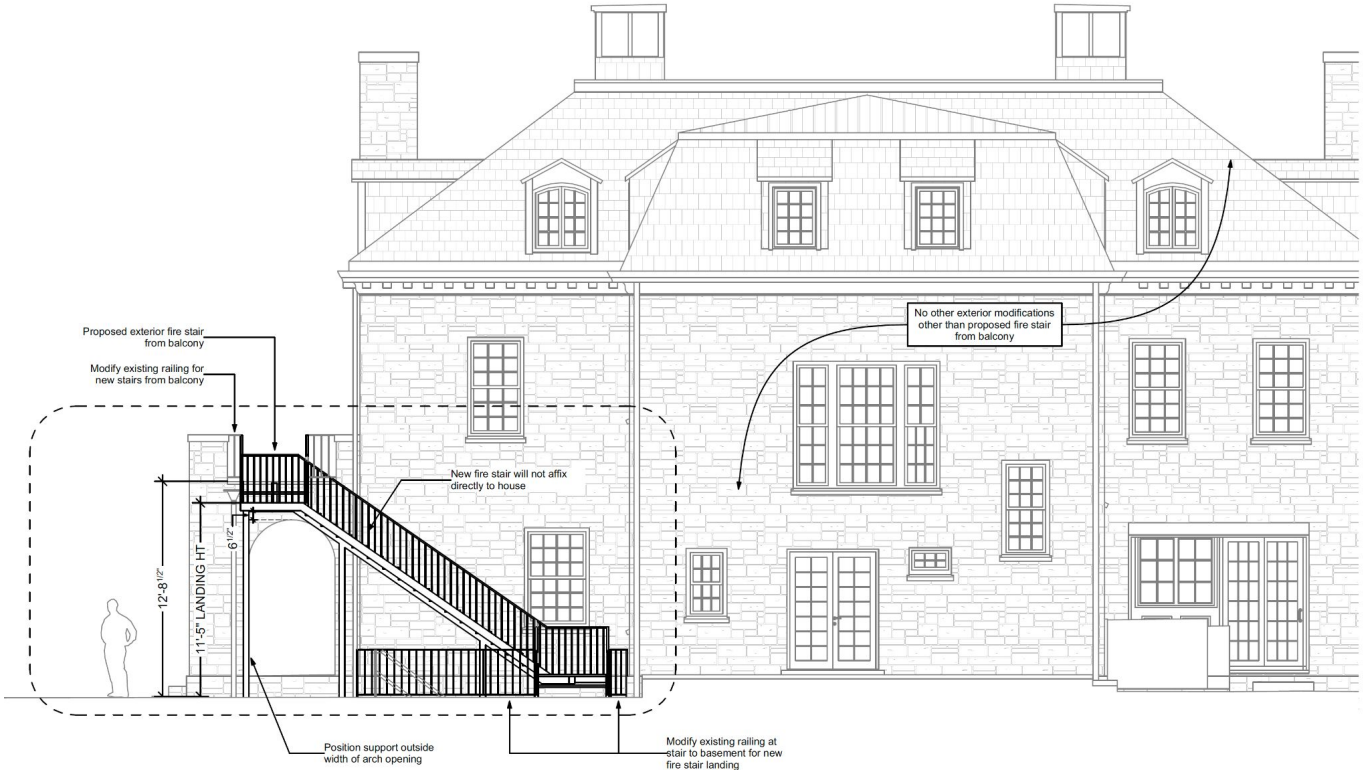
2325 Porter St

Basement Plans



2325 Porter St

New Fire Egress Stair



Overview of Proposed Uses

RCC proposes a mix of uses consistent with recreational and community centers:

1. **Main pool + kids pool** (open warm months only)
2. **Racquet sports**: 2x tennis + 2x padel (8am - sunset)
3. **Outdoor + indoor children play area**: Jungle gym + open children play space (all year)
4. **Fitness & wellness**: Cardio machines, weight room, hot tub, cold plunge and sauna (all year)
5. **Limited cafe / bar**: Coffee, tea, smoothie, prepared foods; ABCA license TBD (all year)
6. **Activities:** Yoga, pilates, painting, etc (up to 25 attendees); indoor social events (up to 49 attendees)
7. **Family dinners:** 2x / week; buffet style (Fri - Sun only); up to 100 attendees;
8. **Special events**: July 4th, Memorial Day, etc; Special TMP; up to 6x / year; max 299 attendees;

Overview of Neighbor Engagement

Process Overview: Since June, we have met immediate neighbors 60+ times to hear their concerns and update our plans accordingly; we believe our latest plan addresses concerns

Major concerns we have heard & how we address:

1. **Traffic on gravel road**: Avg of ~3 vehicles / hr + agree to trip cap; detailed report from Wells & Associates
2. **Noise**: No exterior amplified sound (except 6x / yr special events) + reasonable hours (close @ 9pm weekdays and 10pm weeknights) + acoustical baffling for tennis courts and padel courts if necessary
3. **Lighting**: No landscape up-lighting; only minimal safety & security lighting
4. **Trash & Deliveries**: No dumpsters or trash trucks on gravel road; all deliveries via same size as current
5. **Events**: Strict criteria on number and size of events in line with standard recreational & community center use
6. **Neighborhood Character / FEMS Letter**: We have engaged agencies; final product will comply with all regs

Overview of Agency Engagement

In addition to the Office of Planning (OP) and Department of Transportation (DDOT), we have met with multiple other agencies to gather feedback and adjust our plan:

1. **National Park Service (NPS)**
    - NPS is our largest neighbor. Met & discussed multiple times; “no objection” to major concepts of site plan
2. **Commission of Fine Arts (CFA)**
    - CFA has jurisdiction over exterior changes. Met multiple times; “no objection” to major concepts of site plan
3. **Historic Preservation Office (HPO)**
    - HPO has jurisdiction over exterior changes. Met multiple times; “no objection” to major concepts of site plan
4. **Fire and Emergency Medical Services (FEMS)**
    - Met recently with FEMS to discuss letter; confirmed project will be designed to meet applicable codes

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