TRANSPORTATION REVIEW

Rock Creek Club

Key Transportation Concerns and Recommended Operating Conditions

BZA Case No. 21510 | 2325 Porter Street NW

Presented by: Nicole White, P.E., PTOE

November 4, 2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 21510
EXHIBIT NO. 139

symmetra design

SUMMARY

Exhibit 131A: Seven principal transportation issues

A. Transportation demand and programming

B. Shared gravel road and site access

C. On-site parking and PUDO

D. Porter street operations

E. Special events

F. Deliveries and trash collection

G. Performance monitoring

DDOT's Review – Shared Gravel Road and Access Improvements

DDOT Findings:

- The parking spaces are accessed through a shared private gravel road west of the property, that is noted to have segments that do not meet the zoning standard for two-way travel (18 feet wide, per Subtitle C § 711), despite a 25-foot ingress and egress easement shown on the site survey (Exhibit 3).
- DDOT did not request the Applicant evaluate the design or operations of the shared private gravel driveway.
- Pedestrian access improvements are needed along Porter Street.

DDOT Recommended Improvements:

- Upgrade the gravel driveway curb cut on Porter Street to DDOT standard (or install ADA compliant ramps);

Transportation demand and programming assumptions

Trip Generation Assumptions

- Cleveland Park Club is the sole comparison facility.
- Assumed vehicle occupancy of 3.0 is not supported by observed data.
- Assumed 30% bicycle/scooter mode share is not adequately substantiated.

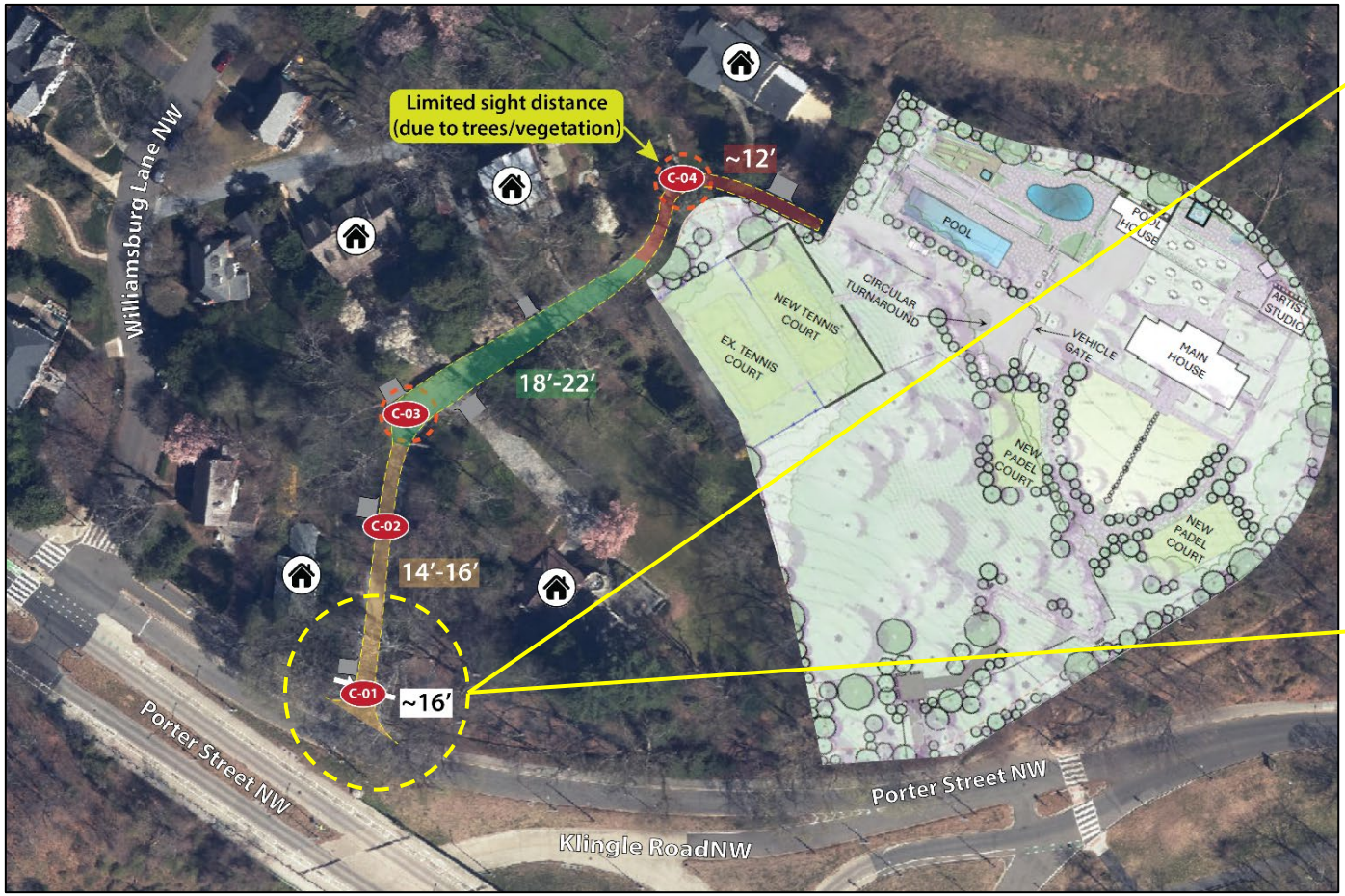
Proposed Programming Not Adequately Accounted For

- Tennis/padel clinics and lessons
- Swimming lessons and fitness classes
- Camps and childcare
- Group dinners once/twice a week (up to 100 members)
- Organized social activities (up to 49 persons)
- Special events (up to six annually)

Recommended condition 1

1. Restrict programming: Organized programming, including lessons, classes, recurring group dinners, and organized social activities, shall be excluded from initial authorization until the Applicant provides proposed activities, trip generation, parking demand, PUDO, and gravel road impacts.

Existing roadway constraints: C-01



Appendix B, Figures B-1, B-2, and B-4

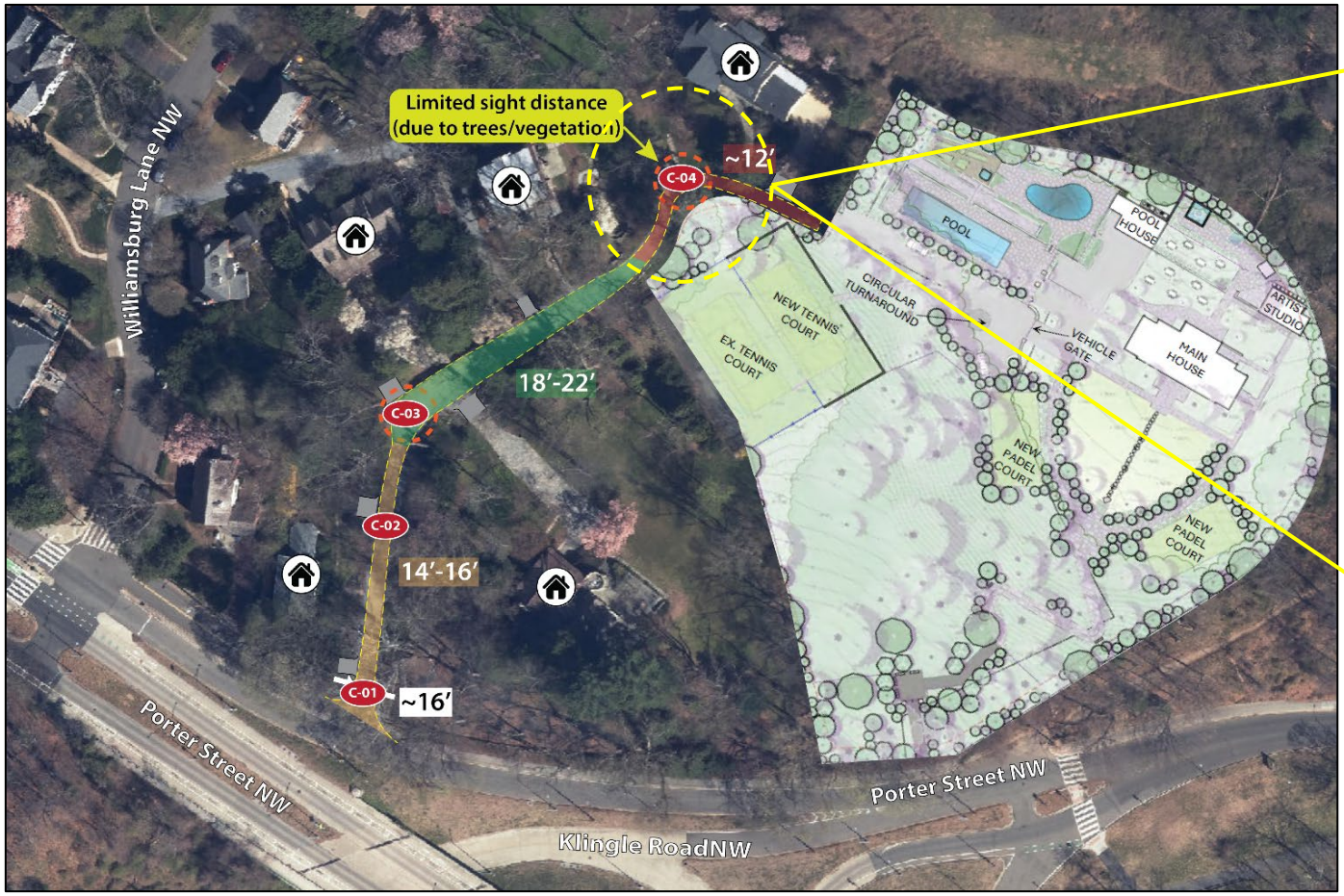


C-01 | Opposing traffic at ~16-ft entrance



C-01 | vehicle waiting to access gravel road when residential garage is in use

Existing roadway constraints: C-04



Appendix B, Figures B-1 and B-7

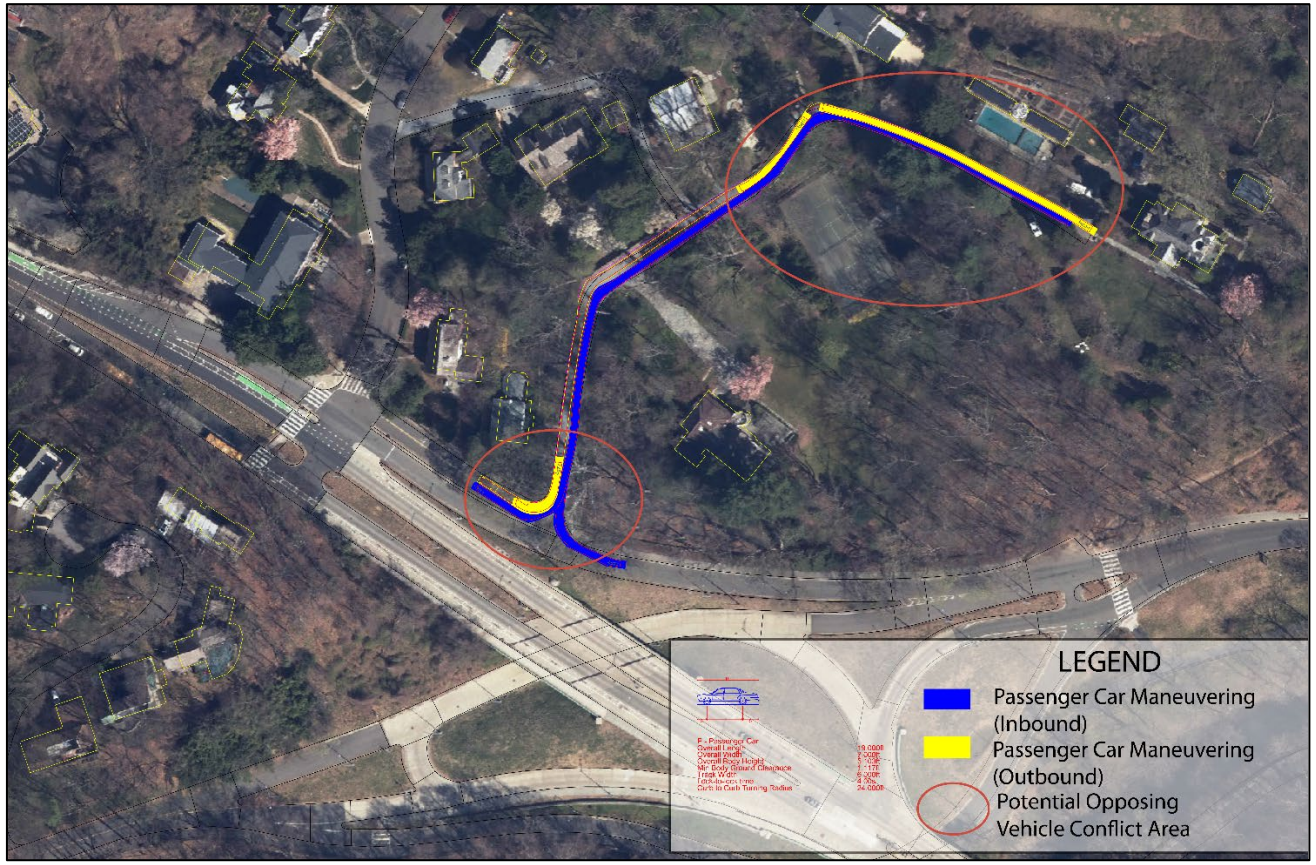


C-04 | passing area with narrow approaches (inbound view)



C-04 | passing area with narrow approaches (outbound view)

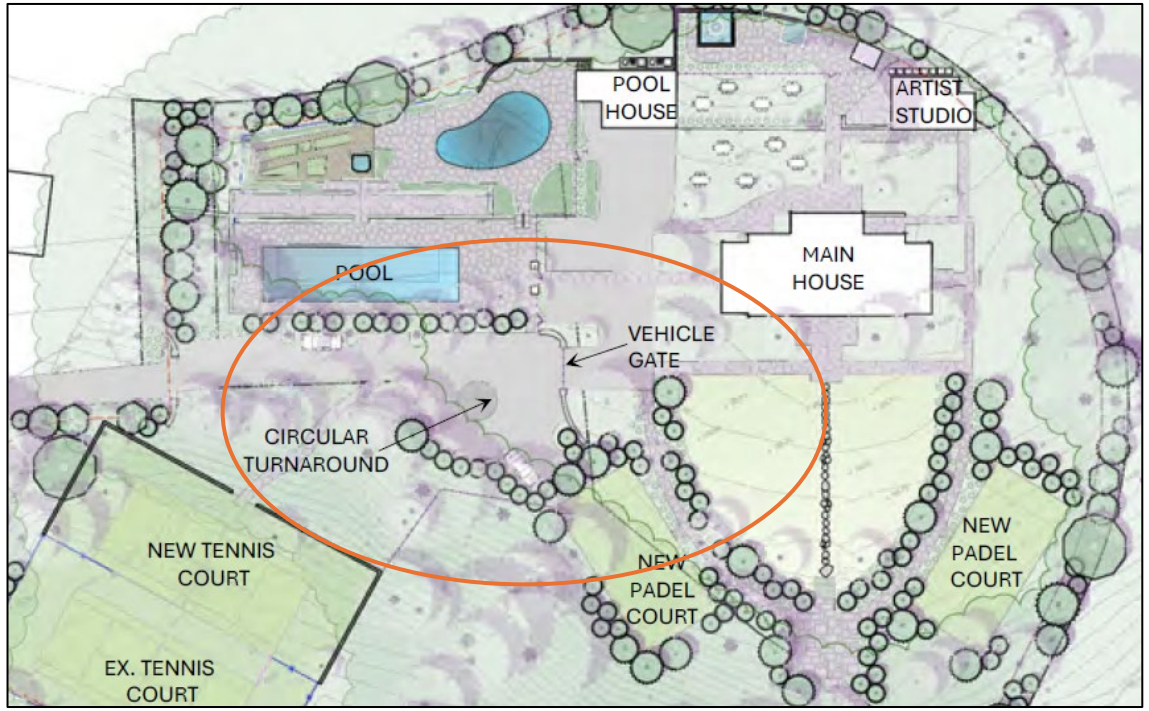
Require a roadway access and operations assessment



Recommended conditions 2 & 3

2. Roadway Access Assessment: Require an assessment demonstrating that proposed Community Center traffic can be safely accommodated, including opposing vehicles, passing areas, sight distance, and potential reversing movements.
3. Residential Access Protection: Prohibit unauthorized use of neighboring private driveways for maneuvering and require procedures to manage opposing traffic without obstructing residential access.

On-site circulation, parking and pickup/drop-off



- Location of 14 on-site spaces is not shown
- Assessment for maximum of three vehicles queued in the turnaround area is not shown

Recommended conditions 4 & 5

4. Circulation and Parking Plan: Provide a dimensioned plan, parking management plan and plan for parked service/delivery vehicles plus maneuvers.
5. Limit On-Site PUDO: On-site PUDO shall be limited to number accommodated by turnaround without queues on gravel road or conflicts on residential access.

Porter Street parking and curbside PUDO

- 42 of 43 parking spaces on Porter Street occupied at 1:00 p.m. during the observed Saturday parking survey.
- Weekday survey ended at 6:00 p.m.; later evening conditions remain unestablished.
- Potential curbside PUDO near the Porter Street pedestrian entrance requires evaluation.



Recommended conditions 6 & 7

6. On-Street Parking Assessment: Provide on-street parking assessment using anticipated dwell time. Compare demand with parking availability. If demand exceeds parking supply, the applicant shall reduce activities, programming, and/or membership.
7. Restrict Porter Street PUDO: The center shall not direct PUDO to the Porter Street pedestrian entrance unless location and activity have been evaluated and curbside management restrictions established.

Events and deliveries

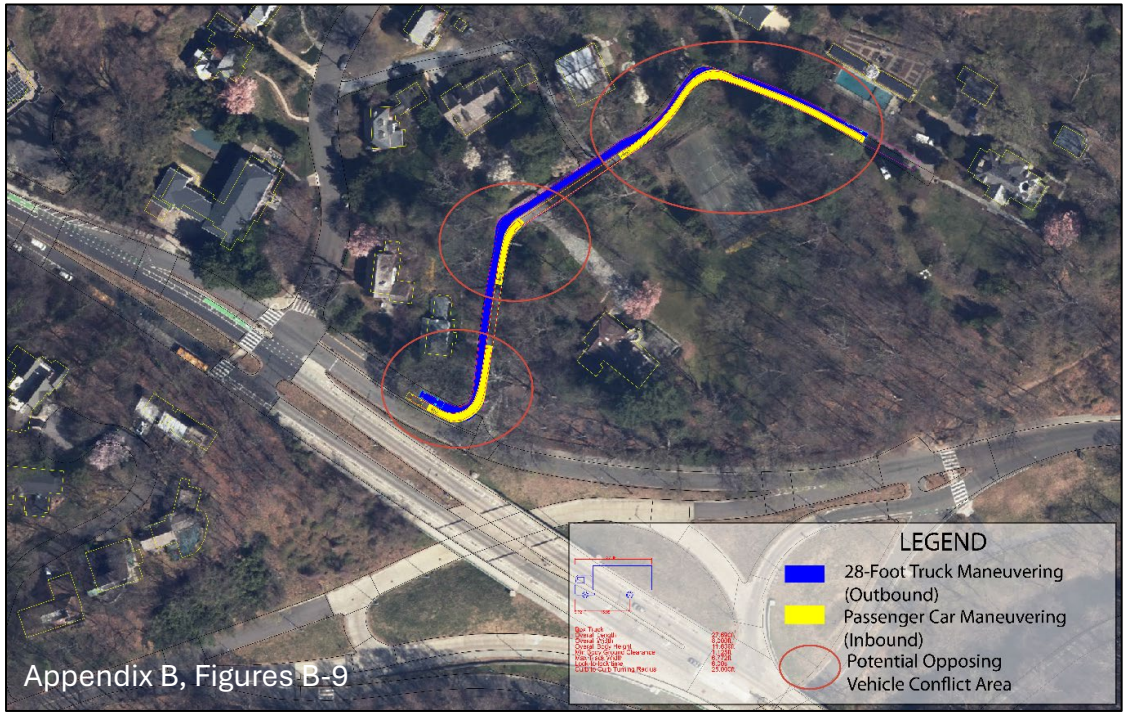
Six annual special events	No defined maximum event attendance or quantified peak transportation demand.
Recurring dinners & social activity	Concentrated arrivals, departures and parking/PUDO have not been evaluated.
Delivery operations	Confirm truck turning paths within usable roadway limits.

Recommended conditions 8-10

8. Special Events: Exclude the six annual special events from initial approval until attendance limits and transportation impacts, including parking, PUDO, vendors, and roadway access, are evaluated.

9. Recurring Dinners and Social Events: Require transportation management measures for recurring dinners and social events, including overlapping activities and concentrated arrivals and departures.

Passenger vehicle and delivery-truck conflicts



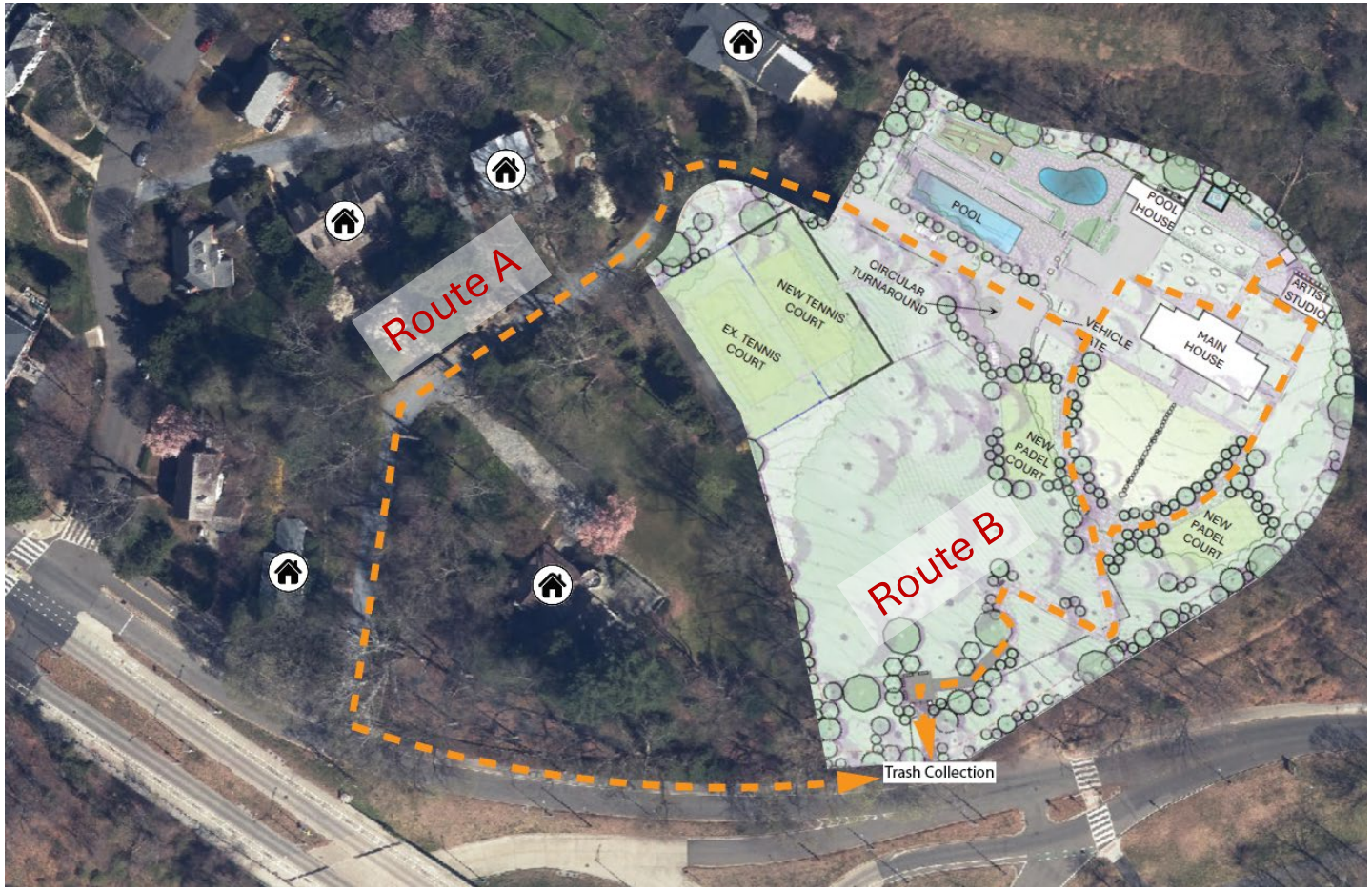
Inbound Passenger Vehicle and Outbound 28-Foot Truck Maneuvering and Potential Opposing Conflict Areas



Outbound Passenger Vehicle and Inbound 28-Foot Truck Maneuvering and Potential Opposing Conflict Areas

Passenger vehicle and opposing 28-foot delivery truck scenarios

Trash collection



Recommended condition 10

10. Service and Trash Operations: The Applicant shall demonstrate loading procedures can be accommodated within the actual physical constraints. The trash arrangements along Porter Street shall be demonstrated without impacting pedestrian access or roadway operations. Any movement of trash containers along the shared gravel road shall be manual.

Performance monitoring

Daily trip limits alone do not capture concentrated peak-period opposing movements.

No enforceable consequences

Recommended conditions 11-13

11. Enforceable Trip Limits: Establish enforceable daily and peak-hour Community Center vehicle-trip limits, with 15-minute traffic monitoring by direction and activity type.
12. Corrective Actions: Require corrective measures and documented reporting when trip limits are exceeded or access and circulation problems occur.
13. Limited Approval Term: Consider a limited initial approval term, with monitoring and corrective-action results reviewed before renewal or extension.

1. Restrict organized programming, including classes, recurring dinners and social events.
2. Require gravel roadway assessment including passing areas and reverse movements.
3. Prohibit use of residential driveways for maneuvering.
4. Require dimensioned site plan, parking management, and on-site vehicle maneuvers.
5. Demonstrate on-site PUDO does not impact gravel road or residential access.
6. Provide on-street assessment with parking dwell times. Reduce programming and/or membership considering neighborhood parking conditions.

7. Do not direct PUDO to Porter Street without evaluation and curbside management plan.

8. Exclude six annual special events without detailed attendance and operating plan.

9. Recurring group dinners and social events shall be subject to transportation management measures.

10. Demonstrate delivery and trash operating procedures can be accommodated. Movement of trash containers along the gravel road shall be manual.

11. Establish daily and peak hour trip limits with corrective actions.

12. Monitoring and corrective action reports shall be submitted.

13. Consider limited term approval.

TRANSPORTATION REVIEW

Rock Creek Club

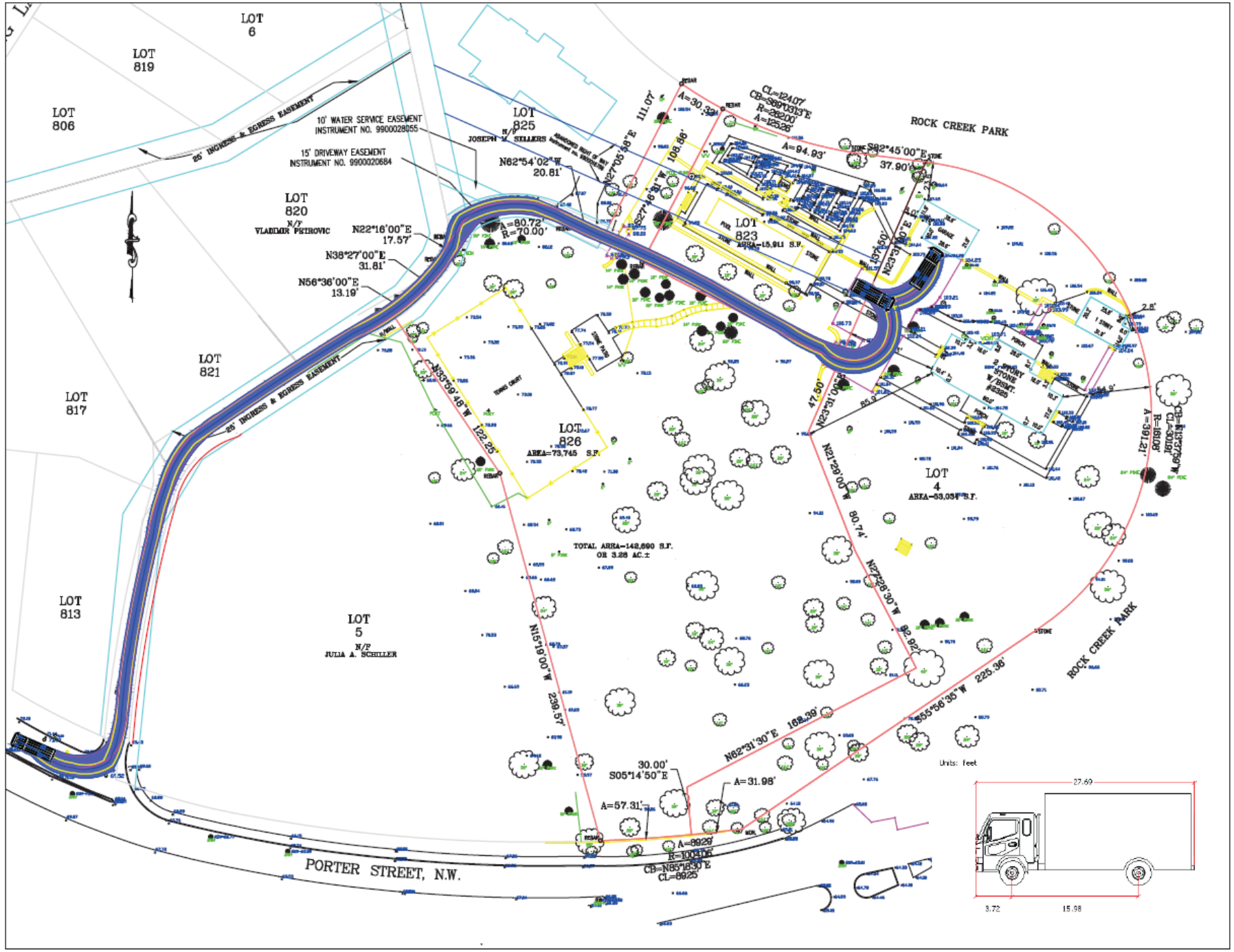
Key Transportation Concerns and Recommended Operating Conditions

BZA Case No. 21510 | 2325 Porter Street NW

Presented by: Nicole White, Principal of Symmetra Design

November 4, 2026

symmetra design



AutoTurn - 28' Box Truck Outbound