Rock Creek Club BZA Application - Proposed Special Conditions - 10.5.26

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.
   b. 20 memberships shall be reserved for 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.
   c. All members shall be a resident of the District, and 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)

3. 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

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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. Note: 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
c. Note: For Special Events and the days before Federal Holidays, the Club will close at 10:00 PM
d. Hours for racquet courts: 8:00 AM to Sunset

4. 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

5. Main Entrance.

a. 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 all Members to use the Main Entrance for pedestrian ingress and egress

6. On-Site Parking. A maximum of 14 parking spaces shall be provided on the Property. The Club shall restrict the use of the parking spaces to Members with accessibility needs, employees, vendors and owners of the property. 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.

7. Street Parking. The Club shall strongly discourage members from parking on Williamsburg Lane. The Club will also support, including by letter to DDOT, any petition by Williamsburg Lane residents to establish Residential Permit Parking on the block.

8. Gravel Access Roadway Improvements.

a. The Club shall be responsible for all costs maintaining the Gravel Access Roadway.
b. 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

c. 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").

9. 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 during normal business hours
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 8am) and be retrieved same day (before 6pm)
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 a minimum of 100 ft from neighboring residences.
g. The Club shall otherwise keep the areas adjacent to the Property, including the Access Roadway and Rock Creek Park, free from litter generated by Club activities.

10. Deliveries.

a. Regular delivery activity shall take place during normal business hours
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.

11. Regular Club Operations.

a. Use of the Club will be restricted to Members and their guests, except for designated Special Events.
b. All Guests of Members 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. Except for small events within specific indoor areas limited to no more than 49 people, Members shall not be permitted to rent out the Club for private events such as weddings.

12. Special Events. The Club shall be permitted to hold up to 6 Special Events per year. Notice of such Special Events shall be provided to the immediate neighbors proximate to the Property (i.e. the households that are the Exempt Members) at least 45 days in advance.

13. Lighting.

a. Except for safety & security lighting, the recreational facilities shall not be illuminated at night.
b. Safety and security lighting shall be “reasonable” in intensity
c. The Applicant shall not install any uplighting.

14. Noise. Other than special events, the Club shall not utilize amplified noise outdoors. Amplified music shall be permitted indoors, subject to all requirements and limitations of the District of Columbia noise regulations.

15. 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.

16. Club Liaison. 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). 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.

17. 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 Access Road
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.