Rock Creek Club - Updated Conditions of Approval - For BZA Hearing - 10.9.26

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.

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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.

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. 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 all Members to use the Main Entrance for pedestrian 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 Improvements

    a. Subject to any necessary consent by other property owners, the Club shall be responsible for all costs of 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").

15. 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.

16. 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.

17. 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.

18. 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 padel courts shall be designed and operated to comply with applicable District noise regulations (20 DCMR), utilizing enclosure treatments, sound barriers or engineered damping systems as necessary to achieve compliance

19. Landscaping Screening

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

20. 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).
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.

21. 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.

22. Club Liaison

a. 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).
b. 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.