

# ANC 2F | Community Development Committee Meeting

## MINUTES

WEDNESDAY  
MARCH 22, 2017

7:00 P.M.

NT'L CITY CHRISTIAN CHURCH  
5 THOMAS CIRCLE, NW

### Attendance

#### PRESENT (10)

Commissioner Deeley (2F08)  
Dave Feinstein  
Joel Heisey  
John Long  
Jim Loucks  
Sarah Marcus\*  
Greg Melcher  
Philip Miatkowski  
Commissioner Rubin (2F05)  
Commissioner Sylvester (2F07)

#### ABSENT (4)

Lou Cipro  
Janice Ferebee  
Helen Kramer  
Jenny Rickard

#### GUESTS AND PRESENTERS

Michael Fonseca, Mallis & O'Brien  
Jenna Jacobson, Rock Creek Property Group  
Jane Nelson, Nelson Architects  
Bill Knight, National City Christian Church  
Ron Kaplan, Five Squares Development  
Don Blanchon, Whitman Walker  
David Seiter, Future Green Studio

*\*denotes Committee member(s) not present for all votes*

Committee meeting **called to order** by CDC Chair Commissioner Kevin Deeley at **7:04 p.m.**

#### Approval of Meeting Agenda

Commissioner Deeley moved to adopt the draft agenda without modification; the motion was seconded and approved unanimously by the Committee.

**Vote: 9-0 (unanimous, Marcus not present)**

#### Approval of February 22, 2017 Meeting Minutes

Deeley moved to approve the February 22, 2017 CDC minutes without modification; the motion was seconded and approved by the Committee.

**Vote: 8-0-1 (Marcus not present)**

### Old Business

[none]

### New Business

#### 1401 K St, NW / Le Pain Quotidien (2F05)

Michael Fonseca

*DDOT public space application for unenclosed sidewalk cafe*

Michael Fonseca, legal counsel for the applicant, requested the Committee's support for a 42-seat sidewalk café on public space. Fonseca noted the sidewalk café furniture would be moveable, and that the space would be unenclosed.

Greg Melcher moved that the CDC recommend that the full ANC send a letter to the DDOT Public Space Committee in support of the requested public space application for an unenclosed sidewalk

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café. John Long offered a friendly amendment noting the support conveys for a maximum of 42 seats as represented by the applicant. The amended motion was seconded and approved unanimously by the Committee.

**Vote: 10-0 (unanimous)**

**5 Thomas Circle, NW / Campbell building (2F03)** Jenna Jacobson, Rock Creek Property Group  
Jane Nelson, Nelson Architects  
Bill Knight, National City Christian Church

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*HPRB concept/renovation and addition to existing building*

Jenna Jacobson of the Rock Creek Property Group requested the Committee's support for extension of the existing Campbell building at the National City Christian Church, including renovation of the existing structure and abutting outdoor plaza, and addition of one and a half stories. Jacobson noted they would return to the CDC at a later time to request support for the related zoning variances. Jane Nelson, architect for the project, presented and detailed the design. Bill Knight, Facilities and Operations Administrator at the church, spoke to the desire to reinvigorate this "albatross" wing of the church.

Commissioner Sylvester moved that the CDC recommend that the full ANC send a letter to HPRB in support of the concept and massing of the proposed addition to the existing Campbell building, noting both were compatible with the historic character of the neighborhood; the motion was seconded and approved by the Committee.

**Vote: 9-1**

**1239 9th St, NW / Smoked & Stacked (2F06)** Michael Fonseca

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*DDOT public space application for sidewalk cafe*

Michael Fonseca, legal counsel for the applicant, requested the Committee's support for five picnic tables with six seats each on public space. Fonseca noted the space would be unenclosed and that the unstructured pedestrian walkway in front would be nine feet wide.

Greg Melcher moved that the CDC recommend that the full ANC send a letter to the DDOT Public Space Committee in support of the requested public space application for an unenclosed sidewalk café with the provision that the applicant include a fencing enclosure around the sidewalk café that maintains a minimum of eight feet in clearance, and that the outdoor furniture be of the type that can be moved, removed, and secured as needed; the motion was seconded and approved unanimously by the Committee.

**Vote: 10-0 (unanimous)**

**939 N St, NW (2F06)** Applicant not present

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*HPRB concept/4-story rear addition on 2-story row house*

Commissioner Deeley summarized his conversations to date with HPO's Brendan Meyer, who shared that the applicant is "nowhere near ready to present at this time." Deeley noted, however, that because the application has already been on a public HPO notice he recommends the CDC protest in order to preserve standing in the matter should the application be considered by HPRB.

Commissioner Deeley moved that the CDC recommend that the full ANC decide to either seek an extension from HPRB to consider the case through the ANC's usual processes or oppose the project until such time that the applicant's presentation has been submitted to the ANC as requested; the motion was seconded and approved by the Committee.

**Vote: 10-0 (unanimous)**

**1701 14th St, NW / Whitman Walker (2F01)**

*DDOT public space application for improvements and relocation of utility vaults*

Rob Kaplan, co-founder of Five Squares Development, spoke to the vision for the public space in question and the applicant's desire to "do something on the street to engage the community and bring them into [Whitman Walker's] community work." Kaplan shared that the space is intended to be programmed and managed public space for the benefit of the community. David Seiter of Future Green Studio detailed key design elements of the plan. Don Blanchon, Executive Director of Whitman Walker, also shared remarks about the project.

The Committee asked the applicant questions about the loss of parking spaces, bike racks, mitigation efforts to prevent vagrancy and misuse, and options for loading/unloading zones.

Sarah Marcus moved that the CDC recommend that the full ANC send a letter to the DDOT Public Space Committee in support of the public space application as presented by the applicant. Melcher, Loucks, and Long each offered friendly amendments, the sum of which resulted in support for the proposed application on three conditions:

1. that the Capital Bikeshare station included in the site plan be relocated to the section of 14th Street, NW indicated on page 10 of the above referenced site plan or to another suitable sidewalk location that otherwise does not result in a loss of parking on R Street, NW;
2. that the parking spaces on R Street, NW presently designated for a Capital Bikeshare station be maintained as metered parking spaces; and
3. that the applicant study the viability of converting two existing parking spaces on 14th Street, NW into a loading area.

The amended motion was seconded and approved by the Committee.

**Vote: 7-3**

Meeting adjourned at **9:06 p.m.**