



ADVISORY NEIGHBORHOOD COMMISSION 4E
Government of the District of Columbia

Crestwood and Sixteenth Street Heights NW
www.anc4e.org

Monthly Meeting Minutes
March 24, 2026 – via Zoom

Call to Order

Meeting was called to order at 6:32 pm.

Commissioners present:

4E01 - Nikki Jones

4E02 - Vince Micone

4E05 - Camsie McAdams

4E06 - Julianna Gonen

Quorum was established.

Administrative Actions

The agenda was approved.

Secretary Julianna Gonen moved to approve the minutes from the February 24, 2026 meeting; second provided by Commissioner McAdams. Approved 4-0.

Chair Micone noted the vacancy for the Commissioner of Single Member District 4E04, and introduced Hal Gordon, the incoming Commissioner for 4E04. He will be sworn in early next month.

Treasurer Nikki Jones moved that the Commission renew permission for OANC to deposit funds directly into the 4E bank account at Industrial Bank (Georgia Ave branch). Second provided by Commissioner McAdams. Approved 4-0.

Chair Micone introduced Kelly Hunt from Councilmember Janeese Lewis George's office.

Commissioner Maria Barry from 4E03 joined at this point in the meeting.

Regulatory Items

Application for a Retailer's Class "C" Tavern Liquor License for KVIC Restaurant Bar at 4900 Georgia Ave. NW (4E04)

This is a carryover from the February meeting. Chair Micone has been unable to reach the business owner, and therefore moved to protest the liquor license because we have been unable to learn anything about the proposed business model. Second provided by Commissioner McAdams. Approved 5-0.

Application for a Retailer's Class "B" Beer and Wine Store License with a Tasting Permit Endorsement for Leez Deli at 4483 Connecticut Ave. NW (Adjacent to 4E06)

No action needed because business is outside (but adjacent to) our commission.



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**Proposed Time Extension and Modification for the Planned Unit Development at 4618 14th St. NW,
Zoning Commission Case 21-18A and 21-18B (4E05)**

A special meeting for public input was held earlier in the month, so the discussion this evening was a commission-only discussion. This is not a referral from the zoning commission, but rather a request from a party for Commission support for a modification to a prior approval for a Planned Unit Development (PUD).

Commissioner McAdams noted the positive and constructive dialogue that occurred at the March 10 community meeting, and the high volume of input – some in support, some opposed – received by commissioners. She noted that the present discussion is limited to the proposed revisions to the proposed density, and not about revisiting all conditions of the previously approved PUD.

Representative of Dance Loft, Heleos, and their legal counsel and traffic consultant reviewed the PUD that was approved in January 2023 and the proposed changes, which are limited to an increase in the number of units in the building.

Commissioners asked the Dance Loft team about potential changes to an adjacent alley, the timing of construction and how it might overlap with the ongoing Northern Bus Barn project, the difference between “affordable” and “workforce” housing, and the increased demand for neighborhood parking with more units in the building.

Chair Micone inquired whether the applicant would be amenable to the creation of a community committee to provide an ongoing forum for neighbors to engage; the applicant responded favorably.

The Chair explained the usual role of an ANC in the zoning process and how this differs. He read a proposed letter from ANC 4E to the zoning commission that would express no opposition to the expedited consideration of the proposed modification but defer taking a formal position before the opportunity for relevant agency input. Commissioner Barry urged commissioners to focus on the potential economic benefits of the project and the high level of community support, adding that the proposed modification is entirely interior.

Applicant’s counsel suggested some alternative language for the ANC letter to the zoning commission, which was accepted.

Chair Micone moved that the commission approve the proposed letter; Commissioner Barry provided a second. The motion passed with four in favor, none opposed, and one abstention.

Community Matters

Introduction of DDOT’s Georgia Ave NW Bus Priority Project Manager (Matthew Gaskin)

Mr. Gaskin was not present and will be invited to the April meeting.



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Update on Construction Projects on 14th St. NW (4E01, 4E03, & 4E04; Ty Abilla, Dallas Thompson)

Dallas Thompson of WMATA noted that the bus barn will be fully operational in 2029 but that construction will be complete in 2027, so there would be little or no overlap with the Dance Loft construction. WMATA is working with DPW to craft a response to the Commission's resolution of January 13, 2026, Resolution Regarding Notice of Intent 25-285-TPA and Enforcement Credibility in ANC 4E's Commercial Corridors. The real estate management team is seeking a commercial broker, and is aware of the community's desire for a supermarket. They are moving forward with a call for artists – should go out next month; no exterior murals are being considered. They will be moving the office trailers to the interior of the building in the next few weeks.

Ty Abilla from DDOT indicated that her agency is working with DPW on parking enforcement, and they are monitoring the area daily and ticketing.

Commissioner Jones lifted up community concerns around the Kennedy St. plaza and noted that she is arranging a community walk-through. Those unable to attend are welcome to email their concerns to her. Commissioner McAdams voiced her support for a meeting between the various relevant agencies and the ANC once the new commissioner is in office for 4E04.

Update on DC Water's Piney Branch Tunnel Project (4E06; Andy Galli and Steven Bealby)

The DC Water representatives shared that construction activities will be coming up in the next month. They will be temporarily shutting down Piney Branch Parkway (from Arkansas to Beach Drive) as part of its relocation, probably commencing some time between April 20 and May 8 and lasting for 27 days. The intersection at Piney Branch and 17th St. will become a 3-way stop.

- **Update on DC Water's Green Alley Construction (4E02; Andy Galli)**

Andy Galli provided a brief update on the current status of this initiative, which runs through 2027.

- **DC Board of Elections Voter Education Presentation on Ranked Choice Voting (Kenyatta Philson)**

DCBOE was represented by Yewoinhareg Kebede, who provided an explanation of DC's new ranked choice voting system. The new system will begin with the June 2026 primary election and will apply to all contests in which there are three or more candidates.

D.C. Government Updates

- **Office of Mayor Muriel Bowser / MOCR (Yami Escobar)**



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The Mayor's office was represented by Zoey Lewis. She noted the upcoming spring clean-up on April 25 at the Emery Heights rec center in Ward 4. She further noted that DPW alley cleanup begins the first Monday in April and that street cleaning has begun.

- Office of Ward 4 Councilmember Janeese Lewis George (Barbara Rogers)

Kris Smith represented the Councilmember's office. He noted the release of the FY 27 budget and noted that Councilmember Lewis George has hosted two budget forums and has shared a budget letter with the Mayor outlining Ward 4 priorities. He acknowledged hearing community and business concerns about rate increases from PEPCO.

Councilmember Lewis George is working to oppose the Trump administration's efforts to remove bike lanes. She wants to hear from residents about the Office of Planning's proposed land use map as part of DC2050.

Public Comment

Mr. Uqdah expressed concern about the growth of meetings via Zoom, encouraging participants to at least be on camera or have a photo posted. He also inquired why were trash cans installed next to benches on the plaza at 14th and Kennedy. Commissioner Jones noted that the ANC was not consulted and that she has flagged for Peyton Manning at DDOT.

Adjournment

The meeting was adjourned at 9:28 pm.

Prepared by: Julianna Gonen

Approved on: May 12, 2026

Attested by:

Julianna Gonen
box SIGN 4L698RL9-17QQ23LY