

TESTIMONY-LETTER For the DC Zoning Commission (ZC)
Re: ZC Case 25-13 - Wisconsin Ave Development Framework

Submitted by:
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DC Zoning Commission
441 4th St. NW, Suite 200-S
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Members of the Commission,

Please include this TESTIMONY in the record for the above-referenced case.

I am a Tenleytown resident and have lived here for 20 years with my family. In that 20 years we have seen many positive neighborhood developments and we remain pro-development, with a focus on affordable housing, safety of residents and quality of life (our physical streets and walking spaces). Achieving this required active community engagement in the outcome. That process has proven results in a new Library, The Janney School expansion (and green space protection) and importantly street safety entailing a traffic speed table at Janney, additional traffic lights for safe crossing of Wisconsin, protected passenger loading zone on Albemarle, establishing a wider turning radius exiting Murdock Mill to Albemarle, etc. Street safety will remain of particular importance given that the area from 42nd St. and Albemarle to River Road is concentrated with students (toddlers to teens), elderly (clients of Iona Senior Services)

and the high walking traffic from residences, retail businesses and Metro.

Following are specific concerns that I propose need study and remedy in the Development Framework for Wisconsin:

- 1) Murdock Mill Rd. and Alley: is currently beyond its functional capacity. Trucking and traffic that supports Citizen Heights Church, Iona House, 3 large scale retailers, Cityline at Tenley Condominiums (housing 204 residences) and Janney pickups/drop-offs all converge at Murdock Mill. The trucking congestion poses further problems when multiple trucks await dock space and block passage, and worse begin to unload by forklift in the drive lane requiring autos to reverse course for River Rd. The size of trucks also cause delays due to the tight turning radius often crashing into Iona House and the Cityline walls. The building scars are evidence of the problem. This makes the concept of adding trucking to Murdock Mill (opposite from the 4101 Albemarle St loading docks) to serve a larger building (replacing Iona) and allowed by the proposed zoning to be very unrealistic.
- 2) Murdock Mill Rd: Also serves as an important pedestrian walkway between 42nd Street and Wisconsin Ave. In addition to serving as a buffering protective area for the Historical church cemetery, its retaining walls and 2 Legacy Trees found in the cemetery. Any rezoning must protect these elements, including the sunlight serving the trees, their canopy and root systems.
- 3) 42nd St Traffic Management: 42nd St. serves as a heavily used pass-through between Wisconsin Ave-River Rd and to Nebraska Ave. It is already narrow with parking on each side. A study should look into further congestion being added, given GDS's relocation and expansion, the existence of St Columba, AU Park residences, Janney School and other child care facilities, the prospect of the River School location off 42nd St. and the proposed rezoning plan retail and residential housing increases. This coupled with the Murdock Mill congestion connecting to

Albemarle St. may pose untenable safety risks to traffic and pedestrians.

- 4) Residents of Cityline at Tenley: I am included in this group. Cityline is constructed with community outdoor space. Specifically a gardened outdoor terrace provides incredible southern, western and northern views and open skies, for all residents to use. Equally, many residences enjoy these same views, looking as far the Shenandoah Mts. If an adjacent 6 story building, replacing Iona House, is allowed by rezoning it would harm not only the real estate values of many owners but also may impinge on the well being of plant life in Cityline's garden terrace. A study of the property value impact and the existing open space loss should be studied for offsets/compensation.

Lastly, I support the development plan to accelerate affordable housing access and to provide/protect vibrant outdoor space. I am also certain the commission is highly sensitized to the traffic and pedestrian safety concern of increased density, especially to 42nd St and the immediately adjacent neighborhood entities that now exist. And lastly, DC has a storied history with many registered sites and elements within the 42nd St, Albemarle St and River Rd block. These need protection from unintended consequences.

Thank for considering my input. I'll be following the process with positive expectations.

Stephen Hicks