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October 21, 2003

D.C. BOARD OF ZONING
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Board of Zoning Adjustment
441 4th Street, N.W., Suite 210 South
Washington, DC 20001

Re: BZA Case 17043, MedLink Hospital

To Whom It May Concern,

This letter is in reference to BZA Case 17043 regarding parking requirements at the MedLink Hospital. We have lived on Capitol Hill for nearly 10 years and we currently live around the corner from MedLink. I understand that MedLink was recently given approval to reduce the number of required parking spaces that it must provide for its staff, residents, and visitors. MedLink already contributes to the substantial parking problems in our neighborhood. On any given evening the number of parking spaces taken up by employees and visitors to the hospital make it difficult for residents of the homes in the area to park. In addition, illegally and double parked cars are a frequent problem, making 7th Street difficult to navigate. Ambulances also routinely double park at the 7th Street entrance instead of parking at the designated emergency entrance.

Granting MedLink a reduced parking requirement is sure to worsen the problem. Therefore, we request that you consider the following points as you review this letter.

1) BZA should revoke the Certificates of Occupancy because the Zoning Administrator issued them without input from BZA or the community.

2) BZA should require MedLink's owners to provide the same number of parking spaces as in BZA's existing orders, which establish how much parking is adequate for the facility. We understand that here are 176 parking spaces in MedLink's underground garage. There is no reason for the owner not to use all available on-site parking spaces to reduce parking pressure on streets.

3) There is no evidence of any change in the scale of operations at MedLink. The owners appear to have sought the new Certificate of Occupancy for the sole purpose of reducing parking requirements.

4) MedLink is staffed 24 hours a day, so employees can park on the street during hours not covered by the residential parking program, making it hard for residents to park on evenings and weekends.

BZA
Case No. 17043
Exhibit No. 48

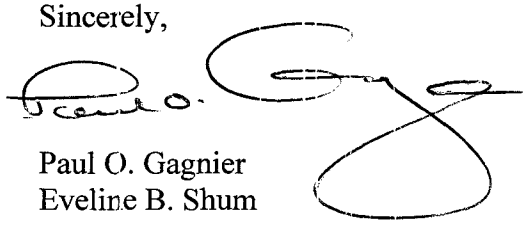
Board of Zoning Adjustment
District of Columbia
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5) MedLink has a consistent history of disobeying the parking requirements imposed by BZA.

6) Any reduction in the parking requirements should be conducted through a public process with opportunity for discussion of the adverse impact that reducing the required parking spaces will have on the surrounding residential area.

Finally, when we purchased our home approximately one year ago, we understood that MedLink Hospital was to be redeveloped into condominiums and apartments. We suspect that is still MedLink's undeclared intention. A reduced requirement for parking will make the property even more attractive to developers. While we do not object to the redevelopment of the property, we would object to a situation that would significantly worsen the parking problems in the neighborhood. That is precisely what will occur if the BZA allows MedLink to reduce the required number of parking spaces and the property is then redeveloped.

Sincerely,



Paul O. Gagnier
Eveline B. Shum