17043

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Board of Zoning Adjustment
441 4th Street, NW
Suite 210 South
Washington, DC 20001

RE: BZA Case 17043

D.C. OFFICE OF ZONING
2003 NOV -5 PM 4:23

Dear BZA:

I am writing to express my concern for the required parking situation at the MedLink Hospital. While I do not oppose a reduction is the number of parking spaces required, reducing the requirement by two thirds seems to be beyond what is reasonable.

It is my understanding that MedLink entered into an agreement with the Halladay Corporation to develop the off-street surface parking lot into town houses. Part of this agreement included phase 2: the redevelopment of the building into Condominiums and Apartments with integrated additional parking. Phase 1 has been completed, but phase 2 has been cancelled. Apparently now MedLink Hospital intends to continue operation, but with a fraction of its former parking- after having sold the surface parking lot for the already built townhouses.

My understanding is that MedLink has 176 parking spaces in their underground garage. There is no reason not to require them to use these spaces and reduce parking pressure on the neighborhood streets. Yet, the Zoning Administrator has agreed to reduce the number of required parking spaces from 276 to just 85.

There is no evidence of any change in scale of operations or building infrastructure at MedLink. The owner appears to have sought the new Certificate of Occupancy for the sole purpose of reducing parking requirements. A reduction in the parking requirements for MedLink could have a dire impact if a portion of the property is later sold to a developer.

I feel that BZA should require the same number of parking spaces as the maximum number of employees on staff during the same shift. If they have 300 employees, but only 190 who work during one shift, then at least 190 parking spaces should be required.

Capitol Hill is an urban neighborhood. I strongly believe that providing readily available parking only encourages people to drive, causing the more damaging effects of traffic and congestion. DC is blessed with a public transportation system, and citizens should be encouraged to use it. I do not believe that enough parking should be provided for all employees, residents, AND visitors of the MedLink Hospital. If enough parking is provided for employees per shift only, there will hopefully be a healthy balance and encouragement for others to take public transportation. I do protest the actions of the Zoning Administrator because a reduction of the required parking to 85 spaces seems to be beyond what is reasonable.

BZA
Case No. 17043
Exhibit No. 88



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District of Columbia
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BZA should reconsider the Certificates of Occupancy for MedLink Hospital because the Zoning Administrator issued them without input from BZA.

Thank you for considering my comments,

Kirsten Hartwig