

—TCI, Ltd.—

4025 Minnesota Avenue, N.E.  
Washington, D.C. 20019

September 28, 2010

The Honorable Vincent Gray  
Chairman, City Council of the District of Columbia  
1350 Pennsylvania Avenue, N.W.  
Washington, D.C. 20011

HAND DELIVER

**Re: Plan Amendment Comments-4000 block of Minnesota Avenue, N.E.**

Dear Chairman Gray:

I am pleased to submit for the review of the City Council, these comments to amend part of the Comprehensive Plan for the District of Columbia. Specifically, the C-3-A zoning on the east side of the 4000 block of Minnesota Avenue, N.E., and in particular our commercial property at 4021-4025 Minnesota Avenue, N.E. The referenced current zoning calls for primarily residential development. As you are aware, a planned 400+ residential unit project is under construction directly across the street from our property, which we have owned since 1985. Moreover, plans are underway for several hundred new units further to the west across from Kenilworth Avenue, N.E. As there is already an abundance of planned residential development in the immediate area, we need to remain competitively positioned in the office market in "Downtown Ward 7". Our goal to increase the total area of our building with an additional two stories of office space to meet the demand generated by the new DOES headquarters which is next door to the proposed residential development site.

In order to meet this goal we will most likely need to pursue a zoning variance based on the "practical difficulty" of the area's abundance of residential projects and lack of office space in the target area. Therefore we wish to put into the record our need for consideration within the framework of the Plan Amendment process to establish some precedent with the District Government when the variance request is formally submitted.

Thank you for your consideration and I look forward to our future discussions regarding this important matter.

Sincerely,



Keith Credit  
President  
TCI, Ltd.