

Party Status Criteria

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board? A. ADJACENT PROPERTY: 1712 N Street NW DC 20036 is distinctly affected because it is the adjacent property to the east. 1712 N Street LLC provides direct lease commercial office space to companies, individuals, or organizations of 1-5 persons who require quiet and separate office space. 1712 N Street fills a gap in the existing commercial inventory between executive office suites with less permanency and privacy and traditional larger office space which requires longer leases and larger, more costly spaces in a Washington, D.C. historical work environment. B. STRUCTURAL DAMAGE/COSMETIC DAMAGE/BUSINESS INTERRUPTION DUE TO NOISE: Moreover, construction on the subject property located at 1714-1716 N Street NW DC 20036 has had prior adverse and proven damage to 1712 N Street NW due to a two week new roof and skylight installation project in May 2012. (See exhibit emails attached). Tenants were disgruntled, expenses increased due to debris clean-up, & potential structural damage could have occurred. C. TENANT DISSATISFACTION AND ADVERSE ECONOMIC IMPACT: Currently there are six (6) tenants located at 1712 N Street LLC some of which are certified business enterprises (two law firms, a former ambassador, an interior designer/developer, consulting company, and an international technology company). Each tenant requires normal working conditions and they all value privacy and a quiet work environment. As evidenced by the short construction project in May 2012 it caused considerable tenant dissatisfaction. Tenant dissatisfaction leads to increased property management burden, rent abatement, and ultimately loss of tenant renewals which are so key for a shorter-term leasing model. 1712 N Street LLC is concerned that they will not be able to manage the off-site impacts of (1) increased property management burdens, (2) potential structural damage, (3) interior debris/dust control, (4) inability of tenants to conduct business during working hours, and (5) ultimately the huge economic loss of rent abatement, tenants leaving their lease early or threatening to sue or not renewing.	
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee) A. Kristin Cummins is the sole owner as well as the property manager of 1712 N Street LLC which owns 1712 N Street NW DC 20036.	
3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.) A. Adjacent property to the east.	
4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?	

A. ENVIRONMENTAL IMPACT: Not entirely known except suspect that structural off-site impact should be addressed. B. ECONOMIC IMPACT: Tenants of 1712 N Street loss of income and future income due to having to vacate their offices during working hours' construction, as in May 2012. 1712 N Street LLC loss of income and future income due to lack of rent renewals or tenants leaving. Also increased property management and cleaning costs based on prior evidence of a two-week roof project at the subject property in May 2012. Two of 1712 N Street LLC's tenants are law firms and it is conceivable that they along with the other tenants will try to break their lease, request rent abatement, etc. In sum, the project at 1714-1716 N Street NW is expected to have a <i>significant economic impact</i>. C. SOCIAL IMPACT: Tenant dissatisfaction and loss of quality of their work environment for which a quiet environment is something highly valued.	
5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.	
5. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public. 1712 N Street shares their west wall with 1714-1716 N Street. When work has been done in the past there has been no sound insulation from the noise and my tenants have been greatly impacted and greatly agitated. In addition, the business model of 1712 N Street LLC itself is more significantly economically impacted than if it were an owner-occupied property. Six (6) separate businesses will be affected by the noise and potential structural and cosmetic damage to the interior.	

REMEDIES

1. No construction during working hours (9-6pm).
2. City inspectors will fine party if noise violations occur during working hours.
3. Immediate remedial action if any dust, dirt or structural impacts on 1712. Expenses related to potential off-site structural impacts paid by Allegro II, LLC.
4. Reimbursement for loss of rent if 1712 N Street tenant cancels lease or refuses to renew due to construction project.
5. Weekly checkpoint meetings where tenant grievances can be heard and addressed by owners.
6. Reimbursement of any cleaning or collateral damage costs (interior or exterior) related to construction project.