

From: Christof Rotten crotten2@gmail.com 
Subject: Re: Adams Morgan Historic Hotel - Erecting Tower Crane Saturday October 3, 2015
Date: November 12, 2015 at 3:42 PM
To: Jake Lamstein jlamstein@sydellgroup.com
Cc: Daniel Horal daniel@taloslaw.com

Hi Jake,

Hope you are well. So it's about 2 years after we signed our agreement.

Congratulations on launching the hotel project.

I am wondering why there are no signs announcing the hotel will be coming to Adams Morgan at the front of the church. Will that happen?

Also, I sent the following note 10 days ago but have seen nothing back from Seth. I wanted to write to you directly.

Per our agreement, I am hoping you can process the payments according to the Settlement Agreement as soon as possible with our lawyer Daniel Horal.

Please confirm.

Thanks,
Chris O.

On Mon, Nov 2, 2015 at 11:24 PM, Christof Rotten <crotten2@gmail.com> wrote:

Thanks for this note Seth.

On the DDOT stuff, who is a point of contact I should reach out to, I will do that asap.

Regarding payments into the Adams Morgan Forget Me Not Fund per the Settlement Agreement: I want to make clear that there is no connection with Adams Morgan Neighbors for Action and the work of Adams Morgan Forget Me Not Fund. None.

Further, any "appeals" by others outside of the Fund is not public information as far as we can tell, and as they are regarded whatever appeals exist appear to not have legally stopped construction or any issuance of DCRA approvals for your work. As you say, all permits have been issued and all construction work is proceeding as planned.

We have the diverse group of residents interest at heart, the same people we all seek to protect. The Settlement Agreement is what got us here together, otherwise you probably wouldn't have yet put a shovel in the ground.

We want to move forward with the agreement as planned and signed off on, therefore the Adams Morgan Forget Me Not Fund ought to be sent the payments as agreed upon in the Settlement Agreement.

Please coordinate these payments as soon as possible with our lawyer, Daniel Horal who is cc'd here.

Thanks,
Chris
[202-810-2768](tel:202-810-2768)

On Thu, Oct 29, 2015 at 7:19 PM, Seth Dubner <sdubner@sydellgroup.com> wrote:

Chris,

Thank you for your email and hope all is well.

Regarding the crosswalks on Champlain, DDOT has specifically instructed us to build the ramps out of wood. They would not allow us to construct asphalt ramps despite our multiple requests. Throughout the process, they have been very specific with what they want, whatever their reasoning, and we are compelled to abide by their directive. We appreciate your concern and would welcome any attempt to reach out to them on this matter if you think you may be able to assist in swaying them to change their instruction.

The tall mesh fencing was another issue that DDOT prevented us from pursuing. In order for us to install this fencing, we would need to drive posts into the public right of way, which DDOT adamantly would not allow. We are beginning to pour concrete now in the hole and dust should be at a minimum moving forward.

Construction is progressing on both the hotel tower and in the Church. However, a major appeal remains outstanding against our Main Building Permit. Should the appeal stand, it could certainly stop construction and cause delay for the project. Mr. Christian Anderson filed the appeal back in June and continues to request additional extensions. Additionally, most recently, Mr. Anderson has requested that Ms. Cassandra Joseph be added to this existing appeal on behalf of Adams Morgan Neighbors for Action, which adds another potential roadblock to getting the appeal resolved. We know that you have had a connection with Ms. Joseph and her organization in the past, so any ability that you may have to help support us would certainly be appreciated. Hopefully with your aid, we can put these hurdles behind us. Let us know how you think you can assist.

Thanks Chris and talk shortly,

Seth

Seth Dubner

Project Manager

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From: Chris Version II.O [mailto:chrisotten2@yahoo.com]

Sent: Thursday, October 29, 2015 3:10 AM

To: Seth Dubner

Cc: Steve Harloe; Phil Hospod; Daniel Horal; Christof Rotten

Subject: Re: Adams Morgan Historic Hotel - Erecting Tower Crane Saturday October 3, 2015

Hey Seth, Steve, and Daniel,

I am moving this conversation to my Gmail account because I keep thinking I am missing your emails in return due to spam.

Please use crotten2@gmail.com account from now on.

Also, I am re-sending my questions:

1. Please explain the crosswalks... the ramps are warped, DDOT wants them that way? Can they not be made from tar so they don't warp?
2. Also, what ever happened to the decision to go with tall mesh fencing to keep all the dust away from the street and people's lungs? Wasn't DDOT supposed to act on this.

3. Finally, it would seem construction is in full effect now both in the church, and for the hotel tower. It would also seem, as I read in the Business Journal that any appeals if they exist are being denied or have not effectively stopped construction. [Sydell Group's The Line DC in Adams Morgan opposed by hotel workers union - Washington Business Journal](#)

Sydell Group's The Line DC in Adams Morgan oppose d by ho...

There's a fight brewing between the developer of The Line DC and the 6,500-member Unite Here Local 25.

[View on www.bizjournals.com](http://www.bizjournals.com)

Preview by Yahoo

At this point, on behalf of the Fund, we would ask that the two settlement payments, now due, be delivered to Daniel Horal and the Adams Morgan Forget Me Not Fund.

From: Chris Version II.O <chrisotten2@yahoo.com>
To: Seth Dubner <sdubner@sydellgroup.com>
Cc: Steve Harloe <sharloe@sydellgroup.com>; Phil Hospod <phospod@sydellgroup.com>; Daniel Horal <daniel@taloslaw.com>
Sent: Friday, October 16, 2015 7:15 PM
Subject: Re: Adams Morgan Historic Hotel - Erecting Tower Crane Saturday October 3, 2015

Seth,

Just saw this now.

Appreciate the info.

Please explain the crosswalks... the ramps are warped, DDOT wants them that way? Can they not be made from tar so they don't warp?

Also, what ever happened to the tall mesh fencing to keep all the dust away from the street and people's lungs? Wasn't DDOT supposed to act on this.

Finally, it would seem construction is in full effect now both in the church, and for the hotel tower. It would also seem, as I read in the Business Journal that any appeals if they exist are being denied or have not effectively stopped construction.

At this point, on behalf of the Fund, we would ask that the two settlement payments, now due, be delivered to Daniel Horal and the Adams Morgan Forget Me Not Fund.

Please inform.

Thanks,

Chris

From: Seth Dubner <sdubner@sydellgroup.com>
To: "Chris Version II.O (chrisotten2@yahoo.com)" <chrisotten2@yahoo.com>
Cc: Steve Harloe <sharloe@sydellgroup.com>; Phil Hospod <phospod@sydellgroup.com>
Sent: Wednesday, September 30, 2015 3:47 PM
Subject: FW: Adams Morgan Historic Hotel - Erecting Tower Crane Saturday October 3, 2015

Chris,

Please see Steve's email below. We wanted to make sure to keep you in the loop on this. As Steve mentions, we will keep you informed if any postponement arises due to weather.

Regarding some of the other issues that we've previously discussed:

Temp Crosswalk – We have had to slightly alter the construction of the crosswalk and ramps based on direct instruction from DDOT. Despite multiple propositions to DDOT to alter the ramp construction over the last several months, they are unwavering and we ultimately must abide by their directive.

Parking Garage - We have had ongoing conversations with the garage operator at Colonial Parking to make arrangements for subcontractors on the job to park at a discounted rate to alleviate the impact on neighborhood parking.

Hope all is well Chris and talk to you soon,

Seth

Seth Dubner

Project Manager

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From: Steve Harloe

Sent: Wednesday, September 30, 2015 3:00 PM

To: 'bnadeau@dccouncil.us'; 'William Simpson' (simpson_billy@yahoo.com); Wilson Reynolds (wreynoldsanc@aol.com); Reenee Gallagher (maureen.gallagher@verizon.net)

Cc: Phil Hospod; Seth Dubner

Subject: Adams Morgan Historic Hotel - Erecting Tower Crane Saturday October 3, 2015

Good afternoon Brianne, Billy, Wilson and Reenee

Our contractor has received their permit today from DDOT to facilitate a partial street closure of Champlain Street to erect the tower crane for our project. This work is scheduled to occur this Saturday October 3, 2015 from the hours of 7:00 a.m. to 7:00 p.m. This activity is weather dependent, and if postponement is required we will issue an updated notice.

I've attached a copy of the approved Traffic Control Plan that depicts the section of Champlain Street that will be closed to traffic. As previously stated, the work will be contained to the one day, Saturday October 3, 2015, and from the hours of 7:00 a.m. to 7:00 p.m. Detour signs and barricades will be placed that Saturday morning and will be removed upon completion, but no later than 7:00 p.m. that day. These closures are necessary to ensure the safety of the neighbors and construction workers. Also note the Traffic Control Plan closes Champlain Street to through traffic, but allows for local access from the south.

We will also be posting this update on our website www.adamsmorganhistorichotel.com and have instructed our contractor Walsh Construction to place flyers at the affected Champlain Street properties.

Please feel free to contact me if there are any questions or concerns and thanks.

Kind Regards,

Steve

Steve Harloe

Director Development

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