

**Subject: Re: 410 & 412 Richardson Pl**

From: Peter Stuart - To: justin@jamesjwilson.com - Date: May 16, 2016 at 1:41 PM

No worries, I can confirm that is not the plan. 630 Wednesday the 25th sounds good, let me know a good location.

Peter

peter stuart  
partner

**oaktree**  
DEVELOPMENT

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(o) 202.888.6480 | (c) 202.997.6551 | [peter@dcoaktree.com](mailto:peter@dcoaktree.com)

On Mon, May 16, 2016 at 1:39 PM, J. Justin Wilson <[justin@jamesjwilson.com](mailto:justin@jamesjwilson.com)> wrote:

...

Thanks for the clarification. There has been some worry that a dorm or rooming house was the plan.

Let's aim for Wednesday. I'll let the neighbors know. Shall we plan on 6:30?

On May 16, 2016 at 12:54:49 PM, Peter Stuart ([peter@dcoaktree.com](mailto:peter@dcoaktree.com)) wrote:

Hey Justin,

No problem at all, happy to provide more color via email and in person. We are building what Mr. Mondie had permitted, which ostensibly is two row houses broken up into two Flats each. So total they will be 4 units. We plan on renting them and holding on to them for a long time (we like to buy, renovate, and hold). I think Mr. Mondie had been trying to figure out how to create some kind of rooming house (which I think you referenced with the zoning case in your last email), however the way it's permitted is two, two family flats (4 units). We are making a few design tweaks but are not seeking to change the zoning/use.

More than happy to meet with you and others. How about Wednesday the 25th, or Thursday the 26th? I am unfortunately traveling this Thursday - next Monday. Early evening is fine with me.

Best,  
Peter

peter stuart  
partner

**oaktree**  
DEVELOPMENT

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19441  
EXHIBIT NO.9A

On Mon, May 16, 2016 at 10:06 AM, J. Justin Wilson <[justin@jamesjwilson.com](mailto:justin@jamesjwilson.com)> wrote:

Hi Peter,

Thank you for getting back to me so promptly—it is a refreshing difference from before. I'm glad to hear that you're committed to doing things by the book. As you can probably imagine, we're wondering what your plans for the structures are in terms of use, buildout, parking, etc. Can you give me some insight? Are you building the same plans that Mr. Mondie had, or changing them?

Other than that, do you have some time this week (or next) to meet with the neighbors? Since most of us—if not all of us—have day jobs, so it would preferably be in the early evening.

Best,

J. Justin Wilson

From: Peter Stuart <[peter@dcoaktree.com](mailto:peter@dcoaktree.com)>  
Reply: Peter Stuart <[peter@dcoaktree.com](mailto:peter@dcoaktree.com)>  
Date: May 14, 2016 at 3:49:19 PM  
To: J. Justin Wilson <[justin@jamesjwilson.com](mailto:justin@jamesjwilson.com)>  
Subject: Re: 410 & 412 Richardson Pl

Hey Justin,

Thanks for reaching out. We did purchase the property and are in the planning/design process at the moment. I would welcome an opportunity to meet with you and others. Since December I have been attempting to work with our immediate neighbor at 408, but have had little luck unfortunately. Having dealt with Mr. Mondie for the past six months during the purchase process I can understand the frustration you and others have experienced. I hope that we can right the ship, deliver a beautiful addition to the neighborhood, and ultimately help put the several year nightmare that you all have been forced to deal with behind you.

In terms of addressing your specific concerns:

- We will make sure that when we have a dumpster it is fully and correctly permitted. We've hired a construction management firm to oversee the construction and they have worked in DC for 20 years, I fully expect that they will ensure rules are followed.
- I believe that our General Contractor has already eliminated the portable toilet-- if that is not the case I will check in with him and see where we are in that process. It was part of our demo scope.

- We have been pumping the water out as it rains, we also have secured the building in a number of ways including bolting the structures (something that was not done by the previous owner). We've also tarped much of the exterior to try to inhibit water from getting into the basement. We expect to start work within a months time, once we get going I hope to eliminate the issues you've referenced.

All my contact information is below, feel free to call me on my cell phone at any time [202-997-6551](tel:202-997-6551).

Best,

Peter

peter stuart  
partner

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On Sat, May 14, 2016 at 3:25 PM, J. Justin Wilson  
<[justin@jamesjwilson.com](mailto:justin@jamesjwilson.com)> wrote:

Peter—

If I'm not mistaken, Oaktree Development recently purchased two parcels located at 410 and 412 Richardson Place NW, Washington DC 20001.

As you're probably aware, both properties have had a long standing cloud of uncertainty surrounding them. Originally Mr. Mondie applied, but ultimately withdraw a zoning variance application. Subsequent to that, he had numerous issues with building permits. The structures themselves were erected in just two days, and have stood vacant for nearly the last two years. He worked nights, weekends, and often with expired permits. He even spent considerable time working on the structures—not that it shows—after he was issued a stop work order.

Throughout all of this, he was less than forthcoming about his plans and intentions. He left an empty dumpster parked in front for months, well beyond the limits of his permit. In the summer, the smell of the portable toilet is pungent. The standing water in the basements has attracted swarms of misquotes. Homeless people have been living in the structures on and off for the last year. The neighborhood is littered in detritus from the slowly decaying structure. Every time we reached out to him about the development, he had a different story. Nearly ever time, he promised that he'd be done in a few weeks, which was of course not true. Needless to say, he was not a good neighbor.

I'm emailing you with the hope that we you're willing to start an honest dialog with us and the other immediate

neighbors about the project. Would you have some time in the next week or two to meet with us, and perhaps some of the similarly affected neighbors?

Best

J. Justin Wilson

