

November 2, 2020

**VIA IZIS**

D.C. Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W.  
Suite 200-S  
Washington, D.C. 20001

Re: **BZA Case No. 20303: Government Properties Income Trust LLC (the “Applicant”) Application to the Board of Zoning Adjustment for Special Exception Relief for 20 Massachusetts Avenue, NW (Square 626, Lot 78) (the “Property”) – Summary of Outreach to the Architect of the Capitol (“AOC”)**

Dear Chairperson Hill and Members of the Board:

This letter provides the Board with additional information regarding the Applicant’s outreach to the AOC in advance of the November 4, 2020 public hearing regarding the Property.

The Property is within the Capitol Security Sub-Area of the Downtown Zone. As a result, the Applicant seeks a special exception pursuant to Subtitle I, Section 605.6 because the Applicant intends to undertake a substantial renovation of the existing building on the Property and such renovation will result in a height above 90 feet. As part of such a special exception request, the Board is to consider whether the proposed renovation is “[c]onsistent with the goals and mandates” of Congress in the statute authorizing the Master Plan for the Capitol Grounds and related areas.

The Applicant understands that the Board typically looks for written comments from the AOC regarding any application seeking special exception relief under Section 605.6. As a result, the Applicant first contacted AOC’s counsel’s office in November 2019 and began corresponding with to AOC’s Chief of Security March 3, 2020; that is, eight months ago.

On June 3, 2020, representatives from the AOC, U.S. Capitol Police (“USCP”), and Senate Sargent at Arms met with the Applicant at the Property to tour the existing building and meet with members of the design team to discuss the renovation that is the subject of this relief request. At that point, no one in the AOC’s party expressed any concerns with the proposed renovations.

Over the last five months, the Applicant has engaged in regular outreach to AOC and USCP staff but has not received any written comments on the pending application. In August 2020, the Office of Zoning separately sent at least one request to the AOC for written comments.



## Certificate of Service

The undersigned hereby certifies that copies of the foregoing documents were delivered by electronic mail to the following addresses on November 2, 2020.

Jennifer Steingasser (via e-mail only)

Joel Lawson  
Jonathan Kirschenbaum  
Office of Planning  
1100 4<sup>th</sup> Street, SW, Suite 650E  
Washington, DC 20024  
[Jennifer.Steingasser@DC.gov](mailto:Jennifer.Steingasser@DC.gov)  
[Joel.Lawson@DC.gov](mailto:Joel.Lawson@DC.gov)  
[Jonathan.Kirschenbaum@DC.gov](mailto:Jonathan.Kirschenbaum@DC.gov)

Anna Chamberlin (via e-mail only)

Aaron Zimmerman  
District Department of Transportation  
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Washington, DC 20003  
[Anna.Chamberlin@DC.gov](mailto:Anna.Chamberlin@DC.gov)  
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Washington, DC 20013  
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Washington, DC 20002  
[6C02@ANC.DC.gov](mailto:6C02@ANC.DC.gov)

ANC 6E (via e-mail only)

P.O. Box 26182  
Ledroit Park Station  
Washington, DC 20001  
Attn: Kevin Rogers, ANC 6E07  
Anthony Brown, Zoning Advisory Committee Chair  
[6E07@ANC.DC.gov](mailto:6E07@ANC.DC.gov)  
[BrownANC6E@gmail.com](mailto:BrownANC6E@gmail.com)

\_\_\_\_\_  
/s/  
David A. Lewis

**Exhibit A**

<b>DATE</b>	<b>EVENT/COMMUNICATION</b>
11/19/19	Email from Jen Meger (G&S) to Nicole M. Kolinski, Associate General Counsel, AOC, Office of General Counsel
3/3/20	Email from Dave Lewis (G&S) to Valerie Hasberry, Chief Security Officer, AOC re. Applicant's plan to file special exception application
5/12/20	Email from D. Lewis to V. Hasberry re. application filing
5/27/20	Email from D. Lewis to V. Hasberry requesting meeting to discuss plans
6/1/20	Email from Joseph Okes (AOC) to D. Lewis re. scheduling site visit
6/1/20	Email from D. Lewis to J. Okes re. scheduling site visit
6/2/20	Email from J. Okes to D. Lewis re. scheduling site visit
6/2/20	Email from D. Lewis to J. Okes re. scheduling site visit
6/2/20	Email from Michael Womack (Applicant) to J. Okes re. scheduling site visit
6/3/20	Site visit with AOC hosted by the Applicant and Applicant's design team
6/4/20	Email from D. Lewis to J. Okes re. follow-up post-site visit
6/16/20	Email from D. Lewis to J. Okes re. follow-up post-site visit
6/18/20	Email from J. Okes to D. Lewis requesting updated documents
6/18/20	Email from D. Lewis to J. Okes providing updated documents
6/30/20	Email from D. Lewis to J. Okes requesting AOC comments
7/10/20	Email from D. Lewis to J. Okes requesting AOC comments
7/27/20	Email from D. Lewis to J. Okes requesting AOC comments
8/5/20	Email from D. Lewis to J. Okes requesting AOC comments
8/6/20	Office of Zoning sends Public Hearing Notice to AOC
8/13/20	Email from D. Lewis to J. Okes requesting AOC comments
8/31/20	Email from D. Lewis to J. Okes requesting AOC comments
9/15/20	Email from D. Lewis to J. Okes requesting AOC comments
10/7/20	Email from D. Lewis to J. Okes requesting AOC comments
10/7/20	Email from V. Hasberry to D. Lewis committing to sending a signed package to Applicant prior to 10/26/20
10/26/20	Email from D. Lewis to V. Hasberry requesting AOC comments
11/2/20	Email from D. Lewis to V. Hasberry requesting AOC comments

[End of Exhibit A]

**EXHIBIT B**

## Sheehan, Lee

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**From:** Lewis, David A.  
**Sent:** Tuesday, March 3, 2020 12:10 PM  
**To:** valerie.hasberry@aoc.gov  
**Cc:** jokes@aoc.gov; Omar.Chavez@uscg.gov; Abair, Jesse; Mark Woodburn (MWoodburn@leoadaly.com); Epting, John; Sheehan, Lee  
**Subject:** RMR/20 Massachusetts Avenue -- Capitol Security Review for New BZA Case

Valerie, I represent The RMR Group, which is the owner of the existing office building at 20 Massachusetts Avenue, NW, and we are preparing to file an application with the DC Board of Zoning Adjustment (“BZA”) for a proposed addition to that existing building. I understand that you and others on your team have recently been in touch with my colleagues Allison Prince and Lawrence Ferris regarding the proposed addition to a building on F Street, NW, and that your team and the US Capitol Police are reviewing that addition in order to provide comments to the BZA. The application for 20 Massachusetts Avenue will follow a process similar to the one for F Street, where the BZA members will likely ask for written comments from the Architect of the Capitol.

We are hoping to set up a time to discuss the plans for 20 Massachusetts Avenue, NW with your team and the Capitol Police (I’ve cc’d Mr. Chavez here). Please suggest a few dates and times that work for your team to meet, and I will coordinate with the RMR team and our architects.

Thanks,  
Dave

David A. Lewis  
***goulston&storrs***  
1999 K St., NW, Ste. 500, Washington, DC 20006  
(202) 721-1127  
[david.lewis@goulstonstorrs.com](mailto:david.lewis@goulstonstorrs.com)

## Sheehan, Lee

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**From:** Lewis, David A.  
**Sent:** Tuesday, May 12, 2020 9:39 AM  
**To:** valerie.hasberry@aoc.gov  
**Cc:** jokes@aoc.gov; Omar.Chavez@uscg.gov; Abair, Jesse; Woodburn, Mark; Epting, John; Sheehan, Lee  
**Subject:** RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Valerie, I represent The RMR Group, which is the owner of the existing office building at 20 Massachusetts Avenue, NW. We'd like to set up a time to discuss a proposed addition to that existing building. Last week we filed an application with the DC Board of Zoning Adjustment ("BZA") under BZA Case No. 20303, and we bring this to your attention because the BZA will likely ask for comments from the Architect of the Capitol.

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Thanks,  
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David A. Lewis  
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**Sent:** Wednesday, May 27, 2020 9:43 AM  
**To:** valerie.hasberry@aoc.gov  
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Valerie, I wanted to follow up with you on the email below: we'd like to set up a time to discuss the plans for the addition to the existing office building at 20 Massachusetts Avenue, NW. Please let us know a couple of times that are convenient for you and the USCP team.

For your reference, below is a link to review the materials associated with the application, which is BZA Case No. 20303.

20 Massachusetts Avenue - Application for Special Exceptions - May 7, 2020.pdf

Thanks very much,  
Dave

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## Sheehan, Lee

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**Sent:** Monday, June 1, 2020 8:31 AM  
**To:** Lewis, David A.  
**Cc:** Omar.Chavez@uscg.gov; Abair, Jesse; Woodburn, Mark; Hasberry, Valerie L.; Epting, John; Sheehan, Lee  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Dave,

We have reviewed the attachments on the submission but are requesting a site visit to ensure we have a complete understanding of the scope of the work and the resulting outcome.

Are you available this Wednesday for a site visit?

From our side it would be representatives from AOC, USCP and the Senate Sergeant at Arms.

Thank you,  
Joe

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Thanks very much,  
Dave

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**To:** Okes, Joseph  
**Cc:** Hasberry, Valerie L.; Omar.Chavez@uscg.gov; Abair, Jesse; Womack, Michael; Woodburn, Mark; Epting, John; Sheehan, Lee  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review  
**Attachments:** Application of RMR Group for 20 Mass Ave BZA Application (May 6, 2020), p 12-13.pdf

Joe, thanks very much for your response. We are available to meet at your convenience on Wednesday. I'll suggest 10:00am but please let us know which time is best for you all. You'll meet with Michael Womack, a representative of the building management/ownership who can escort you around, and Mark Woodburn, a member of the architecture team leading the effort to redevelop the building who can answer questions about the redevelopment plans. Michael is cc'd here and his contact information is at the very bottom so that you can coordinate on Wednesday.

As a quick overview:

- 20 Massachusetts Avenue, NW is a privately-owned 8-story office building currently with one tenant, the US Customs and Immigration Services ("USCIS").
- In early 2021, USCIS will vacate and the building will undergo a renovation and expansion project.
- The renovation and expansion involves adding two stories to the top of the building, slightly increasing the footprint of the building to the east, and adding habitable penthouse space that will support the future uses.
- The future uses are expected to include a mix of upper story office and hotel use plus ground floor retail.
- Because of the vertical addition, the project must be reviewed and approved by the DC Board of Zoning Adjustment ("BZA"), which reviews additions in the Capitol Security Sub-Area, a district that includes this building.
- Please note that based upon our review of the plans and the location/proximity of the building to the Capitol that there is no viewshed to the Capitol even with the additional stories and penthouse. The existing line of buildings along F Street to the south of this building interrupts any view. See the sketches in the attached (which was included in the proposed plans that we sent earlier).
- We anticipate that the BZA would ask for a letter/e-mail from the Architect of the Capitol regarding this application. After you all have completed the site visit we can have a further discussion about the timing/format of that input for the BZA if you all would find that helpful.

Here's Michael's contact info:

**MICHAEL C. WOMACK** / Area Chief Engineer, Government Services

**RMR Real Estate Services** – a division of The RMR Group

P: 202-638-1854

C: 202-437-1102

625 Indiana Avenue NW

Washington, DC 20004

[MWomack@rmrgroup.com](mailto:MWomack@rmrgroup.com)

[rmrgroup.com/res](http://rmrgroup.com/res)

Please let me know if you have any questions in advance of or on the day of the site visit.

Thanks again,  
Dave

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**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review [EXTERNAL]

Hello,

My onsite Engineer Henri Z (m# 202-230-0836) will be your POC at 10am tomorrow. He is aware for the need to review the roof and garage if needed including exterior walk which can be done without escort.

I have also advised the site physical security of the short site visit.

Please plan to **bring ID and face mask for check in screening**. I can be reached as needed regarding additional assistance and any questions.

Thank You

**MICHAEL C. WOMACK** / Area Chief Engineer, Government Services

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[david.lewis@goulstonstorrs.com](mailto:david.lewis@goulstonstorrs.com)

## Sheehan, Lee

---

**From:** Lewis, David A.  
**Sent:** Thursday, June 4, 2020 10:15 AM  
**To:** 'Okes, Joseph'; 'Womack, Michael'; 'Woodburn, Mark'  
**Cc:** 'Hasberry, Valerie L.'; 'Omar.Chavez@uscg.gov'; 'Abair, Jesse'; Epting, John; Sheehan, Lee  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Joe, I just wanted to follow up on yesterday's site visit to see if it would be helpful to set up a time to discuss next steps after you all have had a chance to compare and combine your notes/comments. Ultimately, we suspect that the BZA would like written comments or e-mail from the AOC.

Thanks again,  
Dave

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**From:** Lewis, David A.  
**Sent:** Tuesday, June 2, 2020 3:49 PM  
**To:** Okes, Joseph <[jokes@aoc.gov](mailto:jokes@aoc.gov)>; Womack, Michael <[MWomack@rmrgroup.com](mailto:MWomack@rmrgroup.com)>; Woodburn, Mark <[MWoodburn@leoadaly.com](mailto:MWoodburn@leoadaly.com)>  
**Cc:** Hasberry, Valerie L. <[valerie.hasberry@aoc.gov](mailto:valerie.hasberry@aoc.gov)>; Omar.Chavez@uscg.gov; Abair, Jesse <[JABAIR@rmrgroup.com](mailto:JABAIR@rmrgroup.com)>; Epting, John <[JEpting@goulstonstorrs.com](mailto:JEpting@goulstonstorrs.com)>; Sheehan, Lee <[LSheehan@GOULSTONSTORRS.com](mailto:LSheehan@GOULSTONSTORRS.com)>  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Thanks very much, Joe. We appreciate your quick response. Michael or one of his colleagues will be your primary point of contact.

Michael, I understand that there are currently security protocols for the building given the tenant. Are there distancing/mask/other protocols to raise in advance with the group so that tomorrow's visit goes smoothly?

Thanks,  
Dave

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**From:** Okes, Joseph <[jokes@aoc.gov](mailto:jokes@aoc.gov)>  
**Sent:** Tuesday, June 2, 2020 3:45 PM  
**To:** Lewis, David A. <[david.lewis@GOULSTONSTORRS.com](mailto:david.lewis@GOULSTONSTORRS.com)>; Womack, Michael <[MWomack@rmrgroup.com](mailto:MWomack@rmrgroup.com)>; Woodburn, Mark <[MWoodburn@leoadaly.com](mailto:MWoodburn@leoadaly.com)>  
**Cc:** Hasberry, Valerie L. <[valerie.hasberry@aoc.gov](mailto:valerie.hasberry@aoc.gov)>; Omar.Chavez@uscg.gov; Abair, Jesse <[JABAIR@rmrgroup.com](mailto:JABAIR@rmrgroup.com)>; Epting, John <[JEpting@goulstonstorrs.com](mailto:JEpting@goulstonstorrs.com)>; Sheehan, Lee <[LSheehan@GOULSTONSTORRS.com](mailto:LSheehan@GOULSTONSTORRS.com)>  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

## Sheehan, Lee

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**Sent:** Tuesday, June 16, 2020 9:27 AM  
**To:** 'Okes, Joseph'  
**Cc:** 'Hasberry, Valerie L.'; 'Omar.Chavez@uscg.gov'; 'Abair, Jesse'; 'Womack, Michael'; 'Woodburn, Mark'; Epting, John; Sheehan, Lee  
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Thanks,  
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**Cc:** 'Hasberry, Valerie L.' <[valerie.hasberry@aoc.gov](mailto:valerie.hasberry@aoc.gov)>; 'Omar.Chavez@uscg.gov' <[Omar.Chavez@uscg.gov](mailto:Omar.Chavez@uscg.gov)>; 'Abair, Jesse' <[JABAIR@rmrgroup.com](mailto:JABAIR@rmrgroup.com)>; Epting, John <[JEpting@goulstonstorrs.com](mailto:JEpting@goulstonstorrs.com)>; Sheehan, Lee <[LSheehan@GOULSTONSTORRS.com](mailto:LSheehan@GOULSTONSTORRS.com)>  
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**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review



## Sheehan, Lee

---

**From:** Okes, Joseph <jokes@aoc.gov>  
**Sent:** Thursday, June 18, 2020 8:58 AM  
**To:** Lewis, David A.  
**Cc:** Hasberry, Valerie L.; 'Abair, Jesse'; 'Womack, Michael'; 'Woodburn, Mark'; Epting, John; Sheehan, Lee  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

David,

Thank you for the follow up and we are working through this now and should have something in the next week or so. I did want to ask if you could provide us with the updated documents that were mentioned during the walk so we have the latest copy.

Vr  
Joe

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**Cc:** 'Hasberry, Valerie L.' <valerie.hasberry@aoc.gov>; 'Omar.Chavez@uscg.gov' <Omar.Chavez@uscg.gov>; 'Abair, Jesse' <JABAIR@rmrgroup.com>; Epting, John <JEpting@goulstonstorrs.com>; Sheehan, Lee <LSheehan@GOULSTONSTORRS.com>  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

## Sheehan, Lee

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**From:** Lewis, David A.  
**Sent:** Thursday, June 18, 2020 10:03 AM  
**To:** Okes, Joseph  
**Cc:** Hasberry, Valerie L.; 'Abair, Jesse'; 'Womack, Michael'; 'Woodburn, Mark'; Epting, John; Sheehan, Lee  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review  
**Attachments:** SE Shading Assembly.pdf

Thanks, Joe. Please see the attached PDF of drawings per your request below. Let us know if we can help with anything else.

Dave

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Pronouns: he/him/his

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Joe

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**Subject:** [EXTERNAL] RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

## Sheehan, Lee

---

**From:** Lewis, David A.  
**Sent:** Tuesday, June 30, 2020 3:17 PM  
**To:** Okes, Joseph  
**Cc:** Hasberry, Valerie L.; 'Abair, Jesse'; 'Womack, Michael'; 'Woodburn, Mark'; Epting, John; Sheehan, Lee  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Joe, I am following up on the emails below. Let us know if there's anything else we can provide you/any questions to discuss.

Thanks,  
Dave

David A. Lewis  
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(202) 721-1127  
[david.lewis@goulstonstorrs.com](mailto:david.lewis@goulstonstorrs.com)  
Pronouns: he/him/his

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**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

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**Sent:** Thursday, June 18, 2020 8:58 AM  
**To:** Lewis, David A. <[david.lewis@GOULSTONSTORRS.com](mailto:david.lewis@GOULSTONSTORRS.com)>  
**Cc:** Hasberry, Valerie L. <[valerie.hasberry@aoc.gov](mailto:valerie.hasberry@aoc.gov)>; 'Abair, Jesse' <[JABAIR@rmrgroup.com](mailto:JABAIR@rmrgroup.com)>; 'Womack, Michael' <[MWomack@rmrgroup.com](mailto:MWomack@rmrgroup.com)>; 'Woodburn, Mark' <[MWoodburn@leoadaly.com](mailto:MWoodburn@leoadaly.com)>; Epting, John <[JEpting@goulstonstorrs.com](mailto:JEpting@goulstonstorrs.com)>; Sheehan, Lee <[LSheehan@GOULSTONSTORRS.com](mailto:LSheehan@GOULSTONSTORRS.com)>  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

David,

## Sheehan, Lee

---

**From:** Lewis, David A.  
**Sent:** Friday, July 10, 2020 9:09 AM  
**To:** Okes, Joseph  
**Cc:** Hasberry, Valerie L.; 'Abair, Jesse'; 'Womack, Michael'; 'Woodburn, Mark'; Epting, John; Sheehan, Lee  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Joe, I hope that you all had a nice holiday weekend. Let us know if it would be helpful have a discussion over the phone re. the plans that we sent. We are eager to move forward, and the comments from AOC/USCP are an important part of that.

Thanks again,  
Dave

David A. Lewis  
***goulston&storrs***  
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(202) 721-1127  
[david.lewis@goulstonstorrs.com](mailto:david.lewis@goulstonstorrs.com)  
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**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

## Sheehan, Lee

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**From:** Lewis, David A.  
**Sent:** Monday, July 27, 2020 6:14 PM  
**To:** Okes, Joseph  
**Cc:** Hasberry, Valerie L.; 'Abair, Jesse'; 'Womack, Michael'; Bhatia, Janki; Epting, John; Sheehan, Lee  
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**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

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## Sheehan, Lee

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**From:** Lewis, David A.  
**Sent:** Wednesday, August 5, 2020 2:27 PM  
**To:** Okes, Joseph  
**Cc:** Hasberry, Valerie L.; 'Abair, Jesse'; 'Womack, Michael'; Bhatia, Janki; Epting, John; Sheehan, Lee; Kirschenbaum, Jonathan (OP)  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

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**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

## Sheehan, Lee

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**From:** Lewis, David A.  
**Sent:** Thursday, August 13, 2020 10:56 AM  
**To:** Okes, Joseph  
**Cc:** Hasberry, Valerie L.; 'Abair, Jesse'; Bhatia, Janki; Epting, John; Sheehan, Lee; Kirschenbaum, Jonathan (OP)  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review  
**Attachments:** Exhibit19.pdf.pdf

Hi Joe, I am just following up again on the thread below. In case you didn't receive it, the DC Board of Zoning Adjustment staff sent out the attached notice last week to Michael Turnbull.

We'd love to check in with you/get any feedback well in advance of the hearing this fall. Please give me a call if it would be helpful to discuss.

Thanks,  
Dave

David A. Lewis  
**goulston&storrs**  
1999 K St., NW, Ste. 500, Washington, DC 20006  
(202) 721-1127  
[david.lewis@goulstonstorrs.com](mailto:david.lewis@goulstonstorrs.com)  
Pronouns: he/him/his

---

**From:** Lewis, David A.  
**Sent:** Thursday, June 18, 2020 10:03 AM  
**To:** Okes, Joseph <[jokes@aoc.gov](mailto:jokes@aoc.gov)>  
**Cc:** Hasberry, Valerie L. <[valerie.hasberry@aoc.gov](mailto:valerie.hasberry@aoc.gov)>; 'Abair, Jesse' <[JABAIR@rmrgroup.com](mailto:JABAIR@rmrgroup.com)>; 'Womack, Michael' <[MWomack@rmrgroup.com](mailto:MWomack@rmrgroup.com)>; 'Woodburn, Mark' <[MWoodburn@leoadaly.com](mailto:MWoodburn@leoadaly.com)>; Epting, John <[JEpting@goulstonstorrs.com](mailto:JEpting@goulstonstorrs.com)>; Sheehan, Lee <[LSheehan@GOULSTONSTORRS.com](mailto:LSheehan@GOULSTONSTORRS.com)>  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Thanks, Joe. Please see the attached PDF of drawings per your request below. Let us know if we can help with anything else.

Dave

David A. Lewis  
**goulston&storrs**  
1999 K St., NW, Ste. 500, Washington, DC 20006  
(202) 721-1127  
[david.lewis@goulstonstorrs.com](mailto:david.lewis@goulstonstorrs.com)  
Pronouns: he/him/his

---

**From:** Okes, Joseph <[jokes@aoc.gov](mailto:jokes@aoc.gov)>  
**Sent:** Thursday, June 18, 2020 8:58 AM  
**To:** Lewis, David A. <[david.lewis@GOULSTONSTORRS.com](mailto:david.lewis@GOULSTONSTORRS.com)>  
**Cc:** Hasberry, Valerie L. <[valerie.hasberry@aoc.gov](mailto:valerie.hasberry@aoc.gov)>; 'Abair, Jesse' <[JABAIR@rmrgroup.com](mailto:JABAIR@rmrgroup.com)>; 'Womack, Michael' <[MWomack@rmrgroup.com](mailto:MWomack@rmrgroup.com)>; 'Woodburn, Mark' <[MWoodburn@leoadaly.com](mailto:MWoodburn@leoadaly.com)>; Epting, John

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Board of Zoning Adjustment**



**MEMORANDUM**

---

To: Michael Turnbull  
Assistant AOC

From: Clifford W. Moy  
Secretary, Board of Zoning Adjustment

Date: August 6, 2020

Re: BZA Application No. 20303

---

An Applicant is seeking zoning relief for a project or use that is not provided as a matter of right for the zoning district. This application was filed on May 11, 2020 through the Interactive Zoning Information System (IZIS).

In order to review exhibits in the case, follow these steps:

- Visit the Office of Zoning (OZ) website at [www.dcoz.dc.gov](http://www.dcoz.dc.gov)
- Under “Online Services”, click on “Interactive Zoning Information System”.
- Click on “Go to Case Records”.
- Enter the BZA application number indicated above and click the search button.
- The search results should produce the case on the right. Click “View Details”.
- Click “View Full Log”.
- This list comprises the full record in the case. Simply click “View” on any document you wish to see, and it will open a PDF document in a separate window.

Visit [http://dcoz.dc.gov/resources/Filing\\_IZIS/index.shtm](http://dcoz.dc.gov/resources/Filing_IZIS/index.shtm) for instructions on how to file a document through IZIS.

If you have any questions or require any additional information, please call OZ at 202-727-6311.

**HEARING DATE:** November 4, 2020



## Sheehan, Lee

---

**From:** Lewis, David A.  
**Sent:** Monday, August 31, 2020 2:47 PM  
**To:** Okes, Joseph  
**Cc:** Hasberry, Valerie L.; 'Abair, Jesse'; Bhatia, Janki; Epting, John; Sheehan, Lee; Kirschenbaum, Jonathan (OP)  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Hi Joe, I am following up again on the thread below. We'd love to check in with you/get any feedback in advance of our public hearing regarding this property. Please give me a call if it would be helpful to discuss.

Thanks,  
Dave

David A. Lewis  
[goulston&storrs](#)  
1999 K St., NW, Ste. 500, Washington, DC 20006  
(202) 721-1127  
[david.lewis@goulstonstorrs.com](mailto:david.lewis@goulstonstorrs.com)  
Pronouns: he/him/his

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**From:** Lewis, David A.  
**Sent:** Thursday, June 18, 2020 10:03 AM  
**To:** Okes, Joseph <[jokes@aoc.gov](mailto:jokes@aoc.gov)>  
**Cc:** Hasberry, Valerie L. <[valerie.hasberry@aoc.gov](mailto:valerie.hasberry@aoc.gov)>; 'Abair, Jesse' <[JABAIR@rmrgroup.com](mailto:JABAIR@rmrgroup.com)>; 'Womack, Michael' <[MWomack@rmrgroup.com](mailto:MWomack@rmrgroup.com)>; 'Woodburn, Mark' <[MWoodburn@leoadaly.com](mailto:MWoodburn@leoadaly.com)>; Epting, John <[JEpting@goulstonstorrs.com](mailto:JEpting@goulstonstorrs.com)>; Sheehan, Lee <[LSheehan@GOULSTONSTORRS.com](mailto:LSheehan@GOULSTONSTORRS.com)>  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Thanks, Joe. Please see the attached PDF of drawings per your request below. Let us know if we can help with anything else.

Dave

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[goulston&storrs](#)  
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(202) 721-1127  
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**Sent:** Thursday, June 18, 2020 8:58 AM  
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**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

David,

## Sheehan, Lee

---

**From:** Lewis, David A.  
**Sent:** Tuesday, September 15, 2020 9:45 AM  
**To:** Okes, Joseph  
**Cc:** Hasberry, Valerie L.; Omar.Chavez@uscg.gov; 'Abair, Jesse'; Bhatia, Janki; Epting, John; Sheehan, Lee; Kirschenbaum, Jonathan (OP)  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Hi Joe, I am following up again on the discussions from over the summer regarding the planned work at 20 Massachusetts Avenue, NW. Please let us know if you have any feedback in advance of our public hearing. Or feel free to give me a call if it would be helpful to discuss live.

Jonathan Kirschenbaum of the DC Office of Planning is also cc'd on this email in case you would find it helpful to discuss the matter with him.

Thanks very much,  
Dave

David A. Lewis  
***goulston&storrs***  
1999 K St., NW, Ste. 500, Washington, DC 20006  
(202) 721-1127  
[david.lewis@goulstonstorrs.com](mailto:david.lewis@goulstonstorrs.com)  
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**To:** Okes, Joseph <[jokes@aoc.gov](mailto:jokes@aoc.gov)>  
**Cc:** Hasberry, Valerie L. <[valerie.hasberry@aoc.gov](mailto:valerie.hasberry@aoc.gov)>; 'Abair, Jesse' <[JABAIR@rmrgroup.com](mailto:JABAIR@rmrgroup.com)>; 'Womack, Michael' <[MWomack@rmrgroup.com](mailto:MWomack@rmrgroup.com)>; 'Woodburn, Mark' <[MWoodburn@leoadaly.com](mailto:MWoodburn@leoadaly.com)>; Epting, John <[JEpting@goulstonstorrs.com](mailto:JEpting@goulstonstorrs.com)>; Sheehan, Lee <[LSheehan@GOULSTONSTORRS.com](mailto:LSheehan@GOULSTONSTORRS.com)>  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Thanks, Joe. Please see the attached PDF of drawings per your request below. Let us know if we can help with anything else.

Dave

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## Sheehan, Lee

---

**From:** Lewis, David A.  
**Sent:** Wednesday, October 7, 2020 8:54 AM  
**To:** Okes, Joseph  
**Cc:** Hasberry, Valerie L.; Omar.Chavez@uscg.gov; Kirschenbaum, Jonathan (OP); clifford.moy@dc.gov; 'Abair, Jesse'; Savakova, Irena; Crawley, Kristina; Duffy, Tim; Bhatia, Janki; Epting, John; Sheehan, Lee  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Joe, following up on your team's site visit to 20 Massachusetts Ave., NW, please let us know if there are any comments on the proposal for the redevelopment of that site. The DC Board of Zoning Adjustment will be interested in something in writing from your office. Typically the Board prefers to receive any written comments 10 days ahead of a hearing, so in this case by Oct. 26 for a Nov. 4 hearing.

There are several ways to file comments (see the instructions here: <https://dcoz.dc.gov/page/written-testimony>), but the easiest is probably to email them to [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov). Please reference BZA Case No. 20303.

I've cc'd Jonathan Kirschenbaum at the DC Office of Planning and Cliff Moy at the DC Office of Zoning in case either can be helpful to you in this matter.

Also feel free to give me a call if it would be helpful to discuss.

Thanks,  
Dave

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[david.lewis@goulstonstorrs.com](mailto:david.lewis@goulstonstorrs.com)  
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**Cc:** Hasberry, Valerie L. <[valerie.hasberry@aoc.gov](mailto:valerie.hasberry@aoc.gov)>; 'Abair, Jesse' <[JABAIR@rmrgroup.com](mailto:JABAIR@rmrgroup.com)>; 'Womack, Michael' <[MWomack@rmrgroup.com](mailto:MWomack@rmrgroup.com)>; 'Woodburn, Mark' <[MWoodburn@leoadaly.com](mailto:MWoodburn@leoadaly.com)>; Epting, John <[JEpting@goulstonstorrs.com](mailto:JEpting@goulstonstorrs.com)>; Sheehan, Lee <[LSheehan@GOULSTONSTORRS.com](mailto:LSheehan@GOULSTONSTORRS.com)>  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Thanks, Joe. Please see the attached PDF of drawings per your request below. Let us know if we can help with anything else.

Dave

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[david.lewis@goulstonstorrs.com](mailto:david.lewis@goulstonstorrs.com)  
Pronouns: he/him/his

## Sheehan, Lee

---

**From:** Hasberry, Valerie L. <valerie.hasberry@aoc.gov>  
**Sent:** Wednesday, October 7, 2020 8:56 AM  
**To:** Lewis, David A.; Okes, Joseph  
**Cc:** Omar.Chavez@uscg.gov; Kirschenbaum, Jonathan (OP); clifford.moy@dc.gov; 'Abair, Jesse'; Savakova, Irena; Crawley, Kristina; Duffy, Tim; Bhatia, Janki; Epting, John; Sheehan, Lee  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Mr. Lewis,

We plan to have a signed package back to you prior to October 26.

Regards

**Valerie L. Hasberry**  
Chief Security Officer

Phone 202.593.0119  
Mobile 202.329.6121

**Architect of the Capitol**  
**Office of the Chief Security Officer**  
Fairchild Building 520  
Washington, DC 20003  
[www.aoc.gov](http://www.aoc.gov)

---

**From:** Lewis, David A. <david.lewis@GOULSTONSTORRS.com>  
**Sent:** Wednesday, October 7, 2020 8:54 AM  
**To:** Okes, Joseph <jokes@aoc.gov>  
**Cc:** Hasberry, Valerie L. <valerie.hasberry@aoc.gov>; Omar.Chavez@uscg.gov; Kirschenbaum, Jonathan (OP) <Jonathan.Kirschenbaum@dc.gov>; clifford.moy@dc.gov; 'Abair, Jesse' <JABAIR@rmrgroup.com>; Savakova, Irena <IGSavakova@leoadaly.com>; Crawley, Kristina <KLCrawley@leoadaly.com>; Duffy, Tim <tjduffy@leoadaly.com>; Bhatia, Janki <JBhatia@leoadaly.com>; Epting, John <JEpting@goulstonstorrs.com>; Sheehan, Lee <LSheehan@GOULSTONSTORRS.com>  
**Subject:** [EXTERNAL] RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

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There are several ways to file comments (see the instructions here: <https://dcoz.dc.gov/page/written-testimony>), but the easiest is probably to email them to [bzsubmissions@dc.gov](mailto:bzsubmissions@dc.gov). Please reference BZA Case No. 20303.

I've cc'd Jonathan Kirschenbaum at the DC Office of Planning and Cliff Moy at the DC Office of Zoning in case either can be helpful to you in this matter.

Also feel free to give me a call if it would be helpful to discuss.

## Sheehan, Lee

---

**From:** Lewis, David A.  
**Sent:** Monday, October 26, 2020 12:05 PM  
**To:** Hasberry, Valerie L.; Okes, Joseph  
**Cc:** Omar.Chavez@uscg.gov; Kirschenbaum, Jonathan (OP); clifford.moy@dc.gov; 'Abair, Jesse'; Savakova, Irena; Crawley, Kristina; Duffy, Tim; Bhatia, Janki; Epting, John; Sheehan, Lee  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Hi Ms. Haberry, I am following up on the email chain below and on the voicemails that I've left you. Please let us know if it would be helpful to discuss in advance of you all submitting any written comments. If you all do plan to have substantive written comments it would be helpful for us to know with as much time as possible in advance of our November 4 hearing.

Thanks again,  
Dave

David A. Lewis  
**[goulston&storrs](#)**  
1999 K St., NW, Ste. 500, Washington, DC 20006  
(202) 721-1127  
[david.lewis@goulstonstorrs.com](mailto:david.lewis@goulstonstorrs.com)  
Pronouns: he/him/his

---

**From:** Hasberry, Valerie L. <valerie.hasberry@aoc.gov>  
**Sent:** Wednesday, October 7, 2020 8:56 AM  
**To:** Lewis, David A. <david.lewis@GOULSTONSTORRS.com>; Okes, Joseph <jokes@aoc.gov>  
**Cc:** Omar.Chavez@uscg.gov; Kirschenbaum, Jonathan (OP) <Jonathan.Kirschenbaum@dc.gov>; clifford.moy@dc.gov; 'Abair, Jesse' <JABAIR@rmrgroup.com>; Savakova, Irena <IGSavakova@leoadaly.com>; Crawley, Kristina <KLCrawley@leoadaly.com>; Duffy, Tim <tjduffy@leoadaly.com>; Bhatia, Janki <JBhatia@leoadaly.com>; Epting, John <JEpting@goulstonstorrs.com>; Sheehan, Lee <LSheehan@GOULSTONSTORRS.com>  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Mr. Lewis,

We plan to have a signed package back to you prior to October 26.

Regards

**Valerie L. Hasberry**  
Chief Security Officer

Phone 202.593.0119  
Mobile 202.329.6121

**Architect of the Capitol**  
**Office of the Chief Security Officer**  
Fairchild Building 520  
Washington, DC 20003  
[www.aoc.gov](http://www.aoc.gov)

## Sheehan, Lee

---

**From:** Lewis, David A.  
**Sent:** Monday, November 2, 2020 9:59 AM  
**To:** Hasberry, Valerie L.; Okes, Joseph  
**Cc:** Omar.Chavez@uscg.gov; Kirschenbaum, Jonathan (OP); clifford.moy@dc.gov; 'Abair, Jesse'; Savakova, Irena; Crawley, Kristina; Duffy, Tim; Bhatia, Janki; Epting, John; Sheehan, Lee  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Hi Ms. Hasberry, following up on your email below, please let us know whether you plan to submit anything in writing to the BZA ([bzsubmissions@dc.gov](mailto:bzsubmissions@dc.gov); reference BZA Case No. 20303). Let me know if we can do anything to be helpful in that regard.

Apologies if you all have already submitted something. I haven't seen a copy yet, so please send me a copy.

Thanks very much,  
Dave

David A. Lewis  
***goulston&storrs***  
1999 K St., NW, Ste. 500, Washington, DC 20006  
(202) 721-1127  
[david.lewis@goulstonstorrs.com](mailto:david.lewis@goulstonstorrs.com)  
Pronouns: he/him/his

---

**From:** Hasberry, Valerie L. <[valerie.hasberry@aoc.gov](mailto:valerie.hasberry@aoc.gov)>  
**Sent:** Wednesday, October 7, 2020 8:56 AM  
**To:** Lewis, David A. <[david.lewis@GOULSTONSTORRS.com](mailto:david.lewis@GOULSTONSTORRS.com)>; Okes, Joseph <[jokes@aoc.gov](mailto:jokes@aoc.gov)>  
**Cc:** [Omar.Chavez@uscg.gov](mailto:Omar.Chavez@uscg.gov); Kirschenbaum, Jonathan (OP) <[Jonathan.Kirschenbaum@dc.gov](mailto:Jonathan.Kirschenbaum@dc.gov)>; [clifford.moy@dc.gov](mailto:clifford.moy@dc.gov); 'Abair, Jesse' <[JABAIR@rmrgroup.com](mailto:JABAIR@rmrgroup.com)>; Savakova, Irena <[IGSavakova@leoadaly.com](mailto:IGSavakova@leoadaly.com)>; Crawley, Kristina <[KLCrawley@leoadaly.com](mailto:KLCrawley@leoadaly.com)>; Duffy, Tim <[tjduffy@leoadaly.com](mailto:tjduffy@leoadaly.com)>; Bhatia, Janki <[JBhatia@leoadaly.com](mailto:JBhatia@leoadaly.com)>; Epting, John <[JEpting@goulstonstorrs.com](mailto:JEpting@goulstonstorrs.com)>; Sheehan, Lee <[LSheehan@GOULSTONSTORRS.com](mailto:LSheehan@GOULSTONSTORRS.com)>  
**Subject:** RE: RMR/20 Massachusetts Avenue NW -- Capitol Security Review

Mr. Lewis,

We plan to have a signed package back to you prior to October 26.

Regards

**Valerie L. Hasberry**  
Chief Security Officer

Phone 202.593.0119  
Mobile 202.329.6121

**Architect of the Capitol**  
**Office of the Chief Security Officer**  
Fairchild Building 520

## Sheehan, Lee

---

**From:** Meger, Jennifer A.  
**Sent:** Monday, October 19, 2020 4:45 PM  
**To:** Lewis, David A.; Sheehan, Lee  
**Subject:** FW: FOIA Request Response

---

**From:** Kolinski, Nicole <nkolinsk@aoc.gov>  
**Sent:** Friday, November 15, 2019 3:29 PM  
**To:** Meger, Jennifer A. <jmeger@goulstonstorrs.com>  
**Subject:** RE: FOIA Request Response

Hi Jen,

Unfortunately it is not a public document.

Thanks,  
Nicole

**Nicole M. Kolinski**  
Associate General Counsel

Phone 202-225-1210  
Fax 202-225-5927  
[nkolinsk@aoc.gov](mailto:nkolinsk@aoc.gov)

**Architect of the Capitol**  
**Office of General Counsel**  
H2-265A Ford HOB  
2nd & D Sts, SW  
Washington, DC 20515  
[www.aoc.gov](http://www.aoc.gov)

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---

**From:** Meger, Jennifer A. <jmeger@goulstonstorrs.com>  
**Sent:** Friday, November 15, 2019 3:23 PM  
**To:** Kolinski, Nicole <nkolinsk@aoc.gov>  
**Subject:** [EXTERNAL] RE: FOIA Request Response

Hi Nicole, thanks. I get that you aren't subject to FOIA, but is the Capitol Complex Master Plan available for anyone to look at, perhaps in person? Is it literally not available to the public? Is there anyone else in the AOC who might be able to help me, or is that plan really a non-public document, full stop?

Thanks,  
Jen

**Jen Meger, Manager of Research Services**

*G&S Knowledge Services*

thinkresearch

*Spend less time searching and more time analyzing*

---

**From:** Kolinski, Nicole <[nkolinsk@aoc.gov](mailto:nkolinsk@aoc.gov)>  
**Sent:** Friday, November 15, 2019 3:17 PM  
**To:** Meger, Jennifer A. <[jmeger@goulstonstorrs.com](mailto:jmeger@goulstonstorrs.com)>  
**Subject:** FOIA Request Response

Good afternoon Ms. Meger,

Attached please find the response to your FOIA request.

Sincerely,

**Nicole M. Kolinski**

Associate General Counsel

Phone 202-225-1210

Fax 202-225-5927

[nkolinsk@aoc.gov](mailto:nkolinsk@aoc.gov)

**Architect of the Capitol**

**Office of General Counsel**

H2-265A Ford HOB

2nd & D Sts, SW

Washington, DC 20515

[www.aoc.gov](http://www.aoc.gov)

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**Office of General Counsel**  
Ford House Office Building, Room H2-265A  
Washington, DC 20515  
202.225.1210  
[www.aoc.gov](http://www.aoc.gov)

November 15, 2019

Ms. Jennifer Meger  
Via electronic mail: [jmeger@goulstonstorrs.com](mailto:jmeger@goulstonstorrs.com)

Dear Ms. Meger:

This is in response to your inquiry requesting the Master Plan for the US Capitol Complex dated November 5, 2019.

Please note that Congress is specifically excluded from the Freedom of Information Act (FOIA) statutory definition of "agency" under section 551(1) to Title 5 of the United States Code. The courts have interpreted this exemption to also include legislative branch agencies (*Mayo v. U.S. Government Printing Office*, 9 F.3d 1450 (9th Cir. 1993)). Therefore as a legislative branch agency, the Architect of the Capitol is exempt from FOIA.

Without conceding that any documents responsive to your request exist or waiving any other rights and defenses the Architect of the Capitol might have under FOIA or other applicable laws, I regret to inform you that I am unable to provide you the documents or any other information you request.

Sincerely,

Nicole M. Kolinski  
Associate General Counsel