

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

**APPLICANT:** Brookfied Towngate LLC

**LOCATION:** Old and Historic Alexandria District  
625/635 Slaters Lane

**ZONE:** OCM (50)/Office Commercial Medium Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and the Certificate of Appropriateness for alterations with the following conditions:

1. The new windows and doors comply with the *Alexandria New and Replacement Window Performance Specifications*

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2020-00194) and Certificate of Appropriateness (BAR #2020-00195) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations as the commercial buildings are being converted to residential, at 625 (Building III) and 635 (Building IV) Slaters Lane.

### **Permit to Demolish/Capsulate**

- Overall demolition of approximately 1,086 square feet of masonry wall on both buildings (III and IV) to accommodate new windows and doors.

### **Certificate of Appropriateness**

- Four windows will be enclosed:
  - o Building III: two on the west elevation facing East Abingdon Drive, northernmost windows on the third and fifth floors, all visible from a public way
  - o Building IV: two on the fifth-floor mid-section of the west elevation, not visible from a public way
- Four doors will be enclosed:
  - o Building III: three on the west elevation facing East Abingdon Drive, northernmost doors on the first, second, and fourth floors, all visible from a public way. One on the east elevation third floor, not visible from a public way
- All round windows on the fifth floor on both buildings will be removed and replaced with casement aluminum arched windows, visible from a public way
- The entrance doors of the south elevation on both buildings will be removed and replaced with new aluminum storefront entry doors, visible from a public way
- The windows above the entry doors on the south elevation on both buildings will be removed and replaced with new arched aluminum fixed windows, visible from a public way
- The existing 9' tall metal mechanical equipment screen on the roof top of both buildings will be removed and replaced with a new 3'-10" tall screen wall painted white with a smaller footprint, minimally visible from a public way
- All railings on both buildings will be replaced with new aluminum picket railings painted white, visible from a public way
- New wood partition privacy screen to be added to few balconies on the west elevation rear of Building III, visible from a public way and north elevation of Building IV, minimally visible from a public way
- Adding an elevator overhead shaft (18'-10" tall) and penthouse (12'-6" tall) and trellis (12'-7" tall) on the roof top of Building IV, functionally not visible from a public way



### Site context

The Towngate complex consists of four buildings: 605 (Building I), 615 (Building II), 625 (Building III) and 635 (Building IV) Slaters Lane. The buildings subject to this application are the two northern buildings (III and IV) shown in Figure 1. Both buildings face a central private inner driveway and roundabout serving the complex which is perpendicular to East Abingdon Drive. Building III's west and north elevations are adjacent to East Abingdon Drive therefore visible from the public way, Buildings III and IV south elevations face the inner driveway and are also visible from East Abingdon Drive and only part of Building IV's west and north elevations are visible. Buildings III and IV east elevations are not visible from any public way, thus not under the BAR purview.

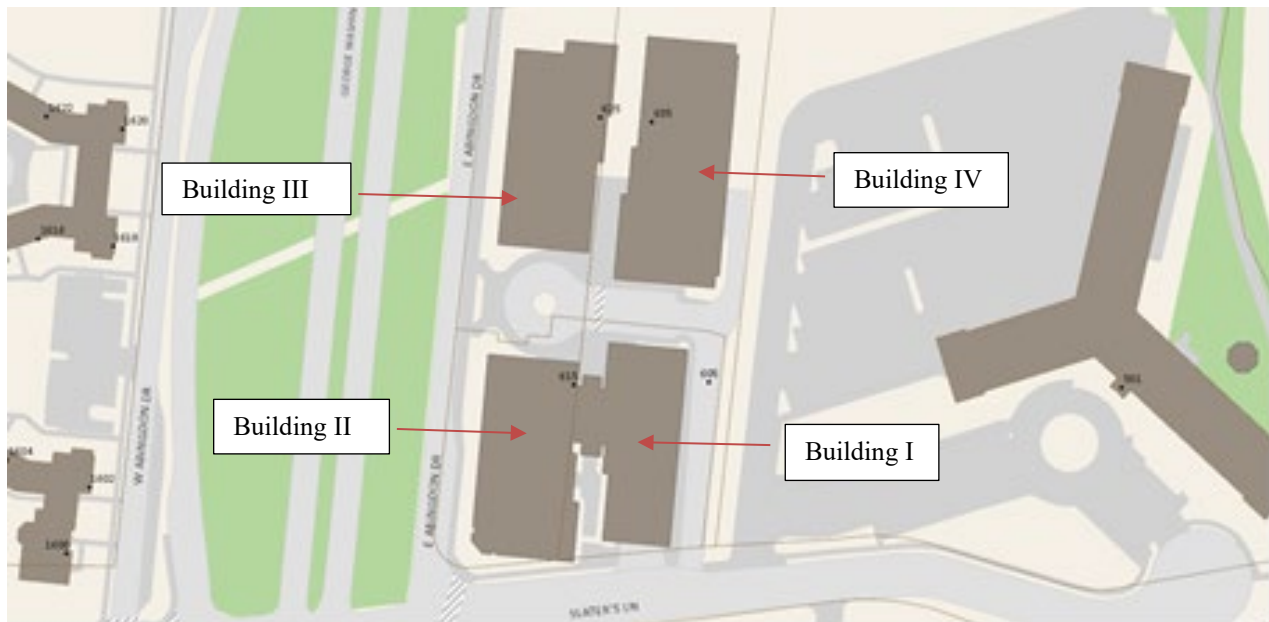


Figure 1: site plan

## **II. HISTORY**

The *Towngate* commercial complex was built in **1986**. The buildings were designed by the *Lewis & Wisnewski Associates* architectural firm of Alexandria. The complex consists of four office buildings of which buildings III and IV are being converted to residential.

### *Previous BAR Approvals*

There are no previous BAR approvals for 625 and 635 Slaters Lane

## **III. ANALYSIS**

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.



Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met in this case and the Permit to Demolish/Capsulate should be granted. The buildings are considered Later (post-1934) structures in the Old and Historic Alexandria District. The material that will be demolished on this late-20th century structure is not of unusual or uncommon design. The Board generally approves small changes on later buildings to accommodate a more modern and functional interior layout as tastes and technology evolve and these proposed changes can be reversible in the future.

#### Certificate of Appropriateness

The *Design Guidelines* state that “Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes.” Furthermore, “New and replacement windows should be appropriate to the historic period of the architectural style of the building.” Staff supports the replacement of the round windows on the fifth floor on both buildings (III and VI) with casement arched windows since the change will be visually minimal from the street level and the circular movement architectural character of that level will remain.

Staff supports the proposed brick infill of the windows and doors on the west elevation of Building III since they are the far north windows and doors of this elevation and recessed as well, thus, their enclosure will not disrupt the fenestration rhythm of that elevation

Furthermore, staff does not have any objection to the entry door and windows replacement on the buildings' south elevations since they are compatible with the buildings' style and overall will have the same visual effect as the existing as long as they comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

The *Guidelines* state that "railings are important functional elements of the entrances to a building. At the same time, they can also have decorative function as part of the design vocabulary of an architectural style." Staff has no objection to the proposed railing replacement on both buildings since they are compatible with the buildings' style and age. Staff also believes that the new proposed picket railings are of a lighter architectural vocabulary than the existing thick tubular railing.

The project also calls for the installation of a few 6' tall privacy screens on selected balconies and patios. The only one that will be visible from a public way is on the first-floor north side of the Building III, west elevation. The *Guidelines* states that "Fences serve as a distinctive feature of the street-scape and individual yards. Fences and garden walls also provide a sense of privacy and enclosure for property owners." The proposed patio screen/fence location on the rear of the building complies with the guidelines that provides that "fences in required rear and side yards may be open or closed, but not exceed 6' in height."

Lastly, the *Guidelines* states that "HVAC equipment is an important contemporary functional element of a structure. At the same time, such equipment can have an important effect on the overall visual composition of a historic building and, if not appropriately located, may be a visual disruption of the skyline and a unified building design. To the extent possible, HVAC equipment should be hidden from view." Staff finds the proposed mechanical wall screen on the roof tops appropriate and an improvement to the existing condition. Staff has no objection to the screening proposal.

With the conditions discussed above, staff recommends approval of the project.

#### **STAFF**

Marina Novaes, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

Legend: C- code requirement R- recommendation S- suggestion F- finding

#### **Zoning**

C-1 Site plan #82-0021 will need to be amended to reflect the proposed alterations.  
*Acknowledged by applicant.*

- C-2 Applicant must submit the height of the building and proposed penthouses and roof top trellises from average finished grade.  
*top trellis exceeds the 50' height limit.*
- C-3 Applicant must submit the proposed use (floor plan) for the proposed penthouses to ensure compliance with section 6-403(B)(3).  
*The proposed penthouses are mechanical and comply with 6-403(B)(3).*

**Code Administration**

- C-1 A building permit and plan review are required prior to the start of construction.

**Transportation and Environmental Services**

- F-1 Comply with all requirements of SIT87-0012(T&ES)
- F-2 A minor amendment to the Site Plan must be approved and released and a copy of that plan must be attached to the permit application. No permit will be issued in advance unless the minor amendment includes a demolition plan which clearly represents the demolished condition. (T&ES)

**Alexandria Archaeology**

No archaeological oversight will be necessary for this project.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2020-00194 & 2020-00195: 625 & 635 Slaters Lane*



ADDRESS OF PROJECT: 625-635 Slaters LaneDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 035.04-04-02 and -03 ZONING: OCM(50)APPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)☒ Contract PurchaserApplicant: ☐ Property Owner ☐ Business *(Please provide business name & contact person)*Name: Brookfield Towngate LLCAddress: 3201 Jermantown Road, Suite 150City: Fairfax State: VA Zip: 22030

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Authorized Agent *(if applicable)*: ☒ Attorney ☐ Architect ☐ \_\_\_\_\_Name: M. Catharine PuskarPhone: 703-528-4700E-mail: cpuskar@thelandlawyers.com

Legal Property Owner:

Name: ELV Associates IncAddress: 1850 M Street NW #880City: Washington State: DC Zip: 20036

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> NEW CONSTRUCTION  |   |   |                                   |
| <input checked="" type="checkbox"/> EXTERIOR ALTERATION: <i>Please check all that apply.</i> |   |   |                                   |
| <input type="checkbox"/> awning  | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment  | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors  | <input checked="" type="checkbox"/> windows         | <input checked="" type="checkbox"/> siding          | <input type="checkbox"/> shed     |
| <input checked="" type="checkbox"/> lighting   | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____   |   |   |                                   |
| <input type="checkbox"/> ADDITION  |   |   |                                   |
| <input checked="" type="checkbox"/> DEMOLITION/ENCAPSULATION                                 |   |   |                                   |
| <input type="checkbox"/> SIGNAGE   |   |   |                                   |

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

The Applicant requests a Permit to Demolish and Certificate of Appropriateness for improvements at 625/635 Slaters Lane in order to convert the buildings from office to residential. No additions or increases in floor area are requested. These improvements include window replacement, railings, new siding (brick to match existing), rooftop mechanical enclosures, among other minor facade alterations. Please see attached plans.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <input type="checkbox"/> N/A | <input type="checkbox"/> Survey plat showing the extent of the proposed demolition/encapsulation.  |
| <input checked="" type="checkbox"/> <input type="checkbox"/>     | <input type="checkbox"/> Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.                       |
| <input checked="" type="checkbox"/> <input type="checkbox"/>     | <input type="checkbox"/> Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input checked="" type="checkbox"/> <input type="checkbox"/>     | <input type="checkbox"/> Description of the reason for demolition/encapsulation.   |
| <input checked="" type="checkbox"/> <input type="checkbox"/>     | <input type="checkbox"/> Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.    |

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A
- ☐ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A
- ☐ ☐ Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
- ☐ ☐ Square feet of existing signs to remain: \_\_\_\_\_.
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet or bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- ☒ ☐ N/A
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☒ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☒ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.



**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*


- ☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: \_\_\_\_\_

Printed Name: M. Catharine PuskarDate: 04/20/20

**625-635 Slaters Lane**  
**Permit to Demolish and Certificate of Appropriateness**  
**April 20, 2020**

I. Permit to Demolish

The proposed partial façade demolition will allow the Applicant to convert the existing office buildings into residential multifamily buildings.

Reason for Proposed Demolition

In considering a Permit to Demolish, the BAR must consider whether the existing building meets any of the criteria set forth in Section 10-105 (B) of the Zoning Ordinance.

1. Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?

According to the City's real estate records, the existing office buildings were constructed in 1987. The existing buildings are not designated as historic. The partial façade demolition will not significantly alter the character of the buildings.

2. Is the building or structure of such interest that it could be made into an historic shrine?

No, there is nothing historically or architecturally significant about these buildings.

3. Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?

No, the buildings are constructed of relatively modern materials without unusual or uncommon design, texture, or material. This design and construction could be easily reproduced.

4. Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?

The Applicant proposes to retain the structure. The Applicant proposes window replacement and reconfigurations as well as other relatively minor façade alterations.

5. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?

The Applicant proposes to retain the structure. The glass and brick replacements will match the materials on the existing façade.

6. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents,

encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live?

The proposed partial façade demolition will allow the Applicant to convert the existing office buildings into residential multifamily buildings, which will increase the available market rate housing in Alexandria, in line with the City's stated goals.

7. In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?

N/A

Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

There are no feasible alternatives to the proposed partial demolition.

## II. Certificate of Appropriateness

### Description of Proposed Alterations

The Applicant proposes to reconfigure the fourth floor windows to better respond to residential unit layouts and modern window design. The existing windows on the fourth floor (top floor) are circular, and the Applicant proposes partially demolish the façade, windows, and window frames on this floor in order to build semi-circular windows. The Applicant also proposes other improvements necessary to facilitate the conversion to residential, including improvements to the penthouse and mechanical enclosures.

Please see associated drawings for more information.



April 20, 2020

Brookfield Towngate LLC  
3201 Jermantown Road, Suite 150  
Fairfax, Virginia 22030

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

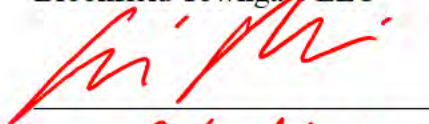
Re: Authorization to File an Application for a Board of Architectural Review Permit  
to Demolish and Certificate of Appropriateness  
625 and 635 Slaters Lane  
TM ID #035.04-04-02 and -03, the "Property"

Dear Mr. Moritz:

Brookfield Towngate LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Permit to Demolish and Certificate of Appropriateness from the Board of Architectural Review and any related requests on the Property.

Very Truly Yours,

Brookfield Towngate LLC



By: Kris Maina

Its: Director

Date: 4/20/20

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Brookfield Towngate LLC	3201 Jermantown Road, Suite 150	100%
2.	Fairfax, VA 22030	
3.		See attached

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 625 635 Slaters Lane (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ELV Associates, Inc.	1850 M Street NW #880	To be provided
2.	Washington, DC 20036	
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Brookfield Towngate LLC	NA	None
2. ELV Associates, Inc.	To be provided	To be provided
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

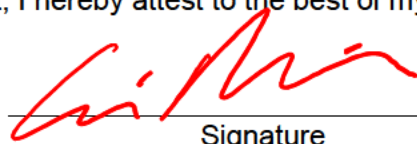
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/20/20

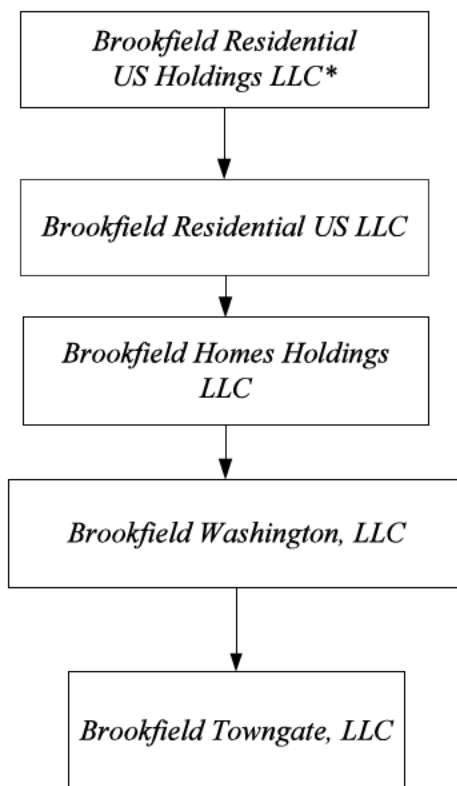
Date

Cris Maina

Printed Name

  
Signature

**BROOKFIELD  
TOWNGATE, LLC  
CORPORATE CHART**







June 1, 2020

Mr. Cris Maina  
Director of Development  
Brookfield Residential  
3201 Jermantown Rd., Suite 150  
Fairfax, VA 22030

RE: Towngate Condominiums  
Rooftop Appurtenances and required elevator overhead  
Arch. Project No: 19013

Cris:

As we discussed the elevator that is required for the project has an overhead requirement measured from the sill of the uppermost landing to the underside of the roof structure of 16'-0". This requirement is specified by the elevator manufacturer and is not dictated or influenced by the architectural design. Based on The Zoning Ordinance of the City of Alexandria, Virginia we believe this is within the requirements outlined in the ordinance.

Section 6-403(B) related to rooftop appurtenances lists several different and distinct rooftop appurtenances including both elevators and penthouses. Section 6-403(B)(3) has limitations related to penthouses, including a maximum height of 15 feet however this section applies specifically to penthouses. As elevators and penthouses are distinguished as separate items in 6-403(B) the limitations of penthouses should not apply to the elevator overhead. All other rooftop appurtenances shown on the drawings are less than 15 feet measured from the roof level.

Also please note the uppermost elevator landing is located at the finished level of the rooftop open space as required by accessibility requirements. The rooftop open space has located based on the required structural framing system of the decking.

Please contact me with any further questions

A handwritten signature in blue ink that reads "Chris Sansone".

Christopher Sansone

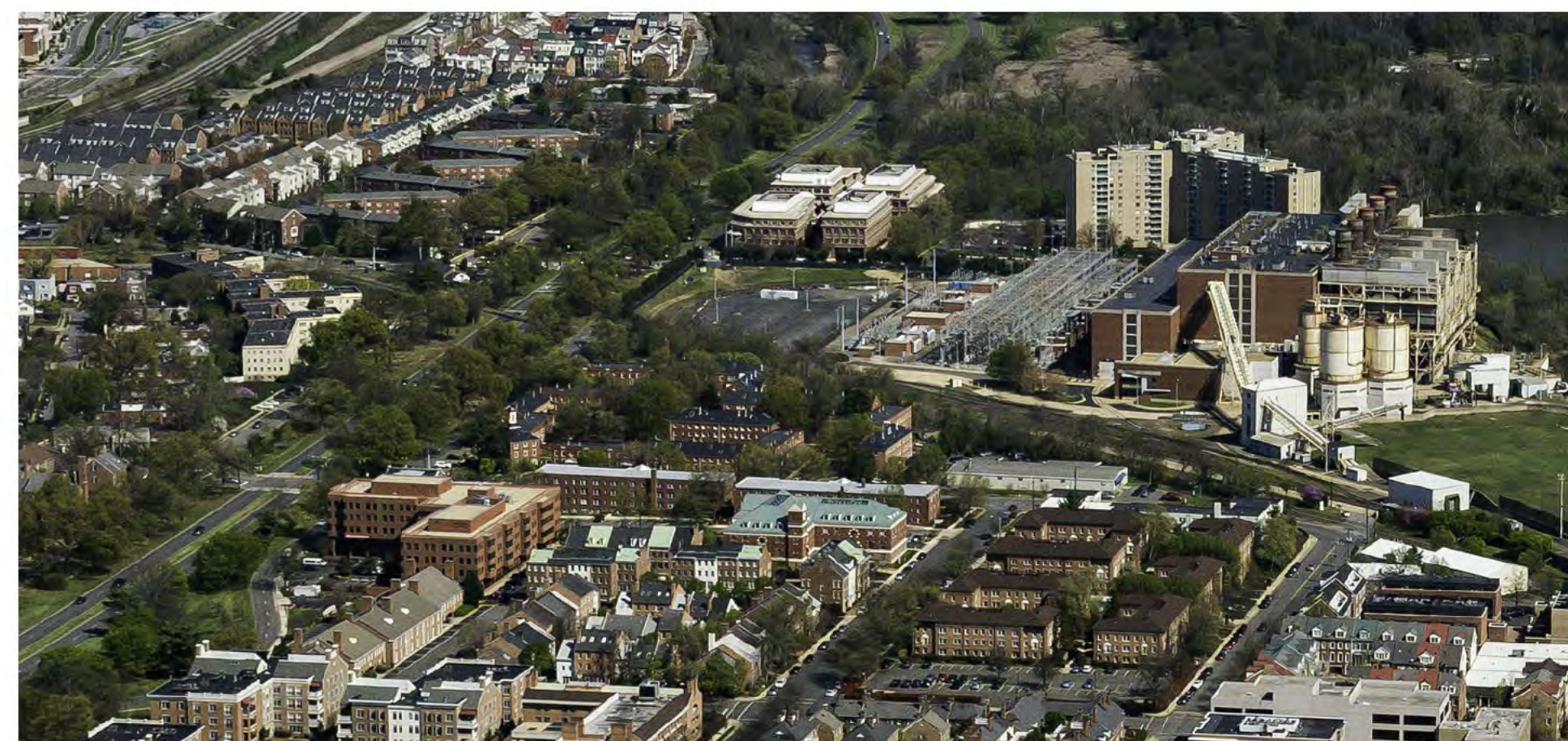
Cc: Brad Koch, Neil Patel, Catharine Puskar

M:\Archproj\19013 625 & 635 SLATERS LANE\PROJ MGMT\06. CORRESPONDENCE\6.1 LETTERS\2020-06-01 Elevator Overhead.Docx





# TOWNGATE



**Brookfield**  
Residential

**TOWNGATE III & IV**  
625 & 635 SLATERS LANE | ALEXANDRIA, VA

**SCHEMATIC DESIGN**  
04.21.2020

**HEFFNER**  
ARCHITECTS PC

604 MONTGOMERY STREET  
ALEXANDRIA, VIRGINIA 22314  
(703) 549-7768 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.  
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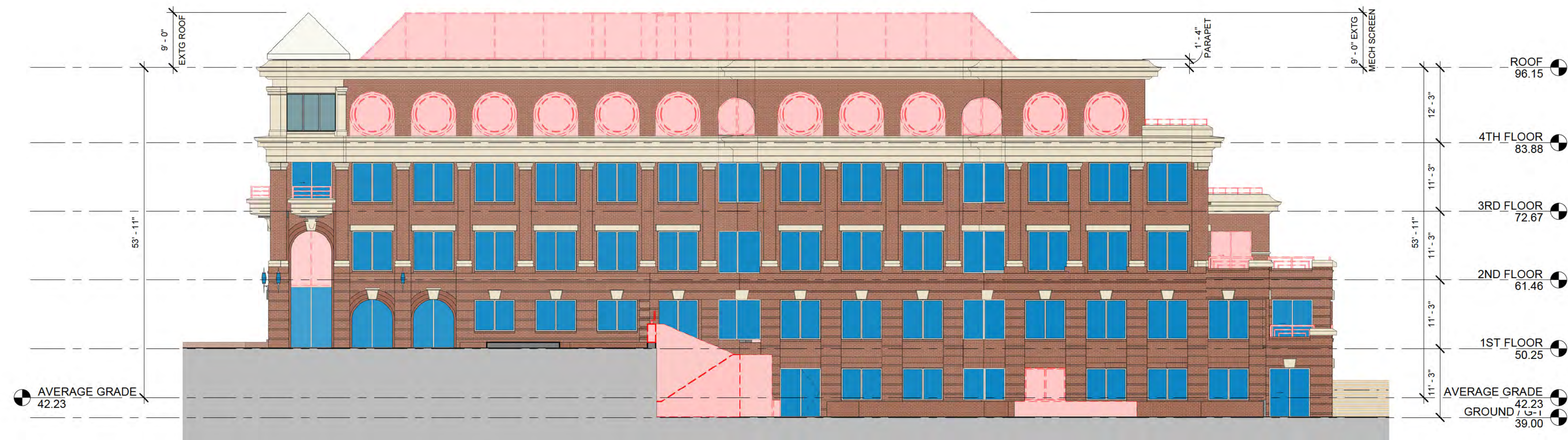












Elevation Keynote Legend	
Key Value	Keynote Text
S-1	NEW ALUMINUM WINDOWS TYP.
S-2	NEW ALUMINUM RAILINGS TYP.
S-3	NEW ROOFTOP WORK, CEMENTITIOUS PANEL
S-4	NEW ALUMINUM STOREFRONT ENTRY DOORS
S-5	WOOD PARTITION SCREENS PAINTED WHITETYP.
S-6	BRICKED UP WINDOW, BRICK TO MATCH EXISTING
S-7	NEW STAINED WOOD TRELLIS
S-8	ROOF SCREEN WALLS PAINTED WHITE TYP.
S-9	NEW EXTERIOR LIGHT FIXTURE
S-10	NEW ELEVATOR LOBBY
S-11	REQUIRED ELEVATOR OVER RUN, CEMENTITIOUS PANEL
S-12	NEW CEMENTITIOUS PANEL

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## TOWNGATE III & IV

**625 & 635 SLATERS LANE |  
ALEXANDRIA, VA**

[illegible]

PROJECT NUMBER	19013
PRINT DATE	04.21.2020
SHEET TITLE	

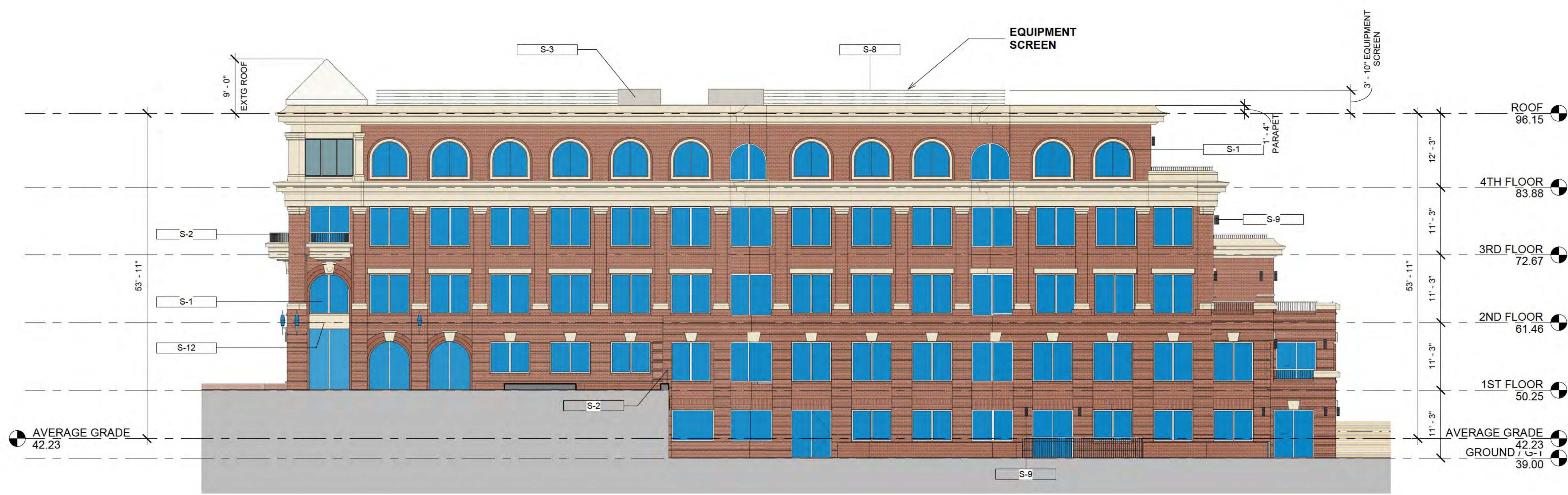
## BUILDING 3 EAST ELEVATION

SHEET NUMBER

3

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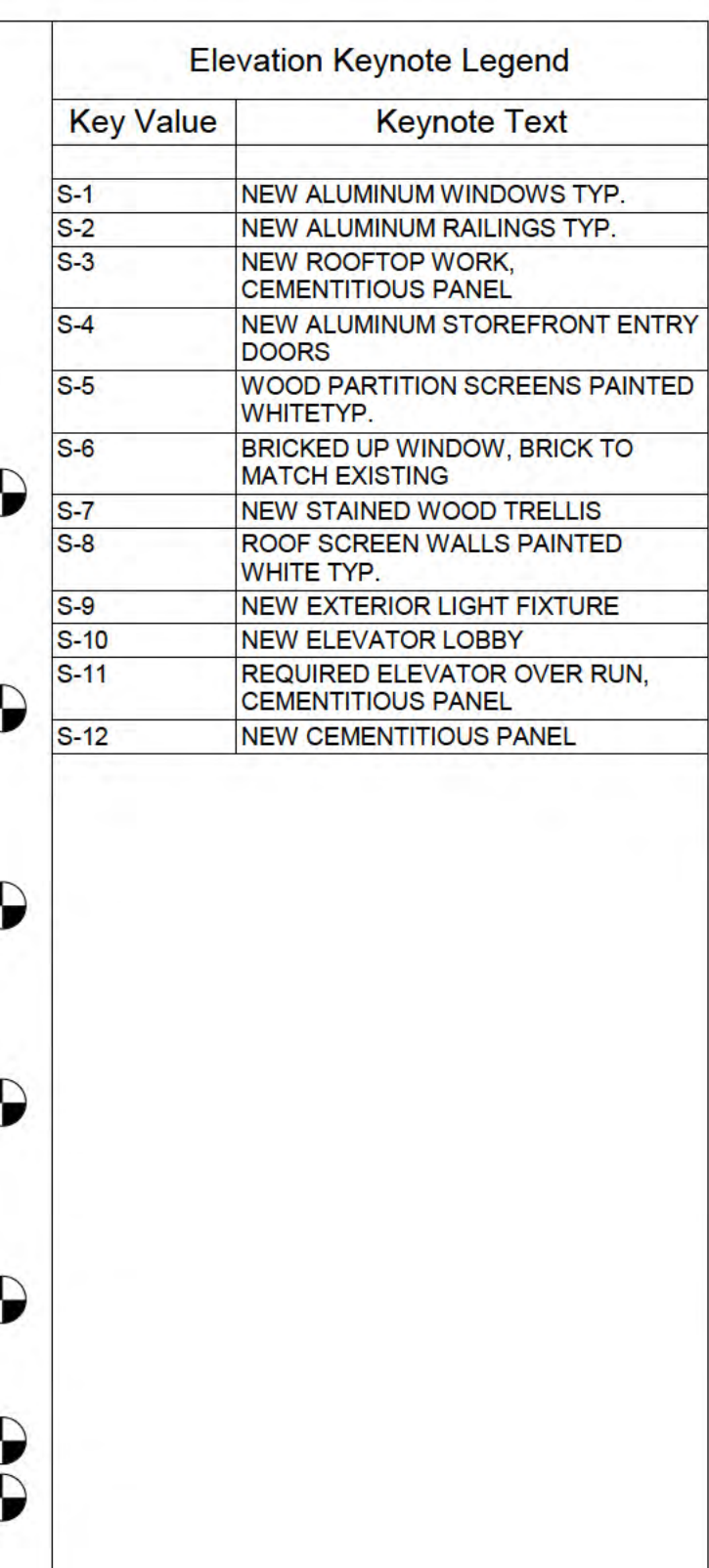
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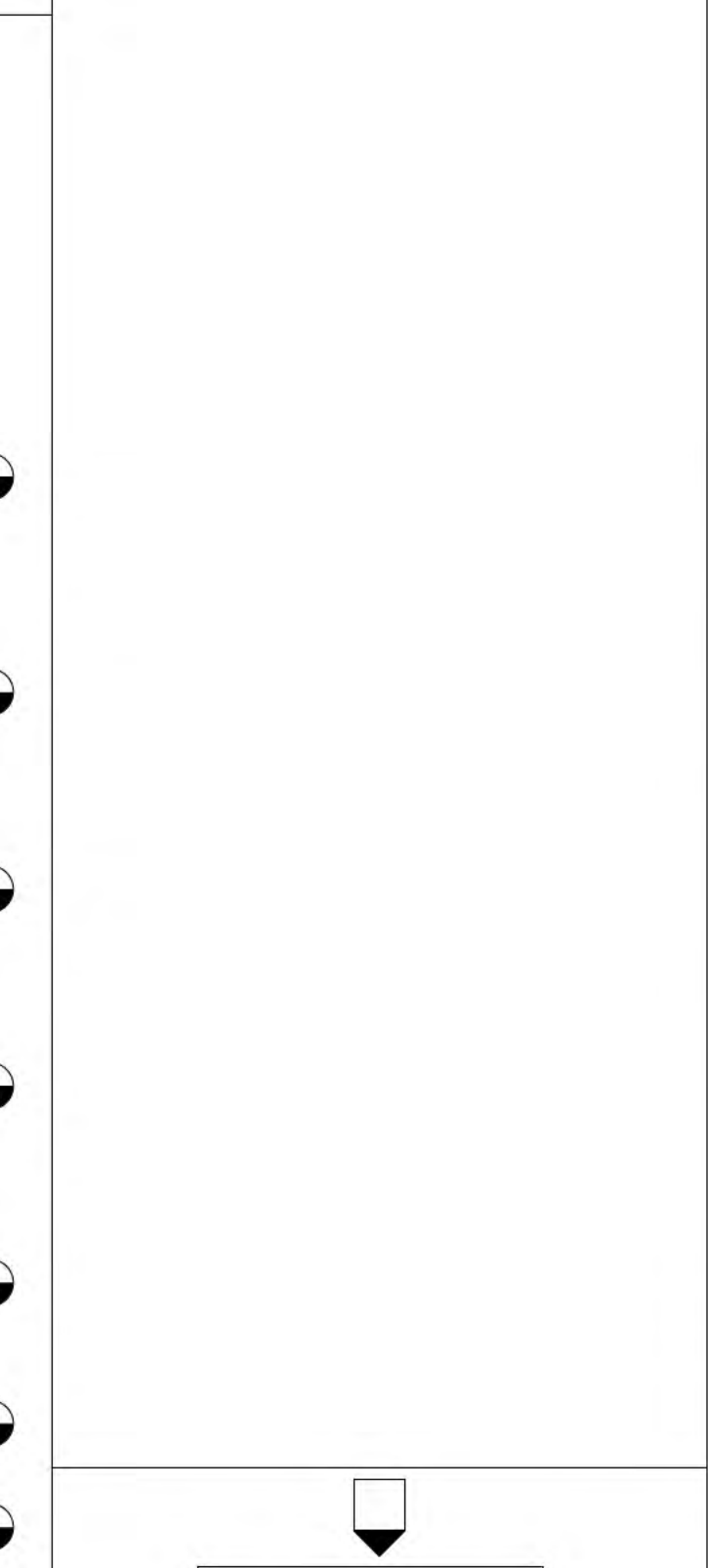
**2 BUILDING 3 EAST ELEVATION - DEMO**  
3/32" = 1'-0"

**1 BUILDING 3 EAST ELEVATION - PROPOSED**  
3/32" = 1'-0"





## 2 BUILDING 3 WEST ELEVATION - DEMO



**1 BUILDING 3 WEST ELEVATION - PROPOSED**  
3/32" = 1'-0"

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**625 & 635 SLATERS LANE |  
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## SHEET NUMBER

## SCHEMATIC DESIGN











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**625 & 635 SLATERS LANE |  
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[illegible]

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PRINT DATE 04.21.2020

SHEET TITLE

**0 - GROUND / G-1**  
**Level - DEMO**

SHEET NUMBER

7

## SCHEMATIC DESIGN

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1/2020 11:00:18 AM



**2 COURTYARD CORRIDOR - DEMO**  
3/32" = 1'-0"

$$\frac{3}{32}'' = 1'-0''$$

$$\frac{3}{32}'' = 1'-0''$$



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[illegible]

PROJECT NUMBER	19013
PRINT DATE	04.21.2020

SHEET TITLE

**0 - GROUND / G-1**  
**Level - PROPOSED**

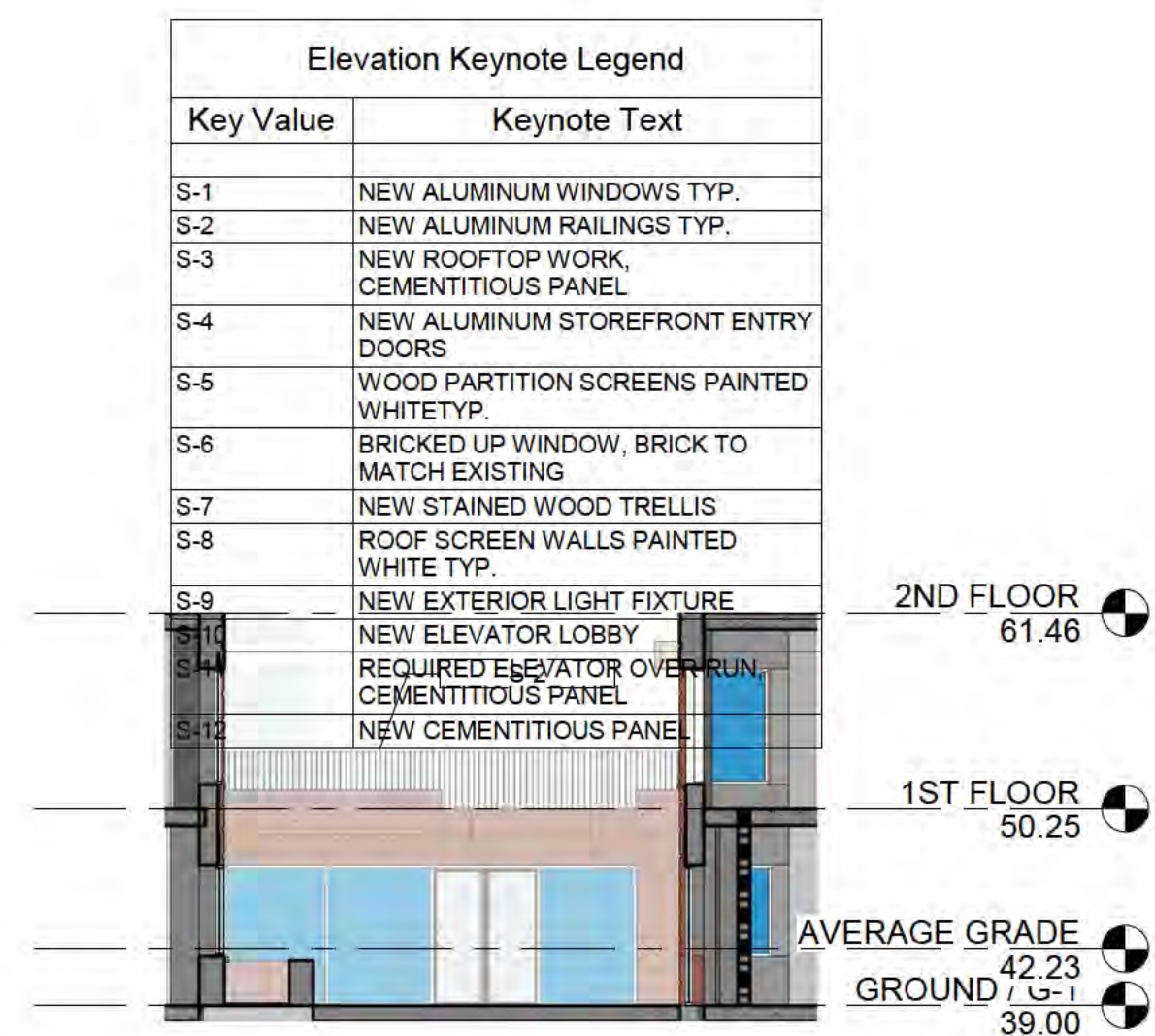
SHEET NUMBER

8

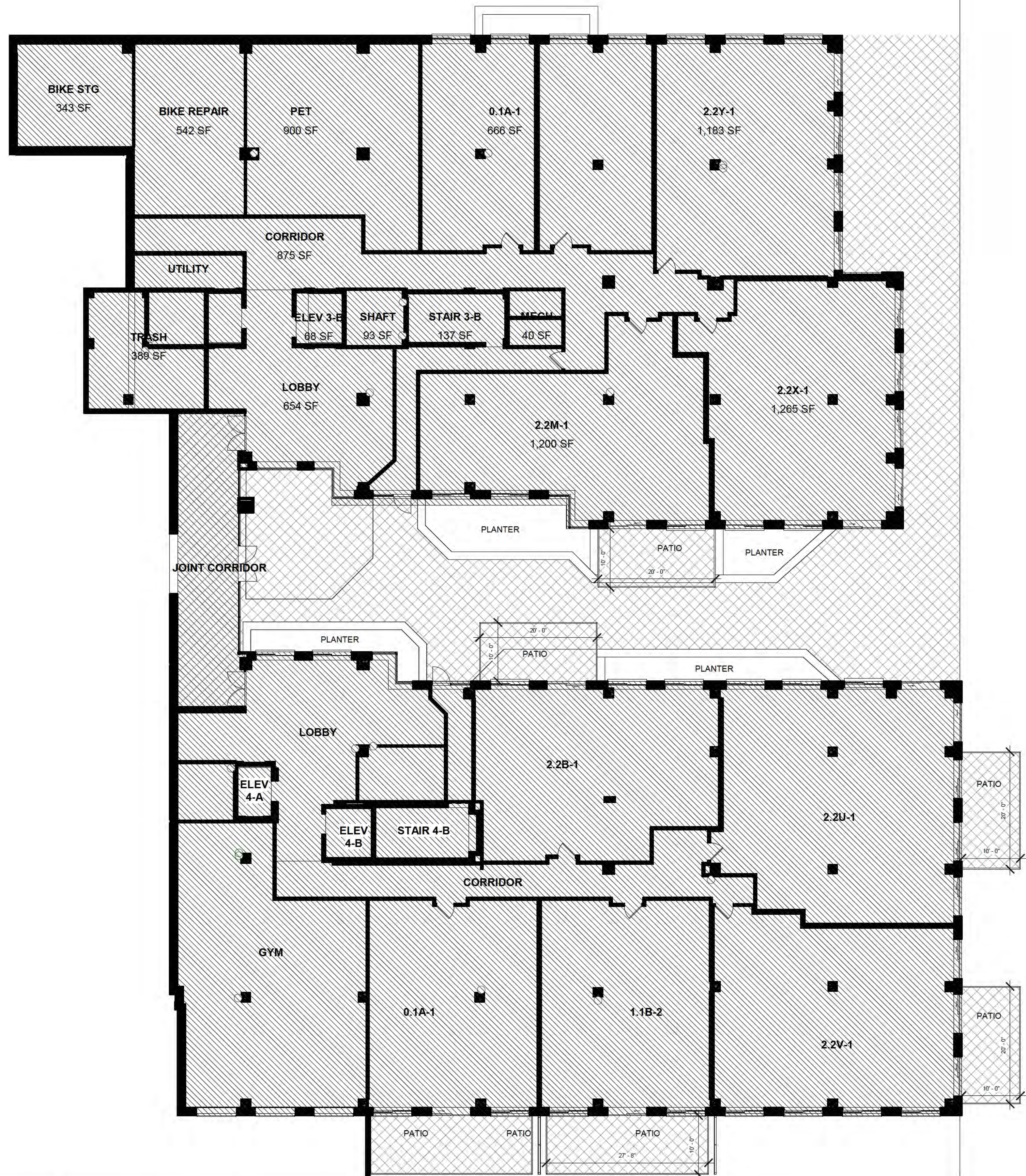
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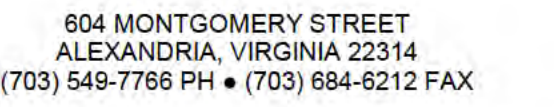
11/20/2020 11:00:28 AM



**2 COURTYARD CORRIDOR -PROPOSED**  
3/32" = 1'-0"







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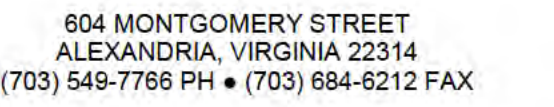
## TOWNGATE III & IV

[illegible]

9

1/2020 11:00:36 AM





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[illegible]

## 1ST FLOOR - PROPOSED

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## TOWNGATE III & IV

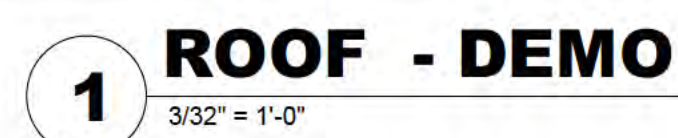
[illegible]

## ROOF - DEMO

11

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[illegible]

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PROJECT NUMBER	<b>19013</b>
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### ROOF - PROPOSED

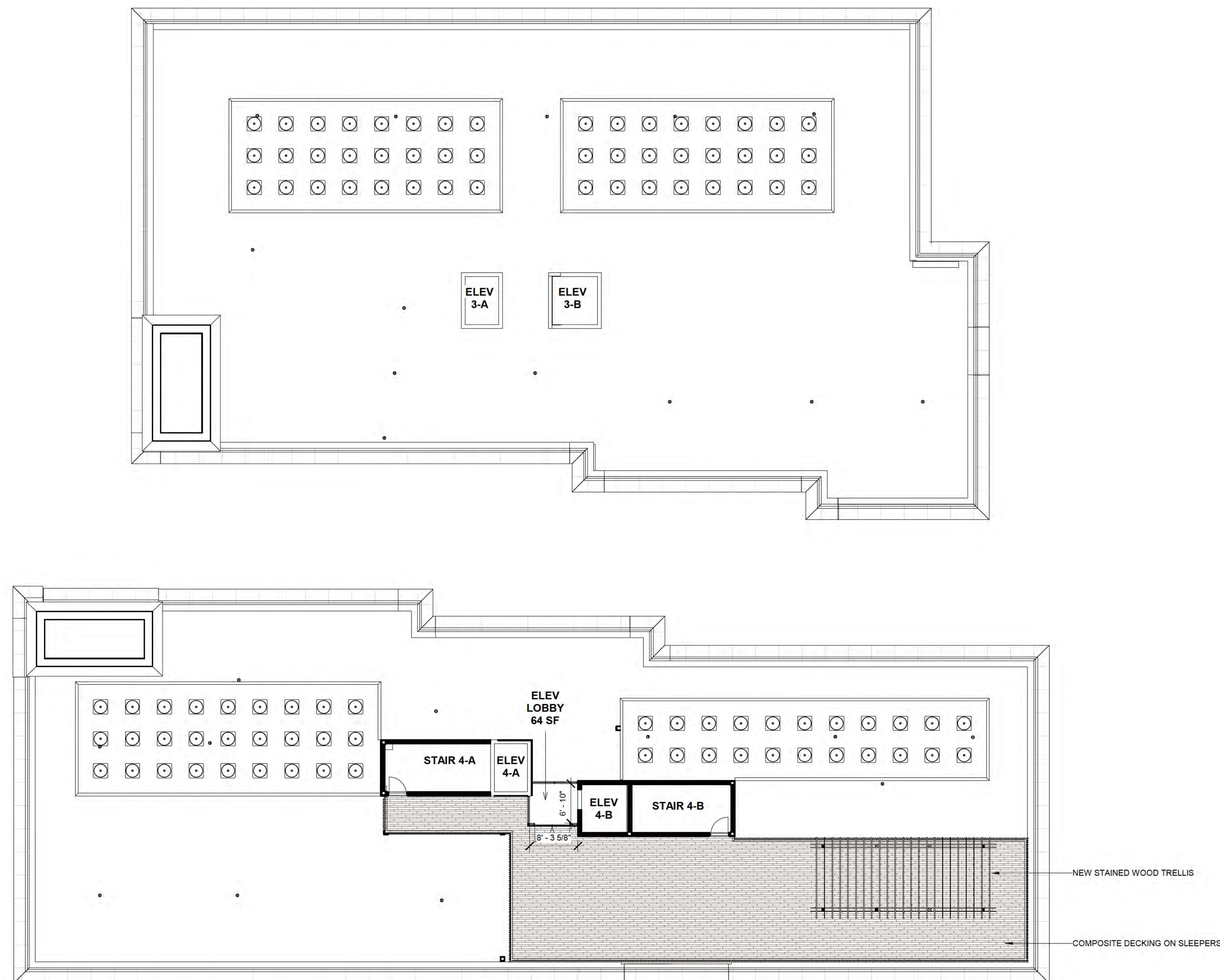
SHEET NUMBER

12

## SCHEMATIC DESIGN

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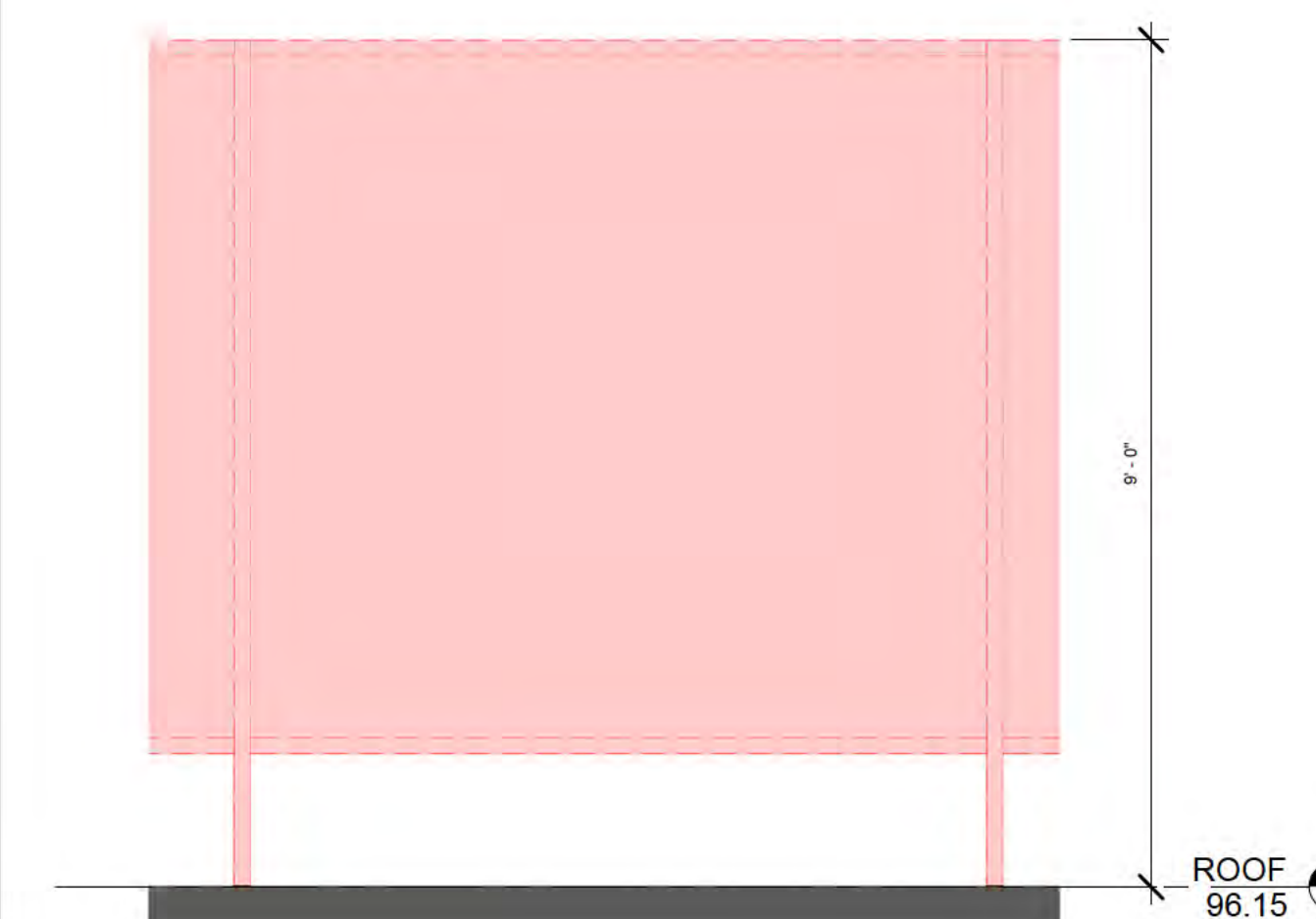
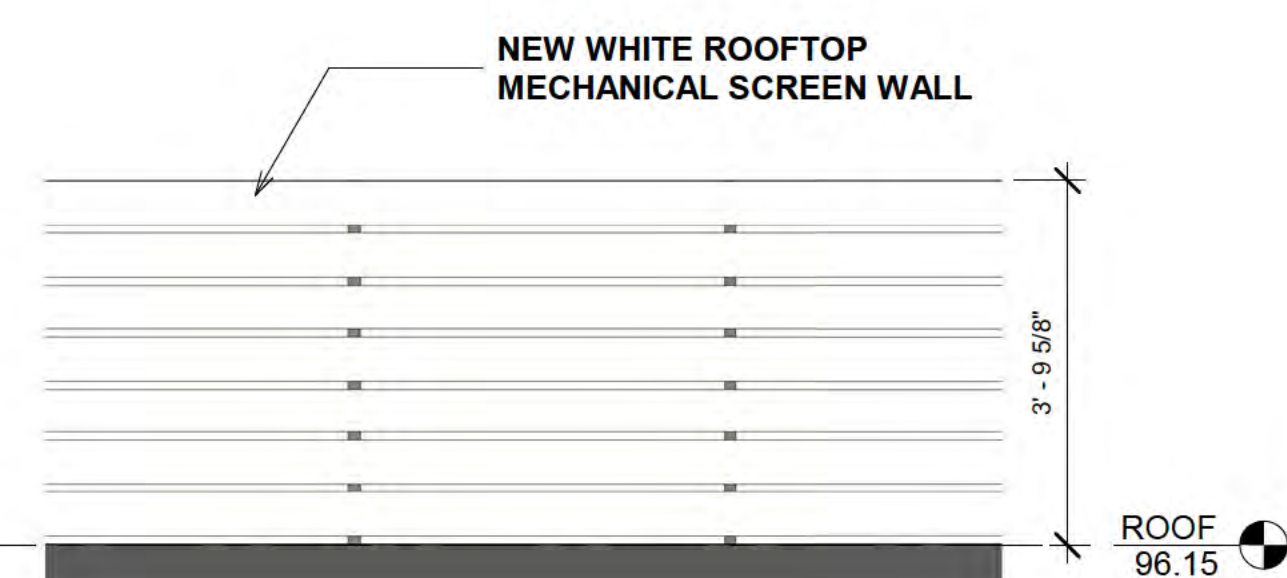
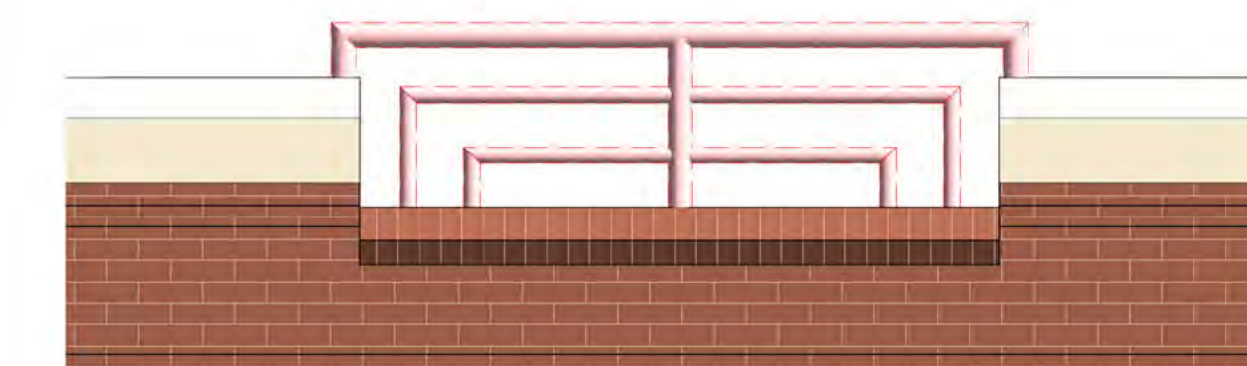
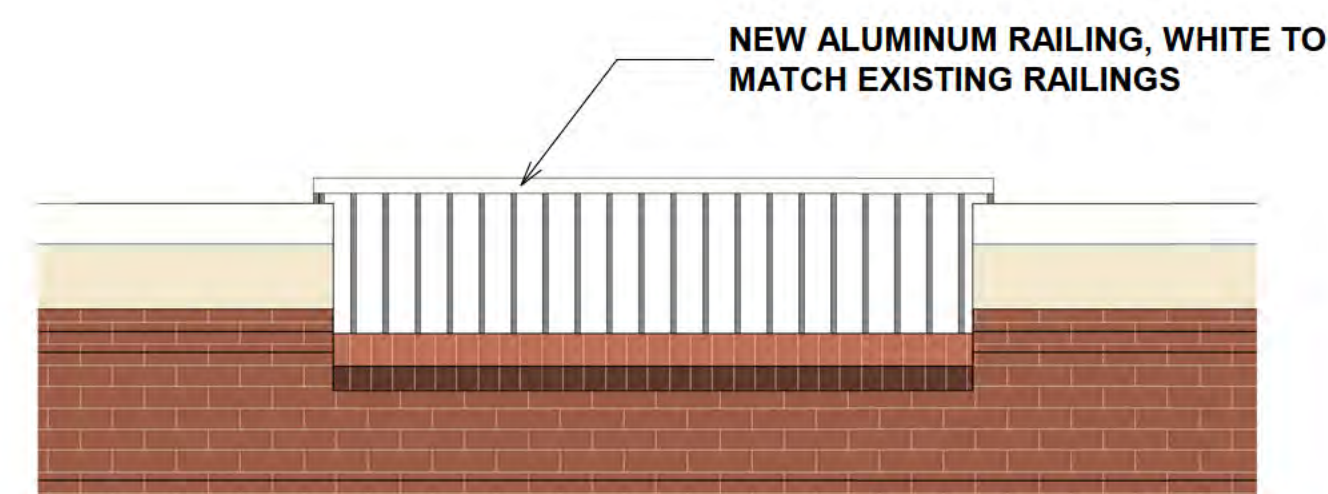
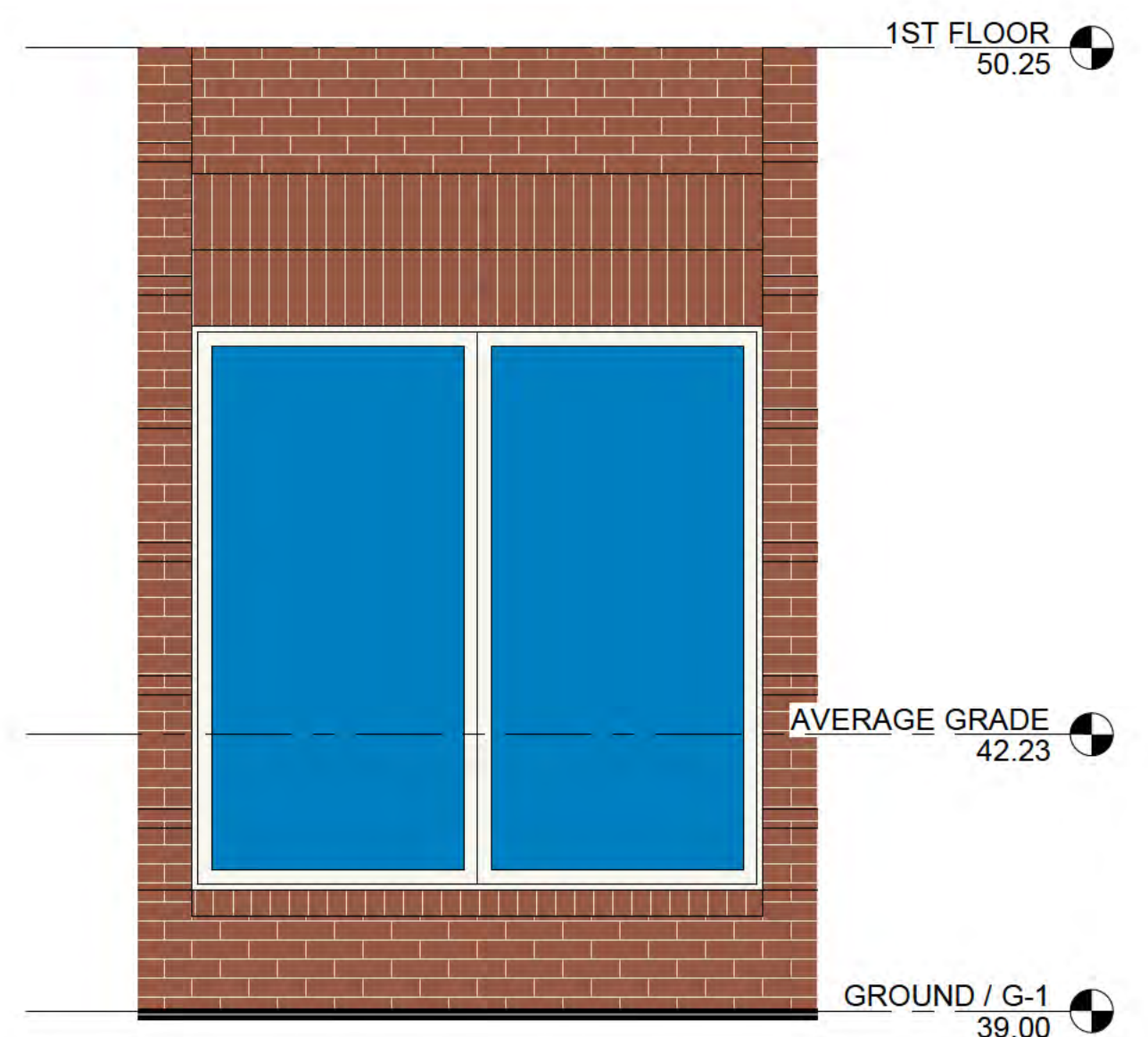
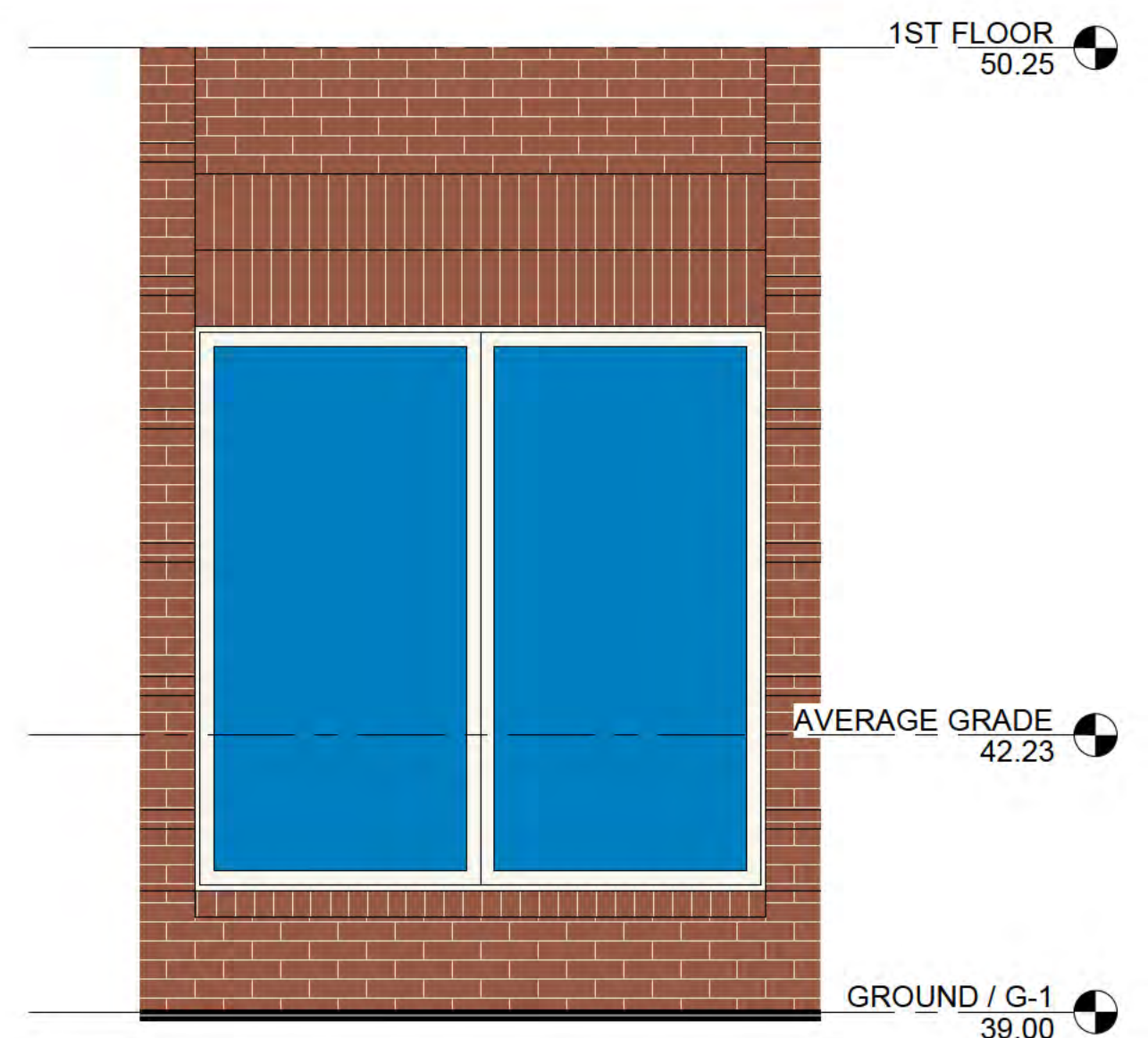
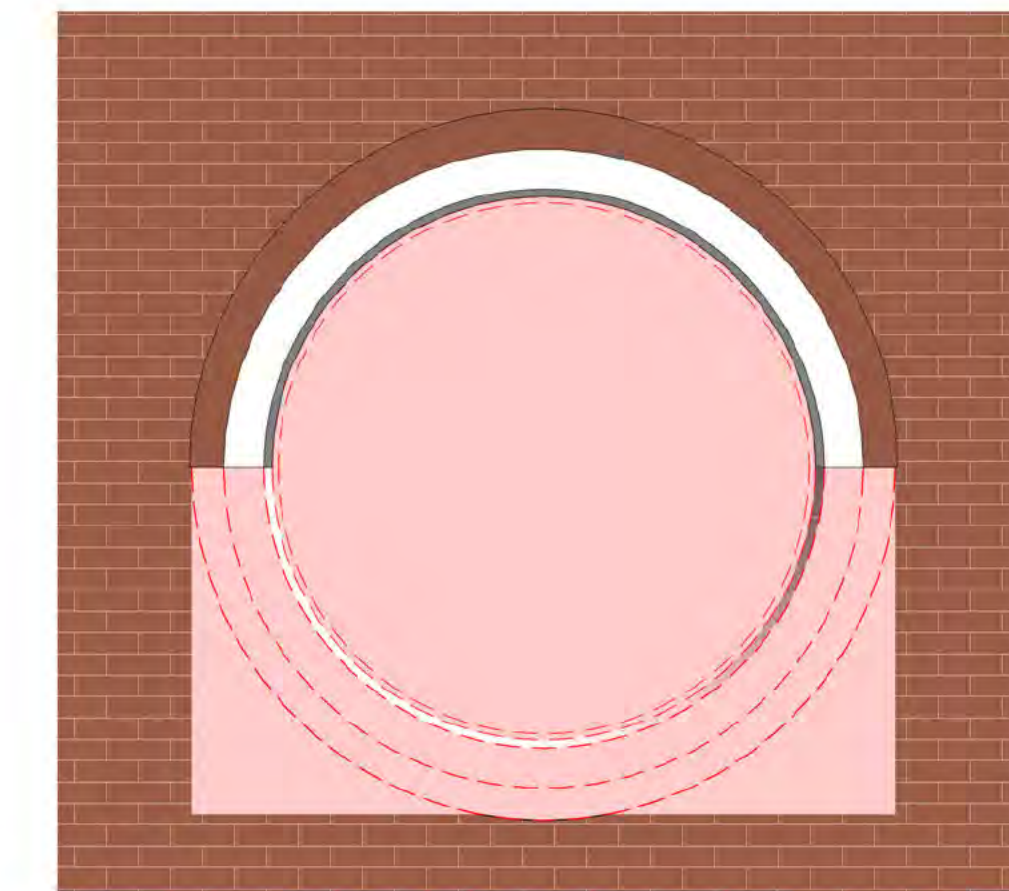
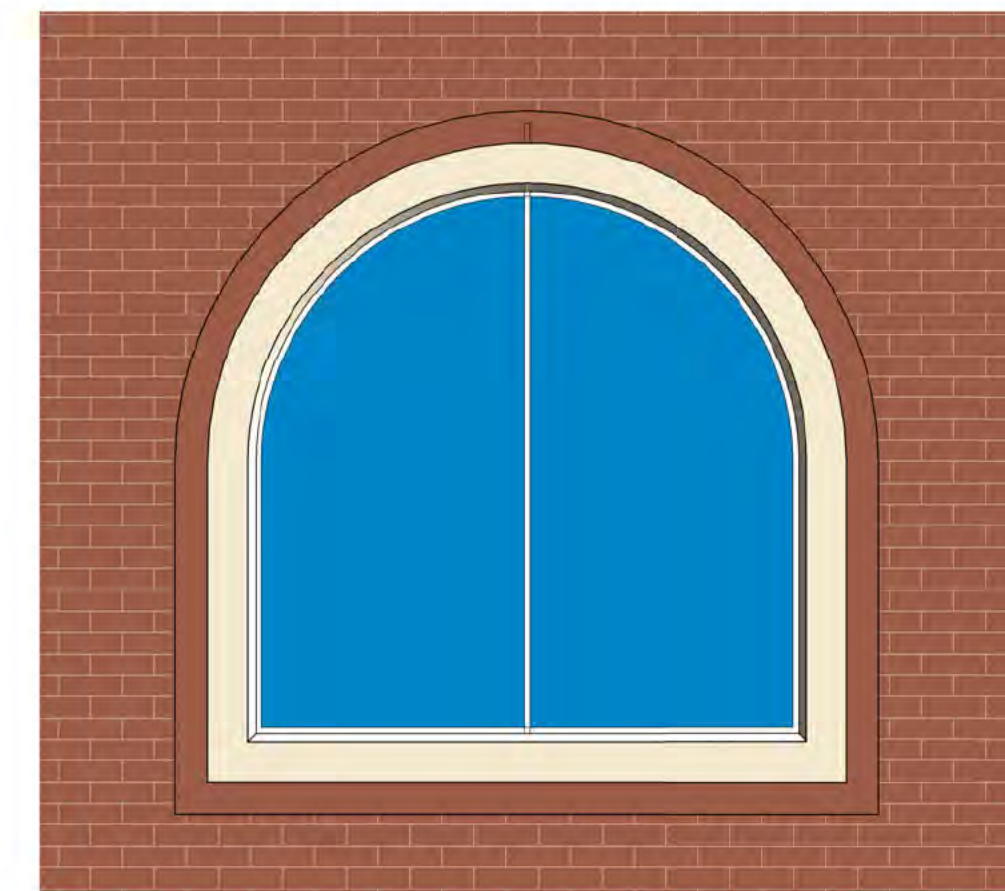
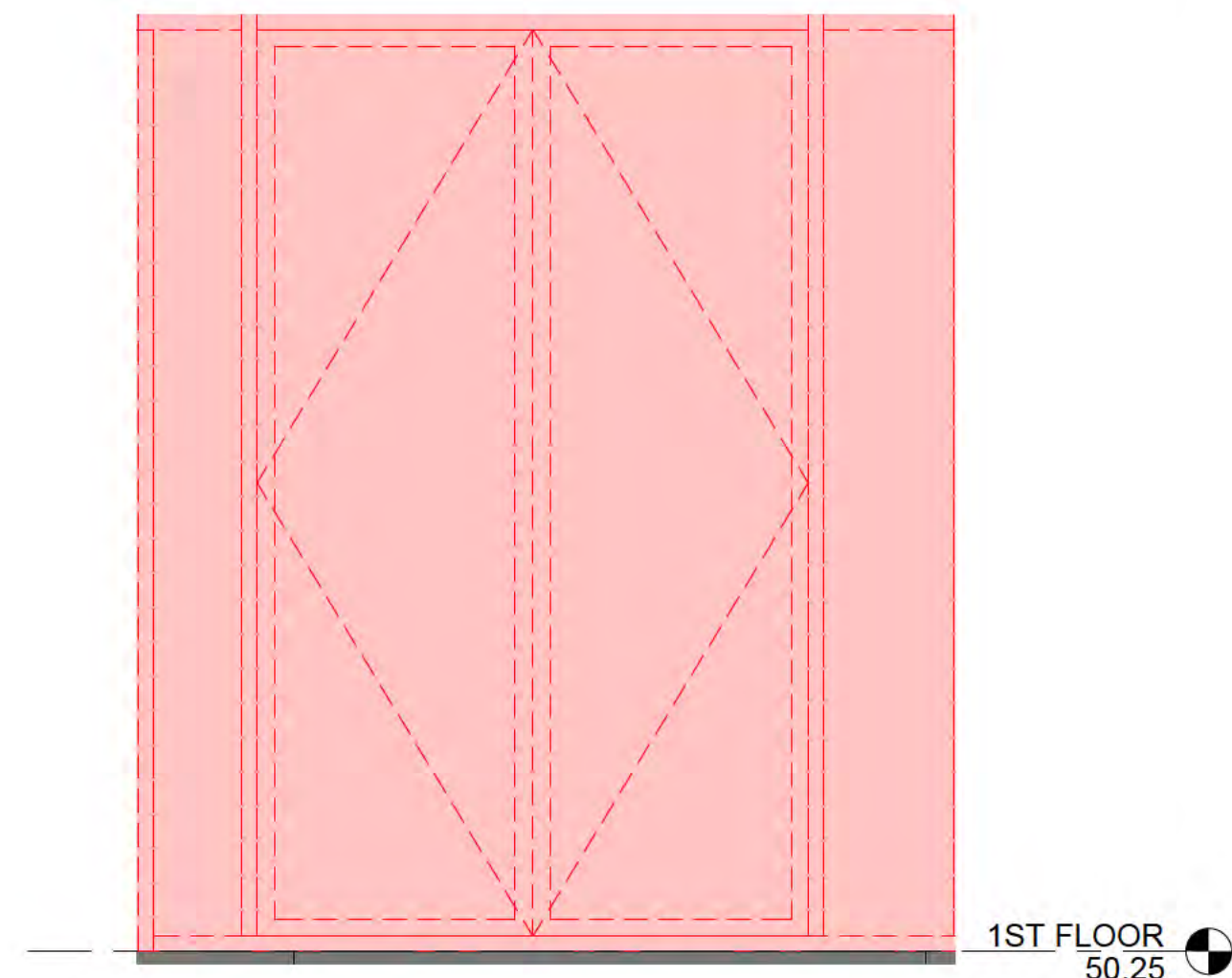
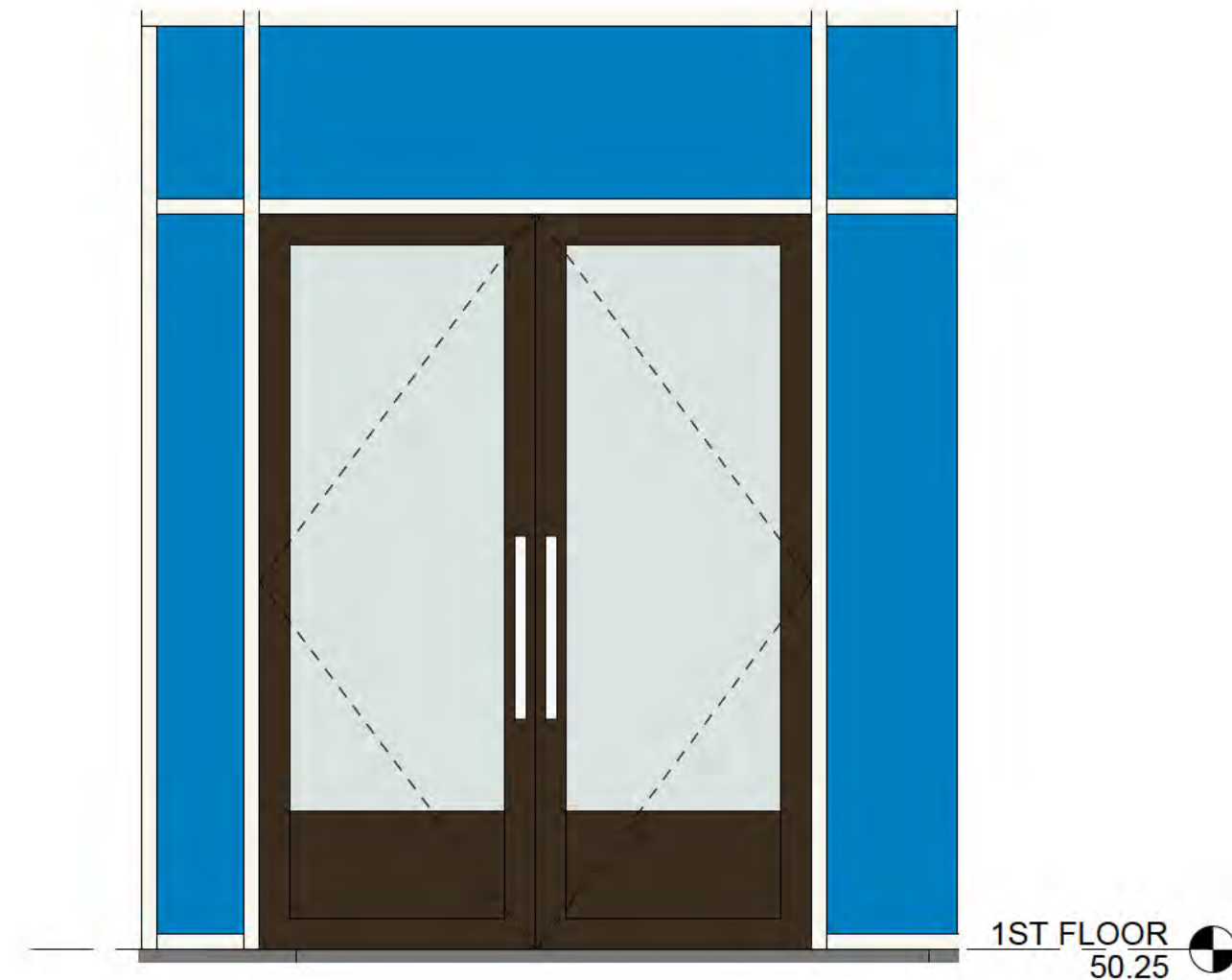


1

### ROOF - PROPOSED

$$\frac{3}{32}'' = 1'-0''$$





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## TOWNGATE III & IV

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DETAILS	

SHEET NUMBER

13

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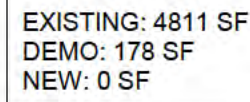
**625 & 635 SLATERS LANE |  
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[illegible]

SHEET NUMBER

## SCHEMATIC DESIGN

9/2020 4:18:35 PM



EXISTING: 3332 SF  
DEMO: 139 SF  
NEW: 0 SF

EXISTING: 4632 SF  
DEMO: 373 SF  
NEW: 140 SF

EXISTING: 4718 SF  
DEMO: 77 SF  
NEW: 233 SF

EXISTING: 5758 SF  
DEMO: 44 SF  
NEW: 92 SF

EXISTING: 5210 SF  
DEMO: 275 SF  
NEW: 33 SF

**6 WEST-BUILDING 4 - BRICK - BAR**  
3/64" = 1'-0"



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**2** **EN**  
12" = 1'-0"



**1** **BA**  
12" = 1'-0"

[illegible]

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## PRODUCTS

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