DATE: June 26, 2005

SUBJECT: SP #92 SITE PLAN AMENDMENT (CARRY-OVER) for modification of existing building façade; 1325 Wilson Boulevard (Hyatt Hotel) (RPC# 16-036-005).

Applicant:
Wilson Arlington Company

By:
Nan Terpak, Attorney/Agent,
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia  22201

C.M. RECOMMENDATION:

Defer to the September 17, 2005 County Board meeting.

ISSUES: The amount and location of the Exterior Insulated Finish System (EIFS) proposed to reclad the existing building is unacceptable and other material options are available.

SUMMARY: The subject building’s exterior panels are currently deteriorating. There is evidence of cracking panels and metal corrosion resulting from deterioration of the metal stud panel sub-frame. The applicant has requested that the site plan amendment to reclad the building be deferred to the September 17, 2005 County Board meeting to allow the applicant additional time to consider optional materials for reclading the facades of the Hyatt Arlington Hotel. Staff supports the deferral and anticipates using the additional time to work with the applicant to identify other materials that could be included on the building’s facades.

DISCUSSION: The applicant is proposing to remove the existing façade materials which contain asbestos and to install an Exterior Insulated Finish System (EIFS). The Rosslyn Renaissance and staff recommended that the applicant provide a different material treatment at the lowest level of the building. The applicant has proposed to add granite, an excellent durable material to the lowest portion of the building. The applicant is requesting that the proposed site plan amendment be deferred to the September 17, 2005 County Board meeting to allow additional time to explore other optional materials for reclading the hotel facades. Staff supports the applicant’s request to defer the site plan amendment request and will continue to work with the applicant to identify other materials that could be included on the building’s facades. Therefore, it is recommended that the site plan amendment request to reclad the existing Hyatt Arlington Hotel be deferred to the September 17, 2005 County Board meeting.

County Manager: _____________

Staff: Marcia A. Smith, DCPHD, Planning Division

PLA-4082