DATE: March 7, 2006

SUBJECT: SP #92 SITE PLAN AMENDMENT (CARRY-OVER) for modification of an existing building; 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 June 10, 2006 County Board meeting.

ISSUES: None.

SUMMARY: The subject building’s exterior exposed aggregate, cast polymer resin (asbestos) panels are currently deteriorating. The applicant has requested that the site plan amendment to re-clad the building be deferred to the June 10, 2006 County Board meeting to allow the applicant additional time to consider options for replacement façade materials. Staff supports the deferral and anticipates using the additional time to work with the applicant to identify other higher quality, more durable materials, rather than EIFS, that could be integrated into the building facades. If such materials or agreement of such materials can not be reached, the applicant has agreed to withdraw the request.

DISCUSSION: The applicant is proposing to remove the deteriorating façade materials which contain asbestos. The applicant proposes to install an Exterior Insulated Finish System (EIFS) to replace the existing material. Rosslyn Renaissance and County staff have reviewed the proposed material and have recommended that the applicant provide a higher quality and more durable material treatment. The applicant is requesting that the proposed site plan amendment be deferred to the June 10, 2006 County Board meeting to allow additional time to explore other materials to re-clad the remaining portion of 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 higher quality façade materials. The applicant has assured staff that they will pursue the use permit application or withdraw the request in June. Therefore, it is recommended that the site plan amendment be deferred to the June 10, 2006 County Board meeting.