



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of July 7, 2007

**DATE:** June 21, 2007

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

**Applicant:**

RP/HH Rosslyn Hotel Owner LLC

**By:**

Nan E. Walsh  
Tara Wiedeman, Attorney/Agent,  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Approve the subject site plan amendment request subject to all previous conditions and new condition #30.

**ISSUES:** None.

**SUMMARY:** The applicant proposes to renovate the existing facade of the Hyatt Hotel by installing a metal panel system over the existing cast polymer resin panels. The proposed materials would significantly improve the condition of the deteriorating facade and building's overall appearance by providing a more durable façade finish system and enhancing the project's Wilson Boulevard elevation. The proposed façade and site improvements will complement the Rosslyn streetscape. Therefore, staff recommends approval of the site plan amendment request subject to all previous conditions and, new the proposed condition of the staff report.

**BACKGROUND:** This site plan was approved in April 14, 1973 for a Rodeway Inn hotel use. The site plan included the Ames Center property, the Methodist Temple Church site and the Ames and Humble Oil property fronting on Wilson Boulevard between North Nash Street and North Fort Myer Drive. The existing hotel building was constructed in 1976. In January 2005, the Hyatt filed a site plan amendment request to reclad the majority of the building façade in Exterior Insulation Finish Systems (EIFS). County staff and Rosslyn Renaissance urged the applicant to explore options for higher quality materials, as staff generally discourages EIFS as a primary building treatment. On May 10, 2006, the applicant withdrew their site plan amendment

County Manager: \_\_\_\_\_

Staff: Rasheda DuPree McKinney, DCPHD, Planning Division

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request and on April 6, 2007 filed the current site plan amendment request to renovate the hotel façade with a more durable material.

Site: The subject property is the site of the Hyatt Arlington Hotel. The site is bound by Wilson Boulevard to the south, Fort Myer Drive to the east, and N. Nash Street to the west. The hotel is addressed as 1325 Wilson Boulevard but has its main entrance on N. Nash Street. The site fronts directly across from the Commonwealth Building at 1300 Wilson Boulevard. The Hyatt features 319 rooms, several restaurants and conference facilities, and 284 parking spaces.

Zoning: The site is zoned “C-O” Commercial Office Building, Hotel and Multiple Family Dwelling Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as “High” Office-Apartment-Hotel (Office Density 3.8 F.A.R., Apartment Density up to 4.8 F.A.R., Hotel Density up to 3.8 F.A.R.).

Neighborhood: The site is located in the North Rosslyn Civic Association and is adjacent to The Radnor/Fort Myer Heights Civic Association boundary. Both civic associations and the Rosslyn Renaissance were notified of this request. The applicant worked extensively with the Rosslyn Renaissance and letter of support from the Rosslyn Renaissance is attached. The Rosslyn Renaissance reports that the applicant provided three presentations to the Urban Design Committee and has made significant changes to their previous proposal. Rosslyn Renaissance states that the applicant’s current design responds to issues raised by the committee. To date, staff has not received a response from the North Rosslyn or Radnor/Fort Myer Heights Civic Associations.

**DISCUSSION:** The hotel is clad in exposed aggregate, cast polymer resin (asbestos) panels approximately 3/8 inches in thickness. The 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 proposes to install a new façade over the existing materials to encapsulate the existing asbestos-core panels. In addition, the existing windows will be removed, and the ventilation system will be rerouted which will change the location of existing exterior wall vents. Finally, extensive renovations are proposed for both the mezzanine and ground-floor levels of the building.

The proposed site plan amendment includes a request to install a metal panel system on the upper levels of the building. The proposed material, CENTRIA, is a galvanized steel foam insulated system which maximizes thermal efficiency and moisture control. The proposed material features a textured, finished metal panel system with an integrated louver system for the new ventilation system on the north and south facades. The windows on the upper stories will also be replaced and framed by a new aluminum window system. The proposed materials feature a medium grey color. The stair towers on the east and west facades will also be clad in CENTRIA, however in a smooth metal finish material in a dark grey color.

The mezzanine level of the building will feature a dark grey, honed granite horizontal feature element inset with a flamed granite band of a slightly lighter grey color. The existing windows will be replaced with windows having fewer mullions which will complement the existing window spacing.

The base of the building will be renovated most notably at the north façade along Wilson Boulevard. This façade will feature a new ornamental railing above the existing concrete wall along the driveway to the garage. The wall itself will be treated with a textured concrete finish. The garage wall fronting onto Wilson Boulevard will be clad in limestone base and an articulated stone treatment which will create visual depth within the façade. A waterfall will cascade down the east façade of the feature wall seasonally creating another significant design element. The east façade will include a metal mesh system, to screen an existing exhaust vent, over which landscaping will be installed. The applicant is working with a landscape architect to identify landscaping that would grow into the mesh system to obscure the exhaust vent from view and enhance the pedestrian experience. Additional landscaping will be installed on the east and north facades. Mesh screen systems are proposed for a garage door on the east façade and a railing system on the east façade and at the terrace level. The proposed improvements should significantly improve the pedestrian experience along Wilson Boulevard.

**CONCLUSION:** Staff finds that the proposed materials will significantly improve the deteriorating building façade, provide a more durable façade finish, and result in a building which positively contributes to the vibrant Rosslyn streetscape. The proposed renovation and water feature will create visual interest on this block face and enhance the pedestrian experience. Therefore, staff recommends approval of the site plan amendment request subject to the proposed condition:

30. The applicant agrees that the proposed façade and streetscape materials will be installed in a manner consistent with the material specifications boards submitted to staff, dated July 7, 2007, and approved by the County Board on July 7, 2007.

**PREVIOUS COUNTY BOARD ACTIONS:**

February 8, 1968	Deferred (Z-1903-68-2) rezoning request for a change land classification from “C-2” to “C-O” to April 27, 1968.
April 27, 1968	Deferred (Z-1903-68-2) to the Regular June, 1968 Zoning Hearings.
June 6, 1968	Deferred (Z-1903-68-2) to the Regular August 1968 Zoning Hearings.
August 10, 1968	Deferred (Z-1903-68-2) to the September 14, 1968 Zoning Hearings.
September 14, 1968	Deferred (Z-1903-68-2) to the November 23, 1968 Zoning Hearings.
November 23, 1968	Approved (Z-1903-68-2) rezoning from “C-2” to “C-O.”
April 14, 1973	Approved site plan (Z-1903-68-2 and Z1948-69-3) permitting a 319 unit hotel subject to conditions.
November 3, 1973	Approved a site plan amendment (Z-1903-68-2 and Z-1948-69-3) to eliminate the sixth floor of the underground parking subject to conditions.
June 5, 1974	Approved site plan amendment (Z-1903-68-2 and Z-1948-69-3) permitting extension of the site plan approval for one year.
May 8, 1976	Approved site plan amendment (Z-1903-68-2) permitting signs reading “HYATT HOUSE” and corporate logos on north, south and east elevations of the building, in accordance with plans dated February 19, 1976.
June 12, 1976	Approved site plan amendment (Z-1903-68-2) to permit dancing and entertainment on the second floor restaurant and entertainment in the first floor lounge subject to conditions.

Approved Conditions (SP #92 Hyatt Hotel Facades):

Transportation

1. Construct sidewalk, curb and gutter in accordance with Arlington County plans and specifications.
2. All on-site drainage to be collected and piped to adequate storm sewer outlet.
3. Install Arlington County standard street lights in locations designated by the Department of Transportation.
4. All required easements, including fire lane easements over all parking garage levels, are required to be provided prior to the issuance of a building permit.
5. A final engineering site plan should be submitted and approved prior to the issuance of a building permit.
6. The developer is to construct or pay one-half of the cost under public right-of-way of the approved pedestrian underpass from this site to the Commonwealth Building.
7. Required pedestrian corridors within structure shall be a minimum ten feet in width and shall remain unsecured during the hours of normal occupancy of the building.
8. Any truck or trash loading area shall either be enclosed or screened from public view.
9. A bus pull-out lane shall be required and is subject to the approval of the Department of Transportation.
10. A schematic plan and an easement for the provision of a continuous pedestrian walkway at an elevation of 117 feet through the Ames Center shall be required prior to the issuance of a building permit and shall be subject to the approval of the County Manager.
11. The construction of the above mentioned walkway shall be complete prior to initiation of Metro Service (as-amended).
12. Parking on-site, or on a suitable off-site location, shall be provided for all construction workers without charge. April 14, 1973
13. There shall be no approved alternate use for parking floor area or spaces by this site plan approval. Conversion of parking to any other use shall be subject to approval by the County Board. Conversion of parking floor area or spaces below the minimum required will not be permitted.

## Utilities

14. The meter vault for water service shall be located in the island at North Nash Street and Wilson Boulevard. By locating the water service at this point it will not be necessary to make any adjustments when the grade separation structure is constructed at Wilson Boulevard and Fort Myer Drive.
15. The sanitary sewer connection as shown on the plan is satisfactory. The grade change on Wilson Boulevard will involve filling and will, therefore, not affect the sanitary sewer connection in the future.
16. Utility plans showing locations of all existing underground utilities such as water, sewer, gas, electric, telephone cables, etc., both within the property and in adjacent streets and the proposed connections to such utilities are to be approved by the Department of Utilities prior to the issuance of a building permit.
17. The developer shall install all specified utilities on site and on abutting streets including the relocation, replacement or required extensions of such utilities.
18. The support and protection of all utilities passing through or under the building structure shall be subject to the approval of the Department of Utilities.
19. Any on-site relocation of County utilities or storm sewer shall be at the developer's cost.
20. The developer shall install underground wiring for all utilities on and at the periphery of the site.

## Landscaping

21. Landscape and deck treatment plans are to be approved by the County Manager prior to the issuance of a Certificate of Occupancy for any portion of the structure.
22. The developer shall provide major planting areas, as opposed to planter boxes, as approved by the County Manager.
23. On-site lighting shall be subject to the approval of the County Manager and shall be directed and shielded so as to avoid glare and bare bulb exposure to abutting properties.

## Miscellaneous

24. The penthouse floor area shall be used only for mechanical purposes and those specific ancillary uses to the major building use which shall be approved by the County Board.

25. The only alternate use of commercial floor area by this site plan approval shall be parking floor area. Any other alternate use of commercial floor area shall be at the sole discretion and approval of the County Board.
26. The developer shall consider fall-out shelter use of basement-garage areas.
27. The height of structure as proposed will require a letter of approval from the Federal Aviation Administration prior to the issuance of a building permit.
28. Any signs beyond those permitted in the "C-1-0" District Classification shall be subject to future County Board approval. "Sign Standards for Site Plan Buildings" adopted by the County Board on July 24, 1965, shall serve as design criteria for such signs, and specifically, no free-standing signs shall be permitted.
29. Site plan approval expires one year after the date of County Board approval if the approved building is not under construction.