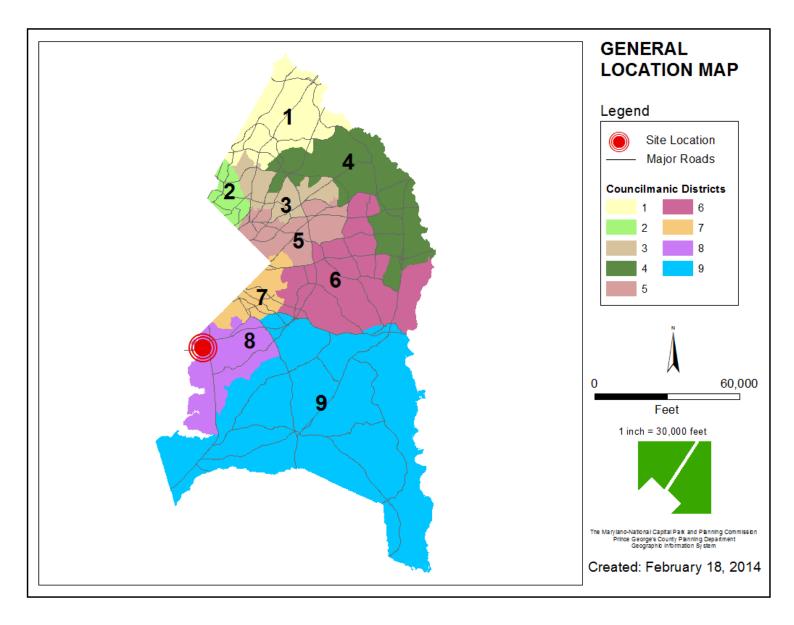
ITEMS: 6 & 8

CASE: DSP-07073-01 & DDS-623 & AC-14005

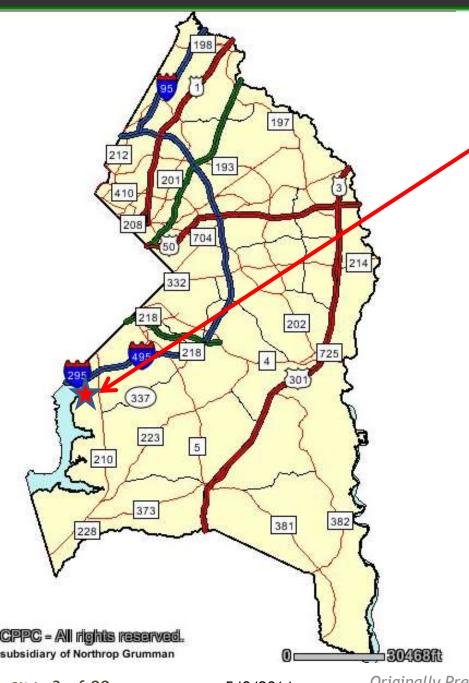
NATIONAL HARBOR BELTWAY PARCEL, LOTS 2-7 MGM



GENERAL LOCATION MAP

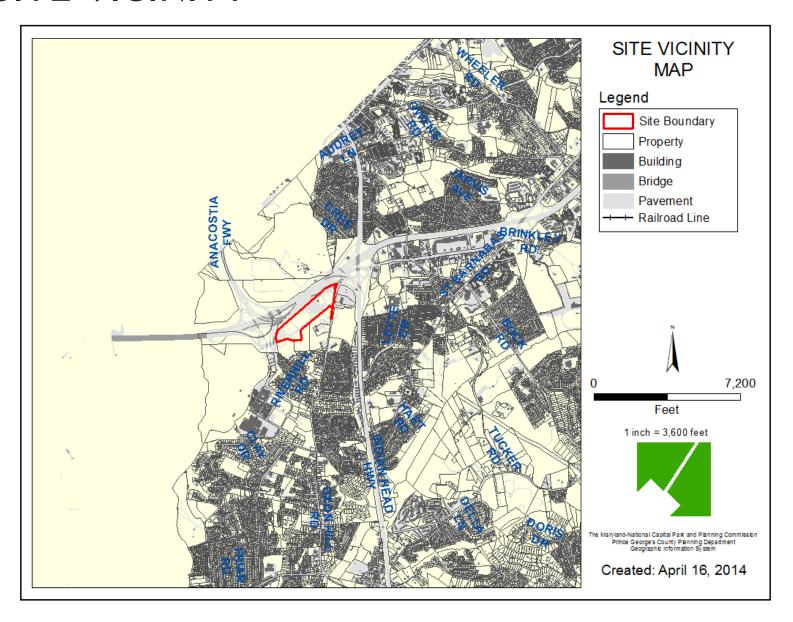






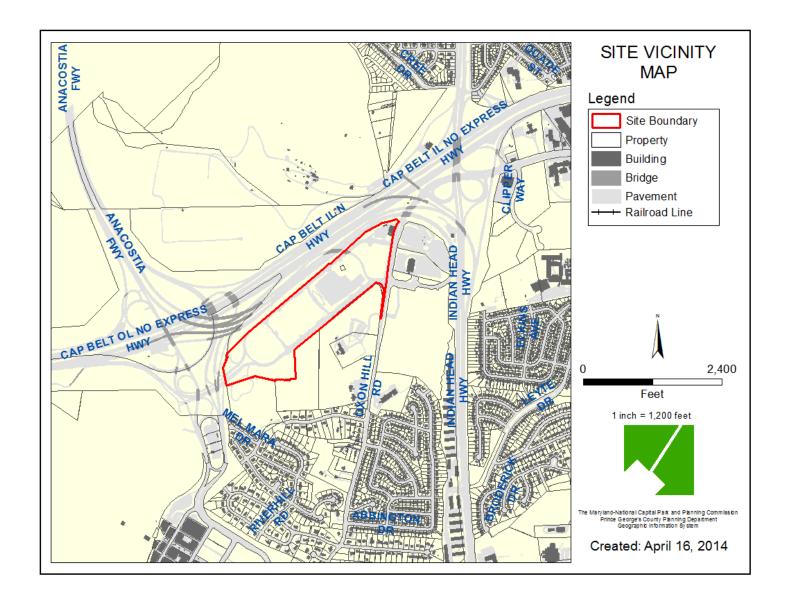
DSP-07073-01 National Harbor, Beltway Tract Project location

SITE VICINITY



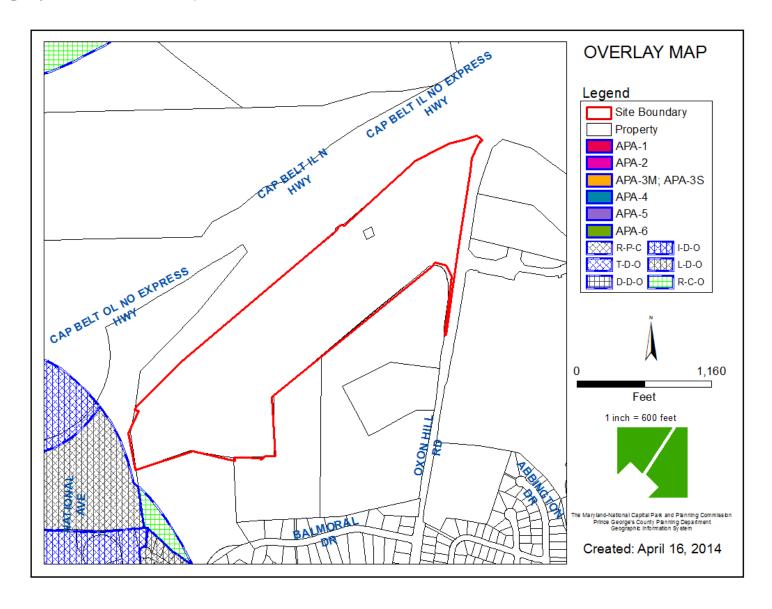


SITE VICINITY DETAIL



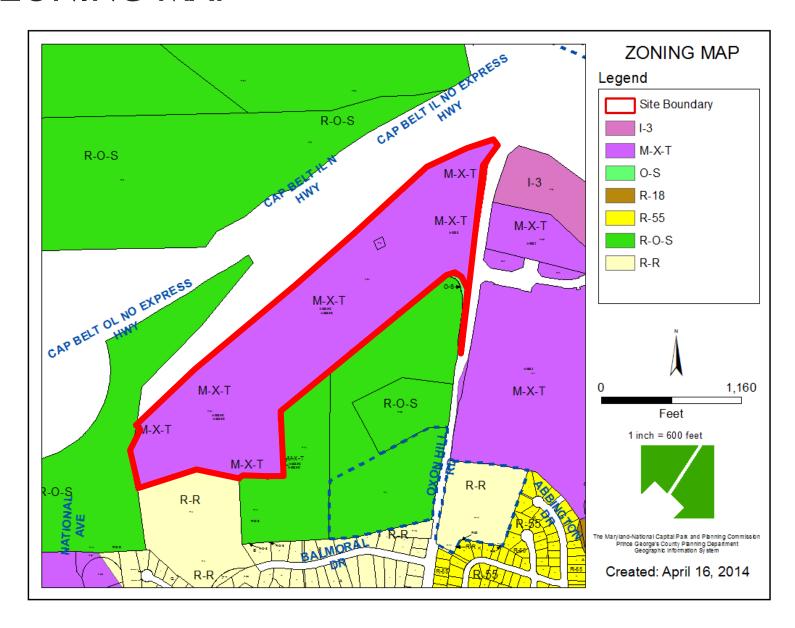


OVERLAY MAP



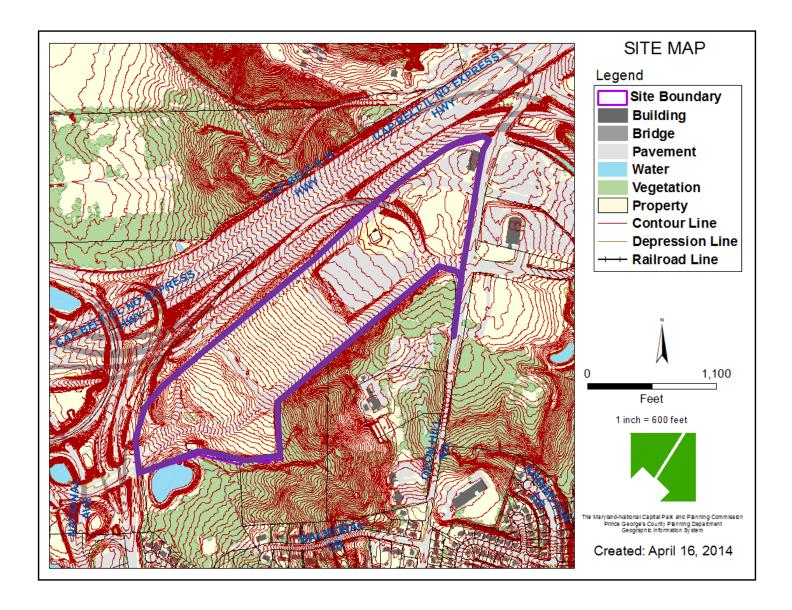


ZONING MAP



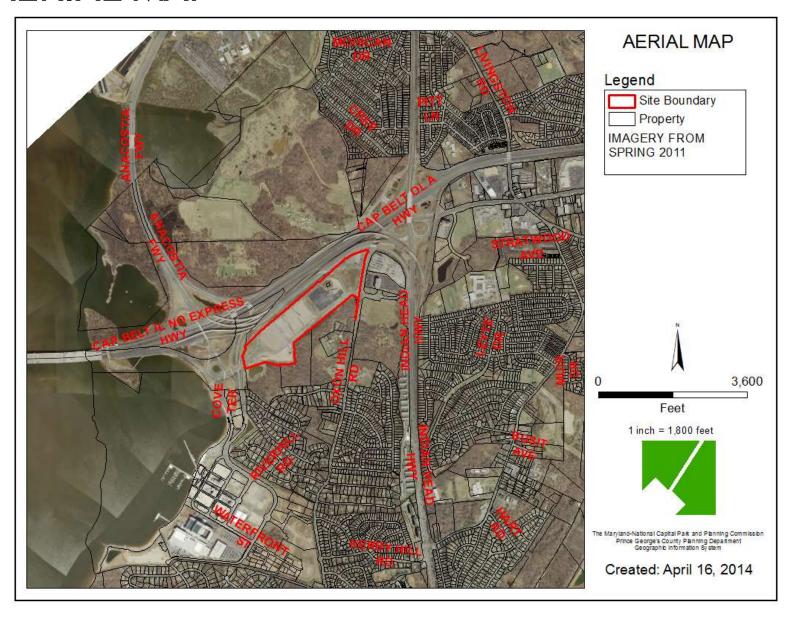


TOPOGRAPHY MAP



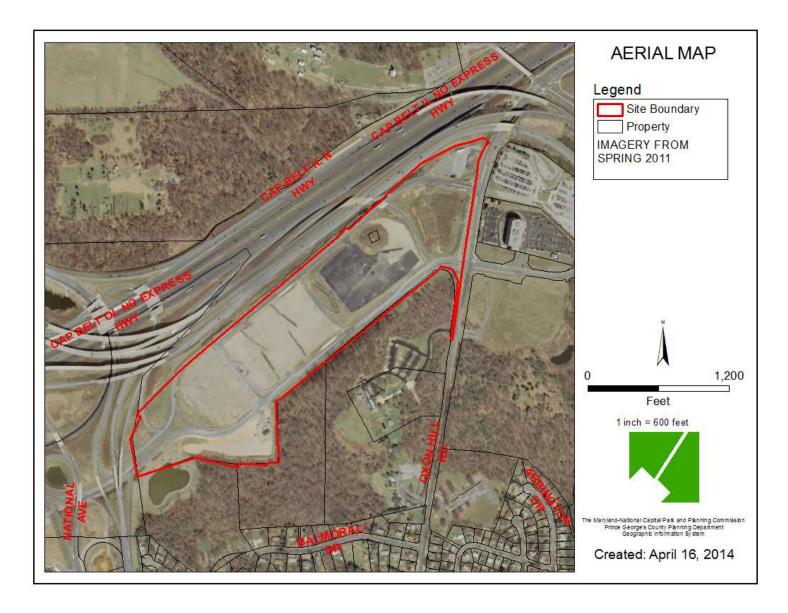


AERIAL MAP



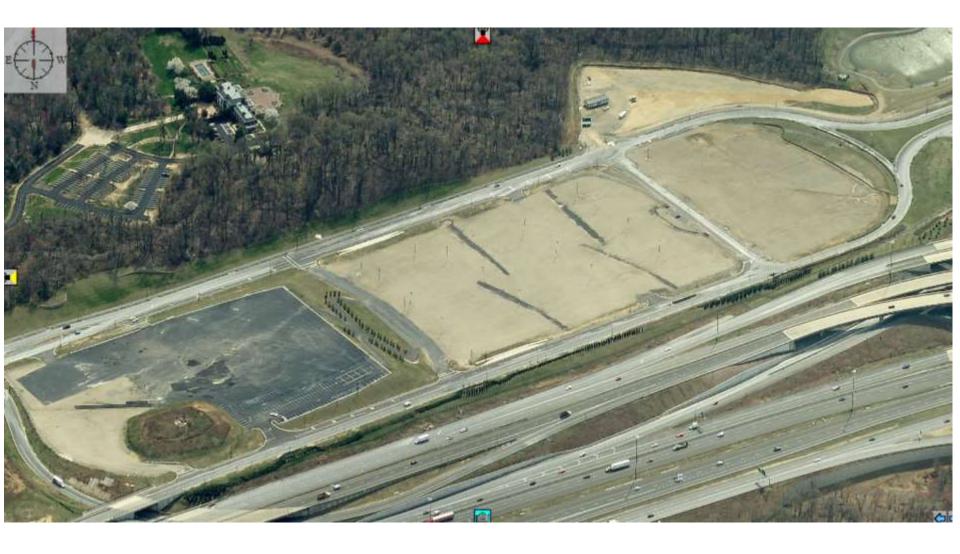


AERIAL MAP (DETAIL)



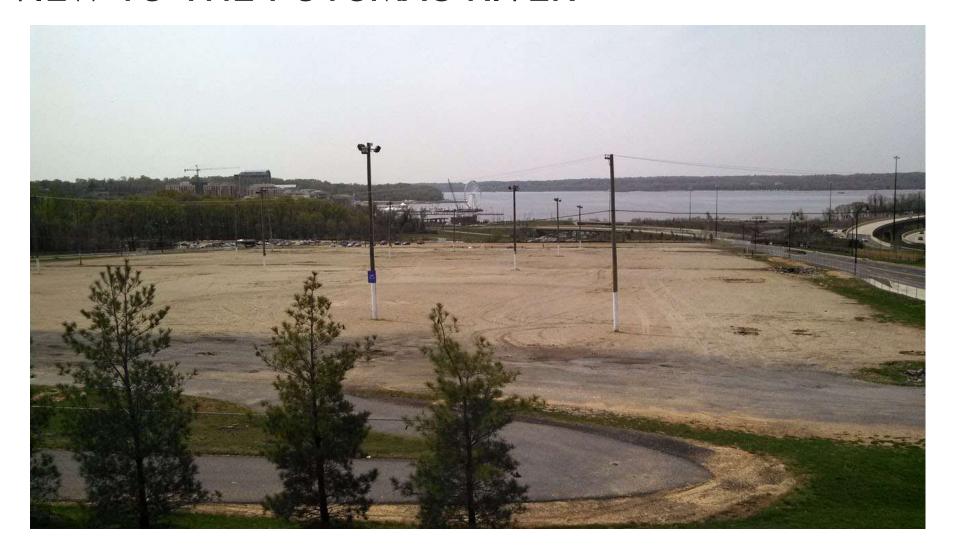


BIRD'S EYE IMAGE





VIEW TO THE POTOMAC RIVER





VIEW TO THE CEMETERY(EAST)





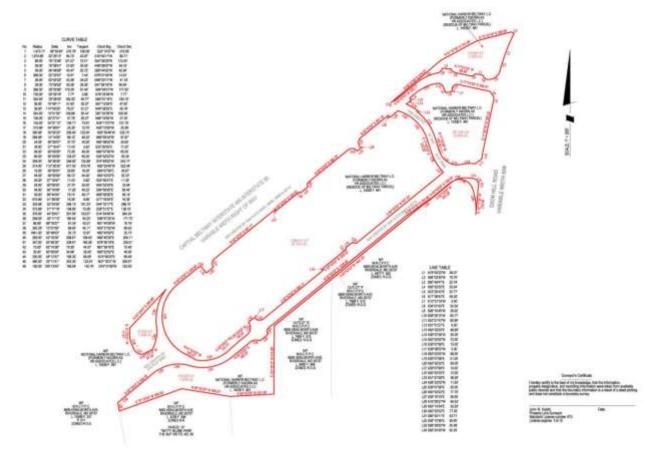
VIEW TO THE NATIONAL AVE/ I-95/495





RED LINE SKETCH







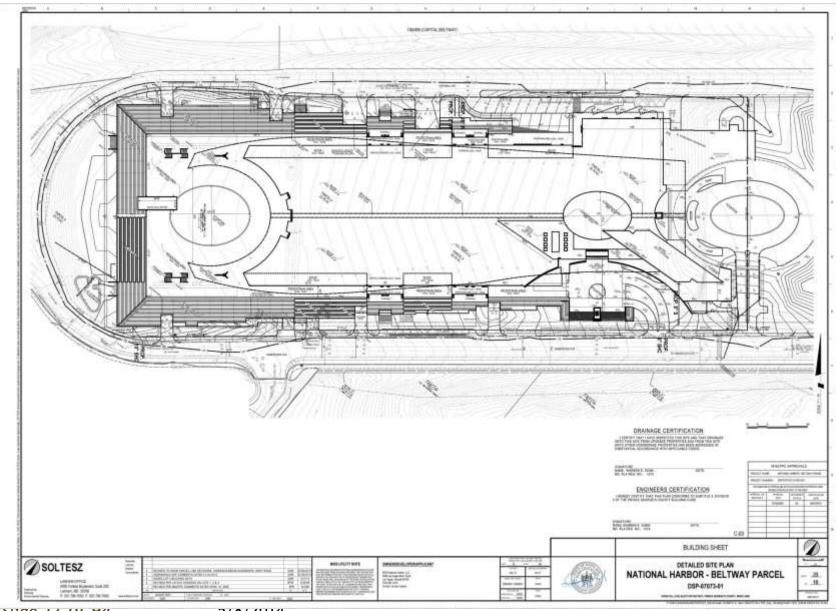


DETAILED SITE PLAN SET (PAGE 1 OF 10)



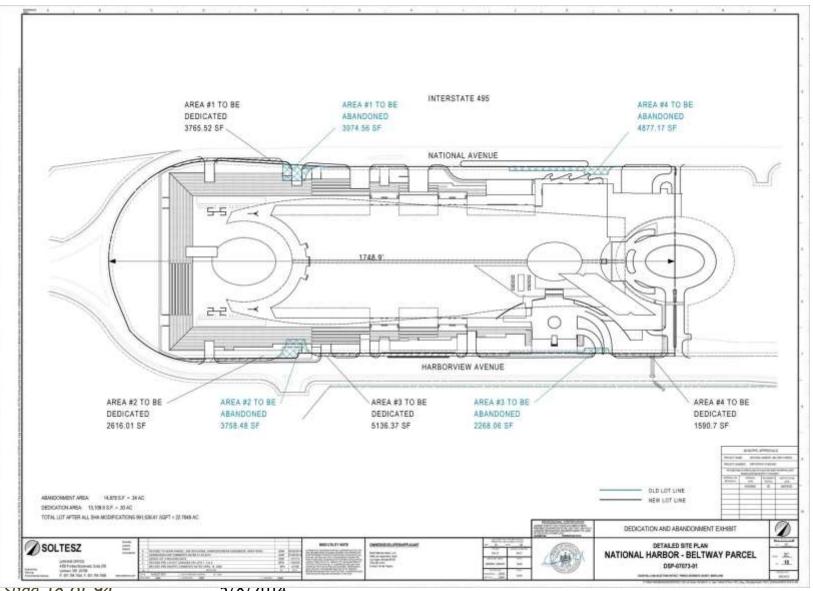


DETAILED SITE PLAN SET (PAGE 2B OF 10)





DETAILED SITE PLAN SET (PAGE 2C OF 10)





ADJACENT DEVELOPMENT



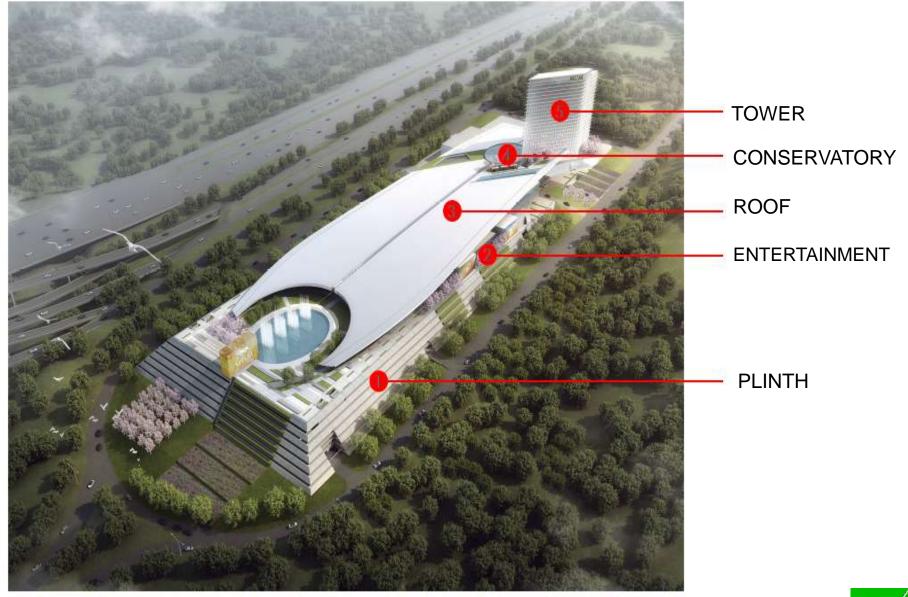


RENDERED LANDSCAPE PLAN

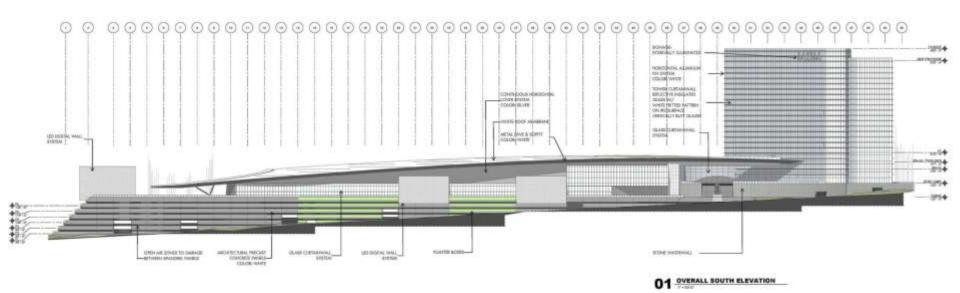


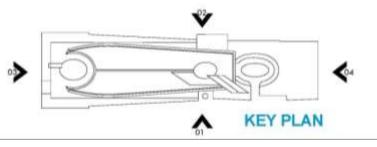


OVERALL



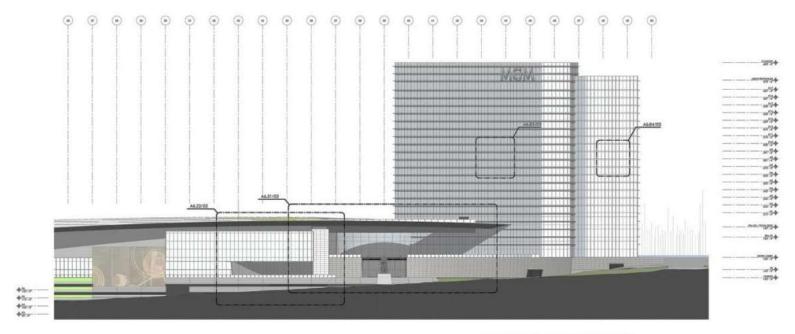
SOUTH ELEVATION



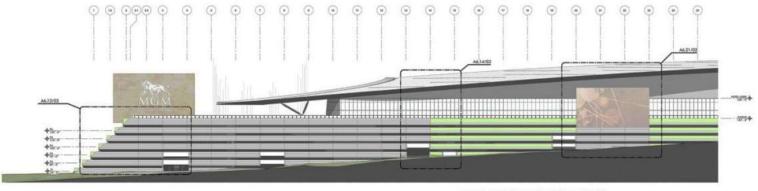




ENLARGED SOUTH ELEVATION



02 ENLARGED SOUTH ELEVATION - EAST END





ENTERTAINMENT



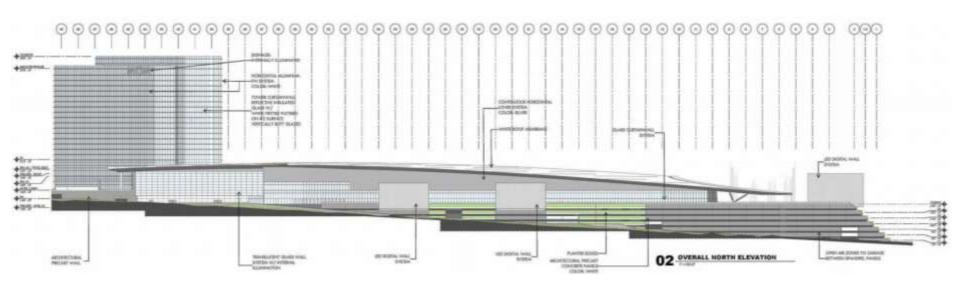


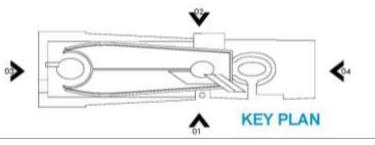
ENTERTAINMENT ENTRY





NORTH ELEVATION

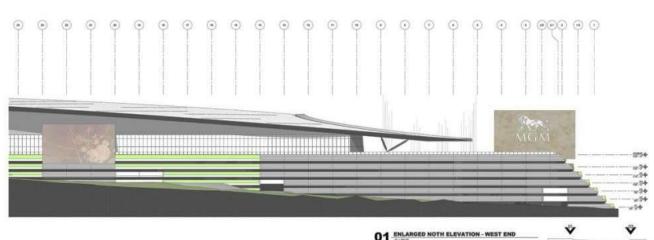






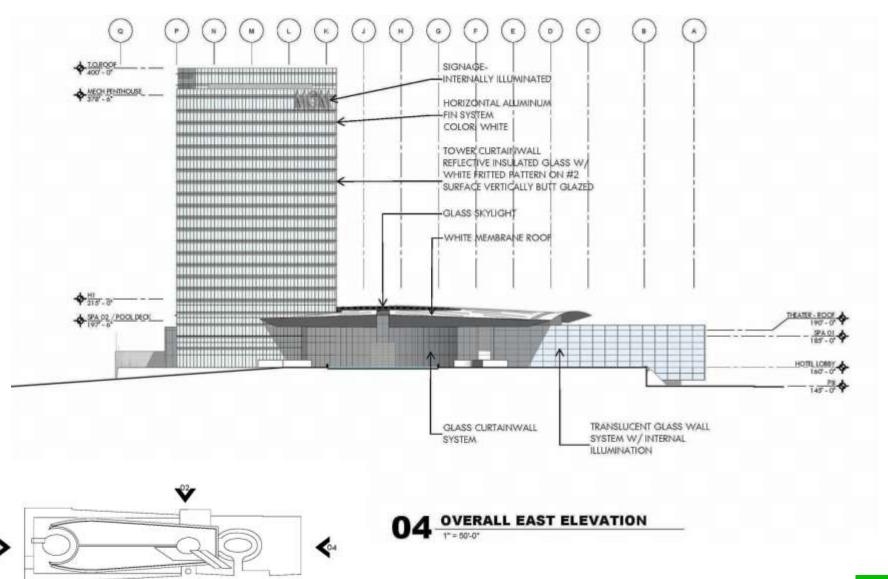
ENLARGED NORTH ELEVATION







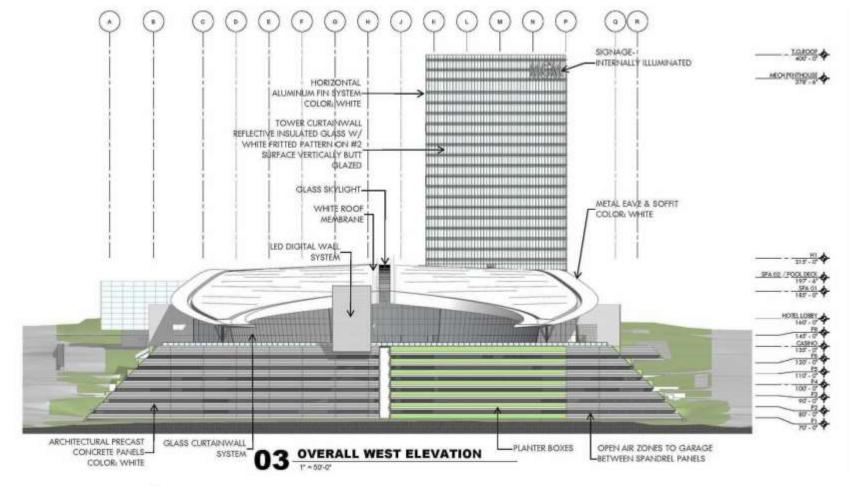
EAST ELEVATION

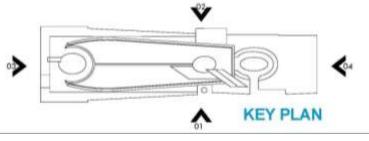




KEY PLAN

WEST ELEVATION





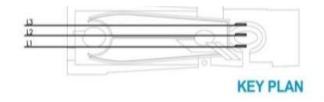


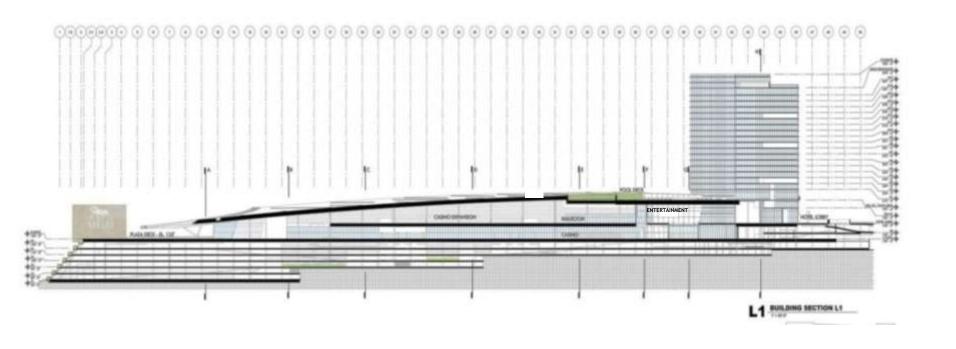
PLINTH



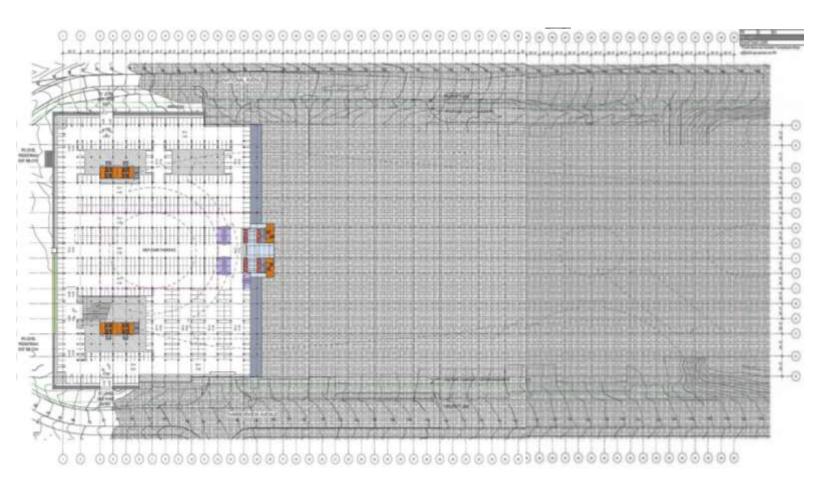


BUILDING SECTION



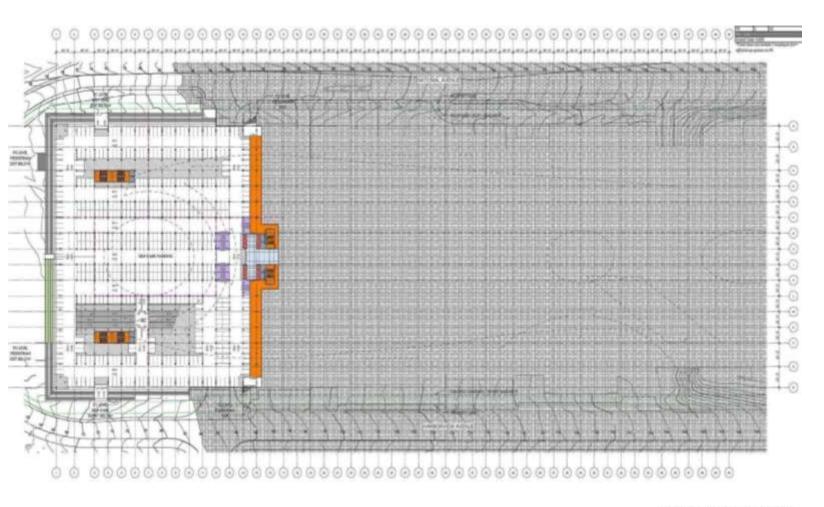


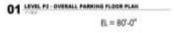




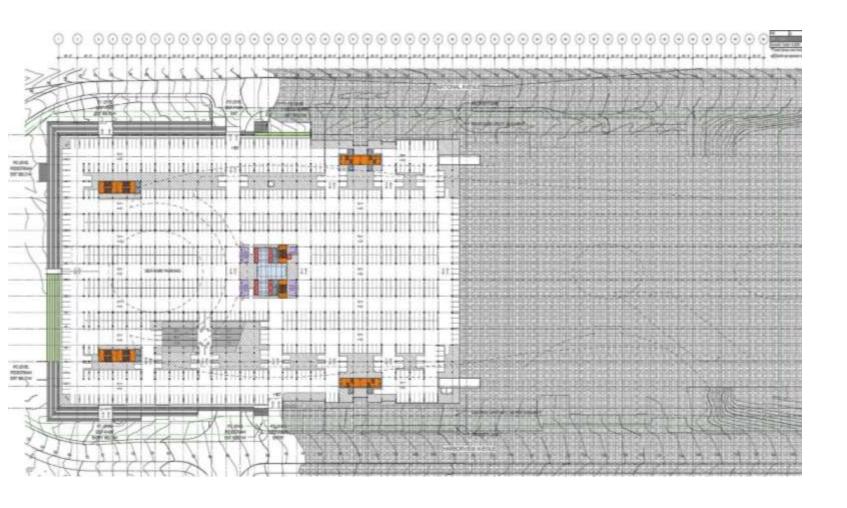






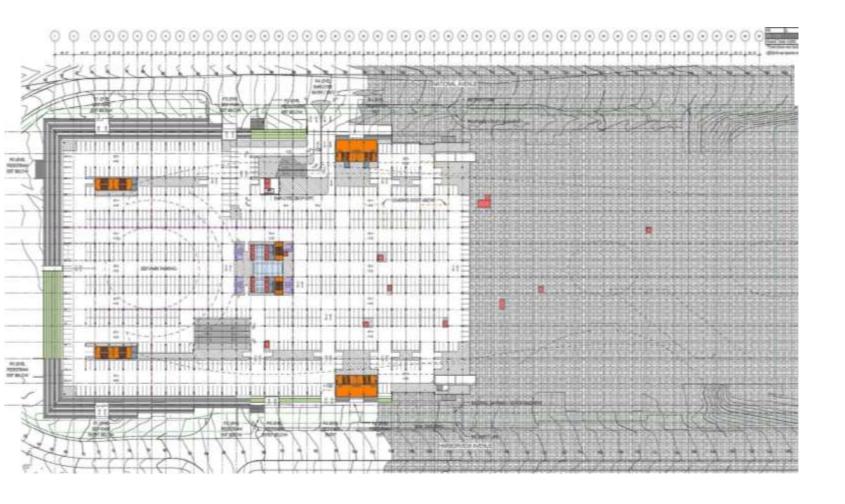






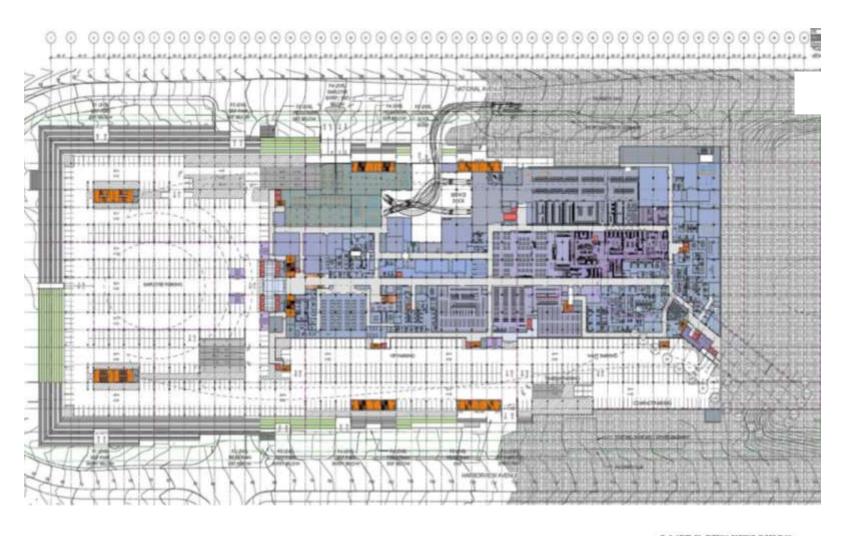








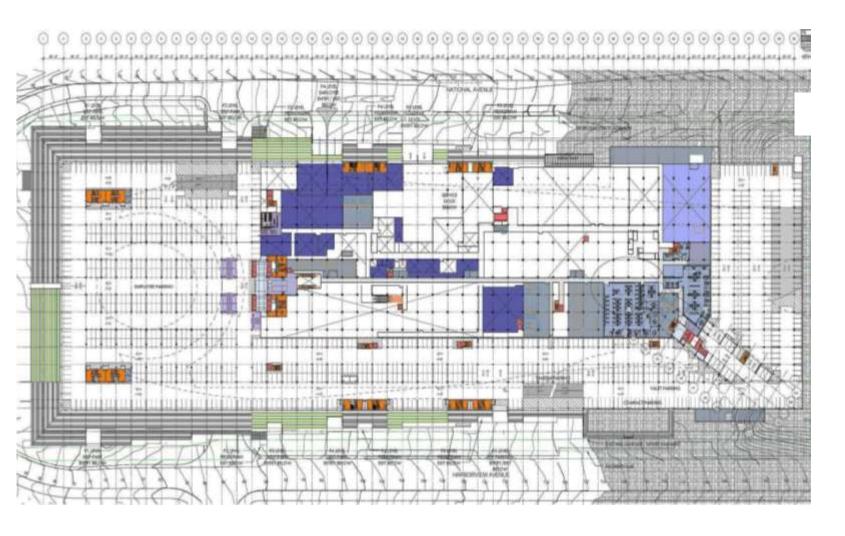








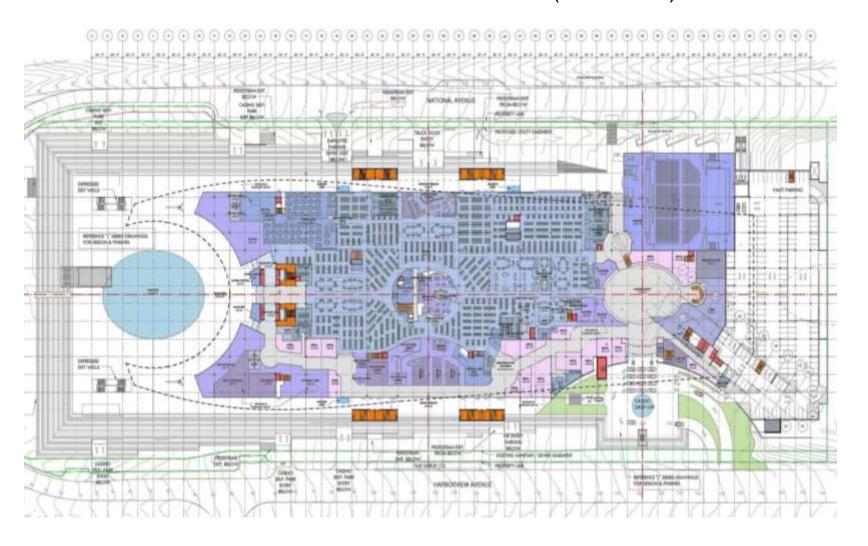
FLOOR PLANS: LEVEL P6

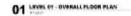






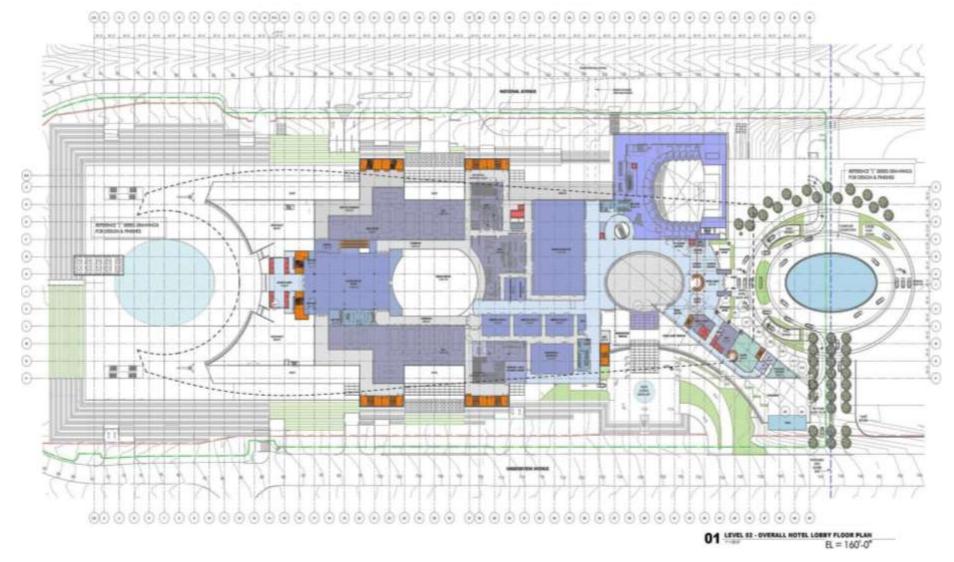
FLOOR PLANS: ENTERTAINMENT LEVEL 01 (LEVEL P7)





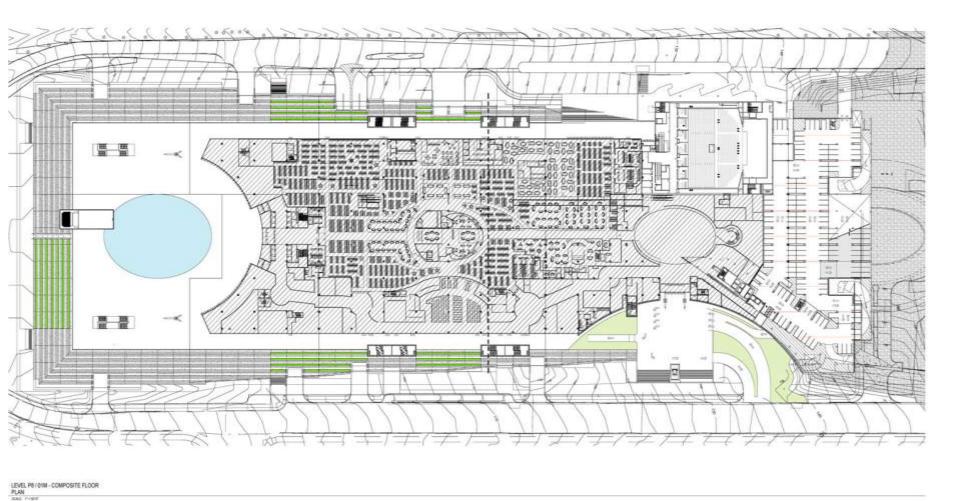


FLOOR PLANS: ENTERTAINMENT LEVEL 02



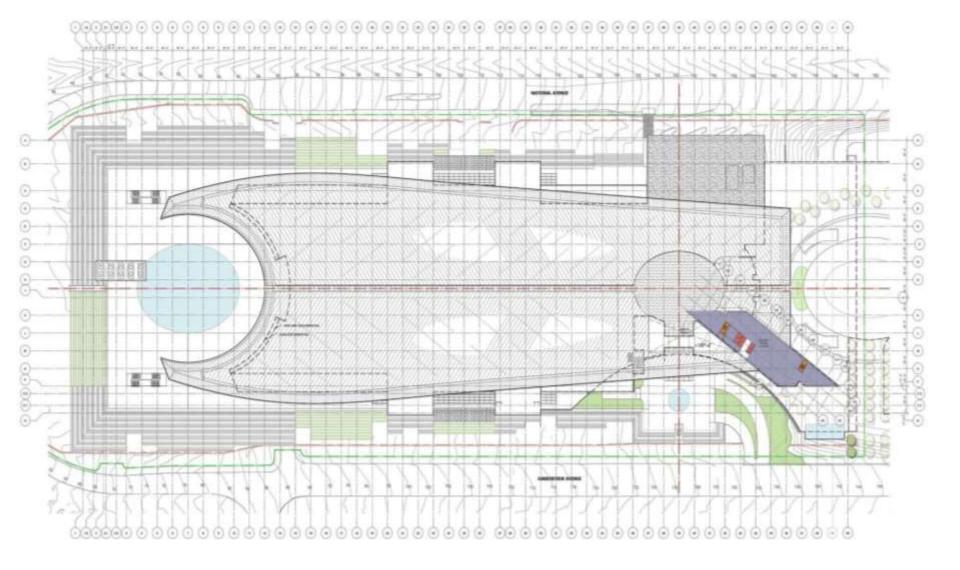


FLOOR PLANS: LEVEL P8



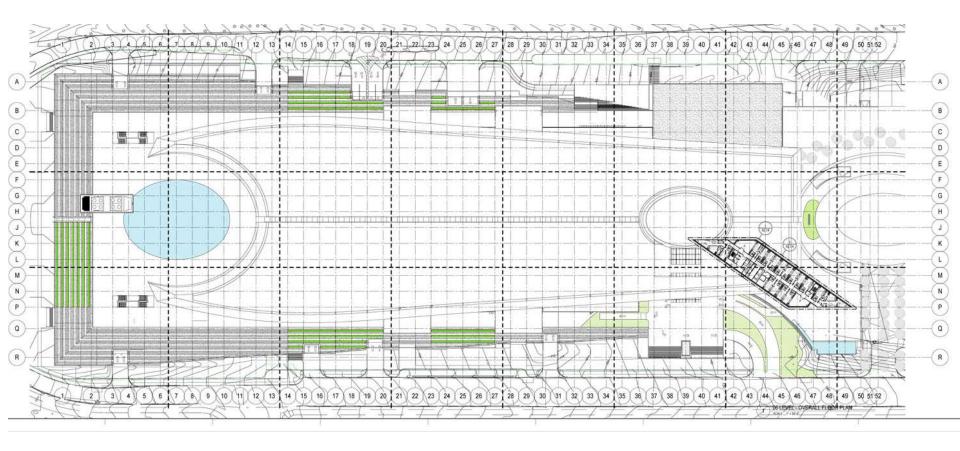


FLOOR PLANS: EXECUTIVE OFFICE AND ROOF





FLOOR PLANS: TYPICAL HOTEL FLOOR PLAN









CONCEPTUAL NIGHT TIME MODEL



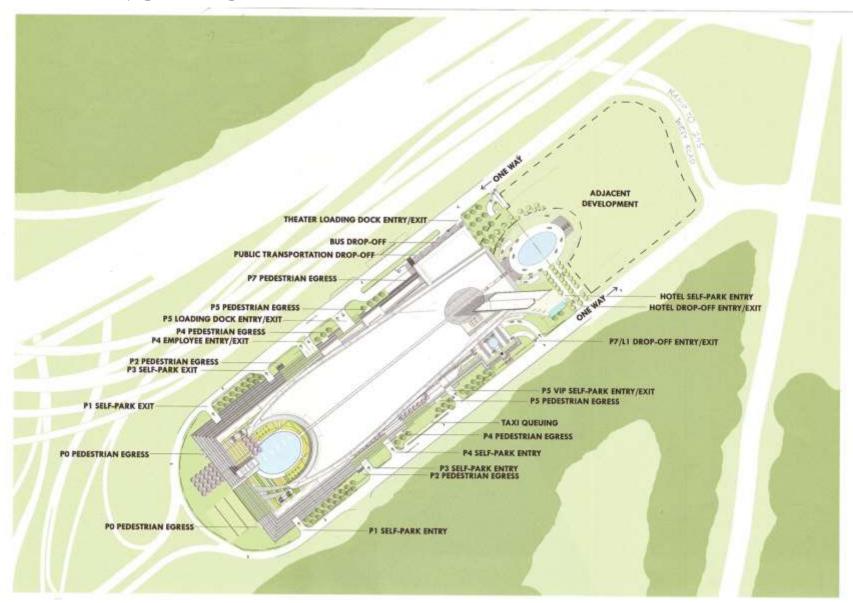


TRANSPORTATION EXHIBIT





PARKING FACILITY

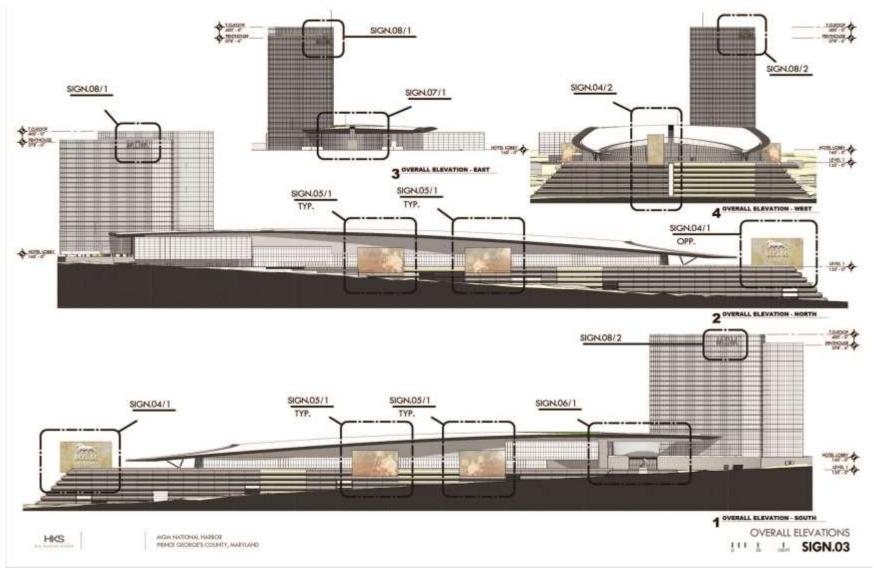




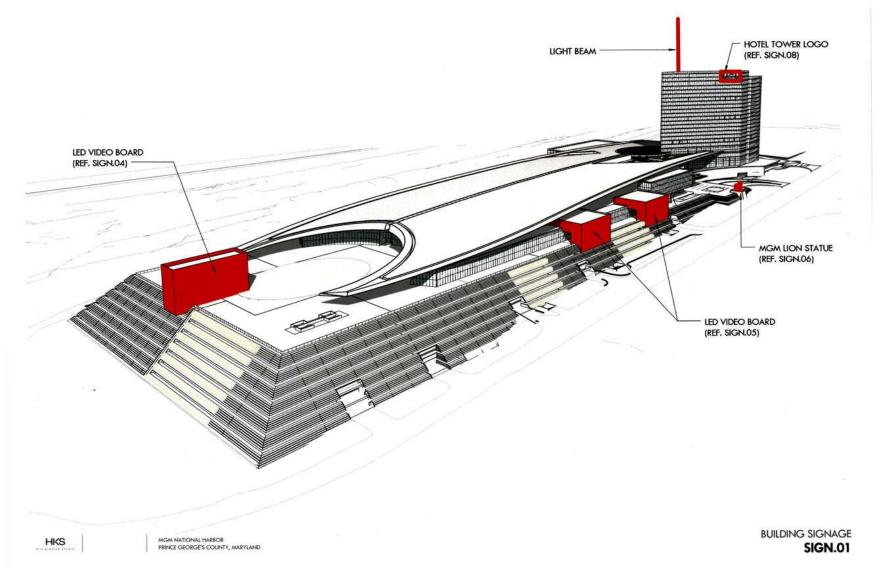
SIDEWALK EXHIBIT











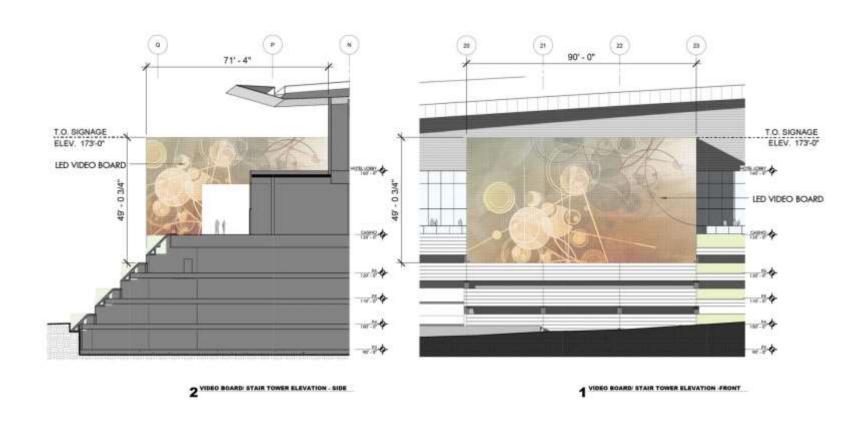






MOM NATIONAL HARBOR PENCE GRORGE'S COUNTY, MARYLAND WEST PLAZA VIDEO BOARD





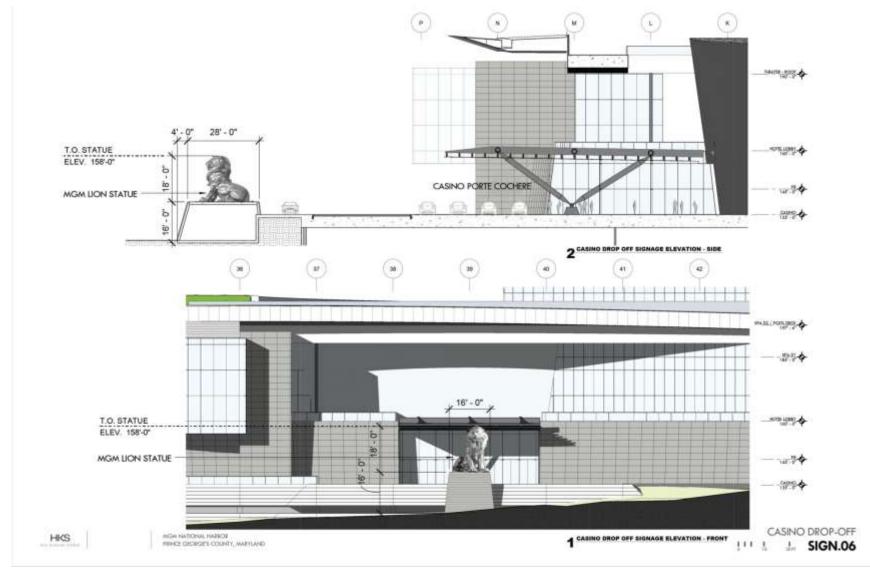


NORTH & SOUTH VIDEO BOARDS

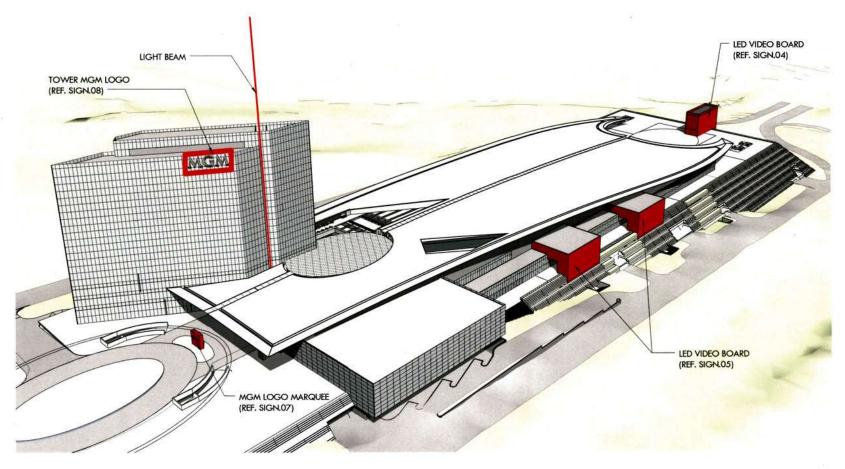
!!! 1 1 SIGN.05

HKS

MGR HATIONAL HARRON PRINCE GEORGE'S COUNTY, MARYLAND



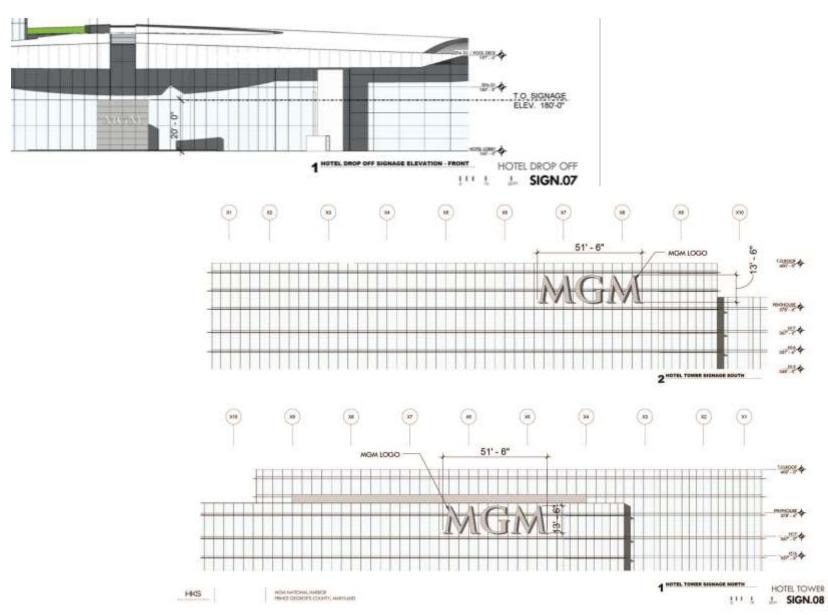




HKS

MGM NATIONAL HARBOR PRINCE GEORGE'S COUNTY, MARYLAND BUILDING SIGNAGE SIGN.02







SIGN LIGHTING



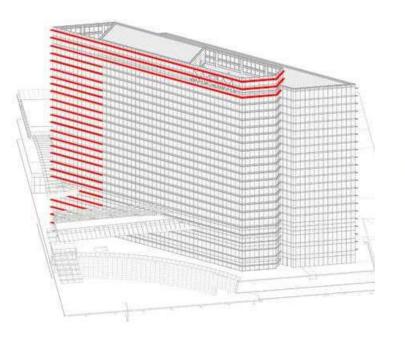


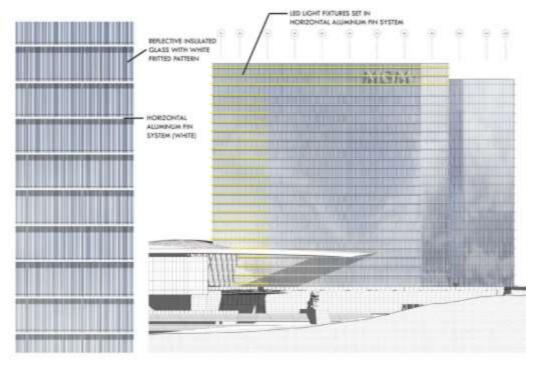
SIGN LIGHTING





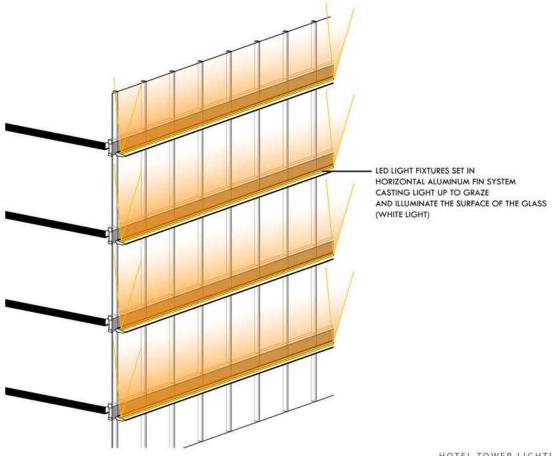
HOTEL FAÇADE ILLUMINATION







PROPOSED LIGHTING SYSTEM FOR FAÇADE ILLUMINATION



HOTEL TOWER LIGHTING

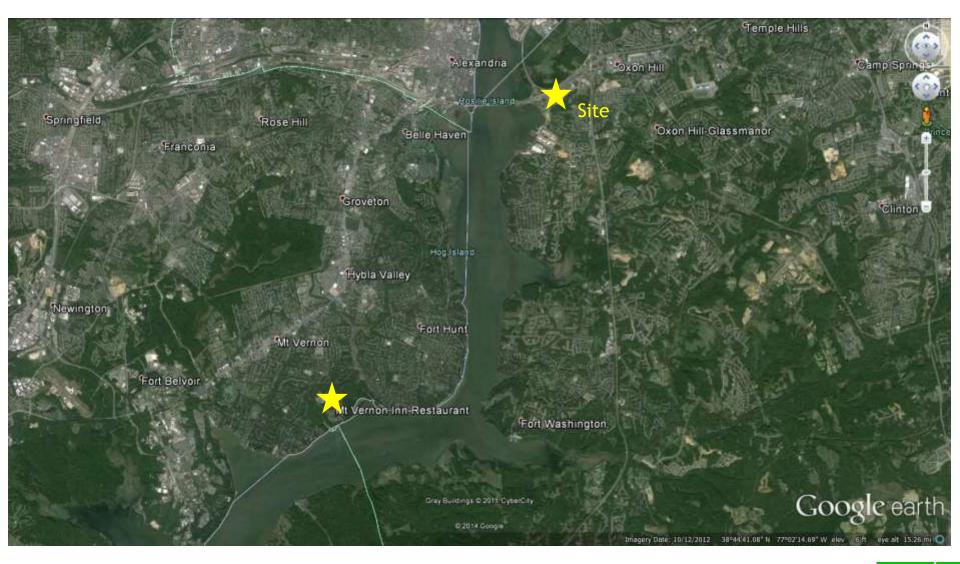


SIGN LIGHTING (DETAIL)





MOUNT VERNON: VIEWSHED ANALYSIS

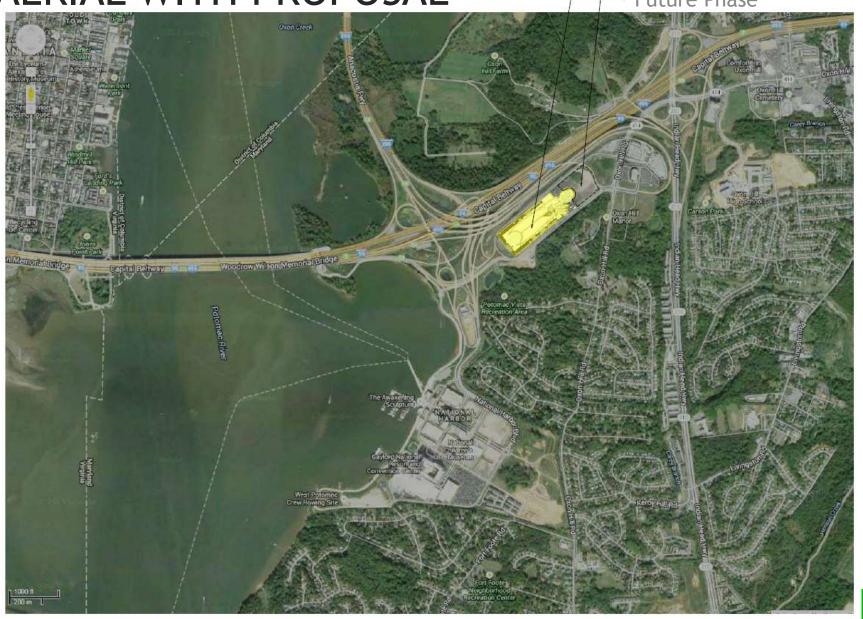




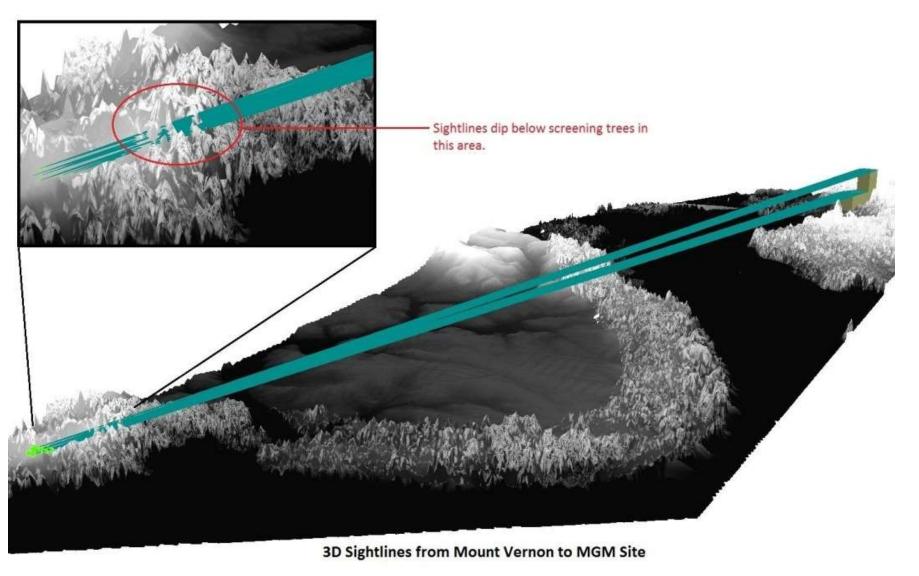
Case DSP-07073-01 & DDS-623 & AC-14005

AERIAL WITH PROPOSAL

Subject Proposal Future Phase



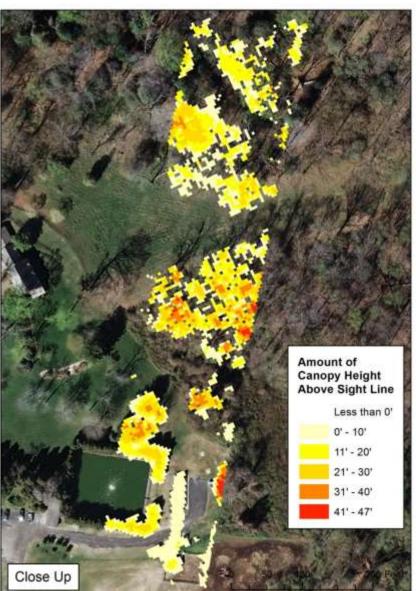
MOUNT VERNON: VIEWSHED ANALYSIS





TREE CANOPY SCREENING FROM MOUNT VERNON







MOUNT VERNON: VIEWSHED ANALYSIS

I began by identifying the area of the east lawn from which an individual would have the best view toward the proposed casino. This is a relatively narrow area which is constricted by tall vegetation along the north ha-ha wall of the east lawn.



Created by Eric Benson GIS Manager Mount Vernon

A person standing in the middle of this area would be at about 119' feet above sea level, with an eye height of 124.5'. The view toward the casino site travels across a large cattle field which rises in elevation from the viewer's position on the east lawn.



MOUNT VERNON: VIEWSHED ANALYSIS

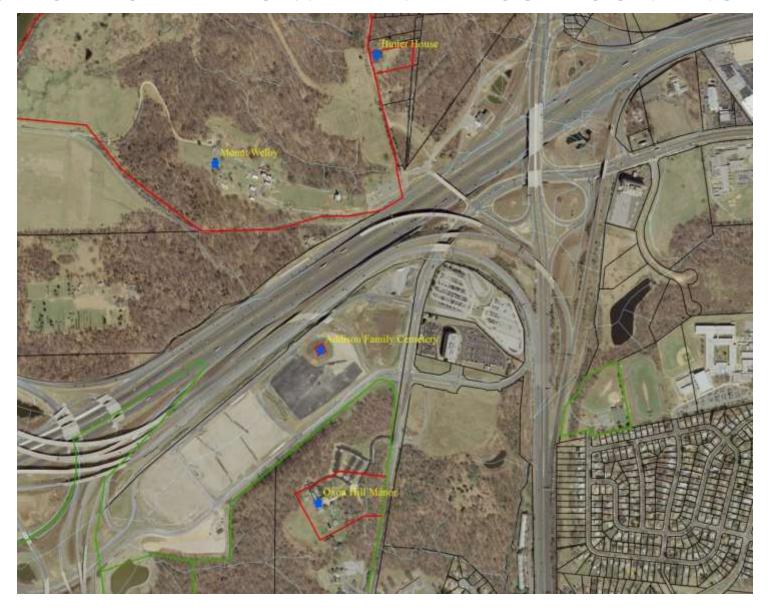


Created by Eric Benson GIS Manager Mount Vernon

This rises to approximately 133' at a distance of 1,100 feet from the viewer. A total station measurement was taken and showed that this corresponded to a 0.16 degree increase. Extrapolated to a distance of 39,566 feet, this rise would hide any object up to 235.26 feet above sea level. There are a line of trees beyond the rise which measured from 1.42 to 2.62 degrees. These trees, even at the lowest degree, would provide screening up to around 1000' above sea level. This shows that the trees located on Mount Vernon's property would provide sufficient screening to block any view of the proposed casino.



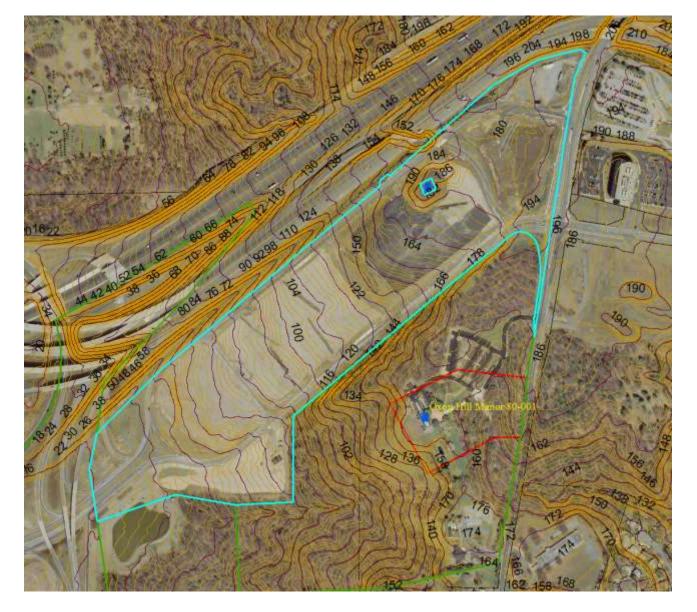
HISTORIC PROPERTIES WITHIN THE SURROUNDING AREA



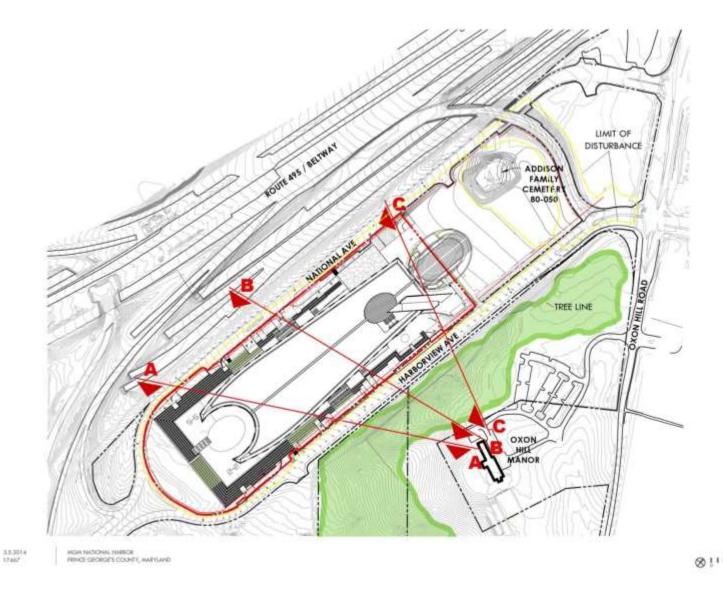
OXON HILL MANOR



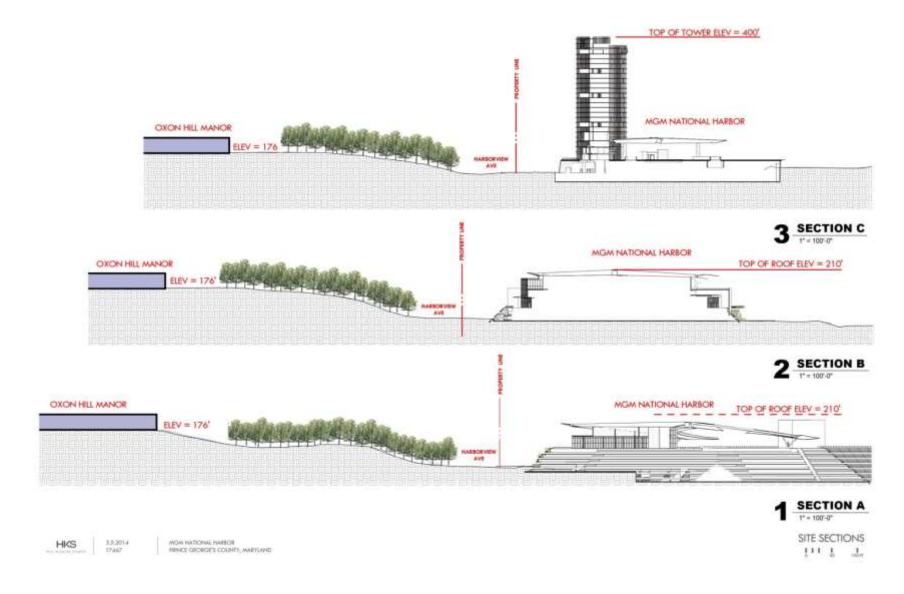
OXON HILL MANOR: TOPOGRAPHIC ANALYSIS



OXON HILL MANOR: VIEWSHED ANALYSIS



OXON HILL MANOR: VIEWSHED ANALYSIS



VIEW TO OXON HILL MANOR IN WINTER (SOUTH)



OXON HILL MANOR & ADDISON CEMETERY

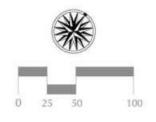


ADDISON CEMETERY





VICINITY MAP:





August 27, 2008 Scale: 1"=50'

ADDISON FAMILY CEMETERY EXHIBIT

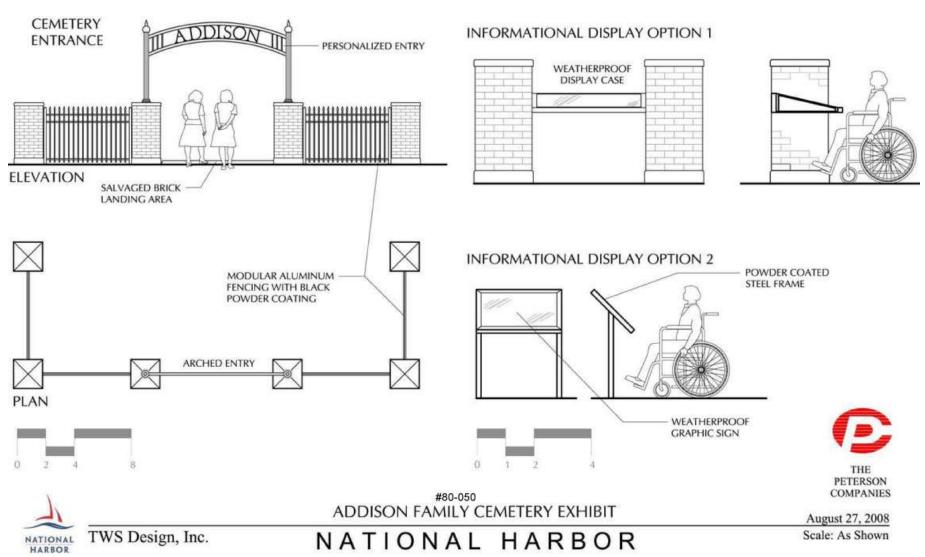
TWS Design, Inc.

NATIONAL HARBOR

Temporary approved condition pursuant to DSP-07073

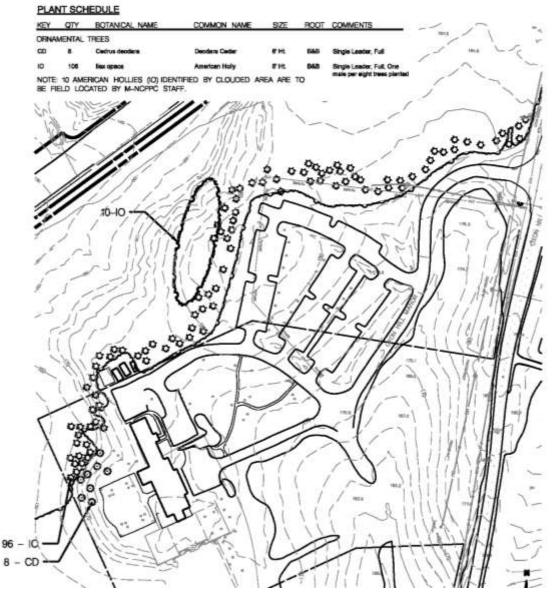


ADDISON CEMETERY





OXON HILL MANOR: PROPOSED MITIGATION





CB-06-2014

• Section 27-548.01.04 (CB-6-2014)

the following additional requirements:

- Recreational or Entertainment Establishment of a Commercial Nature with Video Lottery Facility.
- (a) Requirements. A Recreational or Entertainment

 Establishment of a Commercial Nature with a Video

 Lottery Facility ("Facility") shall be permitted, subject to

 detailed site plan review and approval, in accordance with



• (1) Submission demonstrating that the

locational requirements as set forth in Section 9-

1A-36(h)(1)(VI), State Government Article,

Annotated Code of Maryland, are met.



APPLICANT'S EXHIBIT 1





- (2) Submission demonstrating that transportation facilities in the area affected by traffic generated by the Facility ("traffic study area") will be adequate based on:
- (A) total traffic conditions as prescribed in the most recent Transportation Review Guidelines ("Guidelines") published by the Maryland-National Capital Park and Planning Commission;
- (B) compliance with a comprehensive transportation plan in accordance with Section 9-1A-32, State Government Article, Annotated Code of Maryland prior to issuance of any use and occupancy permits; and
- (C) the transportation improvements regarding the Facility submitted to the Maryland Video Lottery Facility Location Commission ("Location Commission").
- (i) Any required on or off-site transportation improvements contained in this submission shall be made prior to, or concurrent with, the construction of the Facility, and shall be completed prior to the issuance of any use and occupancy permits for the Facility.



TRIP GENERATION SUMMARY-WEEKDAY

Trip Generation Summary, DSP-07073/01, Beltway Parcel—MGM: Weekday									
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour			
			In	Out	Tot	In	Out	Tot	
Casino	4,580	gaming positions	213	7	284	736	491	1,227	
Hotel	300	rooms	102	66	168	94	83	177	
Theater Venue (it is noted that specific language is included to state that the venue will generate traffic after 7:30 p.m., and should not count against a peakhour trip cap	3,000	seats	0	0	0	600	600	1,200	
Total Trips Utilized in Traffic Analysis			315	137	452	1,430	1,174	2,296	
Total Trips Utilized Against the Peak-Hour Trip Cap (excludes Theater Venue)			315	137	452	830	574	1,404	



TRIP GENERATION SUMMARY-SATURDAY

Trip Generation Summary, DSP-07073/01, Beltway Parcel—MGM: Saturday										
			Saturday Peak Hour							
Land Use	Use Quantity	Metric	ln	Out	Tot					
Casino	4,580	gaming positions	808	717	1,525					
Hotel	300	rooms	121	95	216					
Theater Venue	3,000	seats	600	600	1,200					
Total Trips Utilized in Analysis			1,529	1,412	2,941					
Total Trips Utilized Against the Peak-Hour Trip Cap (excludes Theater Venue)			No Saturday trip cap							



• (3) Submission demonstrating a lighting plan that illuminates all parking areas and walkways on site.

- Parking levels lit to an average of 6.9 foot candles.
- Site lighting lit to an average of 1.54 foot candles.



- (4) A receipt confirming submission of a written security plan to the Chief of Police demonstrating a 24-hour adequate security and surveillance plan, including plans to control loitering in the parking areas.
- (A) The security plan may be a confidential submittal.
- (B) Review and approval by the Chief of Police or the Chief's designee is required prior to the issuance of any use and occupancy permit for the Facility.



• (5) Submission of a written plan for daily removal of litter and refuse in the Facility and on site.



• (6) Submission of a statement acknowledging obligations pursuant to Section 9-1A-10(a)(3), State Government Article, Annotated Code of Maryland, including any related compliance and reporting requirements.



• (7) Submission of a statement detailing any opportunities in relation to the video lottery facility to be made available to Prince George's County residents or businesses via direct monetary or other equity investment, ownership of independent in-line businesses, ownership of retail pad sites, ownership of business franchises, ownership of service businesses, and/or ownership of any other for-profit businesses.



 (b) Full compliance with this Section by the Video Lottery Operator, including compliance with any plans, commitments, or other information contained in any submissions required in this Section, shall be a stated condition of approval for the Facility's Detailed Site Plan.



DDS-623 - RECOMMEND APPROVAL

- Departure from Design Standards for the purpose of reducing the size of the parking space from:
- 9.5 feet x 19 feet to
- 9 feet x 18 feet
- All parking is located within parking garages, aisle width is proposed as 24 feet in width, and proposed size endorsed by Urban Land Institute.

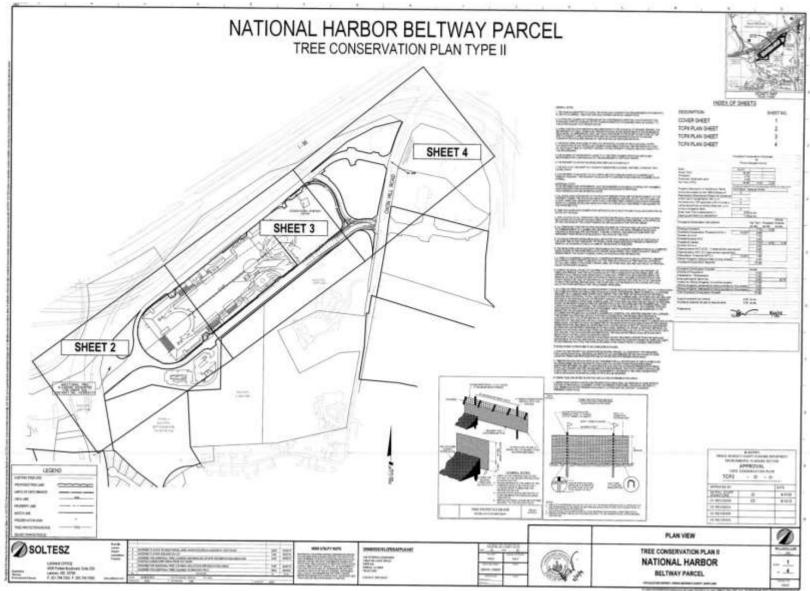


ALTERNATIVE COMPLIANCE AC-14005 - RECOMMEND APPROVAL



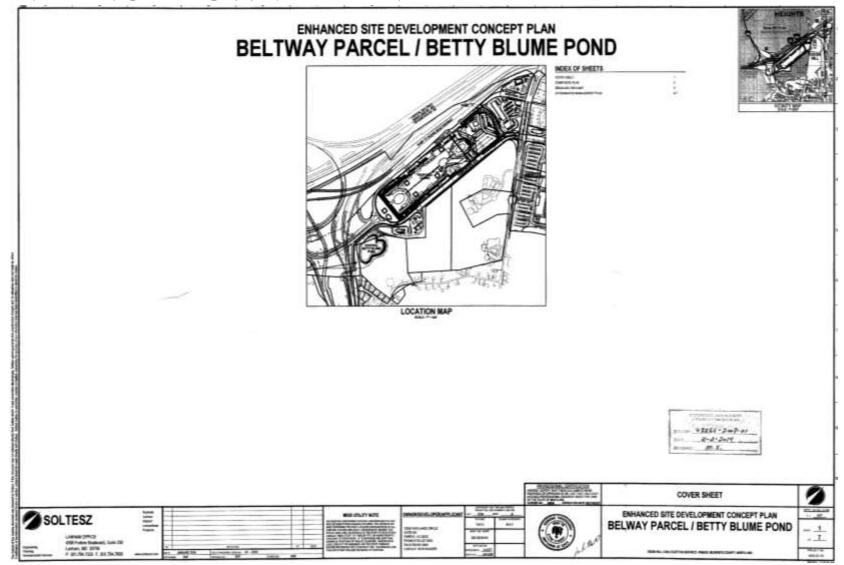


TYPE II TREE CONSERVATION PLAN



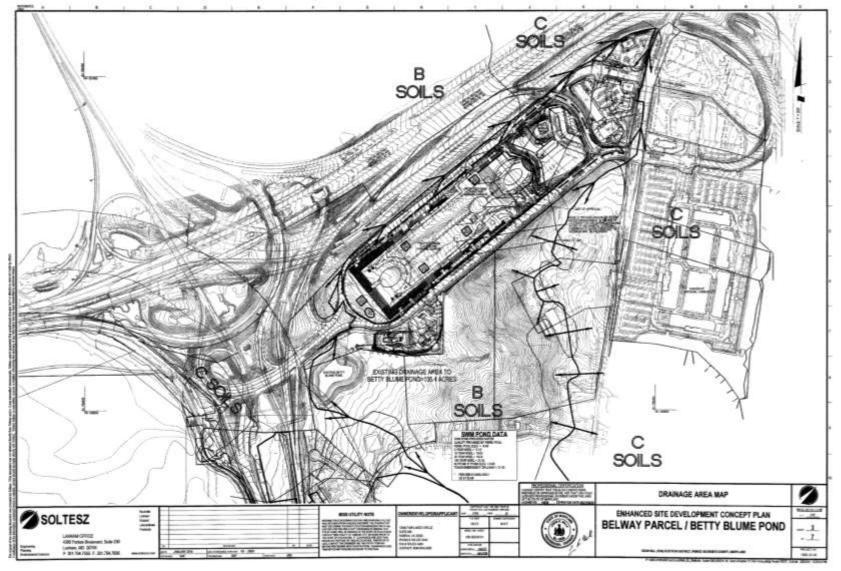


ENHANCED SWM PLAN



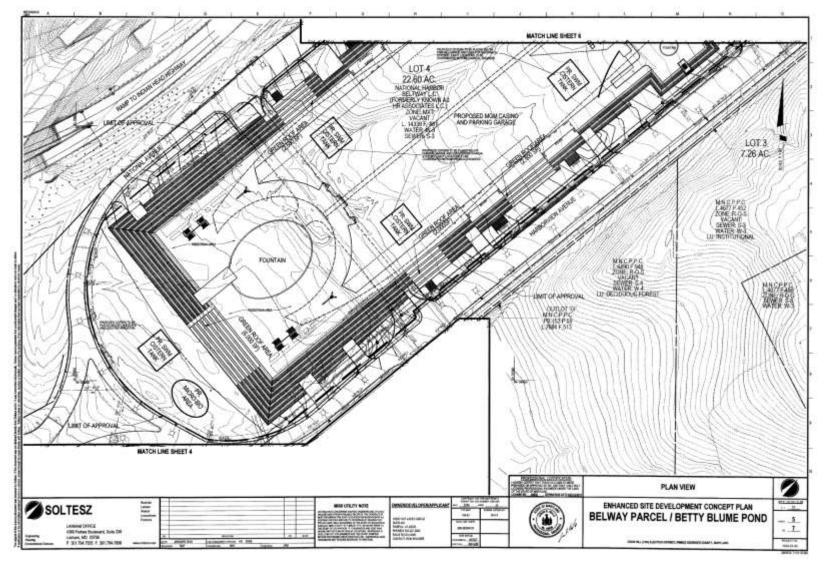


ENHANCED SWM PLAN





ENHANCED SWM PLAN





3-D VIDEO





HEIGHT

AREA FOOTPRINT

696,000 SF

EXHIBIT A





25 TYP.

1,500 SF TYP.

APPLICANT'S EXHIBIT 2







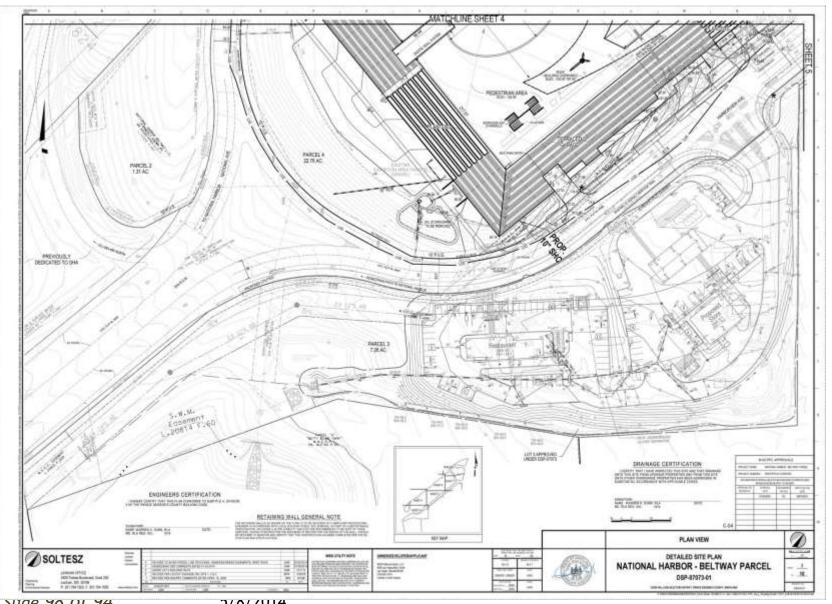
5/8/2014

FAR BUILDING USAGE



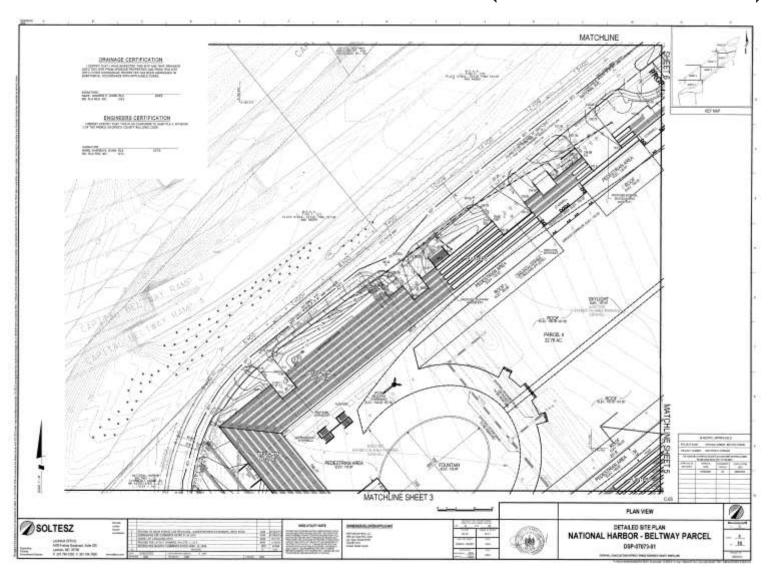


DETAILED SITE PLAN SET (PAGE 3 OF 10)



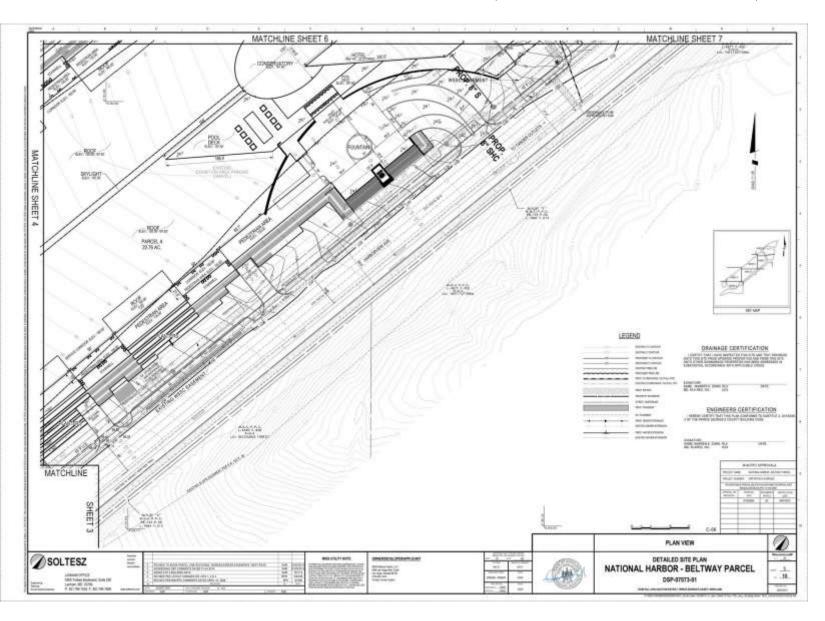


DETAILED SITE PLAN SET (PAGE 4 OF 10)



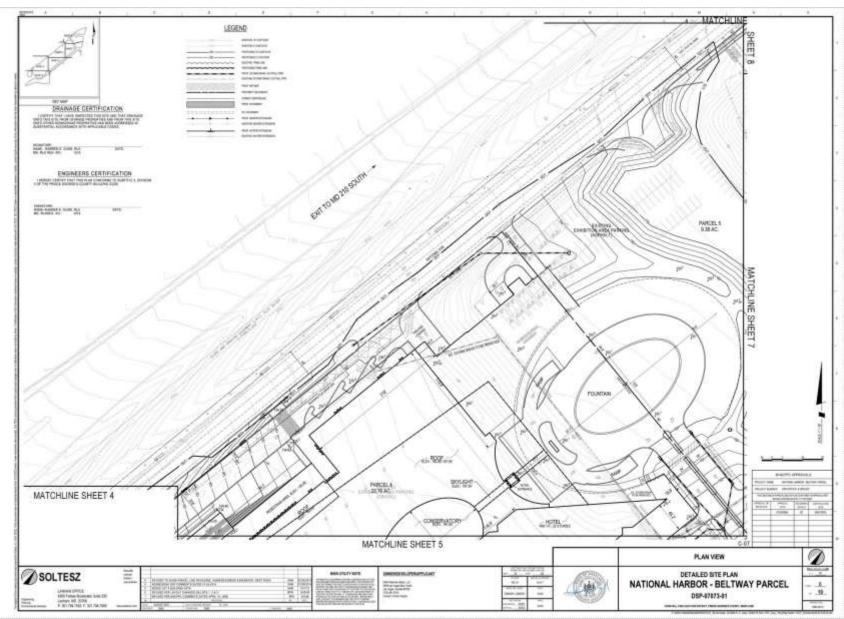


DETAILED SITE PLAN SET (PAGE 5 OF 10)



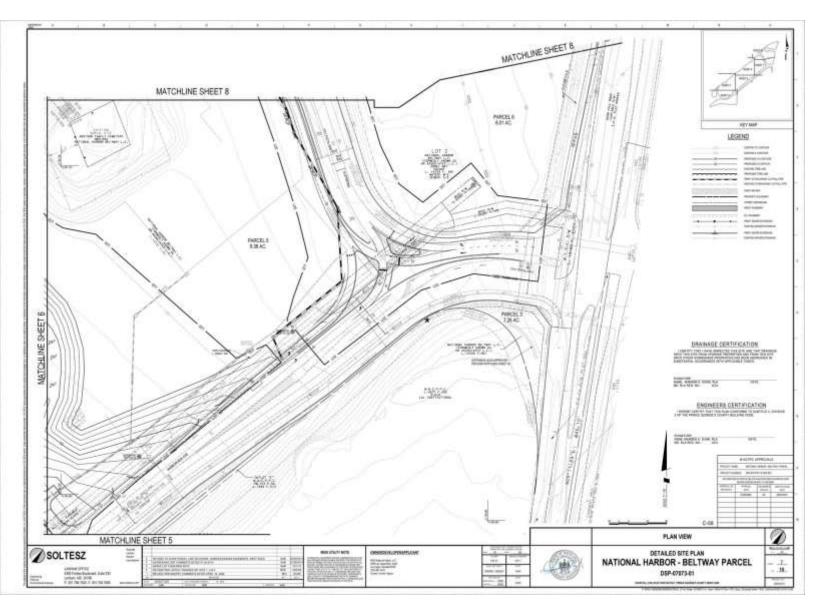


DETAILED SITE PLAN SET (PAGE 6 OF 10)



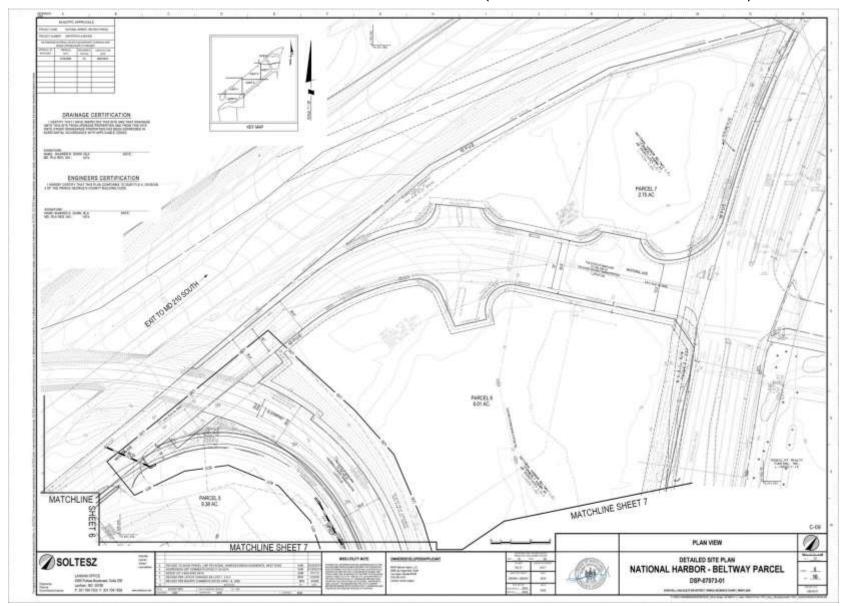


DETAILED SITE PLAN SET (PAGE 7 OF 10)



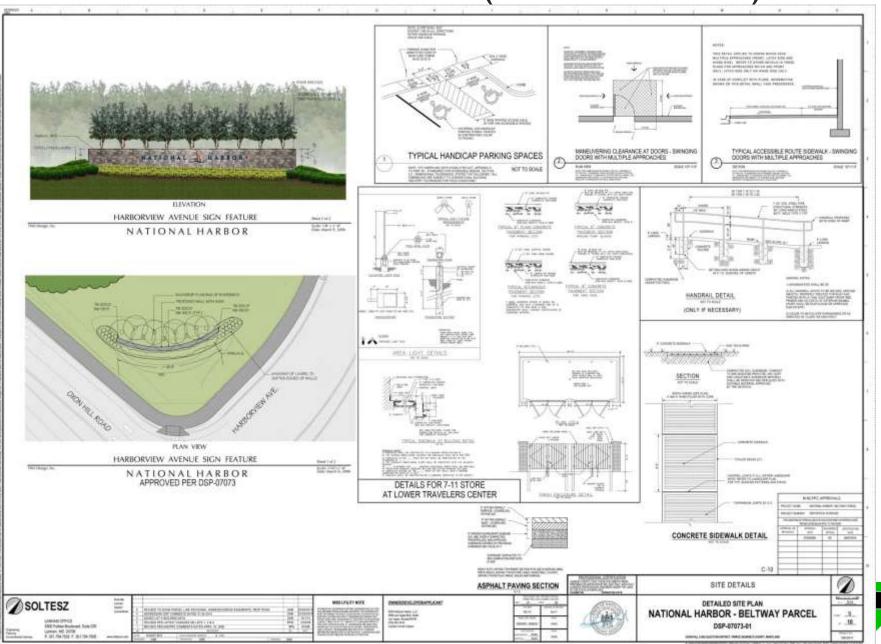


DETAILED SITE PLAN SET (PAGE 8 OF 10)



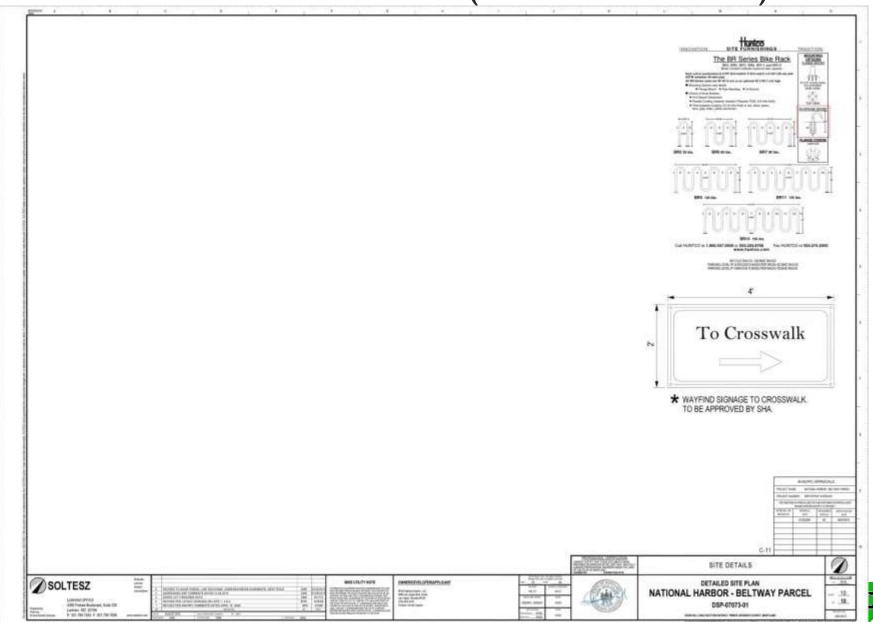


DETAILED SITE PLAN SET (PAGE 9 OF 10)





DETAILED SITE PLAN SET (PAGE 10 OF 10)



Case DSP-07073-01 & DDS-623 & AC-14005 SITE AND SURROUNDING RESIDENTIAL DEVELOPMENT

