

NATIONAL HARBOR

Conceptual Site Plan

Waiver of the Rules of Procedure and Request for Reconsideration

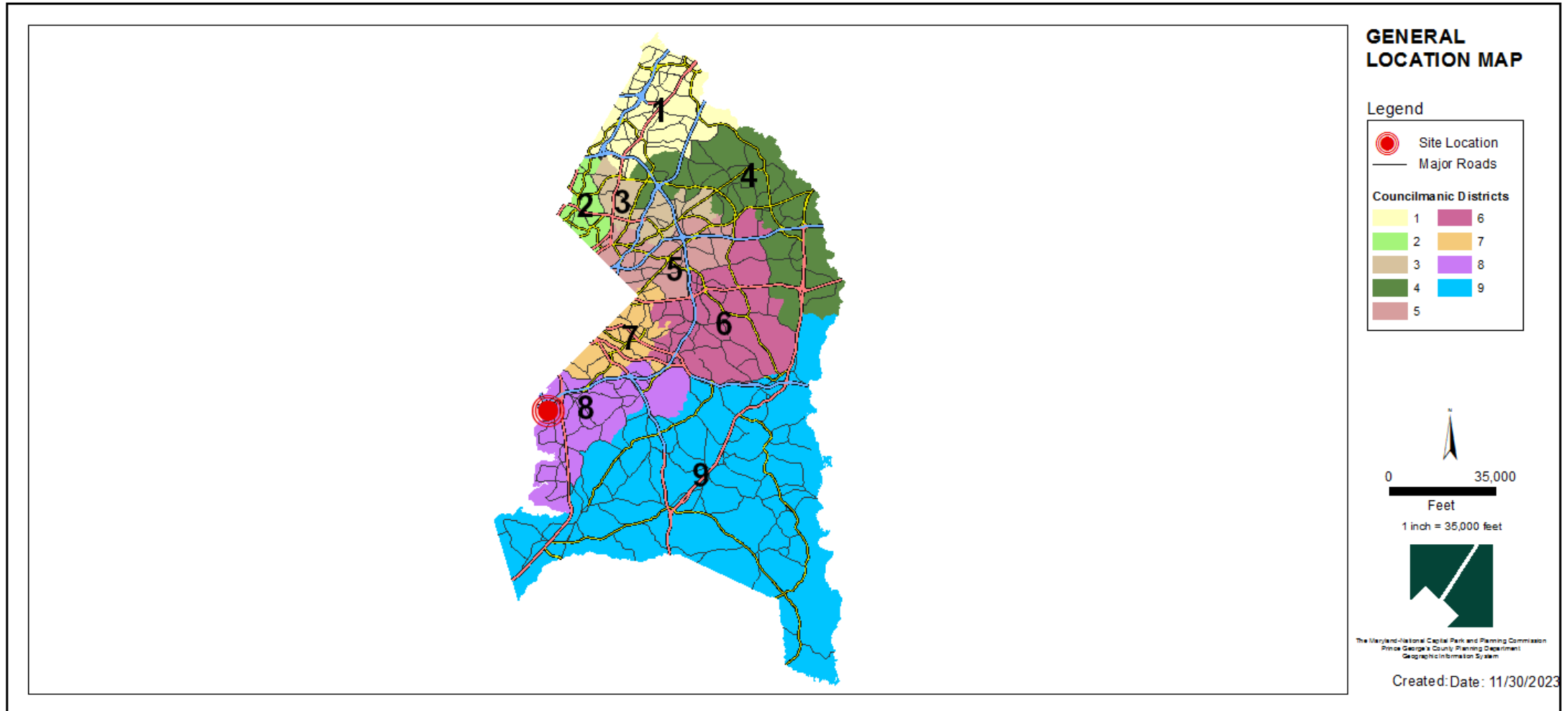
Staff Recommendation: DISCUSSION



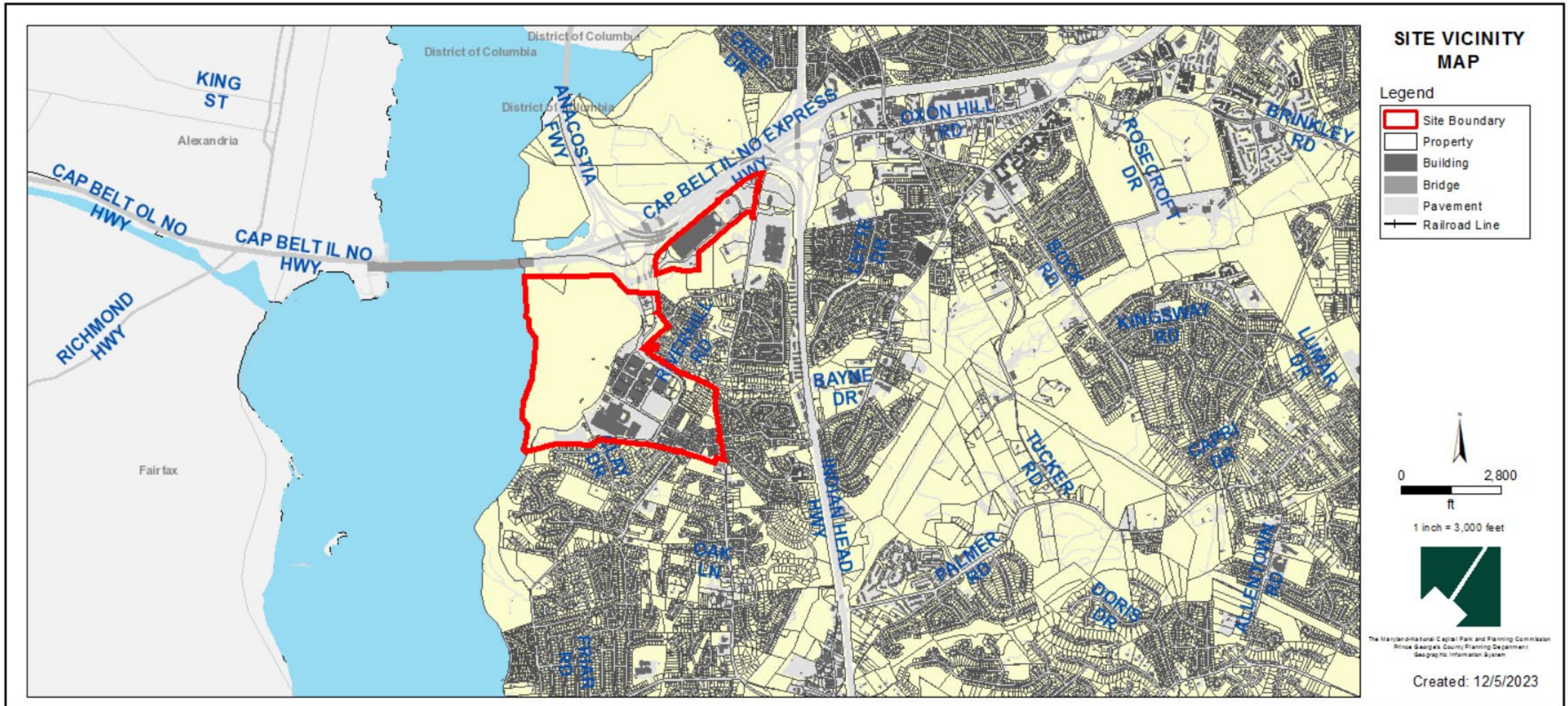
GENERAL LOCATION MAP

Council District: 08

Planning Area: 80



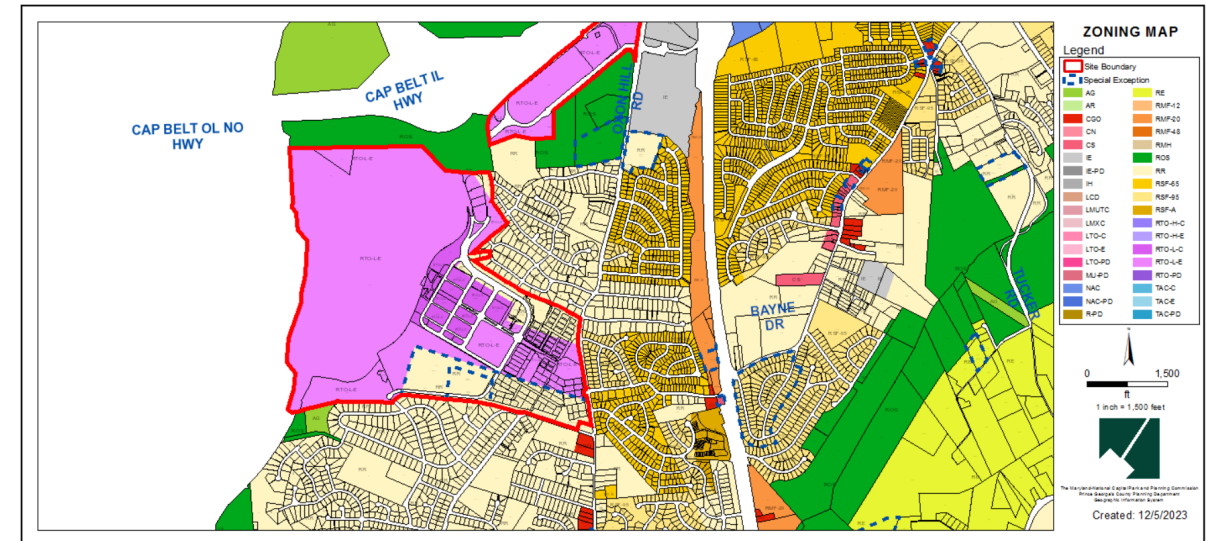
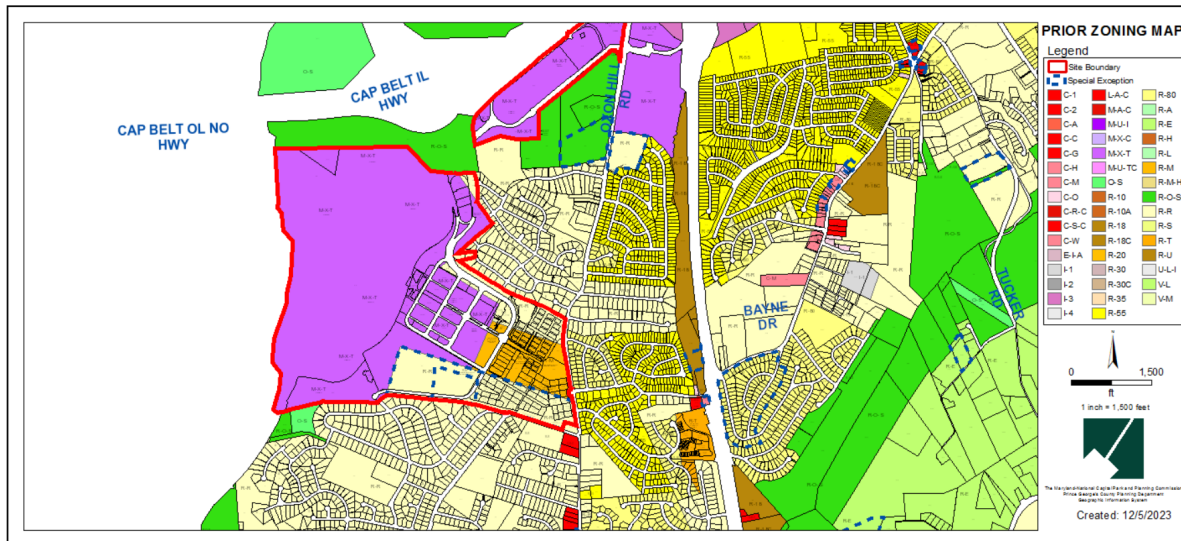
SITE VICINITY MAP



ZONING MAP (PRIOR & CURRENT)

Current Zone: RTO-L-C/RTO-L-E/RR

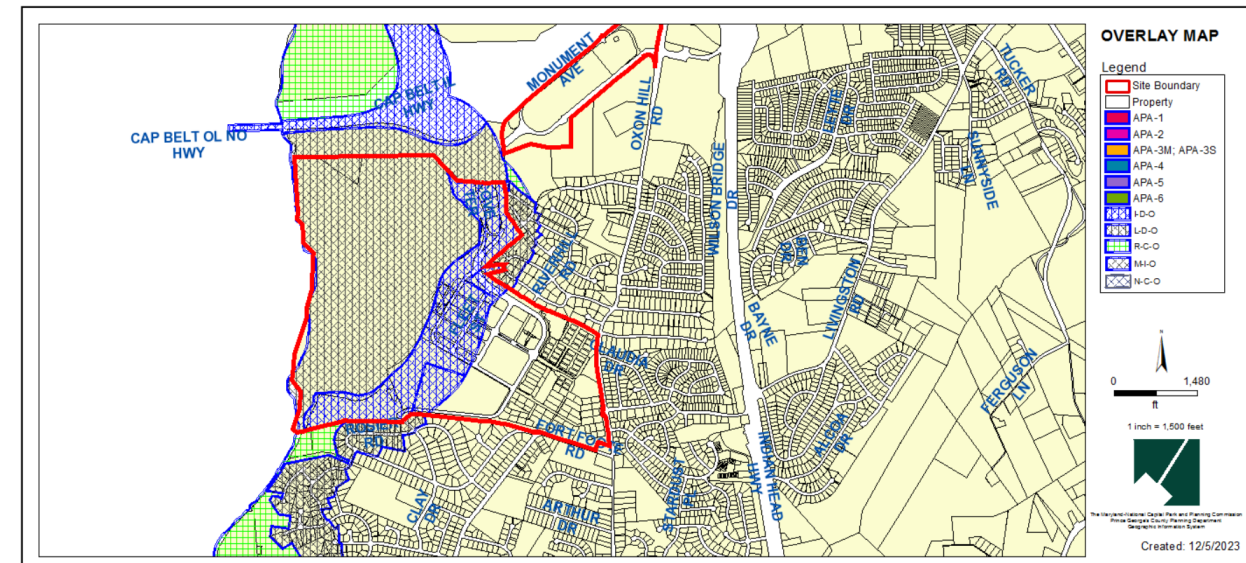
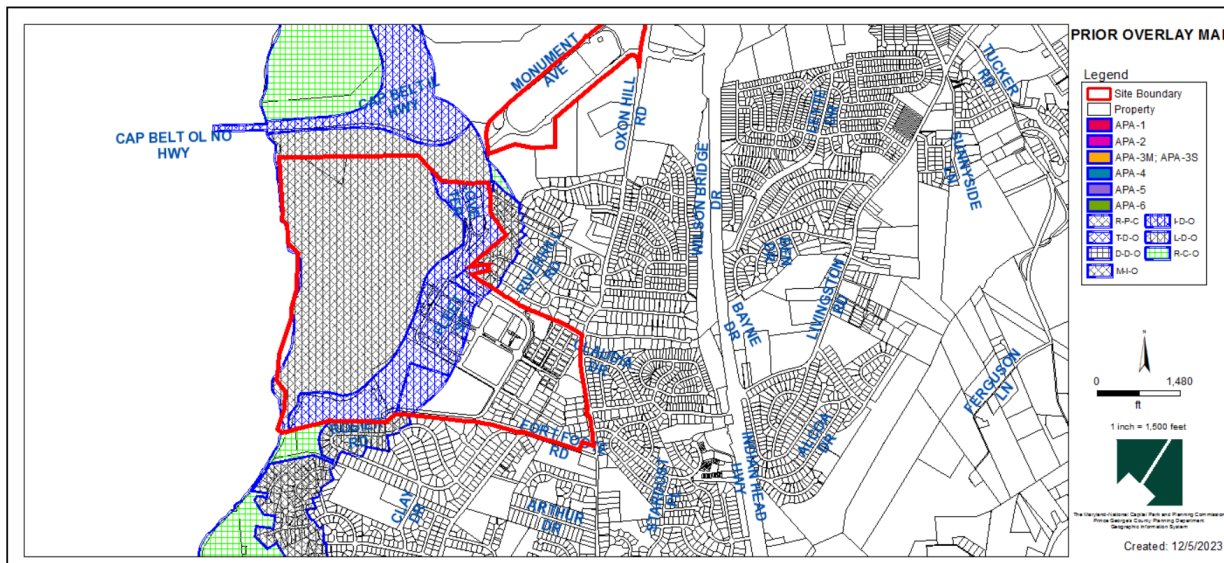
Prior Zone: M-X-T/R-M/R-R



OVERLAY MAP (PRIOR & CURRENT)

Current Zone: I-D-O

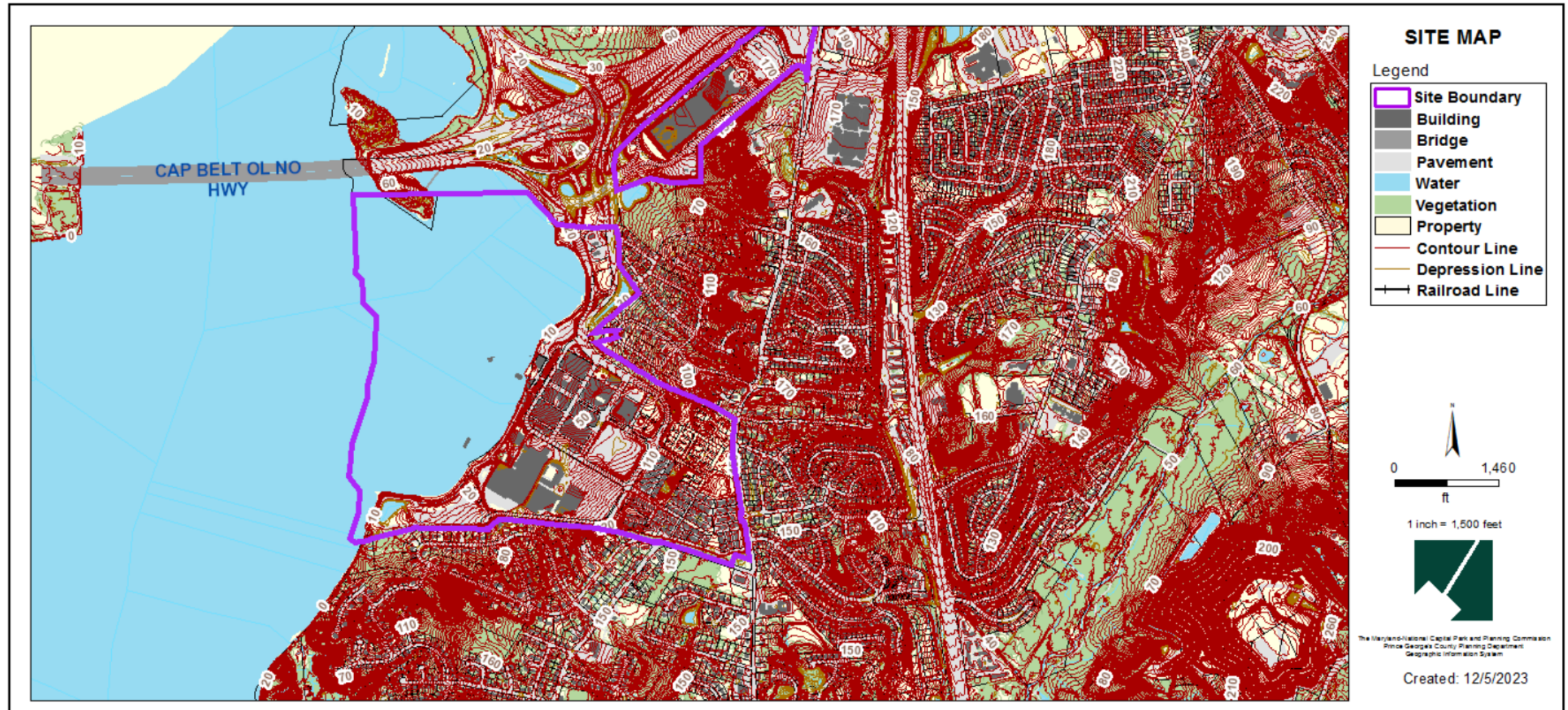
Prior Zone: I-D-O



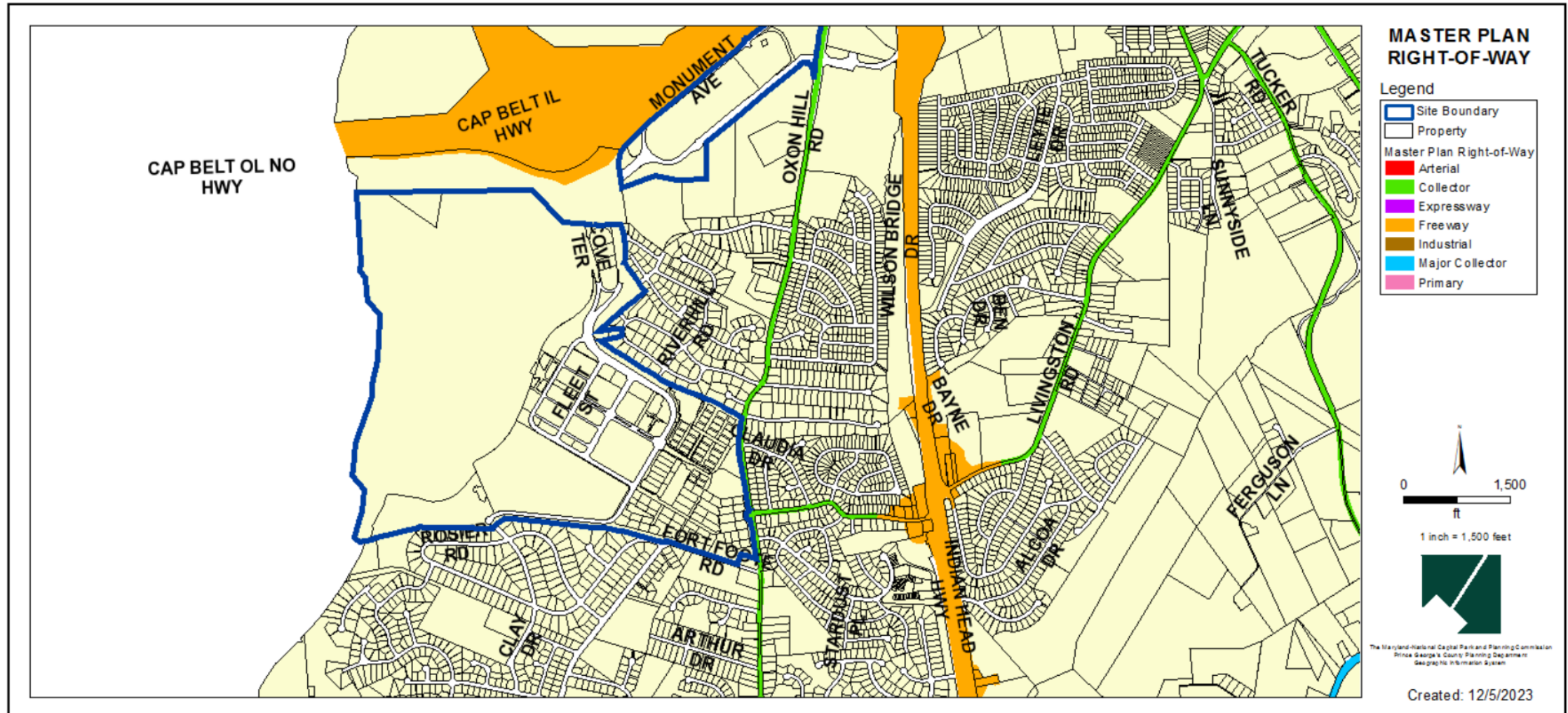
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



CSP PROPERTY BOUNDARY



SITE TABULATION

ZONE	USE	SQUARE FEET
A	HOSPITALITY / RETAIL 700 ROOM HOTEL / CONFERENCE CENTER	700,000 300,000
B	WATERFRONT RECREATION / RETAIL 1,000,000 SQ. FT.	1,000,000
C	WATERFRONT RECREATION / RETAIL HOSPITALITY 500 ROOM HOTEL	500,000 *30,000
D	WATERFRONT RECREATION / RETAIL	150,000
E	HOSPITALITY / RESORT 1,500 ROOMS	1,500,000
TOTAL BELTWAY PARCEL		2,020,000
OFFICE		750,000
RETAIL		1,000,000
VISITOR CENTER		50,000
TOTAL		7,325,000
RTH AREA CONTAINING 329.03 ACRES		33,840,316
ALLOWABLE FMT AT 0.1		9,301,930
PROPOSED FMT 0.315		7,325,000

LEGEND

- PROJECT PROPERTY LINE
- PROJECT CORNER POINTS
- BUILDING FOOTPRINT SPACE OUTLINE
- LANDSCAPE ARCHITECTURE EQUIPMENT
- IMAGING AND LIGHTING
- AVAILABILITY MARKERS FOR VISUAL ANALYSIS
- PARTICULAR CONSIDERATIONS
- ENVIRONMENTAL SENSITIVE AREAS
- EXISTING COASTAL PROTECTION
- EXISTING COASTAL ZONING
- EXISTING COASTAL ZONING
- EXISTING COASTAL ZONING

ENLARGED ADDITIONAL AREA



STAFF RECOMMENDATION

DISCUSSION

Issues:

- N/A

Applicant Required Mailings:

- Applicant: 12/15/23
- Staff: 12/26/23