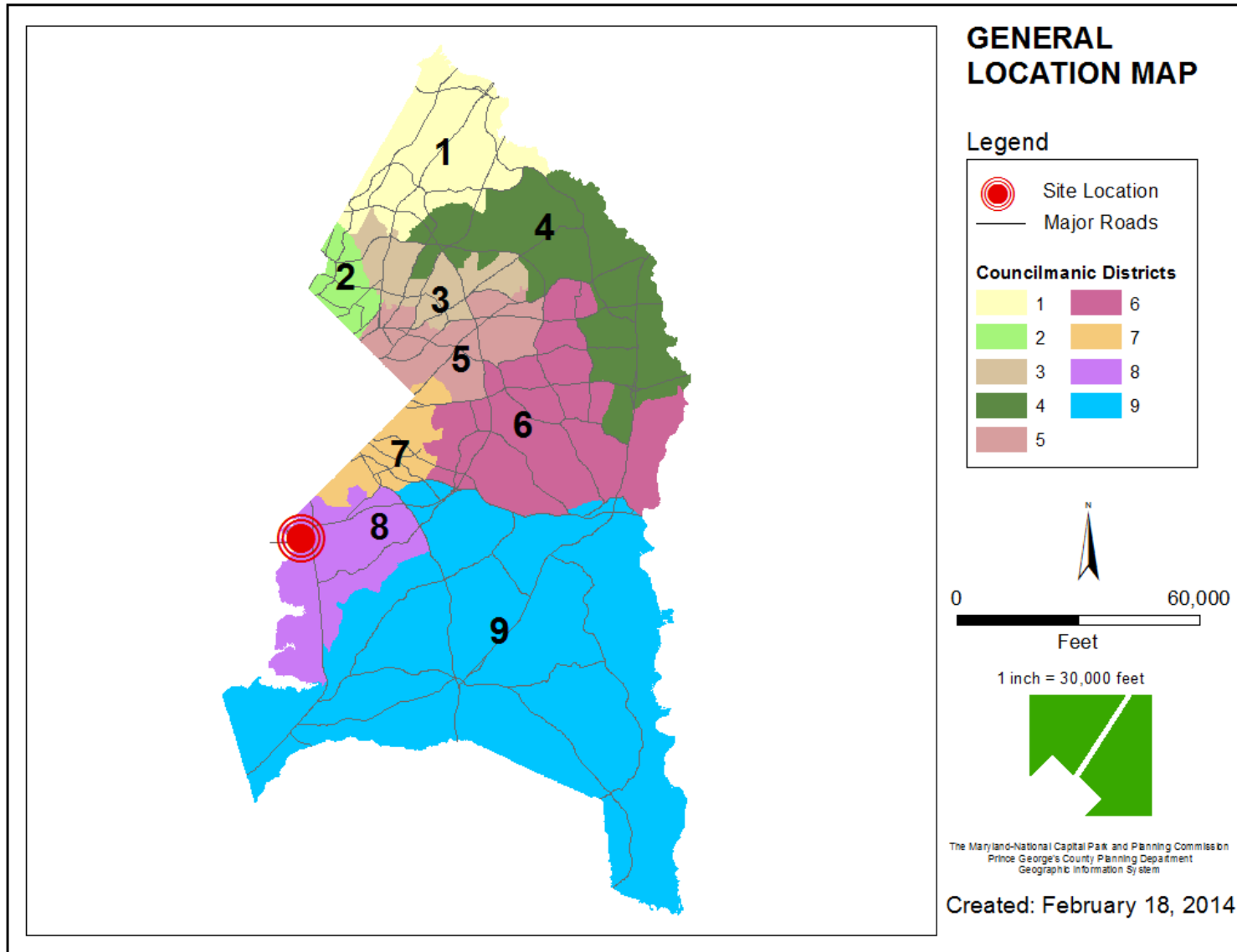


**ITEMS: 6 & 8**

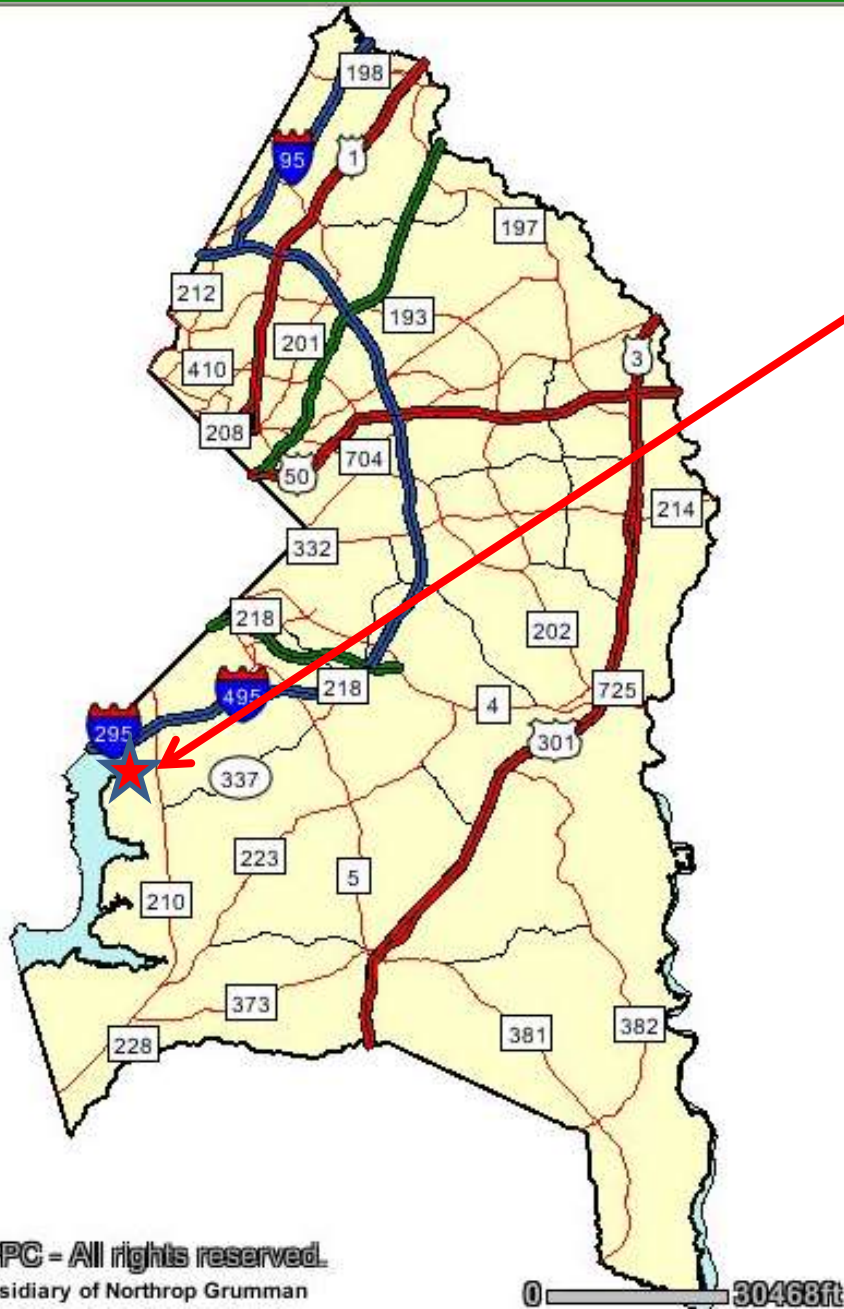
**CASE: DSP-07073-01 & DDS-623 & AC-14005**

**NATIONAL HARBOR  
BELTWAY PARCEL, LOTS 2-7  
MGM**

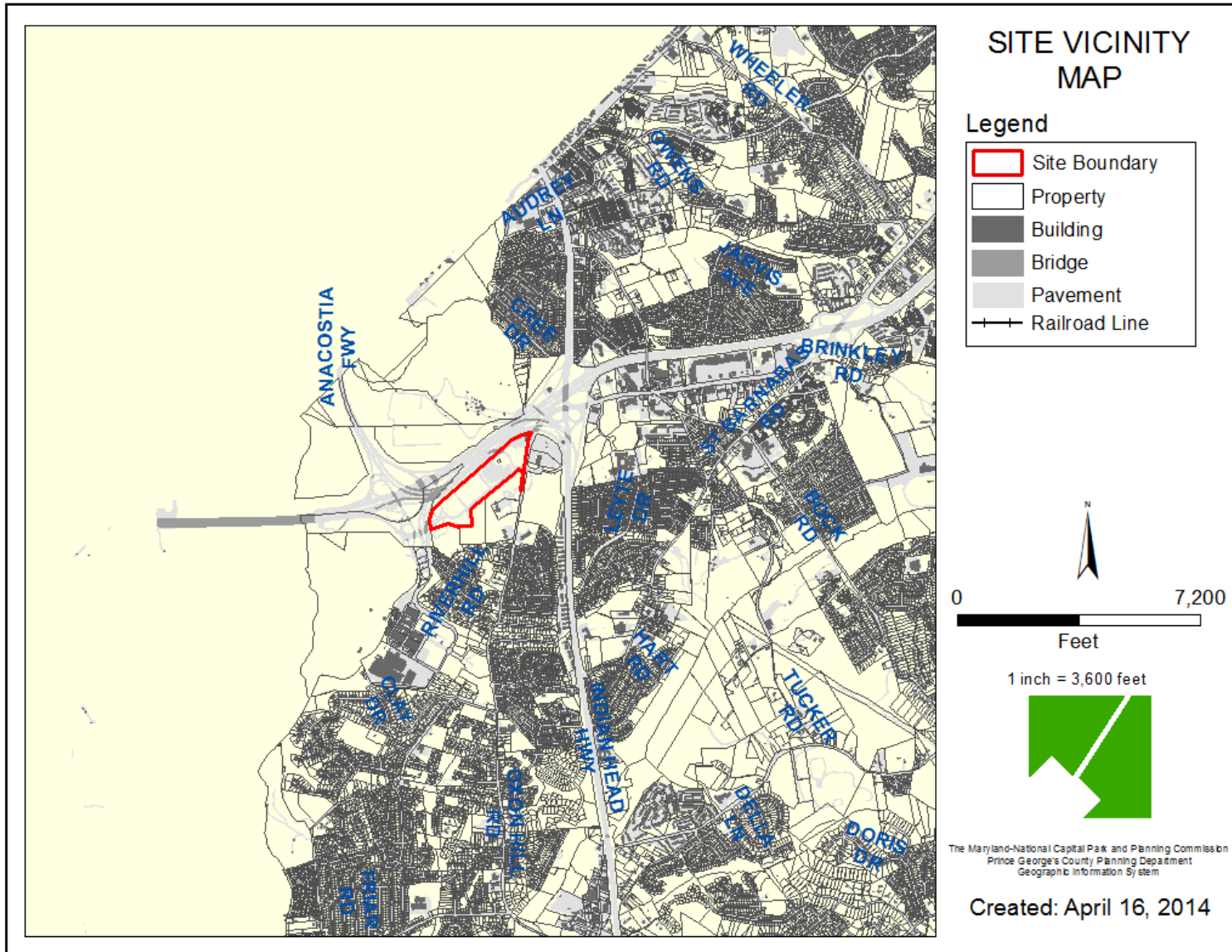
# GENERAL LOCATION MAP



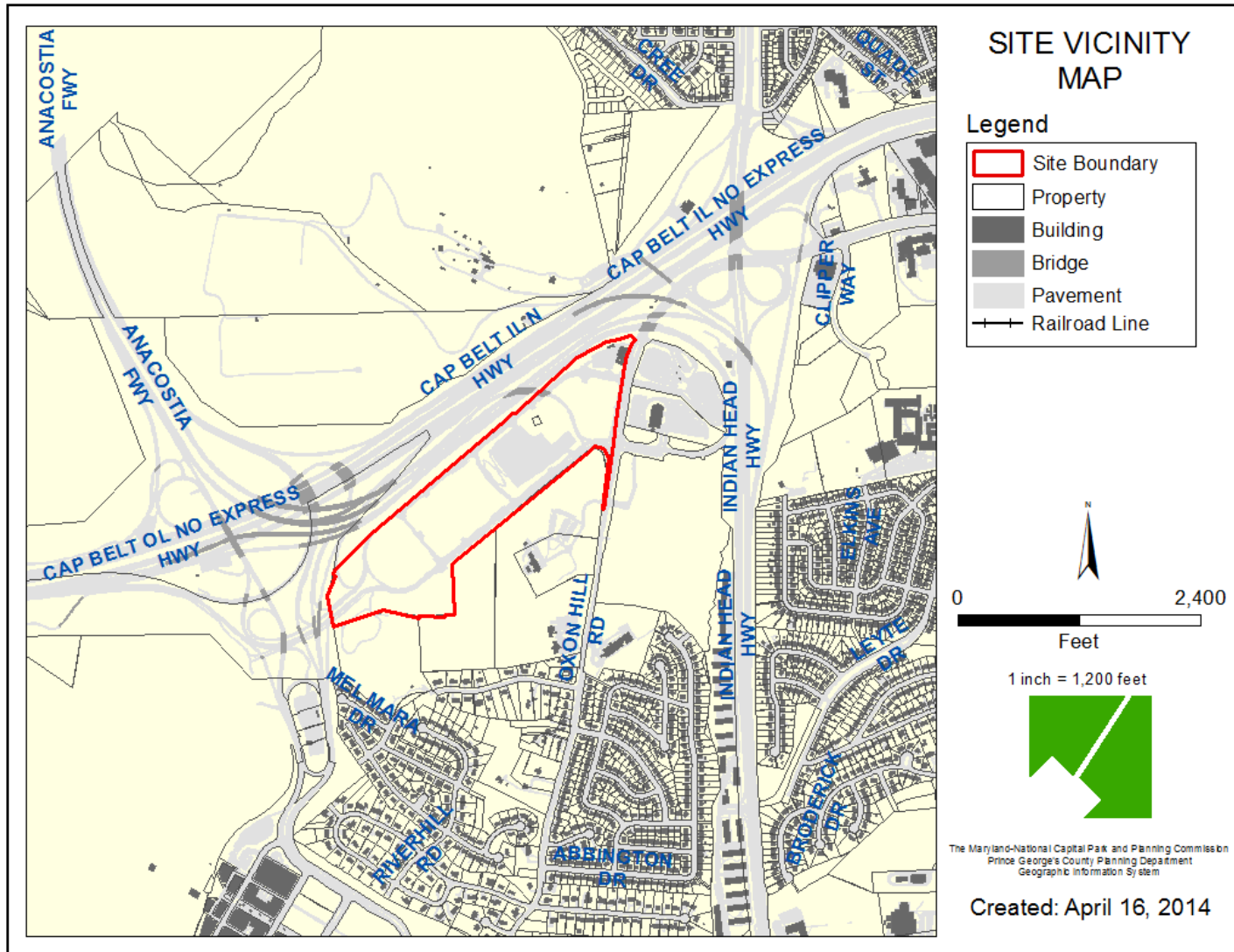
# DSP-07073-01 National Harbor, Beltway Tract Project location



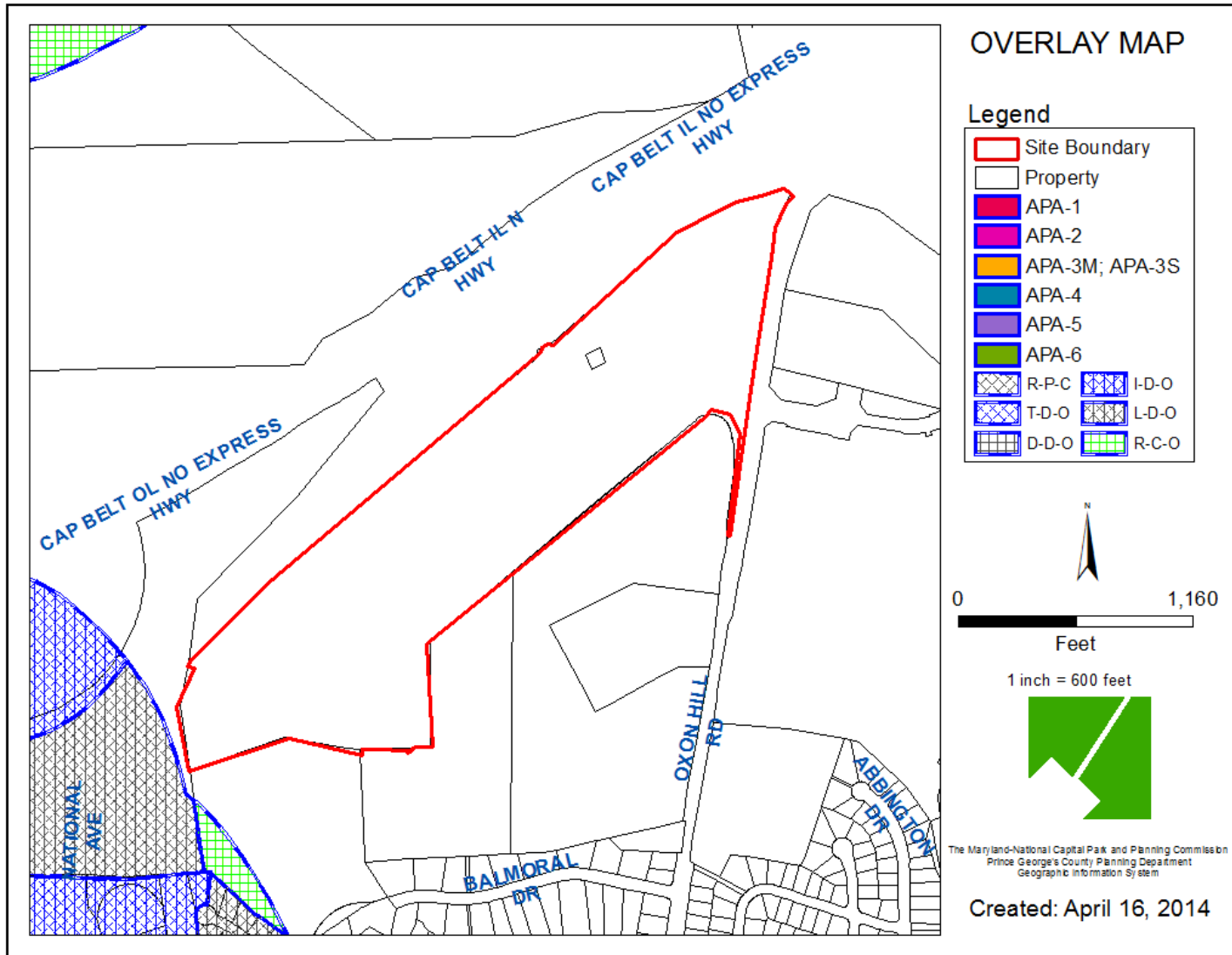
# SITE VICINITY



# SITE VICINITY DETAIL

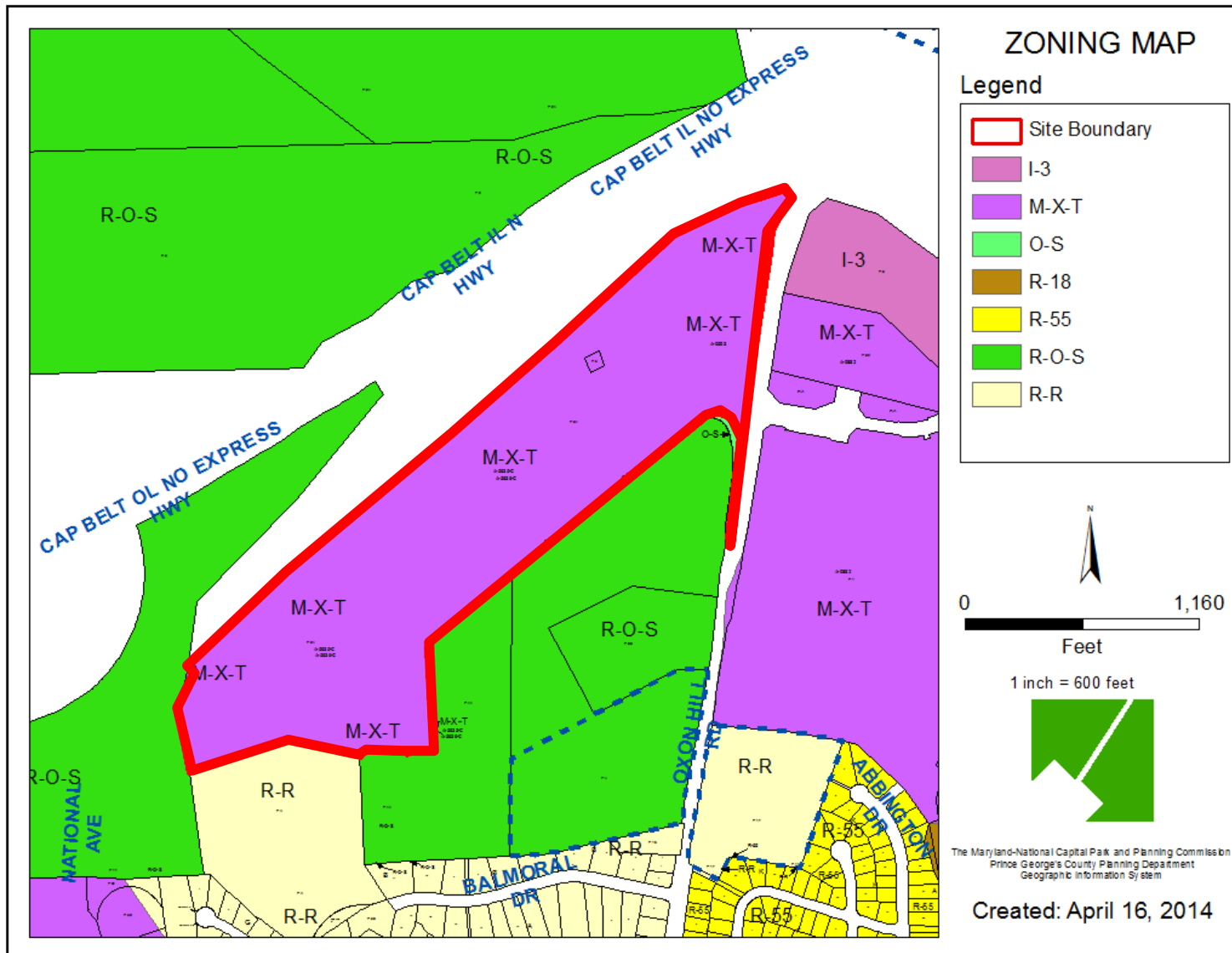


# OVERLAY MAP

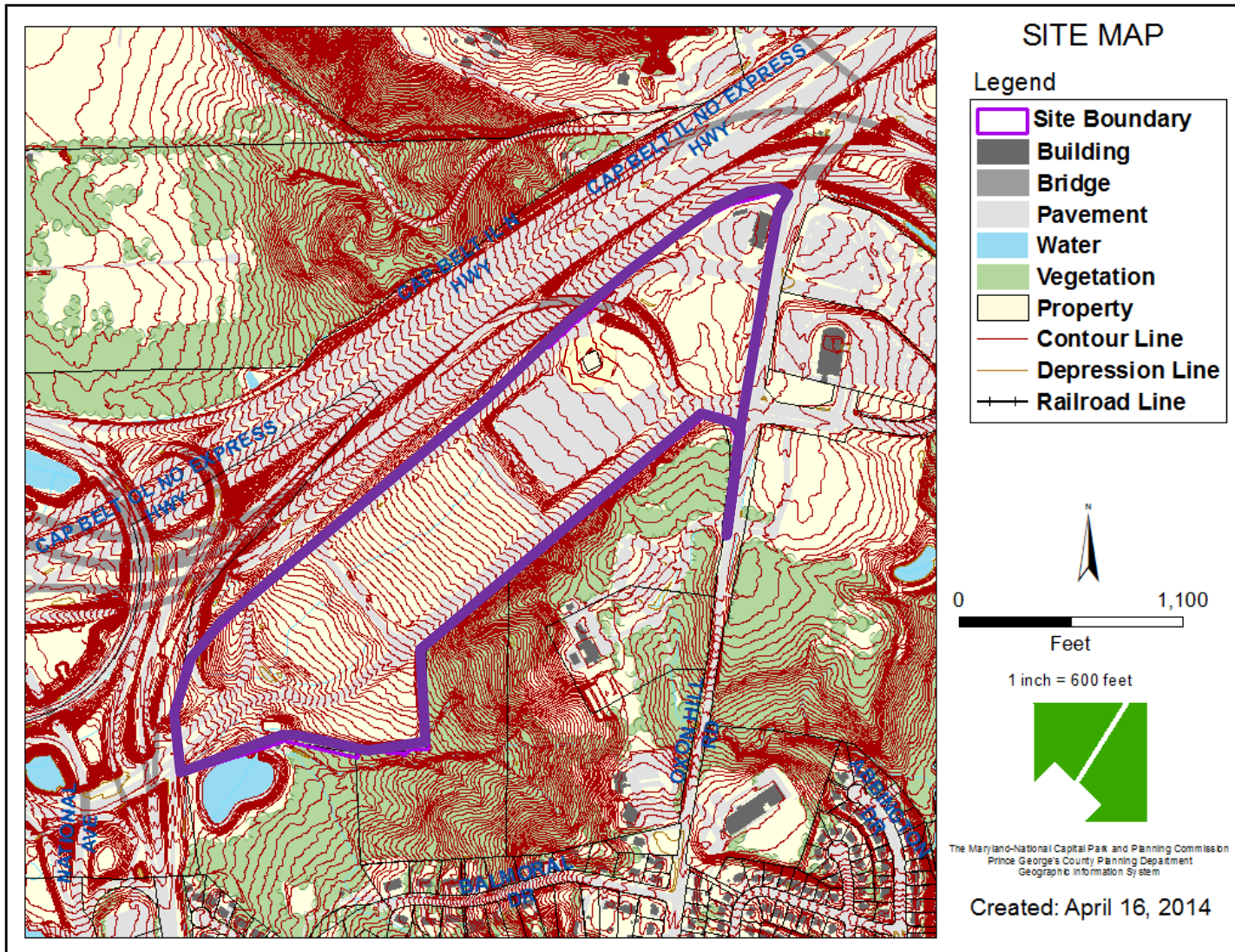




# ZONING MAP

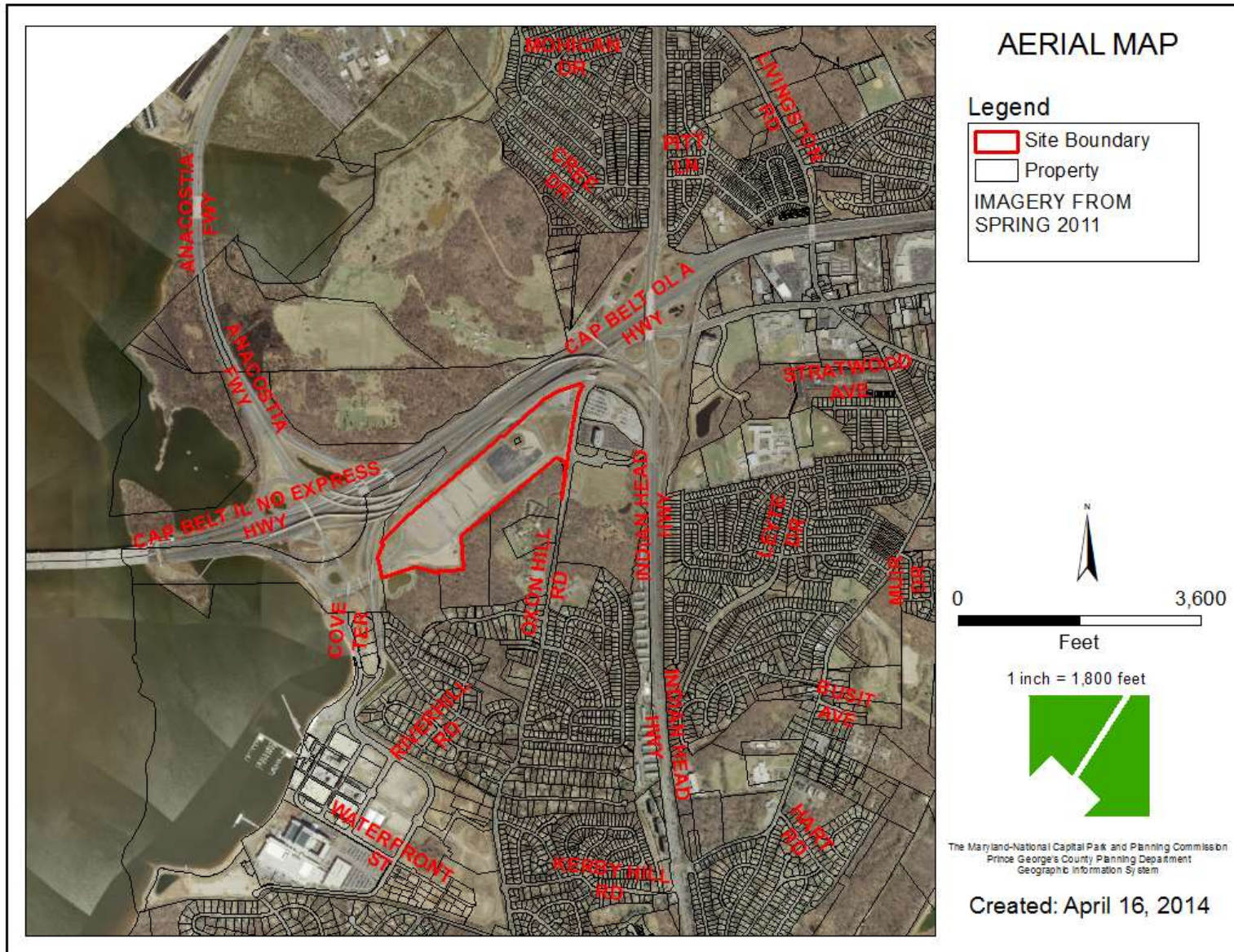


# TOPOGRAPHY MAP



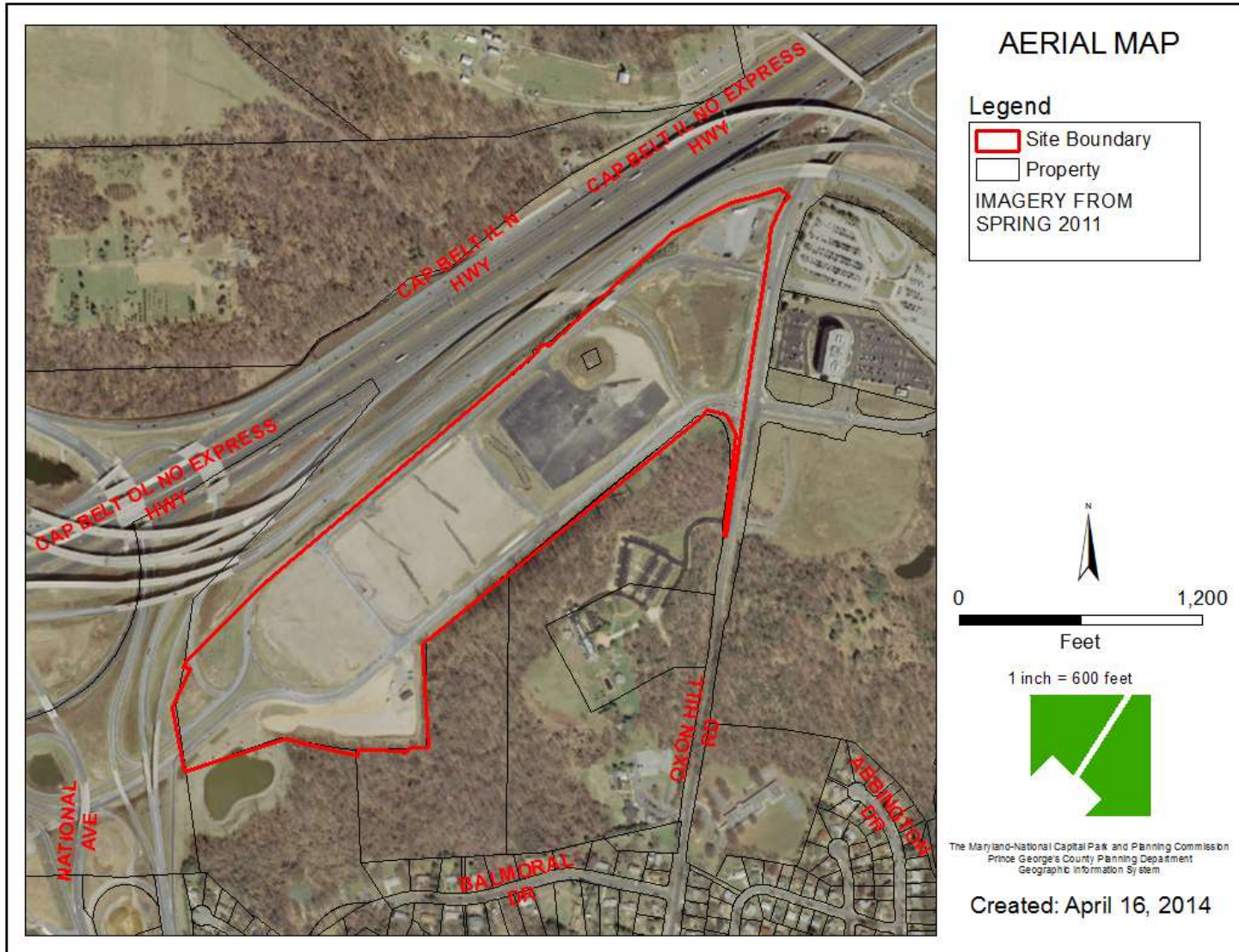


# AERIAL MAP

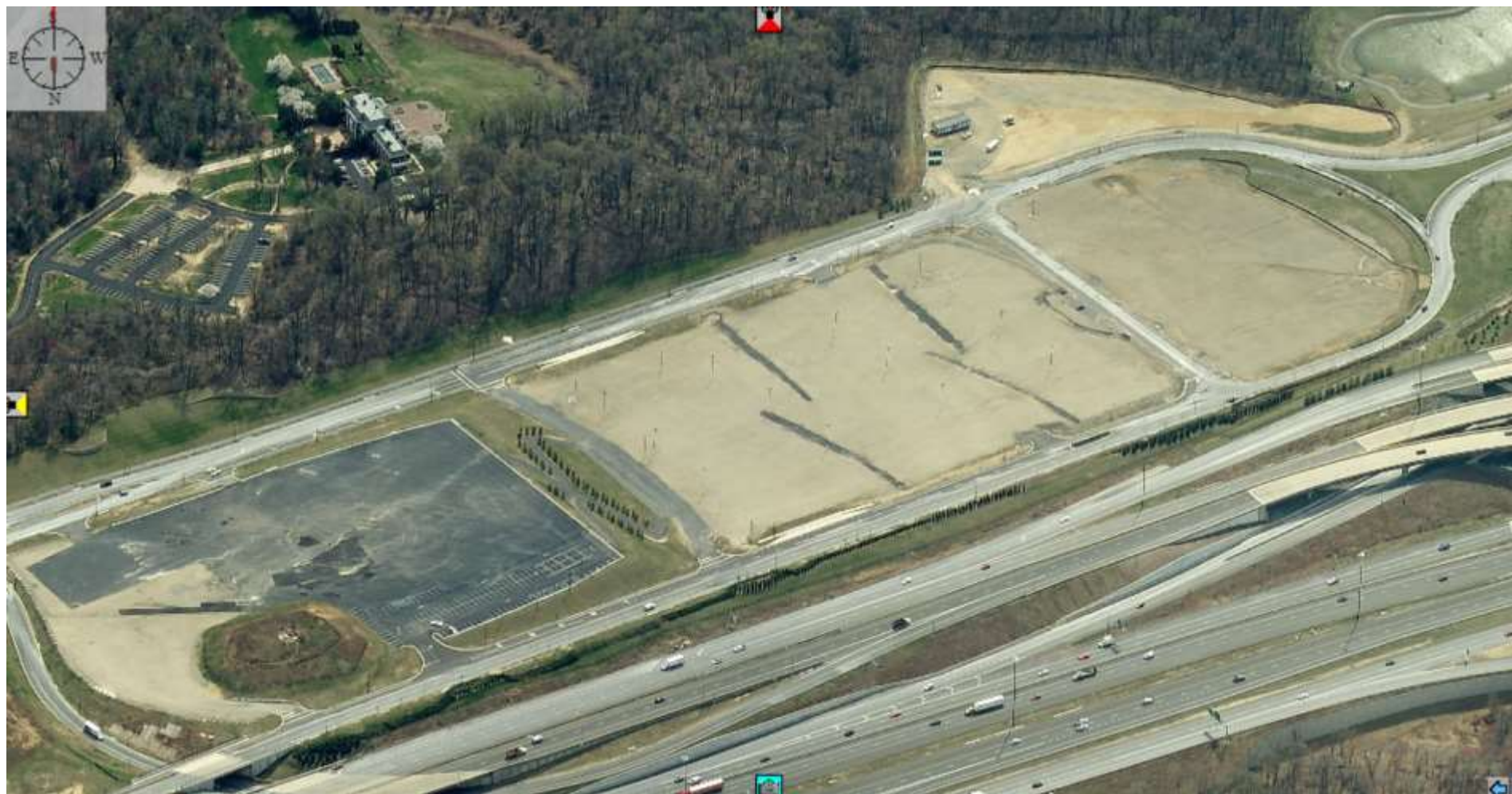




# AERIAL MAP (DETAIL)



# BIRD'S EYE IMAGE





# VIEW TO THE POTOMAC RIVER



# VIEW TO THE CEMETERY(EAST)



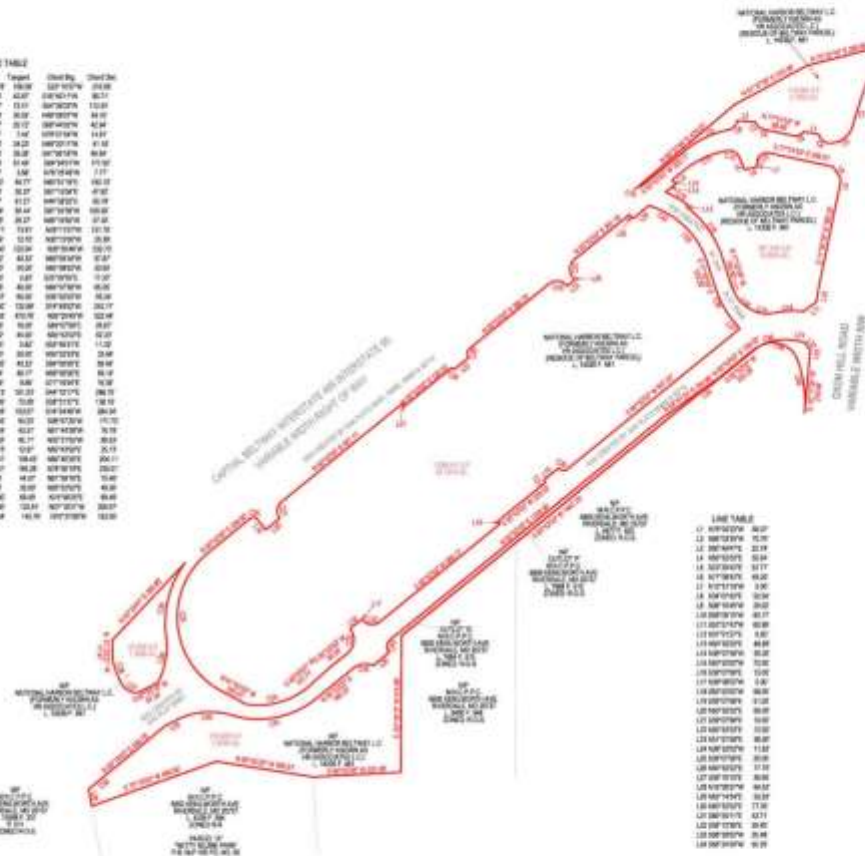


# VIEW TO THE NATIONAL AVE/ I-95/495



# RED LINE SKETCH

GENERAL NOTES	
1. PROJECT NAME:	881 FERRY PARKS
2. TOTAL ACRES:	46.66 AC ±
3. EXISTING ZONING:	R-1-1
4. EXISTING USE:	VACANT
5. WOOD SHAP REFERENCE:	200807
6. TWP MAPSHEET:	10401
7. PARCELS:	804

[illegible]

LINE TABLE	
17. 1000000000	24
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93. 1000000000	100

I hereby certify to the best of my knowledge that the information, properly designated, and resulting information appearing from available public records and that the resulting information is a result of a good faith and does not constitute a document record.

John B. Smith  
Property, John B. Smith  
General, John B. Smith (2)  
John B. Smith, 10-10

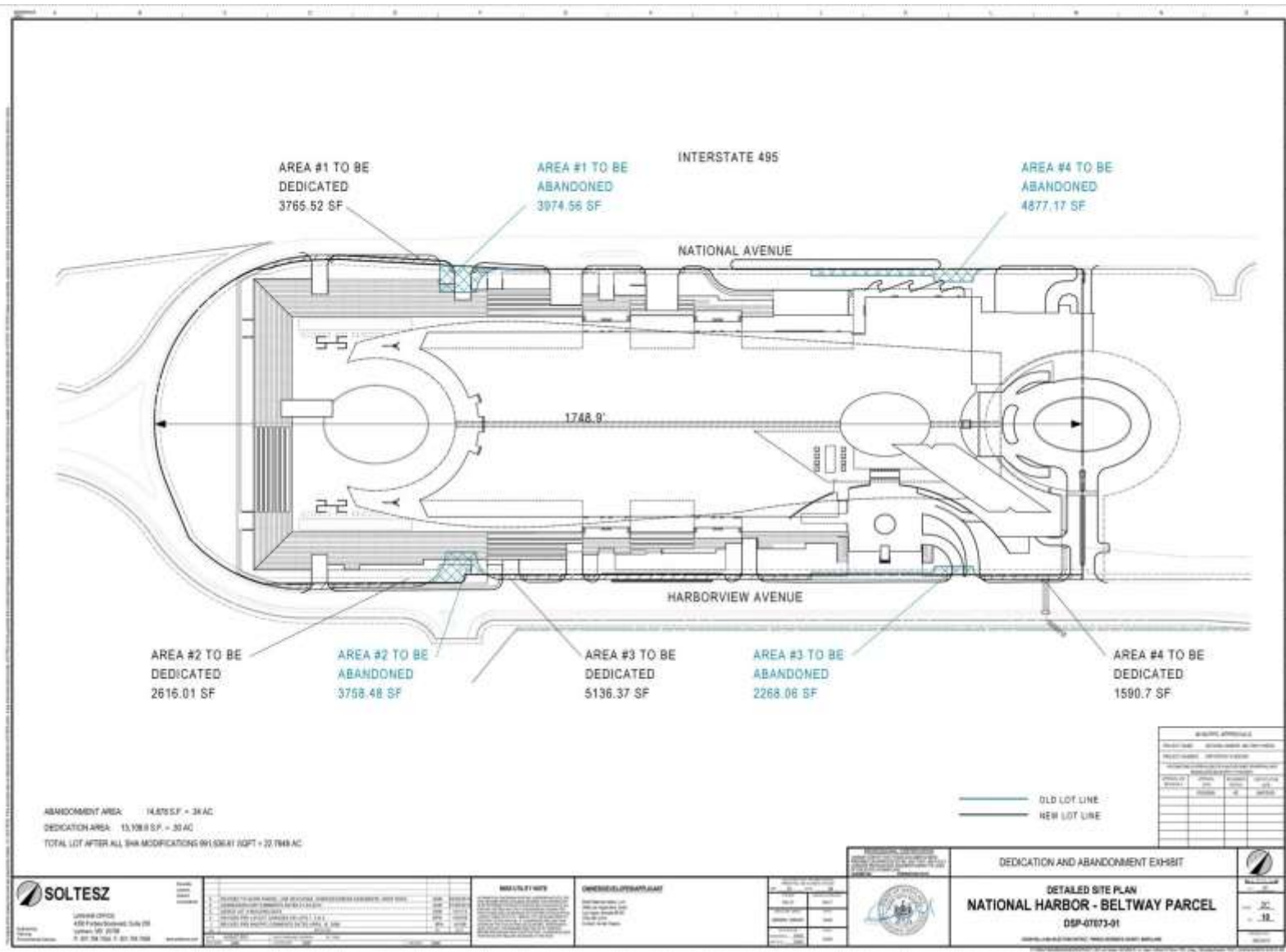
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# DETAILED SITE PLAN SET (PAGE 2C OF 10)



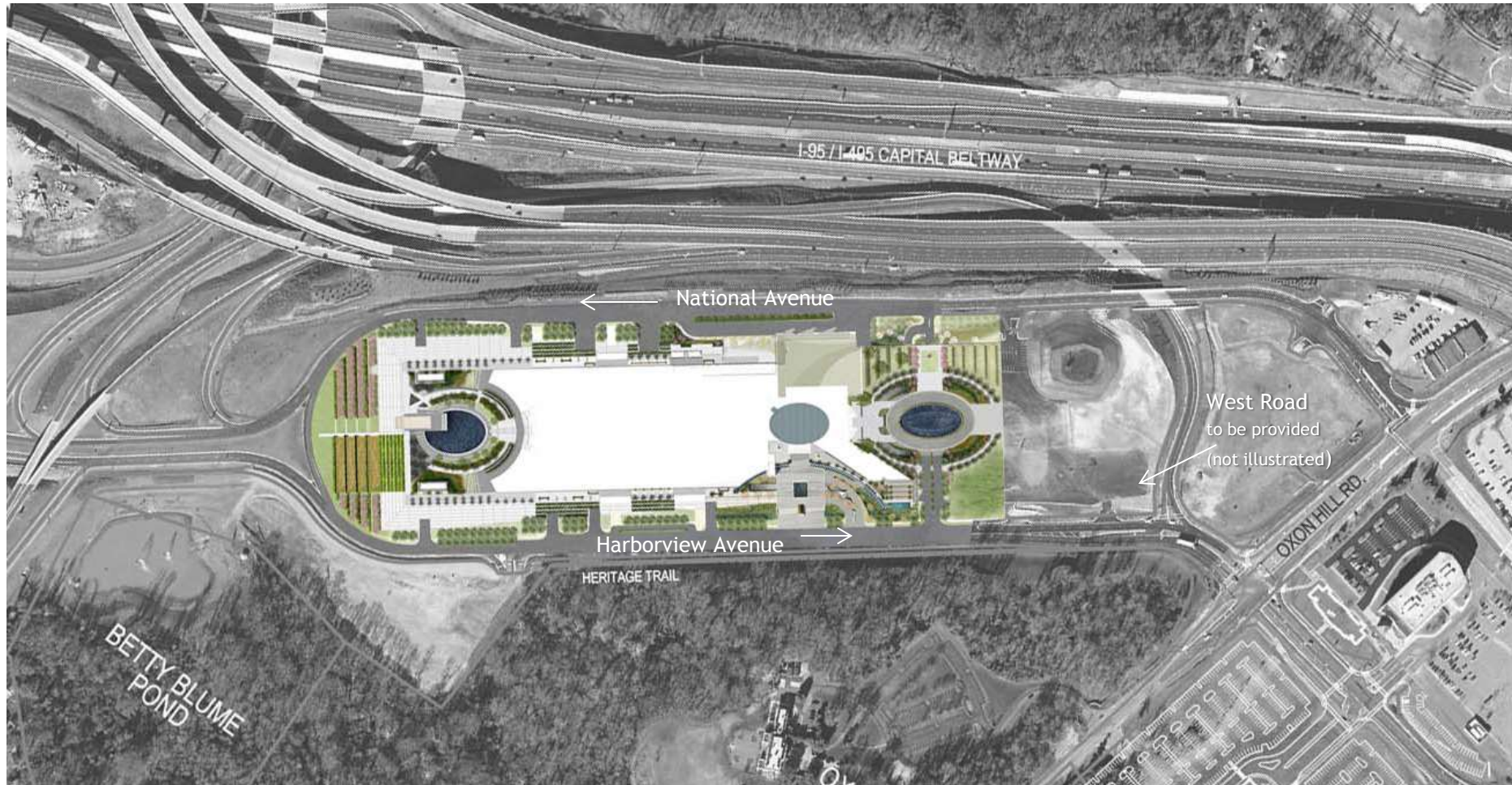


# ADJACENT DEVELOPMENT





# RENDERED LANDSCAPE PLAN



# OVERALL



TOWER

CONSERVATORY

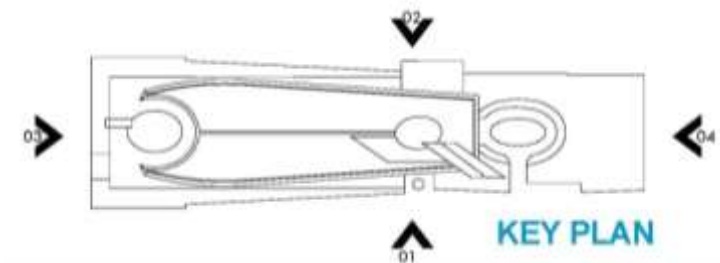
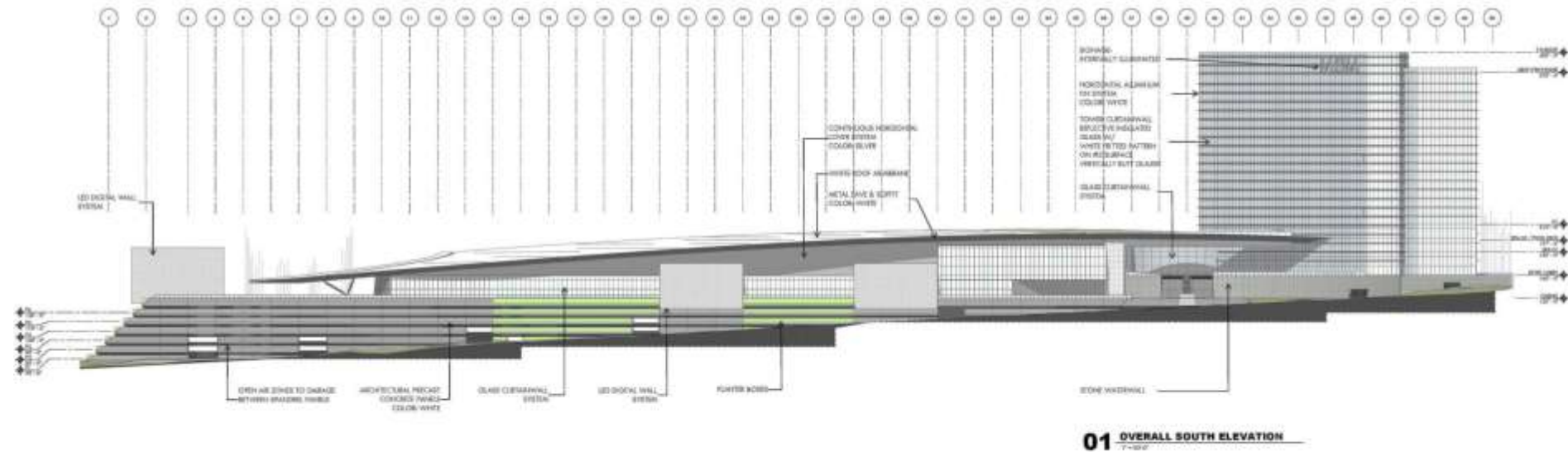
ROOF

ENTERTAINMENT

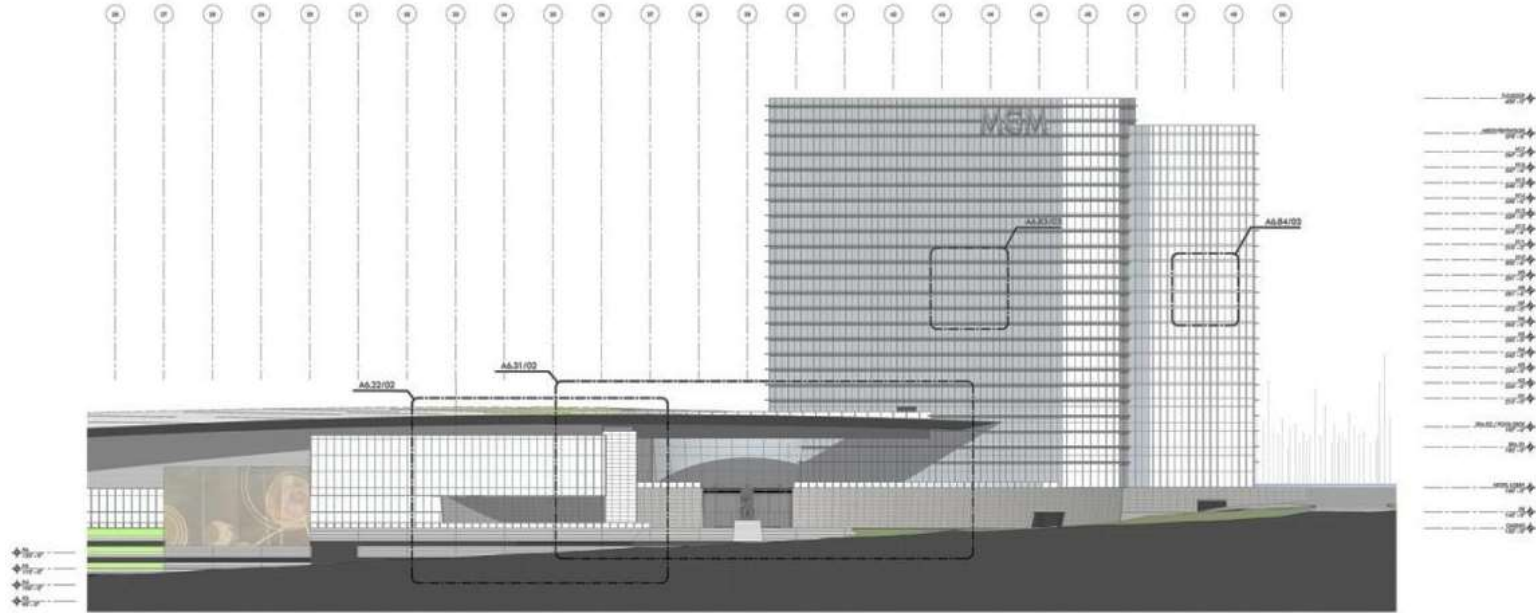
PLINTH



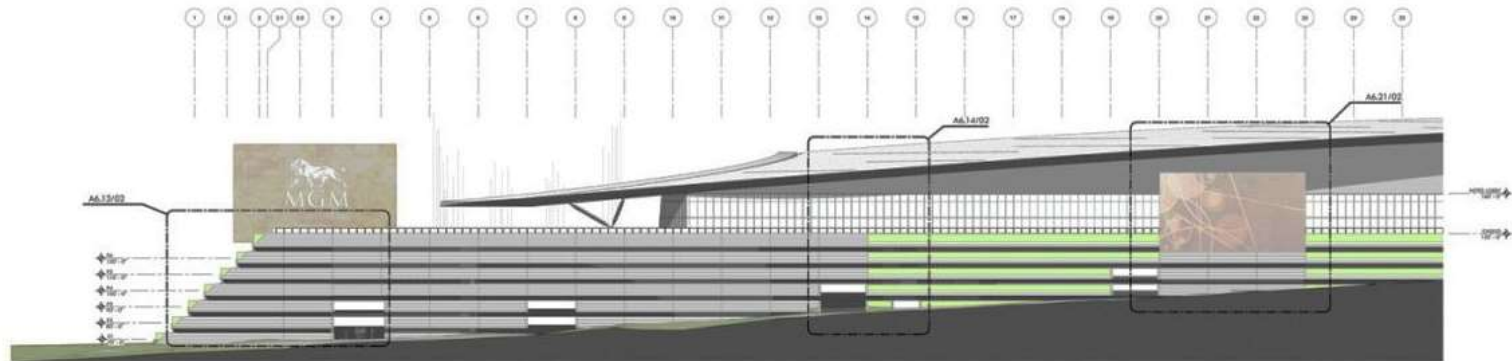
# SOUTH ELEVATION



# ENLARGED SOUTH ELEVATION



**02 ENLARGED SOUTH ELEVATION - EAST END**



**01 ENLARGED SOUTH ELEVATION - WEST END**



## ENTERTAINMENT

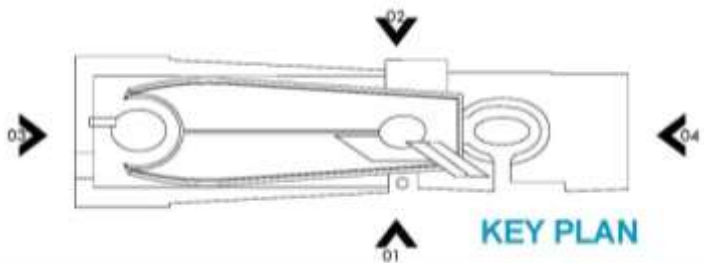
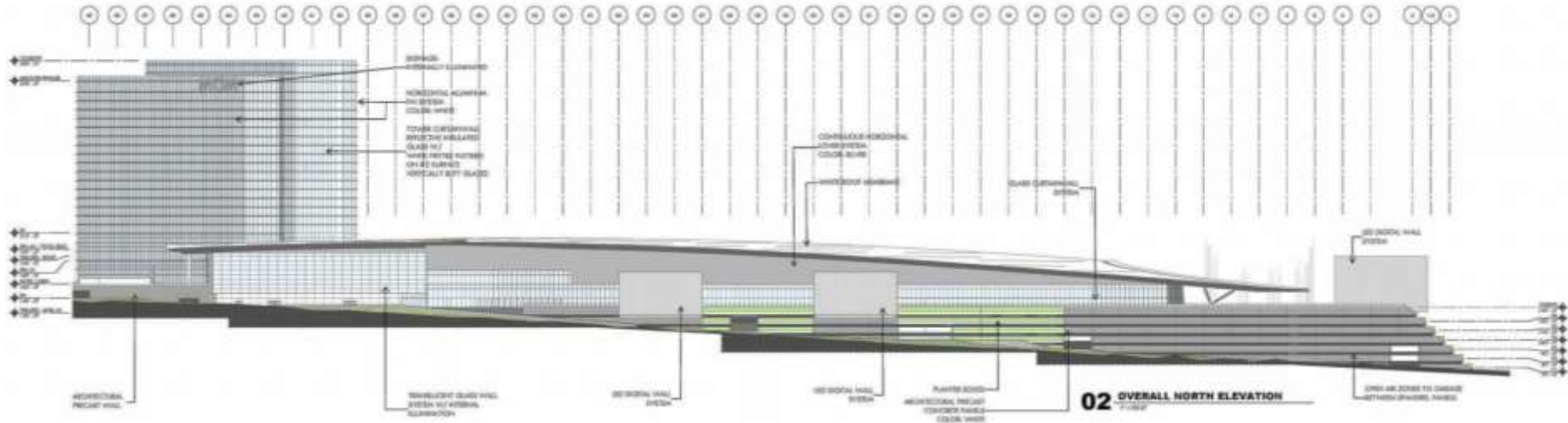


## ENTERTAINMENT ENTRY

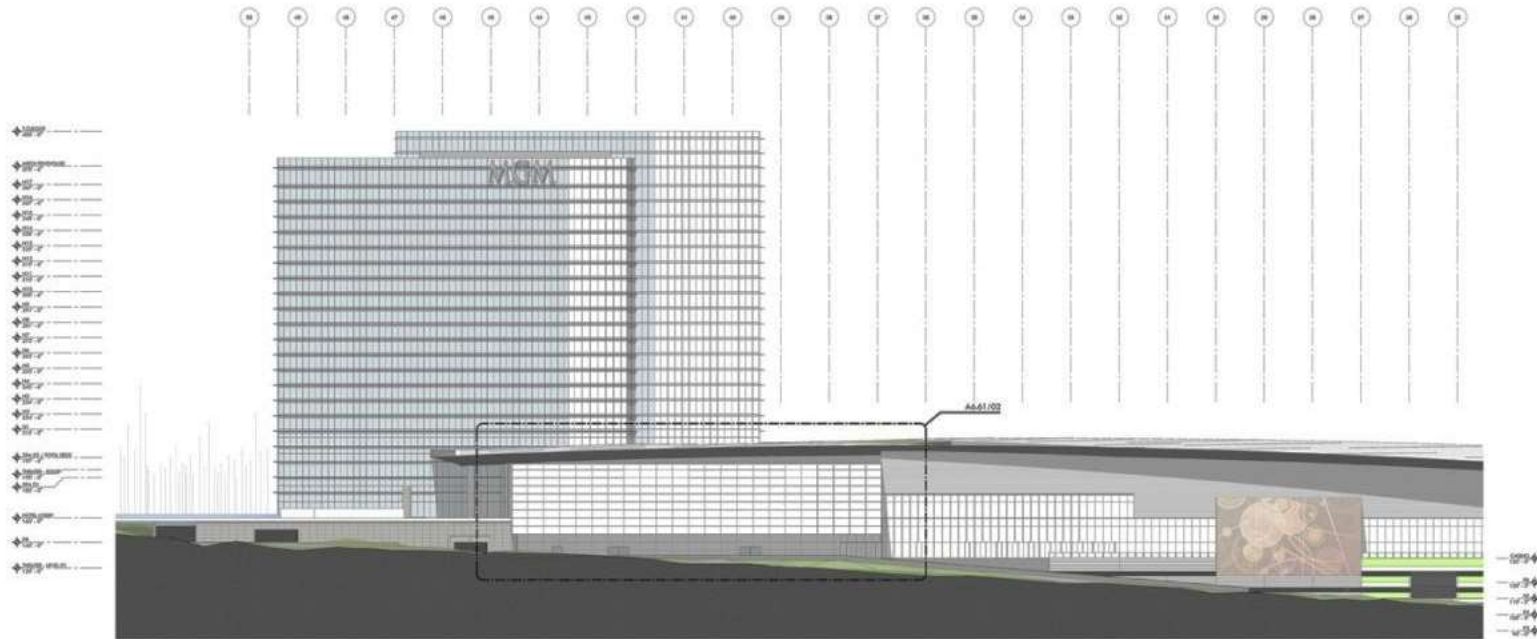




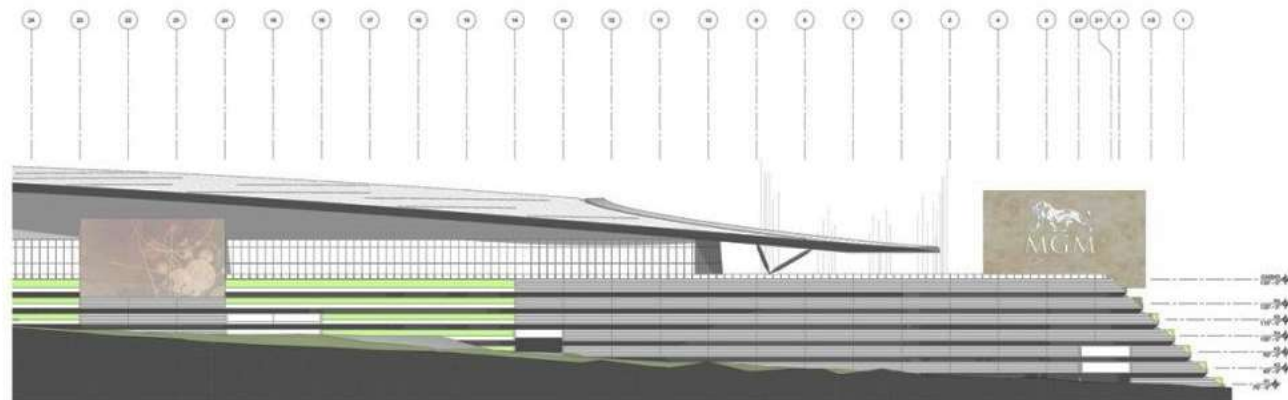
# NORTH ELEVATION



# ENLARGED NORTH ELEVATION

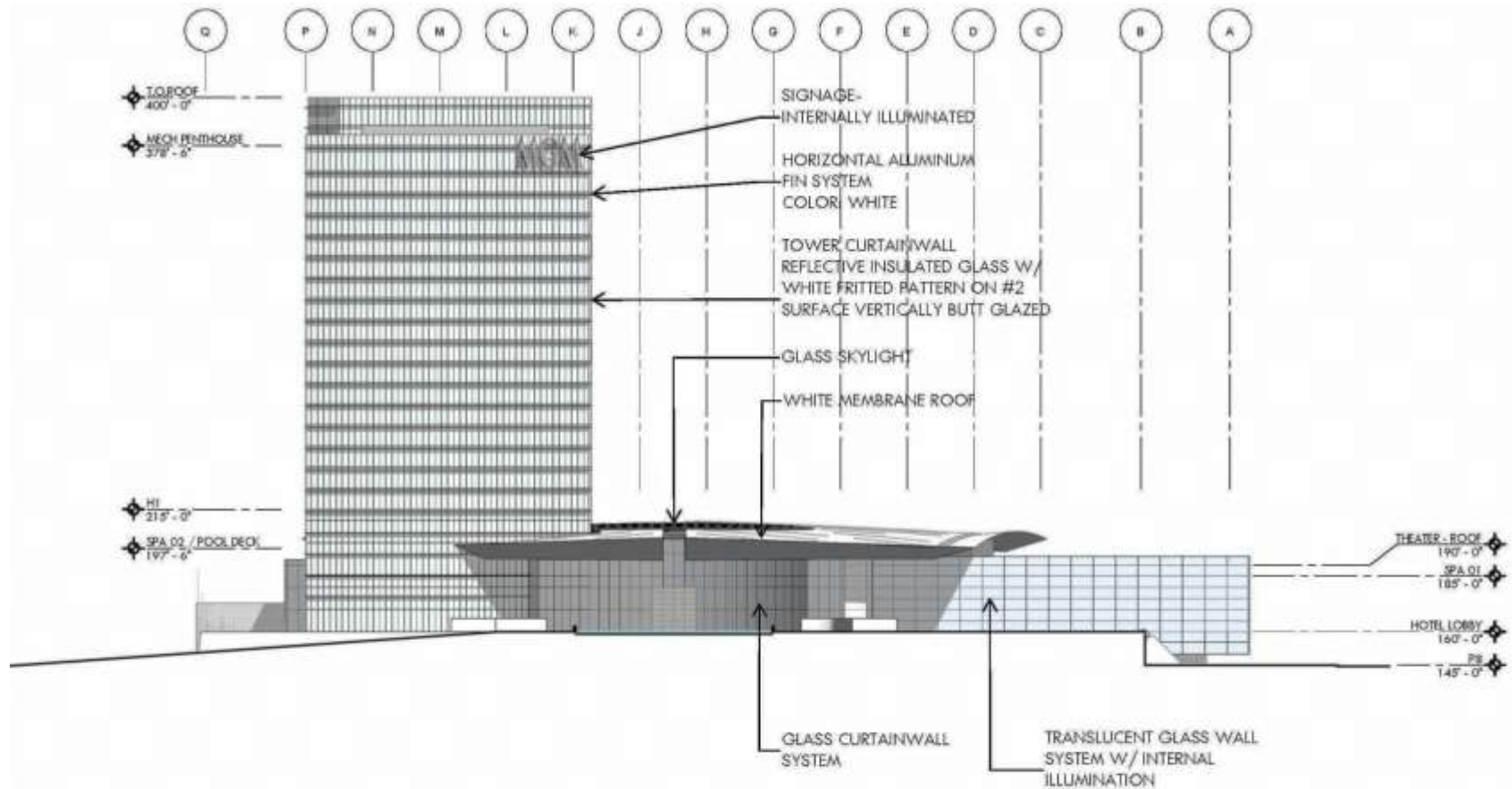


**02** ENLARGED NORTH ELEVATION - EAST END



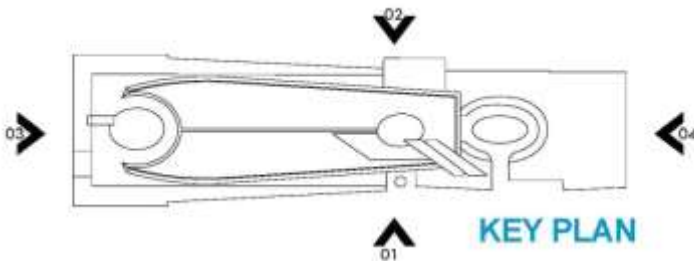
**01** ENLARGED NORTH ELEVATION - WEST END

# EAST ELEVATION



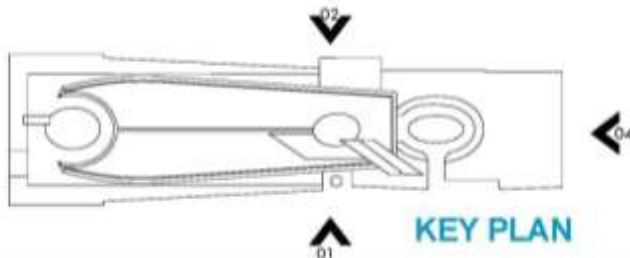
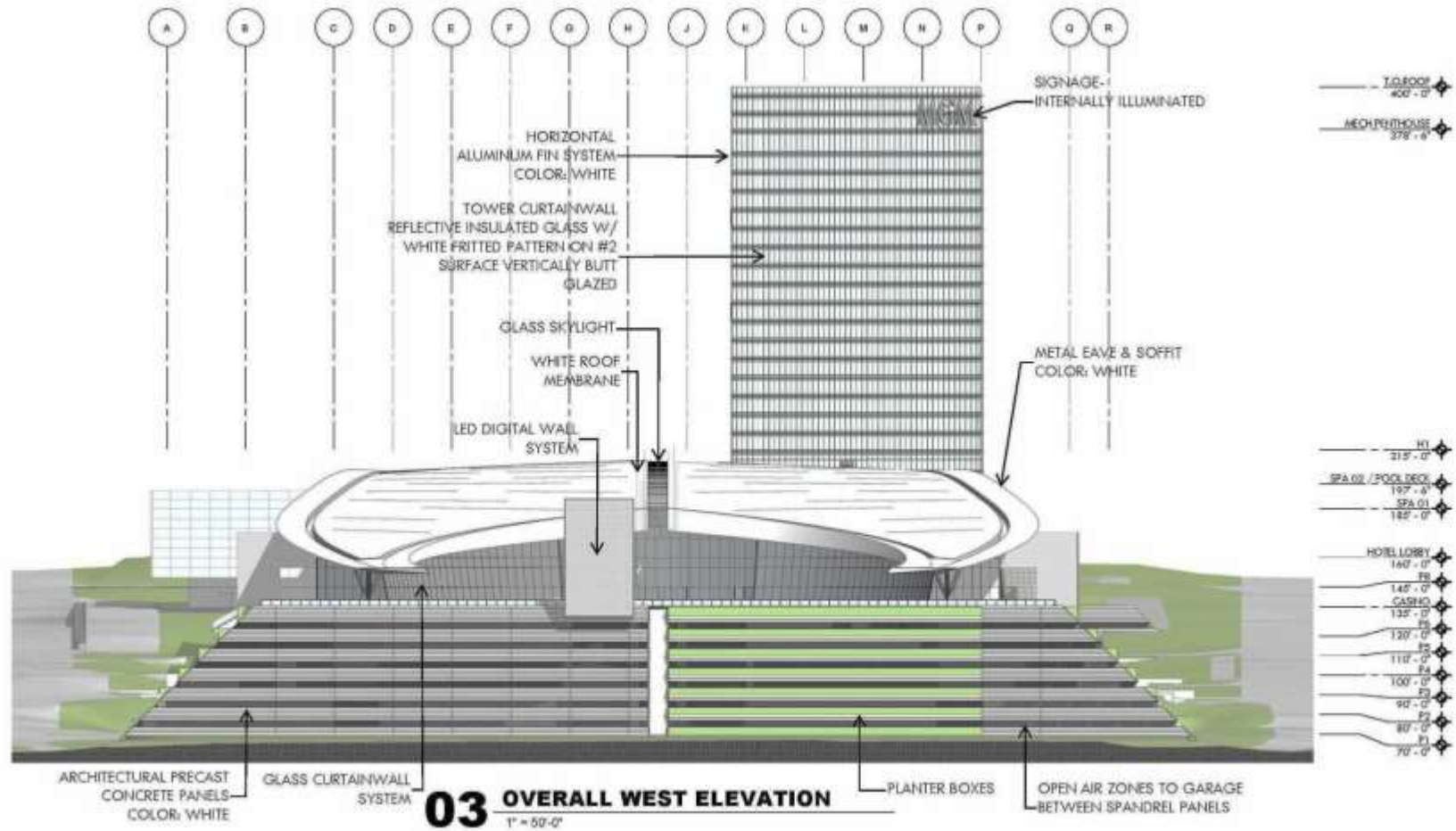
## 04 OVERALL EAST ELEVATION

1" = 50'-0"





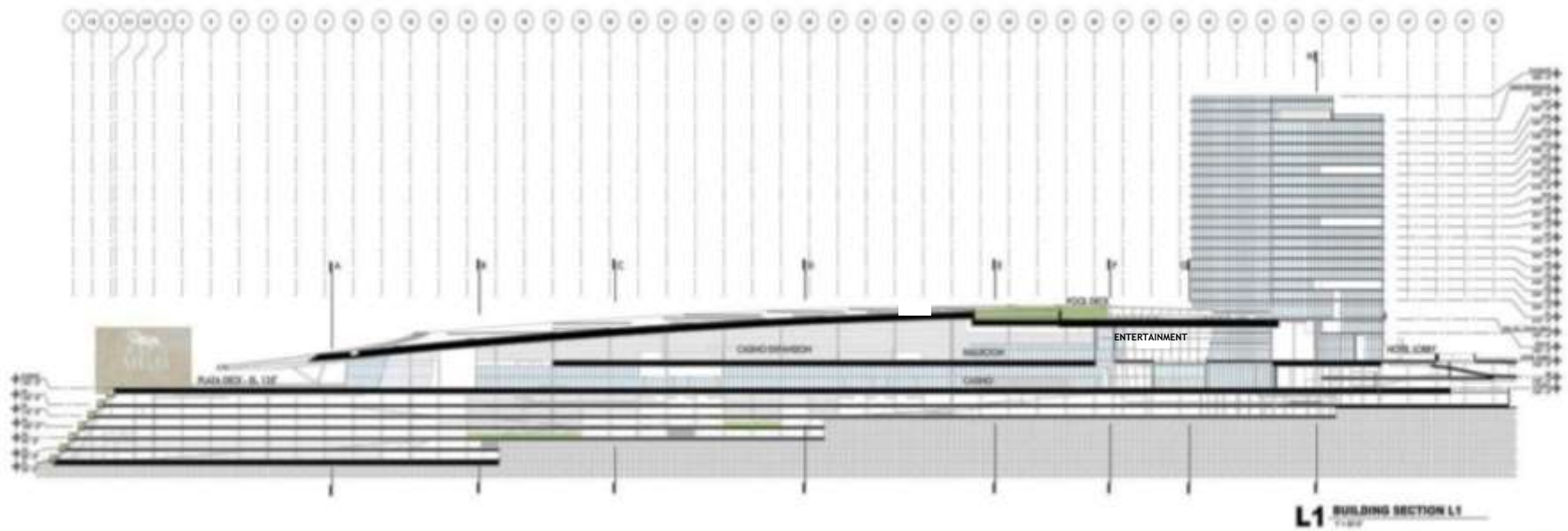
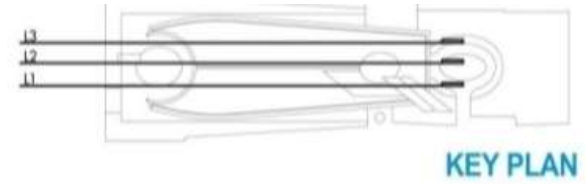
# WEST ELEVATION



# PLINTH

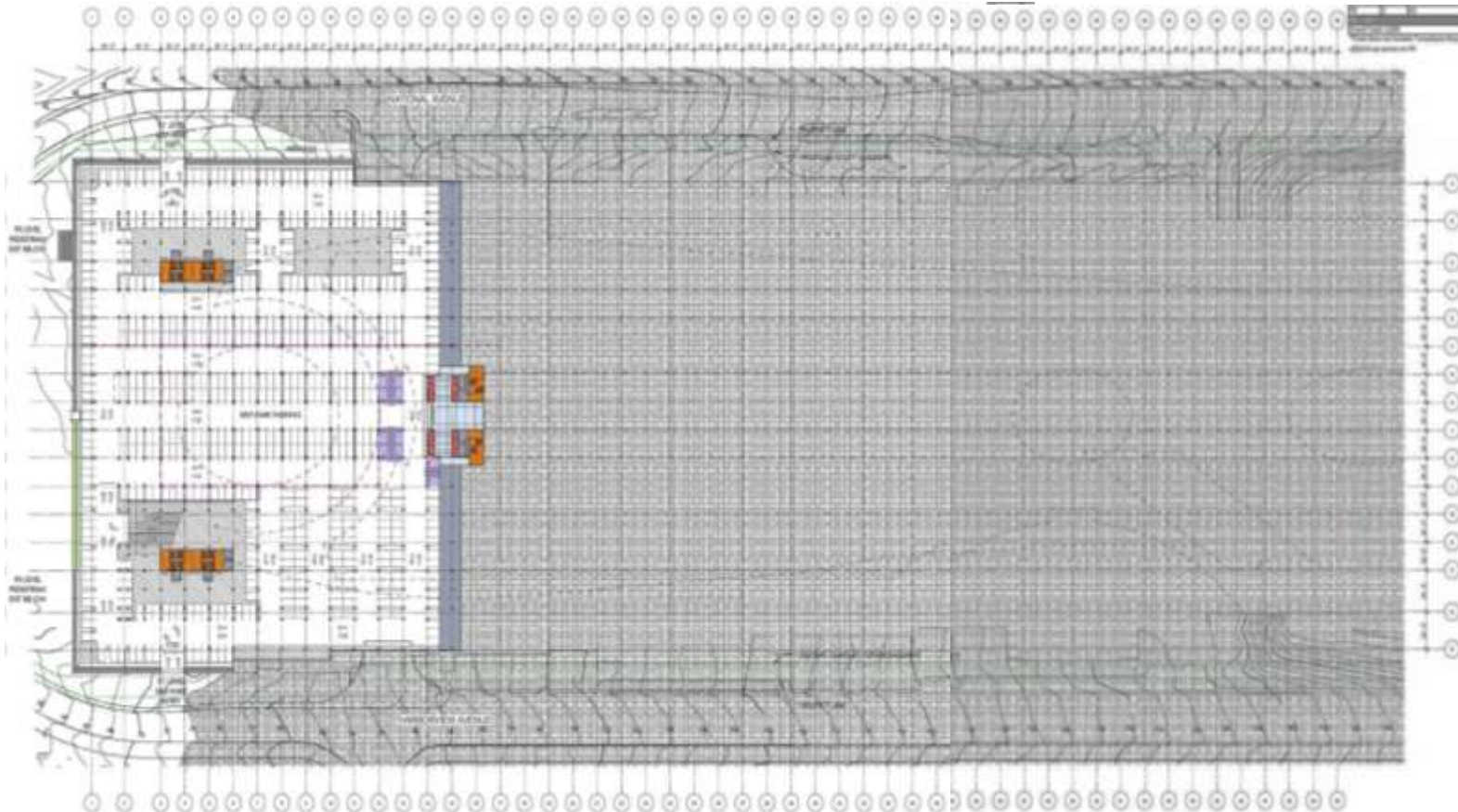


# BUILDING SECTION



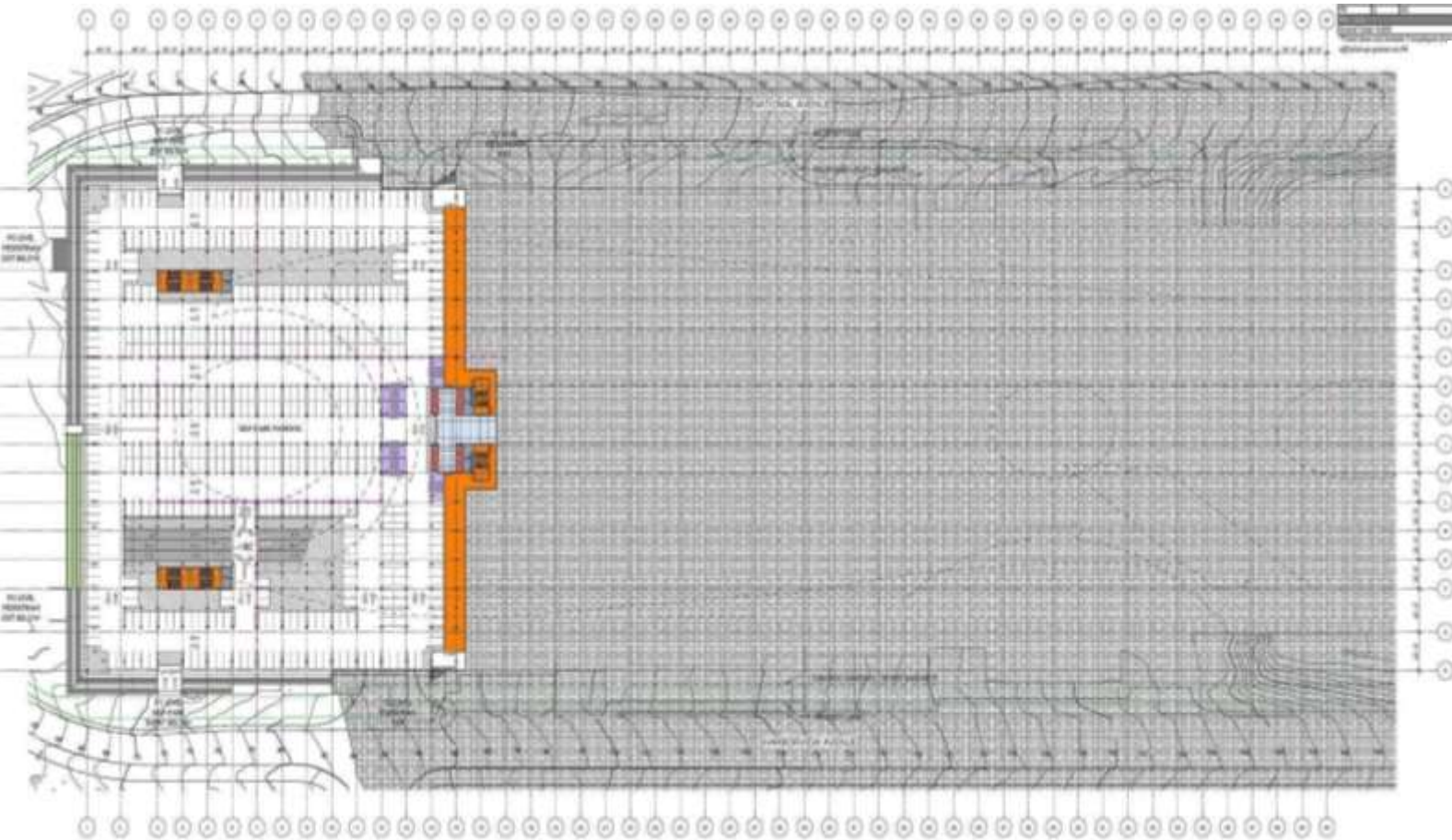


## FLOOR PLANS: LEVEL P1



01 LEVEL P1 - OVERALL PARKING FLOOR PLAN  
EL. = 70'-0"

## FLOOR PLANS: LEVEL P2



01 LEVEL P2 - OVERALL PARKING FLOOR PLAN

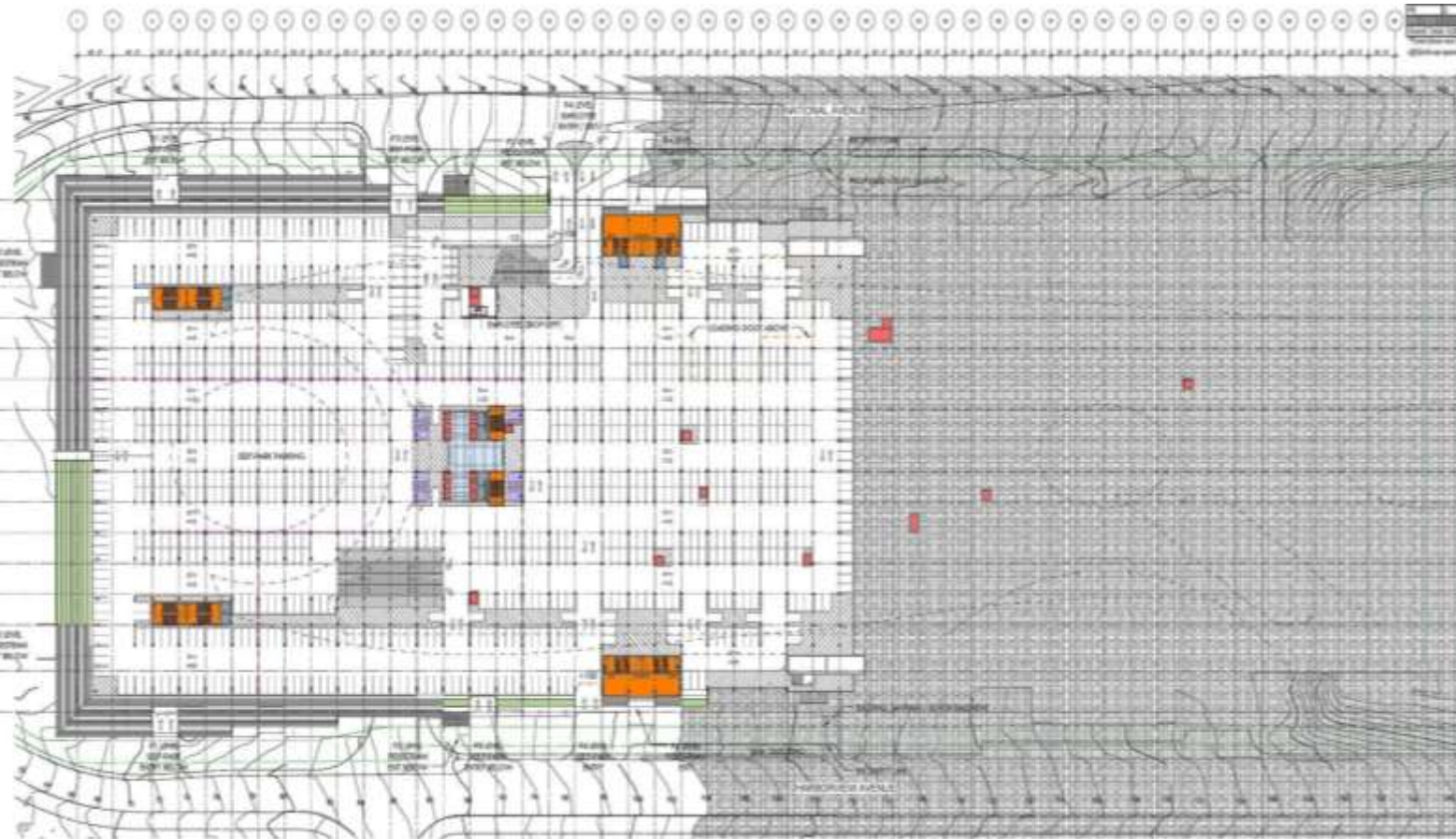
EL. = 80'-0"

## FLOOR PLANS: LEVEL P3



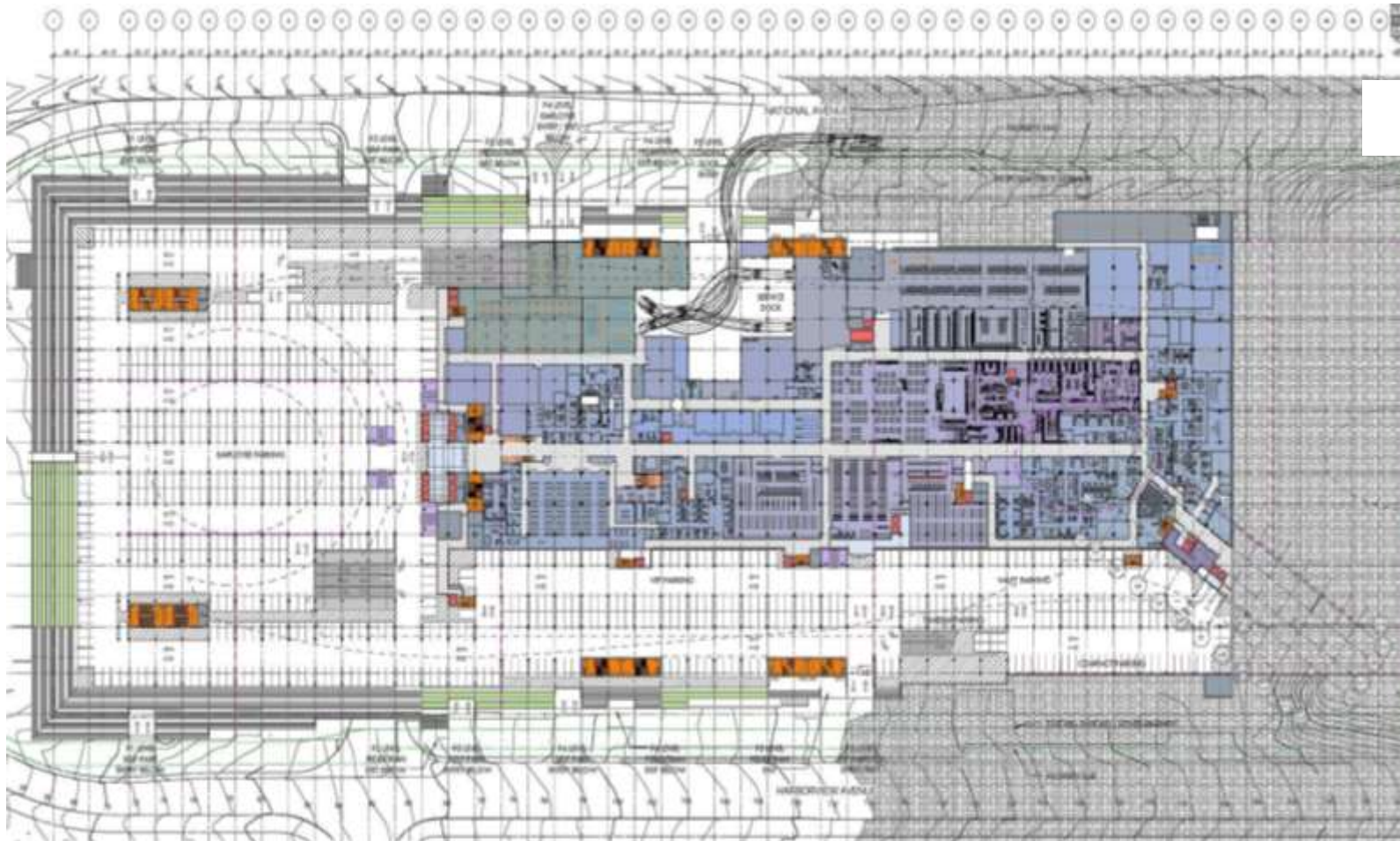


## FLOOR PLANS: LEVEL P4



01 LEVEL P4 - OVERALL PARKING FLOOR PLAN  
 EL = 100'-0"

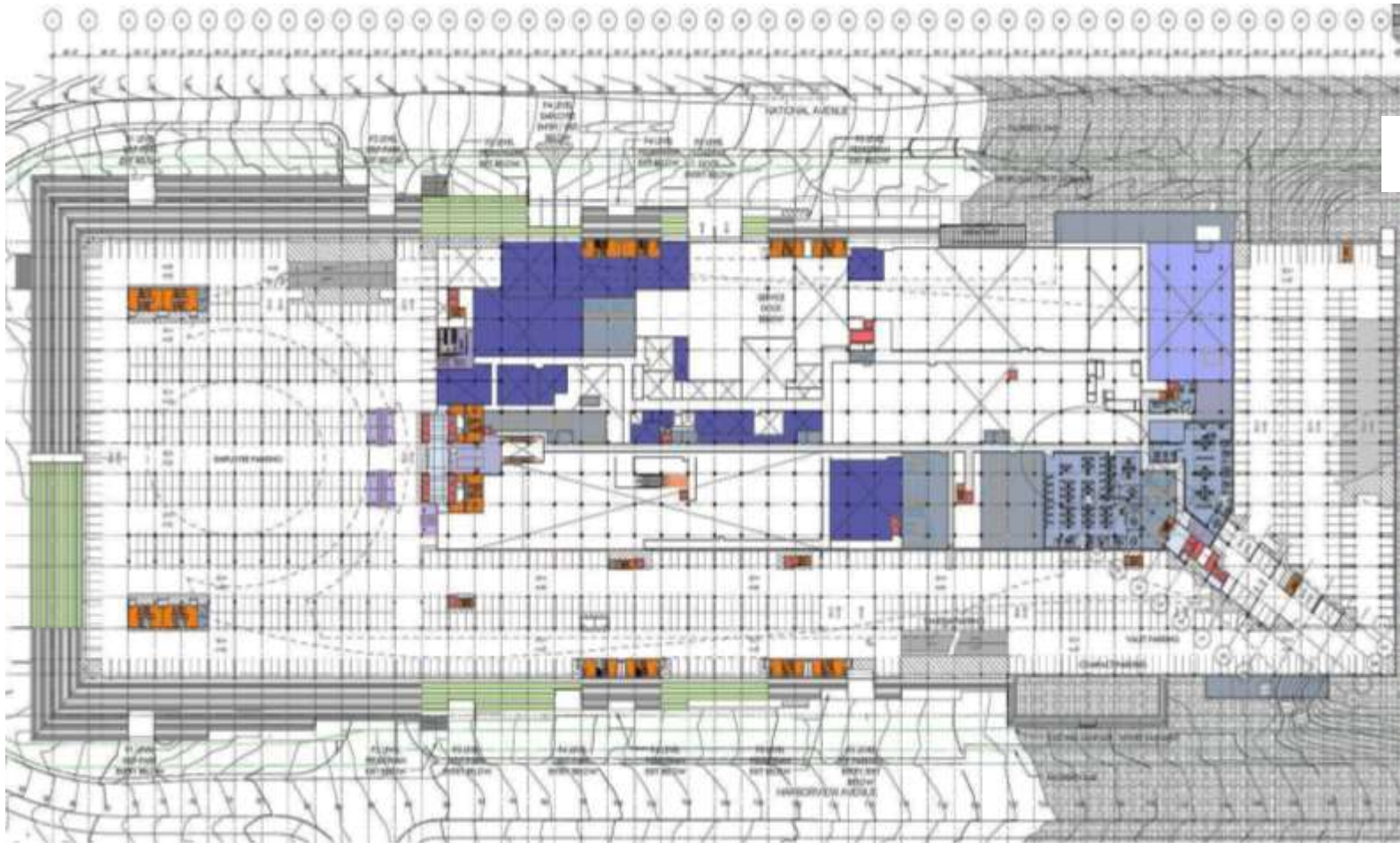
## FLOOR PLANS: LEVEL P5



01 LEVEL P5 - OVERALL PARKING FLOOR PLAN  
EL = 110'-0"



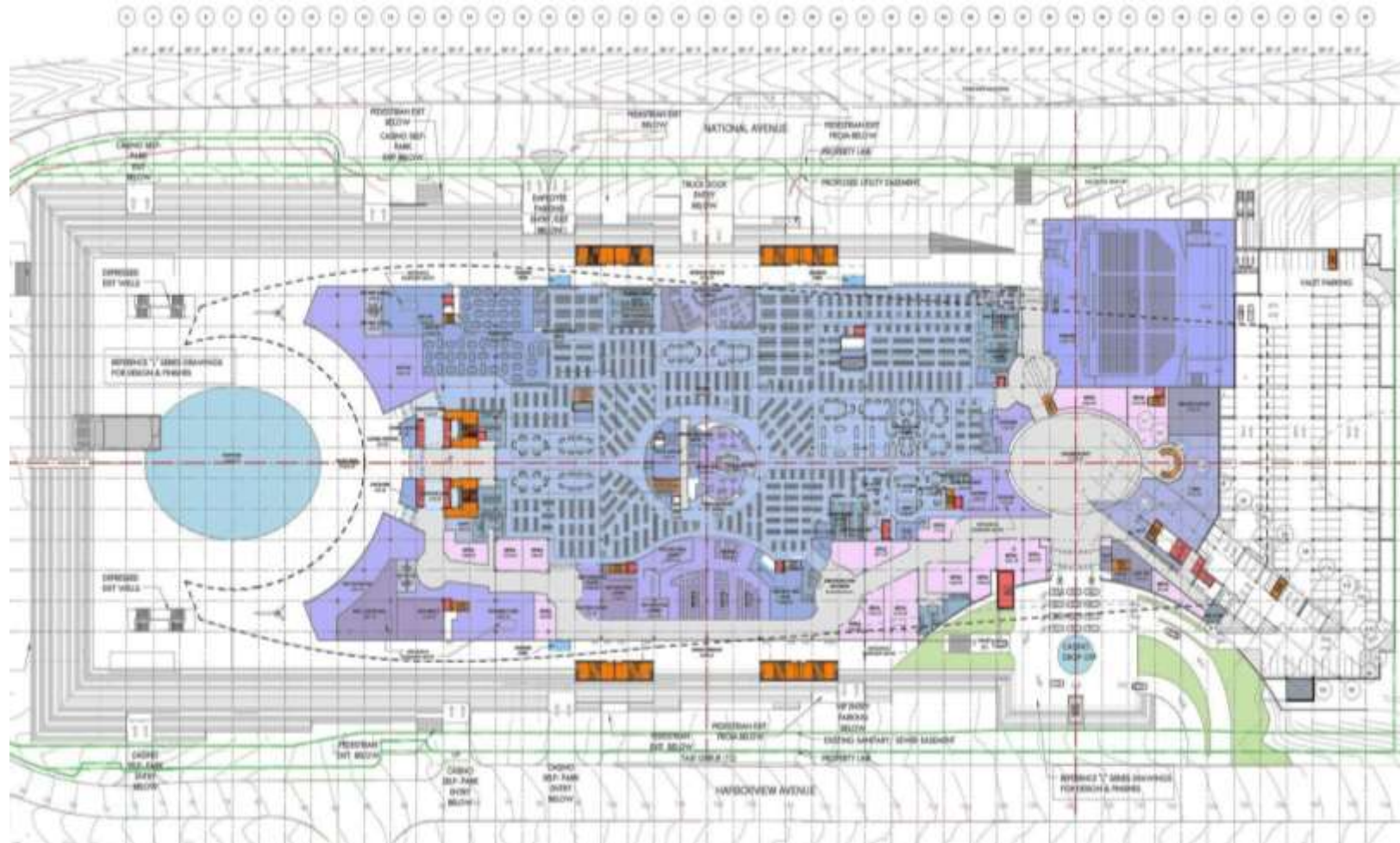
## FLOOR PLANS: LEVEL P6



01 LEVEL P6 - OVERALL PARKING FLOOR PLAN  
 E.L. = 120'-0"

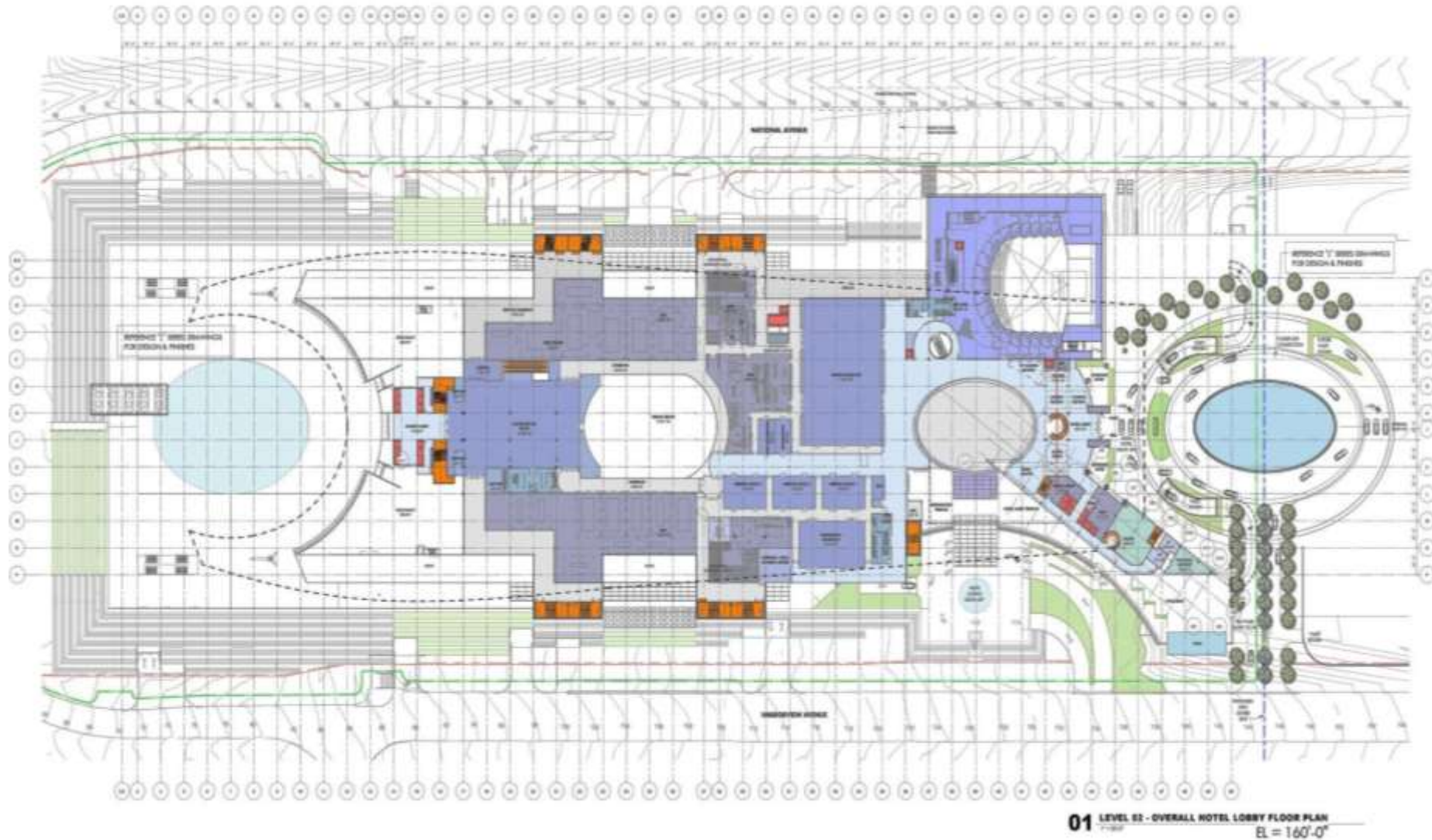


## FLOOR PLANS: ENTERTAINMENT LEVEL 01 (LEVEL P7)



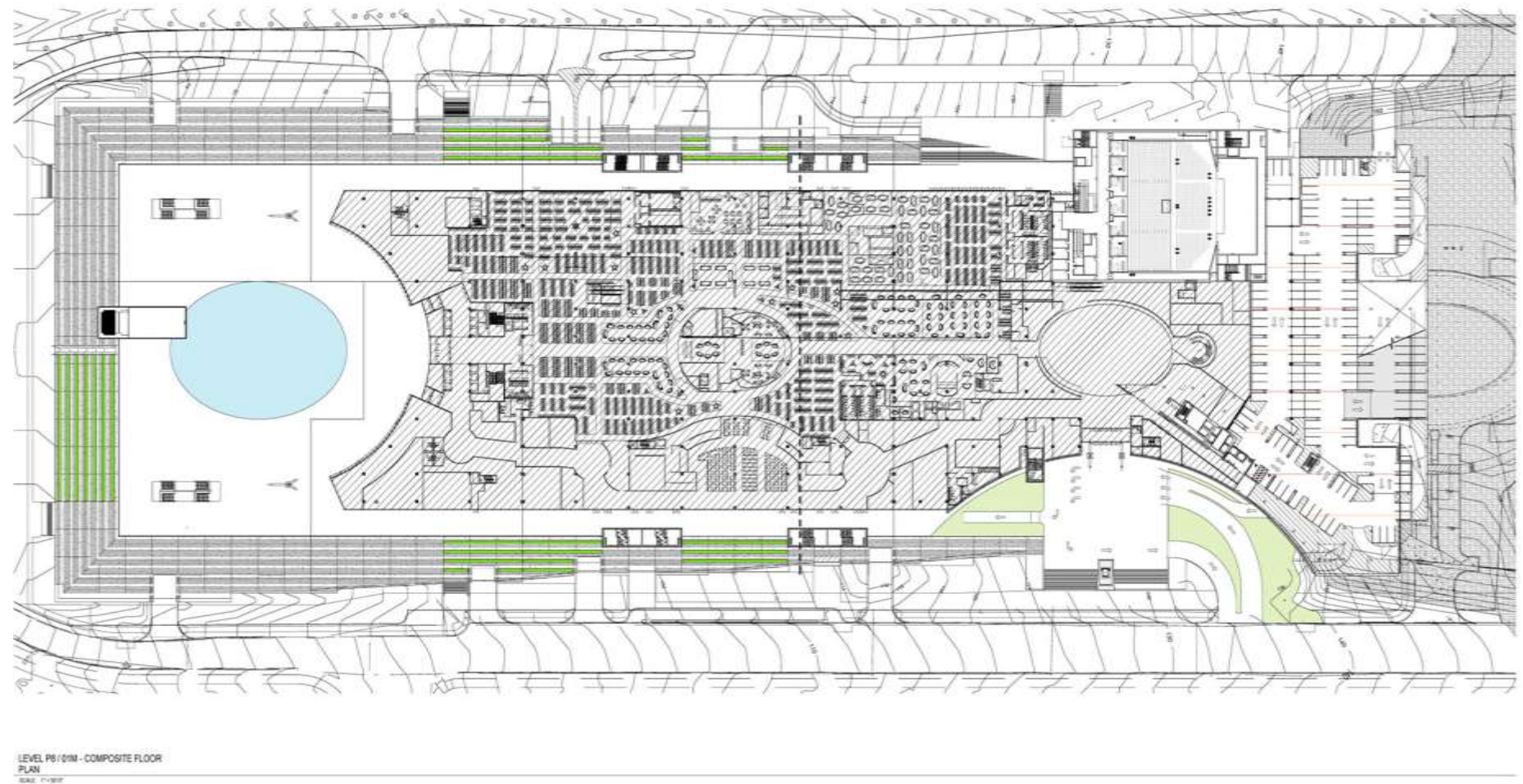
01 LEVEL 01 - OVERALL FLOOR PLAN

## FLOOR PLANS: ENTERTAINMENT LEVEL 02



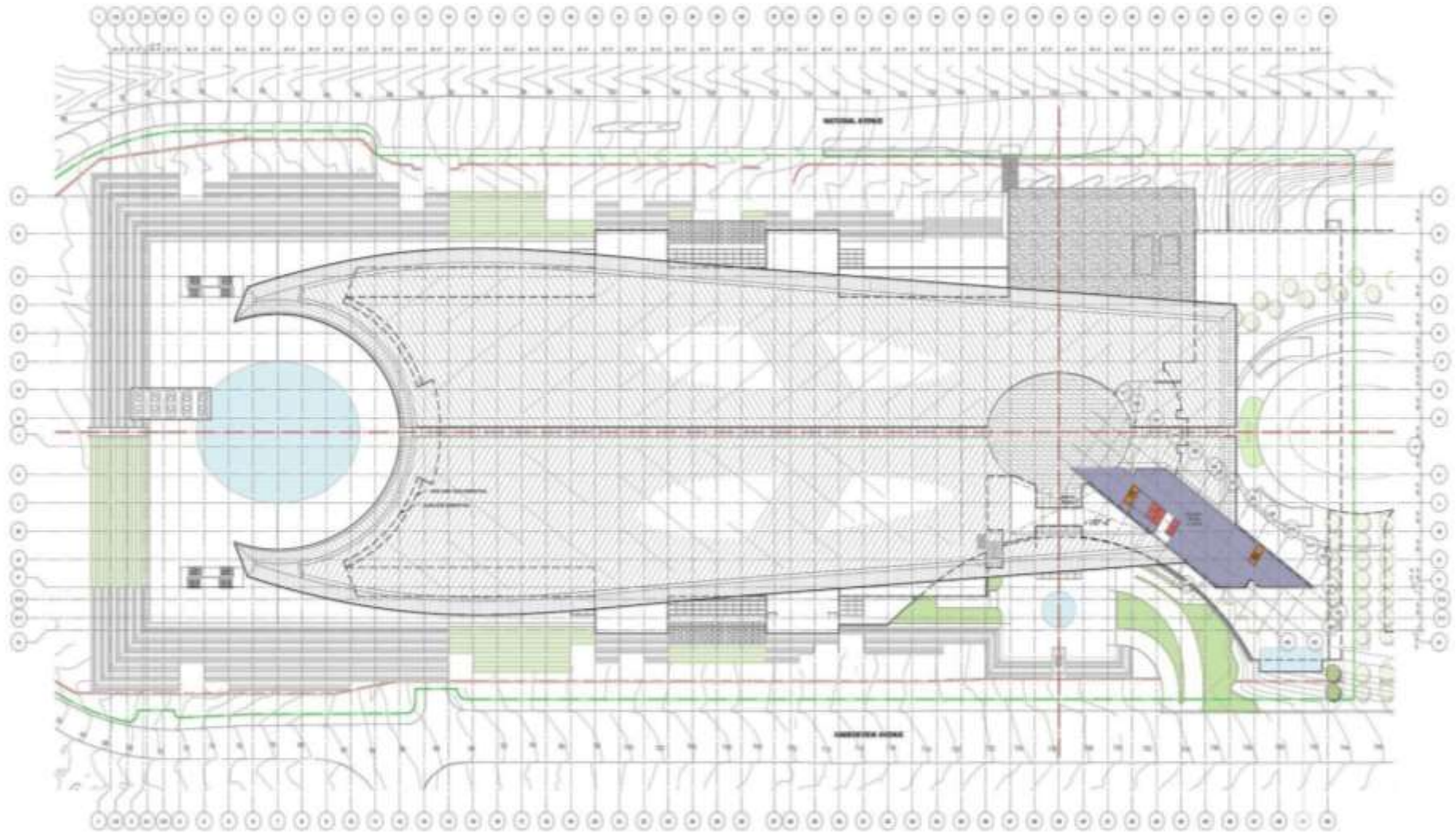


## FLOOR PLANS: LEVEL P8

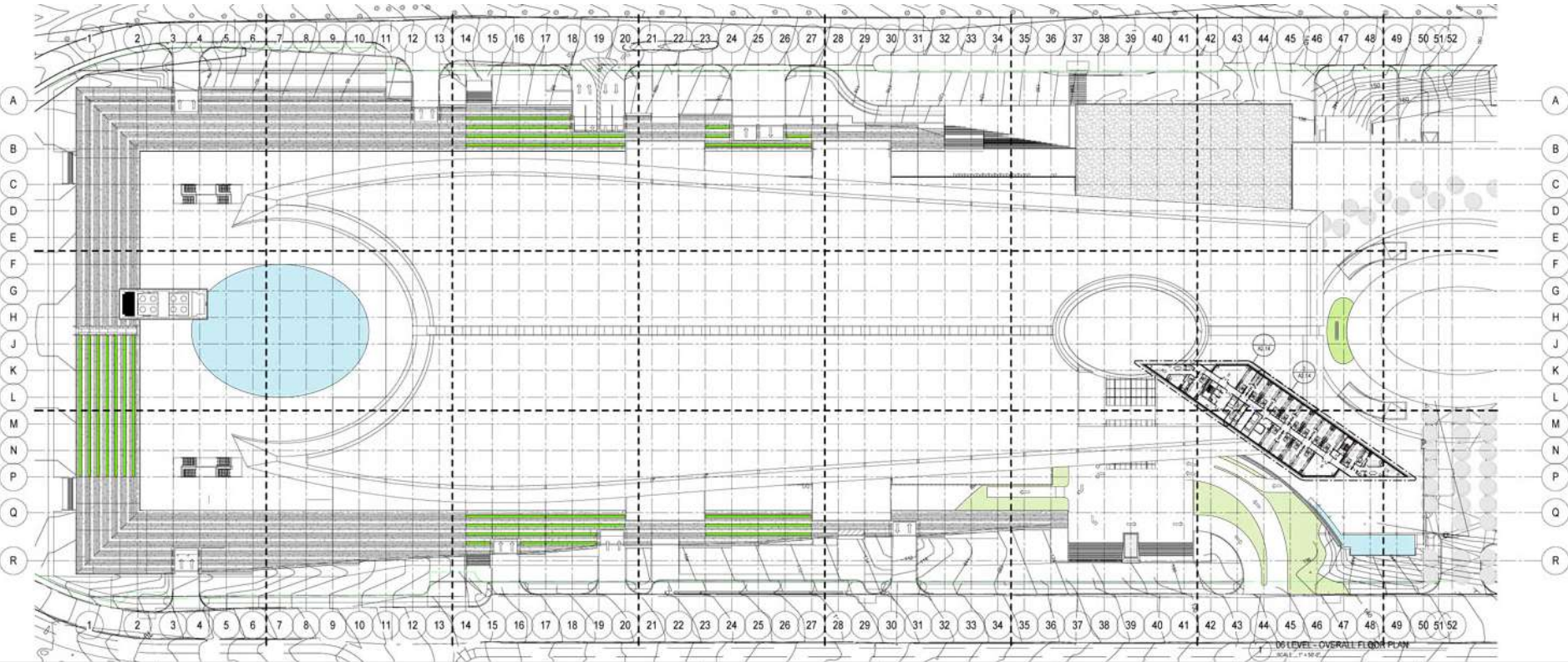




## FLOOR PLANS: EXECUTIVE OFFICE AND ROOF



## FLOOR PLANS: TYPICAL HOTEL FLOOR PLAN





[illegible]

**CONCLUSIONS**  
 The results of this study demonstrate that the use of a single, standardized, and validated questionnaire can be used to assess the prevalence of occupational stress in a large, multi-site study. The results also suggest that the prevalence of occupational stress is high in a large, multi-site study.

17467  
10 JAN 2014  
SCHEMATIC  
DESIGN  
CONCEPTUAL  
RENDERING

**A0.06**







**Keywords:**  
 social desirability bias  
 earnings management  
 earnings persistence  
 earnings quality

17467  
DATE  
10 JAN 2014  
MODE  
SCHEMATIC  
DESIGN  
GRAPHIC  
MODEL  
PHOTOGRAPH

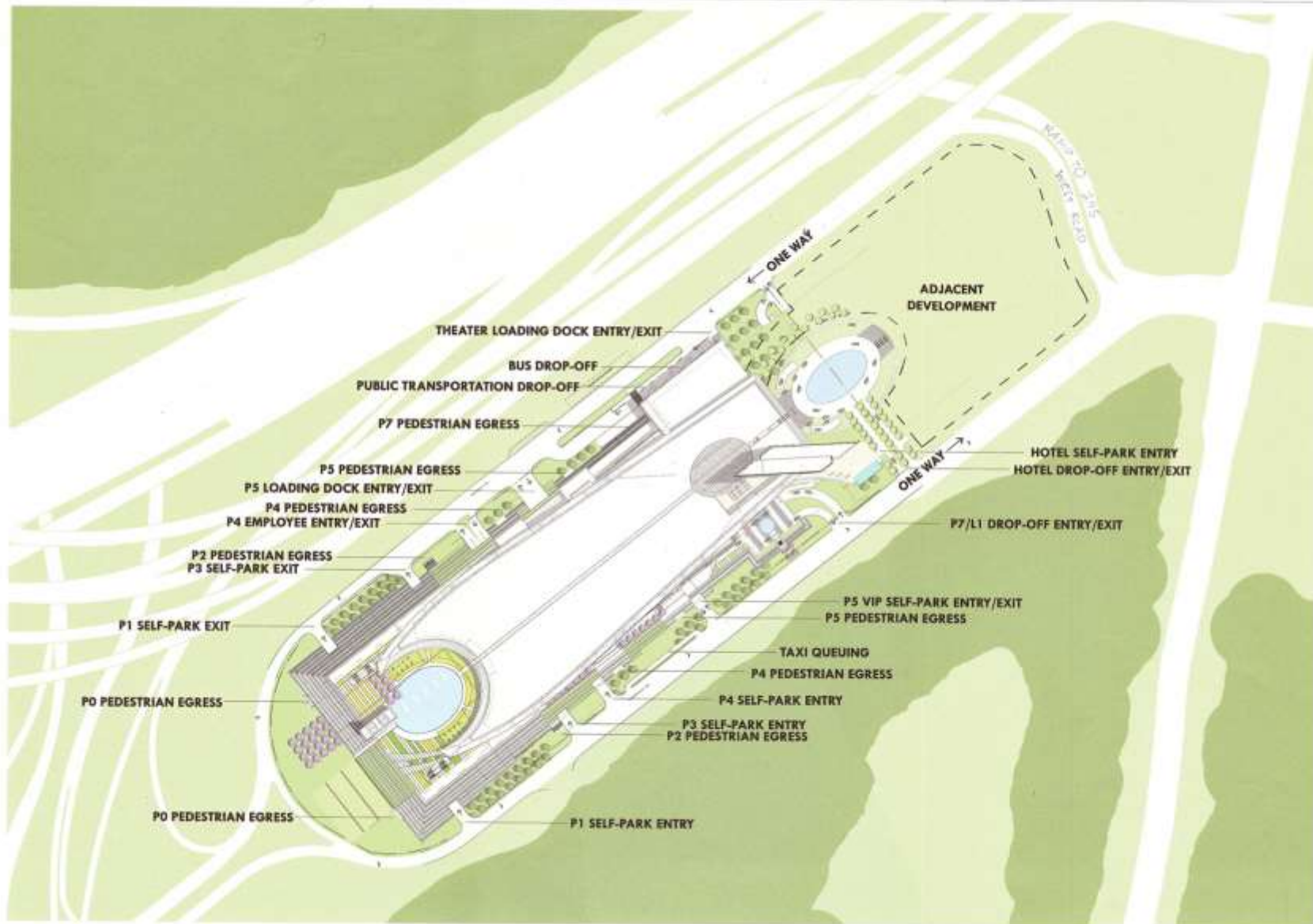
**A0.07**

## TRANSPORTATION EXHIBIT





# PARKING FACILITY

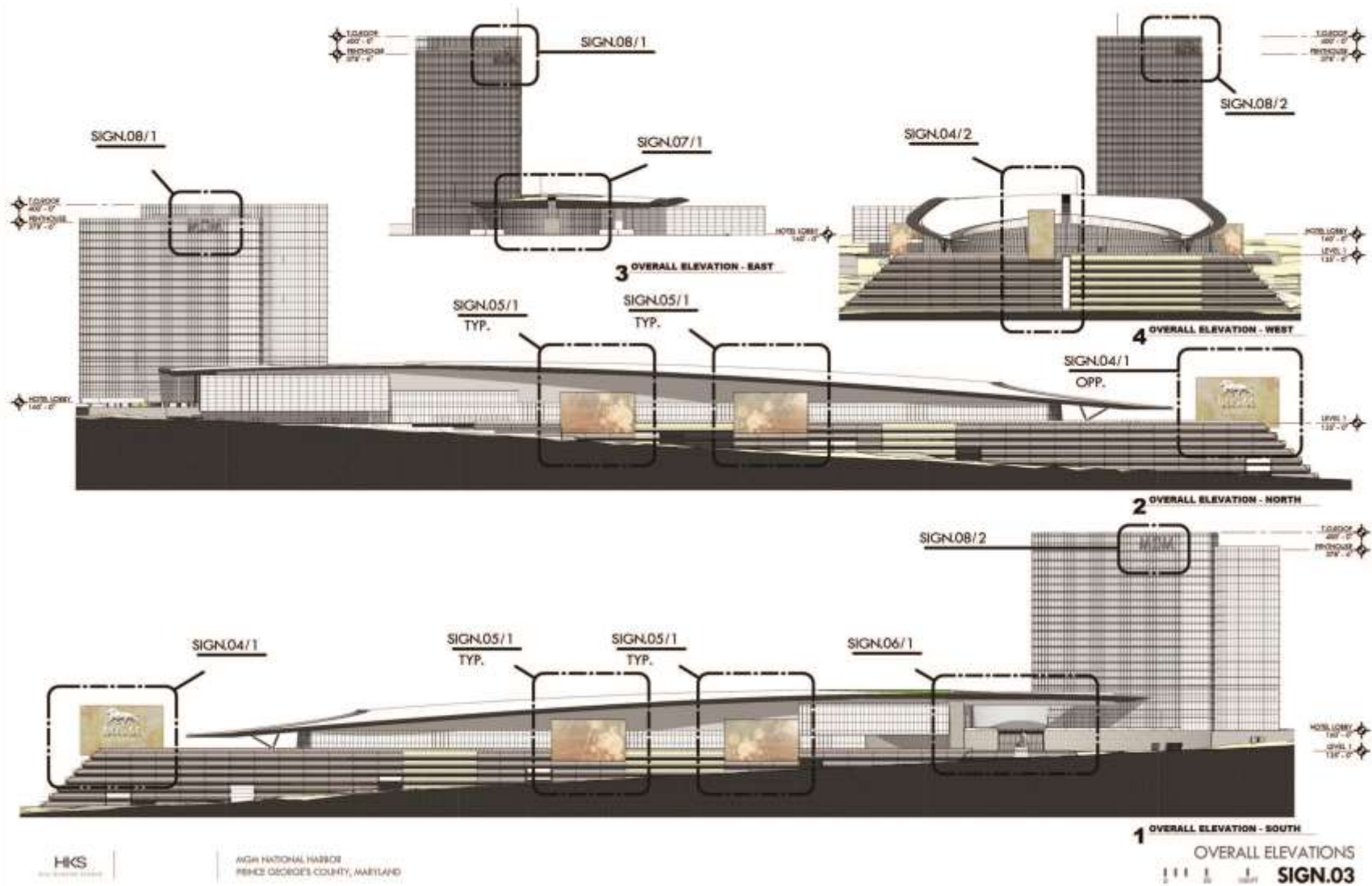




# SIDEWALK EXHIBIT

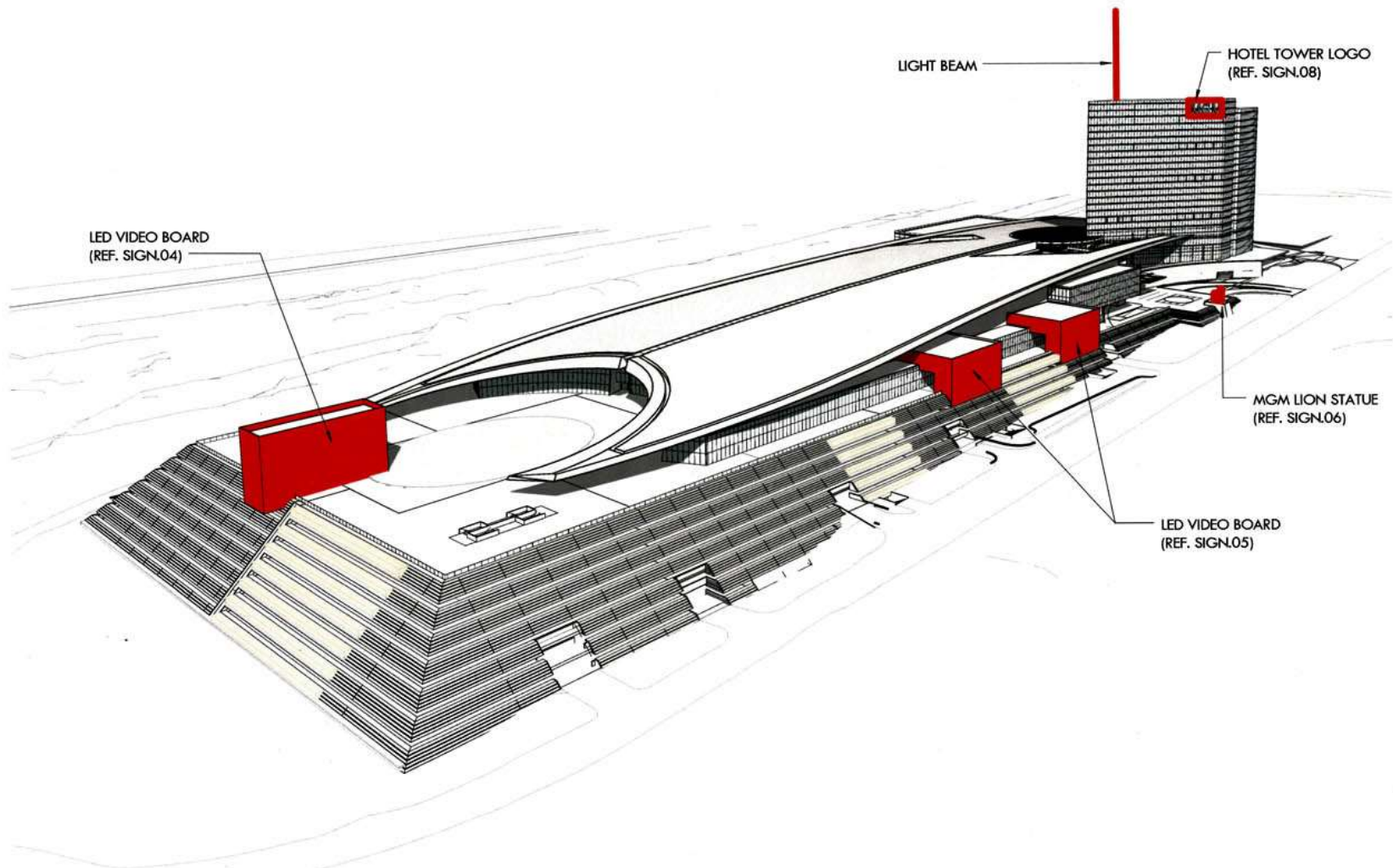


## SIGNAGE





# SIGNAGE



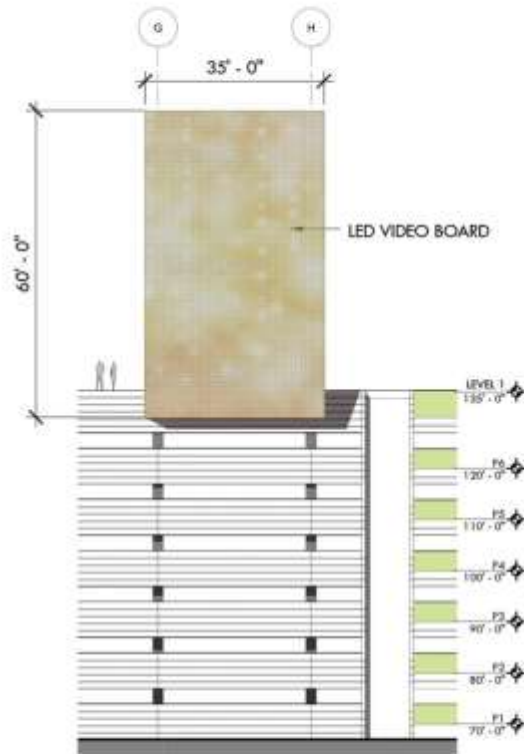
HKS  
WILL KAMRATH STUDIO

MGM NATIONAL HARBOR  
PRINCE GEORGE'S COUNTY, MARYLAND

BUILDING SIGNAGE  
**SIGN.01**



## SIGNAGE



2 WEST DECK MGM VIDEO BOARD ELEVATION - FRONT

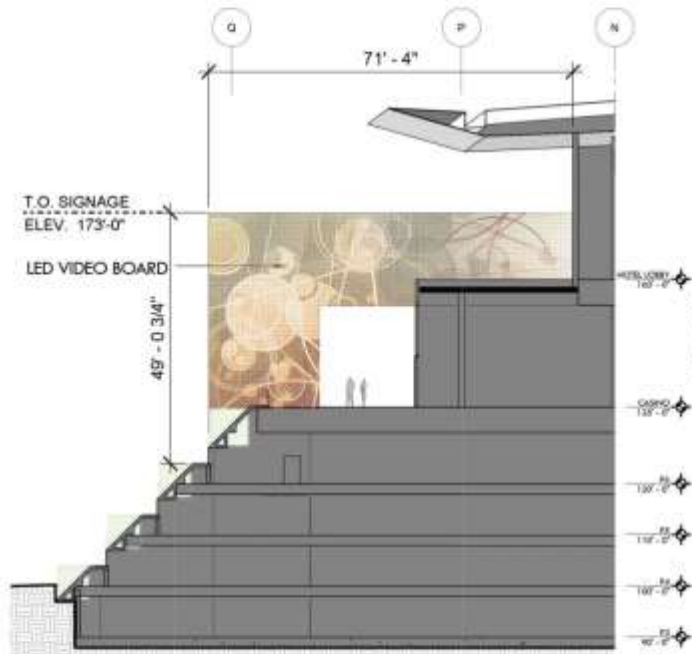


1 WEST DECK MGM VIDEO BOARD ELEVATION - SIDE

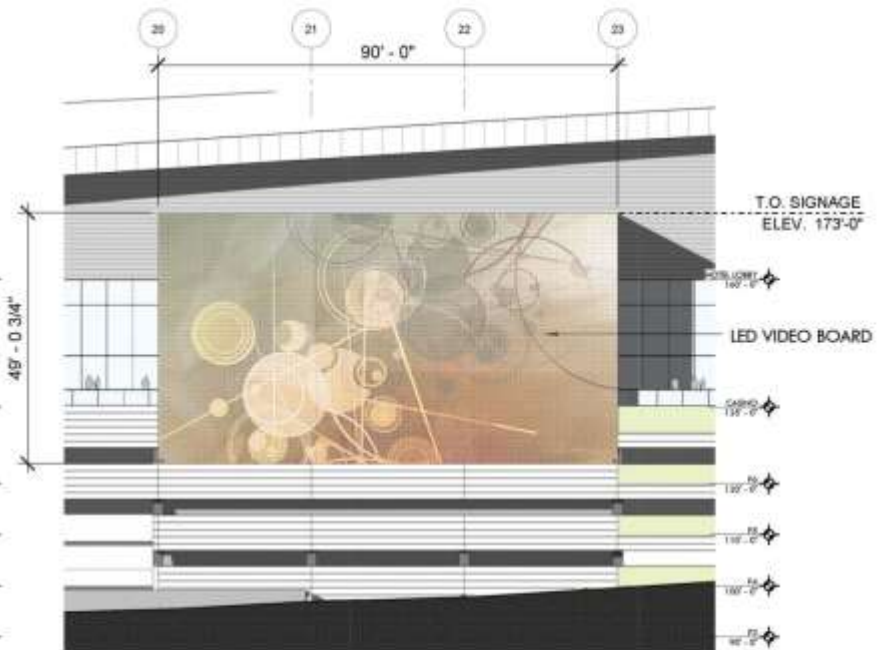
HKS

MGM NATIONAL HARBOR  
PRINCE GEORGE'S COUNTY, MARYLANDWEST PLAZA VIDEO BOARD  
SIGN.04

# SIGNAGE



2 VIDEO BOARD/ STAIR TOWER ELEVATION - SIDE

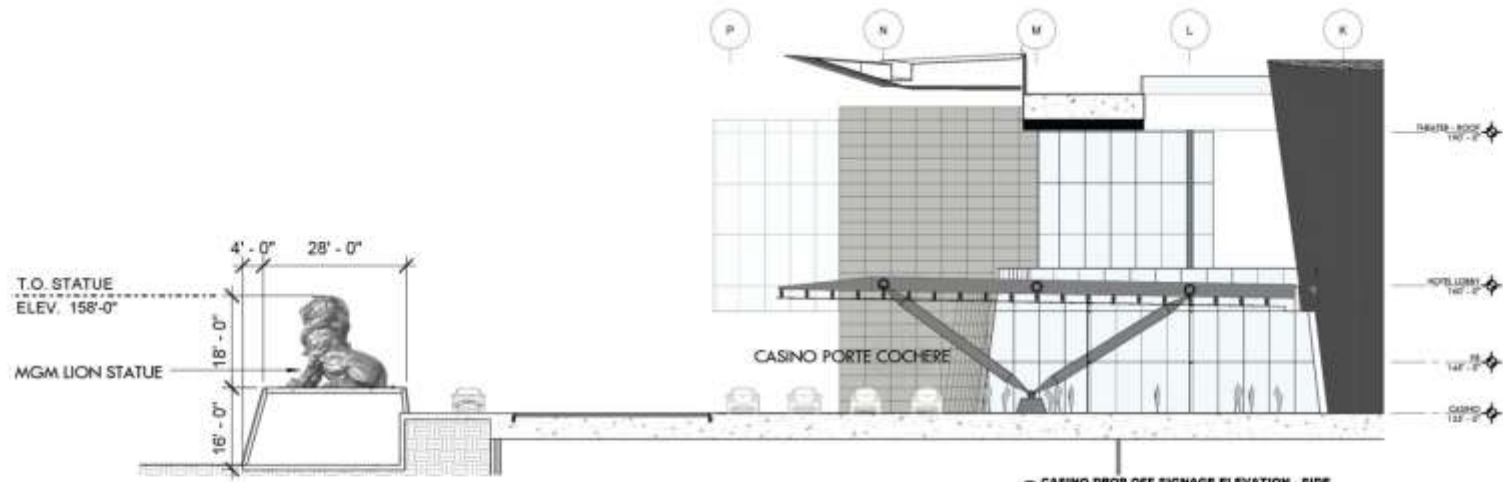


1 VIDEO BOARD/ STAIR TOWER ELEVATION - FRONT

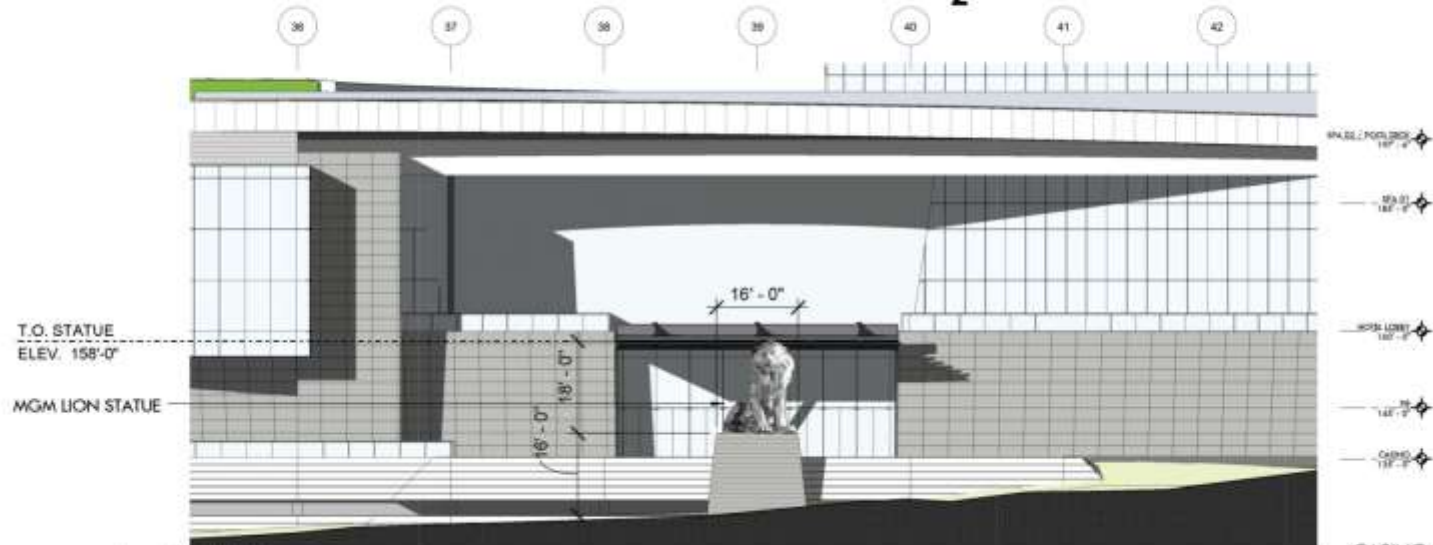
HKS

ANNA NATIONAL HARBOUR  
PRINCE GEORGES COUNTY, MARYLANDNORTH & SOUTH VIDEO BOARDS  
SIGN.05

## SIGNAGE



2 CASINO DROP OFF SIGNAGE ELEVATION - SIDE



1 CASINO DROP OFF SIGNAGE ELEVATION - FRONT

CASINO DROP-OFF  
SIGN.06HKS  
ARCHITECTSMGM NATIONAL MARBOL  
PRINCE GEORGES COUNTY, MARYLAND



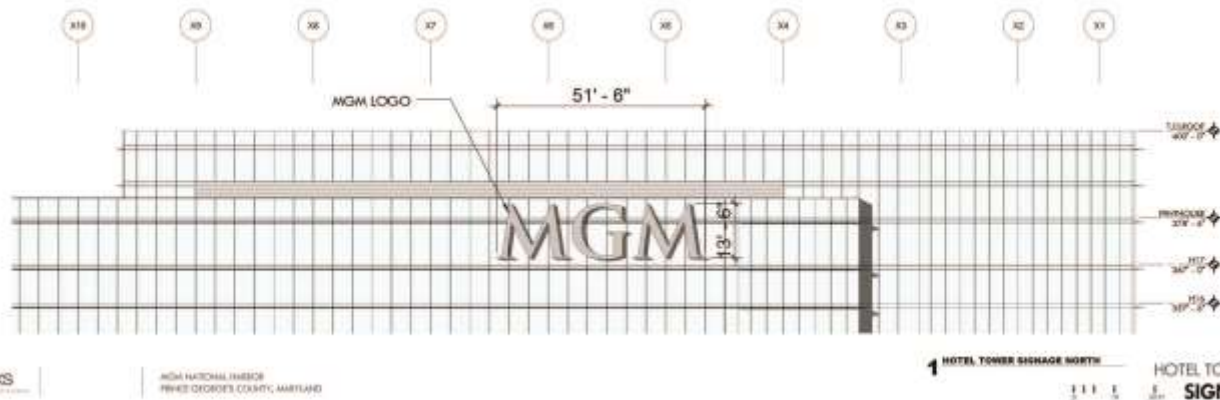
# SIGNAGE



HKS  
ARCHITECTS

MGM NATIONAL HARBOR  
PRINCE GEORGE'S COUNTY, MARYLAND

BUILDING SIGNAGE  
**SIGN.02**



# SIGN LIGHTING

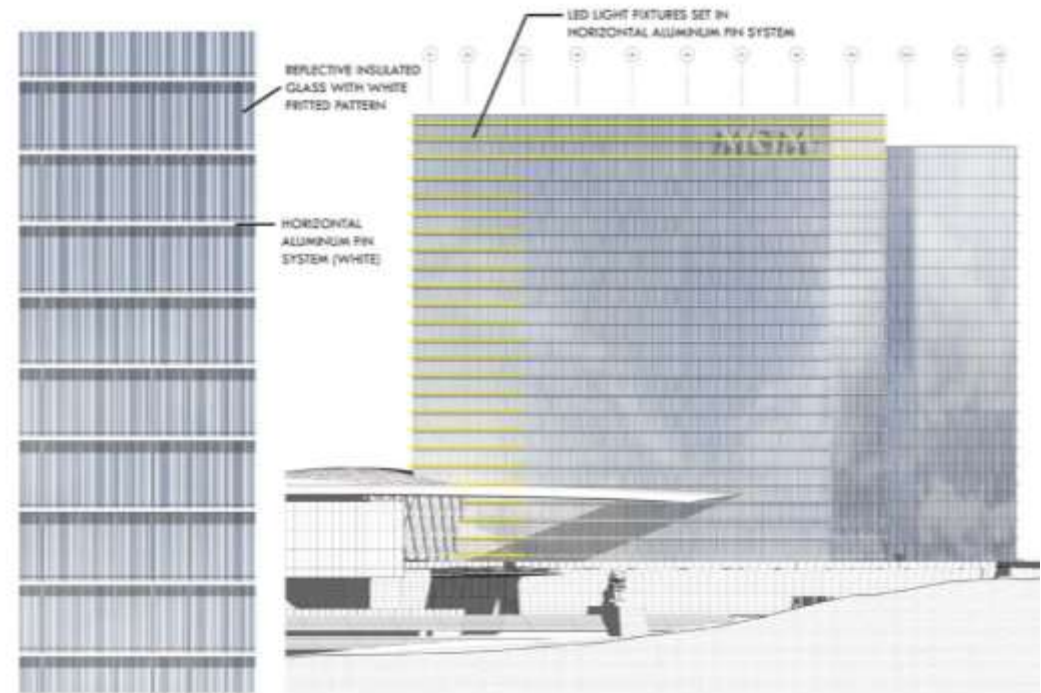
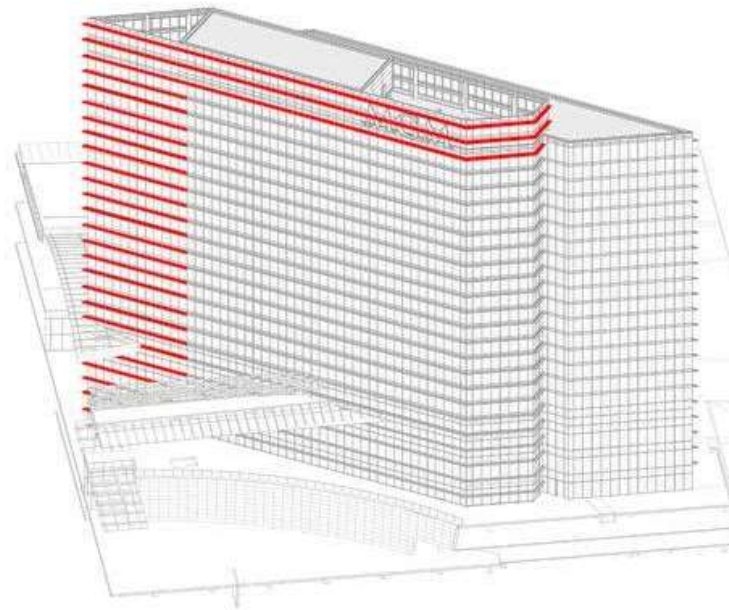




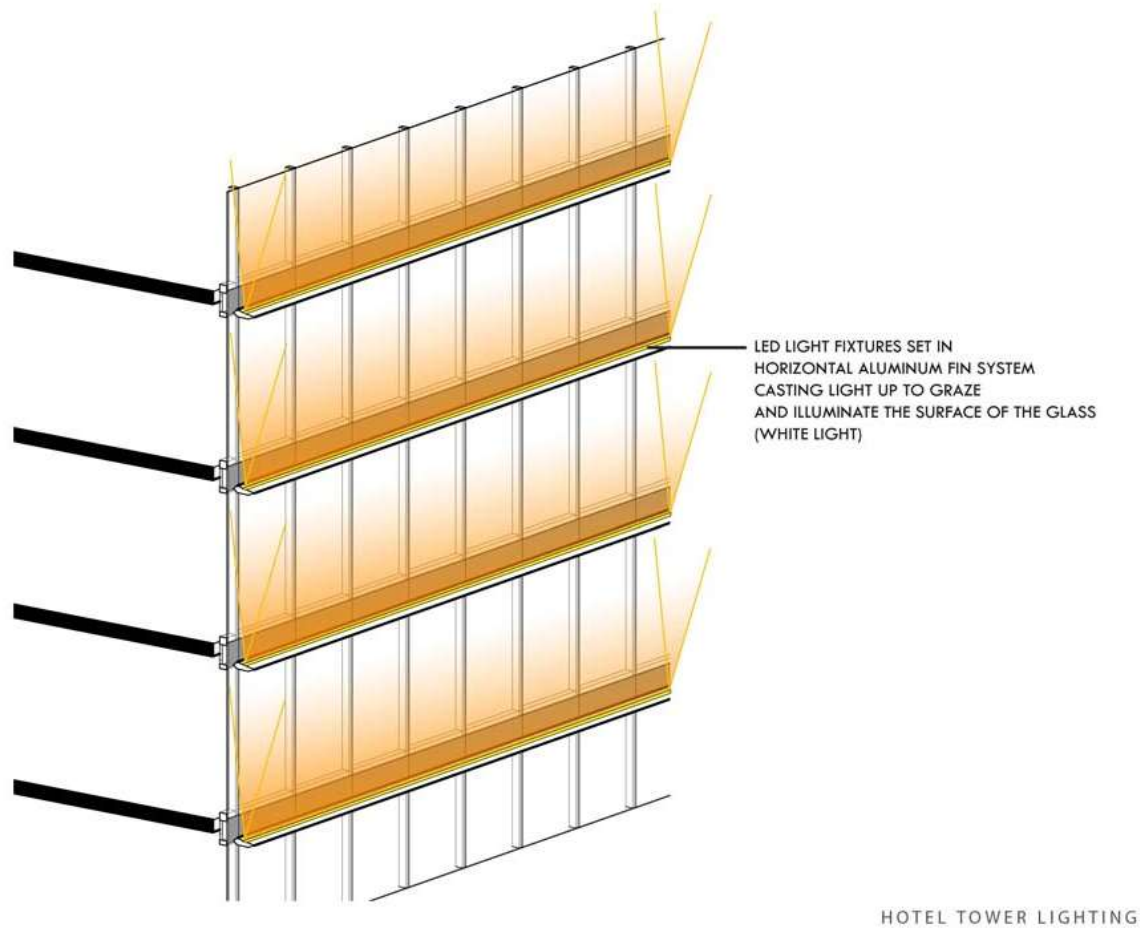
# SIGN LIGHTING



# HOTEL FAÇADE ILLUMINATION



# PROPOSED LIGHTING SYSTEM FOR FAÇADE ILLUMINATION

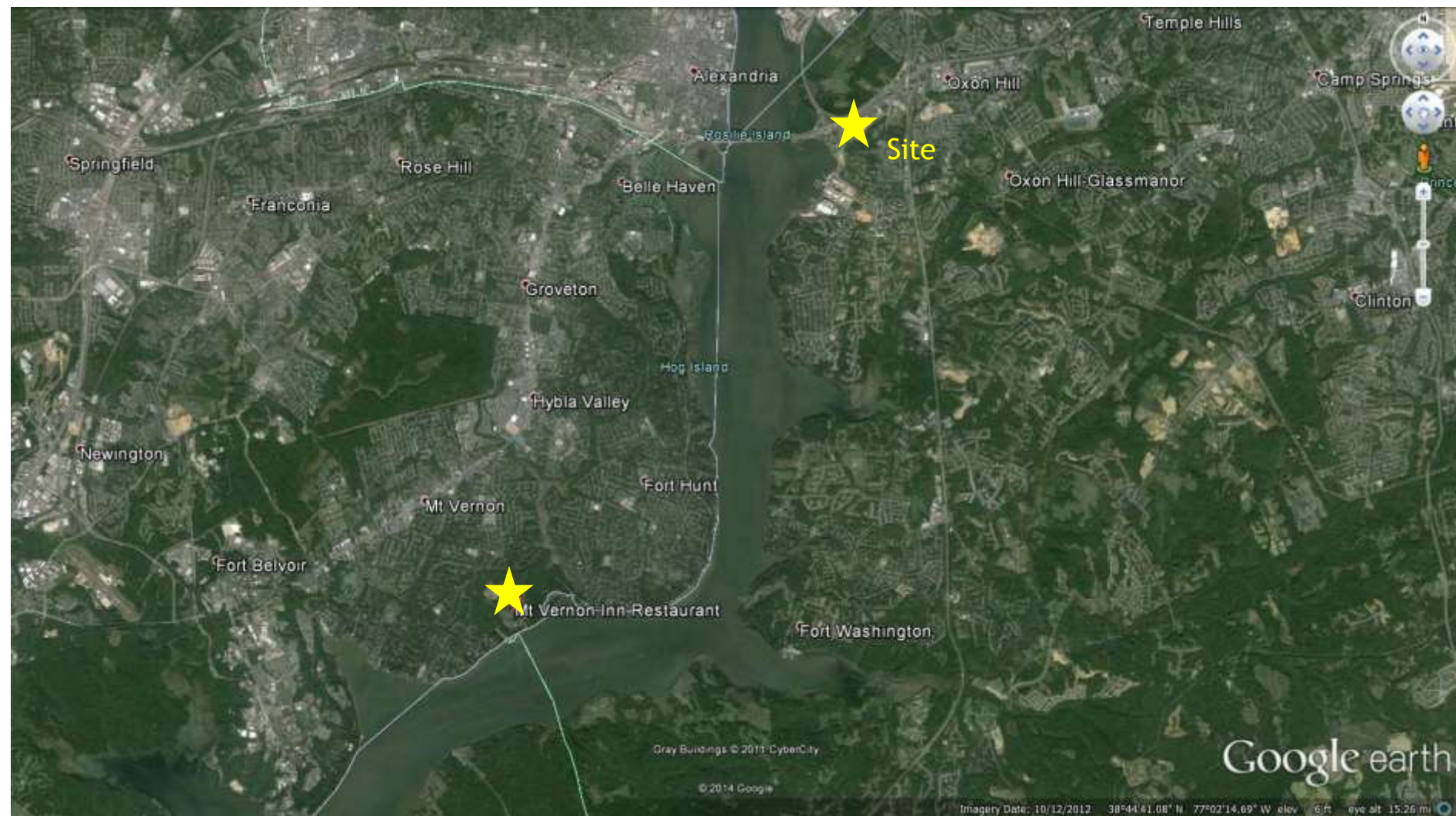




# SIGN LIGHTING (DETAIL)



# MOUNT VERNON: VIEWSHED ANALYSIS

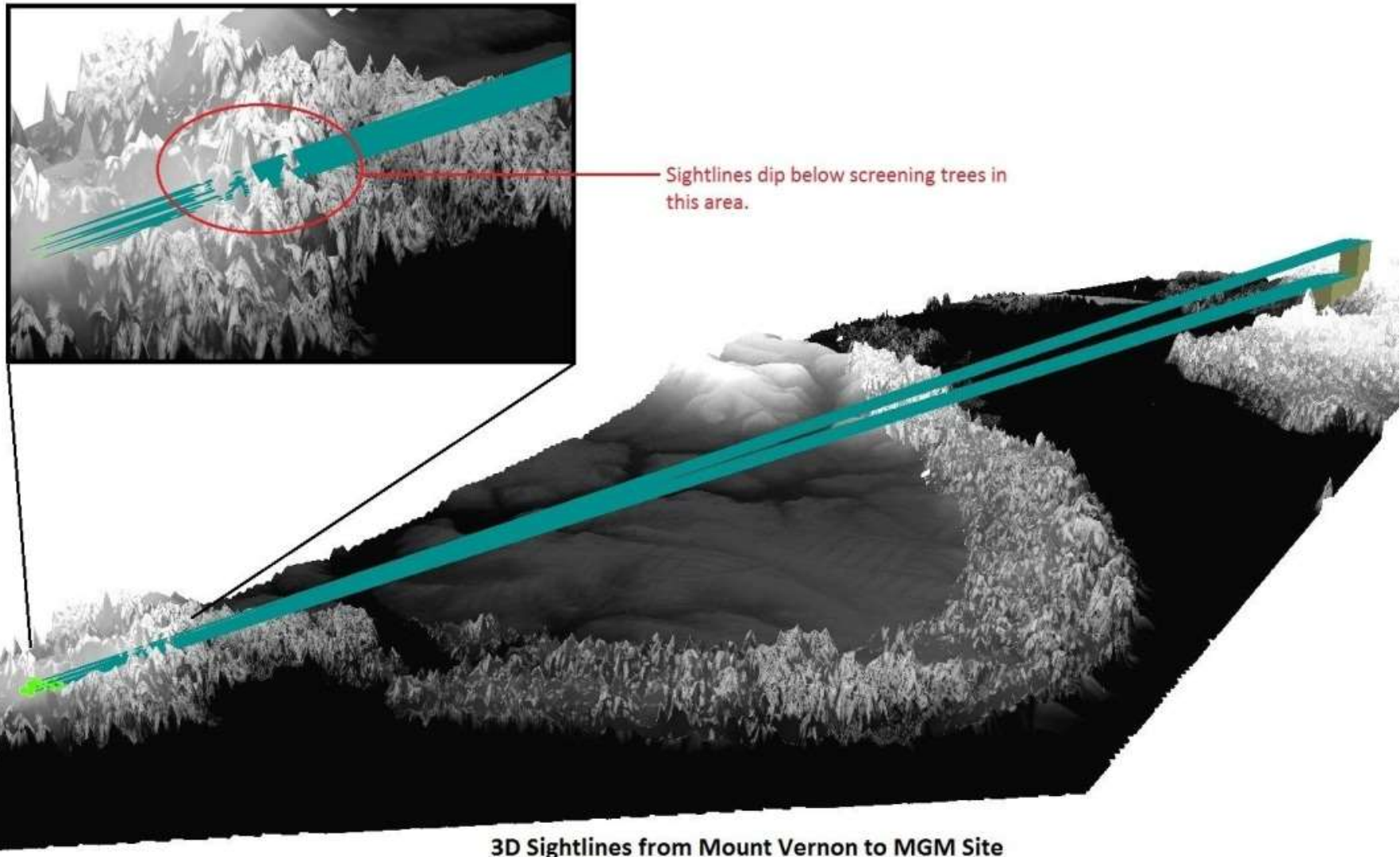




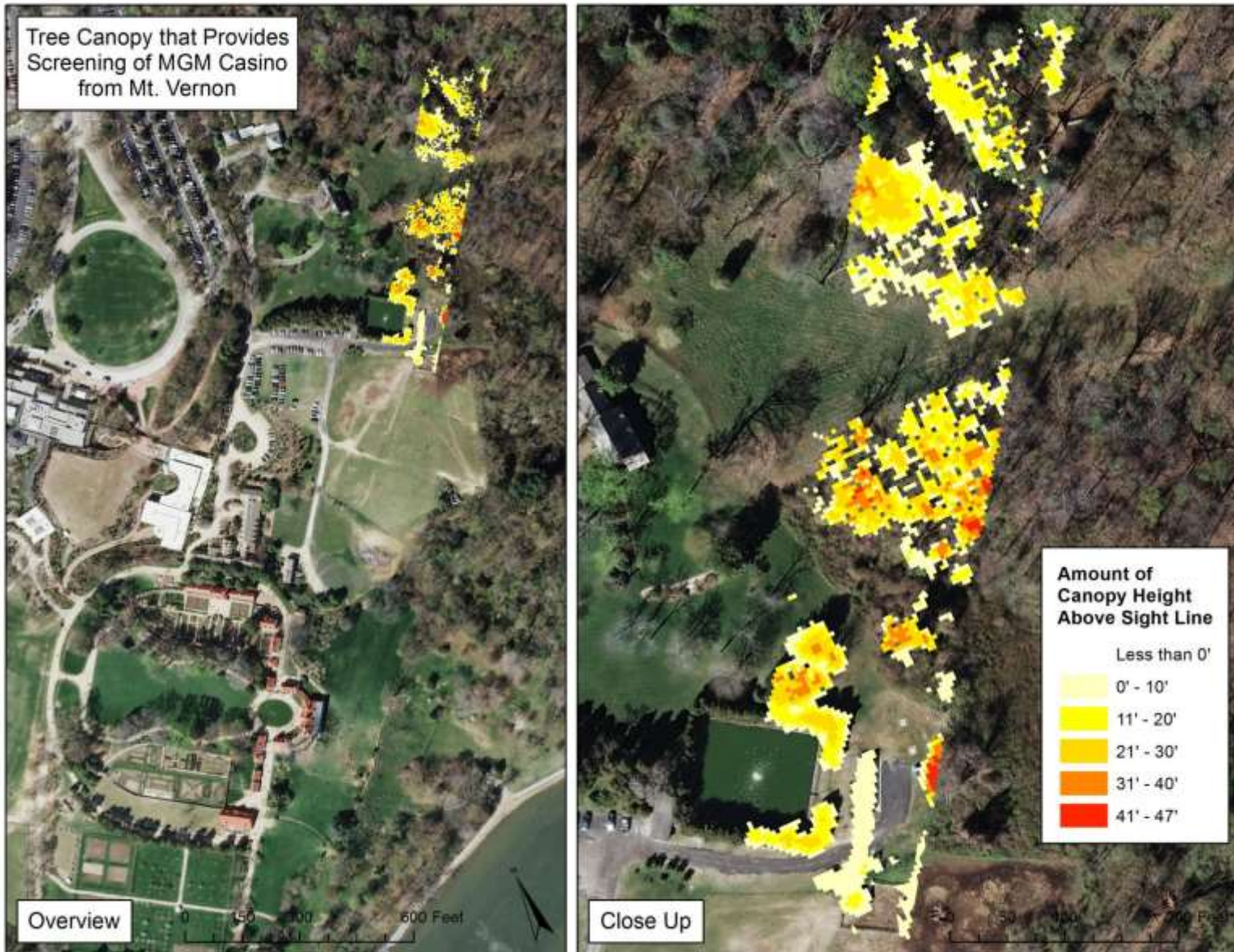




# MOUNT VERNON: VIEWSHED ANALYSIS



# 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

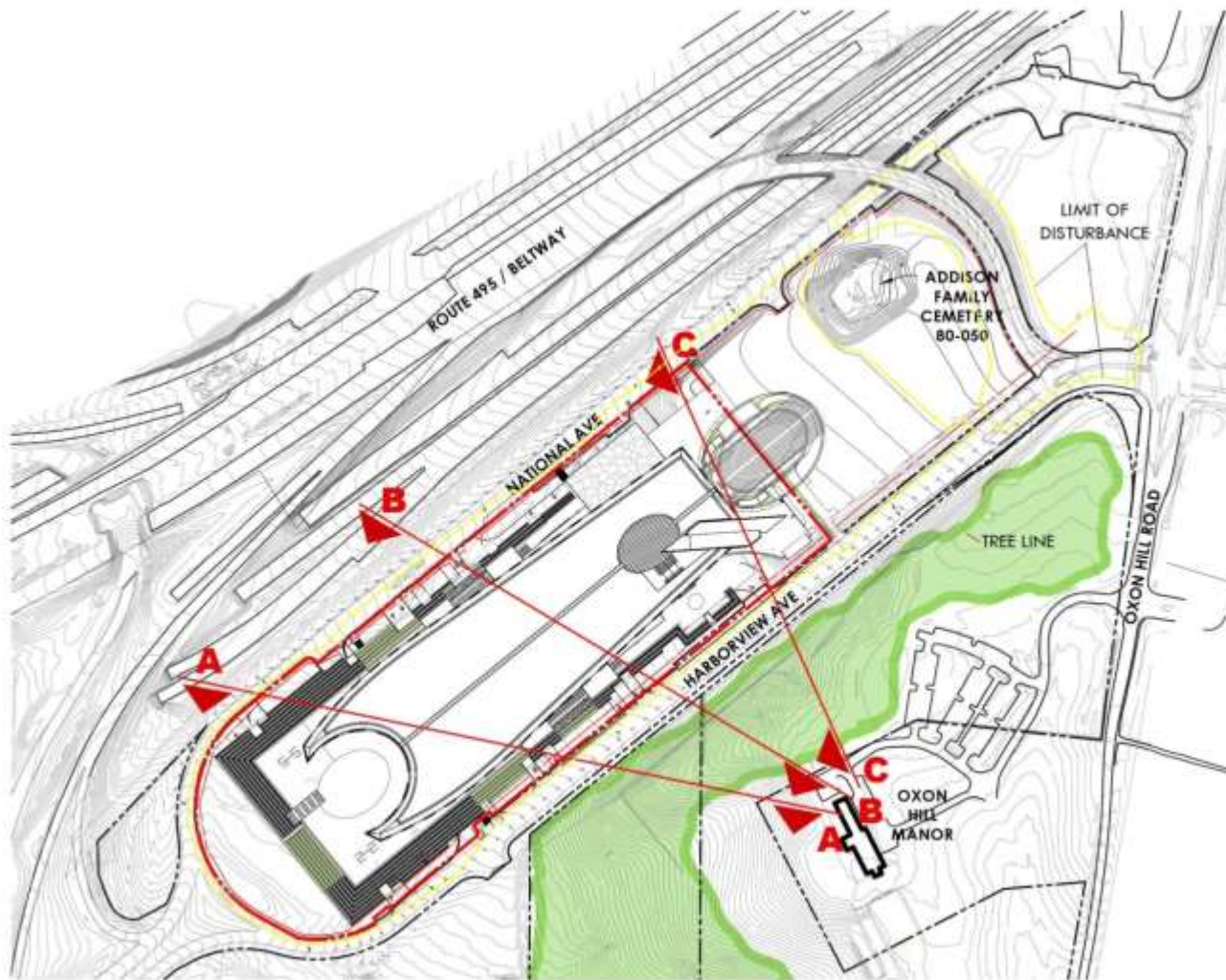




# OXON HILL MANOR: TOPOGRAPHIC ANALYSIS



# OXON HILL MANOR: VIEWSHED ANALYSIS

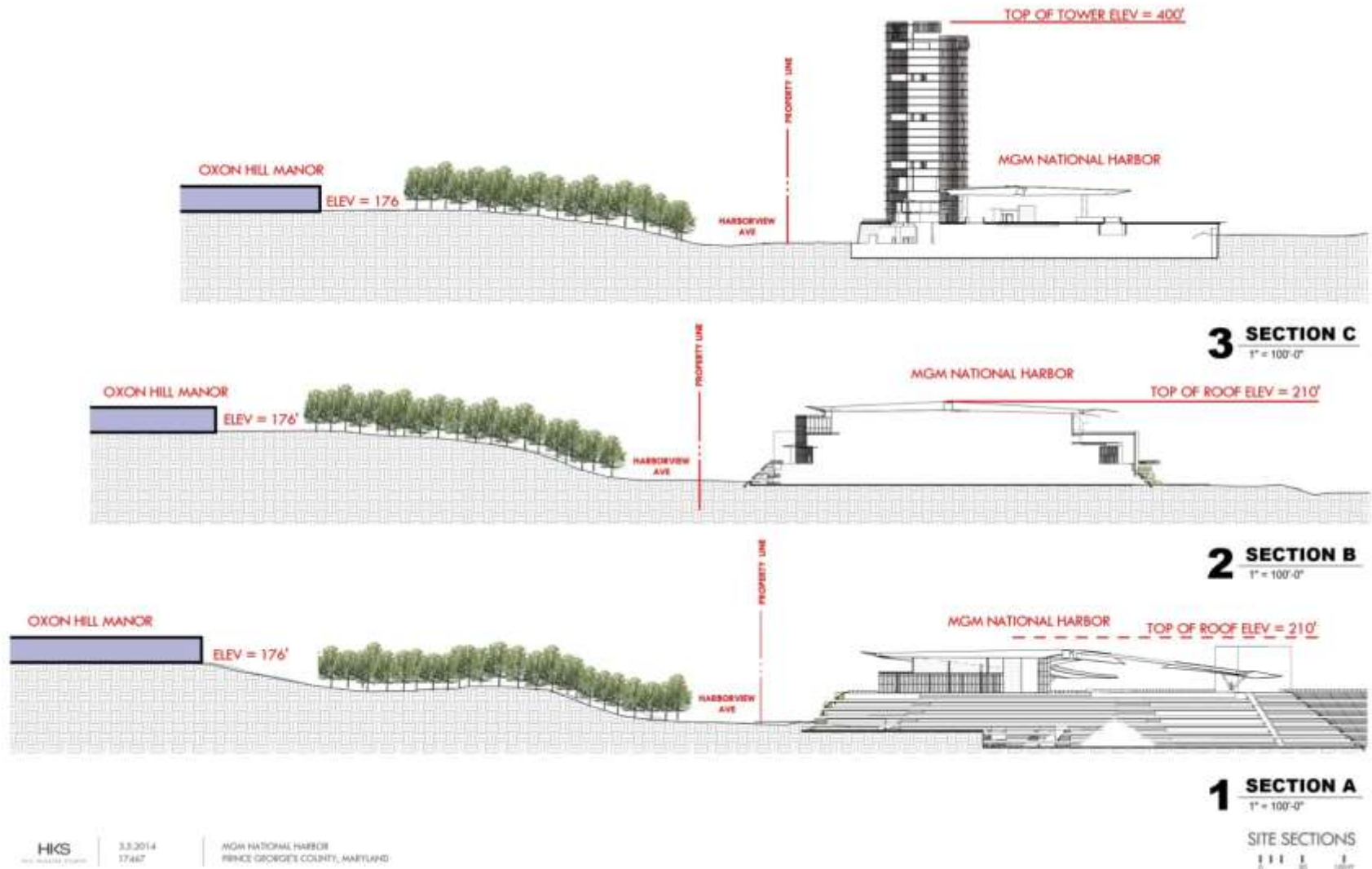


HKS

2.5.2014  
17467MGM NATIONAL HERBAGE  
PRINCE GEORGE'S COUNTY, MARYLANDSITE PLAN  
0 10 20 30



# OXON HILL MANOR: VIEWSHED ANALYSIS





# VIEW TO OXON HILL MANOR IN WINTER (SOUTH)



# OXON HILL MANOR & ADDISON CEMETERY



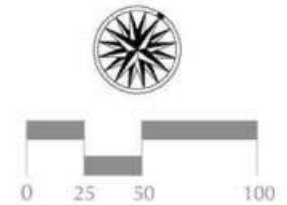


# ADDISON CEMETERY



NATIONAL HARBOR BELTWAY

VICINITY MAP:



THE  
PETERSON  
COMPANIES

August 27, 2008

Scale: 1"=50'



TWS Design, Inc.

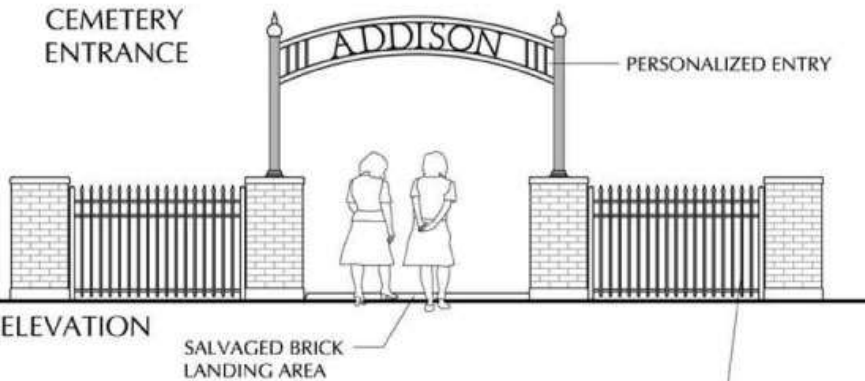
#80-050  
ADDISON FAMILY CEMETERY EXHIBIT  
**NATIONAL HARBOR**

Temporary approved condition pursuant to DSP-07073

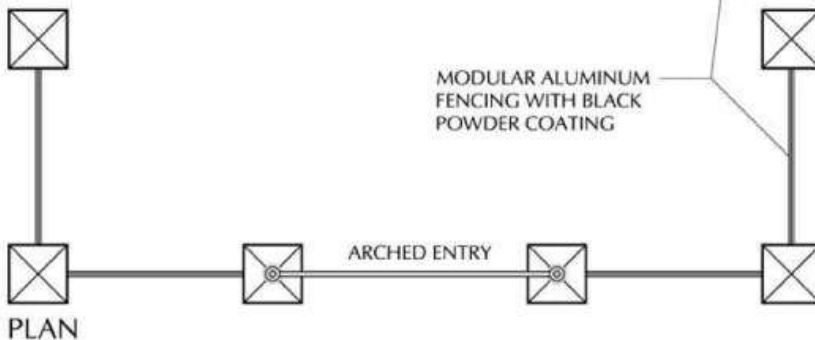
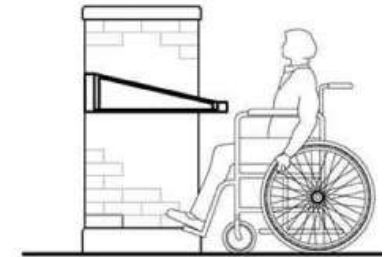
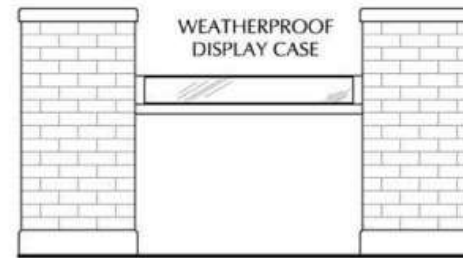




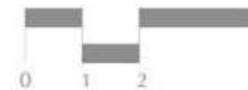
# ADDISON CEMETERY

CEMETERY  
ENTRANCE

INFORMATIONAL DISPLAY OPTION 1



INFORMATIONAL DISPLAY OPTION 2

POWDER COATED  
STEEL FRAMEWEATHERPROOF  
GRAPHIC SIGN

THE  
PETERSON  
COMPANIES

August 27, 2008

Scale: As Shown

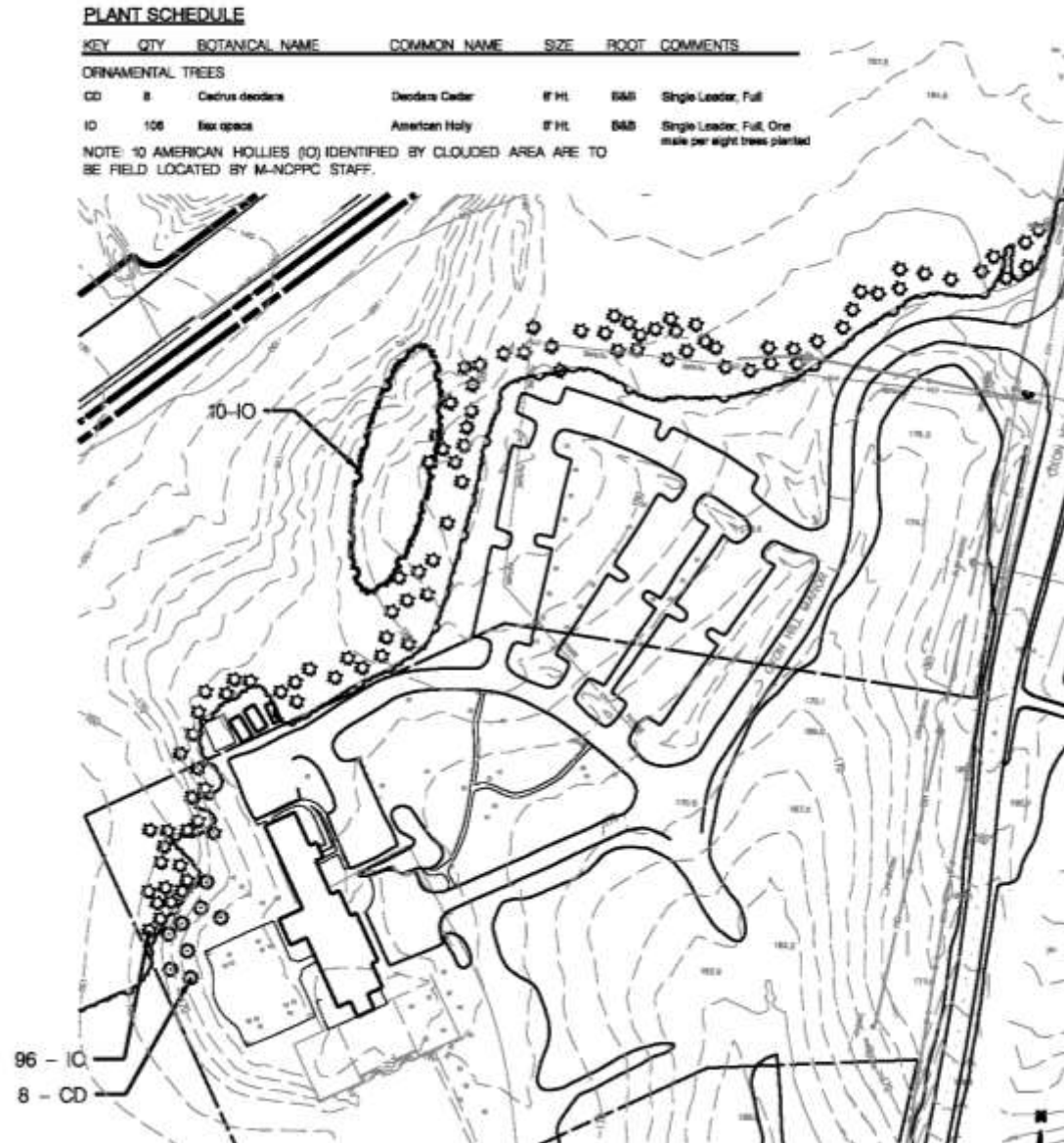


TWS Design, Inc.

#80-050  
ADDISON FAMILY CEMETERY EXHIBIT  
**NATIONAL HARBOR**



# OXON HILL MANOR: PROPOSED MITIGATION



# CB-06-2014

- Section 27-548.01.04 (CB-6-2014)
- 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 the following additional requirements:



- (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



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NATIONAL HARBOR BELTWAY PARCEL  
PRINCE GEORGE'S COUNTY, MARYLAND

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- (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	71	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 peak-hour 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								
Land Use	Use Quantity	Metric	Saturday Peak Hour					
			In	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.

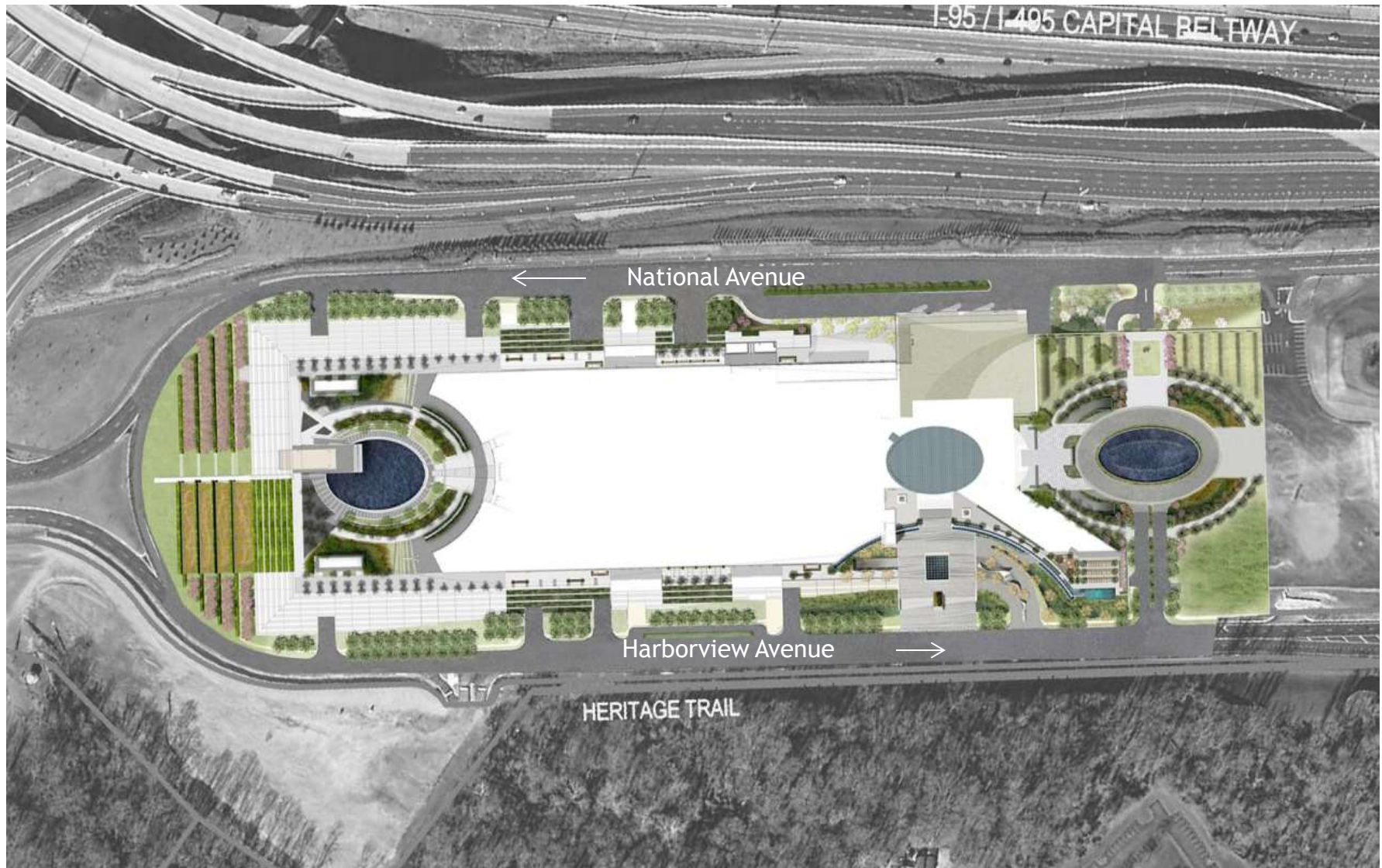
- (b) Full compliance with this Section by the Video Lottery Operator, including compliance with any plans, commitments, or other information contained in any submissions required in this Section, shall be a stated condition of approval for the Facility's Detailed Site Plan.

# DDS-623 - RECOMMEND APPROVAL

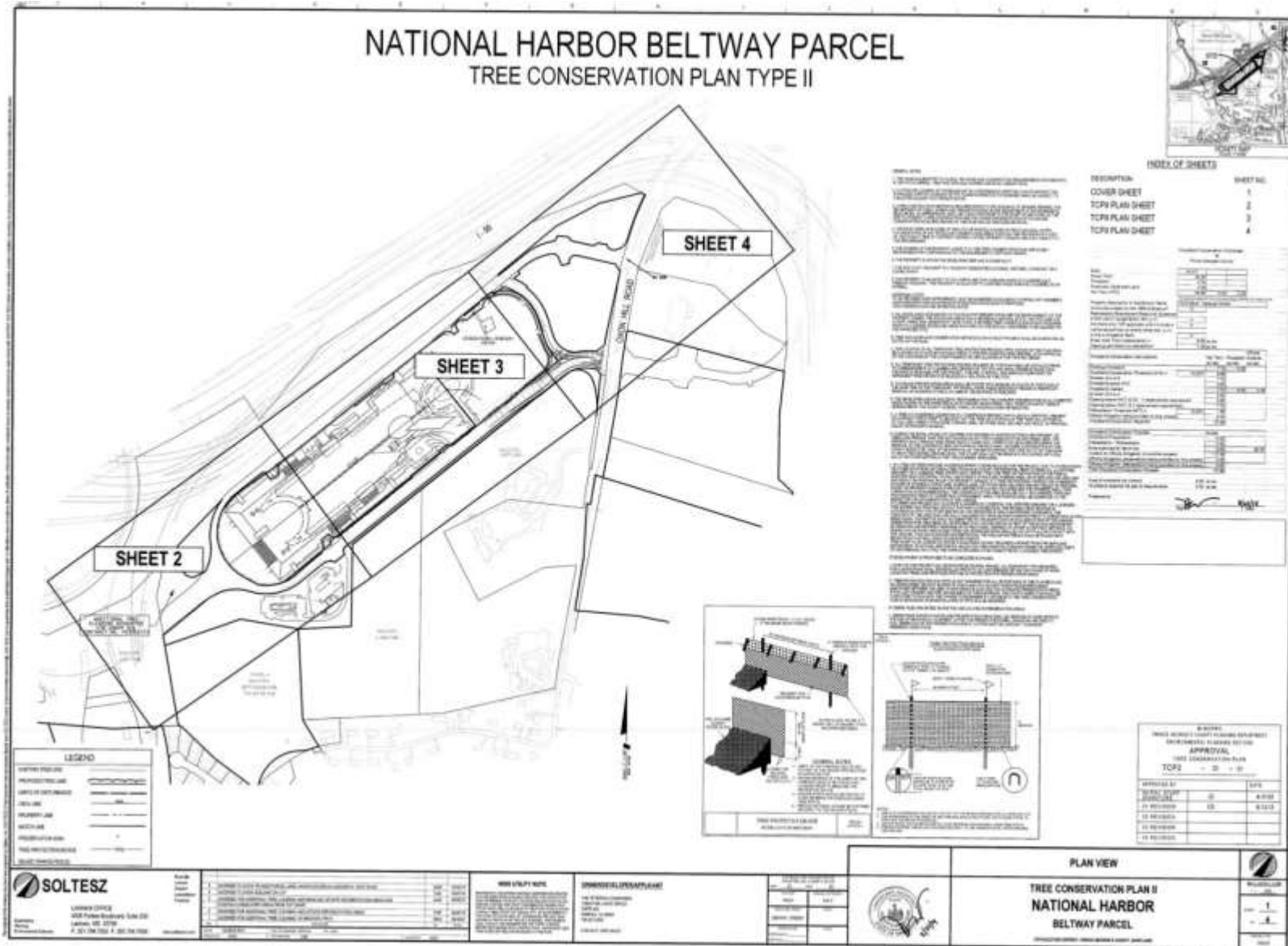
- Departure from Design Standards for the purpose of reducing the size of the parking space from:
- 9.5 feet x 19 feet to
- 9 feet x 18 feet
- All parking is located within parking garages, aisle width is proposed as 24 feet in width, and proposed size endorsed by Urban Land Institute.



# ALTERNATIVE COMPLIANCE AC-14005 - RECOMMEND APPROVAL



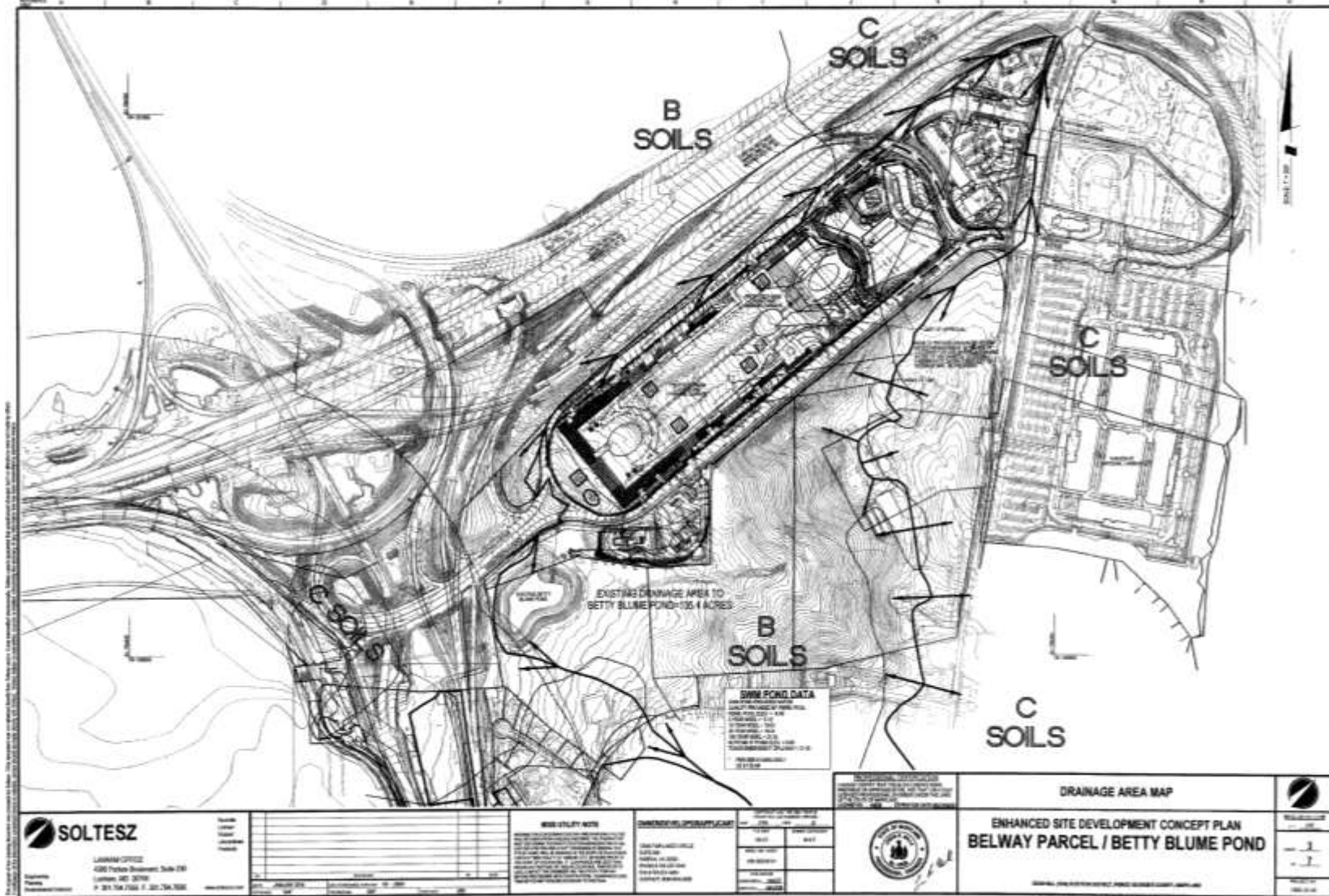
# TYPE II TREE CONSERVATION PLAN





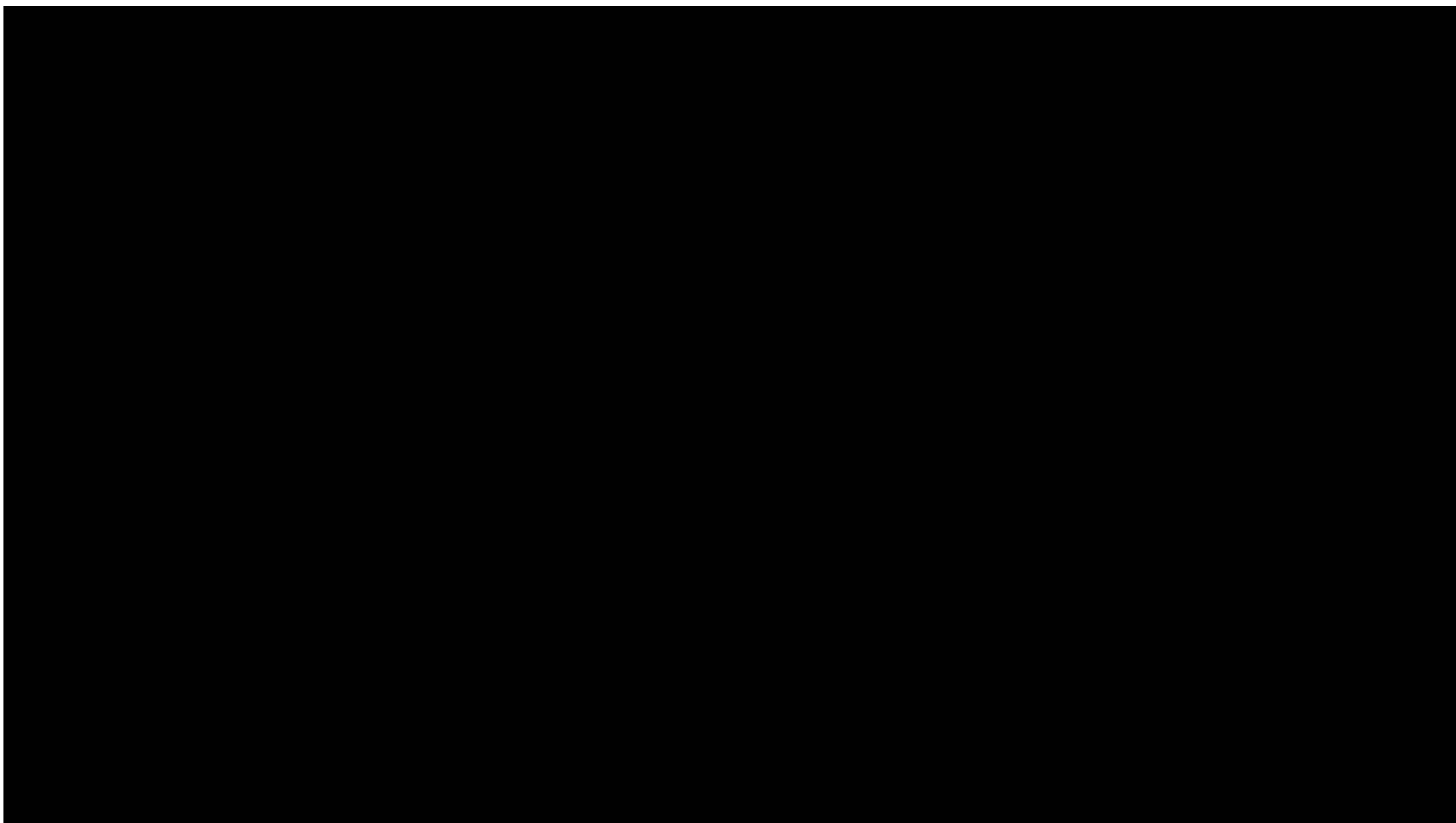


# ENHANCED SWM PLAN





# 3-D VIDEO





## EXHIBIT A



CONDITION 8 A, B &amp; C FROM A-5635

	NATIONAL HARBOR	AVG. SINGLE FAMILY HOME
HEIGHT	400' MAX.	25' TYP.
AREA	696,600 SF	1,500 SF TYP.
FOOTPRINT		





# APPLICANT'S EXHIBIT 2



CONDITION 26

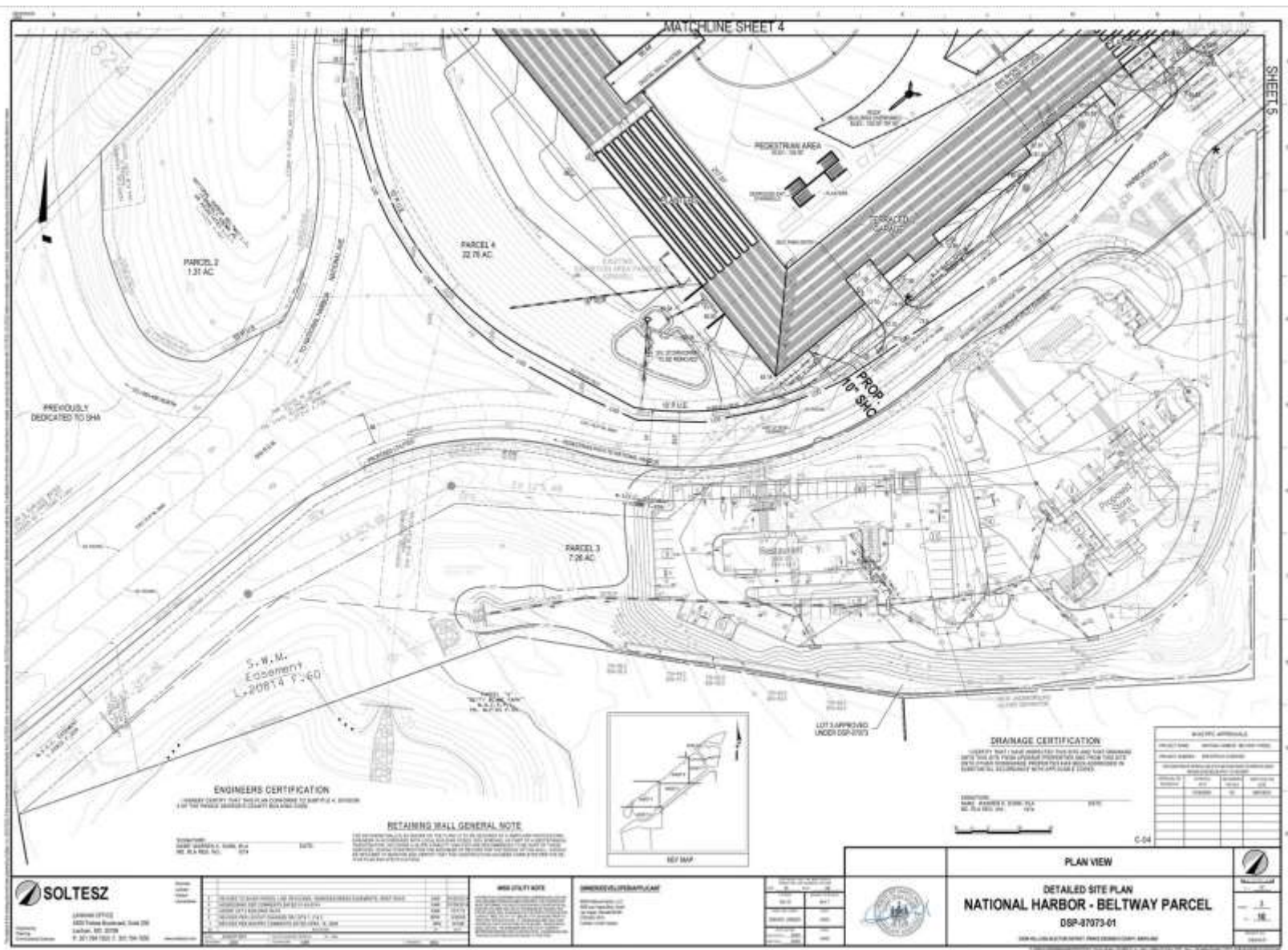


# FAR BUILDING USAGE

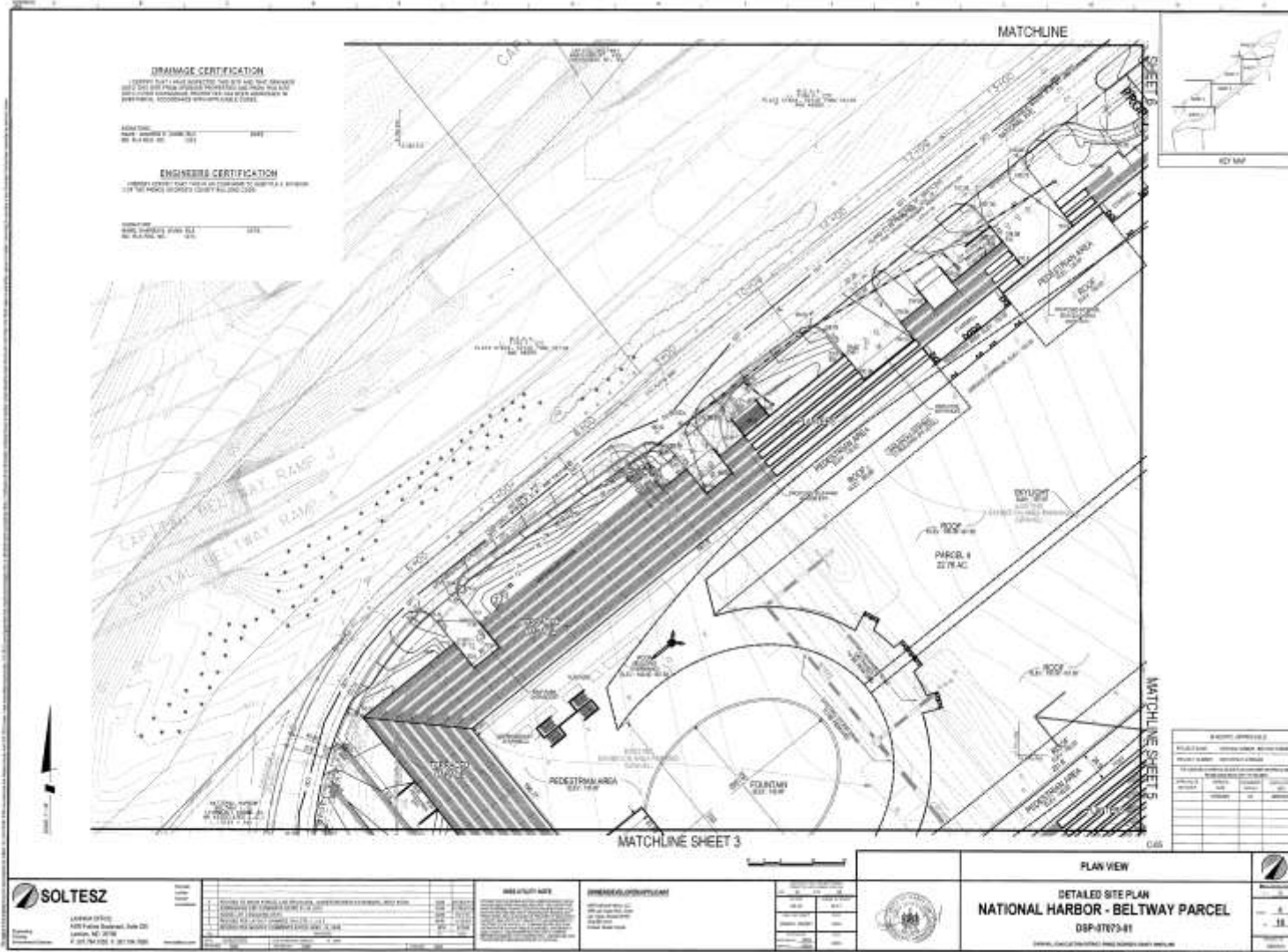




# DETAILED SITE PLAN SET (PAGE 3 OF 10)



# DETAILED SITE PLAN SET (PAGE 4 OF 10)







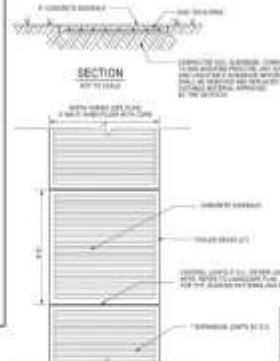
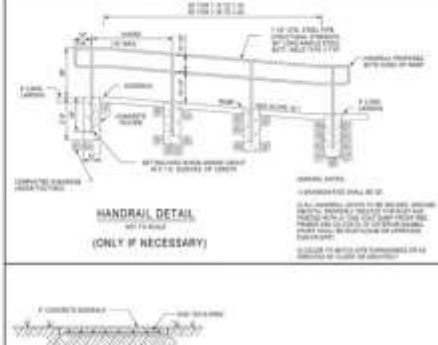










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ASPHALT PAVING SECTION

## SITE DETAILS

DETAILED SITE PLAN  
NATIONAL HARBOR - BELTWAY PARCEL  
DSP-07073-01

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THE  
DEVELOPMENT  
REVIEW  
DIVISION





# SITE AND SURROUNDING RESIDENTIAL DEVELOPMENT

