

I. PROJECT INFORMATION

Name of Project MARRIOTT- Wardman Park		
Location of Project (Street Address) 2660 WOODLEY Rd., NW	Lot 32	Square 2132
Name of Applicant WARDMAN Hotel, LLC	Telephone 240-333-3600	
Email Address MVALENTINI@JBG.COM	Fax 240-333-3605	CONTACT: MATT VALENTINI
Mailing Address 4445 WILLARD AVENUE, SUITE 400		
City CHEVY CHASE	State MD	Zip 20815
Name of Authorized Agent N/A	Telephone N/A	Fax N/A
Mailing Address N/A		
City N/A	State N/A	Zip
Name of Owner Wardman Hotel, LLC	Telephone 240-333-3600	Fax 240-333-3605
Mailing Address 4445 WILLARD AVENUE, SUITE 400		
City CHEVY CHASE	State MD	Zip 20815

Please complete each question – indicate N/A if not applicable

II. EXISTING CONDITIONS

1. Present land use:
 - a. Industrial _____
 - Commercial (HOTEL)
 - Residential _____
 - Public/Institutional _____
 - Other _____
 - b. Percent of impervious area 75 %
 - c. Floor Area Ratio 3.5 Gross Floor Area 1,404,500 Building Height 90'
 - d. Number and type of dwelling units N/A
2. What is the current zoning classification of the site? Split Zoning: R5-B and R5-D
 3. Have any zoning conditions been placed on the site? NO If yes, cite case number _____
 4. What are the predominant land uses and zoning classifications within a 1/4 mile radius of the project site?
Residential zoning on NORTH + WEST AND Commercial zoning on South + EAST.
 5. Total size of project land area: 16.12 acres (square feet/acres)
 6. What is the predominant soil type on the project site? URBAN LAND (MAN-MADE / Previously Disturbed)
 7. Is there any contaminated soil within the project limits? Yes _____ No
 8. What is the Federal Emergency Management Administration (FEMA) flood designation for the project?
FLOOD DESIGNATION 'C' - LEAST HAZARDOUS (DC FEMA MAP # 1100010020B)

9. Approximate percentage of slopes on project site:

0-10% 50
11-15% 50
greater than 15% N/A

10. List all adjacent properties with description of current use of each:

REFERENCE ATTACHED CONTEXT PLAN.

11. List any adjacent properties or buildings that are listed on the National Register of Historic Places:

WARDMAN TOWER (WARDMAN PARK ANNEX) - ON SITE, BUT NOT PART OF PROJECT
- REFERENCE ATTACHED LIST FOR HISTORIC PLACES (NOT ADJACENT TO) IN VICINITY OF SITE.

12. What is the depth of the water table in feet at the project site, if known? 30' to 50' (depending on location)
Provide source of data (e.g. soil boring on-site monitoring well data on adjacent property, etc.)

Soil boring information

13. Does the project site contain any species of plant or animal that is identified as threatened or endangered? Yes No if yes, identify each species _____

14. Are any streams within 100 feet of the project site? Yes No If yes, name the stream and the river to which it is a tributary _____

15. Are any lakes, ponds, springs or wetlands within 100 feet of the project site? Yes No If yes, provide name and size _____

16. Is the site served by existing public utilities? Gas Electric Water Sanitary Sewer Storm Sewer
Combined Sewer

17. Do you plan to connect to existing water, sanitary, storm and combined sewers? If so, what size?

CONNECTING TO ON-SITE UTILITIES ONLY WITH EXCEPTION OF FUTURE WARDMAN WEST TOWER.

18. What are the existing average and peak sewage flows generated by the existing facilities? 188 (GPM)

19. What are the distances from the property line to the public water, sanitary, storm and combined sewers?

TO WOOLLEY RD, WATER = 60', SANITARY STORM = 30', COMBINED SEWER = 50'

20. Has the site ever been used as a landfill, construction fill or for the disposal of solid waste?

Yes No

21. What are the pre-development peak storm water runoff flows for a 2-year and 15-year storm event?

2-YEAR = 54.7 cfs 15-YEAR = 76.54 cfs

III. PROJECT DESCRIPTION

1. Proposed land use:

Industrial
Commercial
Residential
Public/Institutional
Other _____

2. Project area to be developed: 2.8 acres (sq. ft./acres) 1.75

Project area to remain undeveloped: 7.5 acres (sq. ft./acres) 8.6

Dimensions of proposed structure: height 90' width 201' length 259'

Gross floor area of proposed structure: 539,947 sq. ft.

Depth of any excavation: average 42' maximum 61'

> * REFERENCE ATTACHED SITE DEVELOPED AREA EXHIBITS.

3. Does the proposed action require a planning or zoning decision? Yes ___ No

If yes, indicate decision required:

- Zoning variance ___
- Special exception ___
- Special use permit ___
- Subdivision large tract review ___
- Historic Preservation Review Board ___
- Other _____

4. Number and type of dwelling units, if any: 156 UNITS (69-1 BED, 83-2 BED, 4-3 BED) - WARDMAN WEST

5. If commercial, office or institutional use, the number of employees 1,000

6. Provide the modal split of residents, employees and daily customers/visitors (i.e., how many would be expected to arrive by automobile/mass transit/walking/bicycle) 29.3% DRIVE ALONE, 5.3% CARPOOL, 3.9% USE BUS, 47.0 USE METRO RAIL, 1.2% BICYCLE, AND 5.2% WALK

7. Provide the estimated number of peak hour morning (6:30 AM - 9:30 AM) and evening (4:30 PM - 6:30 PM) vehicular trips into and out of the property PEAK MORNING = 333 PEAK EVENING = 388

8. Provide the location of parking entry, drop off areas and pedestrian entry

Reference ATTACHED EXHIBIT

9. Cite the number of daily deliveries by truck, if any, and location of loading area, if any 20 deliveries - reference site plan for loading dock location.

10. Will the proposed project contain residential premises, apartment dwellings, a subdivision or other housing complex designed to house 50 or more families? Yes No ___

11. Provide the number and location of new parking spaces to be provided by this project, if any. 269 - Underground EAST Garage 314 - WARDMAN WEST Garage

12. Will the proposed project consist of shopping and/or commercial facilities having 50,000 or more square feet of gross floor space? Yes No ___

13. Will the proposed project consist of entertainment and/or recreational facilities, including but not limited to theaters, auditorium, sports stadiums, bowling alleys, etc. having the capacity to accommodate more than 400 persons at one time? Yes ___ No

14. Will the proposed project increase traffic volume, which would result in a street volume - to capacity ratio of 0.90, or greater (Street Level-of-Service E or F)? Yes ___ No

15. Will the proposed project increase traffic volume that would result in a vehicle delay of 40.1 or more? seconds at any signalized intersection? (Intersection Level-of-Service E or F) Yes ___ No

NOTE: If you answered yes to any of questions 12 through 15, you are required to submit three copies of an air quality analysis of emissions (in pounds or tons of pollutants per day) of Carbon Monoxide (CO), volatile organic compounds (VOCs), and nitrogen oxide (NOx) resulting from the operation of mobile sources associated with the proposed project. The most current version of the U.S. Environmental Protection Agency's (EPA's) "MOBILE" emission factor model must be used in deriving the emission estimates. In addition, an analysis of the impact from mobile sources on CO concentrations (in parts per million) in the vicinity of the proposed project must also be provided. This analysis, at a minimum, must be conducted in accordance with the procedures identified in the EPA guidance document entitled Guidelines for Air Quality Maintenance Planning and Analysis Volume 9: Evaluating Indirect Sources (Publication No. EPA-450/4-74-10) using an approved air quality dispersion model and must include a comparison of the resulting air quality of the resulting air quality with both the one (1) hour average and eight (8) hour average National Ambient Air Quality Standards (NAAQS) for CO.

16. Will the proposed project result in an emission into the atmosphere of odorous or other air pollutants from any source, in any quality and of any characteristic and duration which is or is likely to be injurious to the public health or welfare, or which interferes with the reasonable enjoyment of life and property? Yes ___ No if yes, describe: _____

17. How much natural material (rock, earth, etc.) will be removed from the site? 70,000 cy (tons/cubic yards)

18. How much vegetation will be removed from the site? 0.8 acres (sq. ft./acres)

19. Will any mature trees or other locally important vegetation be removed from the site? Yes No ___

20. Will construction be on land where the depth to the water table is less than 3 feet? Yes ___ No

21. What are the projected average and peak sewage flows to be generated by this project? AVERAGE = 150 gpm PEAK = 4,500 gallons

22. What water demand for peak domestic and peak fire protection will result from this project?
PEAK DOMESTIC = 265 gpm PEAK FIRE PROTECTION = 1200 gpm (FIRE PUMP + HOSE ALLOWANCE)
23. What are the peak storm flows for a 2-year and 15-year event that will result from this project?
2-YEAR = 48.8 cfs 15-YEAR = 68.4 cfs
24. Will pumping of ground water be required at the site during and/or after the project is completed?
 Yes No
 a. If yes, explain the purpose (e.g. sump for dewatering; continuous for industrial use)
SWAMP FOR DEWATERING - WATER FROM PRECIPITATION
 b. The expected pumping rate is NOT KNOWN - WEATHER DEPENDENT gallons per day
25. Will construction be on land where the bedrock is exposed or is within 3 feet of the existing ground surface? Yes No
26. Will the construction disturb more than 5,000 square feet of soil? Yes No
27. Will contaminated soil be disturbed by the construction of pipelines? Yes No
28. Will the disturbed area be reclaimed? Yes No
 a. If yes, for what intended purpose is the site being reclaimed? PARK AREA OVER PROPOSED UNDERGROUND EAST GARAGE
29. If the project is single-phased, provide the length of construction: N/A months (including demolition)
30. If the project is multi-phased:
 a. Total number of phases anticipated: 4
 b. Anticipated date of commencement of Phase 1: month DECEMBER year 2005
 c. Anticipated date of completion of final phase: month MAY year 2008
 d. Is Phase 1 functionally dependent on subsequent phases? Yes No
31. Will blasting occur during construction? Yes No
32. Will the surface area of an existing water body be increased or decreased by the project?
 Yes No If yes, explain _____
33. Will the proposed project interfere with ground water recharge? Yes No
34. Will the proposed project adversely affect existing surface water quality? Yes No
35. Is the project or any portion of the project in a 100-year flood plain? Yes No
36. Will liquid waste be generated, either during construction or afterwards? Yes No
 a. If yes, indicate type of waste (chemical, industrial, sewage, etc.) and amount:

 b. How will this waste be disposed of?

37. Will the project generate solid, medical, infectious, radioactive or other hazardous waste? Yes No
 a. If yes, what is the type and amount per month?
 type: _____
 amount: _____
 b. Will any existing waste disposal facility be used? Yes No
 name of facility _____
 location: _____
 c. Will any waste not go into a waste disposal facility? Yes No
 If Yes, explain _____
38. Will the project produce odors? Yes No
 If yes, describe source of odor and duration _____
39. Will the project produce noise during construction that is above the allowable level (80db)? Yes No
40. Will the operating noise level exceed the allowable decibel level for that zone? Yes No
41. Will a pile driver be used during construction? Yes No
42. Where will the A/C unit be located? Screened rooftop penthouse

43. Will the project operation maintain an emergency generator? Yes No If yes, where will the generator be located?
Emergency GENERATOR ROOM
44. Where will other motor driven equipment be located? VARIOUS - Rooftop penthouse, + mechanical rooms
45. Will the project operation have frequent deliveries by large vehicles? Yes No
46. Will any underground storage tanks be installed? Yes No
 a. If yes, how many tanks will be installed? 1
 b. Contents: FUEL OIL
 c. Capacity: 50,000 (gallons)
47. Will pesticides (herbicides, insecticide, etc.) be used? Yes No If yes, indicate the type of pesticide and provide the name of the licensed applicator who will apply the pesticide _____
48. Will any other substances that will adversely change existing surface and ground water quality be handled at the site either during or after construction? Yes No If yes, attach pollution prevention plan.
49. Will the proposed project require the issuance of any permits or other approvals (Certificate of Occupancy, Public Space Permit, Raze Permit, Air Pollution Permit, Stormwater Management Permit, Pretreatment Permit, etc.) from the District Government in addition to a Building Permit? Yes No If yes, list all required permits: Certificate of Occupancy, Public Space Permit, Raze Permit, Sediment Control Permit
50. Will the proposed project require the issuance of any permits or other approvals (NPDES, Section 404 Degree and Fill Permit, etc.) from the Federal Government? Yes No
 If yes, list all required permits: _____
51. How will solid waste (trash, garbage, debris) generated by occupants of the project be managed? _____
COMMERCIAL WASTE REMOVAL CONTRACTOR
52. How will recyclable materials generated by occupants of the project be managed? _____
COMMERCIAL WASTE REMOVAL CONTRACTOR
53. What plans will be implemented to maintain the abutting public space free of litter and debris during construction and post-occupancy?
GROUNDS MAINTENANCE EMPLOYEES.

IV. VERIFICATION

I certify that all of the statements on this application are true and complete to the best of my knowledge and belief. I agree to comply with all applicable laws and regulations of the District of Columbia. The making of false statements on this application is punishable by criminal penalties (DC Code Ann. Sec. 22-2514)

Applicant/Authorized Agent (Signature) [Signature]
 Name (Print) Ken Finkelstein Date 10/17/05
 Company Wardman Hotel LLC Title Partner
 Address 4445 Willard Ave, Ste 400 Chevy Chase, MD 20815

**TO REPORT WASTE, FRAUD, OR ABUSE BY ANY DC GOVERNMENT OFFICE OR OFFICIAL,
 CALL THE INSPECTOR GENERAL ON 1-800-521-1639**