



THE JBG COMPANIES®

WHITE FLINT PROPERTIES CONTROLLED BY JBG



NORTH BETHESDA CONFERENCE CENTER

5701 MARINELLI ROAD



Direct Metro Access - connection tunnel at southeast corner of site.

Montgomery County Conference Center

Expanded 450 room Marriott hotel

Prime development opportunity in the heart of White Flint

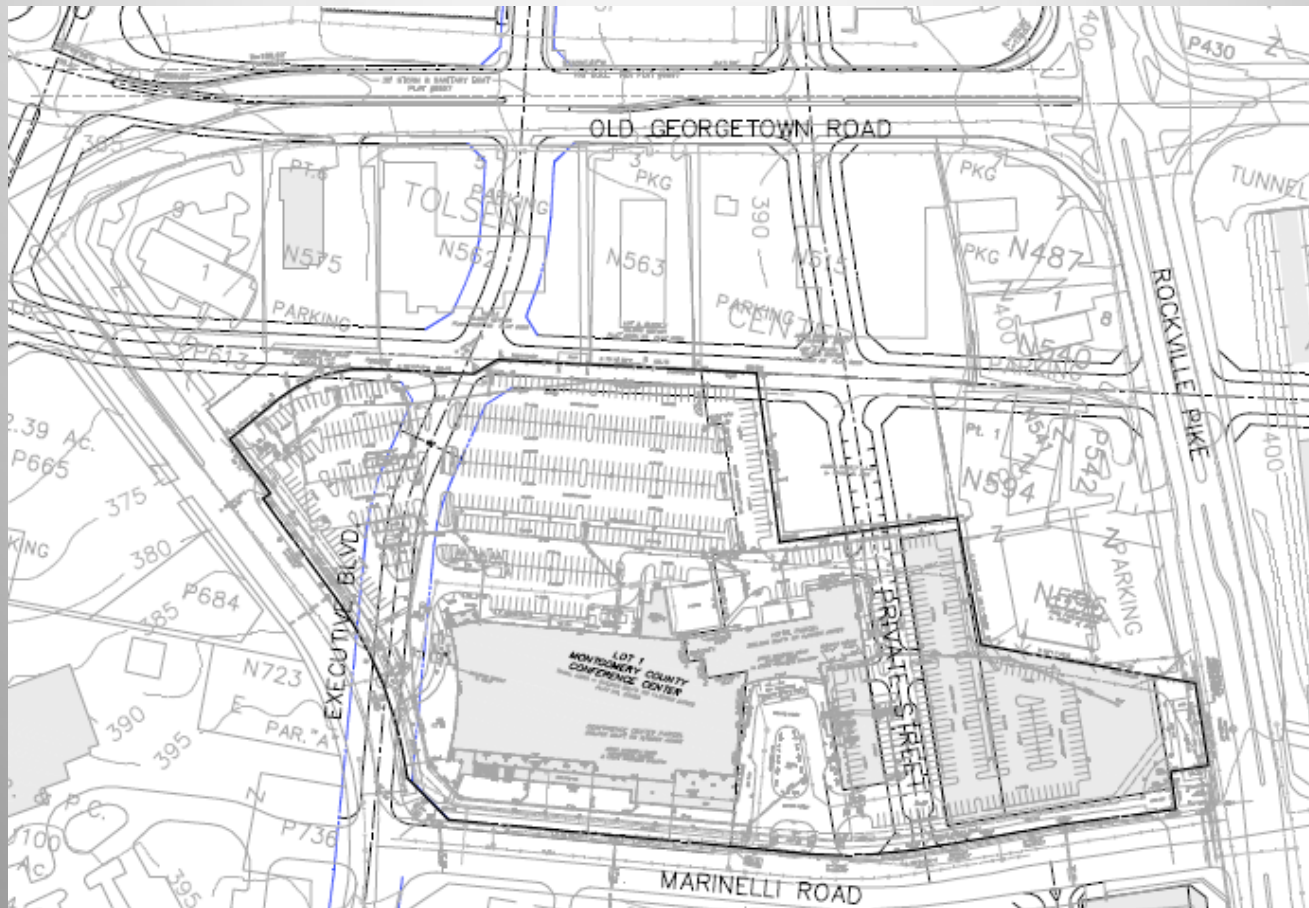
NORTH BETHESDA CONFERENCE CENTER

EXISTING CONDITIONS



NORTH BETHESDA CONFERENCE CENTER

EXISTING CONDITIONS (with proposed road network overlay)



EAST SIDE – NORTH BETHESDA OFFICE TOWER



Extends Woodglen Drive north – connecting North Bethesda Market, Holladay's project, and the Metro.

Office use offers synergies with Conference Center and hotel.

NORTH BETHESDA OFFICE TOWER

VISION & BENEFITS

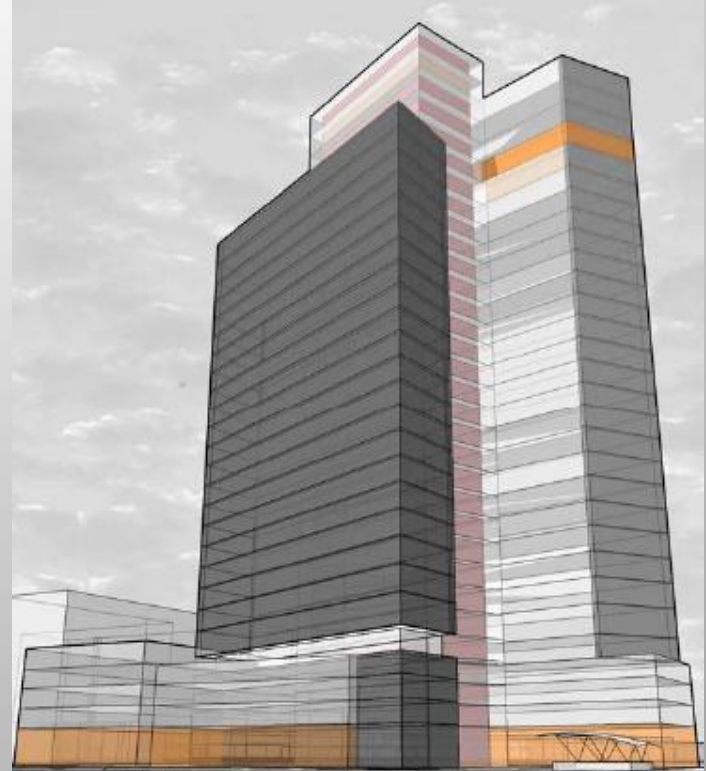
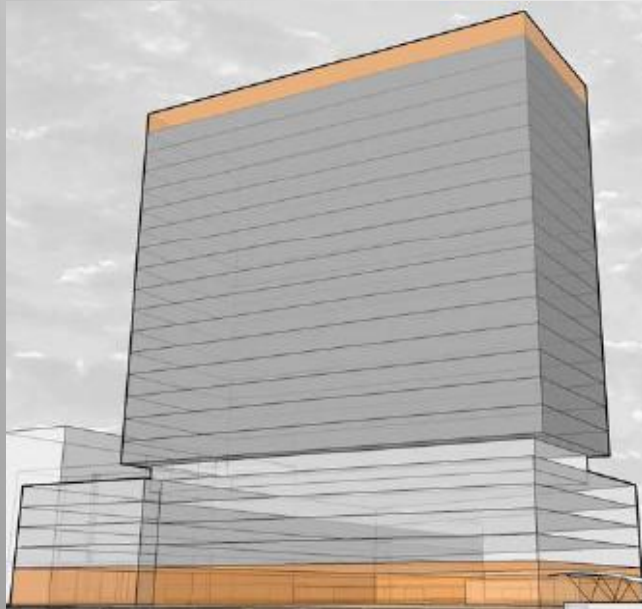


Provides the opportunity for an iconic landmark Building on top of Metro and in the heart of White Flint.

Rockville Pike Retail will activate streetscape for pedestrians walking to Metro from the Conference Center and existing neighborhoods.

NORTH BETHESDA OFFICE TOWER

THE IMPORTANCE OF ARCHITECTURAL FORM



Is a building height recommendation more important than having slender, elegant buildings in key locations?

WHITE FLINT SECTOR PLAN: OBSTACLES TO IMPROVEMENT



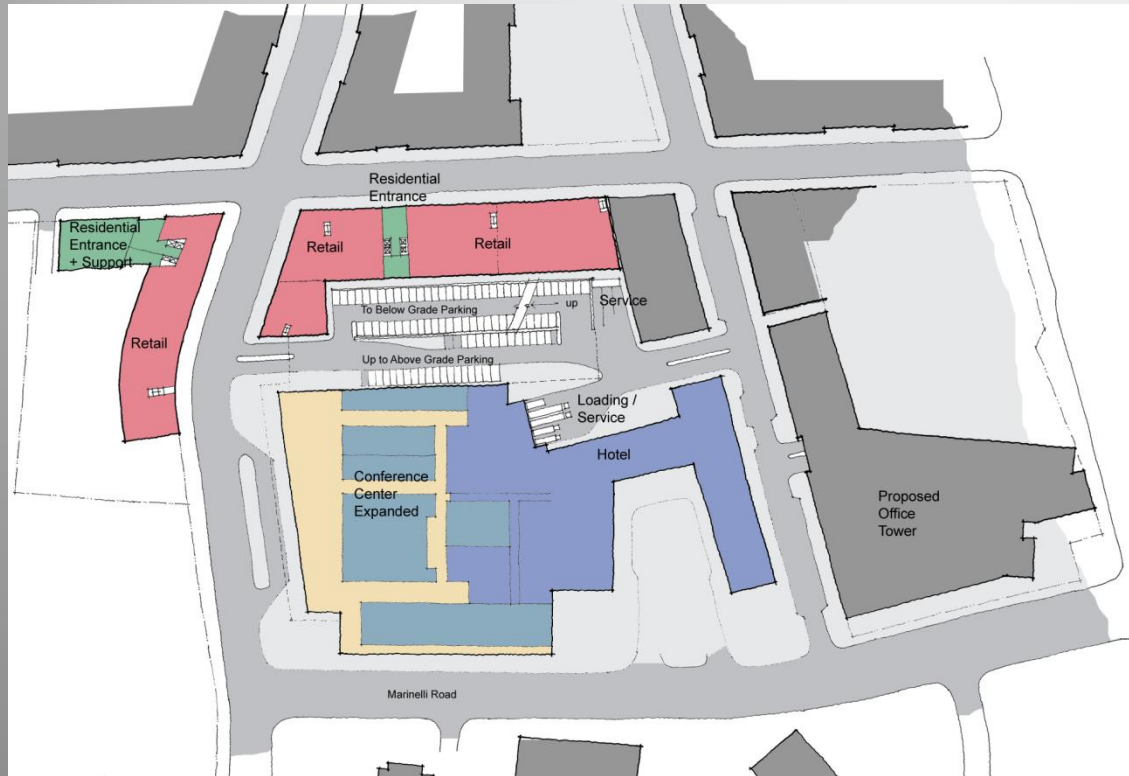
An iconic building with 4.0 FAR Near Metro does not fit within a 300' height limit.

WHITE FLINT SECTOR PLAN:

CORRECTIVE MEASURES

- Allow flexibility in height for a landmark building in this location at the Planning Board's discretion.

WEST SIDE – CONFERENCE CENTER AND MAIN STREET COMMUNITY



Expansion of the Conference Center to better meet needs

Replacement of hotel and Conference Center parking

A mixture of residential unit types and building sizes

Community street retail development along Main

Continuation of Main Street and realignment of Executive Blvd. and Old Georgetown Rd.