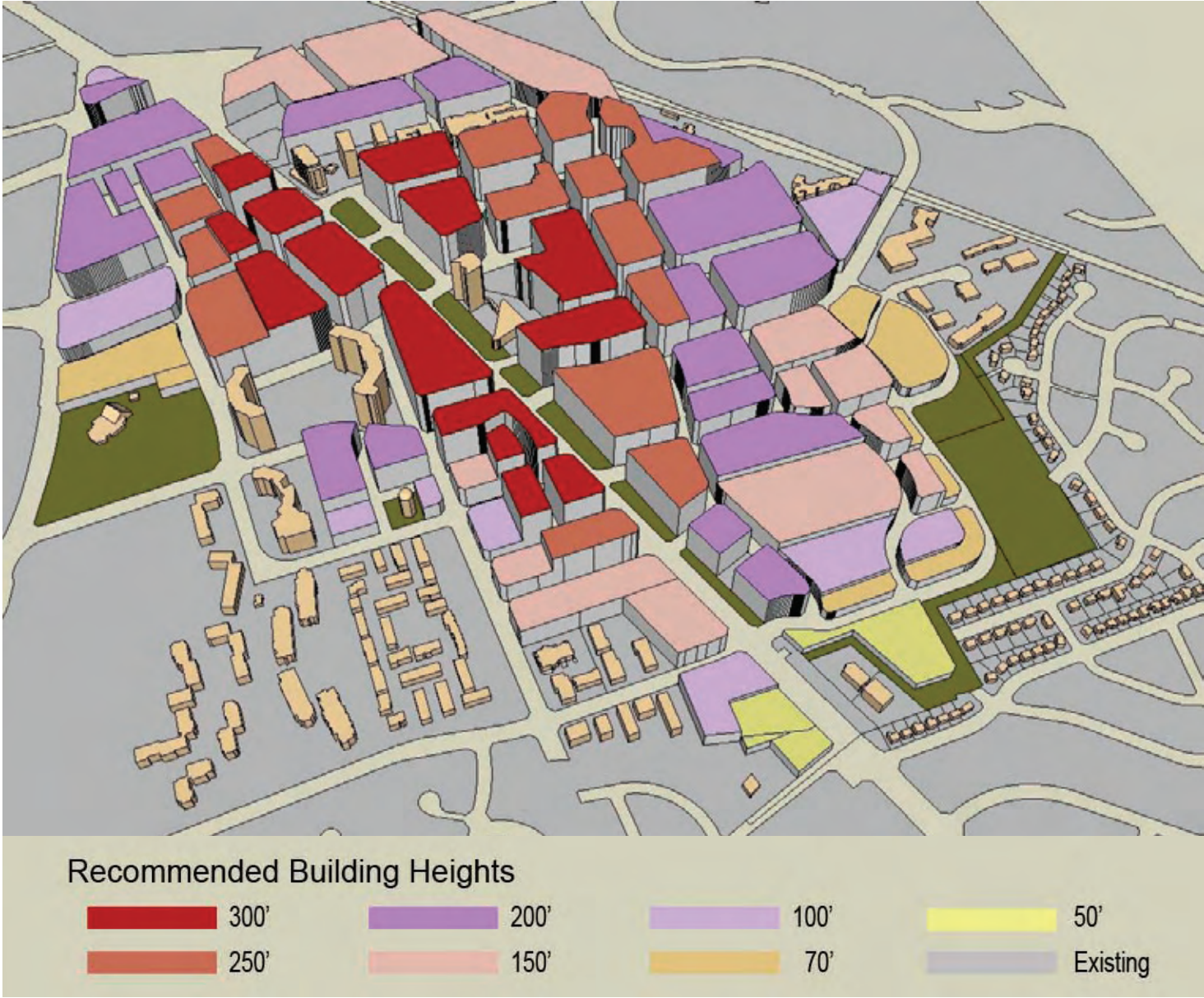


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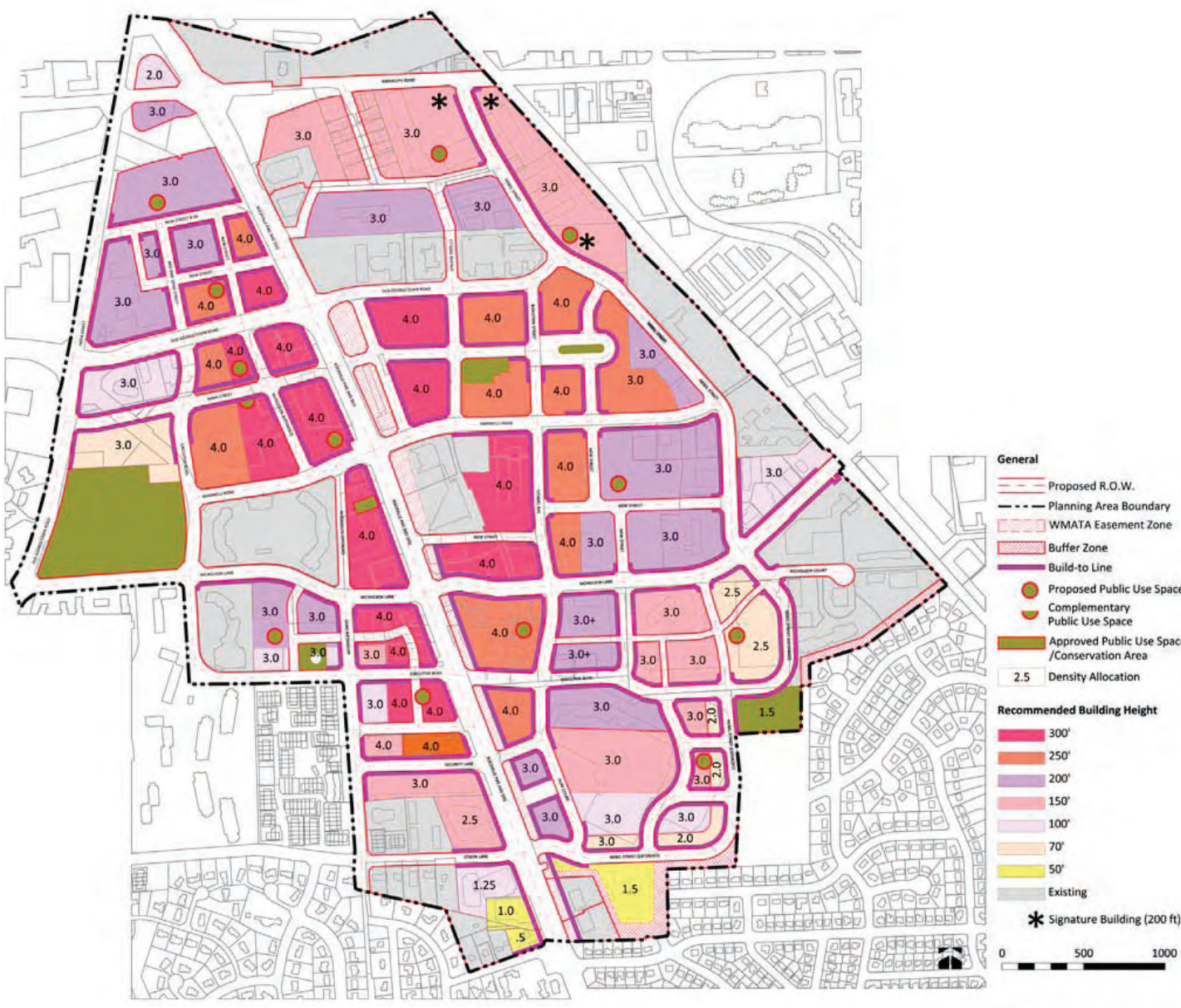
**PROJECT PRESENTATION**  
**NOBE II**  
**20 JULY 2011**



Map 8: Building Height Plan



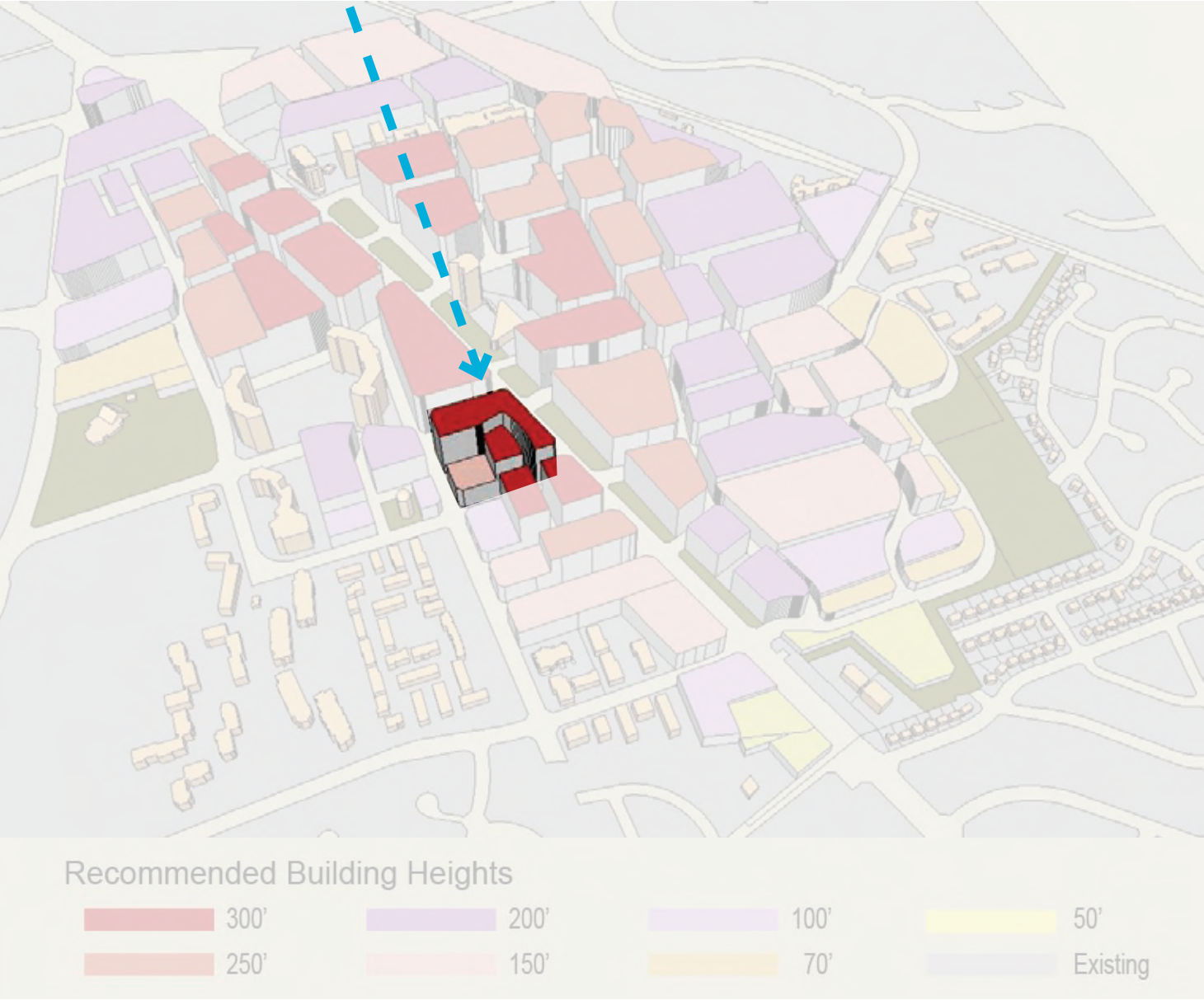
Map 10: Density and Height





# NOBE II

Map 8: Building Height Plan



Map 10: Density and Height





# VISION

**SENSE OF PLACE**

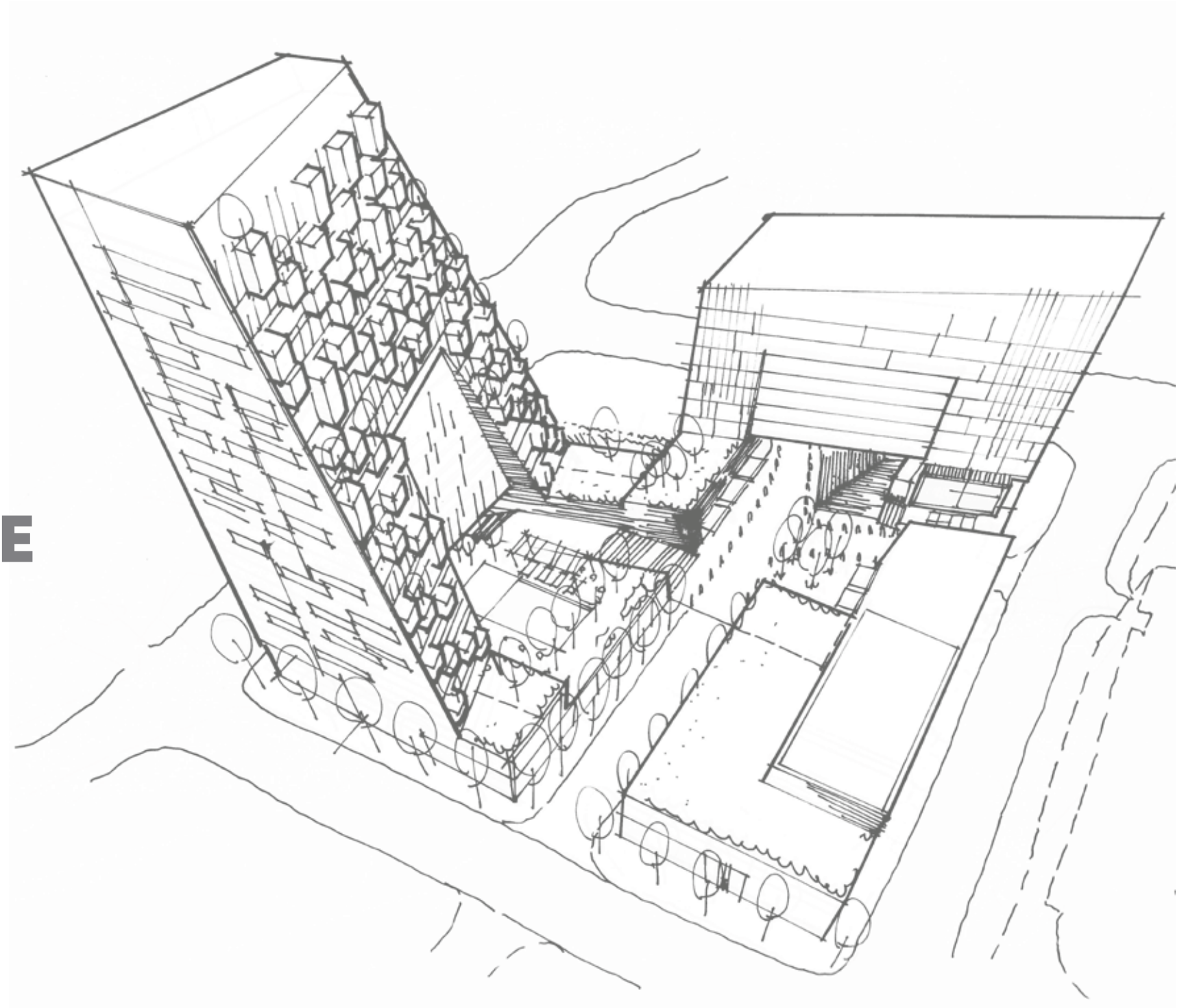
**NEW DESTINATION**

**WORLD CLASS ARCHITECTURE**

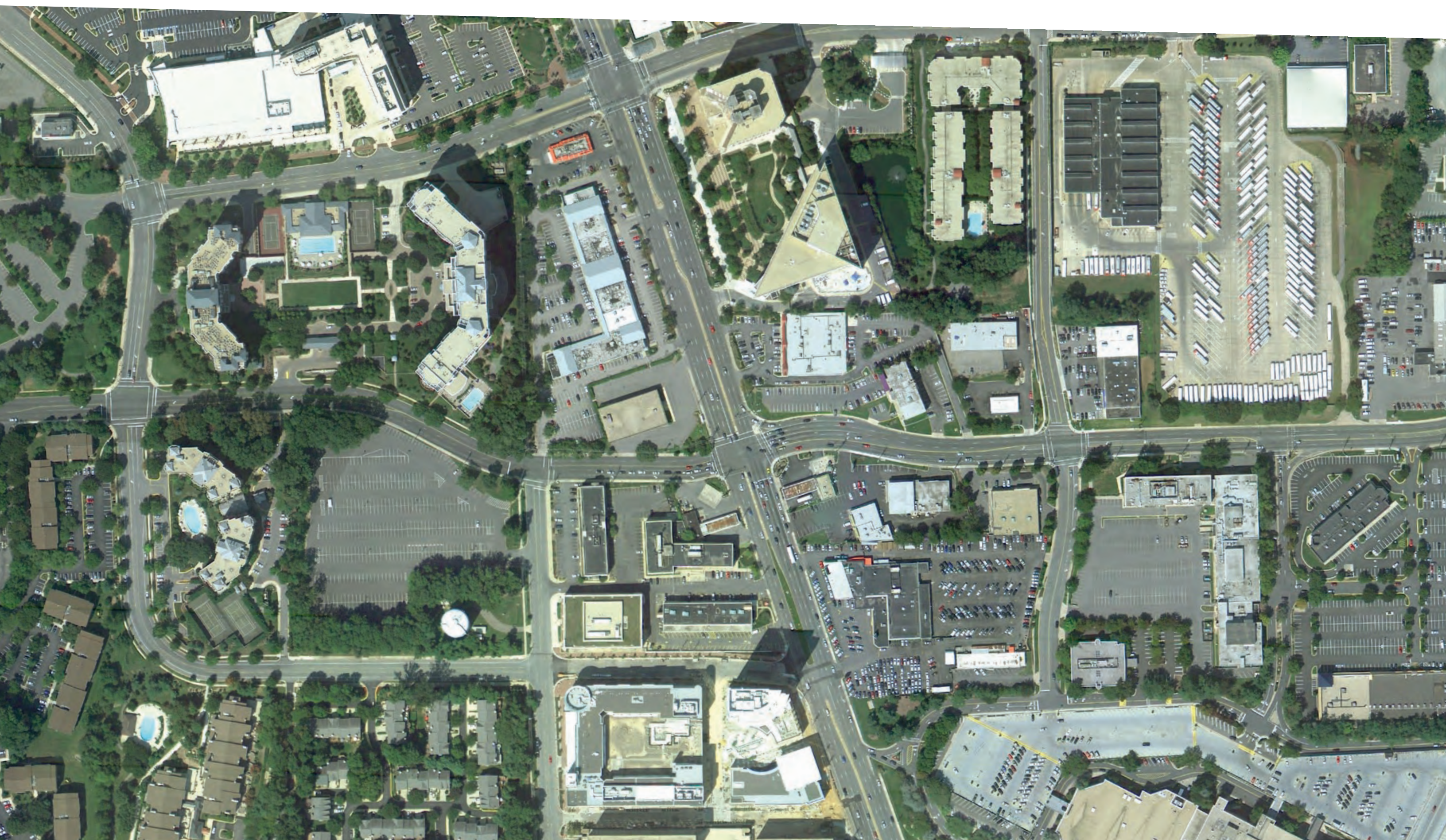
**PEDESTRIAN FOCUSED**

**CONNECTION TO NOBE I**

**INTEGRATION OF USES**



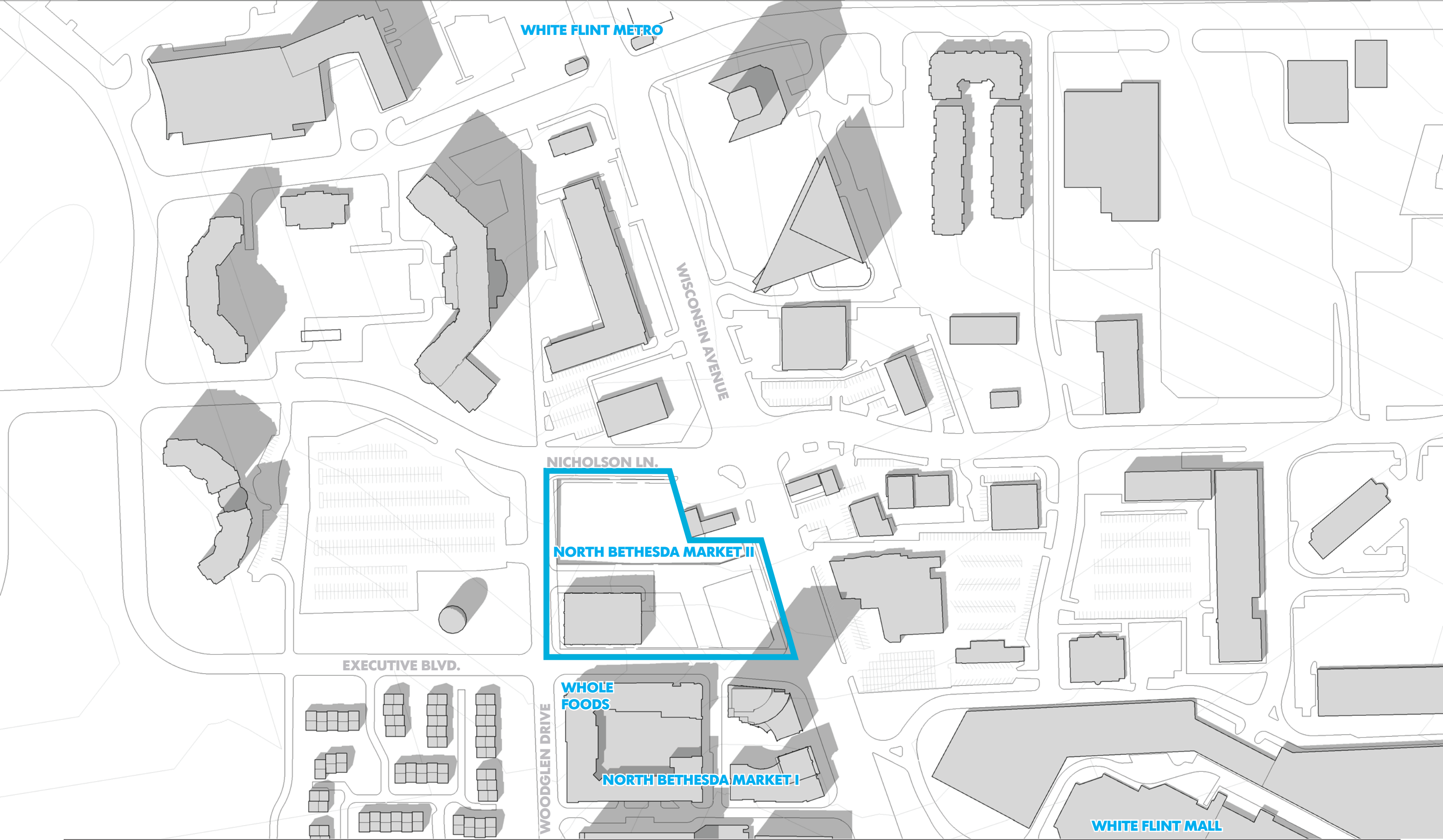




**CONTEXT SITE AERIAL PHOTOGRAPH**  
**JBG - NOBE II**

July 20, 2011

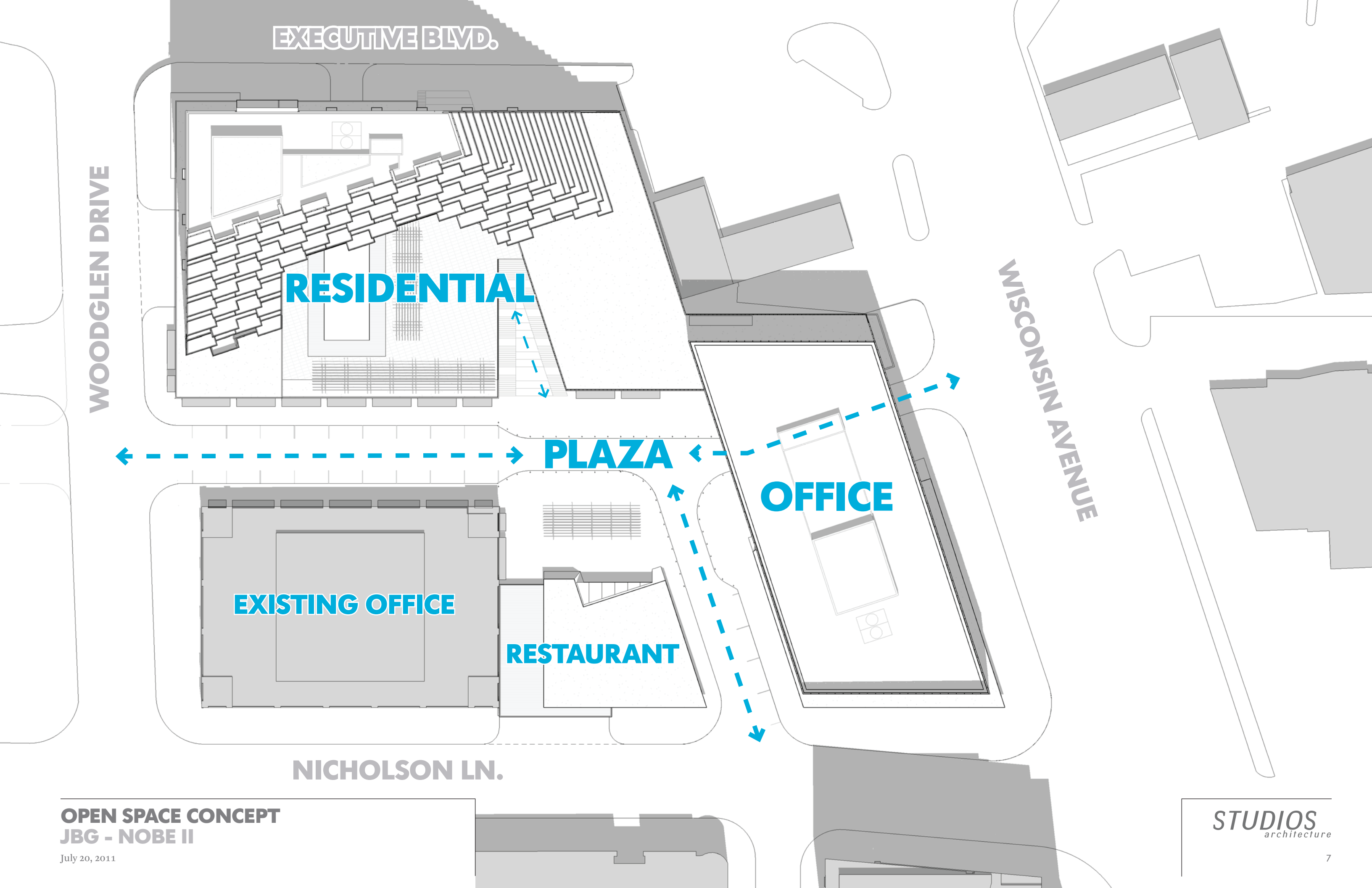




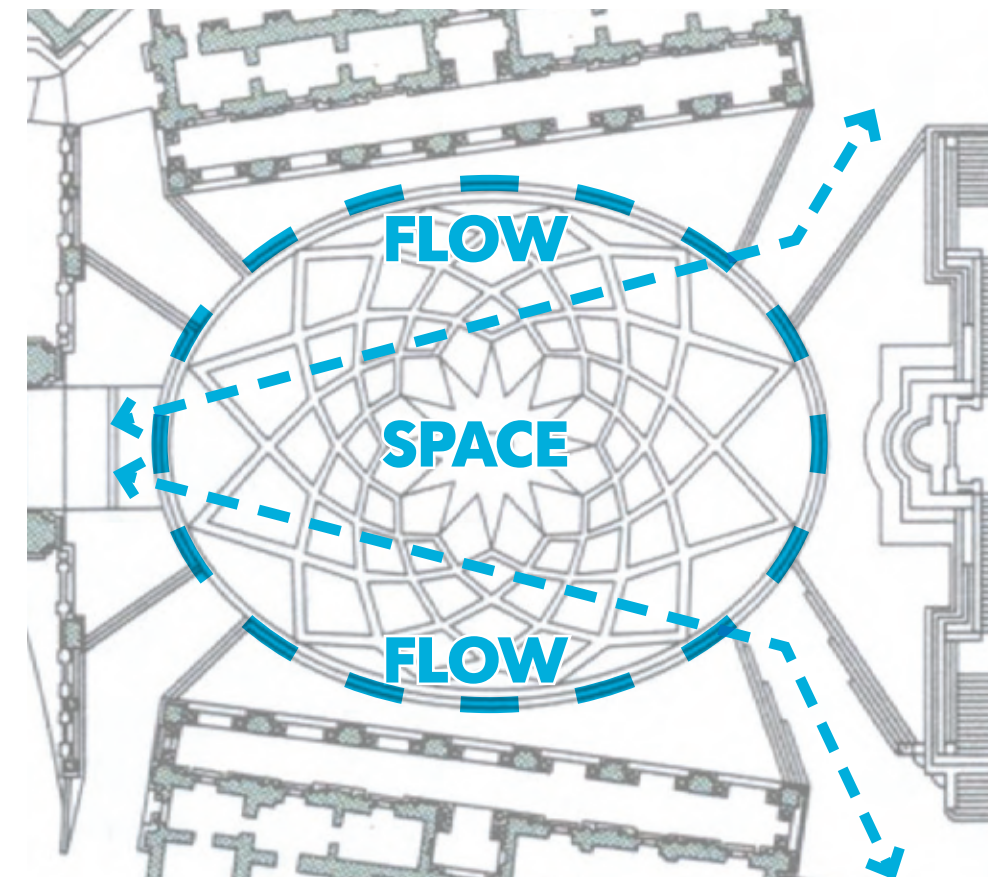
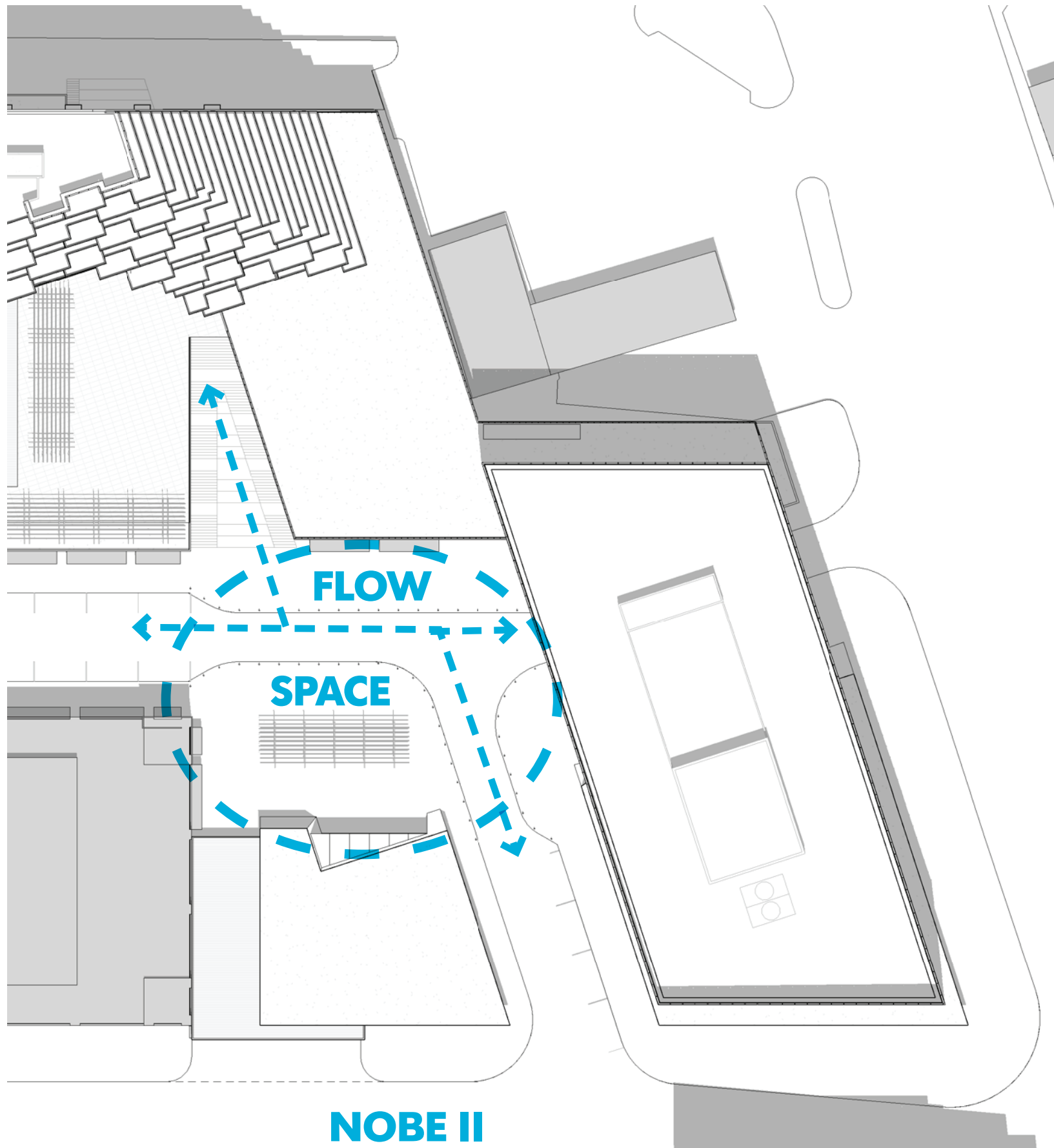
**CONTEXT SITE PLAN**  
**JBG - NOBE II**

July 20, 2011

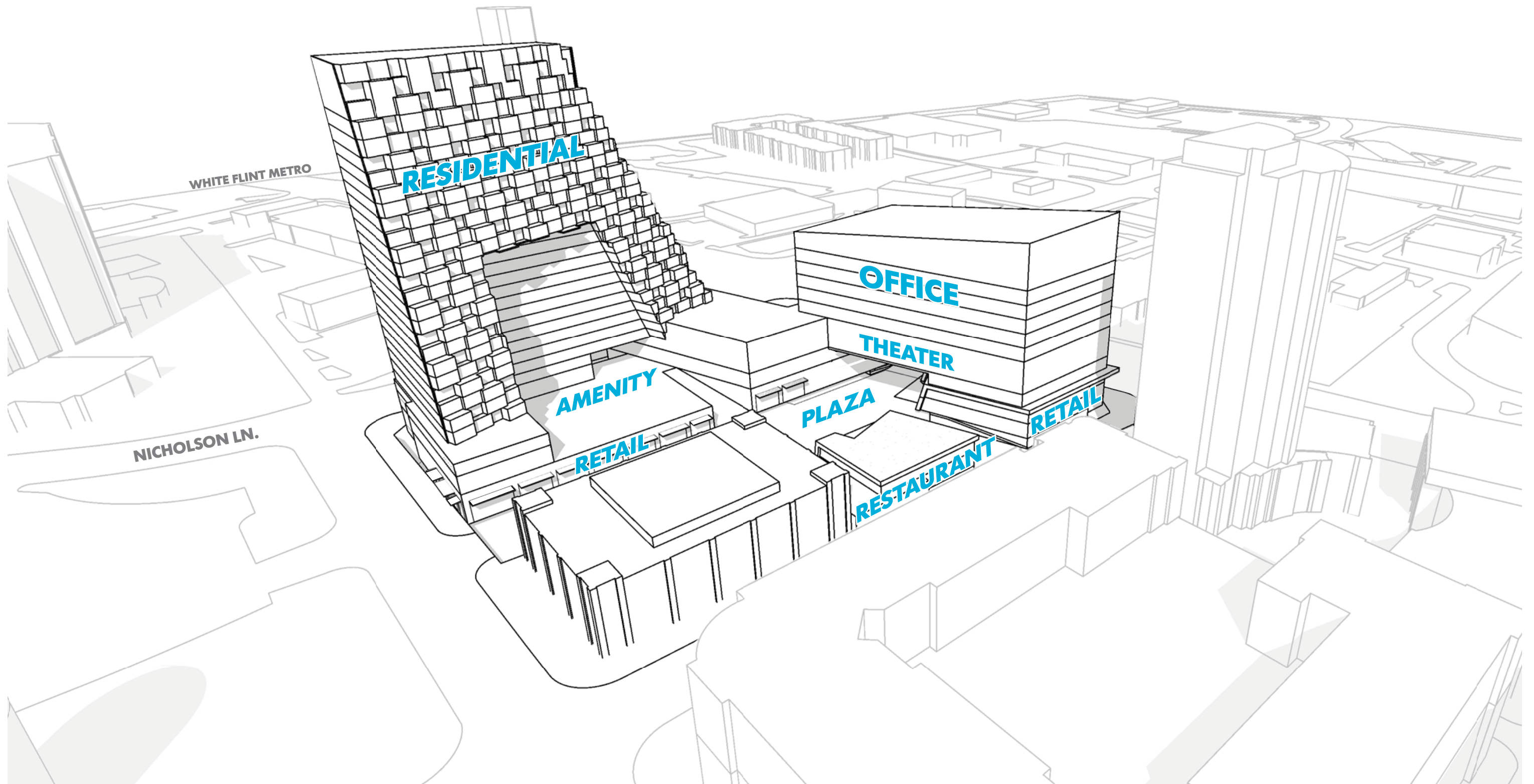












**NEW STRATEGY - CONCEPT**  
**JBG - NOBE II**

July 20, 2011

**STUDIOS**  
architecture









JBG - NOBE II

July 2011

STUDIOS  
architectural













JBG - NOBE II

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STUDIOS  
architecture





**SOUTHWEST PERSPECTIVE  
JBG - NOBE II**

July 20, 2011

STUDIOS  
architecture





**NORTHWEST PERSPECTIVE  
JBG - NOBE II**

July 20, 2011

**STUDIOS**  
architecture





**NORTHEAST PERSPECTIVE**  
**JBG - NOBE II**

July 20, 2011

**STUDIOS**  
architecture





**SOUTHEAST PERSPECTIVE**  
**JBG - NOBE II**

July 20, 2011

**STUDIOS**  
architecture



# STUDIOS / OLIN



CANAL PARK, WASHINGTON, DC

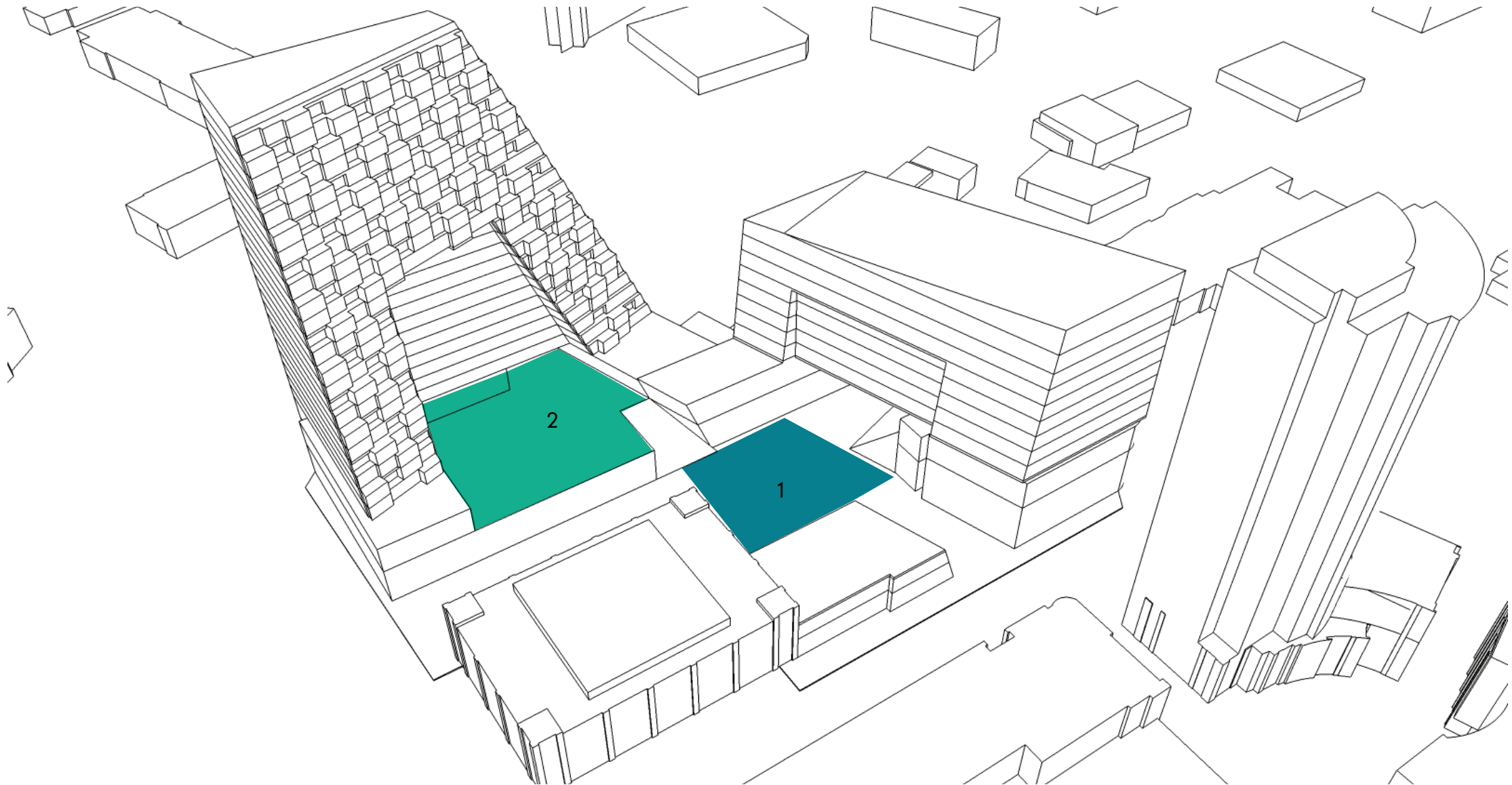


UC BERKELEY STADIUM, CALIFORNIA



SIGNATURE PLACES

- 1 STREET PLAZA
- 2 RESIDENTIAL PLAZA







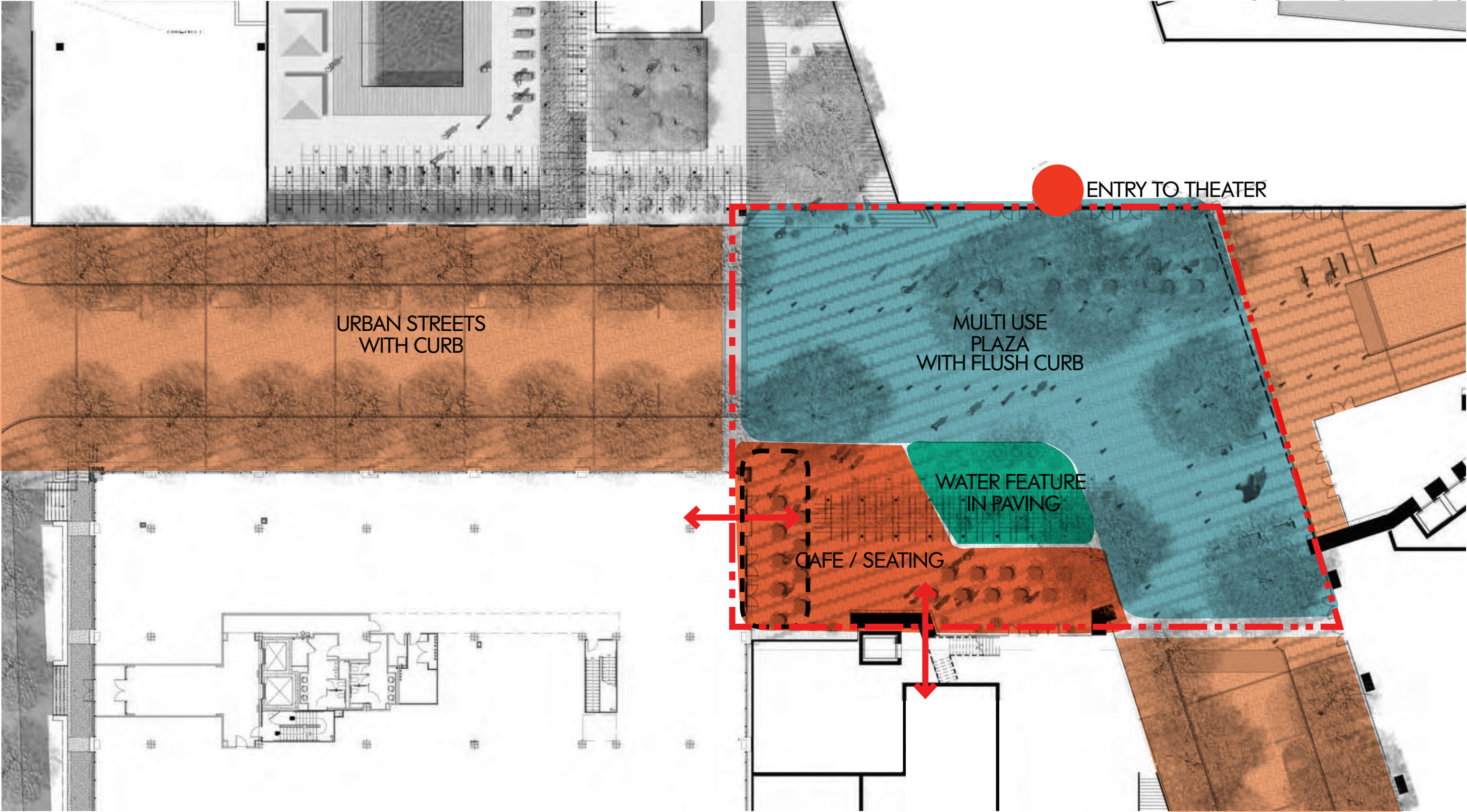
**SITE PLAN**  
**JBG - NOBE II**

July 20, 2011

NTS

**OLIN** *STUDIOS*  
architecture



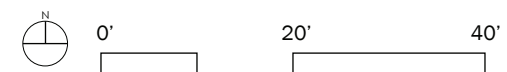






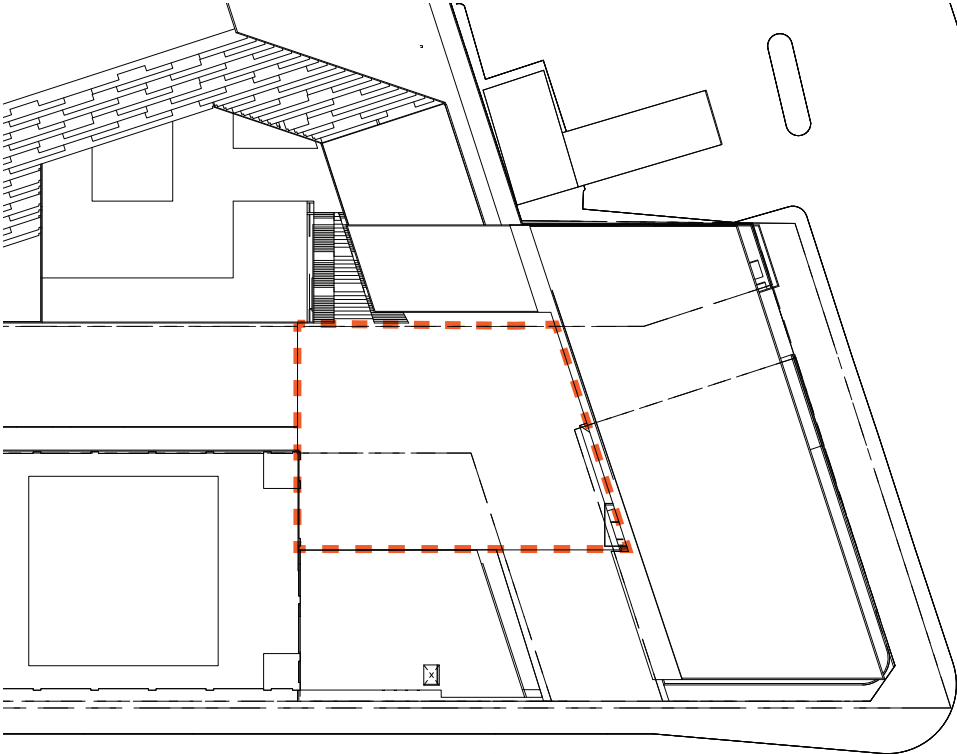
**PLAZA SECTION THROUGH NOBE LN. LOOKING NORTH**  
**JBG - NOBE II**

July 20, 2011

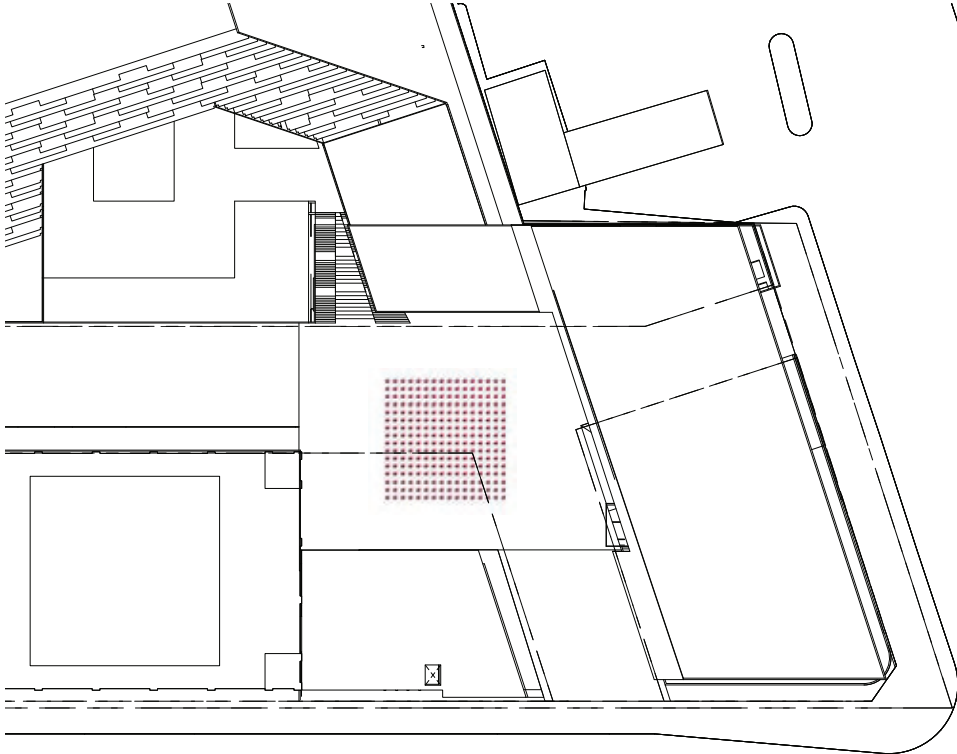


**OLIN** *STUDIOS*  
architecture

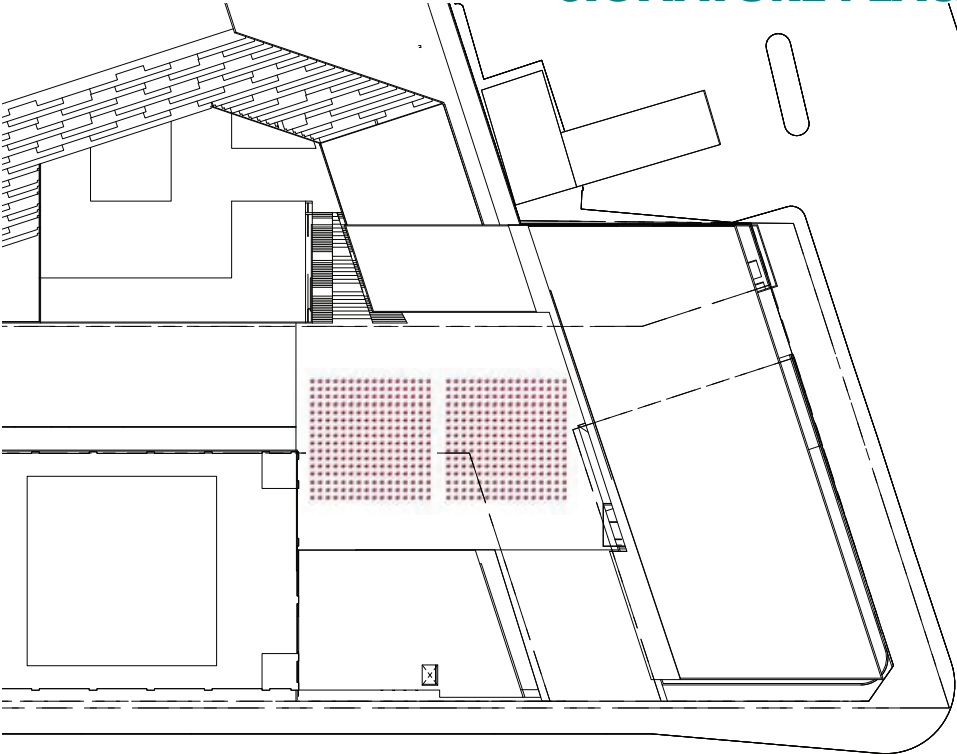




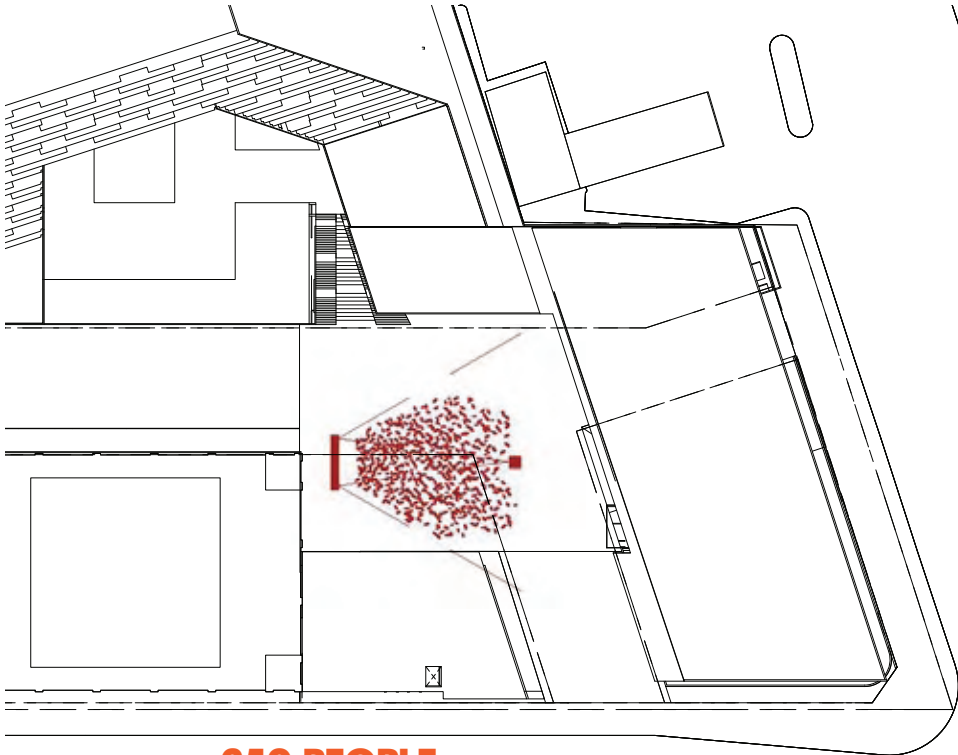
17,980 SF



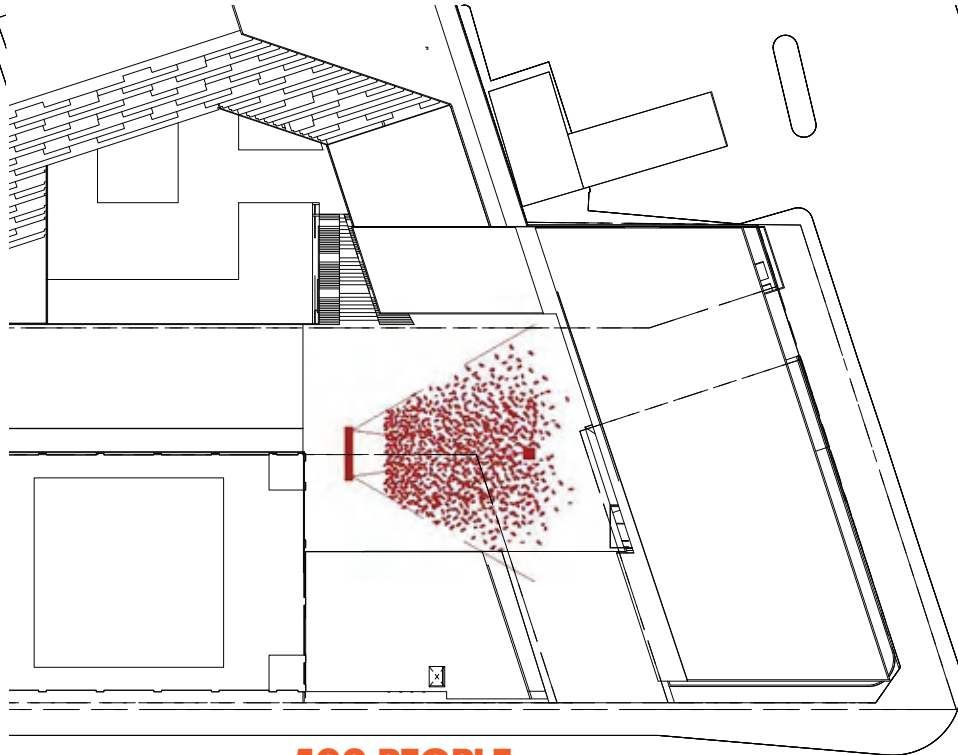
250 PEOPLE



500 PEOPLE

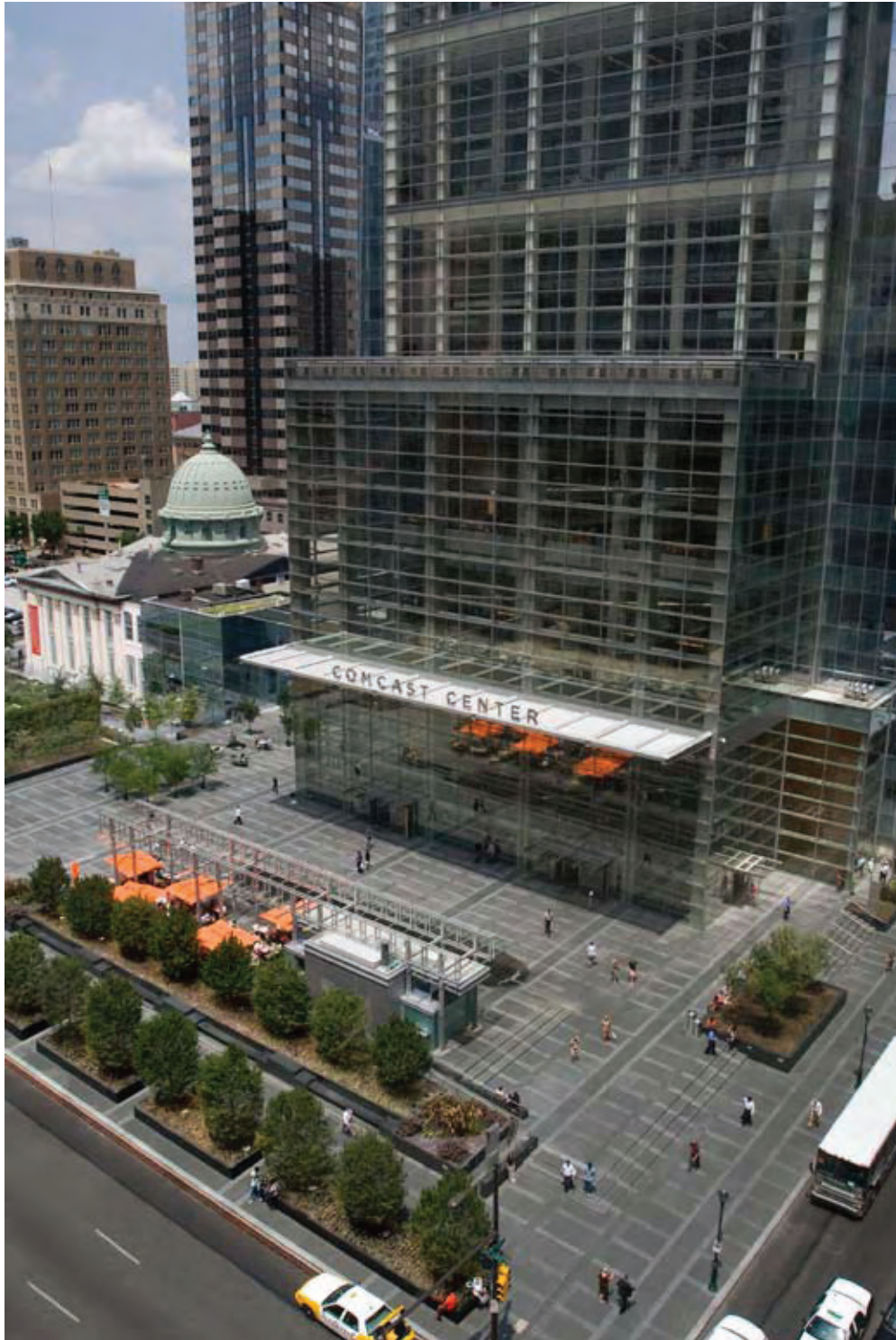


250 PEOPLE



500 PEOPLE





Comcast Center, Philadelphia, PA



Westlake, Seattle, WA



Director Park, Portland, OR



16th Street Transitway Mall, Denver, CO





Comcast Center, Philadelphia



West Indian Club, Cayman Islands



Plaza del Torico, Spain



Court Square Press Courtyad, Boston

**STREET PLAZA - FOUNTAINS AND LIGHTING**  
**JBG - NOBE II**

July 20, 2011

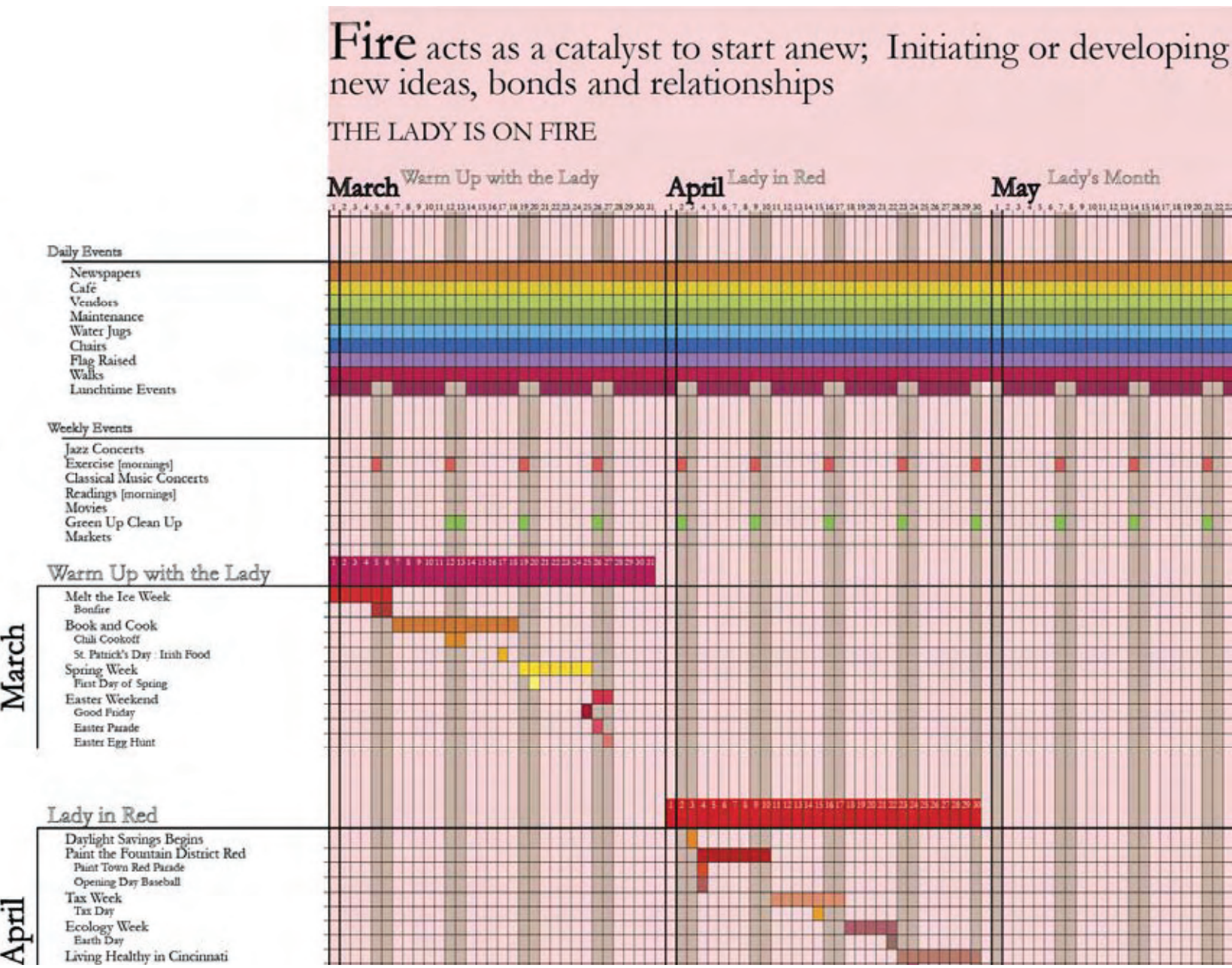




Fountain Square, Cincinnati, OH

STREET PLAZA - PROGRAMMING  
JBG - NOBE II

July 20, 2011



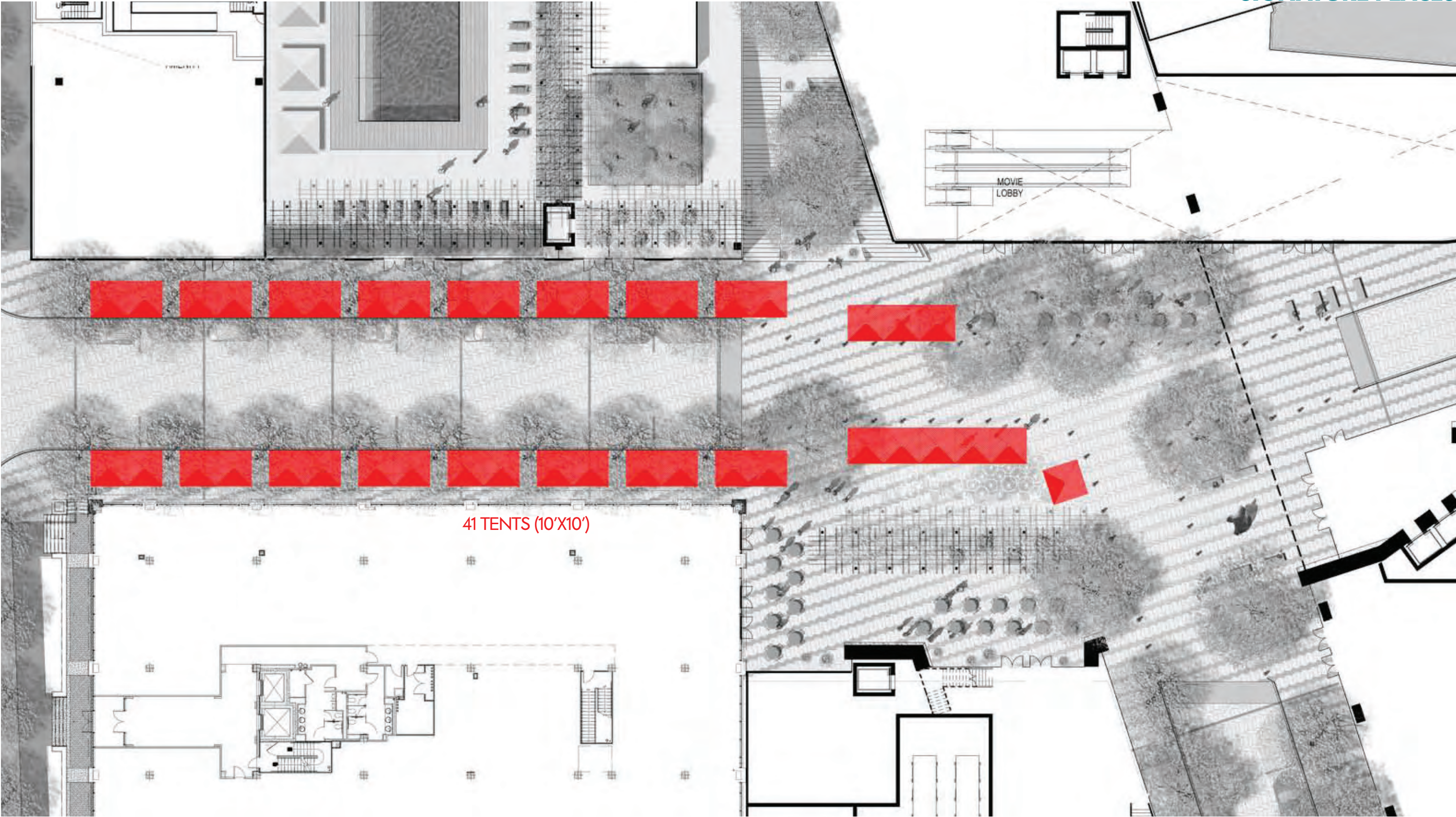
CIVIC MINDED PROGRAMS

SET TO A CALENDAR

DESTINATION

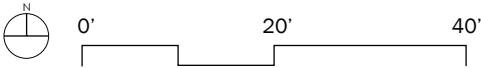
EMPTY AND FULL



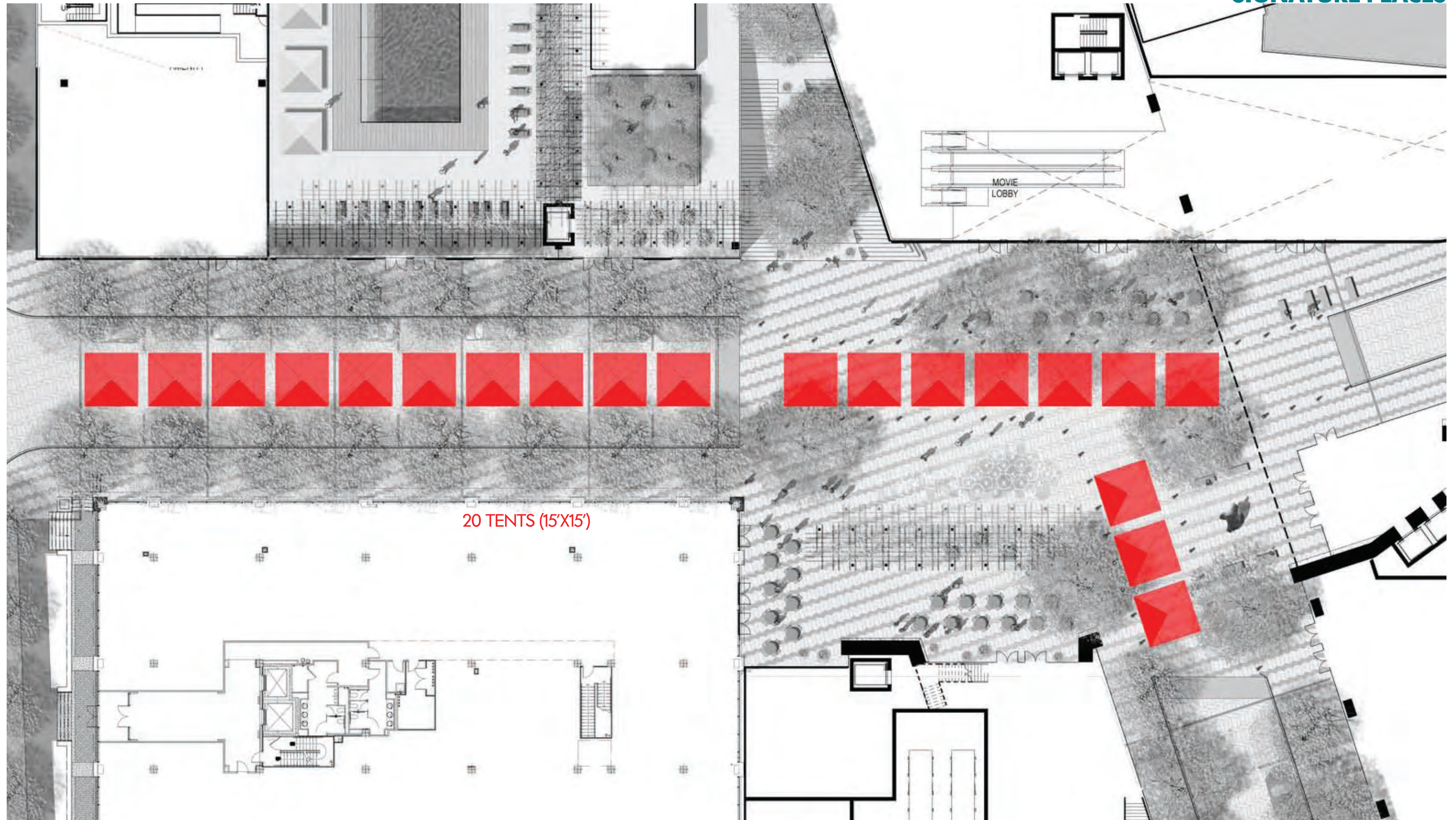


PLAZA PROGRAMS, MARKET DAY  
JBG - NOBE II

July 20, 2011





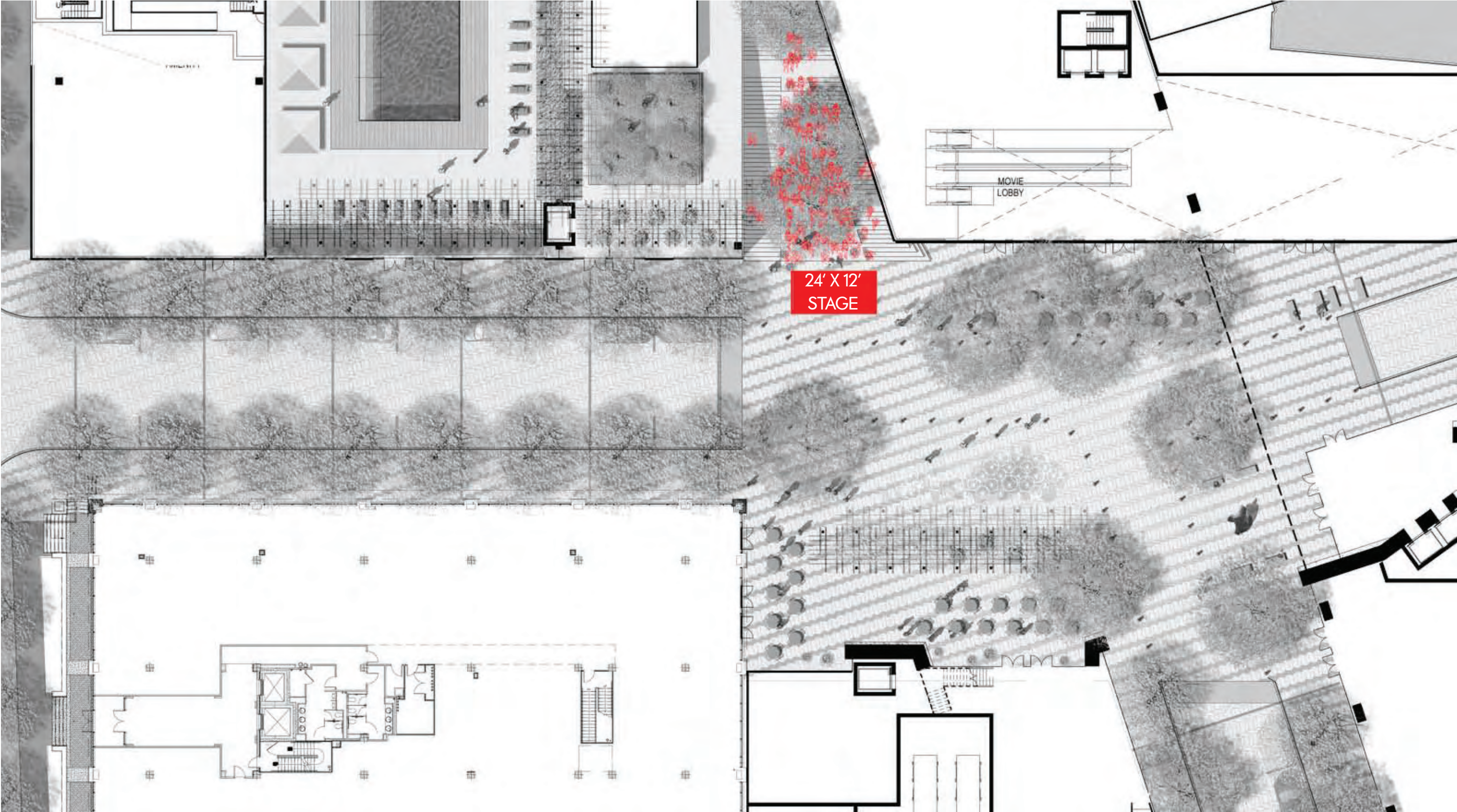


**PLAZA PROGRAMS, MARKET DAY WITH STREET CLOSED TO VEHICLES**  
**JBG - NOBE II**

July 20, 2011

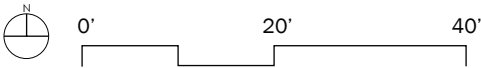




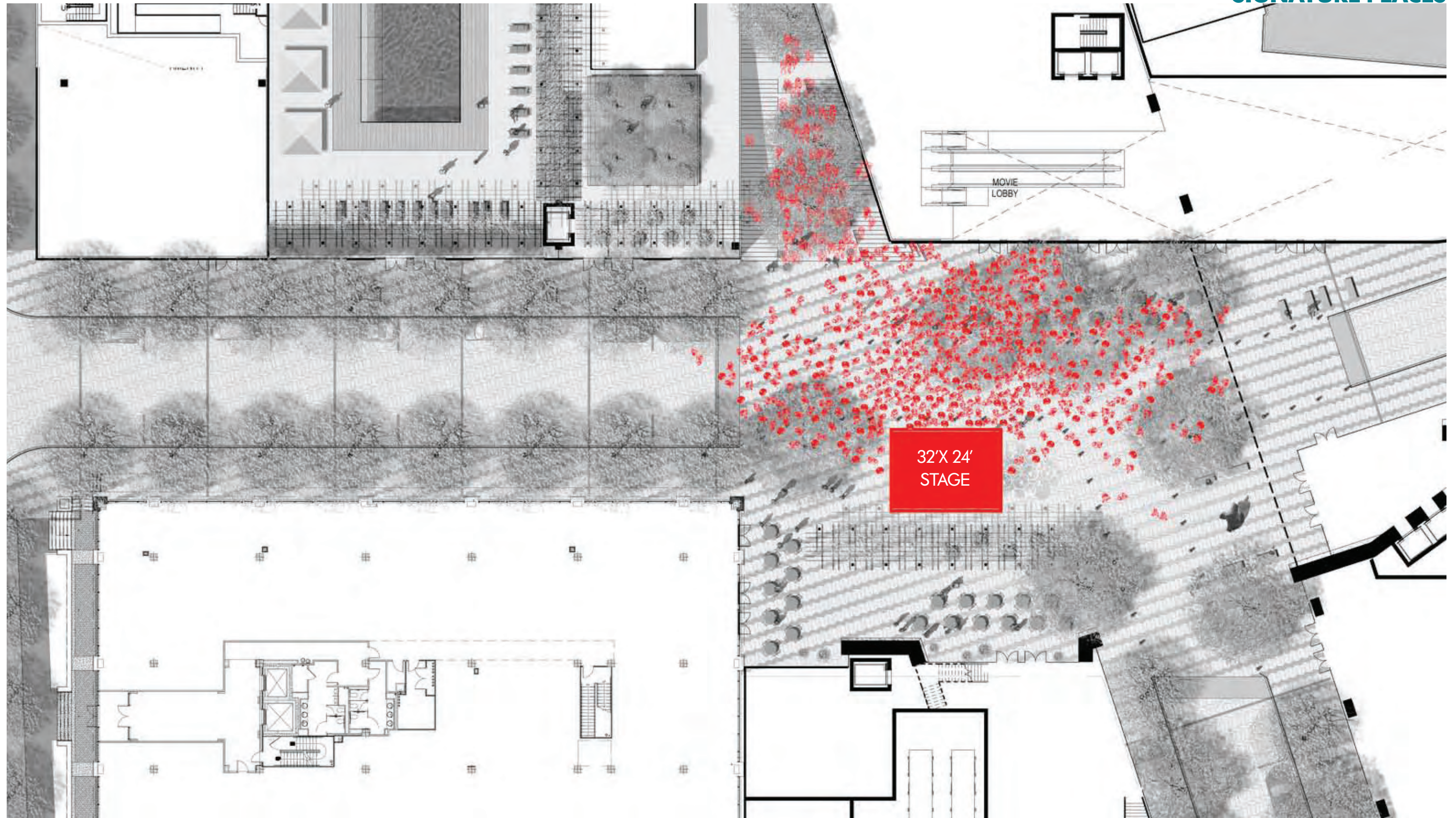


PLAZA PROGRAMS, SMALL CONCERT  
JBG - NOBE II

July 20, 2011





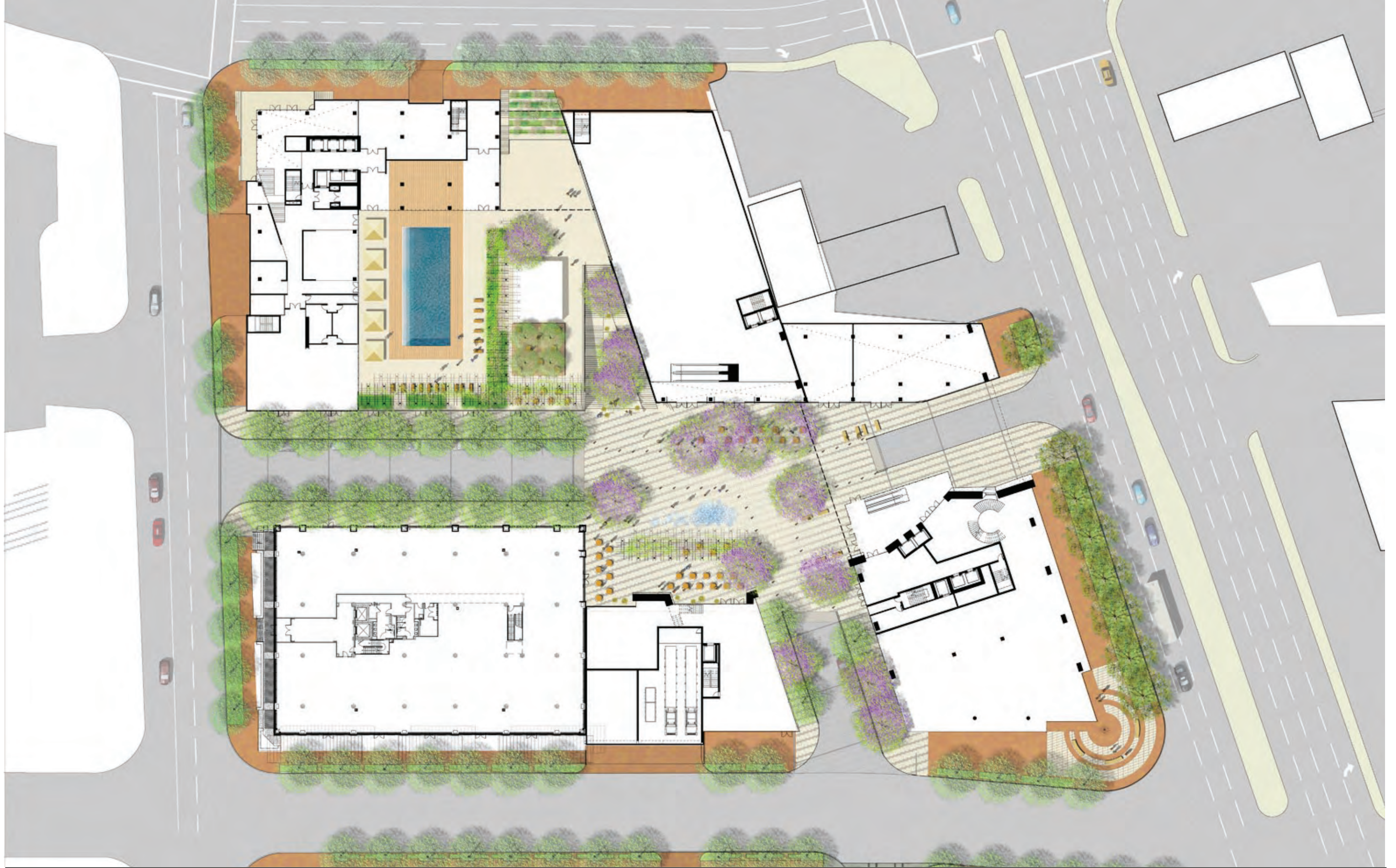


# PLAZA PROGRAMS, LARGE CONCERT JBG - NOBE II

July 20, 2011

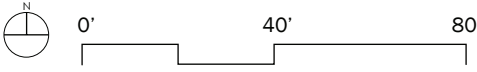




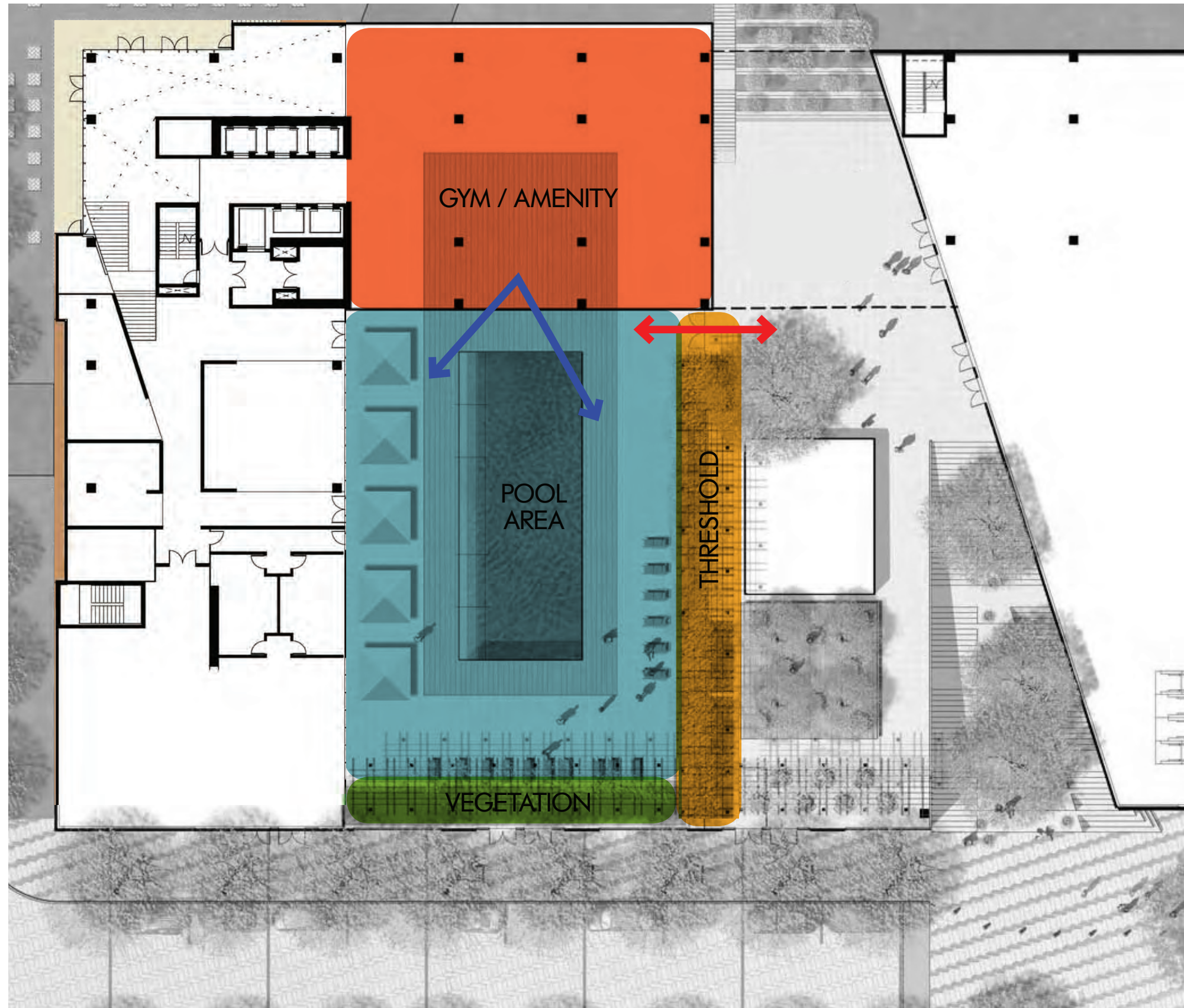


**SITE PLAN**  
**JBG - NOBE II**

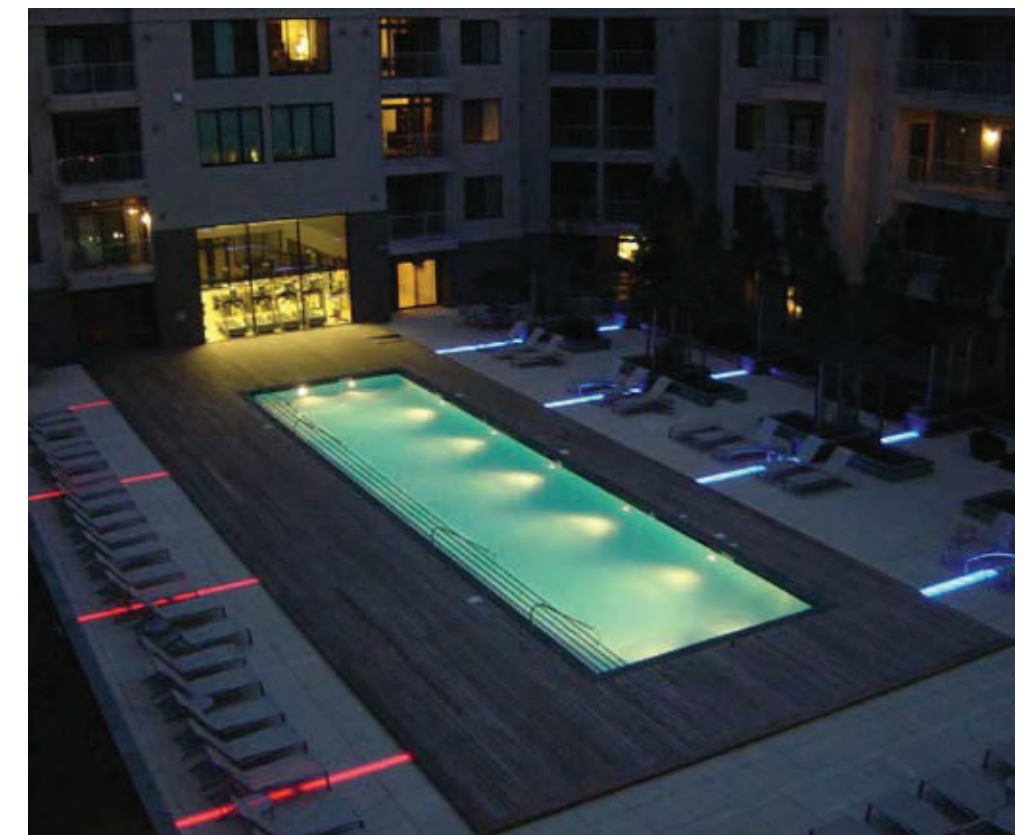
July 20, 2011





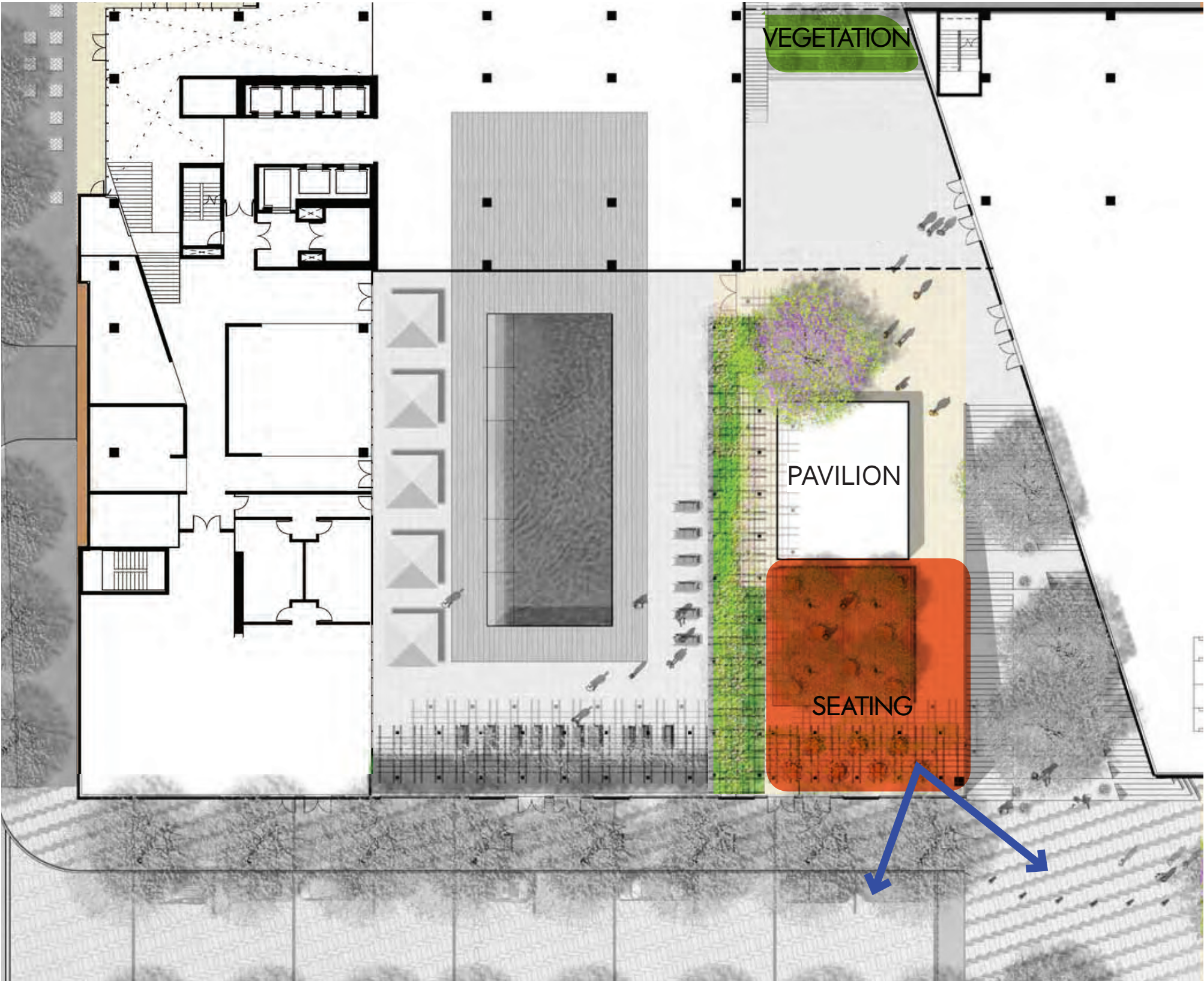


Comcast Center, Philadelphia, PA



Togar Suites, Clifton, NJ



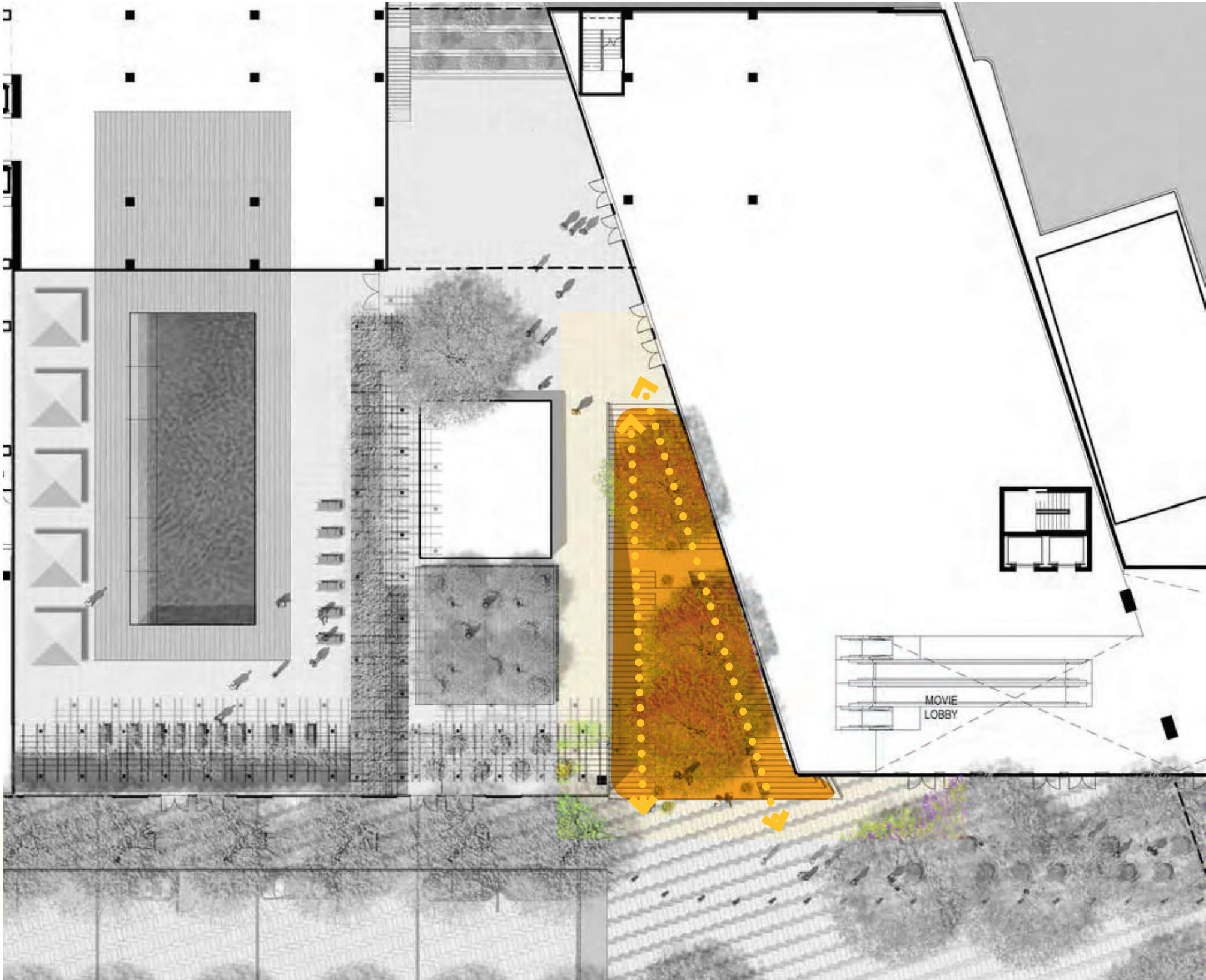


The Getty Center, Los Angeles, CA



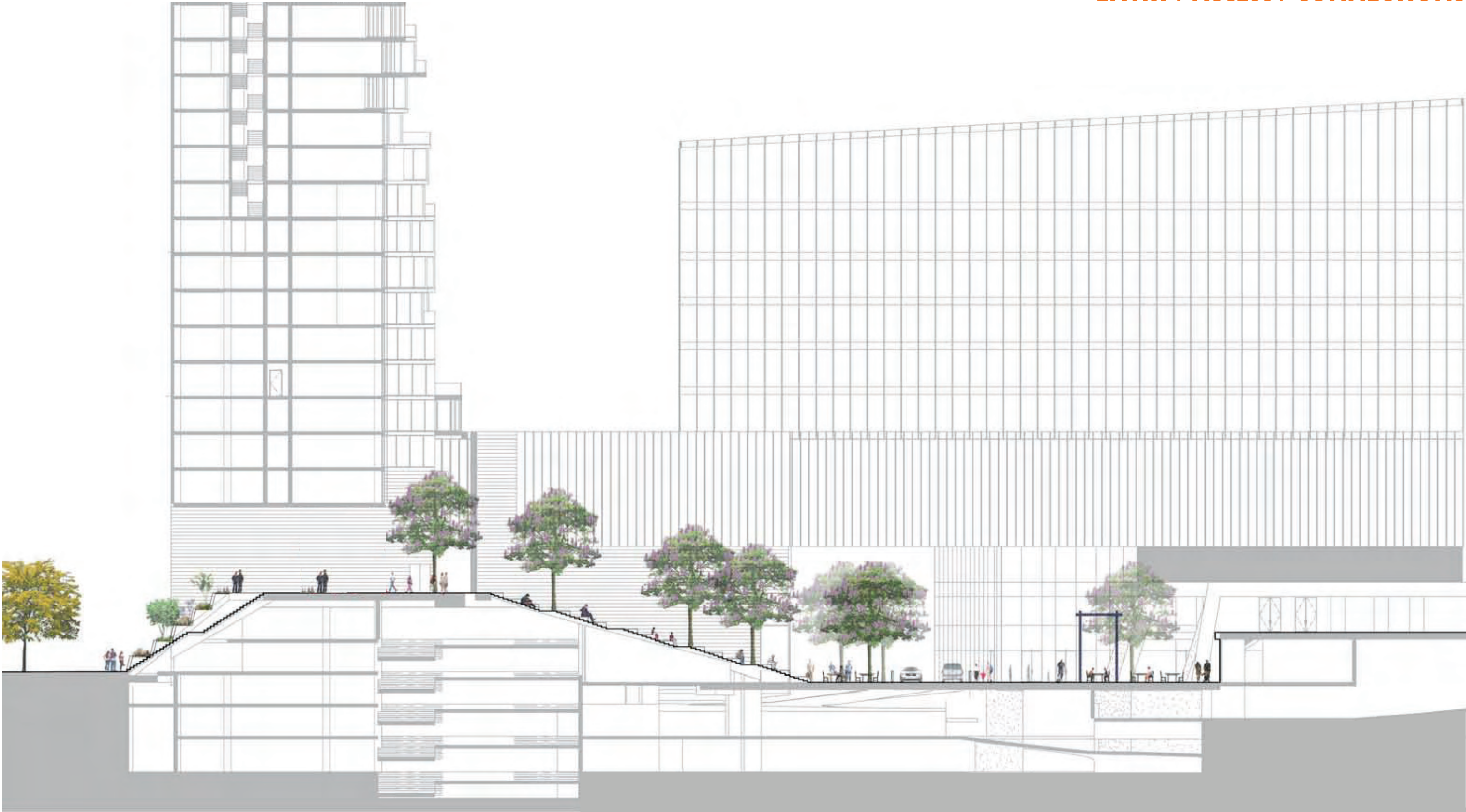
The Philadelphia Museum of Art, Philadelphia, PA





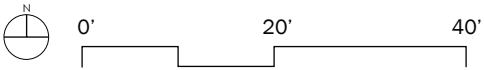
Spanish Steps, Rome





GRAND STAIRS/ PLAZA SECTION  
JBG - NOBE II

July 20, 2011





CONCEPT DIAGRAM SECTION

UNIT SUMMARY:

TYPE	NUMBER	%	AVG SF*
STUDIO/JR:	33 DU	10%	~ 529 SF
1 BED:	121 DU	36%	~ 695 SF
1 BED + DEN:	65 DU	19%	~ 930 SF
2 BED:	101 DU	30%	~ 1084 SF
2 BED + DEN:	19 DU	5%	~ 1318 SF

TOTAL: 339 DU

\* BALCONIES NOT INCLUDED

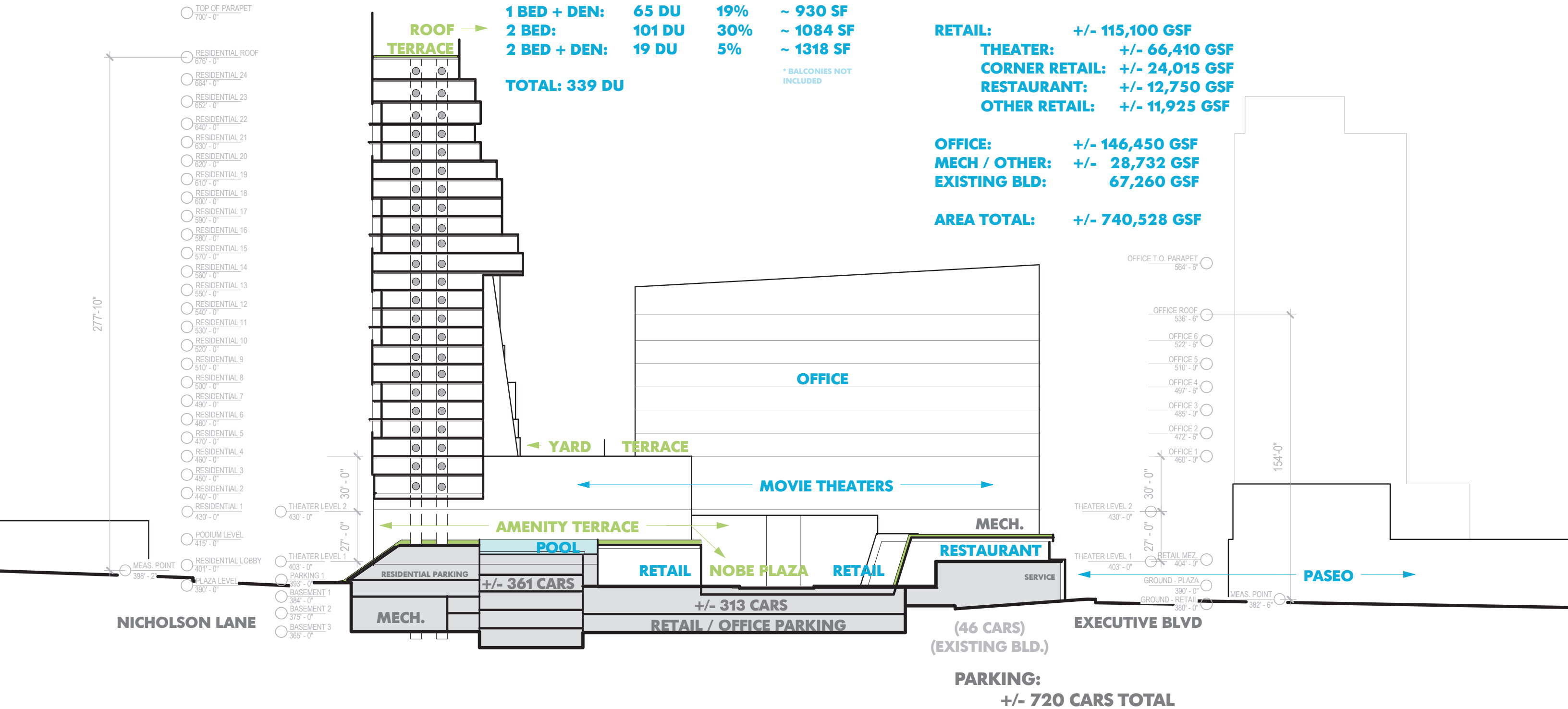
AREA SUMMARY:

RESIDENTIAL: +/- 382,986 GSF  
UNITS: +/- 362,985 GSF  
AMENITY/LOBBY +/- 19,400 GSF

RETAIL: +/- 115,100 GSF  
THEATER: +/- 66,410 GSF  
CORNER RETAIL: +/- 24,015 GSF  
RESTAURANT: +/- 12,750 GSF  
OTHER RETAIL: +/- 11,925 GSF

OFFICE: +/- 146,450 GSF  
MECH / OTHER: +/- 28,732 GSF  
EXISTING BLD: 67,260 GSF

AREA TOTAL: +/- 740,528 GSF



CONCEPT DIAGRAM SECTION  
JBG - NOBE II

July 20, 2011



# PUBLIC BENEFIT

## TRANSIT PROXIMITY

- \* LEVEL 1 TRANSIT PROXIMITY

## CONNECTIVITY AND MOBILITY

- \* NEIGHBORHOOD SERVICES
- \* MINIMUM PARKING
- \* THROUGH-BLOCK CONNECTION
- \* PUBLIC PARKING

## DESIGN QUALITY

- \* STRUCTURED PARKING
- \* EXCEPTIONAL DESIGN
- \* PUBLIC ART
- \* TOWER SETBACK
- \* STREETScape, OFF SITE

## NATURAL ENVIRONMENTAL PROTECTION & ENHANCEMENT

- \* BUILDING LOT TERMINATIONS
- \* TREE CANOPY
- \* VEGETATED ROOF







*STUDIOS*  
*architecture*





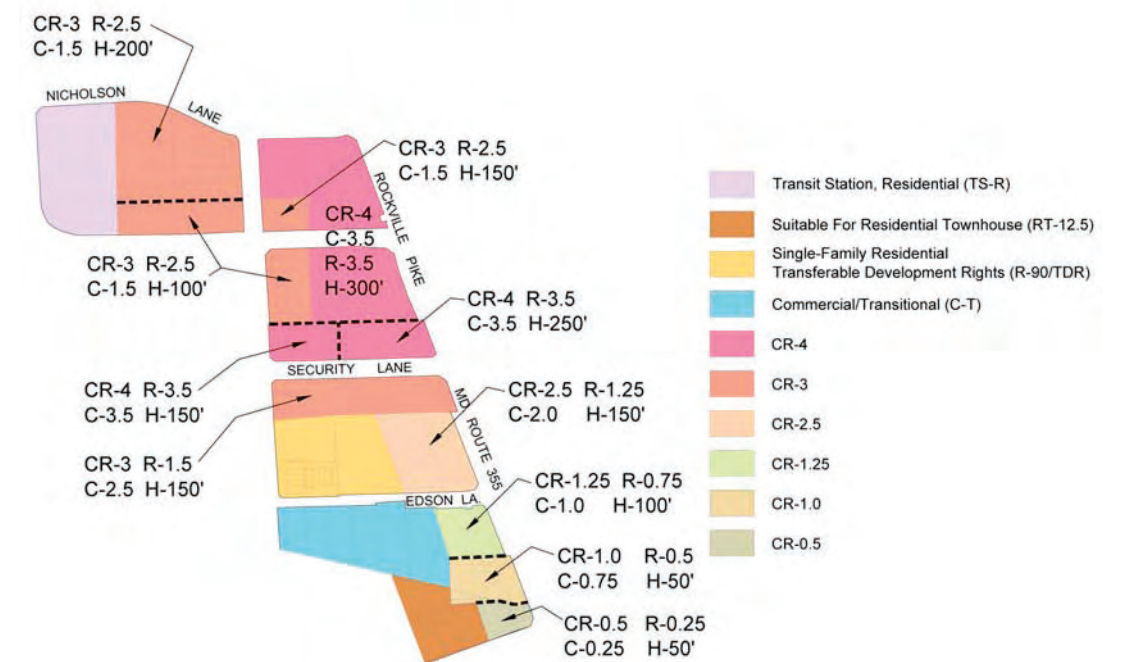
## NoBe District

The NoBe (North Bethesda) District (Map 25) contains office buildings, commercial properties, and the North Bethesda Market mixed-use development. The western edge adjoins existing residential development. North Bethesda Market development is consistent with the mixed-use urban concept envisioned in the Plan. The Bethesda Trolley Trail will draw pedestrians and bicyclists along Woodglenn Drive and new residential uses will transition between the existing residential communities and the commercial uses along Rockville Pike.

The land use and zoning recommendations will provide opportunities for new mixed-uses and public use spaces while maintaining residential and office uses and ensuring a buffer for existing residential communities. The District is divided into five blocks: Water Tower, North Bethesda Market, Security Lane, Edson Lane, and Hillery Way. Security and Edson Lanes are well-landscaped streets with a full tree canopy along the sidewalk.



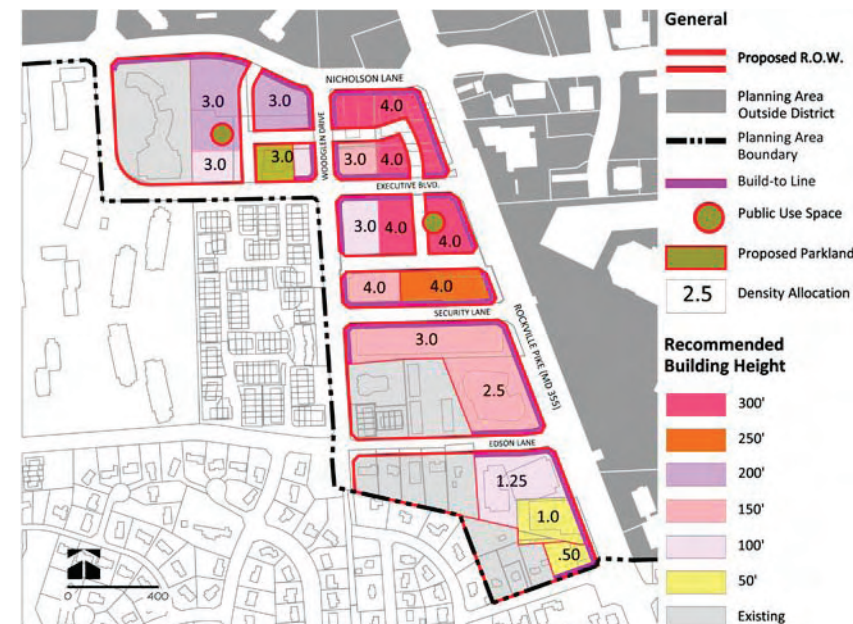
Map 27: Existing Zoning



Map 28: Proposed Zoning



Map 25: Location



Map 26: Height and Density