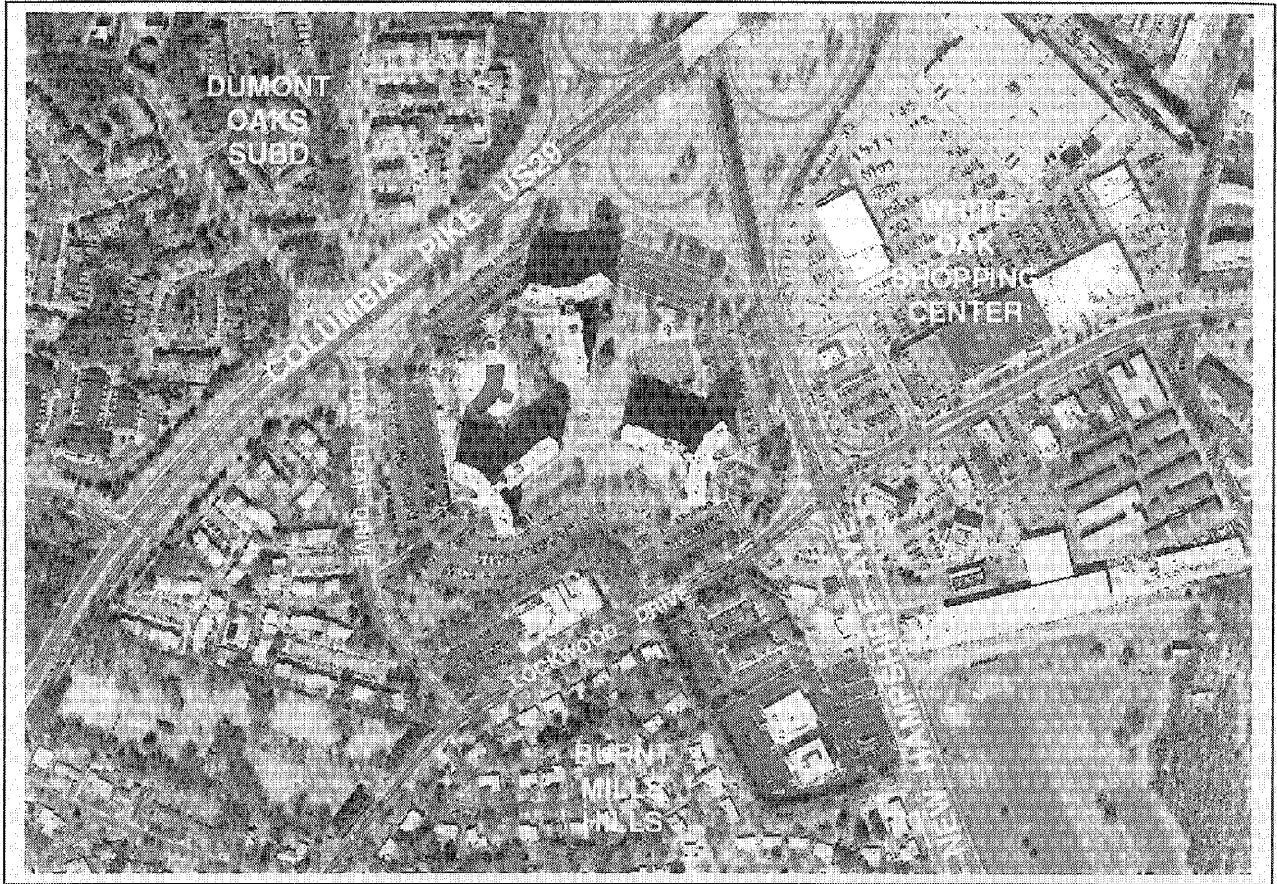
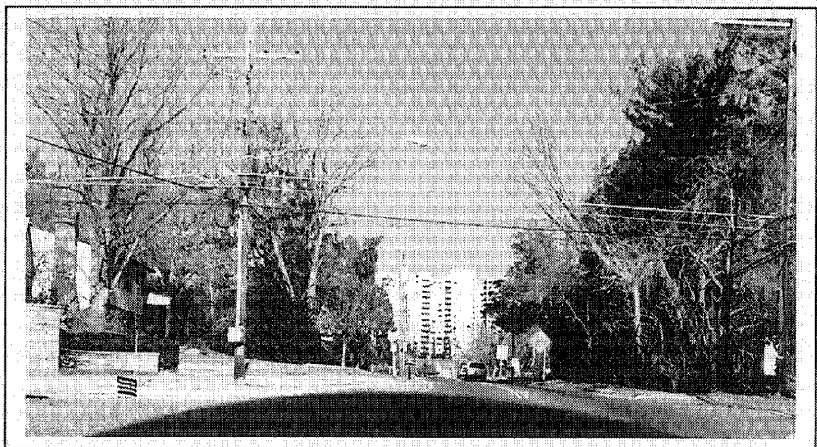


PROJECT DESCRIPTION: Site Vicinity



Aerial photograph of the site, showing surrounding vicinity. The US29-New Hampshire interchange is seen at top. Residential neighborhoods wrap the site on the north and west, including one-family homes in the R-90 zone, and town homes in the RT-12.5 zone adjacent to the site on Oak Leaf Drive.

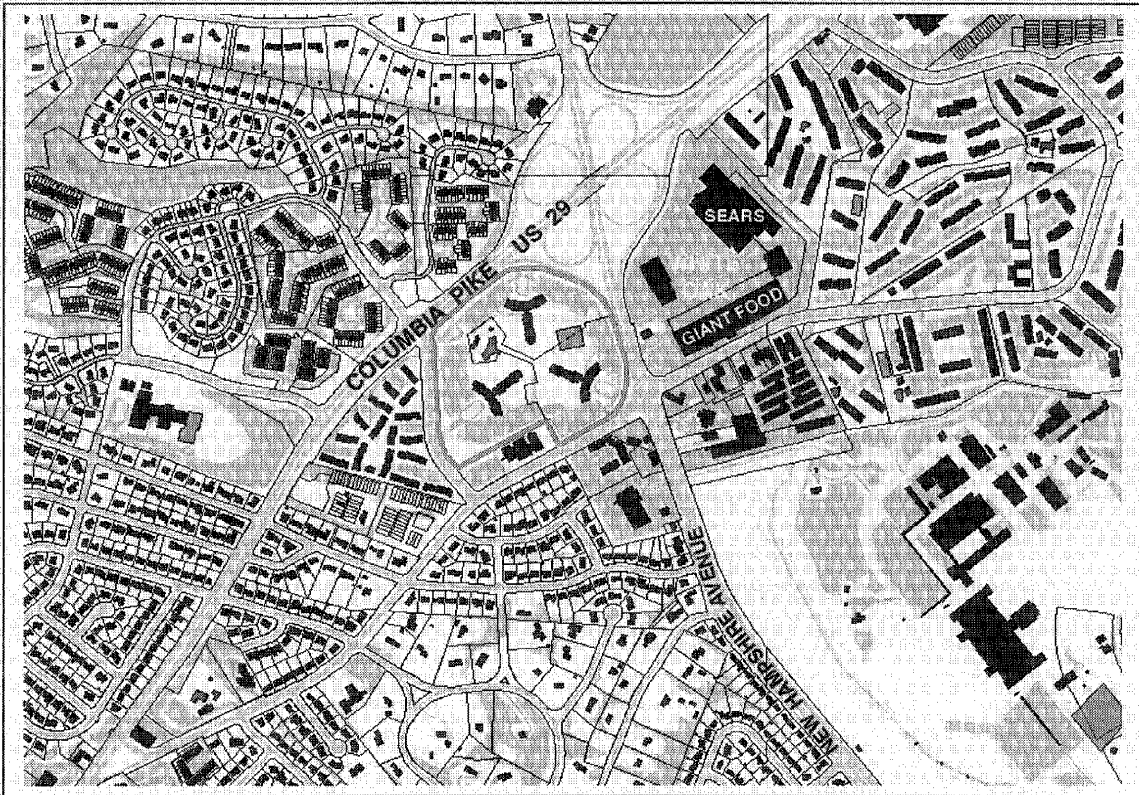
The subject property is located in the southwest quadrant of the intersection of Columbia Pike (US29) and New Hampshire Avenue within the White Oak Planning Area. Wedged between Columbia Pike at its north and Lockwood Drive on the south, the parcel boundary also forms the street frontage along New Hampshire Avenue and Oak Leaf Drive. The southwest corner of this block, marked by its soaring towers, is occupied by the ShaareTefila Congregation Synagogue.



View of the towers from a distance of one mile along Lockwood Drive.

Dense, suburban retail wraps the site on the west, and south, primarily along the major route, New Hampshire Avenue (US650). The White Oak Commercial Center, located on the east side of New Hampshire Avenue facing the subject site, comprises the largest retail center in the master plan area with approximately 954,917 square feet of development. The commercial nucleus includes a Giant Food Store, Sears Department Store and Auto Center, medical and professional offices, and a variety of independent retail stores and restaurants. Retail concerns are located on the south side of Lockwood Drive facing the site, as well, including a gas station, fast food, and an office supply.

The areas north and west of the site are developed as one family residential, according to their respective zones. The R-90 residential developments of Dumont Oaks and Burnt Mill Village lie to the north, providing typical detached ranch style homes; Burnt Mills Hills is located to the south, also one-family detached, dating from the 1940's development. The town homes development (RT-12.5) west of the site forms the frontage along Oak Leaf Drive. New townhomes are currently under construction within 1/2 mile to the south, accessed from Lockwood Drive.



Area plan showing the site's vicinity. The site is outlined in red. Dumont Oaks Subdivision is located northwest of the site; Burnt Mills Hills is located south of site. White Oak Shopping Center east of New Hampshire Avenue is the largest retail center in the planning area.

