

Kirk Eby

From: Shannon Bates <shannonm.lange@gmail.com>
Sent: Monday, August 28, 2023 8:18 PM
To: CityHall External Mail; Kirk Eby
Subject: Support of Annexation of Walnut Hill Shopping Center Annexation X-9510-2020

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

By Email (cityhall@gaithersburgmd.gov)

City Clerk's Office
Gaithersburg City Hall
31 S. Summit Avenue
Gaithersburg, Maryland 20877

Re: Support of Annexation of Walnut Hill Shopping Center
Annexation X-9510-2020

Dear Mayor Ashman and Members of the Council:

As the secretary and social committee chair of the walnut hill civic association, I am writing to express our strong support for the proposed annexation of the Walnut Hill Shopping Center into the City of Gaithersburg. For far too long the Shopping Center has struggled, and these struggles became even more pronounced when the most recent grocery store closed back in September 2020. Presently, there is little reason for the community to frequent this retail center.

The annexation of the property into the City of Gaithersburg provides the property owner with the opportunity to reinvest in the center and respond to the needs and desires of the community. Most importantly, we are thrilled that the annexation has paved the way for a new grocery store at Walnut Hill. From the onset of our discussions with the representatives of the property owner, Granite Canyon Partners, we voiced our strong desire for a grocery store and are very pleased that we have been heard. We are also aware that following annexation, several upgrades will be made to revitalize the entire center, including the new retail pad site and many design upgrades.

The annexation is the first step in the much needed rejuvenation of Walnut Hill Shopping Center and we encourage the Mayor and Council's support of the annexation. Thank you for your consideration of these comments.

Sincerely,

Shannon Bates

cc: Mr. Kirk Eby (kirk.eby@gaithersburgmd.gov)

Kirk Eby

From: David Bates <dbates25@gmail.com>
Sent: Tuesday, August 29, 2023 9:39 AM
To: CityHall External Mail; Kirk Eby
Subject: Strong Support from Local Neighbor for Annexation of Walnut Hill Shopping Center (Annexation X-9510-2020)

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Dear Mayor Ashman and Members of the Council,

I am a resident of the Walnut Hill neighborhood, and I am writing to express my strong support for the proposed annexation of the Walnut Hill Shopping Center into the City of Gaithersburg.

The shopping center has been in need of revitalization for many years and has particularly struggled since the closure of the Weis grocery store several years ago. I see the annexation of the property into the City of Gaithersburg as a necessary step to start this revitalization, as it provides the property owner with the opportunity to reinvest in the center.

The representatives of the property owner, Granite Canyon Partners, have engaged with our neighborhood for several years and have heard our strong desire to have a new grocery store come to our shopping center. This grocery store would serve lower income families with less access to private transportation from the nearby apartments on 355, as well as the nearby Hillside Apartment Homes.

Granite Canyon Partners has expressed that, following annexation, several upgrades will be made to revitalize the entire center, including the new retail pad site and many design upgrades. I believe the annexation is the first step in the much needed rejuvenation of Walnut Hill Shopping Center, and I encourage the Mayor and Council's support of the annexation. Thank you.

Sincerely,
David Bates
16000 Block of Chestnut Street
Gaithersburg, MD (Walnut Hill)

Kirk Eby

From: Valentyn Stadnytskyi <v.stadnytskyi@gmail.com>
Sent: Tuesday, August 29, 2023 7:58 PM
To: CityHall External Mail
Cc: Kirk Eby
Subject: Letter of Support for Gaithersburg to Annex Walnut Hill Shopping Center

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Letter of Support for Gaithersburg to Annex Walnut Hill Shopping Center

August 29, 2023

By Email (cityhall@gaitthersburgmd.gov)

City Clerk's Office
Gaithersburg City Hall
31 S. Summit Avenue
Gaithersburg, Maryland 20877

Re: Support of Annexation of Walnut Hill Shopping Center
Annexation X-9510-2020

Dear Mayor Ashman and Members of the Council:

As a resident of the Walnut Hill neighborhood, I am writing to express our strong support for the proposed annexation of the Walnut Hill Shopping Center into the City of Gaithersburg. For far too long the Shopping Center has struggled, and these struggles became even more pronounced when the most recent grocery store closed back in September 2020. Presently, there is little reason for the community to frequent this retail center.

The annexation of the property into the City of Gaithersburg provides the property owner with the opportunity to reinvest in the center and respond to the needs and desires of the community. Most importantly, we are thrilled that the annexation has paved the way for a new grocery store at Walnut Hill. From the onset of our discussions with the representatives of the property owner, Granite Canyon Partners, we voiced our strong desire for a grocery store and are very pleased that we have been heard. We are also aware that following annexation, several upgrades will be made to revitalize the entire center, including the new retail pad site and many design upgrades.

The annexation is the first step in the much needed rejuvenation of Walnut Hill Shopping Center and we encourage the Mayor and Council's support of the annexation. Thank you for your consideration of these comments.

Sincerely,

Valentyn Stadnytskyi

cc: Mr. Kirk Eby (kirk.eby@gaitthersburgmd.gov)

Valentyn Stadnytskyi, Ph.D.

Kirk Eby

From: Danny Hall <dannyhall99@gmail.com>
Sent: Tuesday, August 29, 2023 4:17 PM
To: CityHall External Mail
Subject: Letter of Support for Gaithersburg to Annex Walnut Hill Shopping Center

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Letter of Support for Gaithersburg to Annex Walnut Hill Shopping Center
August 29, 2023

City Clerk's Office
Gaithersburg City Hall
31 S. Summit Avenue
Gaithersburg, Maryland 20877

Re: Support of Annexation of Walnut Hill Shopping Center
Annexation X-9510-2020

Dear Mayor Ashman and Members of the Council:

As a resident of the Walnut Hill neighborhood, I am writing to express our strong support for the proposed annexation of the Walnut Hill Shopping Center into the City of Gaithersburg. For far too long the Shopping Center has struggled, and these struggles became even more pronounced when the most recent grocery store closed back in September 2020. Presently, there is little reason for the community to frequent this retail center.

The annexation of the property into the City of Gaithersburg provides the property owner with the opportunity to reinvest in the center and respond to the needs and desires of the community. Most importantly, we are thrilled that the annexation has paved the way for a new grocery store at Walnut Hill. From the onset of our discussions with the representatives of the property owner, Granite Canyon Partners, we voiced our strong desire for a grocery store and are very pleased that we have been heard. We are also aware that following annexation, several upgrades will be made to revitalize the entire center, including the new retail pad site and many design upgrades.

The annexation is the first step in the much needed rejuvenation of Walnut Hill Shopping Center and we encourage the Mayor and Council's support of the annexation. Thank you for your consideration of these comments.

Sincerely,
Danny Hall

cc: Mr. Kirk Eby (kirk.eby@gaitersburgmd.gov)

Kirk Eby

From: Yiqing Maggie Hou <yiqing.hou@gmail.com>
Sent: Thursday, August 31, 2023 9:55 AM
To: CityHall External Mail; Kirk Eby
Subject: Letter of Support for Gaithersburg to Annex Walnut Hill Shopping Center

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Letter of Support for Gaithersburg to Annex Walnut Hill Shopping Center
August 31, 2023

City Clerk's Office
Gaithersburg City Hall
31 S. Summit Avenue
Gaithersburg, Maryland 20877

Re: Support of Annexation of Walnut Hill Shopping Center
Annexation X-9510-2020

Dear Mayor Ashman and Members of the Council:

As a resident of the Walnut Hill neighborhood, I am writing to express our strong support for the proposed annexation of the Walnut Hill Shopping Center into the City of Gaithersburg. For far too long the Shopping Center has struggled, and these struggles became even more pronounced when the most recent grocery store closed back in September 2020. Presently, there is little reason for the community to frequent this retail center.

I also hope to be able to walk to a grocery store in Walnut Hill, which took only 15 mins before- it will help to reduce CO2 if we can walk instead of drive. The shopping center offers prime location near 355 just off highway 200 and just a few min drive away from Shady Grove Metro. It will provide much convenience for people to pick up groceries on their way home from work, or simply a quick run to the store if we need something immediately. So far the closest grocer we can reach is Harris Teeter, which takes us 7 mins to drive to. For comparison, if we drive to walnut hill shopping center it takes only 3 mins instead. The shopping center deserves a facelift and more vendors as it's at a location surrounded by residential buildings and it's centered at a conjunction of route 200/270/355 -redline metro station - Gaithersburg/Rockville border. This shopping center will also be the first attraction to showcase the vibrancy of Gaithersburg coming from 355 south Rockville direction.

The annexation of the property into the City of Gaithersburg provides the property owner with the opportunity to reinvest in the center and respond to the needs and desires of the community. Most importantly, we are thrilled that the annexation has paved the way for a new grocery store at Walnut Hill. From the onset of our discussions with the representatives of the property owner, Granite Canyon Partners, we voiced our strong desire for a grocery store and are very pleased that we have been heard. We are also aware that following annexation, several upgrades will be made to revitalize the entire center, including the new retail pad site and many design upgrades.

The annexation is the first step in the much needed rejuvenation of Walnut Hill Shopping Center and we encourage the Mayor and Council's support of the annexation. Thank you for your consideration of these comments.

Please call if you have any questions 240-409-7061
Sincerely,

Yiqing Maggie Hou
Gaithersburg Summit Hall Resident
cc: Mr. Kirk Eby (kirk.eby@gaitersburgmd.gov)

Kirk Eby

From: Leslie Montenyohl <lmontenyoh@aol.com>
Sent: Thursday, August 31, 2023 1:07 PM
To: CityHall External Mail
Cc: Kirk Eby
Subject: Walnut Hill Shopping Center - Annexation X-9510-2020 non support

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Dear Mayor Ashman and Members of the Council:

We have been residents of the Walnut Hill community for thirty-seven years and over this period we have been witness to the many changes that have occurred in the Walnut Hill Shopping Center. To name a few, we have lamented the loss of a Dairy Queen, a Hallmark card store, a tropical fish store, a hardware store, a jewelry store, a dry cleaner, a pharmacy, a paint store, a locksmith, a pizza parlor, a nail salon, a furniture store, and the continual coming and goings of prior grocery stores.

When Granite Canyon Partners first met with our community, they stressed that a grocery store would not be viable at this location given the number of other grocery stores within a 5-mile radius. While the center does need to be upgraded and revitalized, we question the plan that has been proposed.

Our biggest question is why another gas station? Driving north on 355 into Gaithersburg, one's first impression of the area is the unsightly bus stop located under the I-370 overpass. Does the next impression of Gaithersburg need to be two gas stations, both with mini marts, across from each other followed by another gas station in the next block followed by another station across from the high school? Is Gaithersburg trying to become a gas station mecca?

Exiting the neighborhood south onto 355 at the traffic light on S. Westland has become problematic. Often cars are waiting for the light to change for up to 5 minutes and are lined up down past the entrance into the shopping center on S. Westland. Has a traffic study been proposed/done to address future problems that will arise because of increased traffic? Has the Maryland Department of the Environment approved the installation of underground gas storage tanks in the Walnut Hill Shopping Center parking area? What area will replace the parking spaces lost when a gas station is constructed? People don't visit a center that has limited parking.

While a grocery store would be a welcome addition to the Walnut Hill Shopping Center and community, we cannot support annexation based on the plans that have been proposed. Thank you for your consideration of these comments.

Sincerely,

Vic and Leslie Montenyohl
16624 Shea Lane

Kirk Eby

From: Benjamin Heath <miisbigsur@gmail.com>
Sent: Saturday, September 02, 2023 2:45 PM
To: Kirk Eby
Cc: Sharon Hill; David Bates; Shannon Lange; Lisa; Craig Stoeber; Jonathan Stuckey; Matt Kough
Subject: Letter of support for the annexation of Walnut Hill Shopping Center
Attachments: Shopping Center Letter of Support.pdf

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Hello Kirk,

Attached is a letter of support for the annexation of the Walnut Hill Shopping Center, written in my capacity as president of the Walnut Hill Citizens Association. I plan on attending the meeting on 5 September and would like an opportunity to speak, time permitting. I do not see anywhere to register to attend in person. Please let me know if there is something I need to do in that regard.

I hope you are doing well and look forward to seeing you on Wednesday.

Sincerely,

Ben Heath



Walnut Hill Citizens Association

Gaithersburg, Maryland ◇ WalnutHillMD@gmail.com

City Clerk's Office
Gaithersburg City Hall
31 S. Summit Avenue
Gaithersburg, Maryland 20877
Re: Support of Annexation of Walnut Hill Shopping Center
Annexation X-9510-2020

2 Sept. 2023

Dear Mayor Ashman and Members of the Council:

I am writing to express my support for the proposed annexation of the Walnut Hill Shopping Center into the City of Gaithersburg. Once a thriving part of the Walnut Hill, Rosemont, and Gaithersburg communities, the Walnut Hill Shopping Center has been struggling through a decades-long decline that accelerated with the loss of its grocery store in 2021.

Like many in my neighborhood, I was excited to learn in fall of 2021 about changes in the shopping center's ownership team, a corresponding new vision for the center, and concrete plans for its redevelopment. This process has admittedly taken longer to materialize than I had expected, and I am hopeful that the shopping center's annexation into the City of Gaithersburg will allow the project to gain the momentum needed to bring a grocer back to Walnut Hill in late 2024—a top priority of my association and other civic groups in our immediate area.

I am optimistic that an annexation into Gaithersburg will also allow other key aspects of the shopping center's revitalization to move forward, such as developing its southwest corner, removing crumbling buildings, and beautifying the facade—all of which is needed to attract the quality retailers needed to turn the center around and make it an attractive southern gateway into Gaithersburg.

Thank you for your consideration of these comments.

Sincerely,

Benjamin Heath
President, Walnut Hill Citizens Association
cc: Mr. Kirk Eby (kirk.eby@gaitthersburgmd.gov)

Kirk Eby

From: Paula Puglisi <paulajpuglisi@gmail.com>
Sent: Sunday, September 03, 2023 4:41 PM
To: CityHall External Mail
Cc: Kirk Eby
Subject: Letter of Support for Annexation of Walnut Hill Shopping Center
Attachments: Walnut Hill Letter of Support.docx

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Dear Mayor Ashram and Council,
Please see my attached letter. Thank you.

Paula Puglisi

September 3, 2023

By email (cityhall@gaithersburgmd.gov)

City Clerk's Office
Gaithersburg City Hall
31 S. Summit Avenue
Gaithersburg, Maryland 20877

Re: Support of Annexation of Walnut Hill Shopping Center
Annexation X-9510-2020

Dear Mayor Ashman and Members of the Council:

I am writing to express my strong support for the proposed annexation of the Walnut Hill Shopping Center into the City of Gaithersburg. I am a resident of the Town of Washington Grove and I sometimes patronize the family-owned Mexican restaurant and the Montgomery County liquor store at the Walnut Hill Shopping Center. I would frequent the shopping center more often if there was a grocery store, more restaurants and shops, and outdoor green seating areas. I frequently lament the dilapidated appearance which deters businesses from renting this space.

I have participated in several community meetings with the representatives from Granite Canyon Partners. The need for a grocery store, major aesthetic upgrades, green areas where possible, and environmental considerations such as future solar panels and electric vehicle charging stations were of importance to many attendees.

As evidenced by the site plan shared by Granite Canyon Partners, the community was heard. I was very impressed that local artists will be commissioned to add local color to the shopping center. While some realistic compromises had to be made, I could not be happier with the design.

My understanding is that the annexation to the city of Gaithersburg will provide the momentum and eventually the capitol for the developers to turn the design into a reality which responds to the needs and hopes of the entire surrounding communities.

I hope the Mayor and Council support this annexation. Thank you for considering my comments.

Sincerely,

Paula Puglisi

cc: Mr. Kirk Eby (kirk.eby@gaithersburgmd.gov)

Kirk Eby

From: Barbara Raimondo <baraimondo@me.com>
Sent: Monday, September 04, 2023 11:02 AM
To: CityHall External Mail; Kirk Eby
Subject: Walnut Hill Project
Attachments: Walnut Hill Project.pdf

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Hello,

Kindly see the attached letter.

Thank you for your consideration.

Very truly yours,

Barbara Raimondo
P.O. Box 466
Washington Grove, MD 20880

Barbara Raimondo
P.O. Box 466
Washington Grove, MD 20880
baraimondo@me.com

September 4, 2023

By Email (cityhall@gaitthersburgmd.gov and kirk.eby@gaitthersburgmd.gov)

City Clerk's Office
Gaithersburg City Hall
31 S. Summit Avenue
Gaithersburg, Maryland 20877


Re: Support of Annexation of Walnut Hill Shopping Center
Annexation X-9510-2020

Dear Mayor Ashman and Members of the Council:

As a resident of nearby Washington Grove, I am writing to express my strong support for the proposed annexation of the Walnut Hill Shopping Center into the City of Gaithersburg. For far too long the shopping center has struggled, and these struggles became even more pronounced when the most recent grocery store closed back in September 2020. Presently, there is little reason for the community to frequent this retail center.

The annexation of the property into the City of Gaithersburg provides the property owner with the opportunity to reinvest in the center and respond to the needs and desires of the community. Most importantly, I am thrilled that the annexation has paved the way for a new grocery store at Walnut Hill. From the onset of discussions with the representatives of the property owner, Granite Canyon Partners, stakeholders voiced a strong desire for a grocery store. I am pleased to know we have been heard. This grocery store will be in walking and biking distance to Washington Grove, giving us a convenient option. I am also excited about the mural, which will bring life and color to the area. In addition, I am aware that following annexation, several upgrades will be made to revitalize the entire center, including the new retail pad site and many design upgrades.

The annexation is the first step in the much-needed rejuvenation of Walnut Hill Shopping Center and I encourage the Mayor and Council's support of the annexation. Thank you for your consideration.

Sincerely,


Barbara Raimondo

Kirk Eby

From: Liz Everhart <lizeverhart9@gmail.com>
Sent: Monday, September 04, 2023 11:28 AM
To: Kirk Eby
Subject: Fwd: Annexation of Walnut Hill Shopping Center

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Dear Mr. Eby,

I typed your email incorrectly the first time; please find my letter of support for the annexation of the Walnut Hill Shopping Center into Gaithersburg below.

Thanks,
Liz Everhart

----- Forwarded message -----

From: Liz Everhart <lizeverhart9@gmail.com>
Date: Mon, Sep 4, 2023 at 11:25 AM
Subject: Annexation of Walnut Hill Shopping Center
To: <cityhall@gaithersburgmd.gov>
CC: <kirk.eby@gaithersburgmg.gov>

By email: cityhall@gaithersburgmd.gov

City Clerk's Office

Gaithersburg City Hall

31 S. Summit Avenue

Gaithersburg, Maryland 20877

From: Elizabeth (Liz) Everhart, resident of Washington Grove

F

RE: Support of Annexation of Walnut Hill Shopping Center

Annexation X-9510-2020

Dear Mayor Ashman and Members of the Council:

As a resident of Washington Grove, I am writing to express my strong support for the proposed annexation of the Walnut Hill Shopping Center into the City of Gaithersburg. For far too long the Shopping Center has struggled, and these struggles became even more pronounced when the most recent grocery store closed back in September 2020. Presently, there is little reason for the community to frequent this retail center. When the Weis closed, it was a real blow to the nearby community and the shopping center.

The annexation of the property into the City of Gaithersburg provides the property owner with the opportunity to reinvest in the center and respond to the needs and desires of the community. Most importantly, I am thrilled that the annexation has paved the way for a new grocery store at Walnut Hill. From the onset of the discussions with the representatives of the property owner Granite Canyon Partners that I participated in as a resident of Washington Grove, I voiced my strong desire for a grocery store and am very pleased that we have been heard. I am also aware that

following annexation, several upgrades will be made to revitalize the entire center, including the new retail pad site and many design upgrades. Electric vehicle charging stations and a beautiful new mural will be welcome additions!

The annexation is the first step in the much needed rejuvenation of Walnut Hill Shopping Center and I encourage the Mayor and Council's support of the annexation. Thank you for your consideration of these comments. It will be really exciting to have a greatly improved shopping center with a grocery store within walking/biking distance of my community.

Sincerely,

Liz Everhart

cc: Mr. Kirk Eby (kirk.eby@gaithersburgmd.gov)

Kirk Eby

From: betsyklinger@aol.com
Sent: Monday, September 04, 2023 12:48 PM
To: Kirk Eby; CityHall External Mail
Subject: Walnut Hill Shopping Center

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Dear Mayor Ashman and Members of the Council:

I am delighted to learn that the Granite Canyon Partners, in their proposed plan did listen carefully to the input and concerns of East Gaithersburg United and also others of us who live in the area. I had written earlier and attended the early meetings and had felt very discouraged about the possibilities, so I am all the more impressed with the plan they have come up with.

I live in Washington Grove and this will be a real natural for an easy bike ride or a quick car trip for groceries. The grocery store as well as the mural and the general revitalization of the shopping center will be a great improvement to the area.

I urge you to annex the property into the City of Gaithersburg, which is essential for the full realization of the plan. This should be an asset to Gaithersburg as well as to the immediate area.

Thank you for your consideration.

Elizabeth B. Klinger

410 Center St.
Washington Grove, MD 20880
betsyklinger@aol.com

As a resident of nearby Washington Grove, I am writing to express my strong support for the proposed annexation of the Walnut Hill Shopping Center into the City of Gaithersburg. For far too long the shopping center has struggled, and these struggles became even more pronounced when the most recent grocery store closed back in September 2020. Presently, there is little reason for the community to frequent this retail center. The annexation of the property into the City of Gaithersburg provides the property owner with the opportunity to reinvest in the center and respond to the needs and desires of the community. Most importantly, I am thrilled that the annexation has paved the way for a new grocery store at Walnut Hill. From the onset of discussions with the representatives of the property owner, Granite Canyon Partners, stakeholders voiced a strong desire for a grocery store. I am pleased to know we have been heard. This grocery store will be in walking and biking distance to Washington Grove, giving us a convenient option. I am also excited about the mural, which will bring life and color to the area. In addition, I am aware that following annexation, several upgrades will be made to revitalize the entire center, including the new retail pad site and many design upgrades. The annexation is the first step in the much-needed rejuvenation of Walnut Hill Shopping Center and I encourage the Mayor and Council's support of the annexation. Thank you for your consideration.

Kirk Eby

From: Ryan & Brian Levinson Barker <levinsonbarker@gmail.com>
Sent: Tuesday, September 05, 2023 3:27 PM
To: CityHall External Mail
Cc: Kirk Eby
Subject: Re: Support of Annexation of Walnut Hill Shopping Center Annexation X-9510-2020

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Dear Mayor Ashman and Members of the Council,

As members of the Gateway Commons Civic Association, I am writing to express our strong support for the proposed annexation of the Walnut Hill Shopping Center into the City of Gaithersburg. For far too long the Shopping Center has struggled, and these struggles became even more pronounced when the most recent grocery store closed back in September 2020. **Presently, there is little reason for the community to frequent this retail center.**

The annexation of the property into the City of Gaithersburg provides the property owner with the opportunity to reinvest in the center and respond to the needs and desires of the community. Most importantly, we are thrilled that the annexation has paved the way for a new grocery store at Walnut Hill. From the onset of our discussions with the representatives of the property owner, Granite Canyon Partners, we voiced our strong desire for a grocery store and are very pleased that we have been heard.

We are also aware that following annexation, several upgrades will be made to revitalize the entire center, including the new retail pad site and many design upgrades.

The annexation is the first step in the much needed rejuvenation of Walnut Hill Shopping Center and we encourage the Mayor and Council's support of the annexation.

Thank you for your consideration of these comments.

Sincerely,
Ryan Levinson & Brian Barker
528 Skidmore Blvd.
Gaithersburg, MD 20877