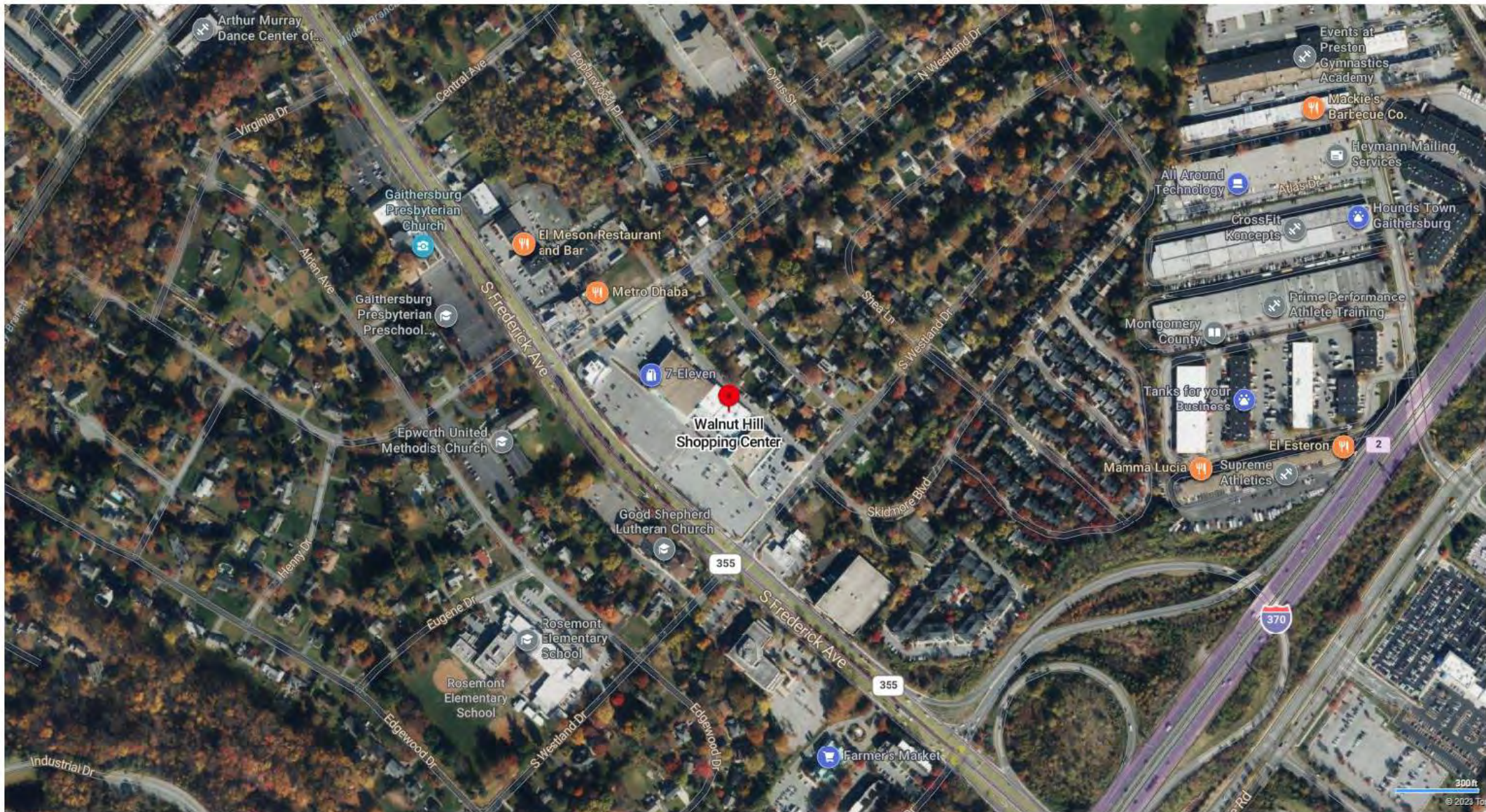




Walnut Hill Shopping Center Annexation X-9510-2023

Mayor and Council Public Hearing
Tuesday, September 5, 2023



Location and Vicinity Map



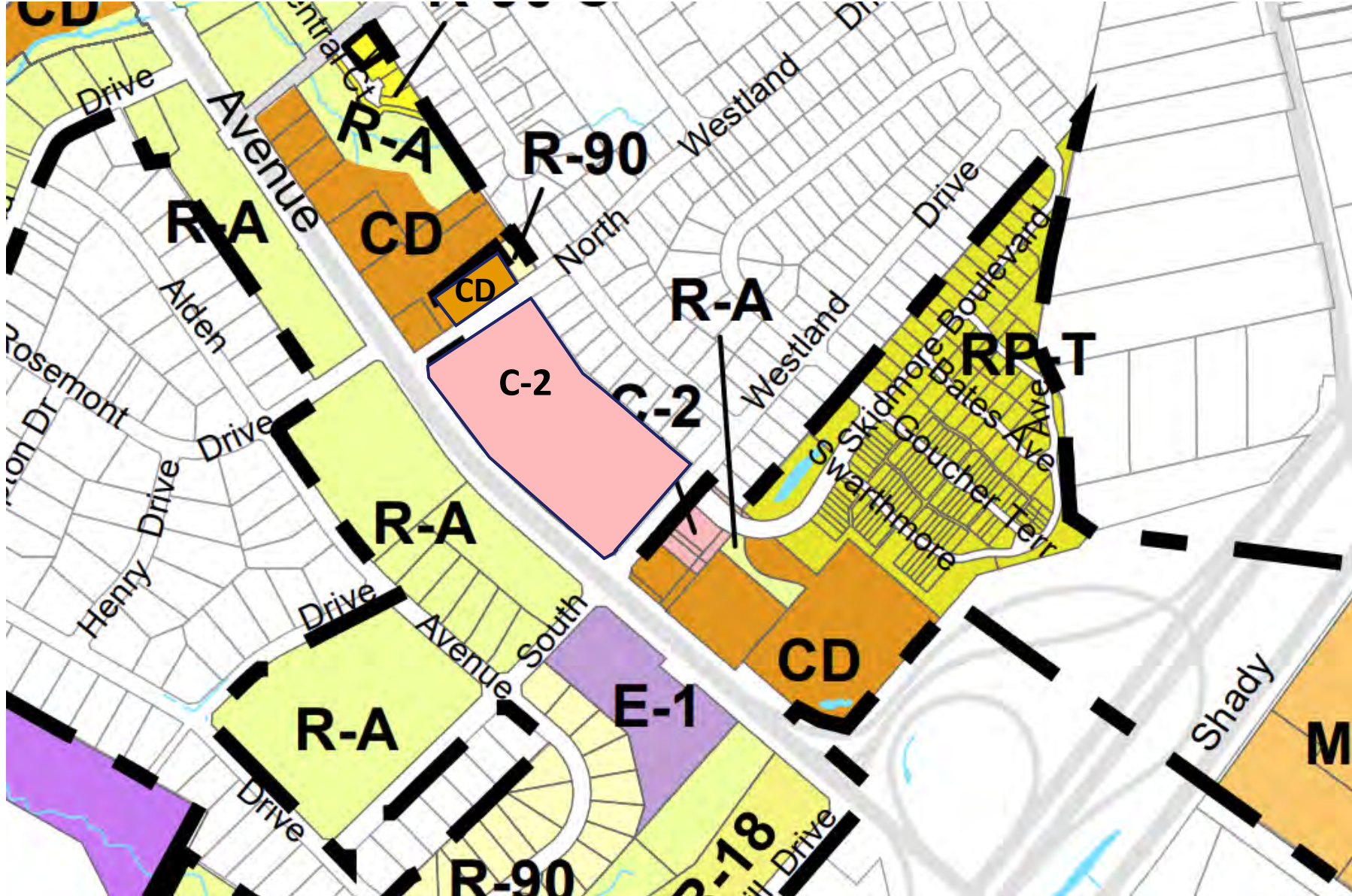
Site Aerial



Walnut Hill Annexation Area



Current Zoning



Proposed Zoning

Street Views



View from South Westland Drive



View from South Frederick Avenue



View from South Frederick Avenue



View from North Westland Drive

Walnut Hill History



Community Outreach

June 26, 2023: Rosemont – Virtual

June 8, 2023: Leasing meeting Gateway Commons – Virtual

May 30, 2023: Walnut Hill, Local Police Department, Councilmember Katz, others – In Person

May 15, 2023: Gateway Commons - Virtual

May 4, 2023: Washington Grove – Virtual

May 4, 2023: East Gaithersburg United – Virtual

April 24, 2023: Walnut Hill – Virtual

April 17, 2023: East Gaithersburg United – Virtual

February 2, 2023: REM Church – In Person

January 23, 2023: Gateway Commons – Virtual

November 15, 2022: Walnut Hill – In Person

September 19, 2022: Walnut Hill – Virtual

July 28, 2022: East Gaithersburg United – Virtual

June 27, 2022: East Gaithersburg United – Virtual

June 6, 2022: Gateway Commons – Virtual

April 28, 2022: Rosemont Citizens Association – Virtual

March 30, 2022: Walnut Hill – Virtual

December 9, 2021: Walnut Hill – In Person

Top Priorities

1. Return a Grocery Store to Walnut Hill Shopping Center
2. Walnut Hill Shopping Center's Modernization Needs
 - a. Aesthetic Improvements (cleaner, modern look)
 - b. Address Environmental Issues
 - c. Enhance Safety
 - d. Community Art
3. Enhanced Green Space
4. More Local/Community Supporting Retail



Building in Southeast Corner to be Razed

Return Grocery Store to Walnut Hill





Renovated retail facades viewed from
Frederick Avenue looking due east to new
Aldi grocery store



Renovated retail facades viewed from edge of Sheetz retail pad looking to northeast



Renovated outdoor space/community gathering area



Project will promote sustainability with provision of EV chargers



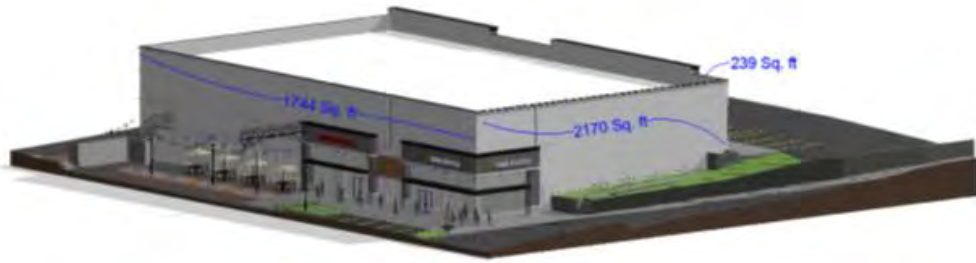
Before Renovation



After Renovation



Mural



Annexation Agreement Highlights

- Provides certainty for Applicant
 - Acknowledgement that Concept Plan Adheres to Code
- Provides benefits to the City
 - Overall improvements to Shopping Center at outset
 - Pedestrian connections
 - Dedication to accommodate BRT
 - EV charging stations
 - Removal of pad site building in southeast corner
 - Removal/replacement of nonconforming signs
 - SWM upgrades
 - Improvement of outdoor spaces
 - Façade improvements
 - Mural – with approval of Cultural Arts Advisory Committee

Conclusion

Questions and Answers

