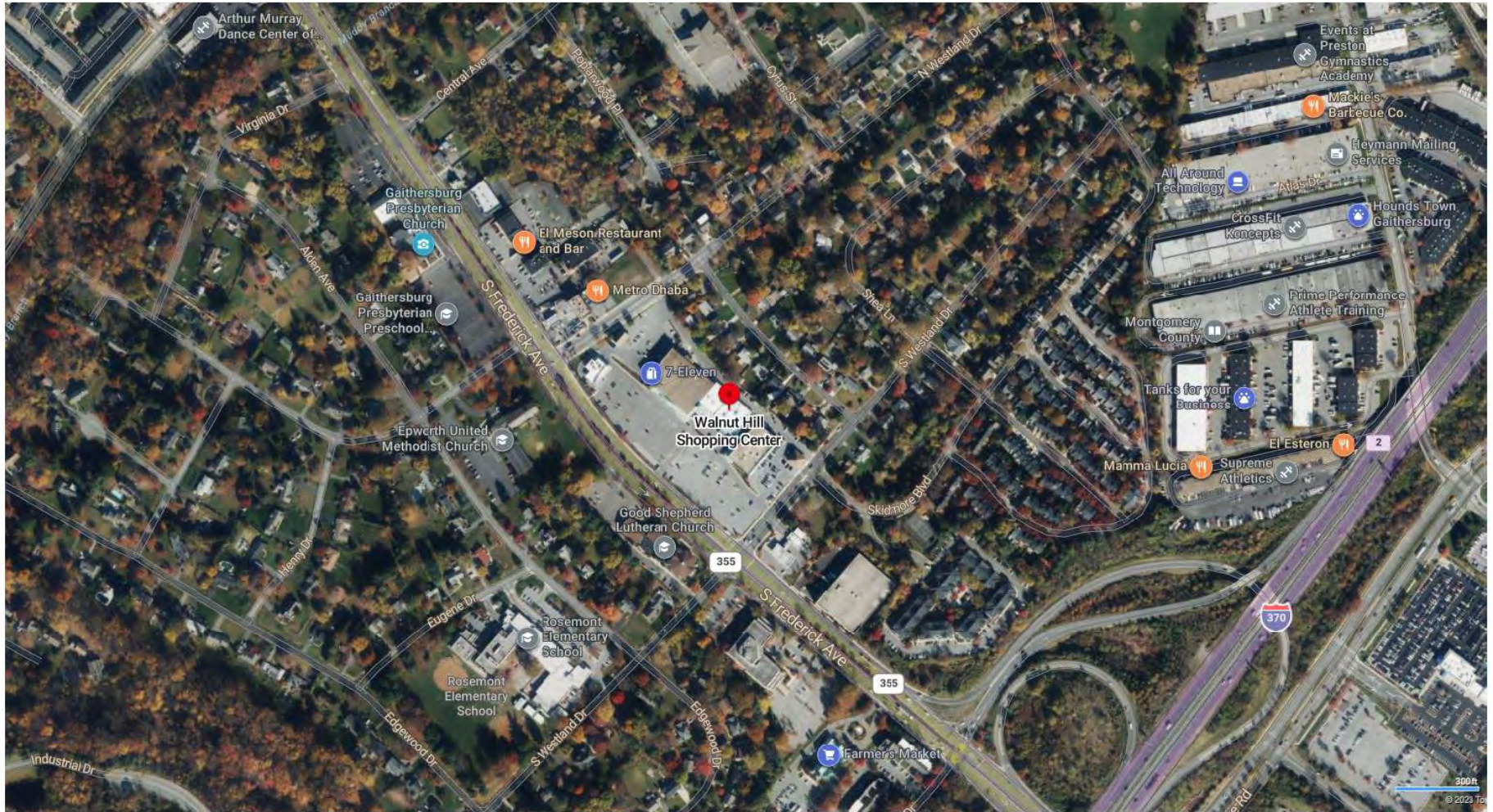
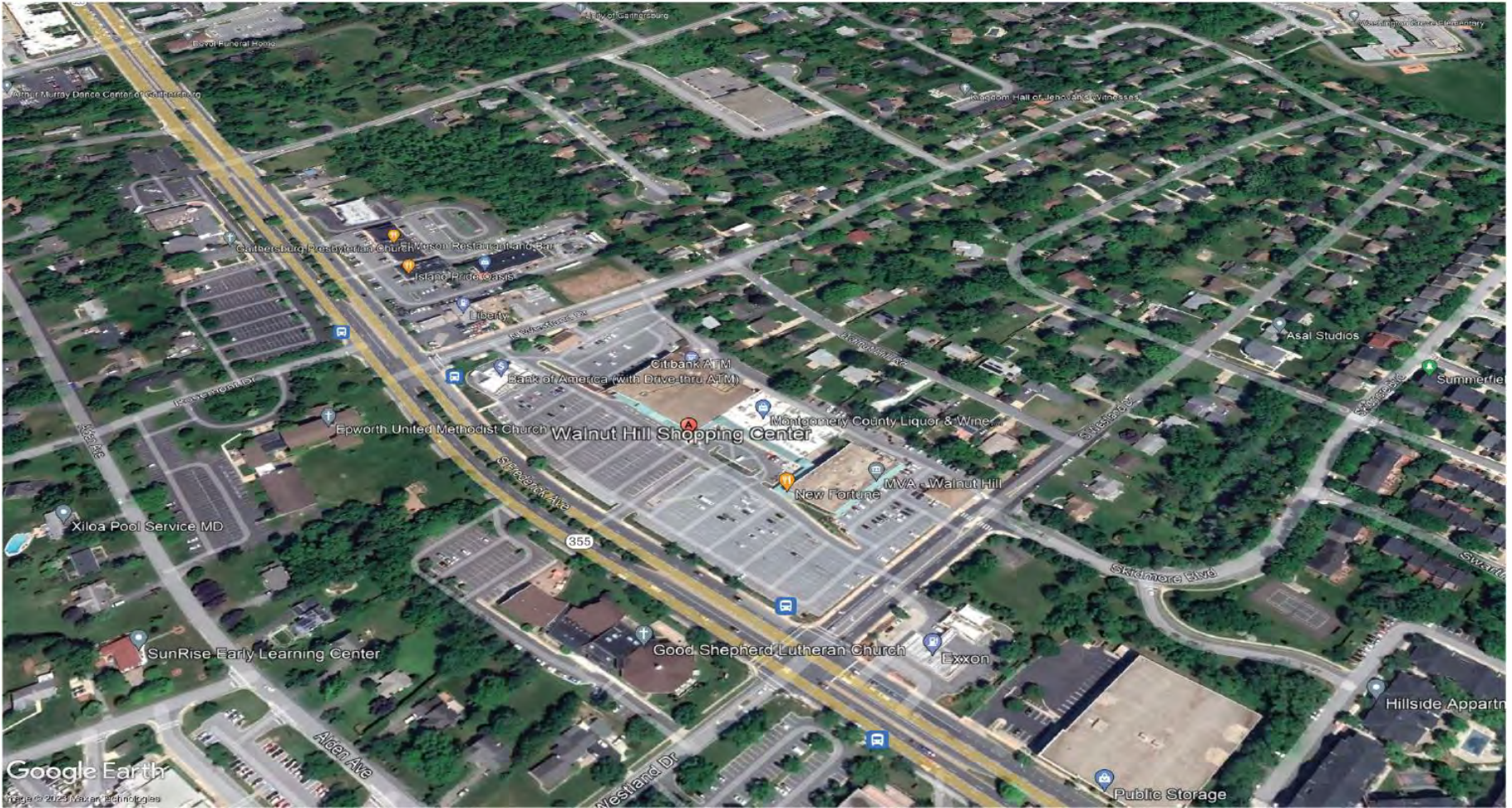




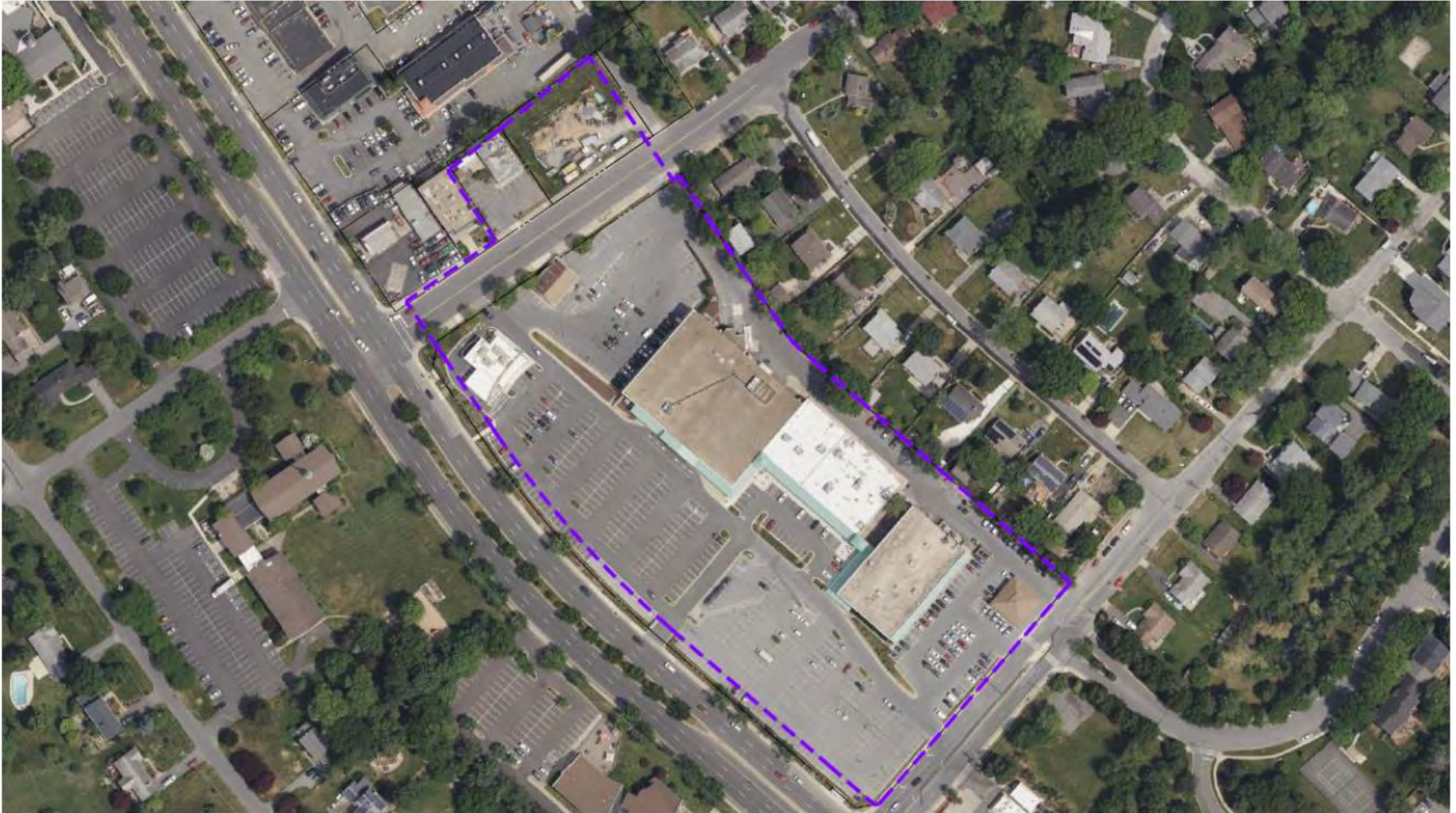
**Walnut Hill Shopping Center  
Annexation X-9510-2023**  
Mayor and Council Public Hearing  
Tuesday, September 5, 2023



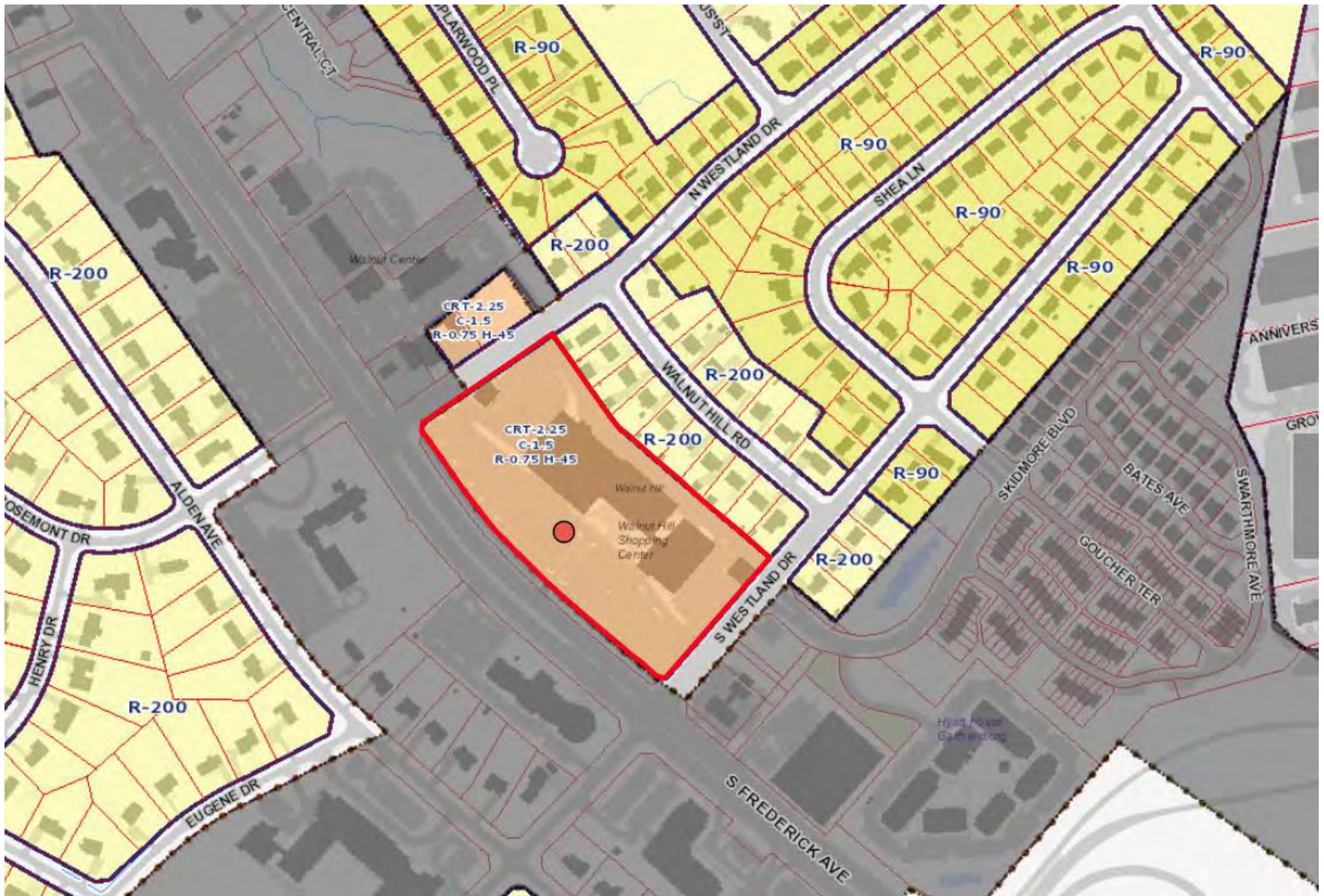
## Location and Vicinity Map



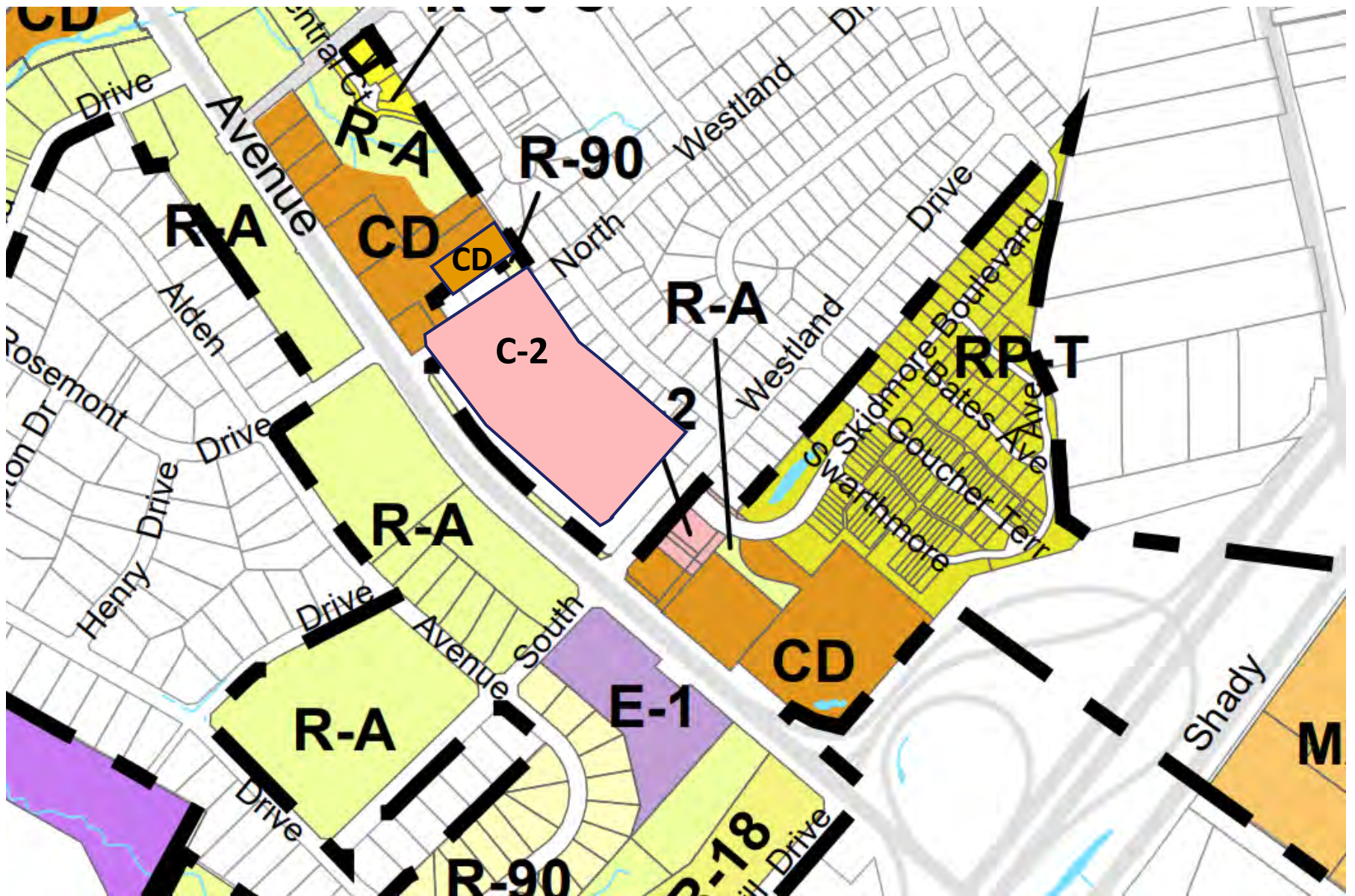
# Site Aerial



# 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



GIFT SHOP

WALNUT HILL COURT

Tenant

Tenant

NEW FORTUNE

Renovated outdoor space/com gathering area



View of renovated shopping center from northeast corner of Frederick Avenue and South Westland Drive



Project will promote sustainability with provision of EV chargers



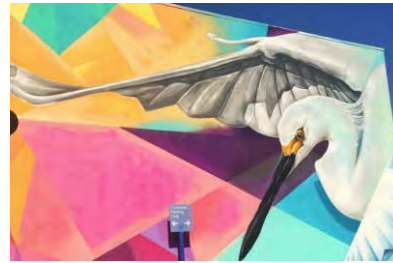
Before Renovation



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

