

Figure 1 - Areas targeted for annexation outreach

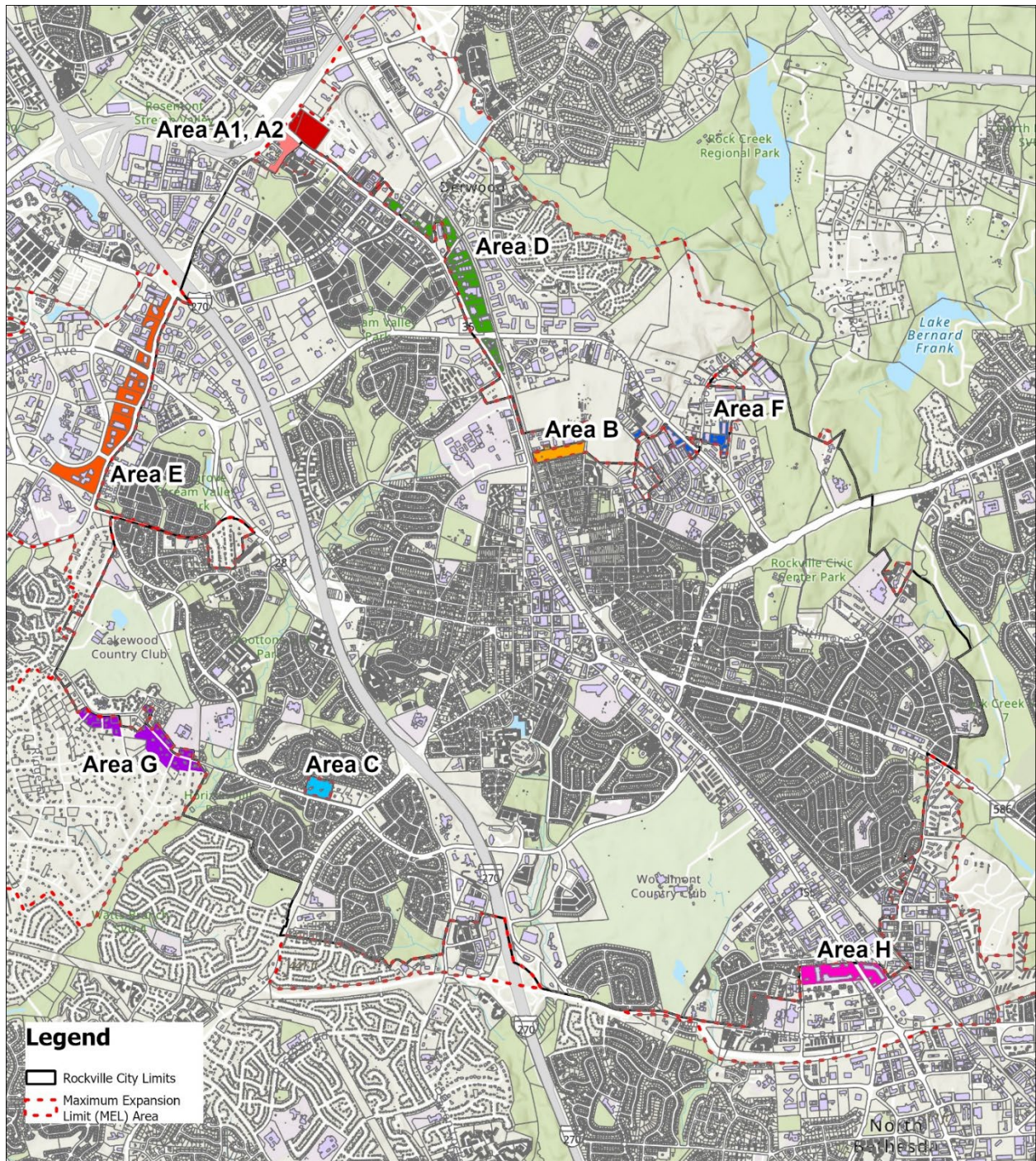


Table 1 - Outreach Summary

(Please reference the individual area maps at the following link -[Annexation Proposal](#), to review more information on specific parcels. Assessment values of the properties from SDAT can be viewed by clicking on the parcels)

Area/Address	Actions
Area A1 – Casey Property - Northeastern corner of Shady Grove and MD 355 16251 Frederick Road	Staff contacted the Casey property trustees on December 2, 2025, requesting a meeting. The trustees informed us that, currently, there are no plans for the development of the property, discussions are ongoing with a group, and that they will reach out to city staff if a direction evolves as a result. The parcels are mostly vacant with forested areas and environmental features such as streams and slopes. Staff contacted them again in early March but did not receive a response.
Area A2 – Shady Grove Plaza-Southwestern corner of Shady Grove and MD 355 Promark	<p>Staff met with Promark Partners (Mr. Eisinger and his Counsel) on December 22, 2026, regarding the annexation of several parcels at Shady Grove Plaza and near-term and long-term options for property assembly. Parcels currently owned by Promark include Comfort Hotel, a medical office building, a surface parking lot for a towing company, office condos (currently demolished), and the parcel with the original trees where the name “Shady Grove” comes from. Promark Partners is considering the following options:</p> <ul style="list-style-type: none"> <li>• Adaptive reuse of the hotel as apartments or taking it down.</li> <li>• Looking at other development options, perhaps residential closer to King Farm.</li> <li>• Discuss Pleasant Drive right-of-way that is currently abandoned, and if a pedestrian connection is an option?</li> <li>• Annexation of city property (currently in the county) and potentially counting as parkland as a part of any new redevelopment.</li> </ul> <p>Staff recommended that the applicant consider annexing the entire corner with the 25% consent provision. Consent is required by private property owners to annex into the city. However, a municipality can initiate an annexation after obtaining consent from 25% of registered voters and owners of at least 25% of the assessed valuation of the property. The meeting concluded on a positive note, and the property owners will work on a vision for development and/or redevelopment and get back to the city. Staff will continue to coordinate and follow up.</p>
Area B- WINX property (1000 Westmore Ave.)	As a result of outreach, the city received an annexation application, and the process is underway. The Mayor and Council introduced the resolution for annexation at their February 2, 2026, meeting.
Area C - Hectic Hills Enclave (8311 and 8321 Hectic Hill Lane)	The two properties are currently an enclave (completely surrounded by the city). The properties are on a well and septic. Staff sent a letter to both property owners requesting a meeting. The owners have not yet responded.
Area D - Frederick Road/MD 355 Multiple property owners. Properties located between CSX tracks and MD 355 that are adjacent to City limits	Staff notified 28 parcel owners. We received one response from a commercial real-estate developer at Willco (Ryan Metzroth and Cameron Hames) for the properties at 15551-15563 Frederick Road. CPDS and DPW staff met with the property owners in early February to discuss annexation. The owners were interested in redeveloping the property with multifamily residential use and asked if city zoning would permit the use since the property was currently zoned as industrial in the county. Staff provided examples of The Reed (15955 Frederick Rd) and the CarMax (15931) properties that were both annexed into the city under similar circumstances and that such a use could be supported.

	<p>The owners later informed staff that although they found the city to be attractive with their long-term vision, since they did not have redevelopment interest at this time, they would not be able to move forward with the annexation process. Staff will continue to coordinate and follow up.</p>
<p>Area E - Shady Grove Road/Medical Center Dr</p>	<p>Staff notified multiple property owners (9 parcels) with a letter on the city's interest in annexation and a request to meet. Staff have not received any responses to date.</p>
<p>Area F - Southlawn/E. Gude Dr.</p>	<p>Staff notified multiple property owners (33 parcels) with a letter on the city's interest in annexation and a request to meet. Staff have not received any responses to date.</p>
<p>Area G - <a href="#">Glenn Hills</a> Multiple property owners</p>	<p>Staff notified 22 property owners that DPW identified as being within the water service district that the city is potentially able to provide utility (water and sewer) services. Staff have met and are working with several property owners in the Glen Hills neighborhood who are interested in annexing the city to connect to public water and sewer. The property owners told staff that because of the high costs for utility connections, they were reluctant to move forward with the annexation. However, once their septic systems start failing or require repairs, they would like to be annexed. Staff encouraged the property owners to contact their neighbors and consider the possibility of annexing as a group to reduce the cost. The addresses of the properties of owners that reached out are as follows:  9213 Scott Dr  13326 Oakwood Dr  13325 Oakwood Dr  9208 Scott Drive  13330 Fox Den Drive  Rockville received one annexation petition for the property at 13326 Oakwood Drive and will soon bring it to the Mayor and Council for an introduction to begin the process upon receiving the application fee.  Staff also received a letter from the property owner at 13330 Foxden Drive, highlighting the challenges of annexation in Area G (Attachment 2 – Letter from property owner – Glenn Hills).</p>
<p>Area H – Rockville Pike (South)</p>	<p>Staff notified property owners, that primarily include large property owners such as Federal Realty and Pike Center, LLC in Area H. The two properties at 1776 East Jefferson Street and 12119 Rockville Pike are approved by the county with redevelopment plans for a mixed-use development with multifamily units. The west side of the property at Federal Plaza at 1776 East Jefferson Street received preliminary approval for approximately 600,000 square feet of development with 500 multi-family units with commercial uses in May 2022. Pike Center at 12119 Rockville Pike also received a county preliminary plan approval for approximately 800 multifamily units with commercial uses in Fall 2025.  Staff will continue to coordinate a meeting with the property owners to discuss concerns with approved developments and encourage annexation.</p>