

**Walton™**



JULY 15, 2019

# COMMUNITY OUTREACH

## 7/15 - 7/17

### MEETING OBJECTIVES

- Discuss Westphalia Town Center Status
- Discuss Project Snapper and proposed Merchandise Logistics Center
  - What is a Merchandise Logistics Center
  - Warehouse vs. Merchandise Logistics Center
- Review Project Snapper specifics
  - Aesthetics
  - Views
  - Noise
  - Traffic
  - Employment and economic benefits
- Solicit feedback, input and identify concerns
- Question and Answer session

# Walton™

WALTON TAKES A LONG-TERM APPROACH TO  
LAND DEVELOPMENT, DESIGNING COMMUNITIES  
FOR TODAY AND TOMORROW.

[WALTON.COM](http://WALTON.COM)

**WALTON** is committed to Prince George's County.



WESTPHALIA

**WALTON** supports our communities.



The Community Foundation for  
Prince George's County

Alice Ferguson Foundation

Still I Rise

Waldorf Rotary SpringFest

March of Dimes

University of Maryland Charles  
Regional Medical Center  
Foundation

Reaching the World

Gayle's House



Walton is committed to keeping Westphalia Town Center a **walkable, mixed-use community** with a **strong retail presence.**



The new plan for a merchandise logistics center will:

- Reduce traffic by 88% from the originally planned office/commercial. 30,240 vs. 3,770
- Be a catalyst for the retail development
- Create more than 1,500 new, high-quality jobs
- Help spur other economic development opportunities for Prince George's County
- No change to the plan for Central Park on Parkside property



Walton remains committed to:

- Preserving the school and library opportunities
- Beginning construction this fall on significant road improvements





# WESTPHALIA TOWN CENTER VISION PLAN

07.08.2019  
Scale: NTS

SUITLAND  
PARKWAY  
INTERCHANGE



THIS MAP IS NOT TO SCALE. IS AN ARTIST'S RENDERING AND BASED ON CURRENT PROPOSED DEVELOPMENT PLANS AS OF THE DATE INDICATED, WHICH REMAIN SUBJECT TO CHANGE AT ANY TIME. THESE MATERIALS AND THE FEATURES, PAGES AND PLANNED AMENITIES DEPICTED HEREIN ARE BASED UPON CURRENT DEVELOPMENT PLANS, WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. NO GUARANTEE IS MADE THAT THE FEATURES AND AMENITIES DEPICTED BY ARTISTS, PHOTOGRAPHS, PHOTOS, OR OTHERWISE DESCRIBED WILL BE BUILT, OR IF BUILT, WILL BE THE SAME TYPE, SIZE, OR MATERIAL AS DEPICTED OR DESCRIBED.

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WOODYARD  
ROAD  
INTERCHANGE





Headquartered in Indianapolis, Indiana

- Operate in 20 markets across the United States
- Local office in Arlington, VA

Leading owner of Logistics Real Estate

- Publicly traded on the New York Stock Exchange (NYSE)
- Member of the S&P 500
- Leases with over 830 tenants nationwide

Vertically integrated company

- Development, leasing, construction, property management and financial all in-house

Committed to Corporate Responsibility

- Sustainability initiative with over 20+ LEED Certified projects
- 10% spend on small, women and minority owned business
- Active member in local communities and participant in many charities

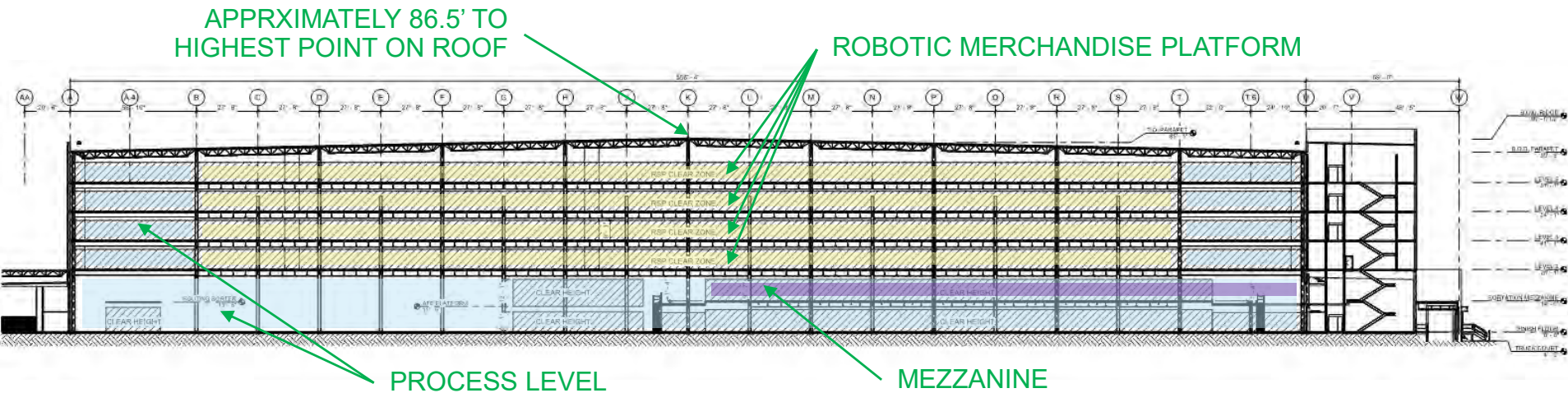
# MERCHANDISE LOGISTICS CENTER - PLAN



# MERCHANDISE LOGISTICS CENTER - EXTERIOR

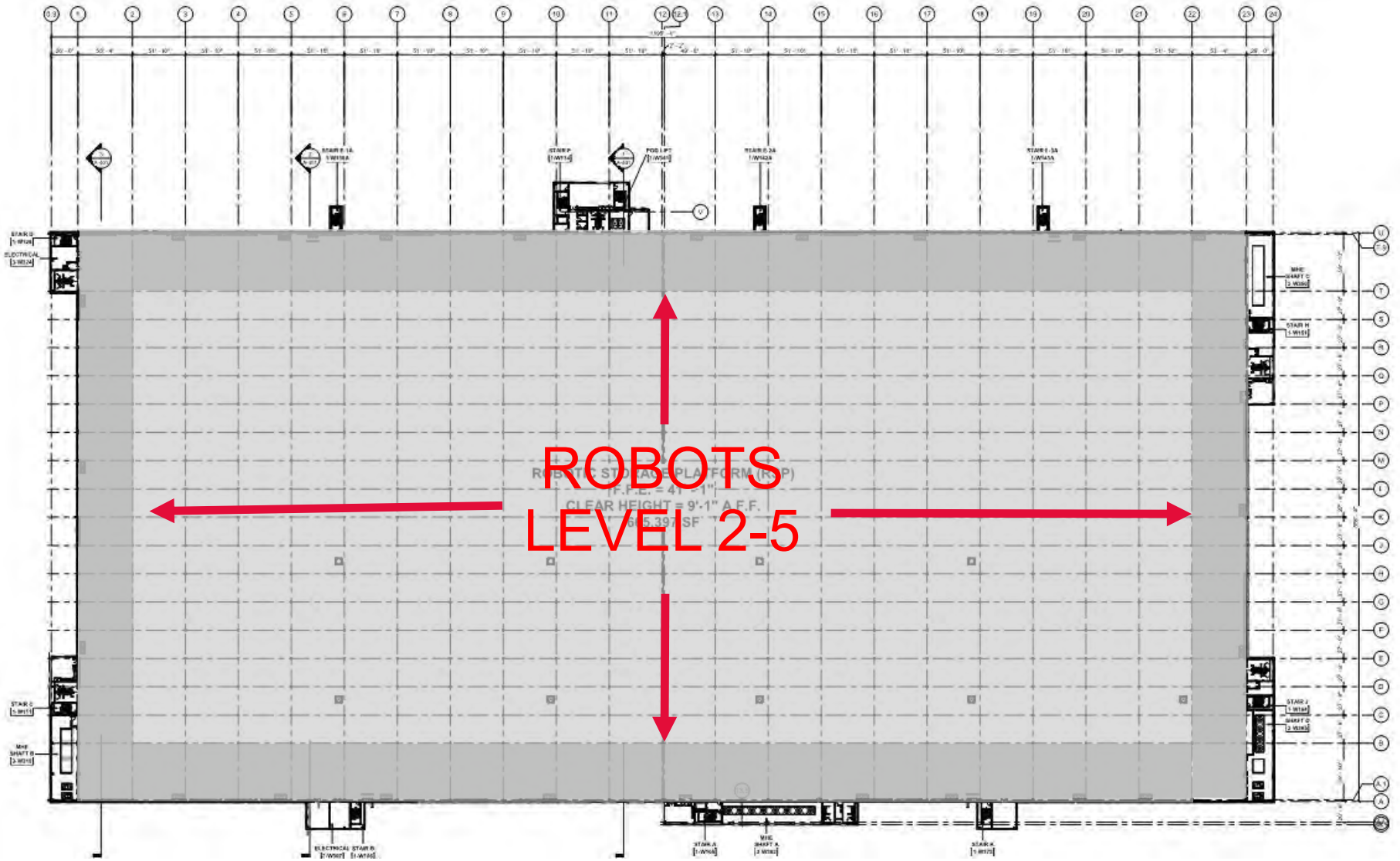


# MERCHANDISE LOGISTICS CENTER - INTERIOR



PROCESS LEVEL	+/- 823,000 SF
MEZZANINE	+/- 241,000 SF
RMP LEVEL 2	+/- 665,000 SF
RMP LEVEL 3	+/- 665,000 SF
RMP LEVEL 4	+/- 665,000 SF
RMP LEVEL 5	+/- 665,000 SF
<b>TOTAL:</b>	<b>+/- 3,724,000 SF</b>

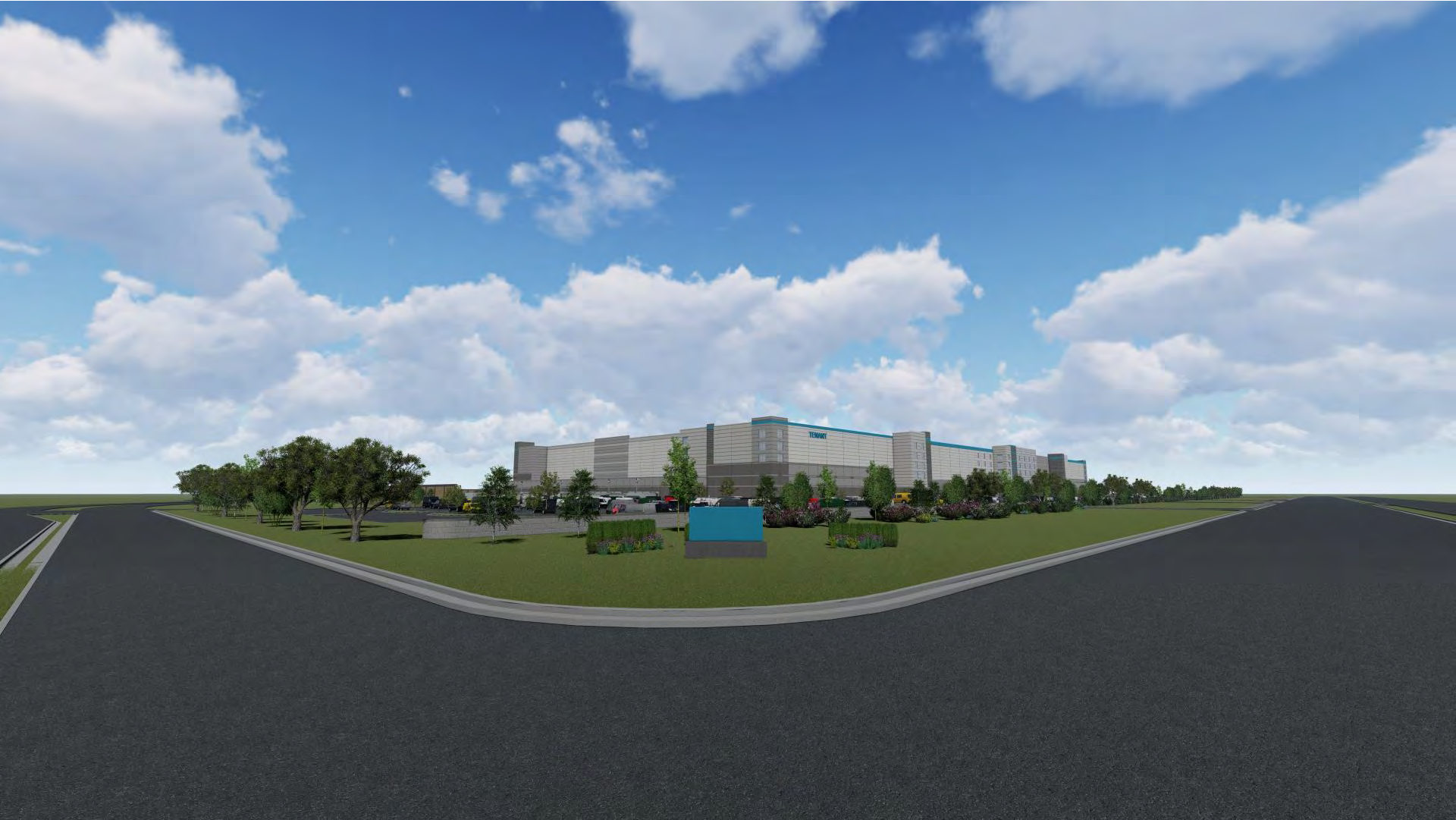
# MERCHANDISE LOGISTICS CENTER - INTERIOR



# VIEW FROM PRESIDENTIAL PARKWAY

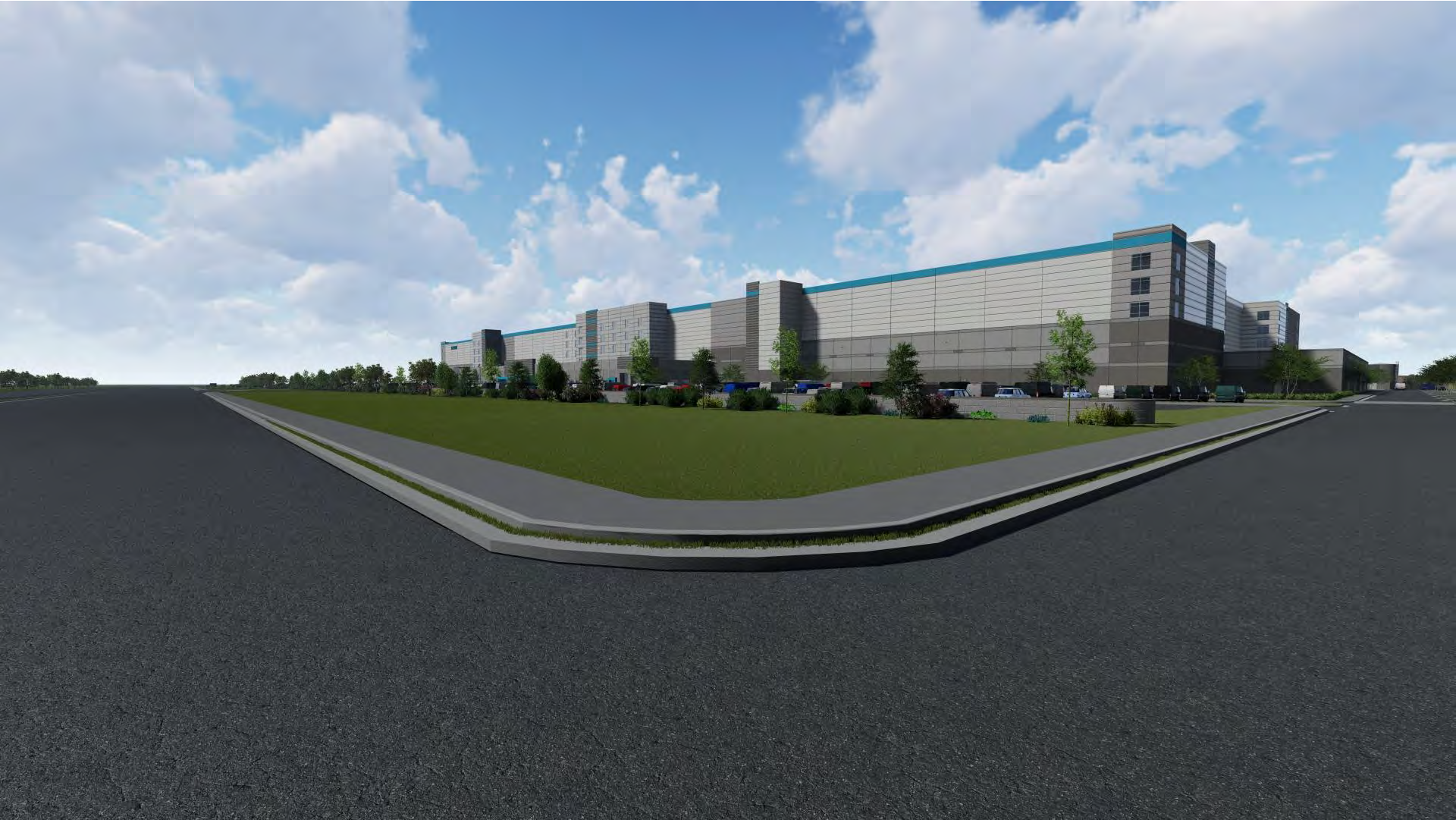


# VIEW FROM PRESIDENTIAL PARKWAY AND DOWERHOUSE ROAD





# VIEW FROM PRESIDENTIAL PARKWAY



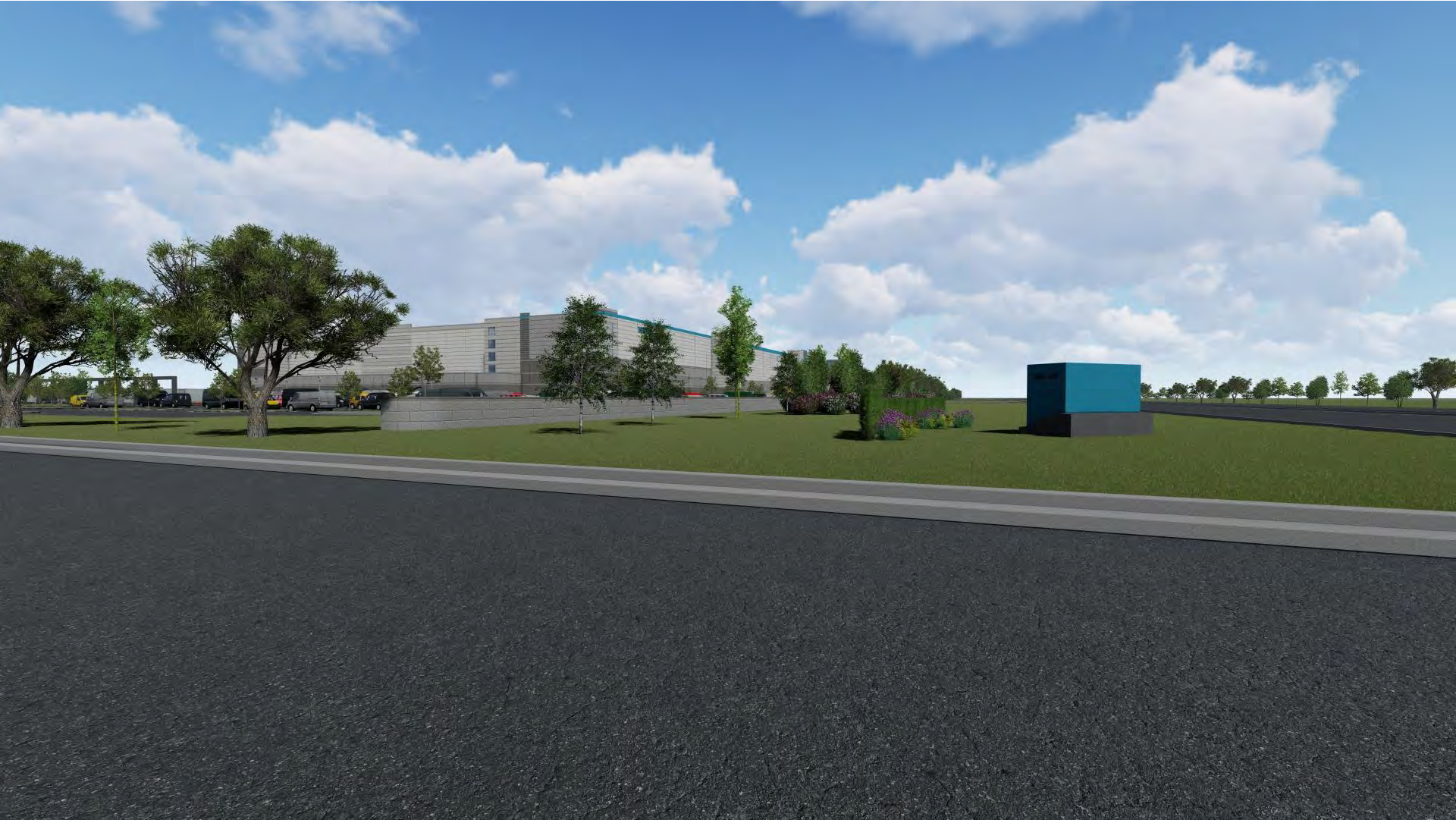
# VIEW OF EAST SIDE



# VIEW OF NORTH SIDE



# VIEW OF WEST SIDE



# VIEW OF MAIN ENTRANCE



# LANDSCAPE PLAN – DOWERHOUSE ROAD



# LANDSCAPE PLAN



# LANDSCAPE PLAN





# LANDSCAPE PLAN – MOORE PROPERTY



# LANDSCAPE PLAN – WESTPHALIA TOWNHOMES



# LANDSCAPE PLAN – WESTPHALIA TOWNHOMES



# VIEWSHED ANALYSIS – WESTPHALIA

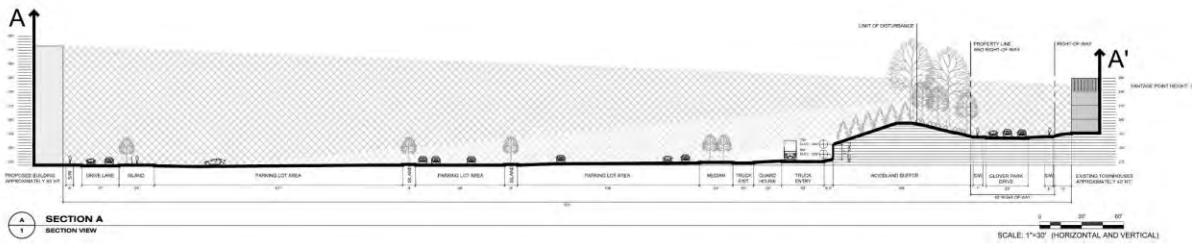


1 DETAILED PLAN  
PLAN VIEW

SCALE: 1"=60'

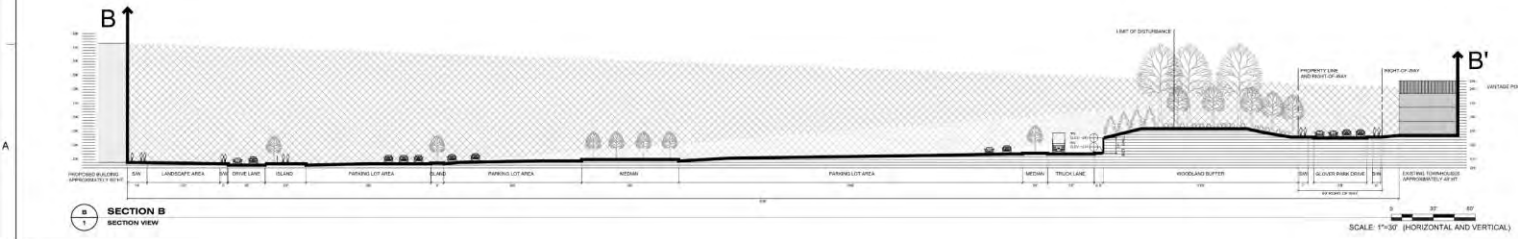
**VIEWSHED LEGEND**

[Pattern]	25% OPAQUE (VISIBLE)
[Pattern]	50% OPAQUE
[Pattern]	100% OPAQUE (NOT VISIBLE)



2 SECTION A  
SECTION VIEW

SCALE: 1"=30' (HORIZONTAL AND VERTICAL)



3 SECTION B  
SECTION VIEW

SCALE: 1"=30' (HORIZONTAL AND VERTICAL)



**Dewberry**  
Engineers Inc.  
1611 PARKER BUILDING  
101 WASHINGTON STREET, SUITE 1000  
CONROCK, PA 15428  
CONTACT:  
BRIAN REISSBAUM  
PH: 484.683.2657

**SNAPPER  
LOGISTICS AND FULFILLMENT CENTER**  
PRINCE GEORGES COUNTY, MD  
6TH ELECTION DISTRICT  
TM: MAP 985-0861 PA 04

SCALE

KEY PLAN

AS-SHOWN

DRAWN BY: SCJ  
APPROVED BY: BF  
CHECKED BY: RM  
DATE: MAY 2019  
TITLE:

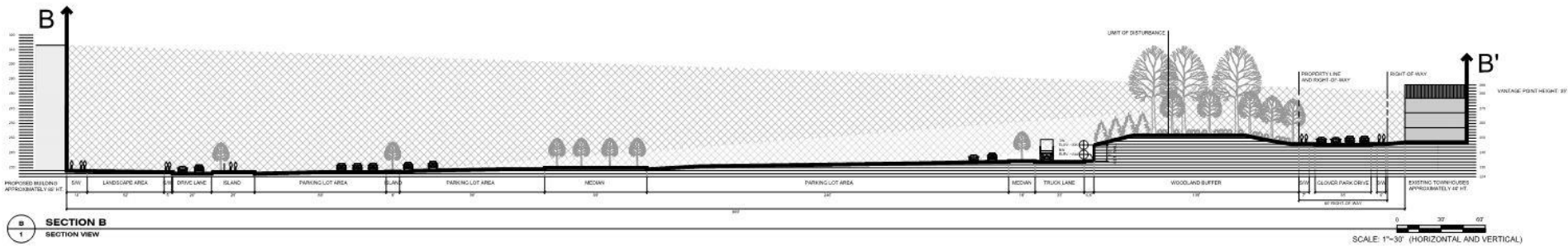
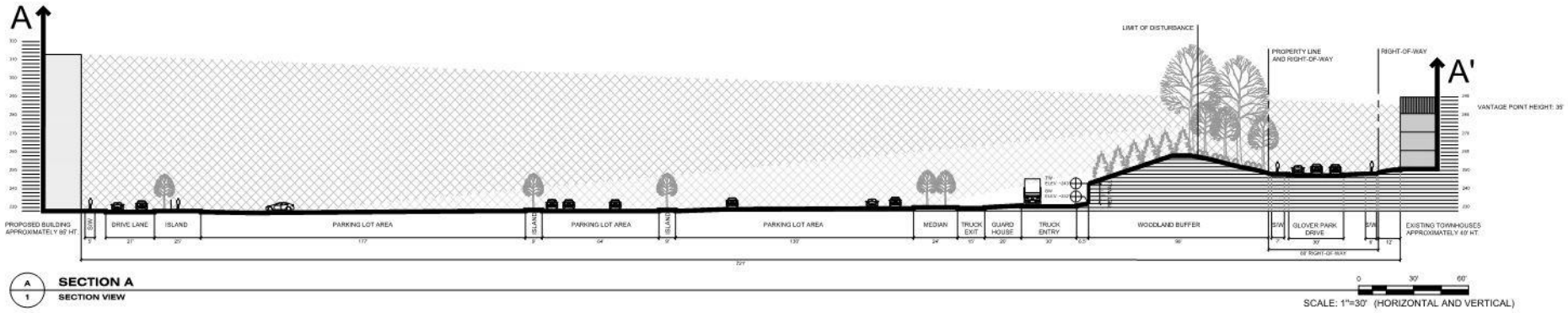
**VIEWSHED  
EXHIBITS**

DEWBERRY JOB NO.

**1**

SHEET NO. 1 OF 3

# VIEWSHED ANALYSIS – WESTPHALIA

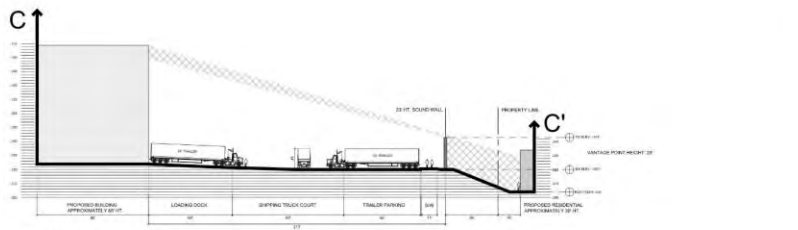


# VIEWSHED ANALYSIS – MOORE PROPERTY



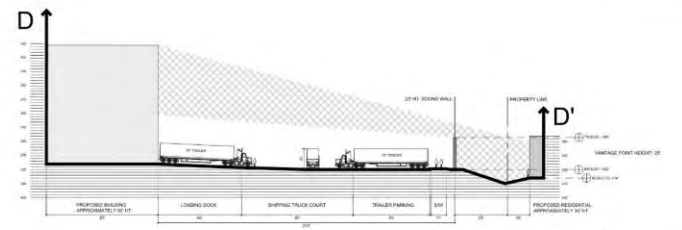
1 DETAILED PLAN  
PLAN VIEW

SCALE: 1"=60'



2 SECTION C  
SECTION VIEW

SCALE: 1"=30' (HORIZONTAL AND VERTICAL)



3 SECTION D  
SECTION VIEW

SCALE: 1"=30' (HORIZONTAL AND VERTICAL)



**Dewberry**  
Engineers Inc.

DATE: 05/01/2024  
DRAWN BY: JSC/JM  
APPROVED BY: JF  
CHECKED BY: JF  
DATE: MAY 2024  
TITLE: VIEWSHED EXHIBITS

OWNER/APPLICANT:  
DUKE REALTY  
181 WASHINGTON STREET, SUITE 1000  
CONSHOHOCKEN, PA 19428

CONTACT:  
BRIAN NUSSBAUM  
PH: 484.533.2637

SNAPPER  
LOGISTICS AND FULFILLMENT CENTER  
PRINCE GEORGES COUNTY, MD  
10700 WOODBURN DRIVE, C/O  
MAY 2024 10:11 AM EDT

SCALE:  
AS-SHOWN

KEY PLAN

DRAWN BY: JSC/JM  
APPROVED BY: JF  
CHECKED BY: JF  
DATE: MAY 2024  
TITLE:

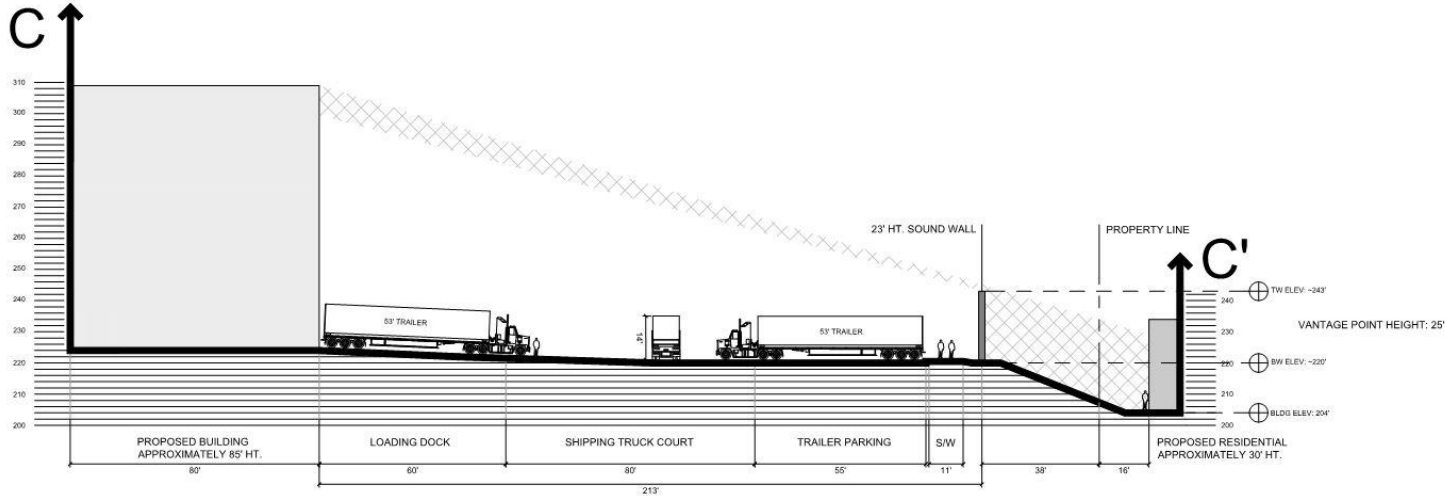
VIEWSHED EXHIBITS

DEWBERRY JOB NO.

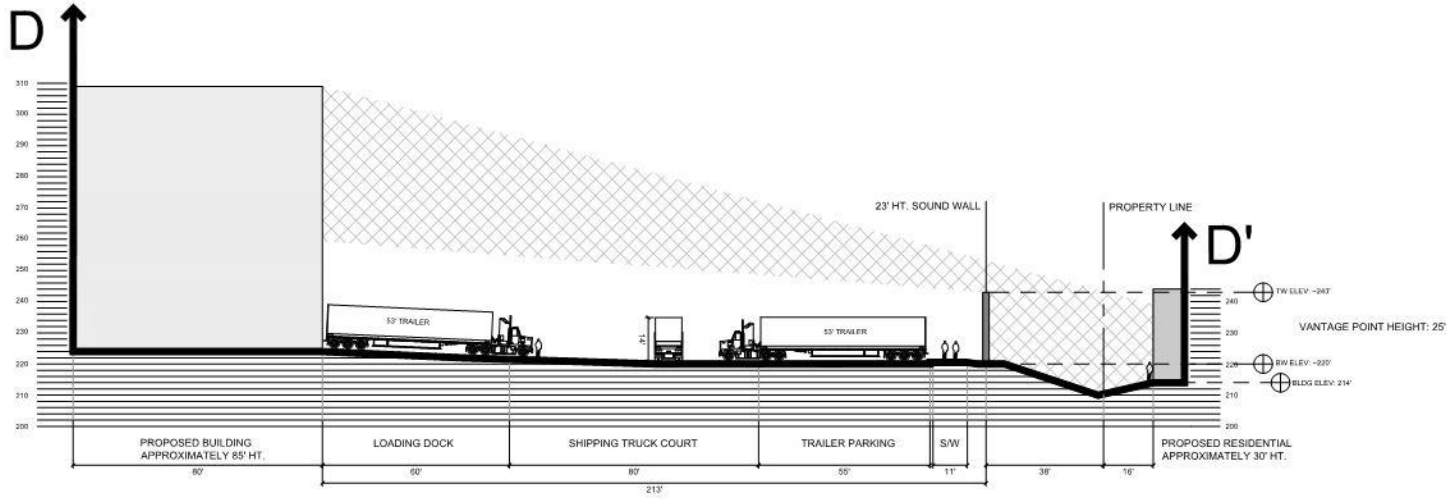
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SHEET NO. 2 OF 3

# VIEWSHED ANALYSIS – MOORE PROPERTY

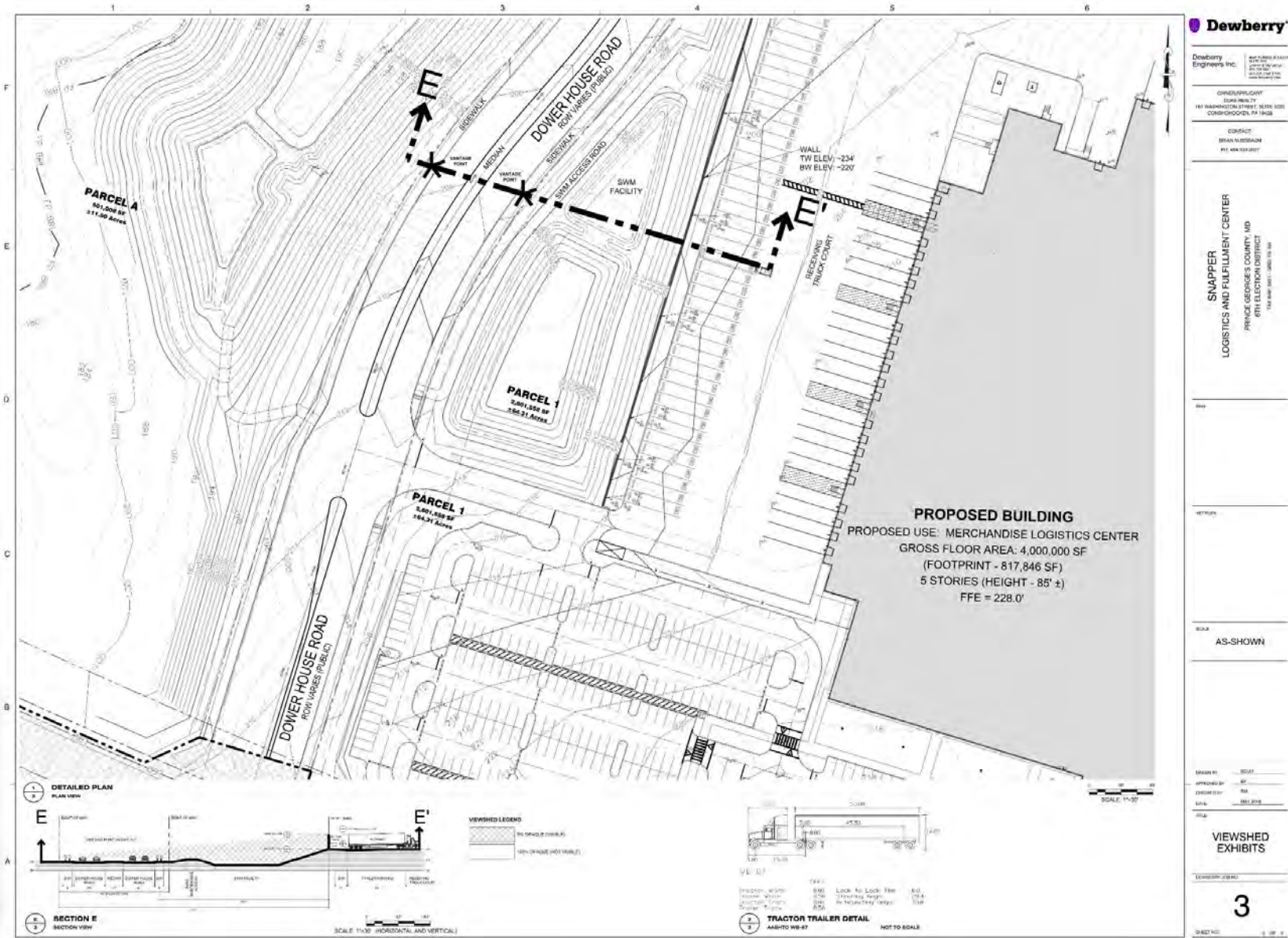


**C**  
SECTION C  
SECTION VIEW



**D**  
SECTION D  
SECTION VIEW

# VIEWSHED ANALYSIS – DOWERHOUSE ROAD



**Dewberry**

Dewberry  
Engineers, Inc.  
2000 W. MARKET STREET  
SUITE 200  
PHILADELPHIA, PA 19102

OWNER/SUBMITTER  
SAND HILL CITY  
100 WASHINGTON STREET, SUITE 1000  
CONROHOCKEN, PA 19028

CONTACT  
BRIAN MUELLER  
PH: 484.323.3007

**SNAPPER**  
LOGISTICS AND FULFILLMENT CENTER  
PRINCE GEORGES COUNTY, MD  
4TH ELECTION DISTRICT  
THE SNAPPER GROUP, LLC

SCALE  
AS-SHOWN

DESIGN BY: [Redacted]  
APPROVED BY: [Redacted]  
CHECKED BY: [Redacted]  
DATE: 08/12/18

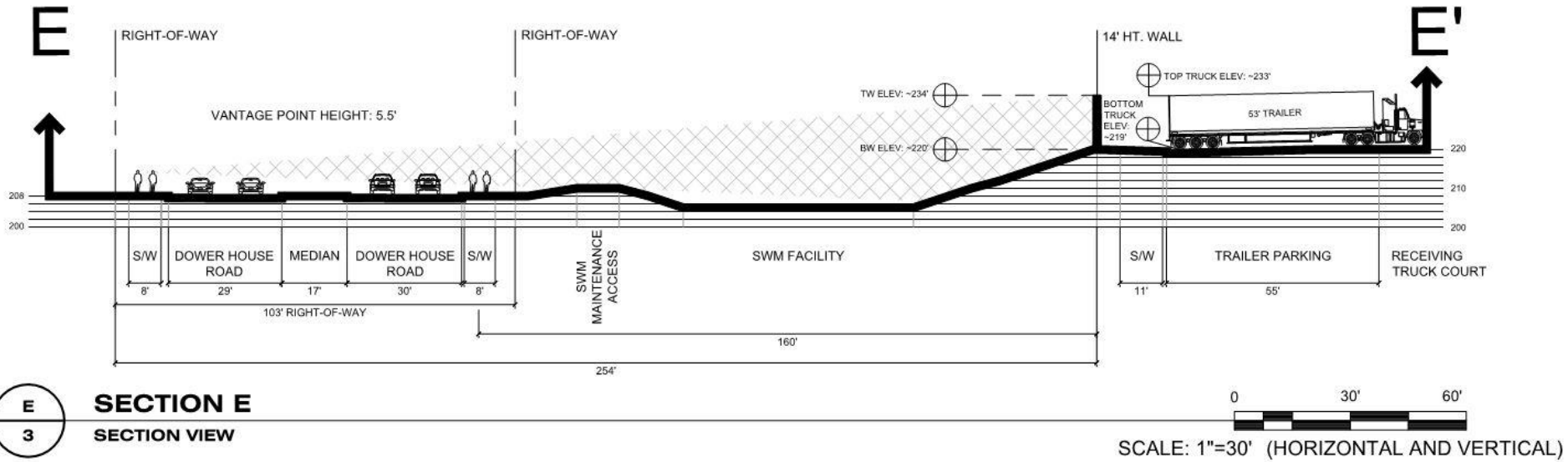
**VIEWSHED EXHIBITS**

EXHIBIT NO. 3

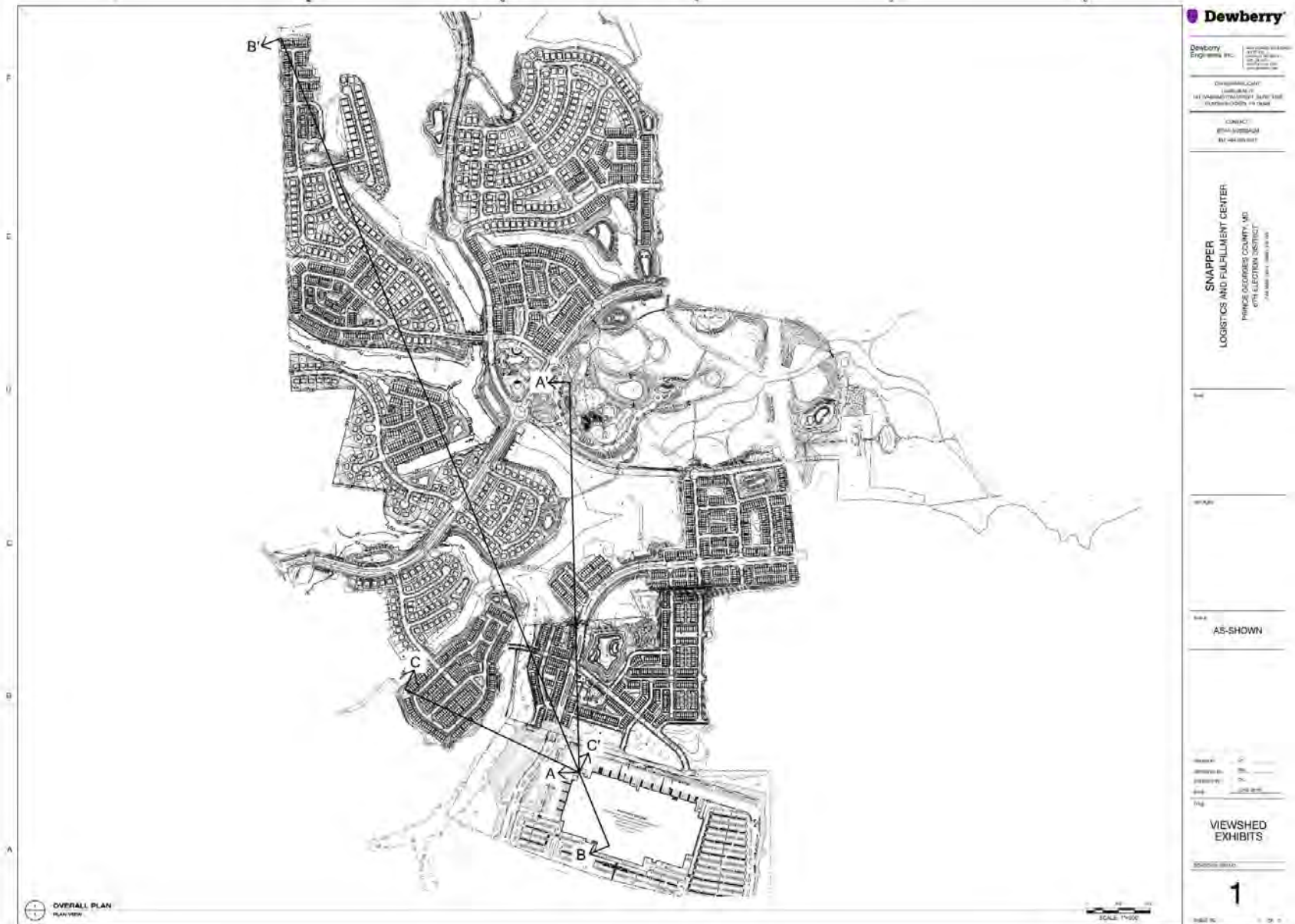
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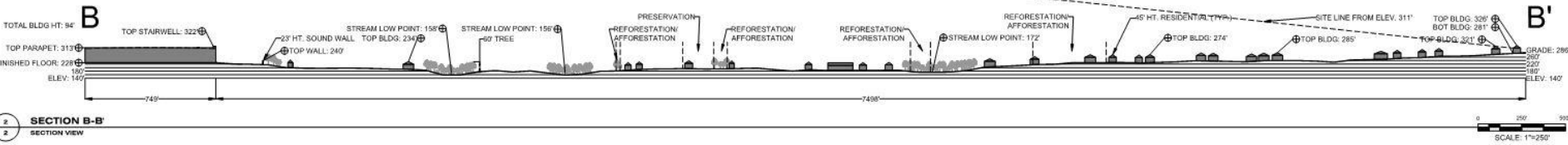
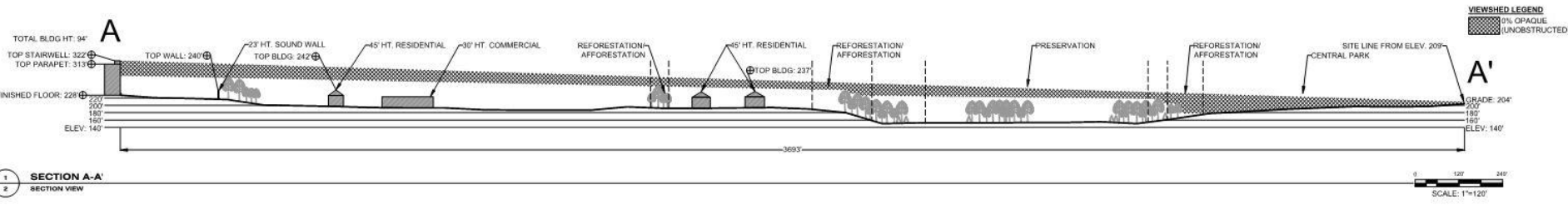
# VIEWSHED ANALYSIS – DOWERHOUSE ROAD



# VIEWSHED ANALYSIS – DOWERHOUSE ROAD

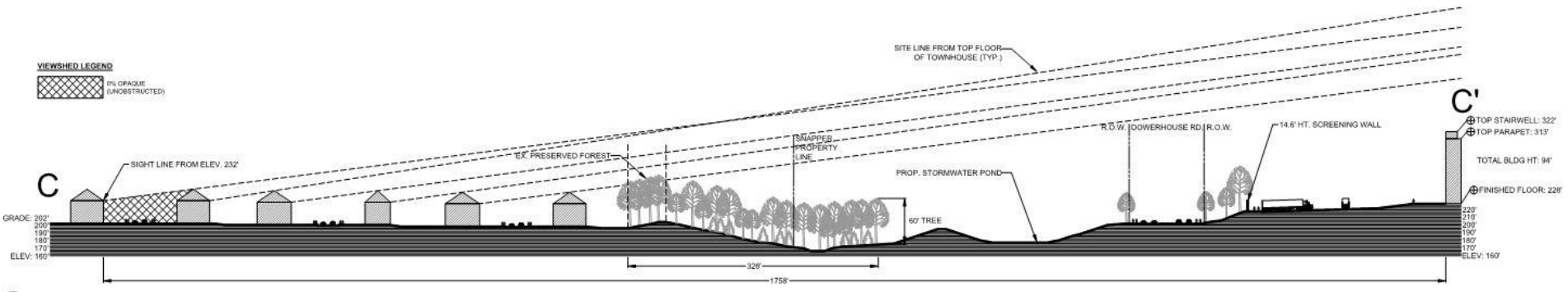


# VIEWSHED ANALYSIS – CENTRAL PARK



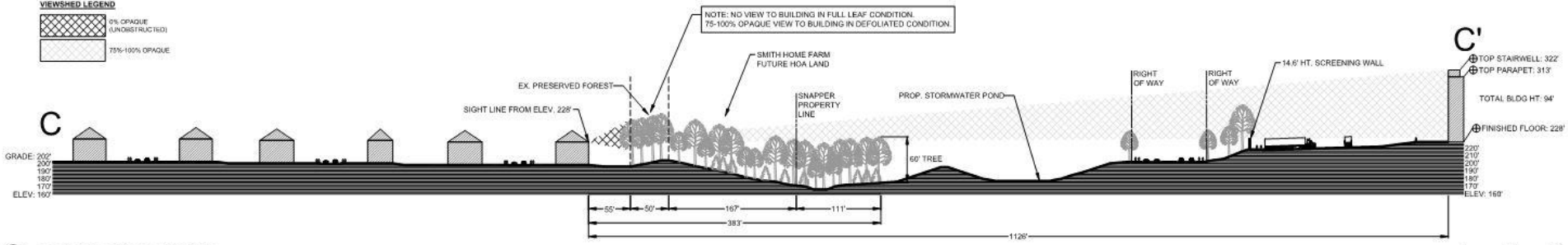
# VIEWSHED ANALYSIS – PARKSIDE (WEST)

**VIEWSHED LEGEND**  
 0% OPAQUE (UNOBSTRUCTED)  
 75%-100% OPAQUE



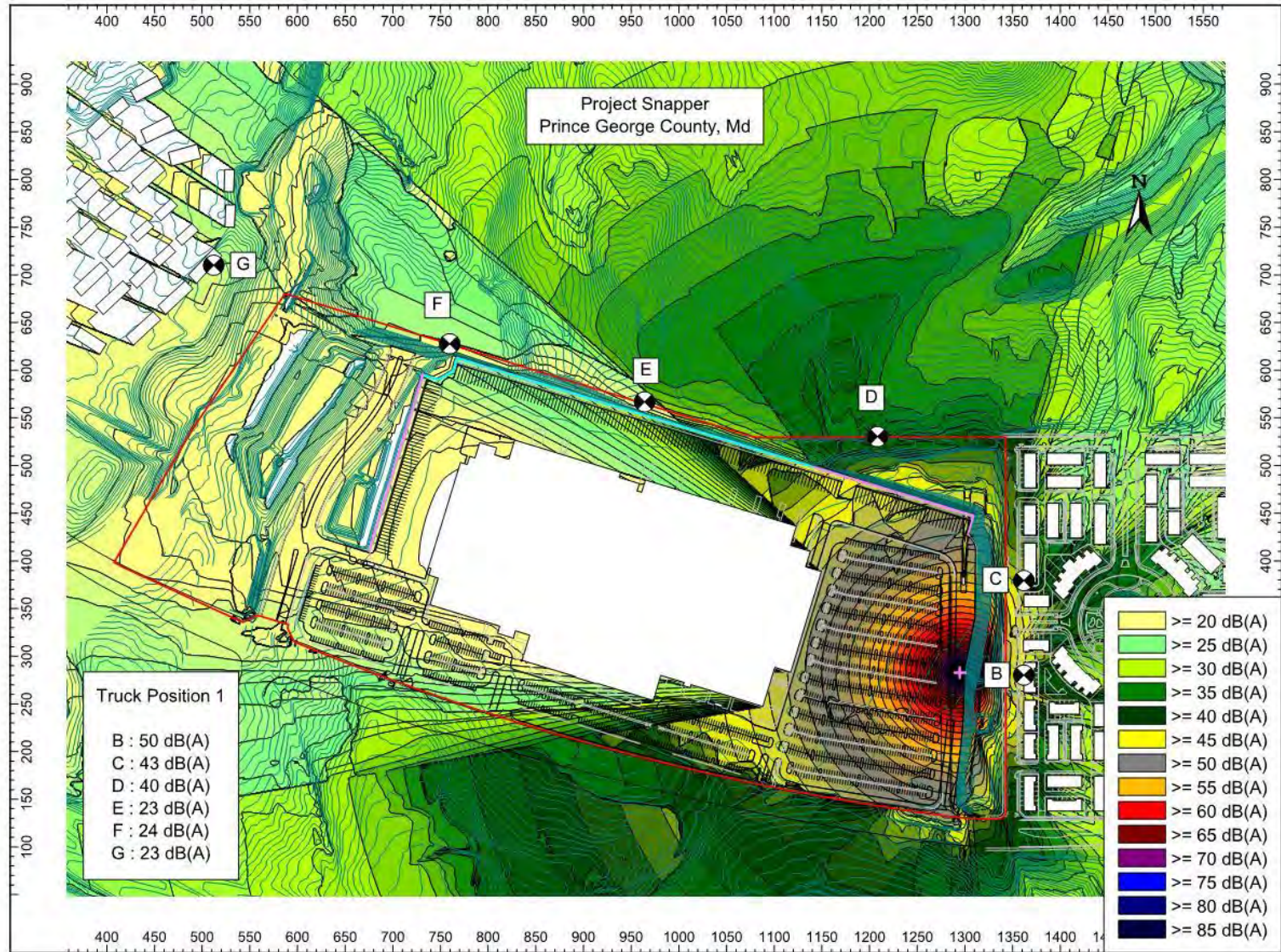
**3 SECTION C-C' FAR VIEWSHED**  
SECTION VIEW

**VIEWSHED LEGEND**  
 0% OPAQUE (UNOBSTRUCTED)  
 75%-100% OPAQUE

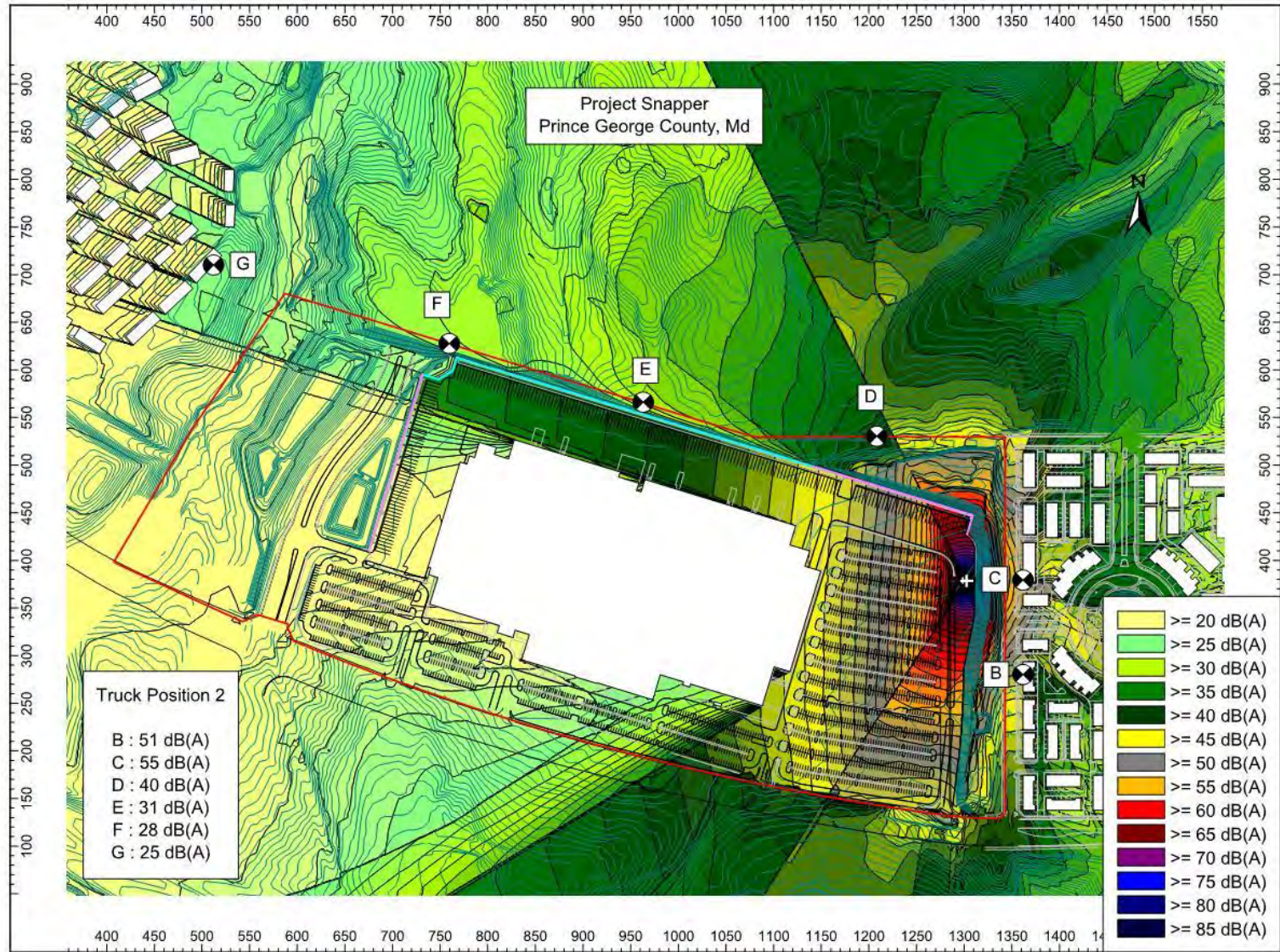


**4 SECTION C-C' NEAR VIEWSHED**  
SECTION VIEW

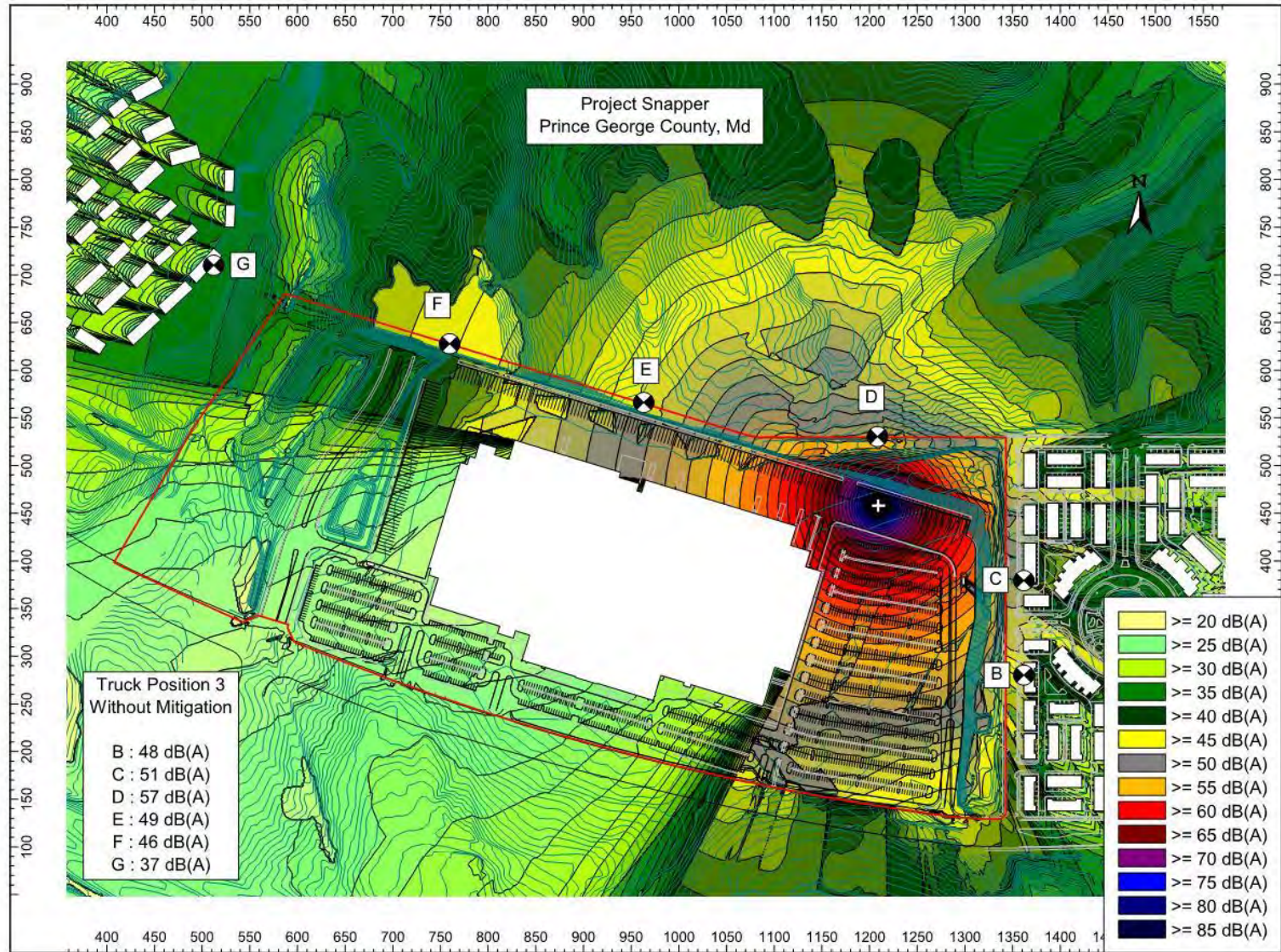
# NOISE EVALUATION



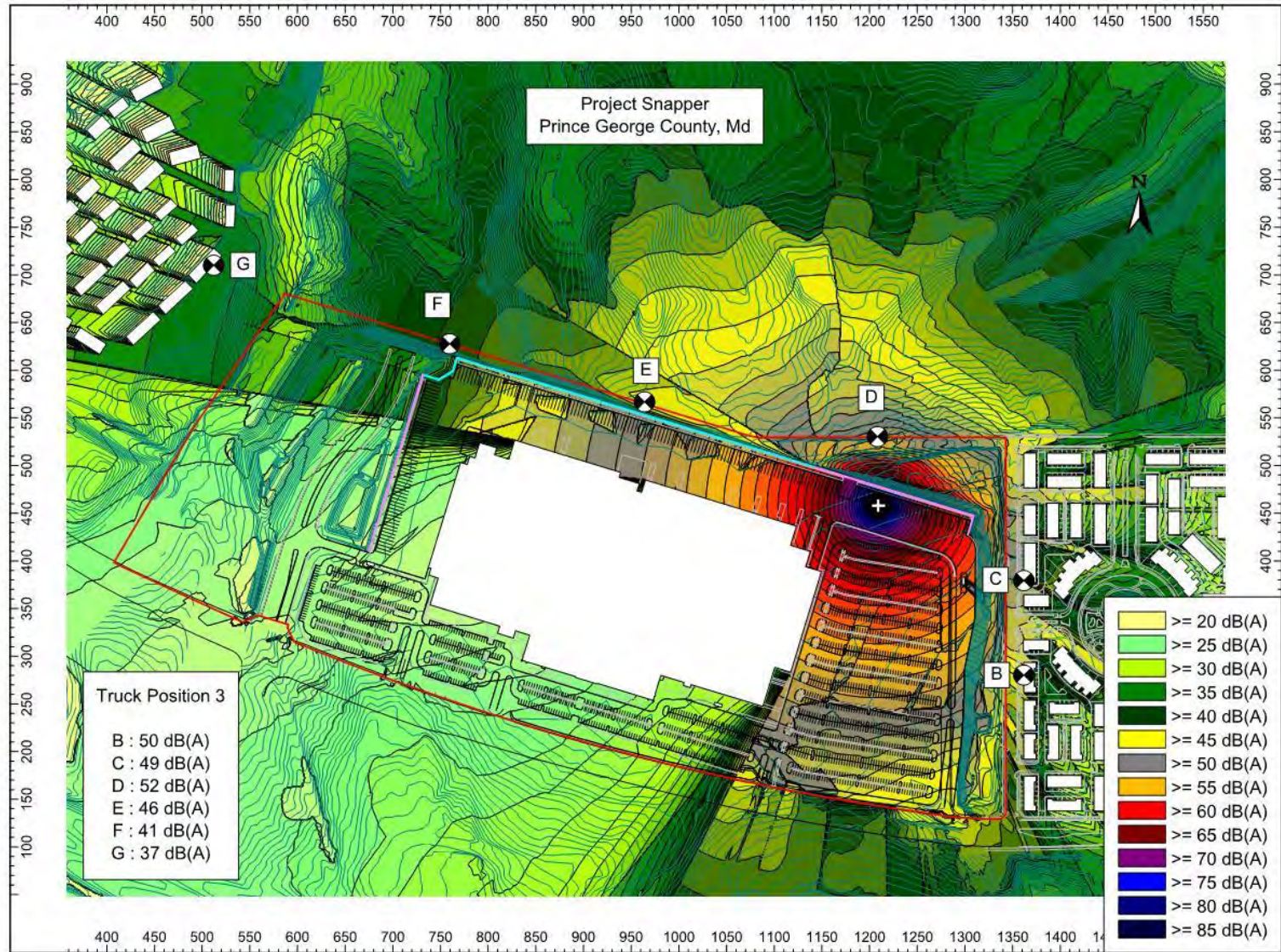
# NOISE EVALUATION



# NOISE EVALUATION

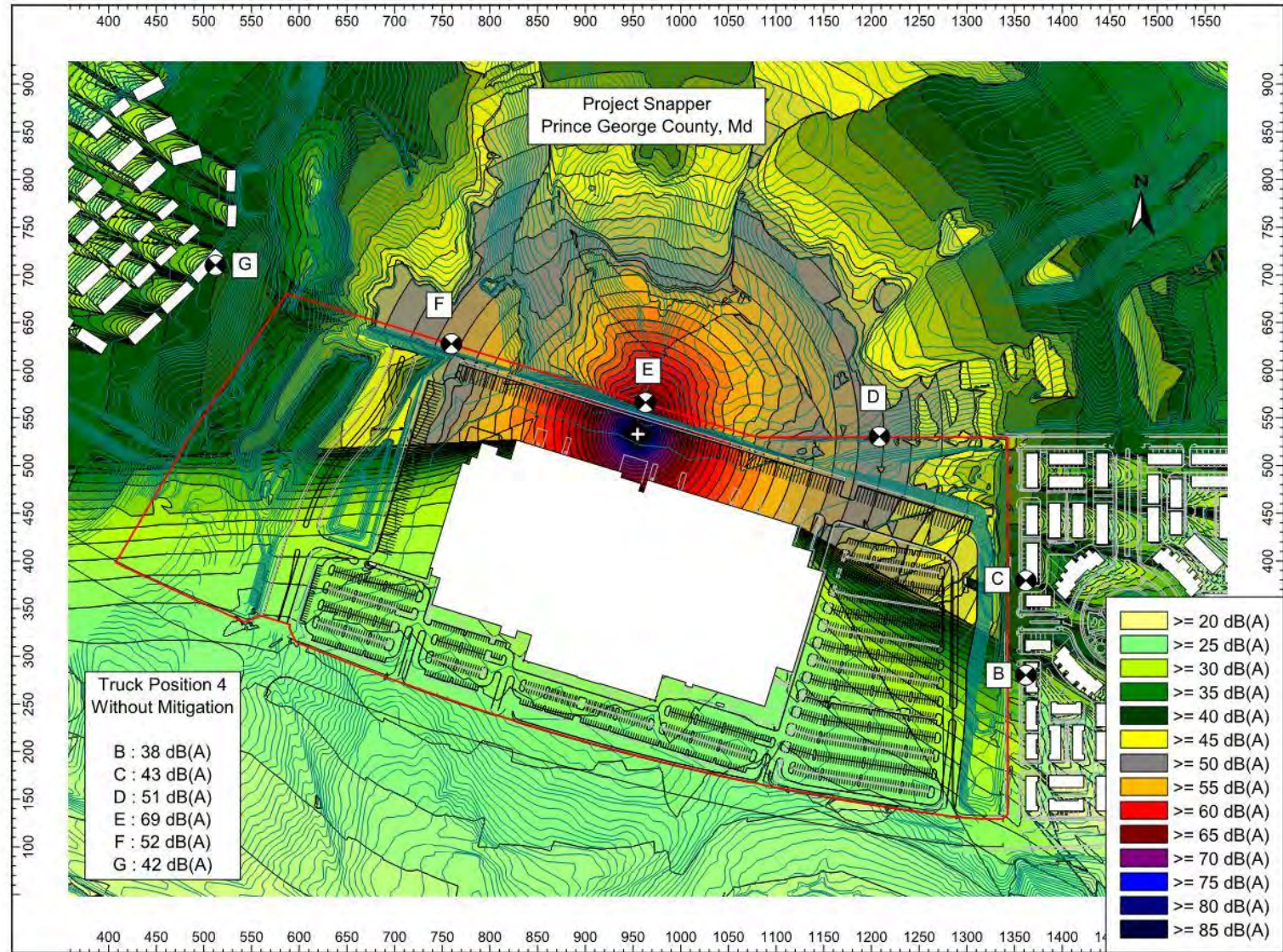


# NOISE EVALUATION – WITH SOUND WALL

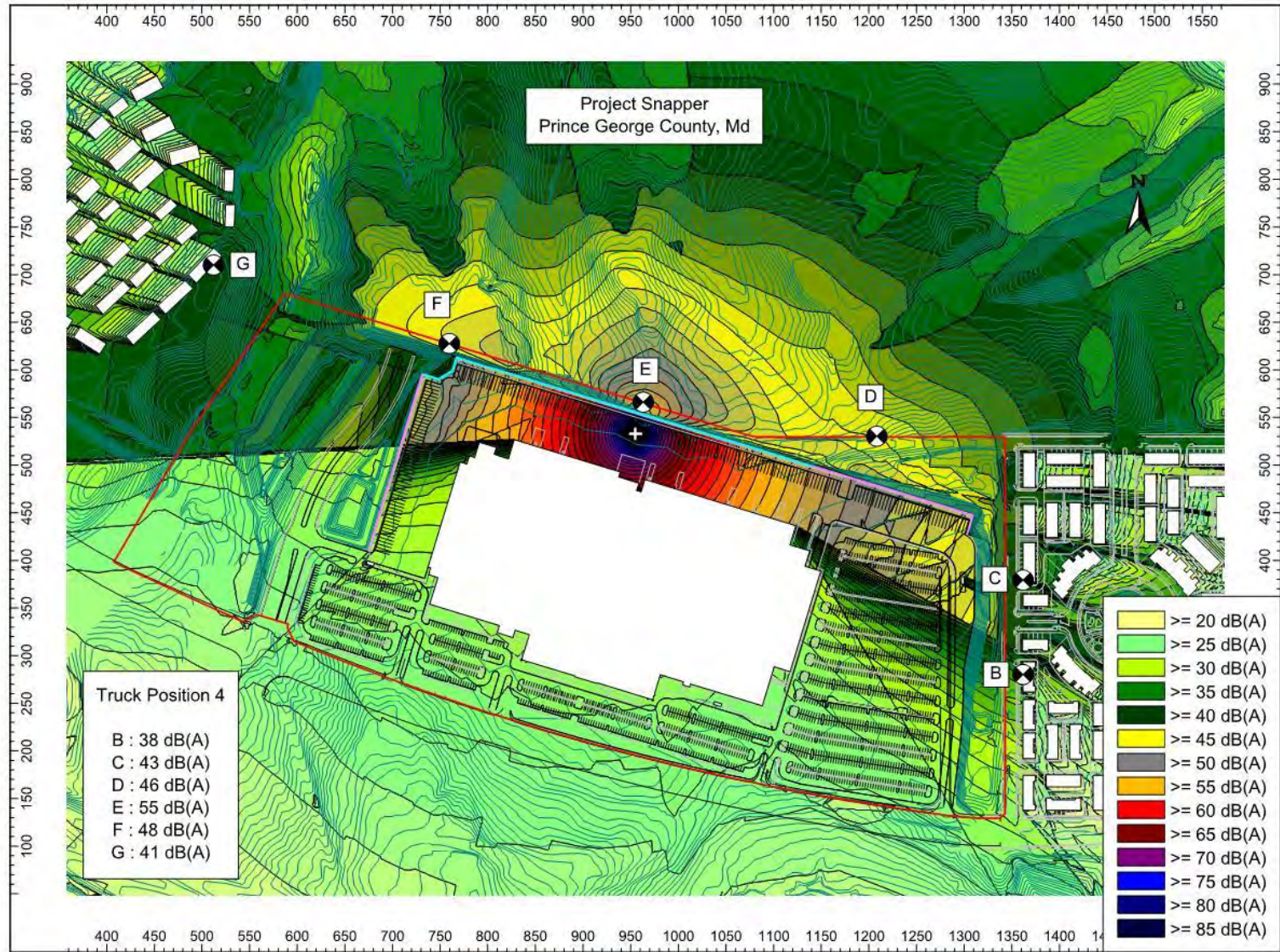




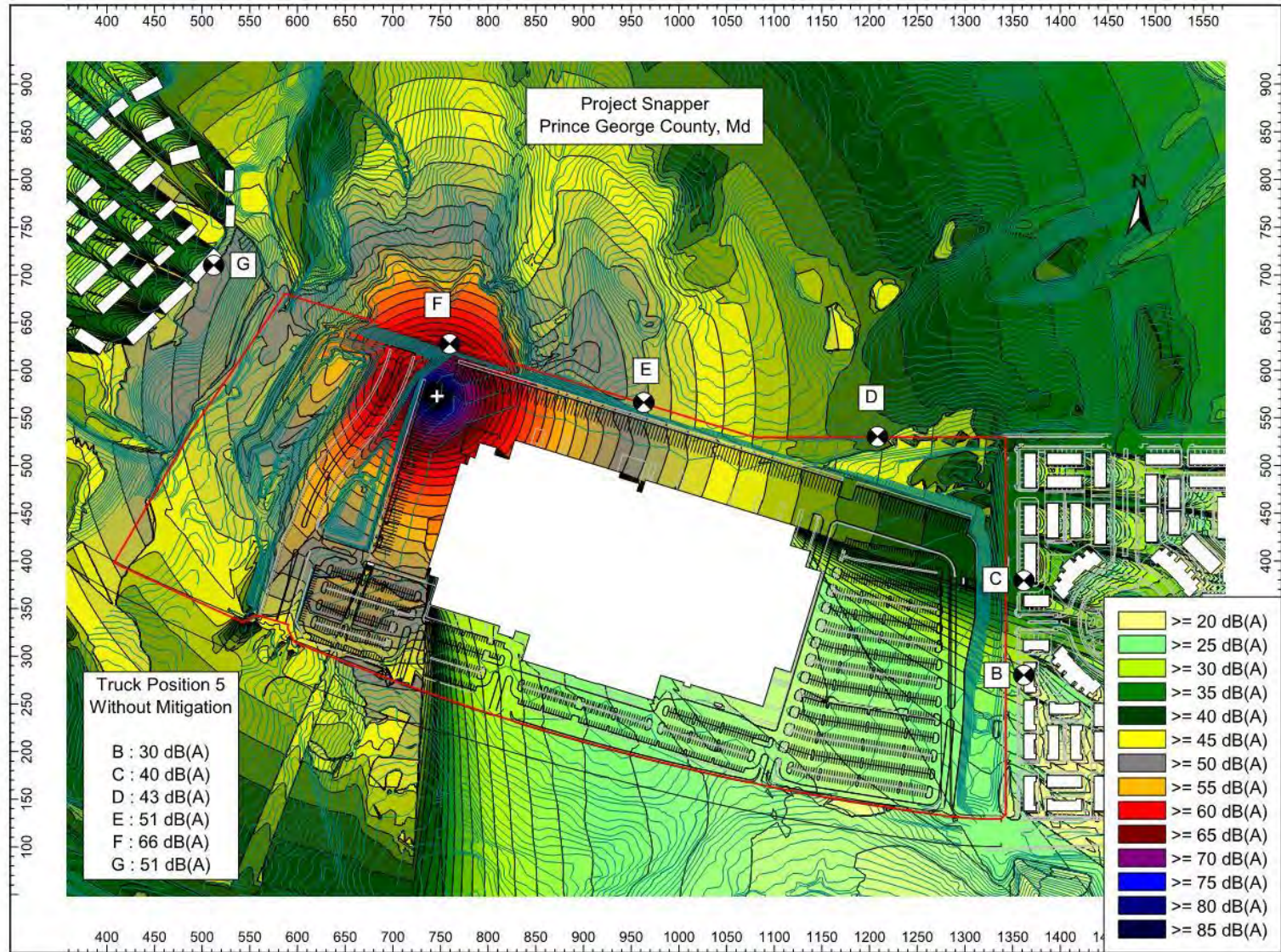
# NOISE EVALUATION



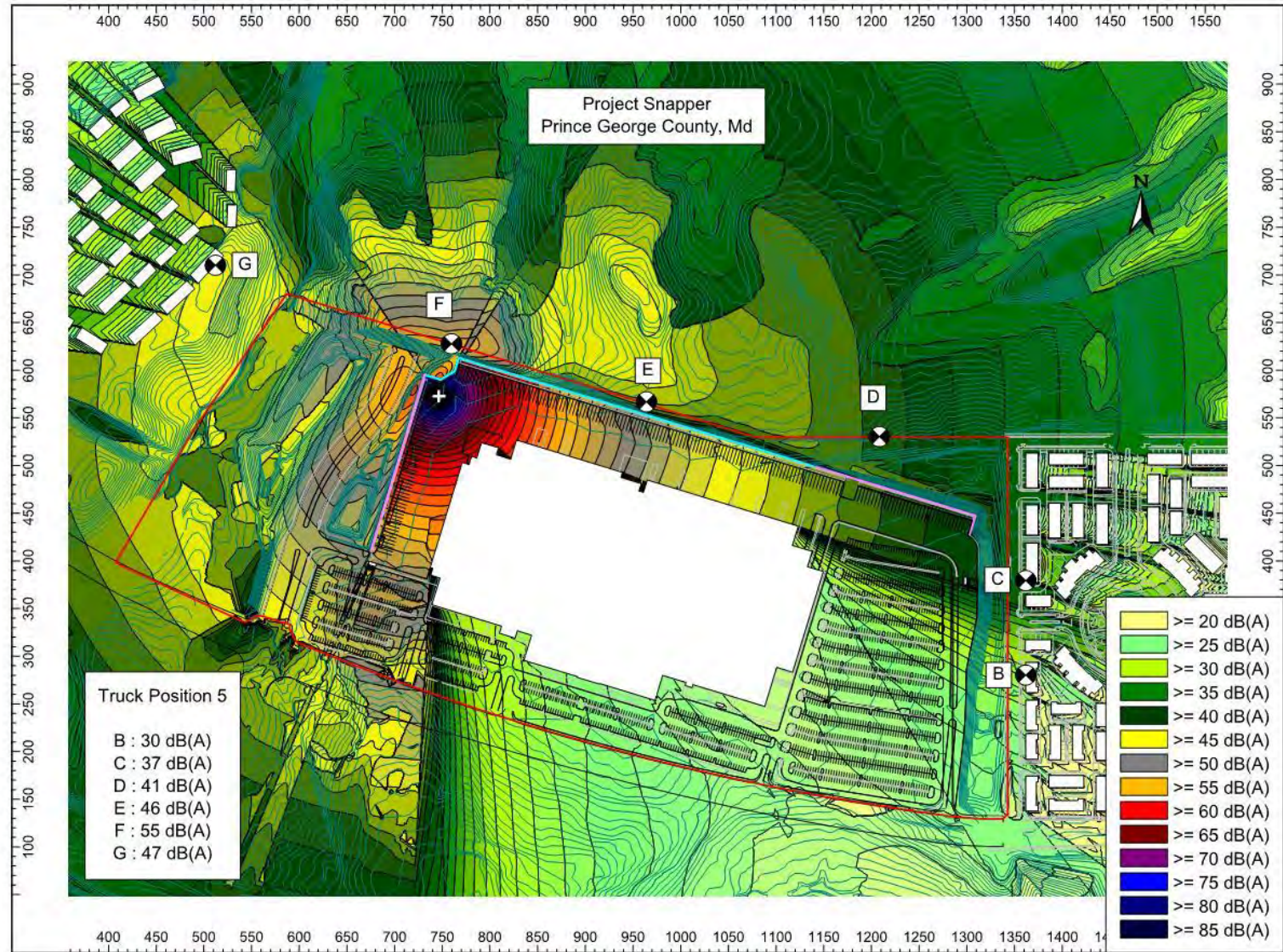
# NOISE EVALUATION – WITH SOUND WALL



# NOISE EVALUATION



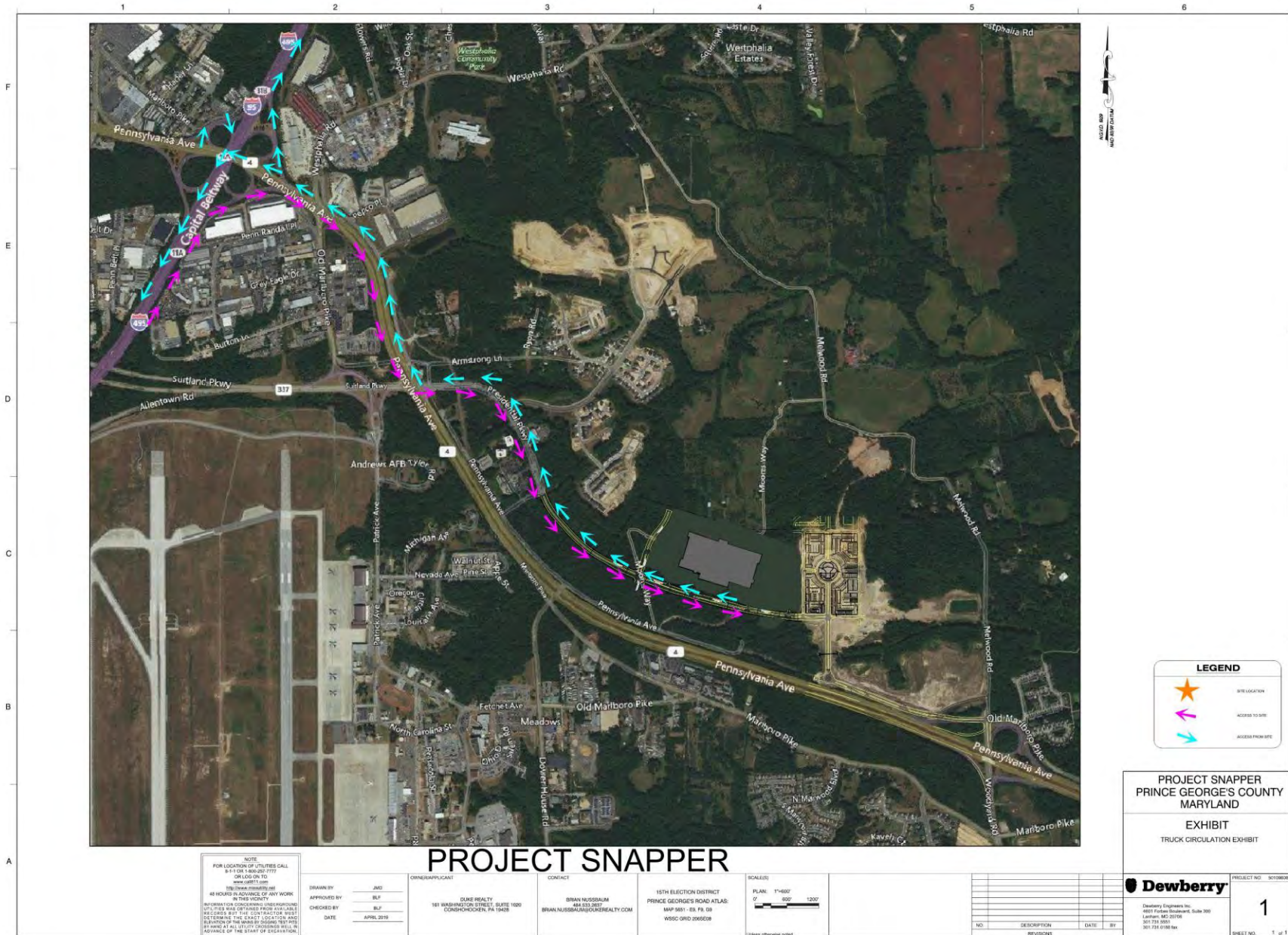
# NOISE EVALUATION – WITH SOUND WALL



# NOISE EVALUATION



# TRAFFIC CIRCULATION - TRUCKS



**LEGEND**

-  SITE LOCATION
-  ACCESS TO SITE
-  ACCESS FROM SITE

**PROJECT SNAPPER**  
**PRINCE GEORGE'S COUNTY**  
**MARYLAND**

**EXHIBIT**  
 TRUCK CIRCULATION EXHIBIT

**NOTE**  
 FOR LOCATION OF UTILITIES CALL  
 811 OR 1-800-367-7777  
 OR LOG ON TO  
 WWW.811.MD

**DATE**  
 APRIL 2018

**DRAWN BY**  
 JMD

**APPROVED BY**  
 BLF

**CHECKED BY**  
 BLF

**OWNER/APPLICANT**  
 DUNE REALTY  
 181 WASHINGTON STREET, SUITE 1000  
 CONSHOHOCKEN, PA 19028

**CONTACT**  
 BRIAN NUSSBAUM  
 484.933.9877  
 BRIAN.NUSSBAUM@DUNEREALTY.COM

**15TH ELECTION DISTRICT**  
 PRINCE GEORGE'S ROAD ATLAS  
 MAP 5651 - EB, PG 08  
 VSSC GRID 200808

**SCALE(S)**  
 PLAN: 1"=600'  
 0' 500' 1000'

NO.	DESCRIPTION	DATE	BY

**Dewberry**

Dewberry Engineers Inc.  
 4801 Forbes Boulevard, Suite 300  
 Lanham, MD 20706  
 301.731.2600  
 301.731.6700 FAX

**PROJECT NO.** SC180603

**1**

**SHEET NO.** 5 of 11