

INDEX OF MEMORANDA
ASK-9892-2024
THE SPECTRUM AT WATKINS MILL SKETCH PLAN AMENDMENT

Mayor and City Council Courtesy Review: September 16, 2024

Joint Public Hearing: October 21, 2024

Planning Commission Recommendation: December 4, 2024

Last Updated: November 27, 2024

<u>No.</u>	<u>Exhibit</u>
1.	<i>ASK-9892-2024 Application</i>
2.	<i>Applicant's Initial Statement, dated 07-12-2024</i>
3.	<i>Applicant's Revised Statement, dated 07-22-2024</i>
4.	ASK-9892-2024 Sketch Plan Amendment Drawing
5.	<i>ASK-9892-2024 Boundary Survey</i>
6.	ASK-9892-2024 Approved Natural Resources Inventory / Forest Stand Delineation (NRI/FSD)
7.	Article provided by Applicant about Multigenerational Housing
8.	Stormwater Management Administrative Waiver SWM ADW W-11-3 for The Spectrum at Watkins Mill
9.	Previously Approved Stormwater Management Plan from Z-301(A)
10.	<i>Excerpt of Schematic Development Plan SDP-9269-2022</i>
11.	<i>Resolution R-58-22 Approving Schematic Development Plan SDP-9269-2022</i>
12.	<i>Excerpt of Sketch Plan Amendment ASK-8490-2021</i>
13.	<i>Resolution PCR-ASK-8490-2021 Approving Sketch Plan Amendment ASK-8490-2021</i>
14.	<i>Excerpt of Schematic Development Plan SDP-8198-2019</i>
15.	<i>Resolution R-04-20 Approving Schematic Development Plan SDP-8198-2019</i>
16.	Excerpt of Sketch Plan Amendment Z-301(A)
17.	<i>Ordinance O-02-12 Approving Sketch Plan Amendment Z-301(A)</i>
18.	<i>Excerpt of Schematic Development Plan SDP-11-002</i>
19.	<i>Resolution R-19-12 Approving Schematic Development Plan SDP-11-002</i>
20.	<i>Excerpt of Schematic Development Plan SDP-07-001</i>
21.	<i>Resolution R-92-07 Approving Schematic Development Plan SDP-07-001</i>
22.	<i>Excerpt of Initial Schematic Development Plan SDP-05-003</i>

New exhibits included with this meeting packet

Previously-submitted exhibits included with this meeting packet

Previously-submitted exhibits not included with this meeting packet

Index of Memoranda

ASK-9892-2024, The Spectrum At Watkins Mill Sketch Plan Amendment

<u>No.</u>	<u>Exhibit</u>
23.	<i>Resolution R-65-06 Approving Schematic Development Plan SDP-05-003</i>
24.	Excerpt of Initial Sketch Plan Z-301
25.	<i>Ordinance O-05-06 Approving Sketch Plan Z-301</i>
26.	Land Use Categories and Map from the 2009 Master Plan
27.	Land Use Categories and Map from the 2003 Master Plan
28.	Excerpt of the 2001 Frederick Avenue Corridor Land Use Plan
29.	Excerpt of the 1997 Master Plan, Neighborhood 6 Land Use Plan
30.	Excerpt of the Previous Zoning Ordinance
31.	<i>Courtesy Review Presentation from the September 16, 2024 Mayor and City Council Meeting</i>
32.	<i>Excerpt of the Minutes of the September 16, 2024 Mayor and City Council Meeting</i>
33.	<i>City Website Notice of Public Hearing: September 23, 2024</i>
34.	<i>Applicant Confirmation of Posting of Notice on the Property</i>
35.	<i>Washington Post Legal Notice Request and Legal Notice Proof</i>
36.	<i>Copy of October 3, 2024 Washington Post Legal Notice</i>
37.	<i>Copy of October 10, 2024 Washington Post Legal Notice</i>
38.	<i>Public Hearing Notifications List and Postcards, Mailed October 11, 2024</i>
39.	List of Senior Multifamily Housing Near Gaithersburg from Costar, Collected July 16, 2024
40.	List of Age-Restricted Housing Near Gaithersburg from Planning Staff Web Search, Collected September 24, 2024
41.	Memo from Housing and Community Development Manager Marinello Regarding ASK-9892-2024
42.	Memo from Economic Development Manager Disque Regarding ASK-9892-2024
43.	Applicant Presentation for Joint Public Hearing
44.	Preliminary Background Report

Joint Public Hearing held October 21, 2024 at 7:30 p.m.

New exhibits included with this meeting packet

Previously-submitted exhibits included with this meeting packet

Previously-submitted exhibits not included with this meeting packet

<u>No.</u>	<u>Exhibit</u>
45.	Washington Post Certification of Publication
46.	Excerpt of the Minutes of the October 21, 2024 Mayor and City Council and Planning Commission Joint Public Hearing
47.	Applicant's Response to Questions Posed at the Public Hearing
48.	2018 Master Plan Housing Element
49.	2009 Master Plan Process and Overview Element
50.	Excerpt of the 2009 Master Plan Transportation Element
51.	Gaithersburg 5-year 2022 Strategic Plan
52.	July 2024 Dwelling Units and Estimated Population Report
53.	July 2024 Pipeline Development Report
54.	Gaithersburg Population Projections by Age Using Simple Linear Growth Trend Method
55.	City Attorney Office Email Regarding Fair Housing Act and Age Restriction
56.	38 th Annual Corporate Survey of Economic Outlook, Expansion, and Site Selection
57.	Cushman Wakefield, <i>Senior Living Trends 2024</i>
58.	National Investment Center for Seniors Housing & Care (NIC), <i>Active Adult Rental Properties White Paper October 2022</i>
59.	JLL, <i>Senior Housing and Care: Investor Survey and Trends Outlook, Spring 2024</i>
60.	RCLCO Market Analysis for Lakeforest Mall Redevelopment, January 17, 2024
61.	Deed for Senior Center Site from BP to the City (L. 46928 F. 005)

Planning Commission Record Closed November 20, 2024 at 5:00 p.m.

New exhibits included with this meeting packet

Previously-submitted exhibits included with this meeting packet

Previously-submitted exhibits not included with this meeting packet