
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: December 2, 2015

SITE PLAN: **SP-7160-2015**

TITLE: **MEDIMMUNE GARAGE "C"**

REQUEST: **FINAL SITE PLAN APPROVAL**
1,343 Space Parking Facility

ADDRESS: **1 MEDIMMUNE WAY**
200 ORCHARD RIDGE DRIVE

ZONE: MXD (Mixed Use Development)

Applicant: MedImmune Inc., Erick Morrison
Engineer: Macris, Hendricks & Glasscock, PA, Brian Donnelly

Architect: Desman Design Management, John Judge
Attorney: Lerch, Early & Brewer, Stuart Barr

STAFF LIAISON: Caroline Seiden, Planner

Enclosures:
Staff Comments
Exhibit List on next page

- Exhibit 1: Application
- Exhibit 2: Statement in Support of Final Site Plan Application
- Exhibit 3: Statement in Support of Parking Waiver Requests
- Exhibit 4: Medimmune Garage C Site Logistics Outline Narrative
- Exhibit 5: Adequate Public Facilities Statement
- Exhibit 6: LEED Checklist
- Exhibit 7: Resolution R-82-15- Approval of SDP-7059-2015
- Exhibit 8: Final Site Plan SP-7160-2015 (6 Sheets)
- Exhibit 9: Final Landscape Plan and Rendering(4 Sheets)
- Exhibit 10: Architectural Elevations Phase 1 (2 Sheets)
- Exhibit 11: Architectural Elevations Final Phase (2 Sheets)
- Exhibit 12: Great Seneca Highway Streetscape
- Exhibit 13: Garage Floor Plans Phase 1 (7 Sheets)
- Exhibit 14: Garage Floor Plans Final Phase (5 Sheets)
- Exhibit 15: Garage Signage Plans (4 Sheets)
- Exhibit 16: Garage B Demolition Plans (3 Sheets)
- Exhibit 17: Lighting Plan (3 Sheets)
- Exhibit 18: Utility Plan
- Exhibit 19: Vehicle Circulation Plan
- Exhibit 20: Forest Conservation Plan ENV-7056-2015 (3 Sheets)
- Exhibit 21: Stormwater Management Approval (SWM-7159-2015)
- Exhibit 22: Approved Traffic Study – TRF-7061-2015
- Exhibit 23: Storm Drain Profiles, Details and Notes
- Exhibit 24: Memorandum from Ollie Mumpower regarding Parking Drive Aisle Waiver, November 19, 2015
- Exhibit 25: SP-7160-2015 - Notification Post Card and List
- Exhibit 26: Confirmation of Sign Installation
- Exhibit 27: Perforated Metal Panel Samples
- Exhibit 28: Approved SDP-7059-2015 (4 Sheets)

STAFF COMMENTS

I. BACKGROUND:

An application (Exhibit #1) for Final Site Plan approval, SP-7160-2015, has been filed requesting Final Site Plan approval for a 1,343 space Parking Facility, known as MedImmune Garage "C." The plan received schematic development plan, SDP-7059-2015, approval from the Mayor and City Council on October 19, 2015 (Exhibits #7 and #25).



The proposed structure straddles two properties, both of which are zoned MXD. A Preliminary Subdivision plan was approved as part of SDP-7059-2015 in order to consolidate the two properties, located at 200 Orchard Ridge Drive and 1 Medimmune Way within the Medimmune campus, into one lot and to create a 1.09 acre outparcel for right-of-way for the future Corridor Cities Transitway. The consolidated property will be approximately 30.78 acres. Access to the proposed garage will be from both Great Seneca Highway and Orchard Ridge Drive.

II. PROPOSED USE:

As noted above, this is a request for Final Site Plan approval of MedImmune

Garage "C" that received Schematic Development Plan (SDP) approval by the Mayor and City Council in October 2015 (SDP-7059-2015). This use is considered an accessory use to the MedImmune research and development campus and is proposed in anticipation of future office and lab development on site. The applicant is proposing a 7-story parking facility with 1,343 parking spaces, which will be constructed in two phases.

III. SCOPE OF REVIEW:

Sec. 24-160D.10.(c). states that the findings required for a final site plan in the MXD zone are as follows:

"(c) The city planning commission shall approve a final site plan consistent with the findings required in sections 24-170 and 24-170A of this Code, and upon considerations, determinations and powers set forth in section 24-171 of this Code. The city planning commission shall, as a condition of its approval, require the posting of all necessary bonds or other security instruments, the execution of required agreements, and recording of covenants."

Site plan approval is required by § 24-168 of the Zoning Ordinance, which states:

"No building or structure shall be hereafter erected, moved, added to or structurally altered under circumstances which require the issuance of a building permit under this chapter, nor shall any use be established, altered or enlarged under circumstances which require the issuance of a use and occupancy permit under this chapter, upon any land, until a site development plan for the land upon which such building, structure or use is to be erected, moved, added to, altered, established or enlarged has been approved by the city planning commission."

Section 24-170 states that:

"The city planning commission shall approve the site development plan only upon a finding by it that the buildings, structures and uses proposed will not:

(a) Adversely affect the health or safety of persons residing in or working on the land in question or in the neighborhood thereof.

(b) Be detrimental to the public welfare or adversely affect the use or development of adjacent or surrounding properties.

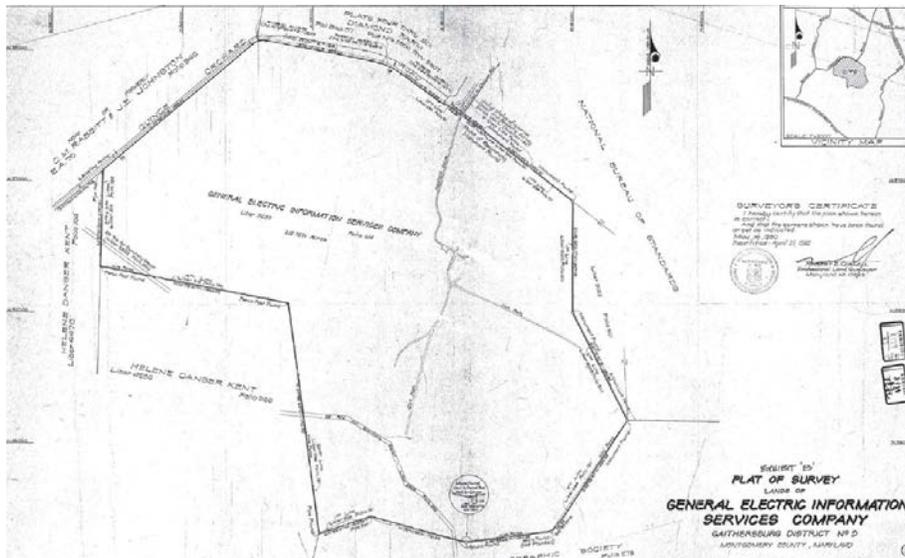
- (c) *Constitute a violation of any provisions of this chapter or any other applicable law, regulation or ordinance.*
- (d) *Be incompatible or inharmonious with other existing uses or with existing and proposed adjacent development.*
- (e) *Be inharmonious or inconsistent with the environmental standards of the city adopted by the city council pursuant to section 20-9 of the City Code and any amendments thereto."*

IV. SITE PLAN ANALYSIS AND FINDINGS:

History

ANNEXATION, ZONING AND SITE PLAN HISTORY:

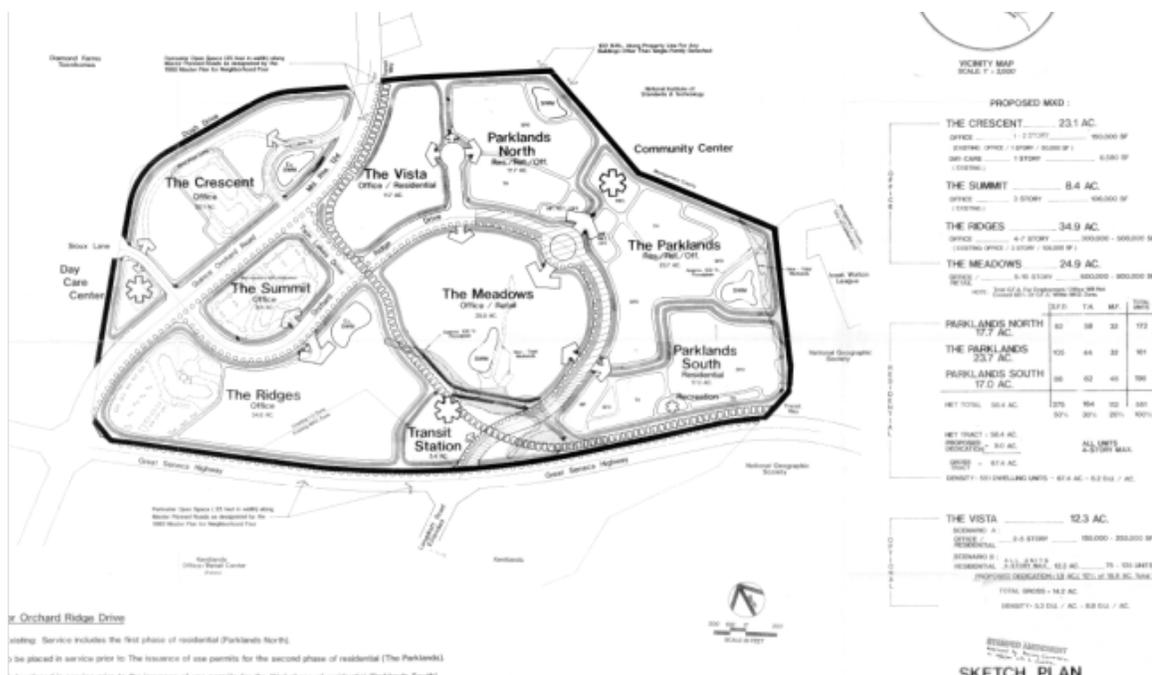
The Mayor and City Council approved application X-129, the Quince Orchard Park (then General Electric Information Systems Company, GEISCO, Property), annexation and established I-3 zoning for the entire property by resolution R-60-82 and ordinance O-14-82 respectively on September 7, 1982.



The annexation was followed on October 22, 1982 with the approval of the X-129 Annexation Agreement which established certain dedications to be made and dedications required and established the property as a I-3 (Industrial Office Park) Zone. Subsequently, the Annexation Agreement has been amended six times. These various amendments concerned different

development rights and associated issues and site development plans. The following addresses the amendments and associated development applications:

- March 6, 1985: Final Site Plan application S-760 receives approval for 101 Orchard Ridge Drive;
- February 4, 1987: Final Site Plan application S-806 receives approval for 200 Orchard Ridge Drive;
- March 18, 1987: Final Site Plan application S-808 receives approval for Crescents Office (two buildings with a total of 50,000 square feet) at 902 and 904 Wind River Lane;
- April 1, 1987: Amendment to Final Site Plan application S-760(C) receives approval for 101 Orchard Ridge Drive. This approval reflects the property use and design as is found today;
- January 3, 1990: Final Site Plan application S-900 received approval for Kinder Care Learning Center at 18000 Sioux Lane;
- August 5, 1991: First X-129 Amendment approved. Property is partitioned into four separate parcels by conveyance to among others GERECCO, General Electric Real Estate Credit Corporation;
- August 5, 1991: First X-129 Amendment approved. Property is partitioned into four separate parcels by conveyance to among others GERECCO, General Electric Real Estate Credit Corporation;



- December 20, 1993: Zoning Map Amendment Z-275 and associated sketch plan approved for Quince Orchard Corporate Center, by ordinance O-22-93. This application granted MXD zoning to

approximately 174 acres, but did not include 101 Orchard Ridge Drive (the Summit) which remained zoned I-3. The Z-275 Sketch Plan was then further amended, but had no impact upon the use or design of the subject Property;

- June 20, 1994: Quince Orchard Park Schematic Development Plan (SDP-1QOP) approved for 117 single-family units and 87 townhouse units.
- March 19, 1996: 2nd X-129 Amendment approved. This amendment further defined density/development rights and fulfilled a Z-275 condition of approval;
- September 15, 1998: 3rd X-129 Amendment approved. This amendment only concerned the residential sections of Quince Orchard Park;
- August 2, 1999: Schematic Development plan SDP-QOP2 receives approval by resolution R-60-99 for 318 units (95 single-family, 49 townhouse, 48 duplex and 126 condominium units);
- July 2, 2001: Schematic Development Plan application SDP-01-002 receives approval for first phase of Medimmune development on the Ridges section, by resolution R-62-01;
- August 15, 2001: Final Site Plan application SP-01-0010 receives approval for Phase I Ridges (MedImmune);
- March 11, 2002: 4th and 5th X-129 Amendments approved. These amendments refined phasing requirements and road construction responsibilities;
- June 16, 2003: Schematic Development Plan application SDP-03-003 receives approval for all three phases of Medimmune development on the Ridges section, by resolution R-48-03;
- February 22, 2005: Schematic Development Plan application SDP-04-003 receives approval to amend phases II and III of Medimmune development on the Ridges section, by resolution R-14-05;
- March 16, 2005: Final Site Plan application SP-05-0001 receives approval for Phase II.
- October 18, 2006: Amendment to Final Site Plan AFP-06-027 for conversion of office to the Goddard School in the Crescents in conjunction to approved Schematic Development Plan SDP-06-002, approved October 3, 2006;
- October 1, 2008: Schematic Development Plan application SDP-08-002 and SP-08-0006 receive Planning Commission approval to amend phase III of Medimmune development on the Ridges section. This SDP and SP establish the constructed Medimmune in the current condition found today;
- May 18, 2015: Schematic Development Plan application SDP-6905-2015 receives approval for a child care facility up to 20,000 square

feet to serve the Medimmune/AstraZeneca employees on the Meadows section, by Resolution R-34-15.

- August 5, 2015: Final Site Plan SP-7021-2015 receives approval for a 19,813 square foot child care facility to serve Medimmune/AstraZeneca employees on the Meadows section.
- October 19, 2015: Schematic Development Plan application SDP-7059-2015 receives approval for a 1,402-space structured parking facility to serve Medimmune/AstraZeneca employees, by Resolution R-82-15.

Sixth X-129 Annexation Agreement/Sketch Plan:

Medimmune, beginning in 2002, began purchasing the parcels comprising the Quince Orchard Corporate Park. The timeline is as follows:

- May 2002: Initial purchase of Ridges portion
- September 2003: Additional Ridges portion
- December 2007: Purchase of Meadows parcel
- December 2008: Purchase of Summit parcel
- December 2010: Purchase of remaining Ridges parcel (including 200 Orchard Ridge Drive)

With all the parcels under ownership, (62.6 acres) Medimmune explored options with the City to further expand through an additional X-129 Amendment. The 6th Amendment was approved March 8, 2013. The amendment revised the density of development allowed on the Medimmune properties; dedicated new City parkland; and included transportation and community improvements among other details.

The revised density calculations removed the existing square foot limitations and instead imposed the density permitted under the MXD zone in effect at the time of the Amendment for a floor area ratio (FAR) of 0.75. In calculating the new allowable density, the acreage of the subject property was included. Section 5 of the 6th Amendment concerns the subject application.

Section 5 states:

"Right to Develop MedImmune Properties. The City agrees that, subject to compliance with applicable laws and regulations, Medimmune has the right to develop the Medimmune Properties in substantial conformance with this Amendment. The concept "bubble plan" attached hereto as Exhibit A shall constitute an approved sketch plan for the Medimmune Properties..."

PROPOSED ALLOCATION OF DEVELOPMENT RIGHTS

(BASED ON SKETCH PLAN Z-275C)

> THE RIDGES

EXISTING BUILT
818,000 SF
OFFICE / LAB

CURRENT ALLOWABLE
855,000 SF / 4 - 7 STORIES
OFFICE / LAB

PROPOSED ALLOWABLE
1,200,000 - 2,100,000 SF / 4 - 9 STORIES
OFFICE / LAB

> THE SUMMIT

EXISTING BUILT
102,000 SF
OFFICE

CURRENT ALLOWABLE
106,000 SF / 3 STORIES
OFFICE

PROPOSED ALLOWABLE
106,000 - 440,000 SF / 4 - 7 STORIES
OFFICE / LAB

> THE MEADOWS

EXISTING BUILT
0 SF

CURRENT ALLOWABLE
150,000 - 325,000 SF / 3 - 8 STORIES
OFFICE / RETAIL

PROPOSED ALLOWABLE
150,000 - 300,000 SF / 3 - 5 STORIES
OFFICE / LAB

OVERALL PROPOSED DEVELOPMENT

EXISTING BUILT
920,000 SF

CURRENT ALLOWABLE
1,111,000 - 1,286,000 SF

PROPOSED ALLOWABLE
2,426,000 SF



Page 15 of Annexation Agreement

The chart on the left reflects the new development rights per the amended annexation agreement. The Ridges, location of the subject application, has a development cap of 1.2 million to 2.1 million SF of office/lab use. In addition, Section 5 establishes a height limit for the Ridges of four to nine stories. On August 5, 2015 SP-7021-2015 was approved for a child care center of 19,813 square feet. This was the first site plan approved since the Sixth Annexation Agreement. Because it is located in the Meadows portion of the

Medimmune Campus, it has no effect on the overall density or square footage allowed for The Ridges section of Quince Orchard Park, the location of Parking Garage "C". The subject application for Parking Garage "C" is supportive of the primary use of office/lab.

Schematic Development Plan – SDP-7059-2015

The Mayor and City Council approved Resolution R-86-15 (Exhibit #7) on October 19, 2015, which approved Schematic Development Plan SDP-7059-2015 in The Ridges section of Quince Orchard Park.



SDP-7059-2015-Approved SDP, Exhibit #55

Master Plan

As stated above, the 2009 City of Gaithersburg Land Use Master Plan recommends retaining a residential-office land use designation for Quince Orchard Park and retaining the MXD zoning classification for the Property. The Medimmune campus constitutes the primary office portion of the Quince Orchard Park mixed-use development. The project will provide a much needed facility to meet the future parking demands of existing and future employees and visitors on the Medimmune campus, which will contribute to the future success of the office use within the greater Quince Orchard Park development.

Surrounding Land Use and Zoning

North and east of the subject property are additional office buildings that are part of the Medimmune/AstraZeneca corporate campus. South and west of the property is the commercial section of the Kentlands, which is also in the MXD Zone.



Environmental

A natural resource inventory/forest stand delineation (NRI/FSD) was submitted and approved in 2015 (ENV-7020-2015) as part of the SDP approval process. A copy is included in the SDP Exhibit Files. The topography of this site ranges from a low point of approximately 420 feet along Great Seneca Highway to a high point of 448 feet above sea level at Quince Orchard Road. The rather quick rise in elevation along Great Seneca Highway does not permit the 7-story garage to be well integrated into the site. The NRI/FSD indicates only one soil type present on the site, which is not highly erodible, unsuitable or unsafe. The site is part of the Muddy Branch watershed.

There have been no rare, threatened, or endangered species observed, identified or known to occur on or near the site. This was confirmed by the Maryland Department of Natural Resources. The property does not include floodplain, wetlands, cultural or historic features and there were no significant views on this property.

A Final Forest Conservation Plan, ENV-7056-2015 (Exhibit #20) has been submitted as part of the final site plan. There are ornamental trees and arborvitae proposed for canopy coverage credit. As the City does not count 300 SF ornamental trees towards canopy coverage, these tree options need to be revised to include larger canopy coverage trees (700 and/or 1000 SF canopy trees) and/or include proposed fee-in-lieu payment to the City's forest conservation fund. A condition reflecting this requirement is included.

The Department of Public Works (DPW) has approved the **Final Stormwater Management Plan** which includes the **Final Sediment & Erosion Control Plan**. Included in the exhibits is the cover sheet of the stormwater management report approved by DPW(Exhibit #21).

Adequate Public Facilities Ordinance

The applicant has submitted an Adequate Public Facilities Summary (Exhibit #5) and staff concurs with the statement and finds the following:

Schools

The proposed use of Parking Facility will not generate any students. Therefore, the schools test for adequate facilities is not required and there will be no impact of the Schools, §24-246.

Water and Sewer Services and Public Utilities

The Property is located in water and sewer service area categories W-1 and S-1, and the project complies with Section 24-247 - Water and Sewer Service:

- a) Water Service – The proposed development does not anticipate the need for a suppression system and will not result in a significant increase in fire or domestic flow. The proposed parking structure will contain a number of hose bibs to maintain the garage, but will have nominal impact on flows. The site is presently being served by an existing twelve inch WSSC waterline within Quince Orchard Road. The existing waterline appears to be adequate to serve the existing and proposed development for both domestic and fire flows. The parking garage will be served by a proposed +/-2" domestic waterline.
- b) Sewer Service – The proposed parking garage will be served by connecting into an existing eight inch sanitary sewer on the southern border of the Property. A new six inch gravity flow sewer will be constructed to provide service by the WSSC Plumbing Code. The

proposed development will not result in an impact to the transmission capacity available at the Blue Plains Wastewater Treatment plant, Seneca Wastewater Treatment Plant, or other WSSC facilities.

Fire and Emergency Services

The City's APFO requires that any development project be served by at least two (2) fire stations with a ten (10) minute response time. The Quince Orchard Corporate Center property is within the ten (10) minute response areas of Montgomery County Department of Fire and Rescue Services Stations 8 (Gaithersburg – Montgomery Village) and 31 (Rockville – Quince Orchard Station). Therefore, the site complies with the Adequate Public Facilities Requirements for Emergency Services in §24-248.

In summary, the application, as it did at schematic development plan review, complies with the City's adequate public facilities requirements.

Transportation

Sections 10 and 11 of the 6th Amendment address transportation impacts. Section 10 defines that Medimmune is responsible for any immediate transportation improvements necessary to facilitate a development project; however, Medimmune is allowed to develop up to 138,518 SF of new building area without any further dedications or payments related to transportation network improvements. Section 11 defines that Medimmune has no further APFO obligations related to transportation outside of the requirements of Section 10. The recently approved schematic development plan for a 20,000 SF childcare facility will be deducted from the 138,518 SF of new building area. The proposed parking garage is considered accessory to any additional square footage and, therefore, does not count toward the transportation requirements of Section 10.

As part of a new Preliminary Subdivision Plan, a new parcel, Parcel B, will be established delineating a 50' right-of-way along Quince Orchard Road for the future Corridor Cities Transitway ("CCT") alignment. Medimmune will dedicate Parcel B upon agreement with the City and/or Maryland Transit Administration as to the timing of dedication, compensation for the dedication, and a possible land exchange arrangement involving the prior Corridor Cities Transitway ("CCT") alignment, provided the Maryland Transit Administration confirms that the prior CCT alignment no longer is necessary for the CCT project (see SDP Exhibits #56-#58). A condition related to this is recommended.

Site Plan Analysis

As mentioned above, this property was the subject of a Schematic Development Plan SDP-7059-2015 approval. Below is an update of the conditions of that approval:

Schematic Development Plan (SDP) Condition	Status
1) Applicant to dedicate Parcel B ("Future 50' Transit" or "Proposed Transitway Area") upon agreement with the City and/or Maryland Transit Administration as to the timing of dedication, compensation for the dedication, and a possible land exchange arrangement involving the prior Corridor Cities Transitway ("CCT") alignment, provided the Maryland Transit Administration confirms that the prior CCT alignment no longer is necessary for the CCT project;	Condition of Final Site Plan
2) Applicant shall receive a parking waiver to permit more than the maximum number of parking spaces from the Planning Commission at the time of Final Site Plan approval;	Condition of Final Site Plan, action anticipated in conjunction with Final Site Plan approval
3) Applicant shall work with staff to enhance the west garage elevation facing Quince Orchard Road (MD 124) and enhance the landscape buffer around the building prior to final site plan approval.	Completed, see Civil Landscaping Plans and Architectural Elevation Plans

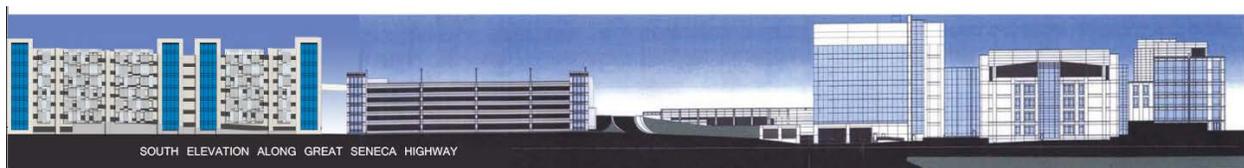
Site Plan SP-7160-2015 has several components. They include: Civil Site Plans, Forest Conservation and Landscape Plans, Stormwater Management Plan, Sediment and Erosion Control Plan, Storm Drain Plans and Computations, Architectural Elevations and Floor Plans, and a Lighting Plan.

The applicant has submitted a Statement in Support of the Final Site Plan (Exhibit #2)



The applicant has submitted a plan to construct the garage in two phases (Exhibit #8), with Phase 1, shown above in light brown, composed of 964 spaces and the remaining 379 spaces, shown in dark brown, to be built in Phase 2. The most visible elevations of the garage, the south and east elevations, facing Great Seneca Highway, will be fully completed in Phase 1. Two-thirds of the northern facade of the garage, facing Orchard Ridge Road, and a small portion of the western façade, facing Orchard Ridge Drive, will be completed in Phase 2.

Due to the steep slopes along Great Seneca Highway at the Ridges section of the Medimmune campus, the full seven stories of Parking Garage "C" is visible from the southern façade. A streetscape from Great Seneca Highway of the proposed architecture and its relationship to existing Medimmune Garage B and office and lab buildings is included as part of Exhibit #12 and shown below.



The applicant has proposed materials for the parking garage similar to those used on the adjacent Garage "B," including precast concrete, perforated aluminum and tinted glass. The parking garage will be anchored by stair towers on all four sides, similar to those existing on Garage "B." In response

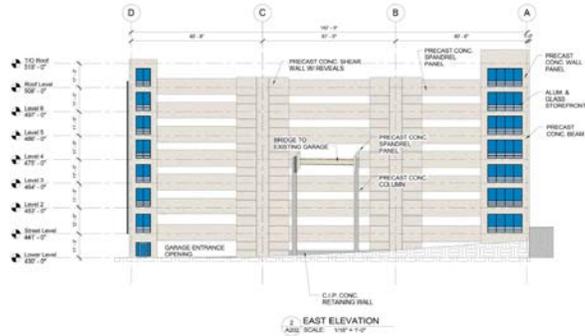
to comments from the Council and Planning Commission and to further break up the mass of the north and south elevations, perforated metal panels as well as a major mid-elevation element mirroring the stair towers have been added to north and south elevations. The elevation has also been given a more contemporary look in keeping with the facades of other Medimmune buildings. The perforated metal panels are proposed in two colors, a mid-tone blue/gray and a light blue. They have a transparent quality to them as shown in the examples below (Exhibit #27).



As noted above, the garage is planned to be completed in two phases. The South and East elevations will be completed in their entirety as part of Phase 1, as shown below:

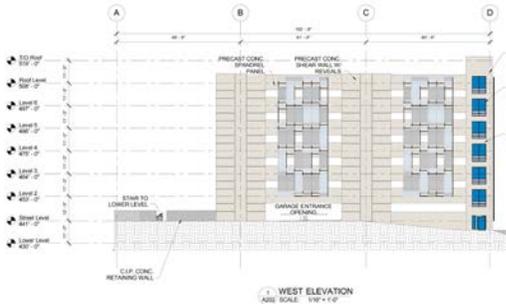


South Elevation (First and Final Phase)

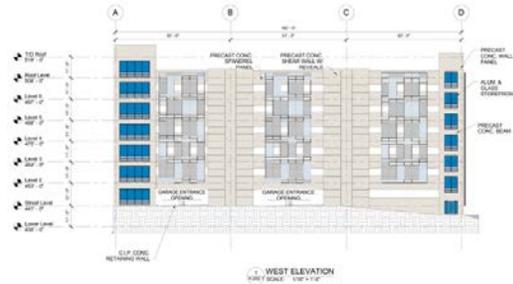


East Elevation (First and Final Phase)
(facing existing Parking Garage "B")

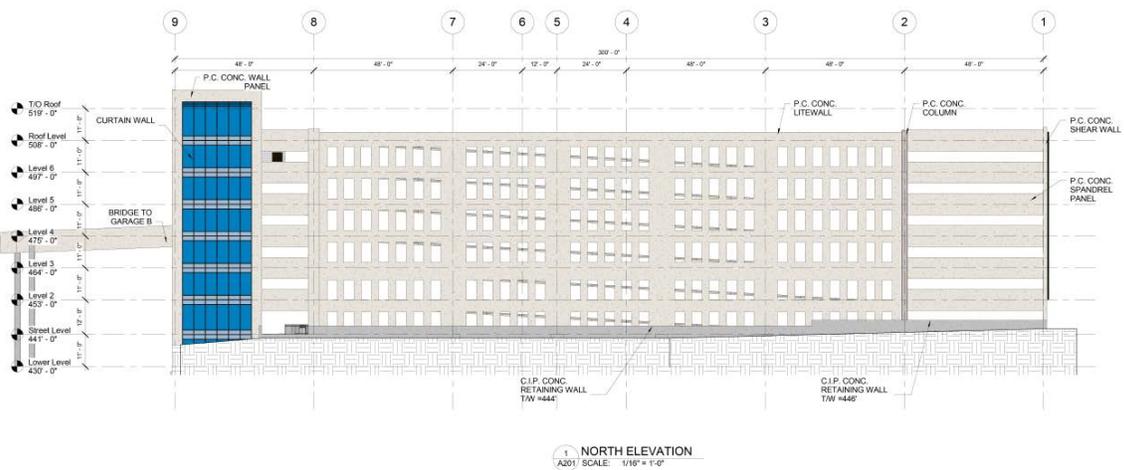
Phase 1 interim façades for the west and north elevations are presented along with the final elevations below.



West Façade – Phase 1



West Façade – Final Phase



North Façade – Phase 1



North Façade – Final Phase

Circulation

No new entrances into the Medimmune campus are proposed for the new garage. Vehicles will continue to use the existing entrances at Great Seneca Highway and Orchard Ridge Drive to access the garage. The first access point is at Orchard Ridge drive northeast of the subject site and is a full movement intersection. The second access point is at Great Seneca Highway southwest of the subject site and is a right-in/right-out only intersection. Once a vehicle is within the Medimmune campus, the proposed parking garage is accessible from four points, on three different levels of the garage. On the southeast side of the garage, there are two connections to Garage “C” through existing Garage “B.” Vehicles may enter and exit the new garage through Level 2 of existing Garage B. Level 2 of Garage B aligns with the Lower Level of proposed Garage C. The second connection between Garages B and C is intended to assist the user that circulates Garage B, cannot find a space, and wishes to search for a space in Garage C. That connection is via a bridge between Level 6 of Garage B and Level 4 of Garage C. Vehicles may also access the western side of the proposed garage through two drive aisles on a modified surface parking lot on the northwest side of the garage at Street Level.

Parking Waiver

In accordance with the City’s new parking ordinance, the applicant has submitted a request for a parking waiver under Section 24-222A of the Gaithersburg Zoning Ordinance. Based on the parking tabulation summary

provided, the total parking required on the property, based on existing square footage, is approximately 1,933 spaces. Pursuant to Section 24-219(b) of the Zoning Ordinance, the maximum commercial parking permitted without a waiver is 10% more than the minimum required spaces, or 2,126 parking spaces. As part of the Sixth Amendment to the Annexation Agreement, Medimmune's required parking ratio is 1 space per 400 square feet. The ratio accounts for the additional square footage that many employees use by maintaining both a lab and office space. With the addition of proposed Garage "C" there will be 3,581 spaces on the subject property, necessitating a parking waiver of 1,455 spaces. Because the garage will be built to meet the future parking demands of additional office and lab space, the parking waiver is, in effect, temporary. Approval of a parking waiver by the Planning Commission was a condition of the schematic development plan and will be included as a condition of the final site plan as well.

The applicant is also seeking a waiver of the 26-foot drive aisle requirement for the surface parking lot west of Garage C. An attachment to Exhibit #3 indicates existing conditions of this surface lot where the drive aisle is less than 26 feet. In order to make the transition from the existing drive aisles to a 26-foot drive aisle, staff has recommended that a waiver of the drive aisle across the entire parking lot be established, in addition to the areas highlighted in Exhibit #3. Engineering Services Division Chief, Ollie Mumpower, is supportive of the waiver (Exhibit 24).

Landscaping

Existing landscaping, shown in the photographs below, will be heavily enhanced with the addition of 38 shade trees, 35 conifers, 23 ornamental trees and over 150 shrubs, spread across the full width of the Medimmune campus facing Great Seneca Highway. The vast majority of the proposed landscaping will be planted between Garage B and the Quince Orchard Road intersection. However, there will be a small amount of infill plantings east of Garage B and along interior driveways north of Garage C. The additional landscaping should help to soften the scale of the structure along Great Seneca Highway (Exhibit #9). An irrigation system already in place along Garage B will be extended further north along Great Seneca Highway to support the new plantings.



Lighting

The roof of the garage will be lit with a combination of wall sconces on the perimeter of the roof and ten 20-foot fixtures, similar to fixtures present on the roof of Garage B, to be located in the interior of the upper deck to minimize their visual impact from Great Seneca Highway. Director of Engineering Services, Ollie Mumpower, has indicated that additional information is required for each of the enclosed levels of the garage as well as the open area created in the Phase 1 condition of the site plan. A condition that Public Works approve the lighting plan prior to the issuance of any permits is recommended.

Public Meeting Notification – The property was properly posted with notification signage on November 20, 2015 (Exhibit #26). Notification of the public meeting (Exhibit #25) on the subject application was mailed on November 20, 2015, to adjoining property owners and persons of interest. Additionally, the tentative agenda was posted on the City's web site by November 13, 2015.

V. SUMMARY OF FINDINGS:

Based on the exhibits and the applicant's testimony, Staff recommends approval of Final Site Plan SP-7160-2015, finding that the proposed plan, as it did at the time of the Schematic Development Plan SDP-7059-2015, complies with the 2009 Master Plan Land Use Element, Adequate Public Facilities, the Sixth Amendment to Annexation Agreement, the MXD (Mixed Use Development) Zone, and § 24-170.

Staff agrees with the Justification Statement submitted by the applicant (Exhibit #2) that the plan meets the requirements of § 24-170 and also §§ 24-145 through 24-148, Adequate Public Facilities. The proposed use will not affect the health or safety of the other properties as it is in conformance with those uses. Development of this facility will provide necessary infrastructure in advance of future development, thus increasing the economic value of the property and reducing parking constraints arising from future development in advance of that development. The site plan complies with the City's Environmental Standards for Development Regulation by including the stormwater management facilities. The design of the building creates a compatible and harmonious development with the existing campus. The use will not affect the health or safety of the clients or employees of the adjoining residences or businesses. Staff finds that the proposed project will further the City's stated goals of increasing the City's tax base. The proposal meets the tests required by Article XV of the Zoning Ordinance by having sufficient public facilities to support the development.

Staff is very supportive of this project as it demonstrates a pro-active approach to future development at the Medimmune/AstraZeneca campus and will ensure that adequate parking is maintained within the campus as the corporation continues to grow. Therefore, staff recommends approval of the final site plan, finding that the

plan complies with the requirements of the Land Use Element of the 2009 City of Gaithersburg Master Plan, the requirements of §§ 24-160.D.1 through 24-160.D.12 of the MXD (Mixed Use Development) Zone, and § 24-170 with the conditions listed below.

VI. CONCLUSION:

Staff recommends that the Planning Commission **MAKE A MOTION THAT THE PLANNING COMMISSION, BASED ON THE EXHIBITS SUBMITTED, THE APPLICANT'S TESTIMONY AND THE STAFF REPORT AND RECOMMENDATION, GRANT APPROVAL OF SP-7160-2015, MEDIMMUNE GARAGE "C", FINAL SITE PLAN APPROVAL, FINDING IT IN COMPLIANCE WITH §§ 24-160.D.1 through 24-160.D.12 (MXD ZONE), AND §24-170 OF THE CITY CODE, WITH THE FOLLOWING CONDITIONS:**

1. Applicant shall receive a parking waiver of the 26-foot drive aisle for the surface parking lot west of Garage C and shall also receive a parking waiver of 1,455 spaces above the permitted number of spaces from the Planning Commission. The parking space waiver shall expire upon the completion of an additional 400,000 square feet of office and/or laboratory space at 1 Medimmune Way;
2. Applicant shall revise the Site Plan, Signing and Marking Plan and Lighting Plan, as required, to obtain approval by the Department of Public Works prior to the issuance of any permits;
3. Applicant shall revise the Final Forest Conservation Plan, as required, to provide additional canopy coverage or pay fee-in-lieu, prior to the issuance of a site development permit;
4. Applicant shall extinguish all easements, as needed, and record a record plat prior to the issuance of any permits; and
5. Applicant to dedicate Parcel B ("Future 50' Transit" or "Proposed Transitway Area") upon agreement with the City and/or Maryland Transit Administration as to the timing of dedication, compensation for the dedication, and a possible land exchange arrangement involving the prior Corridor Cities Transitway ("CCT") alignment, provided the Maryland Transit Administration confirms that the prior CCT alignment no longer is necessary for the CCT project.

Staff recommend that the Planning Commission **MAKE A MOTION TO GRANT A WAIVER OF THE DRIVE AISLE WIDTH IN THE SURFACE LOT WEST OF**

GARAGE "C" AND GRANT A 1,455 SPACE PARKING WAIVER TO EXPIRE UPON THE COMPLETION OF AN ADDITIONAL 605,200 SQUARE FEET OF OFFICE AND/OR LABORATORY SPACE AT THE MEDIMMUNE CAMPUS.