

DESIGN GUIDELINES

14 Firstfield Road Novavax Campus Schematic Development Plan

10 November 2021

NOVAVAX

14 Firstfield Road, Gaithersburg

KG D

architecture

Kishimoto | Gordon | Dalaya PC

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14 Firstfield Road, Gaithersburg



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INTRODUCTION

Novavax's affiliate, 14 Firstfield Holdings, submitted and obtained approval for a sketch plan for more than 15 acres across three tracts of land. The area is bordered by Quince Orchard Road, Bank Street and Firstfield Road. These Design Guidelines are written to define the framework for further development of Block 2 of the Sketch Plan for the primary Novavax Campus.

This framework complements and defines the existing context and masterplan to support Novavax's growth and the community development goals of the city of Gaithersburg by expanding existing Life Science Corridor assets and stimulate the surrounding neighborhood with employment, technology activities, and service opportunities.

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DESIGN APPROACH & PROGRAM

The development is intended to create a defined urban edge with two mid-rise office towers along Firstfield Road, South of Bank Street. Between the two towers will be a ceremonial approach into the campus that will offer visitors a view of the central campus commons open space and all building facilities. The new buildings will be a modern and recognizable landmark visible from both Firstfield and Quince Orchard Roads to serve the emerging and future needs of Novavax and rejuvenate the local built community.

PURPOSE OF THE GUIDELINES

The purpose of the guidelines is to:

1. Create, ensure, and enhance the longevity of the neighborhood's quality of life and image through clearly articulated goals, policies, guidelines, and standards.
2. Promote long-term, sustainable economic and environmental vitality through design standards that encourage and reward high quality development, while discouraging non lasting alternatives.
3. Enhance and protect the health, safety, welfare of the employers, employees, and customers

ORGANIZATION OF THE GUIDELINES

These guidelines are organized into three distinct sections - Urban Design, Architecture, and Site Design. Through diagrams, photographs, and text, these design guidelines will provide an appropriate framework for the development of the 14 Firstfield Novavax Campus.

The Urban Design section lays out the design principles which govern the development, the overall site organization, and massing guidelines.

The Architecture section articulates the building design principles and specifies the material standards, facade treatments, and signage guidelines.

The Site Design section outlines the hardscape and planting palettes that will be employed throughout the campus to ensure a high-quality public environment.

APPLICABILITY AND USE

The provisions of the guidelines apply to all development within the 14 Firstfield Novavax Campus. The guidelines provide general design direction as well as development standards. Its primary purpose is to provide direction for the project's design team. The guidelines will be utilized by city staff, the Planning Commission, and the City Council to review development applications submitted under the City's plan review process.

The goals and policies set forth in this document will be met through City code standards and consideration of the design guidelines. The guidelines are to be used by property owners and applicants and their design consultants in the planning of development projects.

The plans included in these guidelines are illustrated and do not reflect the final site plan condition. These plans are subject to approval of the Final Site Plan.

At Final Site Plan, the Planning Commission may approve or deny modification requests to the Design Guidelines as necessary or desirable to conform to the approved Final Site Plan.

After the Final Site Plan Approval, the Planning Commission may approve or deny any modification requests as an Amendment to Final Plan as dictated by Chapter 24 of the City Code.

VARIANCES FROM DESIGN REGULATIONS & MODIFICATIONS

Modification or variance requests by the applicants to these design guidelines must first be reviewed by planning staff and ultimately are required to be presented to the planning commission for consideration. The planning commission may approve or deny modification requests.

All modifications or variance requests must not be expressly prohibited by the city of Gaithersburg code.

These guidelines may be modified, as requested by applicant, by the Planning Commission when the final site plan is reviewed.

01 URBAN DESIGN

This section will explore how 14 Firstfield development will integrate into the existing development of its surrounding context. The building typology, streetscape, and quality of public spaces outlined in the section will help make this new campus a memorable, identifiable, and unique addition to the City of Gaithersburg.

BUILDING DEVELOPMENT



Commerical Use: Zoning height up to 7 stories, 150' maximum

Development Height:

Maximum Height, 7 Stories

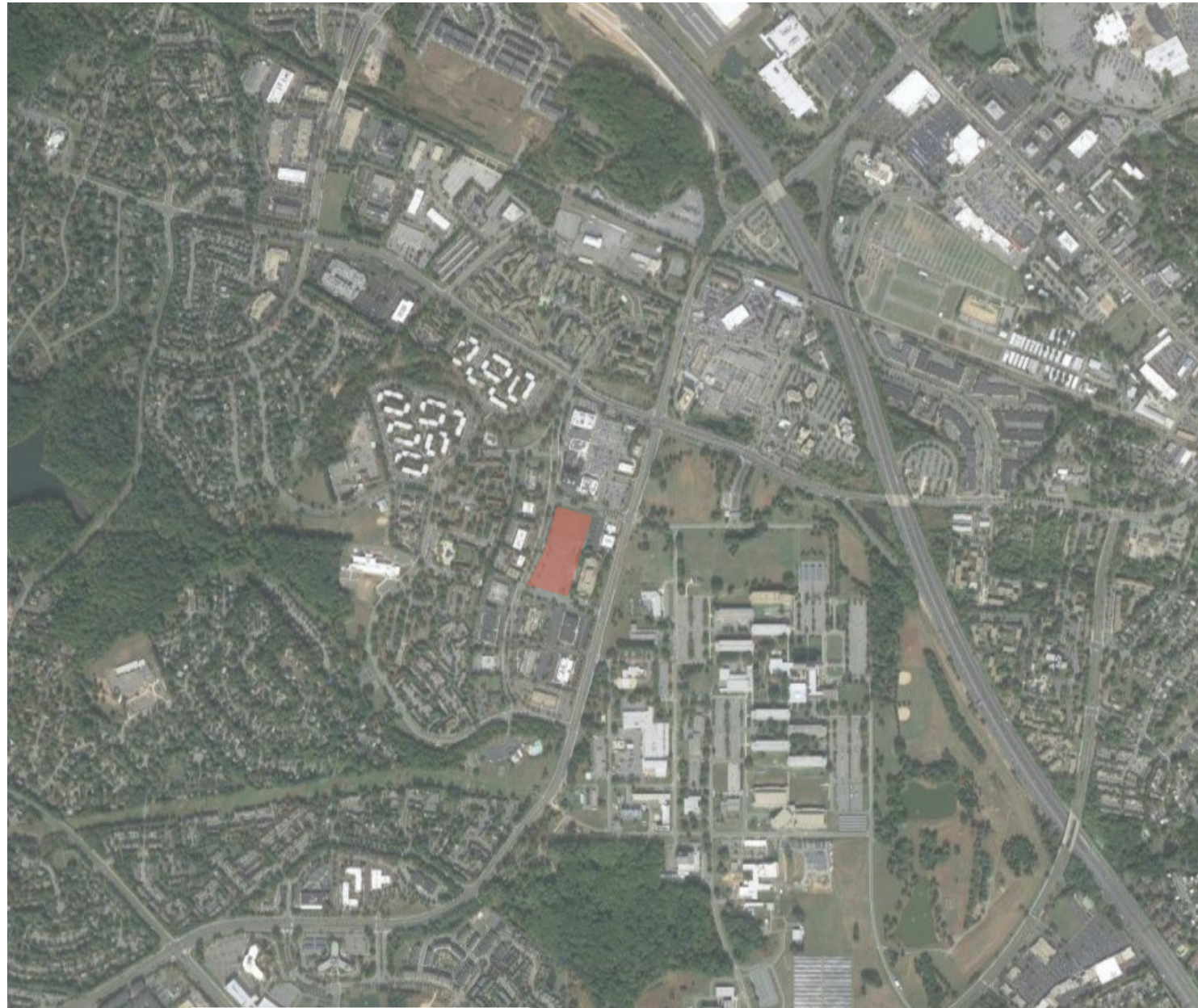
Maximum Height, 6 Stories

Maximum Height, 3 Stories

Build to Line 



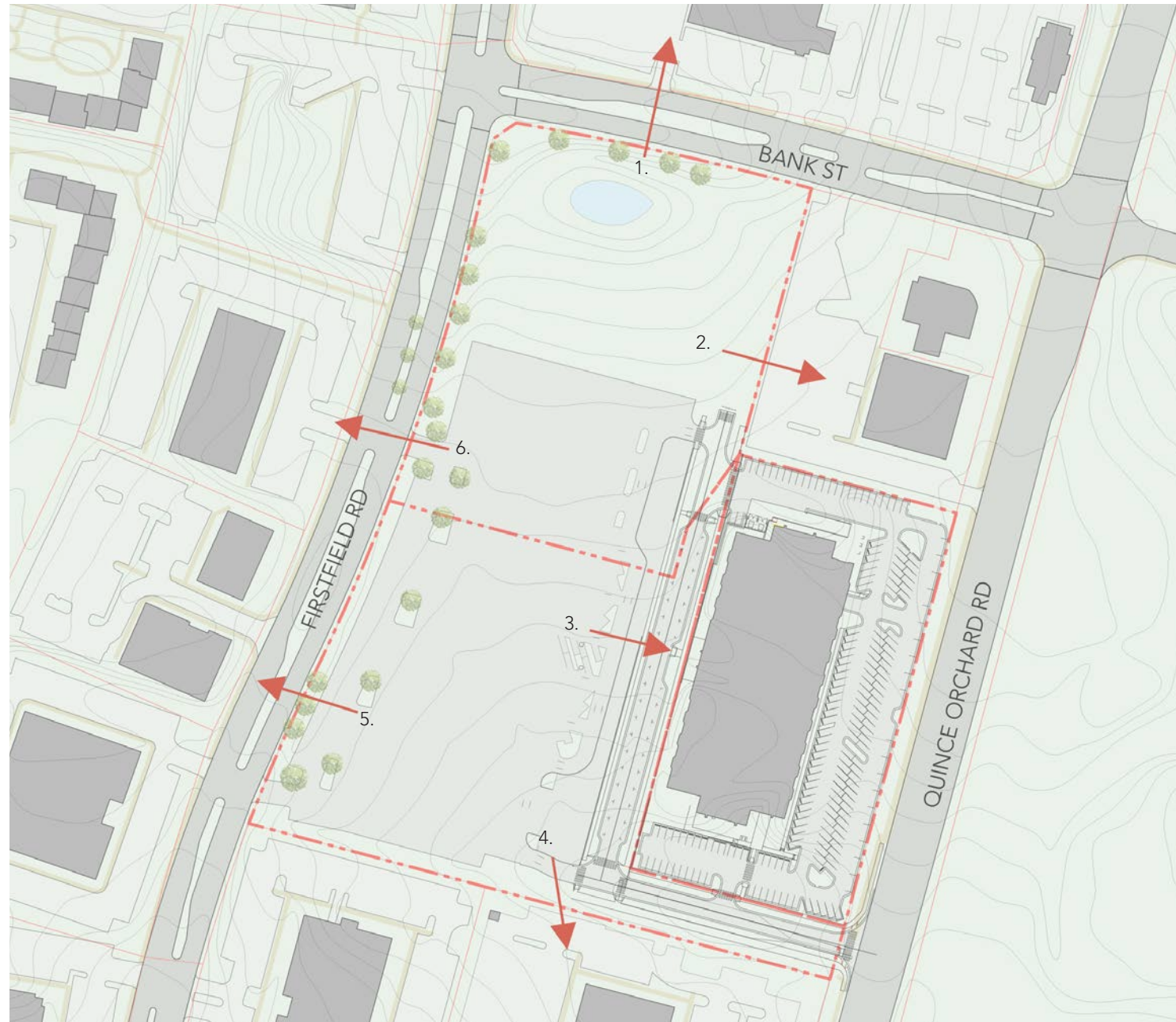
AREA CONTEXT



The site is situated in Gaithersburg, Maryland, about 27 miles outside of Washington, DC. The site is located within the Quince Orchard Business Park, at the nexus of two major thoroughfares, Route 124 (Quince Orchard Road) and 119 (Great Seneca Highway).

To the southwest is the Kentlands, a mixed-use neighborhood developed in the late 1980s and to the northeast are the National Institute of Standards and Technology (NIST) and the National Geographic Society campuses. A bus line connects the site to Shady Grove station the Metro Rail Red Line and MARC Brunswick Commuter Rail Line can be accessed.

NEIGHBORHOOD OVERVIEW

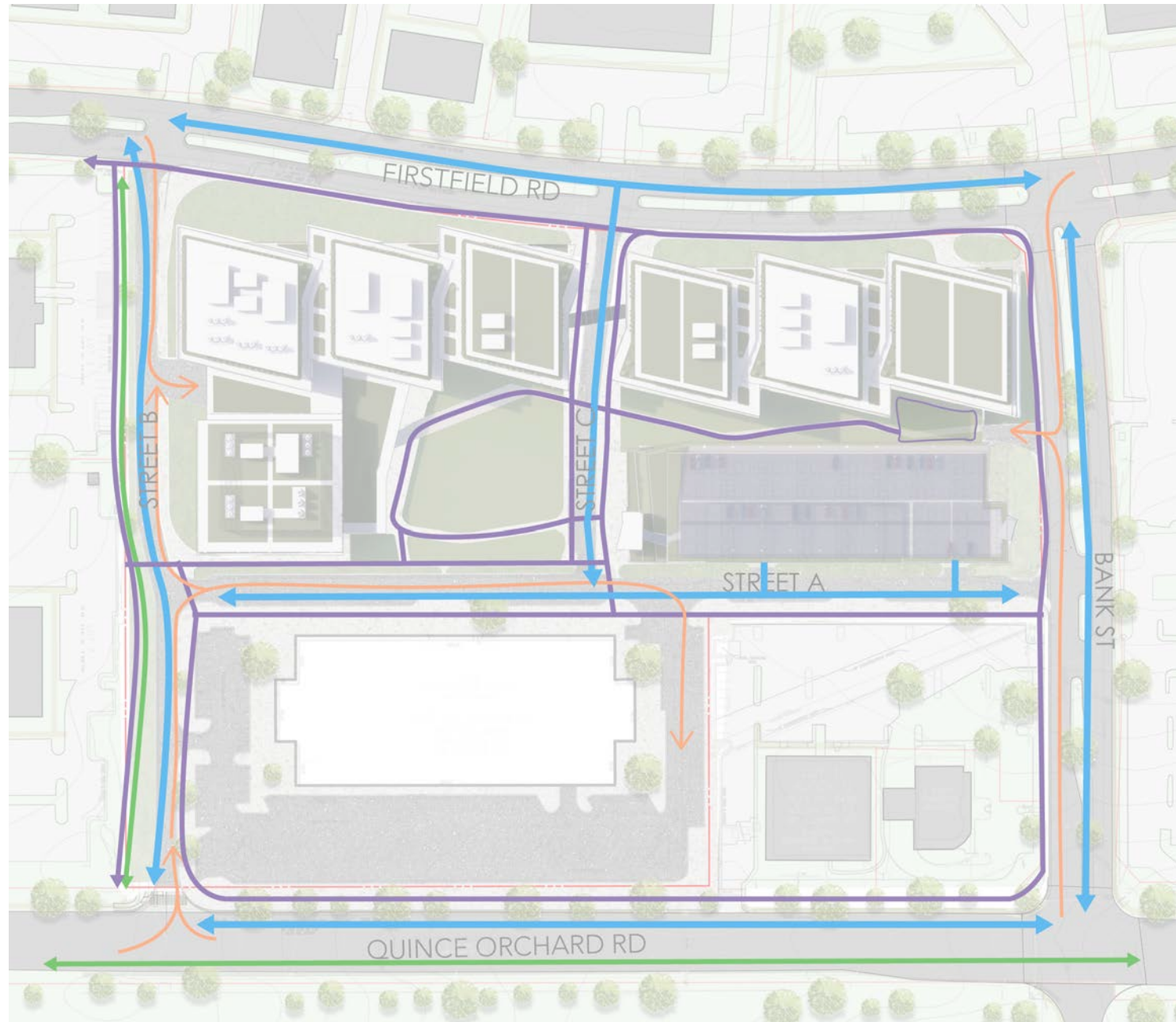


The proposed development will include buildings that are 4-7 stories. The major buildings shall face Firstfield Road, with building entrances facing the internal drive/plaza that connects to the open space in the campus. The buildings along Firstfield Road shall create visually pleasing massing that is appropriate for a biotech company with manufacturing, research, and office functions.

The outdoor areas of the campus will include a significant open space for circulation, employee gatherings, and small intimate areas for repose and rejuvenation. Back-of-house facilities, such as loading docks and light manufacturing are strategically integrated into the campus to be convenient for servicing and vehicular access, but not accessed directly from Firstfield Road frontage.



CIRCULATION PATTERNS



The backbone of the campus vehicular circulation will be a grid of private streets. Street A will function as the central street connecting the adjacent sketch plan blocks 1 & 3 with the Novavax Campus on Block 2. Together with Street B, the district will be connected for pedestrians, bicycles, and vehicles to Quince Orchard, Firstfield Road and Bank Street which connect to the broader reaching transportation corridors in all directions.

Street C transitions to a Shared Street along the Quad open space opposite of the garage and Visitor Center. Street C is the nucleus for pedestrian movement throughout the Campus and Sketch Plan blocks.

- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION
- SERVICE ACCESS
- BICYCLE CIRCULATION

02 ARCHITECTURE

This section defines the quality of architecture that will be appropriate for this development. The buildings in general shall be appropriate for a global biotech company.

GENERAL ARCHITECTURE GUIDELINES

01 SCALE & MASSING



The building massing shall be scaled to promote a building that fits into the scale of the neighborhood of mid-size buildings. The building massing and facades shall be articulated such that the overall experience via interplay of light & shadow, opaque vs. transparent surfaces, texture and depth is elevated in terms of quality. The scale of the buildings fits within the community.

02 DISTINCTIVE ARCHITECTURE



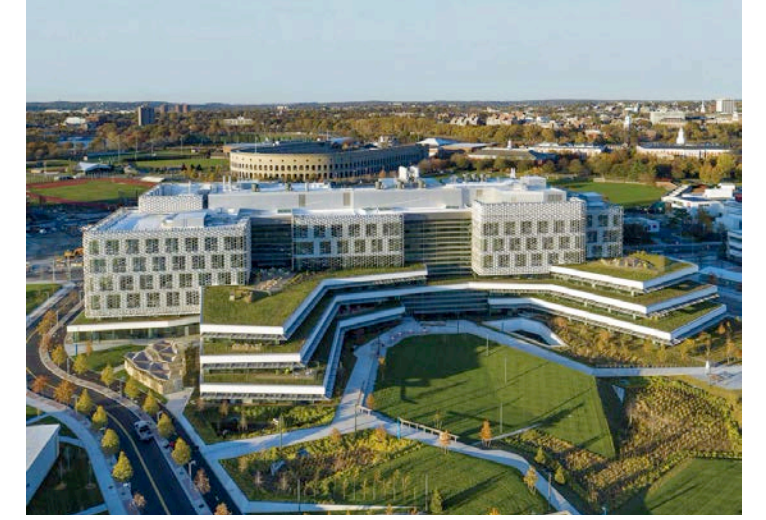
Building architecture and elevations shall express a more contemporary design, distinctive architectural forms. A balance of clean and modern aesthetics with occupant-centered design will reflect innovation at pedestrian and campus level. A sensitivity to timeless design and unobtrusive beauty, rooted in modern aesthetic ideals will be applied to the overall project palette.

03 COLOR & MATERIALS



Durable, sustainable and innovative materials that integrate with the overall aesthetics shall be used. Glazing shall be high-performance, and facades shall be shaded where required to enhance energy savings. Color of buildings shall be complementary across the Campus.

04 OPEN SPACES



The heart of the campus shall have a central campus green area capable of being programmed for various functions or as a place of professional refuge, collaboration, occupant wellness, or social gathering. A network of landscape and hardscape spaces will be designed to unify the campus, context, and occupant experience.

GENERAL ARCHITECTURE GUIDELINES, CONT'D

05

ART AND SCULPTURE



Art and Sculptures to be located strategically along pedestrian walkways and areas to create an enriched and diverse user experience. Final locations to be determined; however, the artwork will not impede sidewalks and pedestrian circulation

06

PARKING GARAGE



The façade of the parking garage facing public streets shall be upgraded compared to the façade of the parking garage that are visible from internal roads that are less visible to the public. Street facing facades of the garage shall be activated by landscaping, textured surfaces, or banners that reflect the modern aesthetic of the development.

07

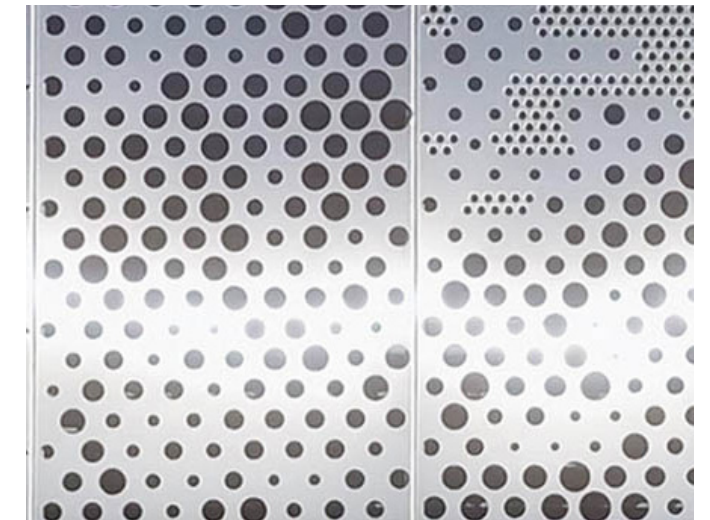
LOADING AREAS



The loading areas shall not face Firstfield Road but are allowed access from Bank Street and internal Street B on the southern edge of the campus. Loading docks shall be adequately sized and have doors that provide connection to the building interior. Loading dock bays will include visually enhanced operable service doors that integrate with the architecture of the overall building.

08

EQUIPMENT SCREENS



Mitigate the visual impact of equipment and other utilities that are visually obtrusive. Exposed equipment viewed from public streets will be visually screened using materials of similar quality of the adjacent developments or landscaping that provides access to utility providers.

ENCOURAGED MATERIALS

WHITE BRICK



EXTERIOR GLAZING



ARCHITECTURAL CONCRETE



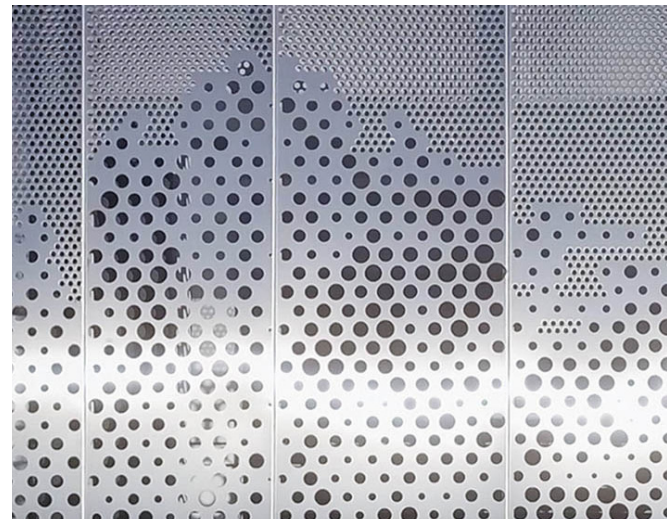
COLORED GLASS



PANEL SYSTEM



PERFORATED METAL PANELS



PROHIBITED MATERIALS

- EFIS
- Exposed CMU Blocks
- Vinyl Panels
- Long facades without vertical and/or horizontal articulation.
- Base elements or long expanses that offer little relief to passersby.
- Exposed concrete prohibited on Office, R&D, and Light MFG buildings

SIGNAGE GUIDELINES

The purpose of the signage guidelines is to provide a comprehensive signage plan for the personality and technical qualities of building and site signage that will be integrated into the overall architectural scheme. These guidelines touch upon several categories such as Building Signs, Commercial Tenant Signs, Monument Signs, Address signs, and Project Identification Signs.

Signage plays a crucial role in reflecting the architectural character of the building and occupant culture, while simultaneously contributing to the overall safety and security of the buildings contained on site.

The coordination of building signs with the ownership team and the project architect enables optimal design integration into the built environment and a successful connection to the overall scheme.

Please note that any signage not directly illustrated within these guidelines will be regulated by the City's Signage Ordinance.

The total allowable area of signs on the multi-building 9.66-acre campus on Block 2 under the Comprehensive Sign Plan is 5900 square feet.

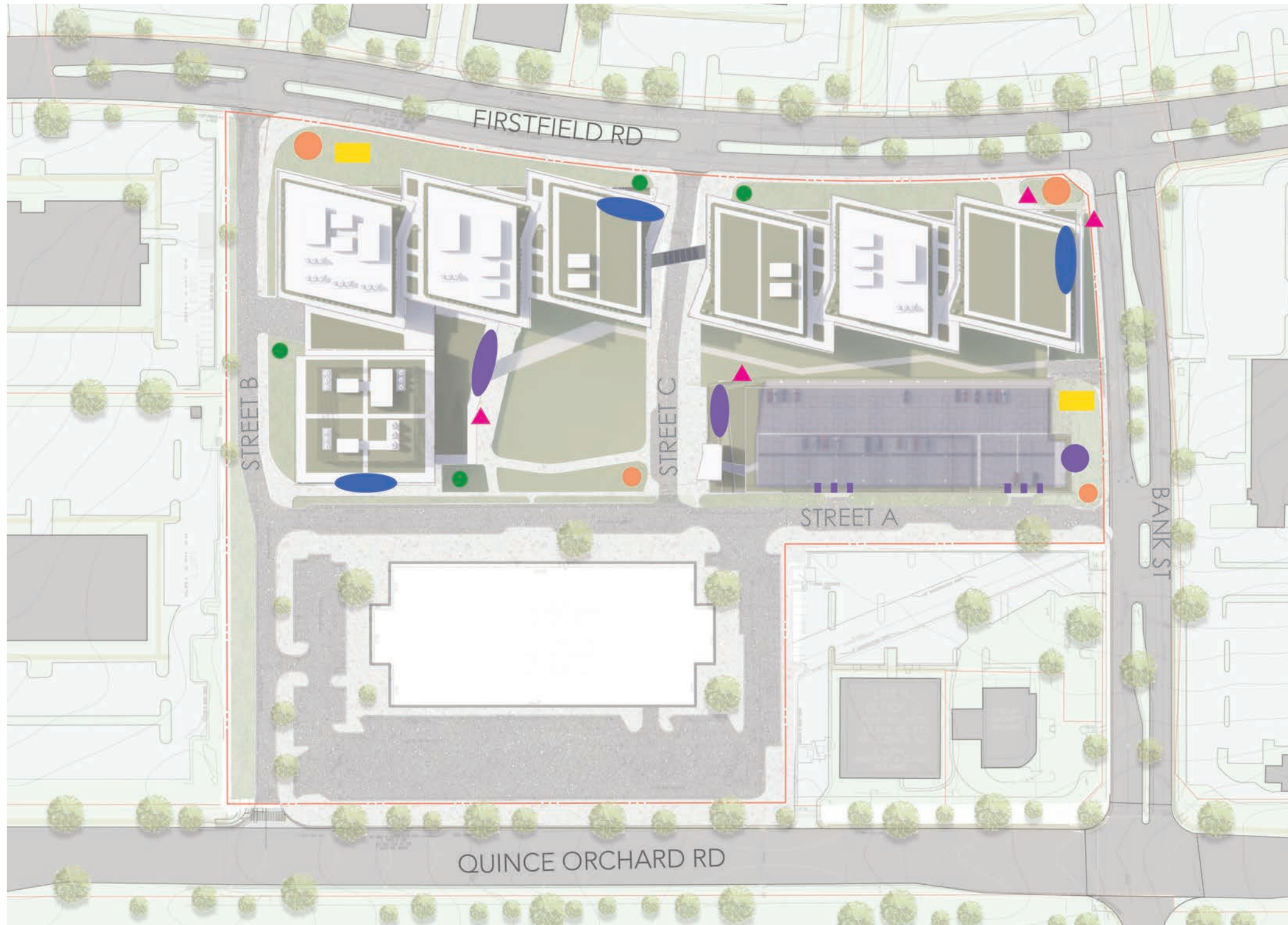
The Comprehensive Sign Plan is intended to supersede the City sign regulations where the identified signs differ. Additional or modified signs from the Comprehensive Sign Plan may be approved by the Planning Commission at Final Site Plan at the request of the applicant provided the signs meet the design intent of the Comprehensive Sign Plan.

Maximum individual sign area and maximum façade coverage regulations do not apply and are governed by the Comprehensive Sign Plan in these Design Guidelines

ILLUMINATION

Any lighting element used to illuminate a sign must be placed to ensure the brightness and intensity is not adversely affecting the surrounding premises. The illumination intensity must not be overwhelming that it affects pedestrians or vehicle operators within the circulation premises of the site.

Internally illuminated box signs are not permitted. Letters and logos will be halo-illuminated or face-illuminated.



- PRIMARY BUILDING SIGN
- SECONDARY BUILDING SIGN
- MONUMENT SIGN
- ADDRESS
- ▲ COMMERCIAL SIGNAGE
- PROJECT IDENTIFICATION SIGNAGE

Note: Signage locations shown are approximate, minor location adjustments are permitted per this sign package.

PRIMARY SIGNAGE

For North Building, South Building, and Annex Building

The primary building signs may be located at the intersection of Firstfield Road & Street C, Firstfield Road & Bank St, and Street B & Street A. These elements will mark the entrances to Novavax Campus.

Materiality used in the signage will match that used in the building; masonry, concrete, metal, and/or glass to create a harmonious palette reflecting elements of the building design, tying the composition together. The sign shall be halo-illuminated.

Number: Three

Primary signage maximum size: 5'-0"-7'-0" tall and 35'-0"-50'-0" long each.

Location: Top of building wall

Primary signage maximum approximate depth should not exceed 1/4 the height of the overall sign, final depth dimensions are subject to final engineering.



SECONDARY SIGNAGE

For Parking Garage and Accessory Uses

The secondary building and banner signs at the parking structure will be located at the North and East facades, and shall be visually consistent with the elements found throughout Novavax Campus.

Optional banners lining the East side above the vehicular entries of the parking structure add color and vibrancy, to support the world mission of Novavax. The banners can be changeable and used as promoters for special events or new discoveries reached by Novavax. These graphic elements act as an opportunity to celebrate the culture of Novavax.

These elements may be affixed to the parking structure walls. The developer and/or management company will be responsible for the maintenance, removal and installation of these banners.

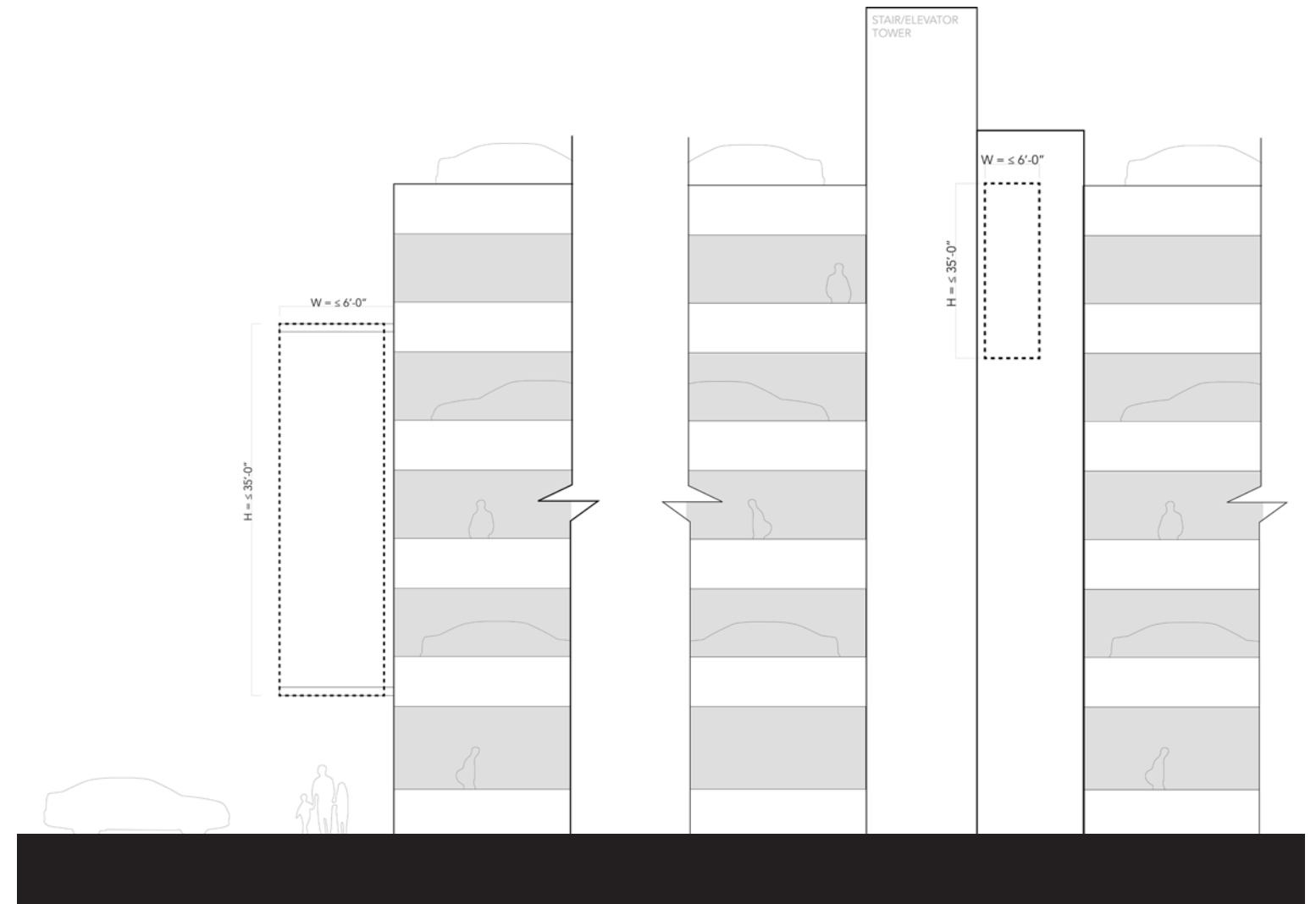
Garage banners can extend from face of garage by 6'-6" and can overhang any adjoining private sidewalk, landscaping, cross lot lines with adjoining owners' permission, and/or private street provided banners are at or above the second level. Banners may not overhang public rights-of-way.

Secondary sign maximum sizes:

- Parking garage sign: 6'-0" wide x 35'-0" height; Number: 1 maximum
- Visitor Center: 3'-0" Height x 30'-0" Length; Number: 1 maximum
- Amenities Annex: 3'-0" Height x 30'-0" Length; Number: 1 maximum
- Parking Garage Banners: 35'-0" Height x 6'-0" wide; Number: 6 maximum
- Other Significant Accessory Uses: 3'-0" Height x 30'-0" Length; Number: Up to 3 maximum

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SECONDARY SIGNAGE

One secondary building sign will be located at each of the ancillary spaces and Visitor Center, and shall be visually consistent with the elements found throughout Novavax Campus.

Location:

- Visitor Center; Number: 1 Maximum
- Amenities Annex; Number: 1 Maximum
- Garage Accessory Use; Number: 1 Maximum
- Other Accessory Use; Number: Up to 2 Maximum

The maximum size of Secondary building signage shall be 3'-0" tall by 30'-0" wide.

COMMERCIAL SIGNAGE

Commercial building signs for retail and service tenant spaces will be located at the storefront locations within the Campus.

Signage for individual businesses will be visually and materially consistent with the elements found throughout Novavax Campus. Commercial signage is optional on the exterior of the building. Internal illumination is not permitted on all types of Commercial building signs.

Location:

- At tenant space entrances or where building tenant spaces are located

Maximum size of Commercial building signage for individual tenant spaces shall be 2'-0" tall by 20'-0" wide.

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MONUMENT SIGNAGE

The monument building signs are located at the intersections of 1) Firstfield & Bank Street, 2) Firstfield Rd & Street B, 3) Street A & Street C, 4) Street A & Bank Street; and will mark the entrances to Novavax Campus at a pedestrian level. One additional location TBD.

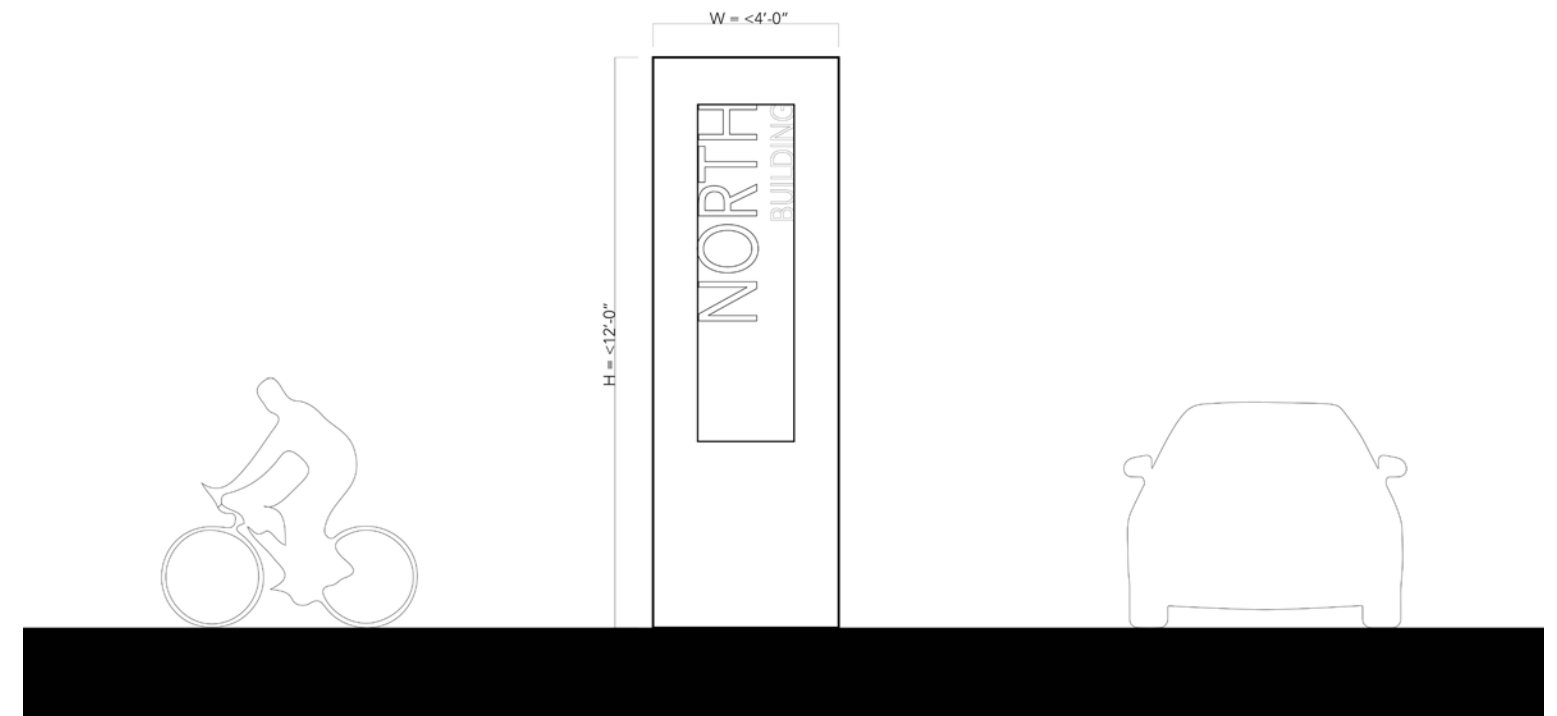
The monument signs shall be visually consistent with the elements found throughout Novavax Campus. The monument signs shall be used in conjunction with wayfinding/directional orientation, building identifying and other circulatory and site signage elements where necessary.

The monument sign near the Visitor's Center and at the intersection of Street A and Street C will act as a pedestrian oriented campus directory.

Maximum size of Monument signage shall be 4'-0" wide by 12'-0" tall.

Two-sided.

Number: Up to 5 Maximum



BUILDING IDENTIFICATION SIGNAGE

The Building Identification/Address Signs will be located at the i) North building at Firstfield Road; ii) South building at Firstfield Road; iii) Manufacturing Annex on Street B, iv) as needed - for quick locational identification of building in multi-building campus, such as address #, North, South, or similar.

The intent of these signs are to quickly and easily identify the building which is the destination for a visitor using a similar element in place along Firstfield Road where the building number for the various sites are prominently displayed at the first floor or above for quick identification and orientation.

The maximum size of the Building Identification Signs shall be 50 sf.

PROJECT IDENTIFICATION SIGNAGE

Up to three, freestanding Project Identification Signs may be located on Block 2. Alternatively, project signage may be attached to construction fencing.

The purpose of project signage is to announce the Novavax Campus and future buildings prior to start and completion of the build out of the Novavax Campus. The project signage may be installed upon approval of the Schematic Development Plan.

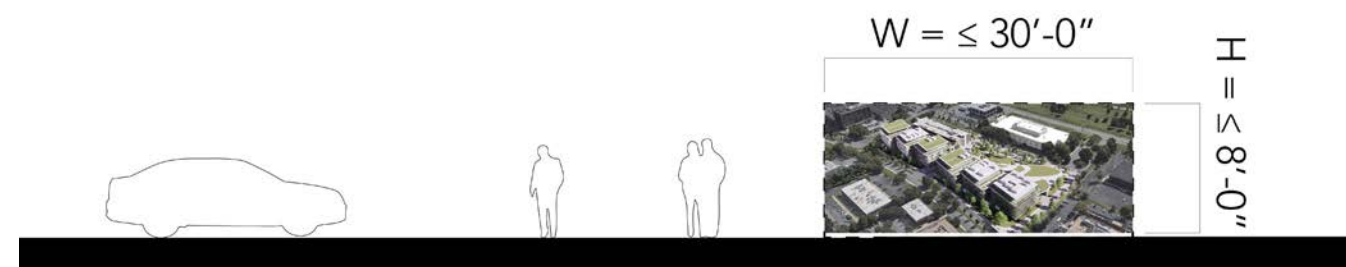
The project signage may include text and images. The project signage are deemed as permanent signs, but will be removed upon buildout of all buildings on Block 2, approved by the Schematic Development Plan.

Locations:

- Facing public streets; Number: 3 Maximum

Maximum Height: Top of Project sign shall not be higher than 15'-0" above grade.

The maximum size of each Project Sign is 8'-0" tall by 30'-0" long.



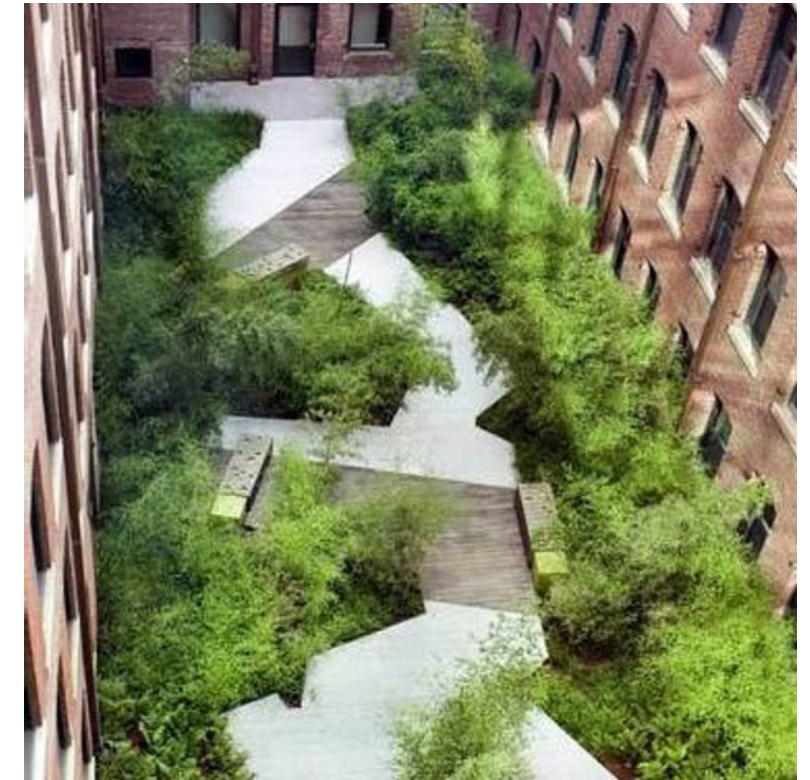
03 SITE DESIGN

The section will explore the primary open spaces for circulation, employee gatherings, and small intimate areas for repose and rejuvenation.

DESIGN INTENT

The Novavax Campus is comprised of a new above grade parking garage with integrated visitor center and two new state-of-the-art buildings fronting onto Firstfield Road. The site design seeks to unify the building collection with Blocks 1 and 3 of the Sketch Plan by introducing an expansive central green space – the “Quad”, to serve as the heart of the campus for employees and visitors to engage in lunchtime dining; special events; passive recreation and to be immersed in the campus gardens. The central lawn space, amenities building terrace, and visitor center plaza all contribute to the activation of the Quad with pedestrian walkways connecting all the buildings and facilities of the Novavax Campus and the Sketch Plan Blocks.

The site’s streetscapes are designed to provide tree-lined streets and pedestrian walkways that connect to adjacent public streets and neighborhood services. Design of the site’s front yards also incorporates bio-filtration gardens and other plantings that offer a lush green setting for the campus buildings.



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GENERAL GUIDELINES - PAVING

Sidewalks

- Sidewalks will be paved with scored concrete.
- Pedestrian pavements will be 4" thick on base to accommodate foot/bike traffic.
- Minimum width for sidewalks is 5 feet. Sidewalks will be designed with a $\leq 5\%$ grade and a 2% cross-slope.

Campus Pathways

- Campus pathways will be paved with scored concrete and special pavements
- Pedestrian pavements will be 4" thick on base to accommodate foot/bike traffic.
- Minimum width for pathways is 4 feet. Pathways will be designed with a $\leq 5\%$ grade and a 2% cross-slope.

The Quad, Shared Street C and Plaza

- Pavements within the Quad will be paved with a combination of concrete pavements and specialty pavements that compliment the campus aesthetic.
- Shared Street C will include specialty pavements to denote the shared street shared uses. Material selections will distinguish pedestrian-only spaces and crossings from the shared space.

- The Quad is intended to host special events held by Novavax that may include food trucks and other vehicular movements for event operations. All paving where these events may occur will be engineered for vehicular traffic.

Roads and Parking

- Roads and parking shall be in conformance with city code unless a road code waiver is approved.

GENERAL GUIDELINES - PLANTING

Street Trees

- Tree selection will be limited to species that can survive the harsh conditions of the street (reflective heat, limited water, applications of roadside salt, pollution and exhaust from traffic, etc.)
- Tree selection is based on street width, primary use, and available soil volume. A diverse selection of trees is ideal. This will prevent monoculture and provide year-long interest.
- Tree location will be dictated by species and will be spaced between 30' to 40' on center.
- Choosing tree species with an appropriate canopy height is critical. A vertical clearance of 8 feet is required above sidewalks and 14 feet above roadways.

Campus Planting

- Planting throughout the campus will include a diverse range of types and species that provide year-round interest.

- To the extent possible, regional and indigenous species and cultivars thereof are to be integrated into the planting designs.

Bioretention Planting

- Selected plant species will not require irrigation after establishment and will be tolerant of inundation during rain events. Appropriately selected vegetation can improve infiltration functions.

GENERAL GUIDELINES - SITE FURNISHINGS

Street Lighting

- Street lights will provide safe illumination of vehicular circulation routes, and will meet DPW and industry standards.
- Street lights will be styled to match building aesthetic as well as City standards.

Campus Lighting

- Campus lights will be incorporated to provide safe pedestrian scaled lighting for safe circulation throughout the site.
- Campus lights will be styled to match campus aesthetic.

Trash and Recycling Receptacles

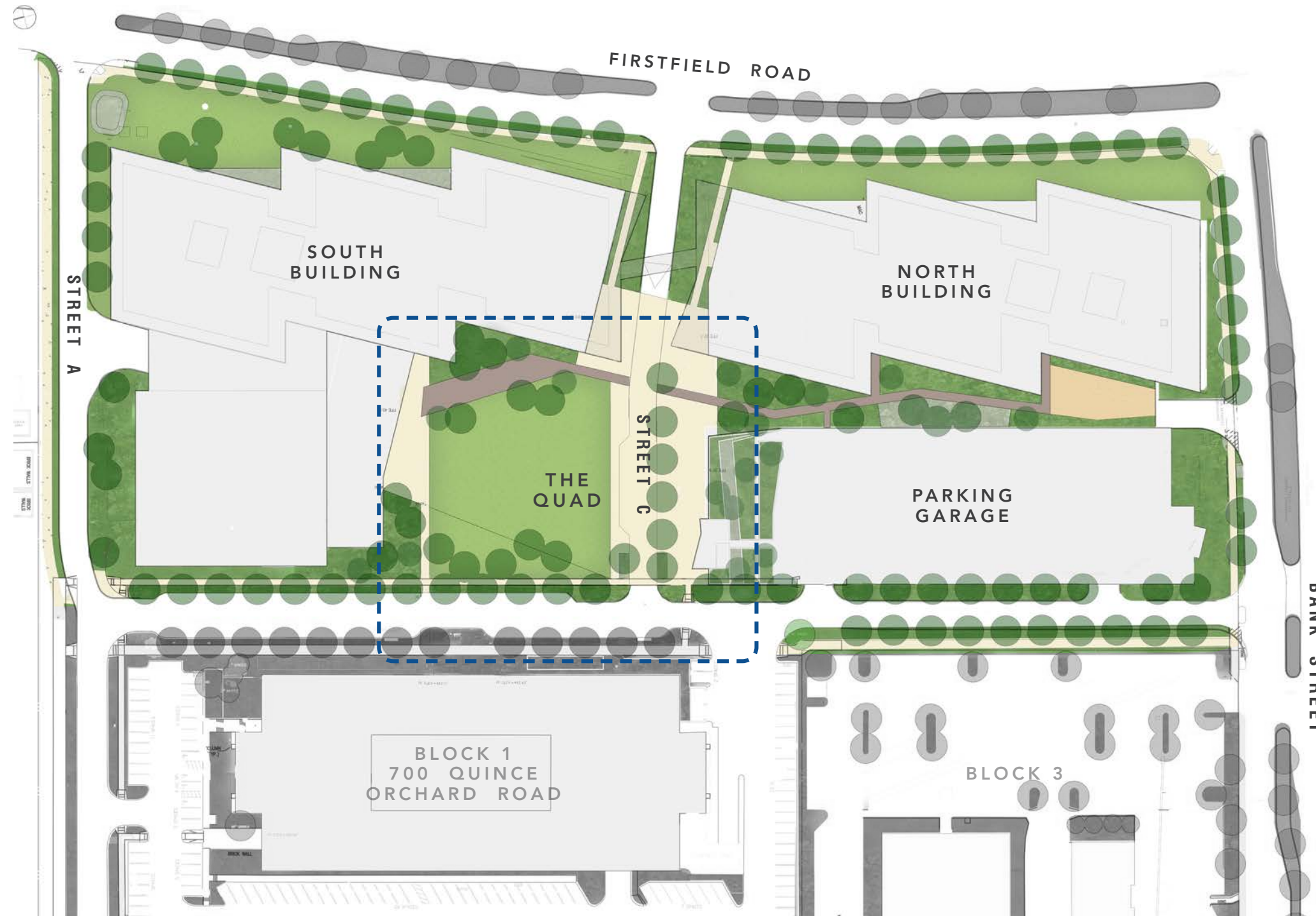
- Trash and recycling receptacles will be easily accessible and conveniently located. Receptacles will be located near amenities and along pedestrian routes as needed.

- Receptacles will complement site furnishings and be styled to match campus aesthetic.

Seating

- Various seating elements will be incorporated throughout the site to provide a range of seating opportunities and experiences.
- Seating elements will be styled to match campus aesthetic.

CAMPUS DIAGRAM

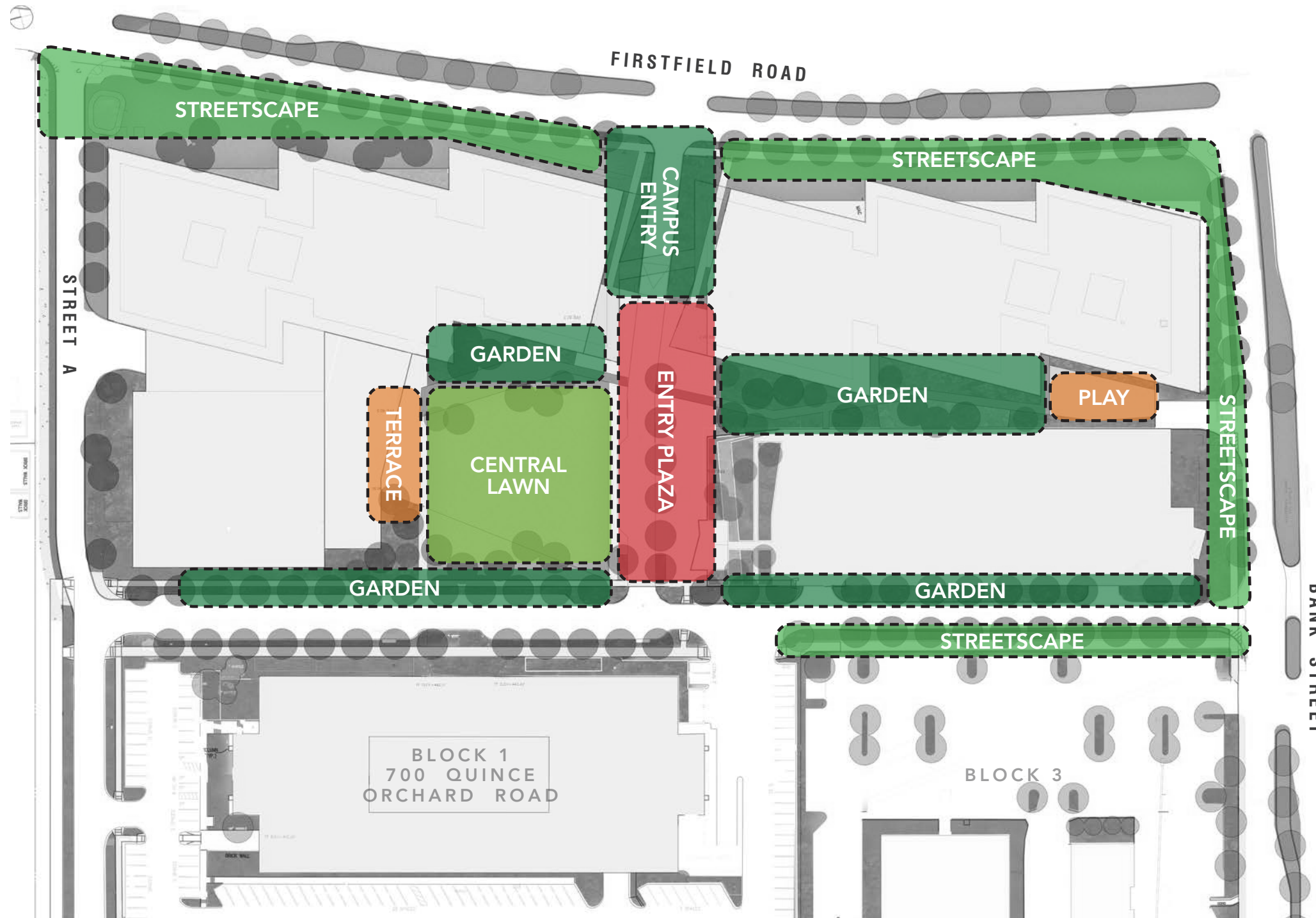


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OPEN SPACE DIAGRAM



ENTRY PLAZA VIEWS

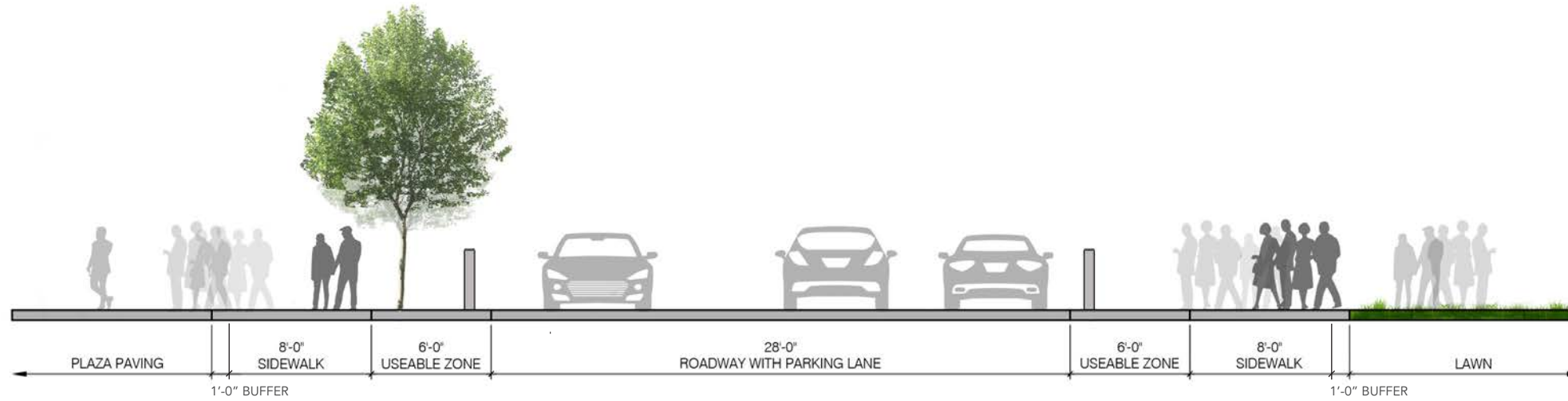


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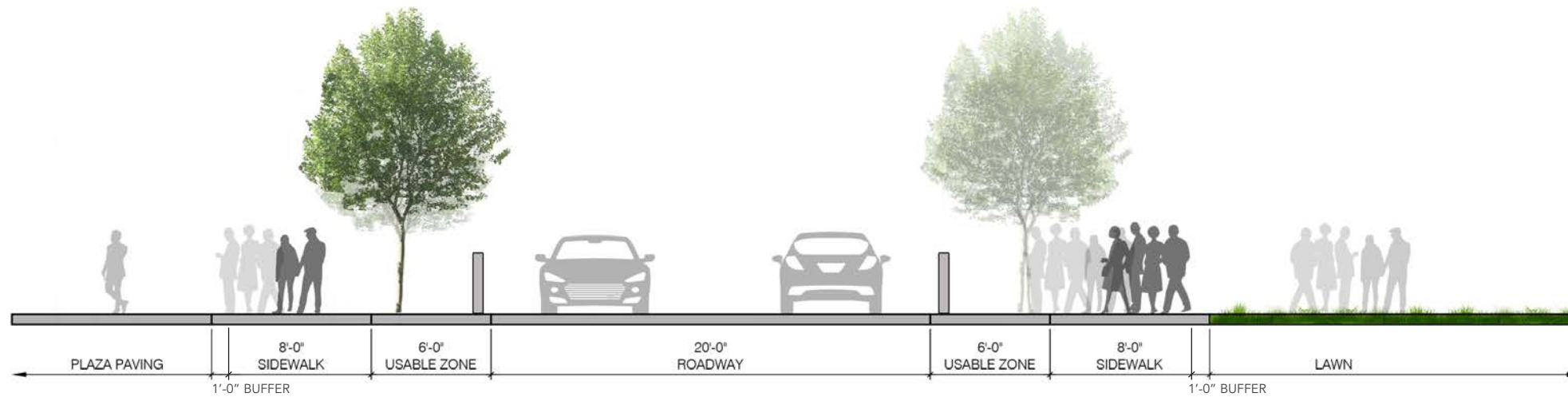


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SHARED STREET C SECTIONS



SECTION 'A'



SECTION 'B'



PLANT PALETTE

Note: Plant species selections identified are shown to illustrate design intent only. Refinements to the planting design and final selection of all plant materials consistent with the species shown shall be developed during detailed design phases of work and are subject to review and approval by Owner and City of Gaithersburg.

STREET TREES

- Red Maple
- Honey Locust (thornless)
- Willow Oak
- Red Oak
- Littleleaf Linden
- Hop Hornbeam



Red Maple



Honey Locust



Willow Oak



Red Oak



Littleleaf Linden



Hop Hornbeam

SHADE TREES

Any of the street tree species, plus:

- White Oak
- American Linden
- Hackberry
- Pin Oak
- Hickory
- Beech



White Oak



American Linden



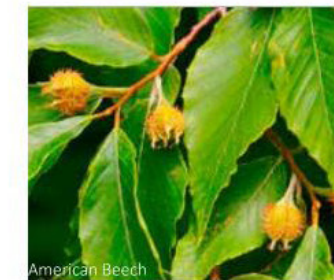
Hackberry



Pin Oak



Hickory



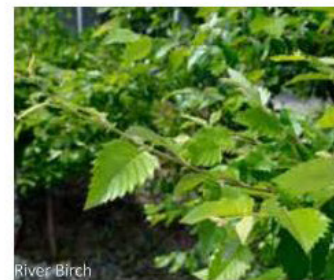
American Beech

UNDERSTORY & ORNAMENTAL TREES

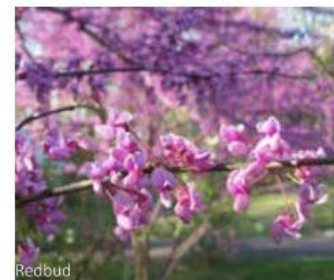
- Serviceberry
- River Birch
- Redbud
- Kousa Dogwood
- Hawthorn
- Sourwood
- Star Magnolia



Serviceberry



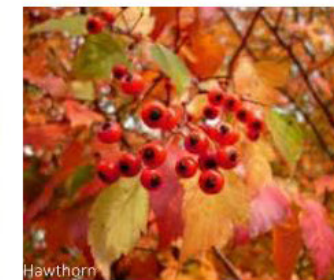
River Birch



Redbud



Dogwood



Hawthorn



Sourwood

EVERGREEN TREES

- Eastern Red Cedar
- Southern Magnolia
- Virginia Pine
- American Holly
- Norway Spruce
- Deodar Cedar



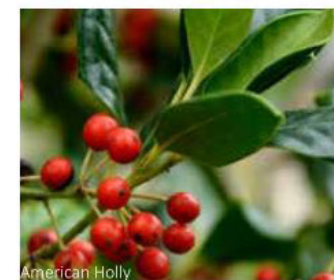
Eastern Red Cedar



Southern Magnolia



Virginia Pine



American Holly



Norway Spruce



Deodar Cedar

PLANT PALETTE

Note: Plant species selections identified are shown to illustrate design intent only. Refinements to the planting design and final selection of all plant materials consistent with the species shown shall be developed during detailed design phases of work and are subject to review and approval by Owner and City of Gaithersburg.

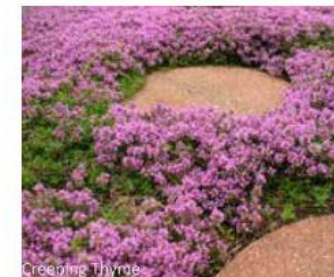
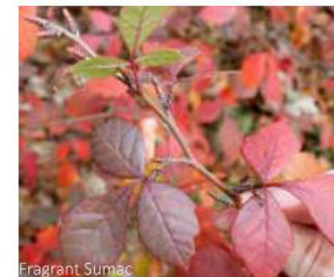
SHRUBS

- Summersweet
- Dwarf Fothergilla
- Azalea
- Viburnum
- Red Twig Dogwood
- Hydrangea
- Inkberry



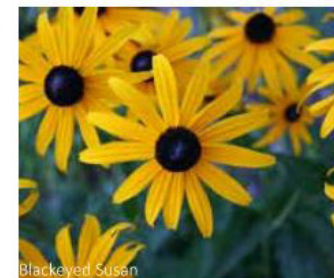
GROUND COVERS

- Sweet Fern
- Creeping Phlox
- Bearberry
- Fragrant Sumac
- Creeping Thyme
- Wild Ginger



PERENNIALS & GRASSES

- Pink Muhly Grass
- Switchgrass
- Little Bluestem
- Blackeyed Susans
- Blazing Star
- Arkansas Bluestar



ANNUALS & BULBS

- Daffodils
- Crocus
- Alliums
- Poker plant
- Gerbera Daisy
- Impatiens

