

RESOLUTION NO. R-48-25

RESOLUTION OF THE MAYOR AND CITY COUNCIL GRANTING APPROVAL OF AMENDMENT TO SCHEMATIC DEVELOPMENT PLAN ASDP-9990-2024, FOR PROPERTY LOCATED AT 200 ORCHARD RIDGE DRIVE, PART OF LOT 9, THE "RIDGES" SECTION OF ASTRAZENECA FOR APPROXIMATELY 7,988 SQUARE FOOT BUILDING ADDITION AND ASSOCIATED SITE WORK IN THE MIXED USE DEVELOPMENT (MXD) ZONE

ASDP-9990-2024

OPINION

Amendment to Schematic Development Plan ("ASDP") Application ASDP-9990-2024 ("Application") for the property located at 200 Orchard Ridge Drive, a portion of Lot 9 consisting of approximately 30.78 acres of land zoned Mixed Use Development (MXD) ("Subject Property"), has come before the Mayor and City Council for approval. The City Council's authority in this matter is pursuant to § 24-12.5(H)(2)(c) of the City of Gaithersburg Zoning Ordinance (Chapter 24 of the City Code), which authorizes the City Council to approve amendments to schematic development plans after the Planning Commission public hearing and recommendation, not later than forty-five (45) days after receipt of the commission's recommendation. Applications that increase nonresidential gross floor area by more than 10 percent or five thousand (5,000) square feet, whichever is less, are subject to an Amendment to Schematic Development Plan.

The subject ASDP involves building additions and site work specifically related to 200 Orchard Ridge Drive, part of Lot 9. The Application was submitted to the City Planning and Code Administration on December 20, 2024, and designated as ASDP-9990-2024.

OPERATIVE FACTS

A. Background

Medimmune (now AstraZeneca), beginning in 2002, began purchasing the parcels comprising the Quince Orchard Corporate Park. After bringing all the parcels (totaling 62.6 acres) under ownership, () Medimmune explored options with the City to further expand through a sixth annexation (amendment to the Annexation Agreement for Annexation X-129 ("Sixth Amendment") in order to create a corporate campus. The Mayor and City Council approved the Sixth Amendment on March 8, 2013. The Sixth 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 Mayor and City Council approved Schematic Development Plan, SDP-7059-2015 (“SDP”) on October 19, 2015, by Resolution R-82-15 for a 1,402-space structured parking facility (Garage “C”)¹. As part of the SDP, two properties, with addresses at 1 Medimmune Way and 200 Orchard Ridge Drive, were consolidated into one lot, identified as Lot 9. The current ASDP application is an Amendment to the SDP, SDP-7059-2015.

B. Current Application

On December 20, 2024, Dylan Macro, Macris, Hendricks & Glascock PA, on behalf of Hannah Williams, AstraZeneca, (“Applicant”) submitted the Application to construct three building additions totaling 7,988 square feet and site improvements at 200 Orchard Ridge Drive. Specifically, the plan reorients the main vehicular entrance for the building at 200 Orchard Ridge from the northeast to the southwest side of the building and relocates the loading area to the northwest from the southwest side of the building. The plan to reorient the vehicular entrances is the first phase of a broader program aimed at enhancing overall pedestrian connectivity from 200 Orchard Ridge to the rest of the AstraZeneca campus, upgrading outdoor social spaces through a hardscape and native planting program and supporting the parking while beautifying the landscape.

The proposed plan consists of the following three building additions and additional site changes:

- The 6,711 square foot main entrance addition which reorients the main vehicular entrance from the northeast side of the building to the southwest side of the building. The addition is three stories and includes an atrium, new vestibule and egress stair.
- The 876 square foot campus connector addition, consisting of a one-story vestibule addition on the east side of the building, designed to enable circulation to an adjacent building and the AstraZeneca campus.
- The grotto overlook, which is a 2-story addition on levels two and three of the northeast side of the building intended to modernize the architecture of an existing bend in the building. The building footprint in this location is actually reduced by 297 square feet on level one while adding 698 square feet on levels two and three.
- A new loading area on the northwest side of the site and minor modifications to the surface parking lot are included as part of the proposed plan.
- Tree removal variance for one specimen tree (32-inch pin oak)

¹ The final number of parking spaces approved for Garage C under SP-7160-2016 was 964 spaces in Phase 1 and 379 spaces in Phase 2. To date, only Phase 1 has been completed.

A public hearing was held on Wednesday, August 6, 2025, before the Planning Commission pursuant to § 24-12.5(H)(2)(c) of the City Code. Notice of the public hearing was posted on the City of Gaithersburg website on July 22, 2025, and the property was properly posted and notices sent to surrounding property owners and occupants. During the public hearing, nineteen (19) exhibits were presented, including the Applicant's statement and proposed ASDP. There was no public written statement or oral testimony provided. Subjects discussed by the Planning Commission during the course of the hearing included the reorientation of vehicular and pedestrian circulation and the phasing of future site work.

At the conclusion of the public hearing, the Planning Commission closed the record. The Planning Commission reviewed the application and based upon their review and the evidence of record, their discussion, and the required findings presented in the Staff Analysis, the Planning Commission found the Application to be in conformance with the MXD Zone standards. Consequently, the Planning Commission recommended approval of the Application to the Mayor and City Council with one condition:

1. Applicant must submit revised plans to address Staff outstanding comments related to site plan cleanup, prior to final signature of the plans.

C. Evaluation and Findings

The City Council, upon careful review of the evidence of record, agrees with the findings, conclusions, and the recommendation of approval for the ASDP-by City Staff and the Planning Commission. The Mayor and City Council finds those recommendations to be well reasoned and adopts and incorporates their findings as part of this action. The City Council further agrees that the procedures governing the application of the MXD Zone and approvals necessary to seek building and/or use and occupancy permits are subject to a multi-step process and that this approval is only one of several steps of the permit process.

Furthermore, the Mayor and City Council finds from the evidence presented that the application for ASDP-9990-2024, as currently amended, fulfills the findings required under § 24-12.5(F)(1) of the Zoning Ordinance (Chapter 24 of the City Code):

(a) The plan is substantially in accord with the approved sketch plan:

The plan is substantially in accord with the approved sketch plan as contained in the Sixth Amendment. Under Section 5 of the Sixth Amendment, the City acknowledged that the concept plan constitutes an approved sketch plan. The sketch plan specified that the Property be used for office/lab uses and allows for 1,200,000 to 2,100,000 square feet of office/lab uses within buildings 4-9 stories in height. The proposed plan will provide a total of 826,450 square feet of office/lab spaces. Therefore, the plan is substantially in accord with the approved sketch plan.

(b) The plan meets or accomplishes: (a) purposes and objectives of zone; (b) the minimum location and development requirements; and (c) the minimum open area requirements:

- The Application proposed three building additions in conformance with the approved Sketch Plan.
- The Application proposed building additions will be compatible and harmonious with AstraZeneca campus.
- The Application will provide AstraZeneca the opportunity to expand its offices and lab space to support investment in the campus and prepare for future growth.
- The Application will improve pedestrian connectivity on the campus by relocating the service area and making improvements to the existing parking lot.
- The Application encourages the efficient use of land by proposing additions to an existing building and making site improvements.

(c) The plan is in accord with the city master plan and any accompanying special condition or requirements contained in said master plan for the area under consideration:

The Application is in accord with and fulfills recommendations from the City's 2003 Master Plan. The 2003 Land Use Master Plan generally recommends retaining an Industrial-Research-Office land designation for the Ridges portion of the AstraZeneca campus and retaining the MXD zoning classification for the Property. The project is permitted in the MXD Zone. The AstraZeneca campus constitutes the primary office portion of the Quince Orchard Park mixed-use development. The project will contribute to the future success of the office use within the greater Quince Orchard Park development.

(d) The plan will be internally and externally compatible with existing and planned land uses in the MXD zoned area and adjacent areas:

The project will be internally and externally compatible with existing and planned land uses in the MXD zoned area and adjacent areas. The existing uses are not proposed to change and are externally compatible with surrounding uses. The proposed plans are designed to improve functionality, connectivity and accessibility.

(e) That existing or planned public facilities are adequate to service the proposed development contained in the plan:

This Application complies with the City's adequate public facilities requirements, as follows:

1. **Traffic Impacts** (§ 24-14.3) - The existing roadway network surrounding the Property and the internal vehicular and pedestrian circulation systems will operate in a safe, adequate, and efficient manner. The project complies with Section 10 (Payment for Transportation Network Improvements) from the Sixth Amendment. No payments are required because the project is within the allowable 138,518 square feet of new building area exempt from this provision. The project also complies with Section 11 of the Sixth Amendment which states that no further analysis, studies or conditions, other than those provided in paragraph 10 shall be or may be required to evaluate the adequacy of roads or transit. In addition, in accordance with the City of Gaithersburg Traffic Impact Study (TIS) Standards, the project would be eligible for an exemption to the TIS requirements, if the redevelopment results in no more than 30 peak hour vehicle trips. Based on a trip generation analysis for the proposed development, the project will result in a net increase of 8 AM peak hour trips and 7 PM peak hour trips. Therefore, in accordance with the City of Gaithersburg TIS Standards this application is not subject to TIS requirements.
2. **Schools** (§ 24-14.4) - The proposed Application is for office and lab uses and will have no impact on the school system. Therefore, the proposed development is exempt from the school test.
3. **Water and Sewer Services and Public Utilities** (§ 24-14.5) - The Subject Property is located within water category W-1 (public water available) and sewer category S-1 (public sewer available) and thus satisfies the requirements of § 24-14.3 for water and sewer services.
4. **Fire and Emergency Services** (§ 24-14.6) - The City's Adequate Public Facilities Ordinance (APFO) requires that any development project be served by at least two fire stations within a ten-minute response time. The Site is located within a ten-minute response time of the following fire stations: Station 8 (Gaithersburg), Station 22 (Germantown/Kingsview), Station 31 (Rockville) and Station 32 (Travilah). Therefore, the site complies with the requirements for adequate public facilities for emergency services.

- (f) That the plan, if approved, would reflect the goals and intent of the city's strategic plan.

Below are the relevant provisions from the City's 2022 Strategic Plan:

Economic Development and Redevelopment: Gaithersburg facilitates development and redevelopment opportunities that support and enhance the stability of the local economic base and provide residents with a wide array of employment and housing options.

8. Improve access and integration among employment nodes, residential area and amenities.
9. Develop Gaithersburg as a regional employment center that attracts and supports an array of entrepreneurial and established businesses from a variety of industries.
10. Implement strategies that encourage reinvestment in aging commercial and multi-family properties.

AstraZeneca is an employment node for the City of Gaithersburg and has continuously invested in its Gaithersburg facilities to provide the best setting for its employees so that they can succeed in investigating and developing new medicines. The plan will provide AstraZeneca the opportunity to expand its offices and lab space, support the campus to invest in infrastructure and improvements. The plan also allows AstraZeneca to prepare for future growth on campus.

The Applicant is also requesting a tree removal variance for one (1) specimen tree. Pursuant to Section 22-12(e) of the City Code, the Mayor and City Council considers a tree removal variance as part of the development plan. The Mayor and City Council finds from the evidence of record that the Application fulfills the findings required under Section 22- 12(c), as follows:

- (1) The enforcement of the prohibition of removing the specimen tree would mean reducing the development which would deprive the Applicant of the rights commonly enjoyed by others who are in similar areas that have many of the same features as the Subject Site. While the specimen tree will need to be removed, the Applicant proposes the preservation of all remaining specimen trees and all trees included in the existing Forest Conservation Plan.

- (2) The approval of the Tree Removal Variance will not confer on the Applicant a special privilege that would be denied for other applicants for the development for this Site, nor the surrounding land or building uses have any inherent characteristics that have created this particular need for a variance; and
- (3) The approval of the Tree Removal Variance will not violate state water quality standards or cause measurable degradation in the water quality. The inclusion of stormwater management facilities on site will control runoff throughout the Site.

AMENDMENT TO SCHEMATIC DEVELOPMENT PLAN ASDP-9990-2024

RESOLUTION

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Gaithersburg on the 2nd day of September 2025, being an application filed by Dylan Macro, Macris, Hendricks & Glascock PA, on behalf of Hannah Williams, AstraZeneca, requesting approval of Amendment to Schematic Development Plan, ASDP-9990-2024 is hereby approved subject to the following condition required of the applicant:

1. Applicant must submit revised plans to address Staff outstanding comments related to site plan cleanup, prior to final signature of the plans.

ADOPTED by the City Council this 2nd day of September, 2025.

Signed by:

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JUD ASHMAN, MAYOR and
President of the Council

THIS IS TO CERTIFY, that the foregoing Resolution was adopted by the City Council, in public meeting assembled on the 2nd day of September, 2025.

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Tanisha Briley, City Manager