

TAKOMA JUNCTION REDEVELOPMENT PROJECT
TENTATIVE DEVELOPMENT SCHEDULE – SUBJECT TO MODIFICATION

Updated August 6, 2018

DRAFT COMBINED PLAN

- Resolution approving Draft Combined Plan 07/25/2018

GROUND LEASE

- Date executed 08/01/2016
- Effective date 09/01/2018

REASONABLE ACCOMMODATIONS

- NDC and TPSS Co-op Mediation 05/2018 - 09/2018
- Takoma Park City Council TBD
 - Discussion of outcomes of mediation
 - Resolution providing comment on reasonable accommodations provision

FINAL COMBINED PLAN

- Pre-Submission Meetings 08/23/2018 – 09/19/2018
- Montgomery County Planning Department 09/25/2018 – 02/07/2019
 - Development Review Committee (DRC)
- Takoma Park City Council 02/07/2019 – 03/07/2019
 - Discussion of DRC modifications
 - Resolution providing comment to MC Planning Board
- Montgomery County Planning Board 03/07/2019 – 03/14/2019
 - Public Hearing
 - Resolution

ARCHITECTURAL REVIEW

- Takoma Park Façade Advisory Board
 - Design Consultation 04/10/2018
 - Advisory Design Review 07/16/2019
- Montgomery County Historic Preservation Commission
 - Design Consultation 07/09/2018 – 06/28/2019
 - Design Review - Historic Area Work Permit (HAWP) 06/28/2019 – 07/29/2019

PRIMARY TENANT SECURED

- Lease executed by Primary Tenant 07/11/2018*

** A request to extend this deadline to October 11, 2019 has been submitted by NDC. The City Council has taken no action on their request at this time.*

CONSTRUCTION AND FINANCING DOCUMENTS

- Construction financing / loan closing 10/04/2019 – 01/31/2020
- MC Department of Permitting Services - Building Permit 10/18/2019 – 02/06/2020
- Construction Performance Bond 02/18/2020
- Construction 02/20/2020 – 05/06/2021
- Tenant Build-Out 01/18/2021 – 08/03/2021

PROJECT UPDATES

- Quarterly Updates 09/01/2018 – 08/31/2021

Tentative Schedule - Updated 08/06/2018