

TAKOMA JUNCTION DEVELOPMENT AGREEMENT / GROUND LEASE
TENTATIVE DATES and DEADLINES 2018-2021

DRAFT SITE PLAN / PRELIMINARY SITE PLAN

- Draft Combined Plan Submitted to City 04/03/2018
- Presentation of Draft Combined Plan* 04/04/2018
- Open House – Opportunity to Comment 04/07/2018
- Council Discussion of Draft Combined Plan
 - Building Design and Placement on the Property* 04/11/2018
 - Public Space and Sustainability Features* 04/11/2018
 - Traffic and Circulation* 04/25/2018
 - Draft Resolution* 05/02/2018
- On-Site “Pop-Up” – Opportunity to Comment 04/22/2018
- Council Vote on Draft Combined Plan** 05/09/2018

GROUND LEASE

- Effective Date 07/21/2018

FINAL SITE PLAN / PRELIMINARY PLAN

- Pre-Submission Meeting - Adjoining Property Owners 04/19/2018 – 05/30/2018
- Montgomery County Planning Department
 - Initial Submission of Plan / Site Plan 05/30/2018
 - Filing of Combined Plan 06/19/2018
 - Development Review Committee Meetings 08/18/2018 – 11/01/2018
- Montgomery County Planning Board Hearing 11/29/2018

ARCHITECTURAL REVIEW

- Takoma Park Façade Advisory Board
 - Design Consultation 04/10/2018
 - Design Review 02/12/2019
- Montgomery County Historic Preservation Commission
 - Design Consultation 05/23/2018
 - Historic Area Work Permit (HAWP) 04/12/2019

PRIMARY TENANT SECURED

- Lease Executed by Primary Tenant 07/11/2019

City Council Meeting * / Council Decision Point**

CONSTRUCTION AND FINANCING DOCUMENTS

- Construction Financing / Loan Closing 06/28/2019 – 10/25/2019
- MC Department of Permitting Services - Building Permit 07/12/2019 – 10/31/2019
- Construction Begins 11/07/2019
- Construction Performance Bond 11/12/2019
- Construction Completed 01/28/2021

- Tenant Build-Out (Design, Permitting, etc.) 10/12/2020-04/27/2021

PROJECT UPDATES

- Quarterly Project Updates 07/01/2018 – 07/01/2021

Tentative Schedule - Updated 03/26/2018