

ID	Task Name	Duration	Start	Finish
1	Community Engagement & City Council Approval	66 days	Mon 5/2/16	Mon 8/1/16
2	Development Agreement & Ground Lease	66 days	Mon 5/2/16	Mon 8/1/16
10	GROUND LEASE EXECUTED	0 days	Mon 8/1/16	Mon 8/1/16
12	GROUND LEASE BEGINS	0 days	Sat 9/1/18	Sat 9/1/18
14	Co-Op Negotiation Process	540 days	Mon 5/2/16	Fri 5/25/18
22	ANCHOR TENANT IDENTIFICATION DEADLINE	1 day	Mon 10/11/21	Mon 10/11/21
24	Community Consultation Process	179 days	Tue 7/12/16	Fri 3/17/17
37	Community Engagement Period Development Tasks	333 days	Tue 8/16/16	Thu 11/23/17
54	Concept Building Design (for City)	419 days	Mon 5/2/16	Thu 12/7/17
71	APPROVAL OF CONCEPT PLAN BY CITY COUNCIL	0 days	Thu 11/2/17	Thu 11/2/17
73	Project Financing	1481.5 days	Mon 5/2/16	Tue 1/4/22
74	Prepare Equity Book	1 wk	Mon 5/2/16	Fri 5/6/16
75	Equity Financing	1468.5 days	Thu 5/12/16	Tue 12/28/21
76	Meet with Propective Investors	1 wk	Thu 5/12/16	Wed 5/18/16
77	Obtain First Round Equity	0 days	Tue 10/17/17	Tue 10/17/17
78	Obtain Second Round Equity	0 days	Tue 12/11/18	Tue 12/11/18
79	Obtain Last Round Equity	0 days	Tue 12/28/21	Tue 12/28/21
80	Acquisition/Pre-development Financing	70 days	Tue 1/28/20	Tue 5/5/20
81	Obtain Term sheets from lenders	1 wk	Tue 1/28/20	Mon 2/3/20
82	Meet with Prospective Lender/Site Tour with Lenders	1 day	Tue 2/11/20	Tue 2/11/20
83	Negotiate Term Sheets with Lenders	2 wks	Wed 2/12/20	Tue 2/25/20
84	Select Lender and Execute Term Sheet	0 days	Tue 3/3/20	Tue 3/3/20
85	Procure commitment Letter from Lender	1 wk	Wed 3/4/20	Tue 3/10/20
86	Negotiate Commitment Letter with Lender	3 wks	Wed 3/11/20	Tue 3/31/20
87	Execute Commitment Letter	0 days	Tue 3/31/20	Tue 3/31/20
88	Procure Loan Docs from Lender	1 wk	Wed 4/1/20	Tue 4/7/20
89	Negotiate Loan Docs with Lender	3 wks	Wed 4/8/20	Tue 4/28/20
90	Execute Loan Docs	0 days	Tue 4/28/20	Tue 4/28/20
91	Close on Acquisition/Pre-development Loan	0 days	Tue 5/5/20	Tue 5/5/20
92	Construction Financing	95 days	Tue 8/24/21	Tue 1/4/22
93	Financing Package Prepared	4 wks	Tue 8/24/21	Tue 9/21/21
94	Owner GC Cost Vetting Complete	0 wks	Tue 9/21/21	Tue 9/21/21
95	Issue Package to Lender	0 days	Tue 9/21/21	Tue 9/21/21
96	Term Sheet Preparation	2 wks	Tue 9/21/21	Tue 10/5/21
97	Term Sheet Issuance	0 days	Tue 10/5/21	Tue 10/5/21
98	NDC Review of Term Sheet	2 wks	Tue 10/5/21	Tue 10/19/21
99	Lender Selection	0 days	Tue 10/19/21	Tue 10/19/21
100	Bank Underwriting	3 wks	Tue 10/19/21	Tue 11/9/21
101	Loan Neg & Doc Prep	6 wks	Tue 11/9/21	Tue 12/21/21
102	Construction Loan Closing	0 days	Tue 1/4/22	Tue 1/4/22
104	CLOSE ON AUTO CLINIC	0 days	Tue 5/5/20	Tue 5/5/20
106	Preliminary Entitlement	1012.5 days	Fri 12/29/17	Tue 11/16/21
107	Financial Update	40 days	Wed 4/11/18	Tue 6/5/18
108	Budget Update	2 mons	Wed 4/11/18	Tue 6/5/18
109	Pro Forma Update	2 mons	Wed 4/11/18	Tue 6/5/18

Project: \\ndc-dc01\Share\Proj Date: Mon 3/16/20

Task Split

Milestone Summary

Project Summary Inactive Task

Inactive Milestone Inactive Summary

Manual Task Duration-only

Manual Summary Rollup Manual Summary

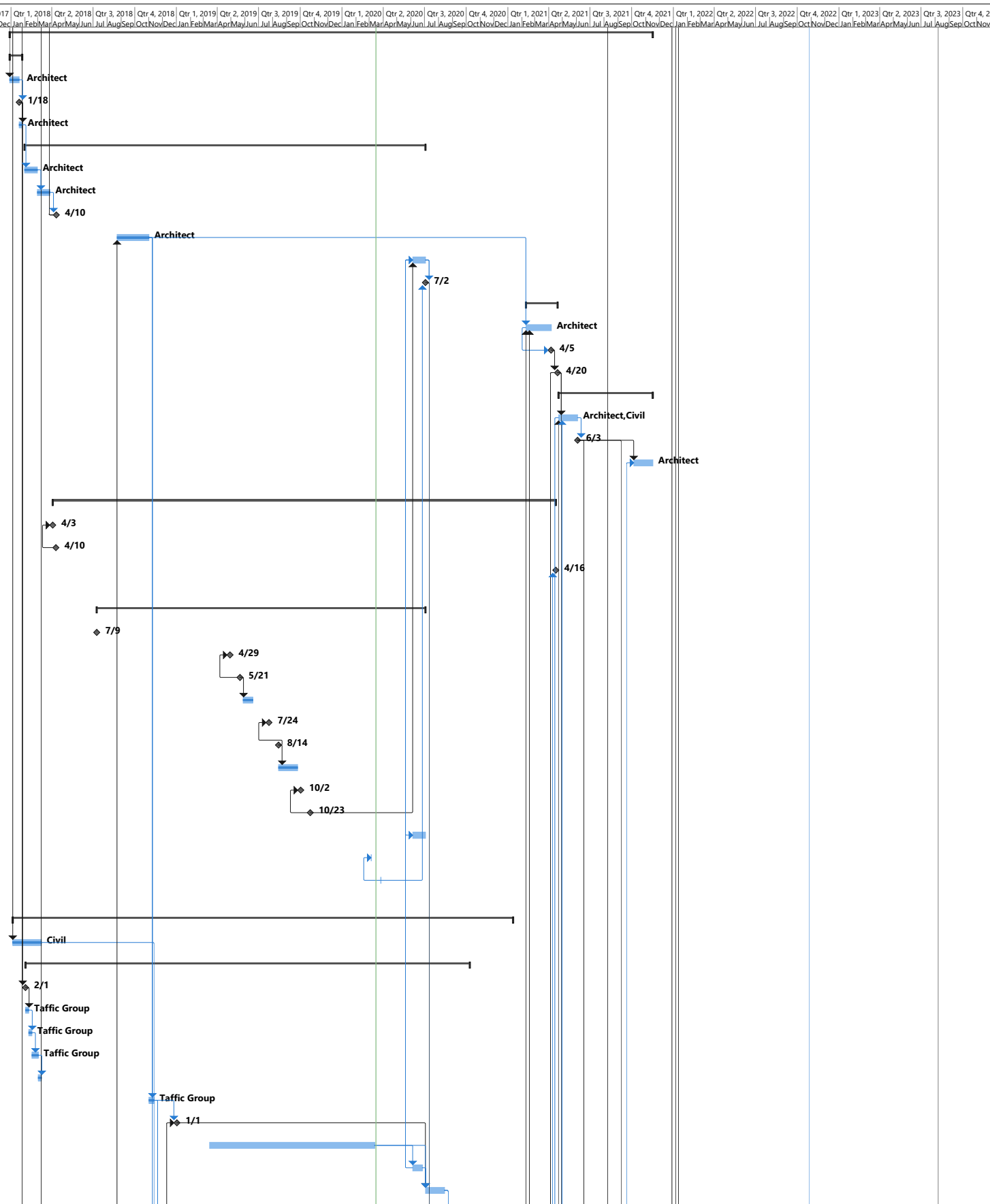
Start-only Finish-only

External Tasks External Milestone

Deadline Progress

Manual Progress

ID	Task Name	Duration	Start	Finish
111	Architect Design	1012.5 days	Fri 12/29/17	Tue 11/16/21
112	✓ Concept Design	20 days	Fri 12/29/17	Thu 1/25/18
113	✓ Draft Concept Design	3 wks	Fri 12/29/17	Thu 1/18/18
114	✓ Issue Draft Concept Design	0 days	Thu 1/18/18	Thu 1/18/18
115	✓ Review Concept Design	1 wk	Fri 1/19/18	Thu 1/25/18
116	Schematic Design Work	632 days	Wed 1/31/18	Thu 7/2/20
117	✓ Prepare Schematic Design	4 wks	Wed 1/31/18	Tue 2/27/18
118	✓ Review Schematic Design	4 wks	Wed 2/28/18	Tue 3/27/18
119	✓ Complete Schematic Design	0 days	Tue 4/10/18	Tue 4/10/18
120	✓ Schematic Redesign 1	2.5 mons	Thu 8/23/18	Wed 10/31/18
121	Schematic Redesign 2	1 mon	Fri 6/5/20	Thu 7/2/20
122	Finalize Schematic Design	0 days	Thu 7/2/20	Thu 7/2/20
123	Design Development Work	50 days	Tue 2/9/21	Tue 4/20/21
124	Begin Design Development	8 wks	Tue 2/9/21	Tue 4/6/21
125	75% Design Development	0 days	Mon 4/5/21	Mon 4/5/21
126	Complete Design Development	0 days	Tue 4/20/21	Tue 4/20/21
127	Permit/ Construction Drawing Design Work	148 days	Thu 4/22/21	Tue 11/16/21
128	Begin Permit Drawings	6 wks	Thu 4/22/21	Thu 6/3/21
129	Complete Permit Drawings	0 days	Thu 6/3/21	Thu 6/3/21
130	Complete Construction Drawings	6 wks	Tue 10/5/21	Tue 11/16/21
131				
132	Façade Advisory Board Meeting	793.5 days	Tue 4/3/18	Fri 4/16/21
133	✓ Submit Material to Façade Advisory Board	0 days	Tue 4/3/18	Tue 4/3/18
134	✓ Meet w/ Façade Advisory Board for Preliminary Consultant	0 days	Tue 4/10/18	Tue 4/10/18
135	Meet with Façade Advisory Board For Review Letter	0 days	Fri 4/16/21	Fri 4/16/21
136				
137	Historic Preservation Commission Preliminary Consultation	519 days	Mon 7/9/18	Thu 7/2/20
138	✓ Meet w/ Historic Takoma (By Letter)	0 wks	Mon 7/9/18	Mon 7/9/18
139	✓ Submit Materials to HPC Before Meeting	0 days	Mon 4/29/19	Mon 4/29/19
140	✓ Meet with HPC to get initial feedback for site plan_Round 1	0 days	Tue 5/21/19	Tue 5/21/19
141	✓ Address Comments	3 wks	Tue 5/28/19	Mon 6/17/19
142	✓ Submit Materials to HPC Before Meeting	0 days	Wed 7/24/19	Wed 7/24/19
143	✓ Meet with HPC to get initial feedback for site plan_Round 2	0 days	Wed 8/14/19	Wed 8/14/19
144	✓ Address Comments	6 wks	Wed 8/14/19	Tue 9/24/19
145	✓ Submit Materials to HPC Before Meeting	0 days	Wed 10/2/19	Wed 10/2/19
146	✓ Meet with HPC to get initial feedback for site plan_Round 3	0 wks	Wed 10/23/19	Wed 10/23/19
147	Address Comments	1 mon	Fri 6/5/20	Thu 7/2/20
148	Submit Materials to HPC Before Meeting	1 day	Thu 3/5/20	Thu 3/5/20
149	Meet with HPC to get initial feedback for site plan_Round 4	1 day	Thu 3/26/20	Thu 3/26/20
150				
151	Combined Site Plan Application	787.5 days	Fri 1/5/18	Tue 1/12/21
152	✓ Prepare Existing Conditions Plan	9 wks	Fri 1/5/18	Thu 3/8/18
153	Traffic Study	700 days	Thu 2/1/18	Thu 10/8/20
154	✓ Pre-Meeting w/SHA	0 days	Thu 2/1/18	Thu 2/1/18
155	✓ Negotiate Scope with M-NCP & PC Transportation Staff	1 wk	Fri 2/2/18	Thu 2/8/18
156	✓ Prepare Traffic counts	1 wk	Fri 2/9/18	Thu 2/15/18
157	✓ Prepare Traffic Study	2 wks	Fri 2/16/18	Thu 3/1/18
158	✓ NDC Review	1 wk	Fri 3/2/18	Thu 3/8/18
159	✓ Finalize Traffic Study Reports	1.5 wks	Thu 11/1/18	Mon 11/12/18
160	✓ Submit to M-NCPPC and SHA	0 days	Tue 1/1/19	Tue 1/1/19
161	SHA Visioning Study	13 mons	Fri 3/15/19	Thu 3/12/20
162	Redo Traffic Study for Takoma Junction	3 wks	Fri 6/5/20	Thu 6/25/20
163	SHA Review and Provide Comments	1.5 mons	Fri 7/3/20	Thu 8/13/20



Project: \\ndc-dc01\Share\Proj Date: Mon 3/16/20

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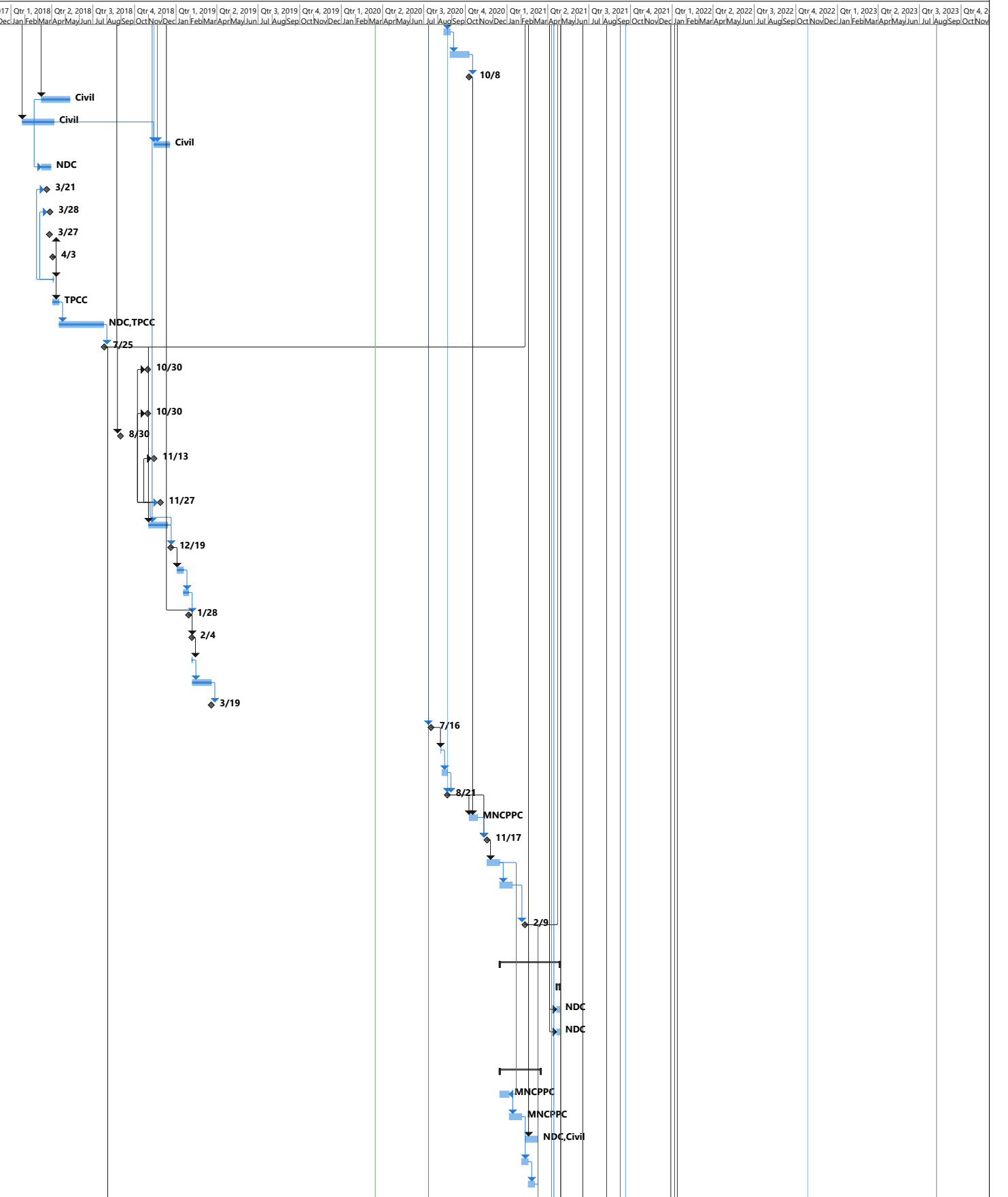
Start-only Finish-only

External Tasks External Milestone

Deadline Progress

Manual Progress

ID	Task Name	Duration	Start	Finish
164	Respond to Comments	2 wks	Fri 8/14/20	Thu 8/27/20
165	SHA Final Review	1.5 mons	Fri 8/28/20	Thu 10/8/20
166	State Highway Approval	0 days	Thu 10/8/20	Thu 10/8/20
167	Prepare WSSC Hydraulic Planning Analysis	9 wks	Fri 3/9/18	Thu 5/10/18
168	Develop SWM Concept Site Plan	10 wks	Fri 1/26/18	Thu 4/5/18
169	Prepare Preliminary Civil & Site Plan	5 wks	Mon 11/12/18	Mon 12/17/18
170	Prepare NRI/FSD Application	3 wks	Fri 3/9/18	Thu 3/29/18
171	Meet w/ Environmental Committee	0 days	Wed 3/21/18	Wed 3/21/18
172	Meet w/Fire Marshall	0 days	Wed 3/28/18	Wed 3/28/18
173	Meet w/City Council	0 days	Tue 3/27/18	Tue 3/27/18
174	SUBMIT DRAFT COMBINED SITE PLAN TO CITY	0 days	Tue 4/3/18	Tue 4/3/18
175	Meeting with City Council	1 day	Wed 4/4/18	Wed 4/4/18
176	City Review of Draft Combined Plan	2 wks	Tue 4/3/18	Mon 4/16/18
177	Address Comments and resubmit	14 wks	Tue 4/17/18	Mon 7/23/18
178	CITY COUNCIL APPROVAL DRAFT COMBINED PLAN	0 days	Wed 7/25/18	Wed 7/25/18
179	Prepare List of Adjacent and Confronting Property Owners and HOA Associations	0 days	Tue 10/30/18	Tue 10/30/18
180	Decision on Target Date of Filing Applications	0 days	Tue 10/30/18	Tue 10/30/18
181	Meeting with M-NCPPC Staff	0 days	Thu 8/30/18	Thu 8/30/18
182	Send Notice of Pre-submission Public Meeting to Adjacent and Confronting Property Owner (ACPO)	0 days	Tue 11/13/18	Tue 11/13/18
183	PRE SUBMITTAL MEETING WITH COMMUNITY ASSOCIATIONS	0 wks	Tue 11/27/18	Tue 11/27/18
184	Team Preliminary Plan and Site Plan	6 wks	Thu 11/1/18	Wed 12/12/18
185	INITIAL SUBMISSION	0 wks	Wed 12/19/18	Wed 12/19/18
186	Compliance Review	2 wks	Thu 1/3/19	Wed 1/16/19
187	Address Comments	1.5 wks	Thu 1/17/19	Mon 1/28/19
188	FILE FINAL COMBINED PLAN	0 wks	Mon 1/28/19	Mon 1/28/19
189	Notice of filing to ACPO List	0 days	Mon 2/4/19	Mon 2/4/19
190	MNCPPC Plan Distribution	1 day	Mon 2/4/19	Tue 2/5/19
191	Initial Staff Review and Comments	6 wks	Tue 2/5/19	Tue 3/19/19
192	DRC Meeting	0 days	Tue 3/19/19	Tue 3/19/19
193	Resubmission 1	0 days	Thu 7/16/20	Thu 7/16/20
194	Receive DRC 2nd Round Comments	1 day	Fri 8/7/20	Fri 8/7/20
195	Address Comments	2 wks	Mon 8/10/20	Fri 8/21/20
196	FINAL SUBMISSION	0 days	Fri 8/21/20	Fri 8/21/20
197	Final Staff Review and Comments	2.5 wks	Fri 10/9/20	Tue 10/27/20
198	MCPB Hearing	0 days	Tue 11/17/20	Tue 11/17/20
199	MCPB "Resolution" Published	4 wks	Tue 11/17/20	Tue 12/15/20
200	Appeal Period	1 mon	Tue 12/15/20	Tue 1/12/21
201				
202	PRELIMINARY PLAN CERTIFICATION	0 days	Tue 2/9/21	Tue 2/9/21
203				
204	Site Plan Entitlement	95 days	Tue 12/15/20	Tue 4/27/21
205	Financials Update	5 days	Tue 4/20/21	Tue 4/27/21
206	Budget Update	5 days	Tue 4/20/21	Tue 4/27/21
207	Proforma Update	5 days	Tue 4/20/21	Tue 4/27/21
208				
209	Certified Civil Plan	65 days	Tue 12/15/20	Tue 3/16/21
210	Prepare Certified Site Plan Submission	3 wks	Tue 12/15/20	Tue 1/5/21
211	Staff First Review of Certified Site Plan Set	4 wks	Tue 1/5/21	Tue 2/2/21
212	Address Assignments	4 wks	Tue 2/9/21	Tue 3/9/21
213	Address Comments	2 wks	Tue 2/2/21	Tue 2/16/21
214	Staff Final Review	2 wks	Tue 2/16/21	Tue 3/2/21



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External Tasks External Milestone

Deadline Progress

Manual Progress

ID	Task Name	Duration	Start	Finish
268	Prepare Building Permit Application	4 wks	Tue 9/7/21	Tue 10/5/21
269	Submit Building Permit	0 days	Tue 10/5/21	Tue 10/5/21
270	Building Permit Review	3 mons	Tue 10/5/21	Tue 12/28/21
271				
272	<i>RECEIVE BUILDING PERMIT</i>	<i>0 days</i>	<i>Tue 12/28/21</i>	<i>Tue 12/28/21</i>
273				
274	Construction Bidding	393.5 days	Fri 7/3/20	Wed 1/5/22
275	Schematic Design	26 days	Fri 7/3/20	Fri 8/7/20
276	Layouts sent to GC	1 day	Fri 7/3/20	Fri 7/3/20
277	Construction Bid - SD Pricing Due	0 days	Fri 7/31/20	Fri 7/31/20
278	NDC Review	1 wk	Mon 8/3/20	Fri 8/7/20
279	Permit Set	26 days	Tue 4/20/21	Wed 5/26/21
280	Layouts sent to GC	1 day	Tue 4/20/21	Wed 4/21/21
281	Construction Bid - SD Pricing Due	0 days	Wed 5/19/21	Wed 5/19/21
282	NDC Review	1 wk	Wed 5/19/21	Wed 5/26/21
283	GMP Set -100%	60 days	Thu 6/24/21	Thu 9/16/21
284	Construction Bid - Final Bid RFP	0 days	Thu 6/24/21	Thu 6/24/21
285	Construction Bid - Bids Due	0 days	Thu 8/5/21	Thu 8/5/21
286	NDC Review	2 wks	Thu 8/5/21	Thu 8/19/21
287	Construction Bid - Select GC	0 days	Thu 8/19/21	Thu 8/19/21
288	Negotiate GMP	4 wks	Thu 8/19/21	Thu 9/16/21
289	Construction Bid - Executed GMP	0 days	Thu 9/16/21	Thu 9/16/21
290	Construction Bid - NPT- Notice to Proceed	0 days	Wed 1/5/22	Wed 1/5/22
291				
292	Construction	320 days	Wed 1/26/22	Wed 4/19/23
293	Ground Breaking	0 days	Wed 1/26/22	Wed 1/26/22
294	Construction Performance Bond	0 days	Mon 1/31/22	Mon 1/31/22
295	Construction Phase	16 mons	Wed 1/26/22	Wed 4/19/23
296	Leasing	1466.5 days	Fri 12/1/17	Mon 7/17/23
297	Obtain Broker	1 wk	Fri 12/1/17	Thu 12/7/17
298	Broker Input	24 mons	Thu 7/26/18	Wed 5/27/20
299	Tenant Search	36 mons	Thu 7/26/18	Wed 4/28/21
300	<i>Lease Executed by with Primary Tenant</i>	<i>0 days</i>	<i>Wed 11/2/22</i>	<i>Wed 11/2/22</i>
301	Executed Lease by with Remaining Retailers	1 day	Wed 12/28/22	Thu 12/29/22
302	Tenant Build Out	142 days	Thu 12/29/22	Mon 7/17/23
303	Design	50 days	Thu 12/29/22	Thu 3/9/23
304	Concept Plan	2 wks	Thu 12/29/22	Thu 1/12/23
305	Permit Set	4 wks	Thu 1/12/23	Thu 2/9/23
306	Bid Set	2 wks	Thu 2/9/23	Thu 2/23/23
307	CD Set	2 wks	Thu 2/23/23	Thu 3/9/23
308	Bidding	4 wks	Thu 3/9/23	Thu 4/6/23
309	Permits	6 wks	Thu 4/6/23	Thu 5/18/23
310	Notification for GC	1 day	Thu 5/18/23	Fri 5/19/23
311	Construction Start	1 day	Fri 5/26/23	Mon 5/29/23
312	TPF (Temporary Pending Final)	3 wks	Mon 5/29/23	Mon 6/19/23
313	Final Inspections	3 wks	Mon 6/19/23	Mon 7/10/23
314	Substantial completion	0 days	Mon 7/17/23	Mon 7/17/23
315	Puch-out	1 wk	Mon 6/19/23	Mon 6/26/23
316				
317	100% COMPLETION	<i>0 days</i>	<i>Mon 8/7/23</i>	<i>Mon 8/7/23</i>

