

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

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**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 Review 05/15/2018
- 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

## **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