

ID	Task Mode	Task Name	Duration	Start	Finish	Resource Names	Predecessors	Timeline											
								Jan	2nd Quarter	3rd Quarter	4th Quarter	Jan	2nd Quarter	3rd Quarter	4th Quarter	Jan	2nd Quarter	3rd Quarter	4th Quarter
1		<b>Community Engagement &amp; City Council Approval</b>	<b>565 days</b>	<b>Mon 5/2/16</b>	<b>Sun 7/1/18</b>			[Gantt bar from 5/2/16 to 7/1/18]											
2		<b>Development Agreement &amp; Ground Lease</b>	<b>66 days</b>	<b>Mon 5/2/16</b>	<b>Mon 8/1/16</b>			[Gantt bar from 5/2/16 to 8/1/16]											
3		Agreement Negotiations	10 wks	Mon 5/2/16	Fri 7/8/16	NDC,TPCC		[Gantt bar from 5/2/16 to 7/8/16]											
4		Present D/A to Community	2 wks	Mon 7/4/16	Fri 7/15/16	TPCC	3FS-5 days	[Gantt bar from 7/4/16 to 7/15/16]											
5		City Council Open House	8 days	Mon 7/18/16	Wed 7/27/16	TPCC,NDC	4	[Gantt bar from 7/18/16 to 7/27/16]											
6		Council Approval	1 day	Thu 7/28/16	Thu 7/28/16	TPCC	5	[Gantt bar from 7/28/16 to 7/28/16]											
7		City Development Agreement Executed	0 days	Mon 8/1/16	Mon 8/1/16	NDC,TPCC	6	[Milestone diamond at 8/1/16]											
8		Effective Date	0 days	Mon 8/1/16	Mon 8/1/16		7FS+1 day	[Milestone diamond at 8/1/16]											
9		Ground Lease Executed	0 days	Sun 7/1/18	Sun 7/1/18			[Milestone diamond at 7/1/18]											
10		<b>Co-Op Negotiation Process</b>	<b>573 days</b>	<b>Mon 5/2/16</b>	<b>Wed 7/11/18</b>			[Gantt bar from 5/2/16 to 7/11/18]											
11		Site Logistic Development	132 days	Mon 5/2/16	Tue 11/1/16	NDC		[Gantt bar from 5/2/16 to 11/1/16]											
12		LOI Negotiations	120 edays	Mon 8/1/16	Tue 11/29/16	NDC,TPSS	8	[Gantt bar from 8/1/16 to 11/29/16]											
13		Council Vote To Extend LOI Negotiations	0 days	Wed 12/7/16	Wed 12/7/16	TPCC	12FS+6 days	[Milestone diamond at 12/7/16]											
14		LOI Negotiation Extensions	30 edays	Wed 12/7/16	Fri 1/6/17	NDC,TPSS	13	[Gantt bar from 12/7/16 to 1/6/17]											
15		New Anchor Negotiation Period	18 mons	Mon 1/9/17	Fri 5/25/18	NDC	14	[Gantt bar from 1/9/17 to 5/25/18]											
16		City Council authorizes NDC to seek an Anchor Tenant other than TPSS CO-Op	0 days	Wed 1/11/17	Wed 1/11/17	NDC,TPCC		[Milestone diamond at 1/11/17]											
17		Anchor Tenant Identification Deadline	0 days	Wed 7/11/18	Wed 7/11/18	NDC		[Milestone diamond at 7/11/18]											
18		<b>Community Consultation Process</b>	<b>179 days</b>	<b>Tue 7/12/16</b>	<b>Fri 3/17/17</b>			[Gantt bar from 7/12/16 to 3/17/17]											
19		Assembly of TJCCPAC by City	11 days	Tue 7/12/16	Tue 7/26/16	TPCC	3FS+1 day	[Gantt bar from 7/12/16 to 7/26/16]											
20		TJCCPAC Kick Off	3 wks	Mon 8/22/16	Fri 9/9/16	NDC,TPCC	19FS+3.6 wks	[Gantt bar from 8/22/16 to 9/9/16]											
21		TJCCPAC Meeting	0 days	Mon 9/12/16	Mon 9/12/16	NDC,TPCC		[Milestone diamond at 9/12/16]											
22		TJCCPAC Meeting	0 days	Tue 9/27/16	Tue 9/27/16	NDC,TPCC		[Milestone diamond at 9/27/16]											
23		TJCCPAC Meeting	0 days	Wed 12/14/16	Wed 12/14/16	NDC,TPCC		[Milestone diamond at 12/14/16]											
24		TJCCPAC Meeting	0 days	Thu 1/12/17	Thu 1/12/17	NDC,TPCC		[Milestone diamond at 1/12/17]											
25		Community Consultation Meeting 1	0 days	Thu 2/23/17	Thu 2/23/17			[Milestone diamond at 2/23/17]											
26		Community Consultation Meeting 2	0 days	Sun 2/26/17	Sun 2/26/17			[Milestone diamond at 2/26/17]											
27		Community Consultation Meeting 3	0 days	Thu 3/9/17	Thu 3/9/17			[Milestone diamond at 3/9/17]											
28		Community Consultation Meeting 4	0 days	Sun 3/12/17	Sun 3/12/17			[Milestone diamond at 3/12/17]											
29		Hold Community Consultation Meetings	17 days	Thu 2/23/17	Fri 3/17/17	NDC,TPCC		[Gantt bar from 2/23/17 to 3/17/17]											
30		Complete Community Consultation Meetings	0 days	Fri 3/17/17	Fri 3/17/17	NDC,TPCC	29	[Milestone diamond at 3/17/17]											
31		<b>Community Engagement Period Development Tasks</b>	<b>353 days</b>	<b>Tue 8/16/16</b>	<b>Thu 12/21/17</b>			[Gantt bar from 8/16/16 to 12/21/17]											
32		Select Traffic Engineer	1 wk	Tue 8/16/16	Mon 8/22/16	NDC,Traffic	8FS+2 wks	[Gantt bar from 8/16/16 to 8/22/16]											
33		Select Civil Engineer	1 wk	Tue 8/23/16	Mon 8/29/16	NDC,Civil	32	[Gantt bar from 8/23/16 to 8/29/16]											
34		Select Architect	1 wk	Tue 8/30/16	Mon 9/5/16	NDC,Architect	33	[Gantt bar from 8/30/16 to 9/5/16]											
35		Select GeoTech Engineer	1 wk	Tue 9/6/16	Mon 9/12/16	NDC,GeoTech	34	[Gantt bar from 9/6/16 to 9/12/16]											
36		Select Enviro Engineer	1 wk	Tue 9/6/16	Mon 9/12/16	NDC,Enviro	34	[Gantt bar from 9/6/16 to 9/12/16]											
37		Select Zoning Attorney	2 wks	Tue 9/13/16	Mon 9/26/16	NDC,Zoning Attor	36	[Gantt bar from 9/13/16 to 9/26/16]											
38		Preliminary Traffic Studies (For LOI Negotiations)	2 wks	Tue 8/23/16	Mon 9/5/16	NDC,Traffic	32	[Gantt bar from 8/23/16 to 9/5/16]											
39		Preliminary MSHA Consultation	10 days	Tue 9/6/16	Mon 9/19/16	NDC,MSHA,Traffi	38	[Gantt bar from 9/6/16 to 9/19/16]											
40		Preliminary Site Plan (for LOI Negotiations)	5 wks	Tue 9/20/16	Mon 10/24/16	Architect	39	[Gantt bar from 9/20/16 to 10/24/16]											
41		Drill for Geotech Report	2 wks	Tue 9/13/16	Mon 9/26/16	GeoTech	35	[Gantt bar from 9/13/16 to 9/26/16]											
42		Drill for Enviro Report	2 wks	Tue 9/13/16	Mon 9/26/16	Enviro	36	[Gantt bar from 9/13/16 to 9/26/16]											

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Task Summary Inactive Milestone Duration-only Start-only External Milestone Manual Progress  
Split Project Summary Inactive Summary Manual Summary Rollup Finish-only Deadline  
Milestone Inactive Task Manual Task Manual Summary External Tasks Progress

Updated 10/23/2017				Takoma Junction Development Schedule																																
ID	Task Mode	Task Name	Duration	Start	Finish	Resource Names	Predecessors	Jan	2nd Quarter	May	Sep	1st Quarter	Jan	May	4th Quarter	Sep	Jan	3rd Quarter	May	Sep	Jan	2nd Quarter	May	Sep	1st Quarter	Jan	May	4th Quarter	Sep	Jan	3rd Quarter	May	Sep			
43		Conduct Traffic Counts	2 wks	Tue 9/13/16	Mon 9/26/16		36																													
44		Geotech Report	6 wks	Tue 9/27/16	Mon 11/7/16	GeoTech	41																													
45		Enviro Report	6 wks	Tue 9/27/16	Mon 11/7/16	Enviro	42																													
46		Issue Notice of Objectionable Conditions	0 days	Thu 12/29/16	Thu 12/29/16	NDC,TPCC	8FS+150 edays																													
47		Survey Boundary & Topo Survey	5 wks	Fri 11/17/17	Thu 12/21/17	Civil	72SS-10 wks																													
48		<b>Concept Building Design (for City)</b>	<b>506.5 days</b>	<b>Mon 5/2/16</b>	<b>Tue 4/10/18</b>																															
49		Community Consultation Distillation	3 wks	Mon 3/20/17	Fri 4/7/17		30																													
50		TJCCAC Follow Up Meeting	0 days	Mon 5/2/16	Mon 5/2/16																															
51		Community Consultation Summary	1 day	Mon 4/10/17	Mon 4/10/17		49																													
52		Summary Of CC Findings to City Council	0 days	Wed 5/10/17	Wed 5/10/17																															
53		TPSS Co-op Withdrawal	407 days	Mon 5/2/16	Tue 11/21/17																															
54		Co-op withdrawals from negotiations	1 day	Thu 5/4/17	Thu 5/4/17																															
55		Revise Site Plan to reflect Co-ops withdrawal	6 wks	Mon 5/2/16	Fri 6/10/16	SS																														
56		Update Financials to exclude Co-op	1 wk	Mon 6/13/16	Fri 6/17/16	NDC	55																													
57		<b>Concept Review by City</b>	<b>30 days</b>	<b>Fri 9/22/17</b>	<b>Thu 11/2/17</b>																															
58		Issue Final Concept To City	1 day	Fri 9/22/17	Fri 9/22/17	NDC,Architect																														
59		City Review of Final Concept Design	29 days	Mon 9/25/17	Thu 11/2/17	TPCC	58																													
60		Approval of Concept Plan by City Council	0 days	Thu 11/2/17	Thu 11/2/17	TPCC	59																													
61		<b>Concept Design Development Work</b>	<b>10 days</b>	<b>Wed 11/8/17</b>	<b>Tue 11/21/17</b>																															
62		Concept Design Construction Pricing	1 wk	Wed 11/8/17	Tue 11/14/17	NDC	60FS+3 days																													
63		Financial Model Update	1 wk	Wed 11/15/17	Tue 11/21/17	NDC	62																													
64		<b>Stake Holders Meetings</b>	<b>127 days</b>	<b>Wed 8/2/17</b>	<b>Fri 1/26/18</b>																															
65		Meet w/ Historic Takoma	0 wks	Fri 12/15/17	Fri 12/15/17	NDC,Architect	60FS+1.5 mons																													
66		Meet w/ Façade Advisory Board	0 days	Fri 1/26/18	Fri 1/26/18	NDC,Architect	60FS+3 mons																													
67		Meet w/ MC Historic Commission	0 days	Fri 1/12/18	Fri 1/12/18	NDC,Architect	60FS+2.5 mons																													
68		Meet w/ State Highway	0 days	Fri 1/19/18	Fri 1/19/18	NDC,Architect,M	67FS+1 wk																													
69		Meet w/ Environmental Committee	0 days	Fri 1/26/18	Fri 1/26/18	NDC,Civil	67FS+1 wk																													
70		Meet w/ Park & Planning	0 days	Wed 8/2/17	Wed 8/2/17	NDC,Civil,MNCPP																														
71		<b>Concept Design</b>	<b>52.5 days</b>	<b>Fri 1/26/18</b>	<b>Tue 4/10/18</b>																															
72		Draft Concept Design	9.5 wks	Fri 1/26/18	Tue 4/3/18	Architect	64																													
73		Issue Draft Concept Design	0 days	Tue 4/3/18	Tue 4/3/18	Architect	72																													
74		Review Concept Design	1 wk	Tue 4/3/18	Tue 4/10/18	Architect	73																													
75		<b>Preliminary Entitlement</b>	<b>228 days</b>	<b>Wed 11/8/17</b>	<b>Fri 9/21/18</b>																															
76		<b>Financial Update</b>	<b>5 days</b>	<b>Wed 12/20/17</b>	<b>Tue 12/26/17</b>																															
77		Budget Update	5 days	Wed 12/20/17	Tue 12/26/17		81SS																													
78		Pro Forma Update	5 days	Wed 12/20/17	Tue 12/26/17		81SS																													
79		<b>Schematic Design Work</b>	<b>40 days</b>	<b>Wed 11/8/17</b>	<b>Tue 1/2/18</b>																															
80		Prepare Schematic Design	6 wks	Wed 11/8/17	Tue 12/19/17	Architect	60FS+3 days																													
81		Review Schematic Design	2 wks	Wed 12/20/17	Tue 1/2/18	Architect	80																													
82		Complete Schematic Design	0 days	Tue 1/2/18	Tue 1/2/18	Architect	81																													
83		<b>Historic Review</b>	<b>35 days</b>	<b>Wed 1/3/18</b>	<b>Tue 2/20/18</b>																															
84		Pre Submission Meeting	1 wk	Wed 1/3/18	Tue 1/9/18	NDC,Architect	81																													
85		Prepare Application Materials	2 wks	Wed 1/10/18	Tue 1/23/18	NDC,Architect	84																													

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NDC: Neighborhood Development Co. TJCCPAC: Takoma Junction Community Consultation Process Advisory Committee  
MNCPPC: Montg. Cnty. Park & Planning Commission  
TPCC: Takoma Park City Council MCDPS: Montg. Cnty. Dept. Permitting Services

ID	Task Mode	Task Name	Duration	Start	Finish	Resource Names	Predecessors	Timeline																																	
								Jan	2nd Quarter	May	Sep	1st Quarter	Jan	May	4th Quarter	Jan	May	Sep	3rd Quarter	Jan	May	Sep	2nd Quarter	Jan	May	Sep	1st Quarter	Jan	May	Sep	4th Quarter	Jan	May	Sep	3rd Quarter	Jan	May				
86	Task	Historic Review	1 mon	Wed 1/24/18	Tue 2/20/18	NDC, Architect	85																																		
87	Task	Design Development Work	50 days	Wed 1/3/18	Tue 3/13/18																																				
88	Task	Begin Design Development	10 wks	Wed 1/3/18	Tue 3/13/18	Architect	82																																		
89	Task	75% Design Development	0 days	Tue 2/27/18	Tue 2/27/18	Architect	88SS+7.9 wks																																		
90	Task	Complete Design Development	0 days	Tue 3/13/18	Tue 3/13/18	Architect	89FS+2.1 wks																																		
91	Task	Preliminary Civil Work	228 days	Wed 11/8/17	Fri 9/21/18																																				
92	Task	Conduct Traffic Study	4 wks	Wed 11/8/17	Tue 12/5/17		60FS+3 days																																		
93	Task	WSSC Hydraulic Planning Analysis	12 wks	Wed 11/8/17	Tue 1/30/18	Civil	60FS+3 days																																		
94	Task	SWM Concept Site Plan	12 wks	Wed 11/8/17	Tue 1/30/18	Civil	60FS+3 days																																		
95	Task	Preliminary Civil & Site Plan	4 wks	Wed 1/31/18	Tue 2/27/18	Civil	94																																		
96	Task	Submit Draft Combined Site Plan To City	0 days	Tue 2/27/18	Tue 2/27/18	NDC, TPCC	95																																		
97	Task	Pre Submittal Meeting	1 wk	Mon 2/19/18	Fri 2/23/18	NDC, Civil	101SS-30 edays																																		
98	Task	City Review of Draft Combined Plan	1 wk	Wed 2/28/18	Tue 3/6/18	TPCC	96																																		
99	Task	Address Comments and resubmit	2 wks	Wed 3/7/18	Tue 3/20/18	NDC, TPCC	98																																		
100	Task	City Council Approval of Draft Combined Plan	0 days	Tue 3/20/18	Tue 3/20/18	TPCC	99																																		
101	Task	File Combined Preliminary & Site Plan	3 days	Wed 3/21/18	Fri 3/23/18	NDC, Civil	100																																		
102	Task	File Subdivision Plan	3 days	Wed 3/21/18	Fri 3/23/18	NDC, Civil, Zoning	100																																		
103	Task	County Confirmation of Submission	2 wks	Mon 3/26/18	Fri 4/6/18	MNCPPC	101																																		
104	Task	Citizen Review for Preliminary Site Plan	2 wks	Mon 3/26/18	Fri 4/6/18	MNCPPC	101																																		
105	Task	Combined Prelim & Site Plan Review	6 mons	Mon 4/9/18	Fri 9/21/18	MNCPPC	103																																		
106	Task	Final Entitlements Phase	200 days	Mon 7/16/18	Fri 4/19/19																																				
107	Task	Financials Update	5 days	Mon 7/16/18	Fri 7/20/18																																				
108	Task	Budget Update	5 days	Mon 7/16/18	Fri 7/20/18	NDC	101FS+4 mons																																		
109	Task	Proforma Update	5 days	Mon 7/16/18	Fri 7/20/18	NDC	101FS+4 mons																																		
110	Task	Permit/ Construction Drawing Design Work	200 days	Mon 7/16/18	Fri 4/19/19																																				
111	Task	Begin Construction Drawings	8 mons	Mon 7/16/18	Fri 2/22/19	Architect	101FS+4 mons																																		
112	Task	Complete Permit Drawings	0 days	Fri 2/22/19	Fri 2/22/19	Architect	111																																		
113	Task	Complete Construction Drawings	2 mons	Mon 2/25/19	Fri 4/19/19	Architect	112																																		
114	Task	Certified Civil Plan	120 days	Mon 7/16/18	Fri 12/28/18																																				
115	Task	Begin Construction Drawings	12 wks	Mon 7/16/18	Fri 10/5/18	Civil	101FS+4 mons																																		
116	Task	File Certified Plan	0 wks	Fri 10/5/18	Fri 10/5/18	NDC, Civil	115																																		
117	Task	Plan Review	10 wks	Mon 10/8/18	Fri 12/14/18	MNCPPC	116																																		
118	Task	Plan Certification	2 wks	Mon 12/17/18	Fri 12/28/18	MNCPPC	117																																		
119	Task	Record Plat	190 days	Mon 7/23/18	Fri 4/12/19																																				
120	Task	Prepare Record Plat	4 wks	Mon 9/24/18	Fri 10/19/18	NDC, Zoning Attor	105																																		
121	Task	Prepare Draft Easement and Associated Documents	4 wks	Mon 9/24/18	Fri 10/19/18	Zoning Attorney	105																																		
122	Task	Submit Plat and Documents to MNCPPC, DPS, DEP	0 days	Fri 10/19/18	Fri 10/19/18	NDC, Zoning Attor	121																																		
123	Task	1st Review	8 wks	Mon 10/22/18	Fri 12/14/18	MNCPPC	122																																		
124	Task	Address Comments and Resubmit	1 wk	Mon 12/17/18	Fri 12/21/18	NDC	123																																		
125	Task	2nd Review	4 wks	Mon 12/24/18	Fri 1/18/19	MNCPPC	124																																		
126	Task	Address Comments and Submit Mylars	2 wks	Mon 1/21/19	Fri 2/1/19	NDC	125																																		
127	Task	DPS Signs Plat	1 wk	Mon 2/4/19	Fri 2/8/19	DPS	126																																		
128	Task	Final Review	6 wks	Mon 2/11/19	Fri 3/22/19	MNCPPC	127																																		

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Legend: Task (blue bar), Summary (grey bar), Inactive Milestone (dotted line), Project Summary (dotted line), Milestone (diamond), Inactive Task (white box), Inactive Summary (grey box), Manual Task (white box), Duration-only (blue box), Manual Summary Rollup (grey box), Manual Summary (blue box), Start-only (green box), Finish-only (orange box), External Tasks (blue box), External Milestone (dotted line), Deadline (green box), Progress (green bar), Manual Progress (blue bar).

