

ID	Task Name	Duration	Start	Finish	Mar	Qtr 2, 2016				Qtr 3, 2016			Qtr 4, 2016			
						Apr	May	Jun	Jul	Aug	Sep	Oct	Nov			
0	Takoma Junction NDC Project Schedule - LDA Version - 2016.03.04	53.1 mons	Thu 3/31/16	Thu 4/23/20												
1	Resolution of the Preliminary LDA	0 days	Thu 3/31/16	Thu 3/31/16												
2	Phase 1: LDA and Community Consultation	7.85 mons	Thu 3/31/16	Thu 11/3/16												
3	Community Consultation and Draft Site Plan/Preliminary Plan Development (Main Task # 1)	7.85 mons	Thu 3/31/16	Thu 11/3/16												
4	Pre-Consultation Feasibility Research Studies	2 mons	Thu 3/31/16	Tue 5/24/16												
5	Geotechnical Work	2 mons	Thu 3/31/16	Tue 5/24/16												
6	Market Study	2 mons	Thu 3/31/16	Tue 5/24/16												
7	WSSC Fire Flow Test	1 mon	Thu 3/31/16	Wed 4/27/16												
8	Water and Sewer Hydraulic Planning Analysis (Letter of Findings)	1 mon	Thu 4/28/16	Tue 5/24/16												
9	Boundary and Topographic Survey	2 mons	Thu 3/31/16	Tue 5/24/16												
10	Prior Dedication Exhibit Verification with Montgomery County	1 mon	Thu 3/31/16	Wed 4/27/16												
11	Existing Conditions Plan/Forest Conservation Exemption Application	1 mon	Thu 3/31/16	Wed 4/27/16												
12	Traffic Operations and Circulation Study	2 mons	Thu 3/31/16	Tue 5/24/16												
13	Baseline Transportation Research	2 mons	Thu 3/31/16	Tue 5/24/16												
14	Program Coordination with Project Stakeholders (i.e., TPSS, Ability Project)	2 mons	Thu 3/31/16	Tue 5/24/16												
15	Draft Site Plan/Preliminary Plan Alternatives Development	4 mons	Thu 3/31/16	Tue 7/19/16												
16	Schematic Architecture	2 mons	Thu 3/31/16	Tue 5/24/16												
17	Civil Engineering Conceptual Planning Support	2 mons	Thu 3/31/16	Tue 5/24/16												
18	Parking Demand Analysis and Traffic Statement Analysis	2 mons	Thu 3/31/16	Tue 5/24/16												
19	Coordination of Development of Site Plan/Preliminary Plan/Project Alternatives	1 mon	Wed 5/25/16	Tue 6/21/16												
20	Project Underwriting Update - Including Hard Costs Updates	1 mon	Wed 5/25/16	Tue 6/21/16												
21	Design Consultation preparations and publication	2 mons	Thu 4/28/16	Wed 6/22/16												
22	Design Consultation Period	1 mon	Wed 6/22/16	Tue 7/19/16												
23	Draft Site Plan/Preliminary Plan Alternatives review with advisory and regulatory bodies (Main Task # 2)	1.25 mons	Wed 7/20/16	Tue 8/23/16												
24	Storm Water Management	1 mon	Wed 7/20/16	Tue 8/16/16												
25	Historic Takoma	1 mon	Wed 7/20/16	Tue 8/16/16												
26	Façade Advisory Board	1 mon	Wed 7/20/16	Tue 8/16/16												
27	Environmental Committee Review	1 mon	Wed 7/20/16	Tue 8/16/16												
28	Traffic Impact Study (Site Plan/Preliminary Plan Application)	1 mon	Wed 7/20/16	Tue 8/16/16												
29	State Highway Office	1 mon	Wed 7/20/16	Tue 8/16/16												
30	MoCo Historic Preservation Staff Meeting	1 mon	Wed 7/20/16	Tue 8/16/16												
31	MoCo Conceptual Review of Draft Site Plan/Preliminary Plan Alternatives with DRC	5 wks	Wed 7/20/16	Tue 8/23/16												
32	Safe Roadways Committee	1 mon	Wed 7/20/16	Tue 8/16/16												
33	Consolidation of Comments Into Draft Site Plan/Preliminary Plan	1 mon	Wed 8/24/16	Tue 9/20/16												
34	Draft Site Plan/Preliminary Plan Presentation/Public Pre-Submission Meeting	1 day	Wed 10/5/16	Wed 10/5/16												
35	Council action regarding Draft Site Plan/Preliminary Plan	1 day	Thu 11/3/16	Thu 11/3/16												
36	Phase 2: Entitlements	16.25 mons	Fri 7/15/16	Thu 10/12/17												
74	Phase 3: Development	33 mons	Fri 10/13/17	Thu 4/23/20												

ID	Task Name	Duration	Start	Finish	Qtr 3, 2016			Qtr 4, 2016			Qtr 1, 2017			Qtr 2, 2017			Qtr 3, 2017			Qtr 4,			
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct			
0	Takoma Junction NDC Project Schedule - LDA Version - 2016.03.04	53.1 mons	Thu 3/31/16	Thu 4/23/20																			
1	Resolution of the Preliminary LDA	0 days	Thu 3/31/16	Thu 3/31/16																			
2	Phase 1: LDA and Community Consultation	7.85 mons	Thu 3/31/16	Thu 11/3/16																			
36	Phase 2: Entitlements	16.25 mons	Fri 7/15/16	Thu 10/12/17																			
37	Preliminary consultation by Montgomery County Historic Preservation Commission (Main Task # 3)	2.25 mons	Fri 11/4/16	Thu 1/5/17																			
38	Application preparation and filing	15 days	Fri 11/4/16	Thu 11/24/16																			
39	Preliminary hearing before Historic Preservation Commission	0 days	Thu 1/5/17	Thu 1/5/17																			
40	Draft Site Plan/Preliminary Plan Submission and Review by Development Review Committee (Main Task # 4)	9.45 mons	Fri 7/15/16	Wed 4/5/17																			
41	Public Pre-Submission Meeting window start	0 days	Fri 7/15/16	Fri 7/15/16																			
42	Compilation of Notice List of Civic, Community, Condominium and Homeowners Associations	10 days	Tue 8/9/16	Tue 8/23/16																			
43	Compilation of Notice List of Adjoining Property Owners	1 day	Tue 8/23/16	Wed 8/24/16																			
44	Express Invitation to Required Pre-submission Notice List	1 day	Fri 8/26/16	Fri 8/26/16																			
45	Required Sign Posting	0 days	Wed 9/21/16	Wed 9/21/16																			
46	Public Pre-Submission Meeting	1 day	Wed 10/5/16	Wed 10/5/16																			
47	Update Notice List of Adjoining Property Owners	3 days	Wed 11/2/16	Mon 11/7/16																			
48	Deadline for Update of Notice List of Adjoining Property Owners	0 days	Mon 11/7/16	Mon 11/7/16																			
49	Site Plan/Preliminary Plan Package Preparation	2 wks	Fri 11/4/16	Thu 11/17/16																			
50	Site Plan/Preliminary Plan Filing Day	1 day	Fri 11/18/16	Fri 11/18/16																			
51	Site Plan/Preliminary Plan Submission Review and Appointment Scheduling for Final Application Submission	10 days	Mon 11/21/16	Fri 12/2/16																			
52	Site Plan/Preliminary Plan Application Updates	2 wks	Mon 12/5/16	Fri 12/16/16																			
53	Draft Site Plan/Preliminary Plan Application Submission	1 day	Mon 12/19/16	Mon 12/19/16																			
54	Mailing of Notice of Application Deadline	0 days	Mon 12/26/16	Mon 12/26/16																			
55	Copy of Notice of Application form submitted to MoCo Development Review Committee	1 day	Tue 12/27/16	Tue 12/27/16																			
56	Acceptance of Final Site Plan/Preliminary Plan Application	0 days	Mon 1/9/17	Mon 1/9/17																			
57	Development Review Committee meeting with Applicant	1 day	Tue 2/7/17	Tue 2/7/17																			
58	Consolidation of comments by approval agencies and advisory bodies	1 mon	Wed 2/8/17	Tue 3/7/17																			
59	Review and discussion of recommended material changes with CM and Council	1 day	Wed 4/5/17	Wed 4/5/17																			
60	Developer Design Updates (Main Task # 5)	2.55 mons	Thu 4/6/17	Thu 6/15/17																			
61	Modifications to Draft Site Plan/Preliminary Plan (Architecture - Design Development)	6 wks	Thu 4/6/17	Wed 5/17/17																			
62	Project Underwriting Update - Including Hard Costs Updates	4 wks	Thu 5/18/17	Wed 6/14/17																			
63	Final review and action on modified Draft Site Plan/Preliminary Plan - Final Site Plan/Preliminary Plan	1 day	Thu 6/15/17	Thu 6/15/17																			
64	Final Review by Montgomery County Historic Preservation Commission	2 mons	Fri 6/16/17	Thu 8/10/17																			
65	Final Application Preparation and Filing	2 wks	Fri 6/16/17	Thu 6/29/17																			
66	Final Hearing Before Historic Preservation Commission	0 days	Thu 8/10/17	Thu 8/10/17																			
67	Final MoCo Planning Board Review	4.25 mons	Fri 6/16/17	Thu 10/12/17																			
68	1st Resubmission	1 day	Fri 6/16/17	Fri 6/16/17																			
69	Comments from Staff on Resubmission	1 day	Mon 7/3/17	Mon 7/3/17																			
70	Applicants final submission Due Date	1 day	Wed 7/12/17	Wed 7/12/17																			
71	Agencies final recommendation to Planning Department	1 day	Wed 8/9/17	Thu 8/10/17																			
72	Planning Board Hearing and Action	1 day	Thu 10/12/17	Thu 10/12/17																			
73	Completion of Entitlement and Land Use Municipal Approval Procedures	0 days	Thu 10/12/17	Thu 10/12/17																			
74	Phase 3: Development	33 mons	Fri 10/13/17	Thu 4/23/20																			

ID	Task Name	Duration	Start	Finish	17																									
					O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N
0	Takoma Junction NDC Project Schedule - LDA Version - 2016.03.04	53.1 mons	Thu 3/31/16	Thu 4/23/20	[Gantt bar for total project duration]																									
1	Resolution of the Preliminary LDA	0 days	Thu 3/31/16	Thu 3/31/16	[Gantt bar for task 1]																									
2	Phase 1: LDA and Community Consultation	7.85 mons	Thu 3/31/16	Thu 11/3/16	[Gantt bar for task 2]																									
36	Phase 2: Entitlements	16.25 mons	Fri 7/15/16	Thu 10/12/17	[Gantt bar for task 36]																									
74	Phase 3: Development	33 mons	Fri 10/13/17	Thu 4/23/20	[Gantt bar for task 74]																									
75	Pre-Construction, Permitting and Financing (Main Task # 6)	17 mons	Fri 10/13/17	Thu 1/31/19	[Gantt bar for task 75]																									
76	Boundary Survey Finalization	1 mon	Fri 10/13/17	Thu 11/9/17	[Gantt bar for task 76]																									
77	Record Plat Preparation and Processing	6 mons	Fri 11/10/17	Thu 4/26/18	[Gantt bar for task 77]																									
78	Engineering Phase (Engineering construction documents)	2 mons	Fri 10/13/17	Thu 12/7/17	[Gantt bar for task 78]																									
79	Parking Management Plan	3 mons	Fri 10/13/17	Thu 1/4/18	[Gantt bar for task 79]																									
80	Traffic Management Plan	3 mons	Fri 10/13/17	Thu 1/4/18	[Gantt bar for task 80]																									
81	Construction Parking Management Plan During	3 mons	Fri 10/13/17	Thu 1/4/18	[Gantt bar for task 81]																									
82	Architecture construction document preparation	3 mons	Fri 10/13/17	Thu 1/4/18	[Gantt bar for task 82]																									
83	Bidding, Contract, Award	2 mons	Fri 1/5/18	Thu 3/1/18	[Gantt bar for task 83]																									
84	Project Underwriting Update - Including Hard Costs Updates	1 mon	Fri 1/5/18	Thu 2/1/18	[Gantt bar for task 84]																									
85	Final Development Agreement and Ground Lease Finalization	2 mons	Fri 2/2/18	Thu 3/29/18	[Gantt bar for task 85]																									
86	Submission,review and approval of CDs and development agreement by CoTPCC and CM	2 mons	Fri 3/30/18	Thu 5/24/18	[Gantt bar for task 86]																									
87	Building Permit Submission and Review	8 mons	Fri 5/25/18	Thu 1/3/19	[Gantt bar for task 87]																									
88	Building Pemit Issuance	0 days	Thu 1/3/19	Thu 1/3/19	[Milestone diamond for task 88]																									
89	Final Debt and Equity Raise	6 mons	Fri 7/20/18	Fri 1/4/19	[Gantt bar for task 89]																									
90	Construction Loan Closing	0 days	Thu 1/31/19	Thu 1/31/19	[Milestone diamond for task 90]																									
91	ALTA/ACSM Land Title Survey	3 mons	Fri 10/12/18	Fri 1/4/19	[Gantt bar for task 91]																									
92	Construction (Main Task # 7)	16 mons	Fri 2/1/19	Thu 4/23/20	[Gantt bar for task 92]																									
93	Environmental Remediation/Site Work	2 mons	Fri 2/1/19	Thu 3/28/19	[Gantt bar for task 93]																									
94	Construction	12 mons	Fri 3/29/19	Thu 2/27/20	[Gantt bar for task 94]																									
95	Use and Occupancy Permit	2 mons	Fri 2/28/20	Thu 4/23/20	[Gantt bar for task 95]																									
96	Project Occupancy	0 days	Thu 4/23/20	Thu 4/23/20	[Milestone diamond for task 96]																									