

WEST MIDWAY INITIAL MILESTONE SCHEDULE

Entitlements and Backbone Infrastructure Permitting:

- July 5th, 2022: Term Sheet approval by City Council
- November 19th, 2022: Planning Board approval of Development Plan and recommendation to City Council of the Development Agreement and Large Lot Tentative Map
Delays in approval will have impacts on Milestone Dates below
- December 20th, 2022: City Council approval of Development Agreement, DDA and Large Lot Tentative Map
Delays in approval will have impacts on Milestone Dates below
- January 3rd, 2023: City Council 2nd Reading
- February 13th, 2023: Permits issued for Demo, Surcharge, Environmental Site Management
Permit issuance is subject to timely permit review/approval.
- December 4th, 2023: Permits issued for Backbone Infrastructure
Permit issuance is subject to timely permit review/approval.

Horizontal Site Construction:

- February 28, 2025: Pan Am Way (W. Tower Avenue to West Midway Avenue) – constructed by City
- June 15th, 2025: W. Tower Avenue Phase I Complete (Main Street to Orion Street) and Orion Street from Site A Phase I to W. Tower Avenue complete – constructed by Site A Developer
- October 13th, 2025: West Midway Avenue Complete (Pan Am Way to Main Street)
- October 13th, 2025: Orion Street Complete (West Midway Avenue to W. Tower Avenue)
- October 1st, 2026: W. Tower Avenue Phase II Complete (Orion Street to Pan Am Way) – constructed by Site A Developer

RESHAP Site Deliveries:

- July 31st, 2023: APC Phase 1 – Demolition, site preparation & pad delivery complete
Note: APC Building 1 will be pile supported and not require surcharge
- August 19th, 2024: Operation Dignity – Demolition, surcharge & pad delivery complete
- June 16th, 2025: Building Futures – Demolition, surcharge & pad delivery complete

August 5th, 2025: APC Phase II – Demolition, surcharge & pad delivery complete

Market Rate Site Deliveries:

April 14th, 2025: Phase I Demolition, surcharge & pad delivery complete

March 23rd, 2026: Phase II Demolition, surcharge & pad delivery complete

December 21st, 2026: Phase III Demolition, surcharge & pad delivery complete including building pad delivery complete for Commercial parcel

Note: Vertical development to be phased based on market demand over 7 to 10 years following pad delivery.