

Skyland Reimagined



Phasing and Relocation Overview for Skyland Community
6:30pm-8pm | 10.21.24

ZONING COMMISSION
District of Columbia
CASE NO. 24-07
EXHIBIT NO. 205



Team Introductions



Enterprise Community Development (ECD)

(Owner + Developer +

Capital + Solutions + Resident Services)



Brick & Story

(Resident Engagement Consultant)



Winn Company

(Property Management)



Agenda

6:30pm-8pm

- **Intro**
- **Overview on Uniform Relocation Assistance (URA)**
- **Resident Right to Stay and Enterprise Relocation Commitments**
- **Proposed Phasing Plan**
- **Q&A**



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- Retain long-term affordability for the property
- Ensure long-term security and stability for the residents
- Provide accessible housing options and modernize systems and amenities
- Connect community with supportive development programs and resources
- Enhance the best attributes of the property (views, tree cover, community among long-term residents)

Skyland Reimagined Update

- **April 16:** Submitted Zoning Map Amendment Application
- **June 12:** Met with Office of Planning to discuss Zoning Map Application
- **July 16:** Met with ANC to share Skyland Redevelopment Details
- **July 22:** Skyland Action Team Meeting: Unit Design & Aging in Place
- **August 1:** Skyland Community Quarterly Meeting
- **August 3:** Enterprise Property Tour
- **August 12:** Skyland Action Team Meeting
- **August 20:** ANC community meeting -- open to all community members
- **September 5:** TA Meeting
- **September 12:** Zoning Commission Agreed to Set Down ECD's Zoning Map Application
- **September 23:** Skyland Action Team Meeting: Amenities, Site Design, and Security at 6:30p
- **October 7:** Skyland Action Team Meeting: Amenities & Site Design Part II

- **October 21:** Skyland Action Team Meeting: Phasing & Relocation Focus
- **October 24 @ 6:30 -- 8pm:** Skyland Quarterly Meeting
- **October 25 @ 3pm – 6pm:** Skyland Fall Festival Celebration
- **November 18 @ 7pm:** ANC Meeting
- **December 9 @ 4pm:** Zoning Commission Hearing
- **NOW:** A landing page that keeps record of all recorded meetings, FAQs, and ways to stay in touch with the development

www.reimagineskyland.org
skyland@enterprisecommunity.org



Skyland Reimagined Proposed Timeline

2020-2022



2023-2024



2025-2026



2027-2030



- ECD purchased Skyland as a TOPA

- Engage with residents about Skyland Reimagined
- Surveys
- Build Community
- Zoning Map Amendment Application

- Apply for financing
- Finalize Skyland Reimagined Plans, submit plans for review and approval

- Once we successfully secure financing, Skyland Reimagined can begin!
- In-place relocation

What is the URA?

Definition: Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) is a U.S. federal law enacted in 1970.

Purpose: It ensures fair treatment and compensation for individuals and businesses displaced by federal or federally funded projects.

The URA's objectives are as follows:

- 1- Fair Treatment: Guarantee uniform, fair, and equitable treatment for those whose property is acquired or who are displaced.
- 2- Relocation Assistance: Provide financial and advisory assistance to help displaced persons and businesses relocate.
- 3- Housing Standards: Ensure displaced individuals and families have access to decent, safe, and sanitary housing within their financial means.
- 4- Housing Improvement: Improve housing conditions for those living in substandard housing.
- 5- Voluntary Acquisition: Promote property acquisition by agreement, avoiding coercion and expediting the process.



Who is a Displaced Person?

Anyone who moves from their home, business, or farm, or moves their personal property, as a direct result of acquisition, demolition or rehabilitation for a federally funded project, such as:



Individuals



Families



Businesses



Nonprofits

Displaced persons are eligible for relocation assistance under the URA.

What are the Owner's Responsibilities to Me?

Owner conducting a program or project under the URA have legal responsibilities to displaced persons that they must carry out. Owner have four (4) main responsibilities when residential persons are displaced.



Advice

Provide advisory services to displaced tenants and owner occupants



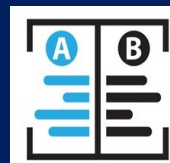
Notice

Provide a minimum 90 days written notice to vacate prior to requiring possession



Reimbursement

Compensate displaced persons for their moving expenses



Comparable Replacement Housing

Provide payments to cover the added cost of renting or purchasing comparable replacement housing

What are Relocation Advisory Services?



Relocation advisory services are the **single most important part** of a successful relocation program.

Relocation advisory services are **required to be provided to all eligible displaced persons** including nonresidential displaced persons.

Key relocation advisory service requirements include:

- Information and Guidance
- Housing assistance
- Relocation assistance
- Coordination
- Special needs

Enterprise will hire a relocation advisor to help, advise, and coordinate the relocation plan once the project plan has been finalized.

What are the Residential Right to Stay?



Temporary Units: Relocate to vacant units on-site or off-site units.

Cost Responsibility: Developer will cover all relocation costs, including moving, storage, excess rent, and utility costs.

Packing Assistance: Developer will provide packing materials for non-elderly or non-disabled tenants, and full packing and moving services for elderly or disabled tenants.

Return to Property: All lease compliant existing tenants can return to a unit on the property after the redevelopment.

What are ECD's Relocation Commitments?



1

TEMPORARY RELOCATION ASSISTANCE

Relocation into an on-site or off-site unit suitable for the resident's unit mix/family composition

2

PERMANENT RELOCATION ASSISTANCE

Relocation into a unit suitable for the residents' unit mix/family composition

3

NOTIFICATION

Provide ample resident notification of relocation plans and updates

What are the logistics of the move?



Building #	No. of Units
Four (4) (18 to 21)	46
Phase 3	

2338 Skyland Pl.
2340 Skyland Pl.
2342 Skyland Pl.
2344 Skyland Pl.
2346 Skyland Pl.
2348 Skyland Pl.

10
id Pl. 2309 Skyland Pl.
id Pl. 2311 Skyland Pl.
id Pl. 2313 Skyland Pl.
id Pl. 2315 Skyland Pl.
id Pl. 2317 Skyland Pl.
id Pl. 2319 Skyland Pl.
id Pl. 2321 Skyland Pl.

14
1401 Good Hope Rd.
1403 Good Hope Rd.
1405 Good Hope Rd.
1407 Good Hope Rd.
1409 Good Hope Rd.
1411 Good Hope Rd.

18
1 24th St.
3 24th St.
5 24th St.
7 24th St.
9 24th St.
1 24th St.
3 24th St.

SYMBOLS LEGEND	
SKYLAND BUILDINGS	
BOILER ROOMS	
STREETS & ALLEYS	
STEAM LINES (UPDATED)	
STEAM LINES (T.B.R.)	
RETURN LINES (UPDATED)	
RETURN LINES (T.B.R.)	
STEAM TRAPS (T.B.R.)	
STEAM TRAPS (UPDATED)	
CONDENSATION TANK	



Building #	No. of Units
Eleven (11) (7 to 17)	110
Phase 2	

Building #	No. of Units
Seven (7) (1 to 6, and, 22)	68
Phase 1	

PHASING IS ANCHORED BY THE EXISTING CONDITIONS

SITE PLAN: PROPOSED



KEY

- PROPERTY BOUNDARY
- A MULTI-FAMILY BUILDING
- B MULTI-FAMILY BUILDING
- C MULTI-FAMILY BUILDING
- TH TOWNHOMES
- 1 CENTRAL OPEN SPACE
- 2 MAIL PAVILION

	Exiting Units	Proposed Units
Phase 1	68	240 (Apt.)
Phase 2	110	176 (Apts.) 11 (TH)
Phase 3	46	17 (TH)



SKYLAND PLACE
Concept Design Package



416 mixed-income, 41 senior, and
28 homeownership townhomes



Q&A

THANK YOU!

