

Skyland Reimagined



Amenities, Site Design and Security:
Prepared for Skyland Community
6:30pm-8pm | 9.23.24

Team Introductions



Enterprise **Community** Development (ECD)

(Owner + Developer +
Capital + Solutions + Resident Services)



Brick & Story

(Resident Engagement Consultant)



Winn Company

(Property Management)



Design Collective

(Architect and Urban Designers)



6:30pm-8pm

Agenda

- **Intro + Recap**
- **Dev Update**
- **Old Business: Unit Design**
- **New Business: Security**
- **New Business: Site Amenities**





ECD Goals at Skyland

- 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)

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2020-2022



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2023-2024



- Engage with residents about Skyland Reimagined
- Surveys
- Build Community
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- Apply for financing
- Finalize Skyland Reimagined Plans, submit plans for review and approval

2027-2030



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

SKYLAND APARTMENTS

2330 Skyland Pl.
2332 Skyland Pl.
2334 Skyland Pl.
2336 Skyland Pl.
2338 Skyland Pl.
2340 Skyland Pl.
2342 Skyland Pl.
2344 Skyland Pl.
2346 Skyland Pl.
2348 Skyland Pl.

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

401 Good Hope Rd.
403 Good Hope Rd.
405 Good Hope Rd.
407 Good Hope Rd.
409 Good Hope Rd.
411 Good Hope Rd.

228th St.
224th St.
220th St.
216th St.
212th St.
208th St.
204th St.

SYMBOLS LEGEND	
SKYLAND BUILDINGS	
BOILER ROOMS	
STREETS & ALLEYS	
STEAM LINES (UPDATED)	
STEAM LINES (OLD)	
STEAM LINES (UPPER)	
STEAM LINES (LOWER)	
STEAM TRAPS (UPDATED)	
STEAM TRAPS (OLD)	
CONDENSATION TANK	

3 Boilers
6 condensation pumps

EXISTING CONDITIONS



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Total Units: 224

- Studio – (0)
- 1-bedrooms - (153)
- 2-bedrooms - (65)
- 3-bedrooms - (6)
- ADA compliant Units - (0)

Street Parking + Small onsite lot



Concept Site Plan: Phase 1

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

PARKING
 270 space to 416 units
 3:5 spaces to units



Concept Site Plan: Phase 2

	Exiting Units	Proposed Units
Phase 1	68	240 (Apt.)
Phase 2	110	176 (Apts.) 11 (TH)
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PARKING
DC zoning requires 1:3 spaces to units, approximately half of what is being provided.

+ Approximately 140 street parking spaces for an overall ratio of almost 1:1
410:416 spaces to units

+ Townhomes have Garages and driveways



KEY

- PROPERTY BOUNDARY
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- A MULTI-FAMILY BUILDING
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- 11 TOWNHOMES
- 1 CENTRAL OPEN SPACE
- 2 MAIL PAVILION

375 mixed-income units
41 senior units
28 homeownership townhomes

WHAT WE HEARD: UNIT DESIGN

- **Liked:** large bedrooms, closet space, parking security with rolldown garage and kitchen size
- **Concern:** Acoustics inside the individual units
 - I. **WORKING SOLUTION 1: ACOUSTICS CAN BE MANAGED THROUGH USE OF WINDOWS THAT HAVE BETTER SOUND RATINGS.**
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Existing Unit Flaws

- 0 Accessible units**
- Insufficient power to allow for washers and dryers.**
- Outdated and inefficient heating and air conditioning systems**
- Single full bathrooms in 2 & 3 Bedroom units**
- Closed off kitchens from living spaces**
- Noise between units**

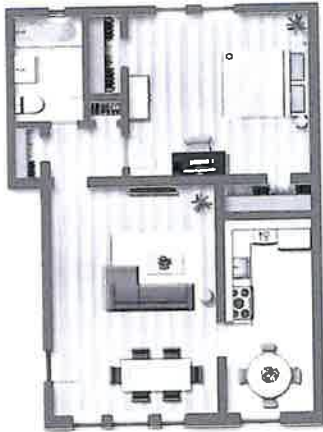
Proposed Unit Improvements

- All Units to be “Universally Designed” for accessibility**
- Washer & Dryers in each unit**
- New Heating and Air Conditioning Systems**
- 2 & 3 Bedroom units with 2 bathrooms**
- Open floor plan, opens kitchens to living spaces**
- Improved noise insulation**
- Indoor access to trash & recycling chutes**
- New efficient lighting, taller ceilings, & larger windows**

Unit Comparison

Existing 1 Bedroom

575 sf



Proposed 1 Bedroom

+/- 710 sf



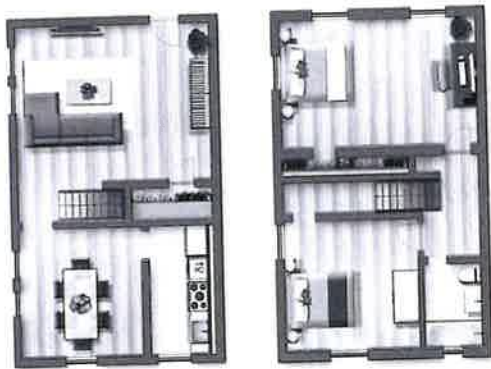
Improvements

- Laundry room and storage added
- Open accessible kitchen & living room
- Larger bathroom with cabinetry for storage

1BR Unit comparison

Existing 2 Bedroom

720-810 sf



Proposed 2 Bedroom

+/- 990 sf



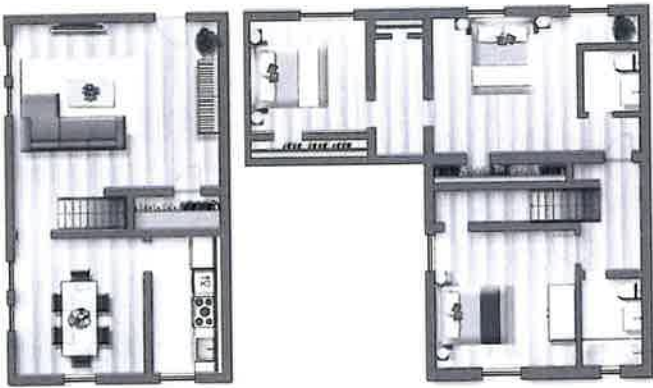
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- Laundry room, walk-in closet, & storage added
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2BR Unit comparison

Existing 3 Bedroom

970 sf



Proposed 3 Bedroom

+/- 1,160 sf

38' 2" x 30' 6"

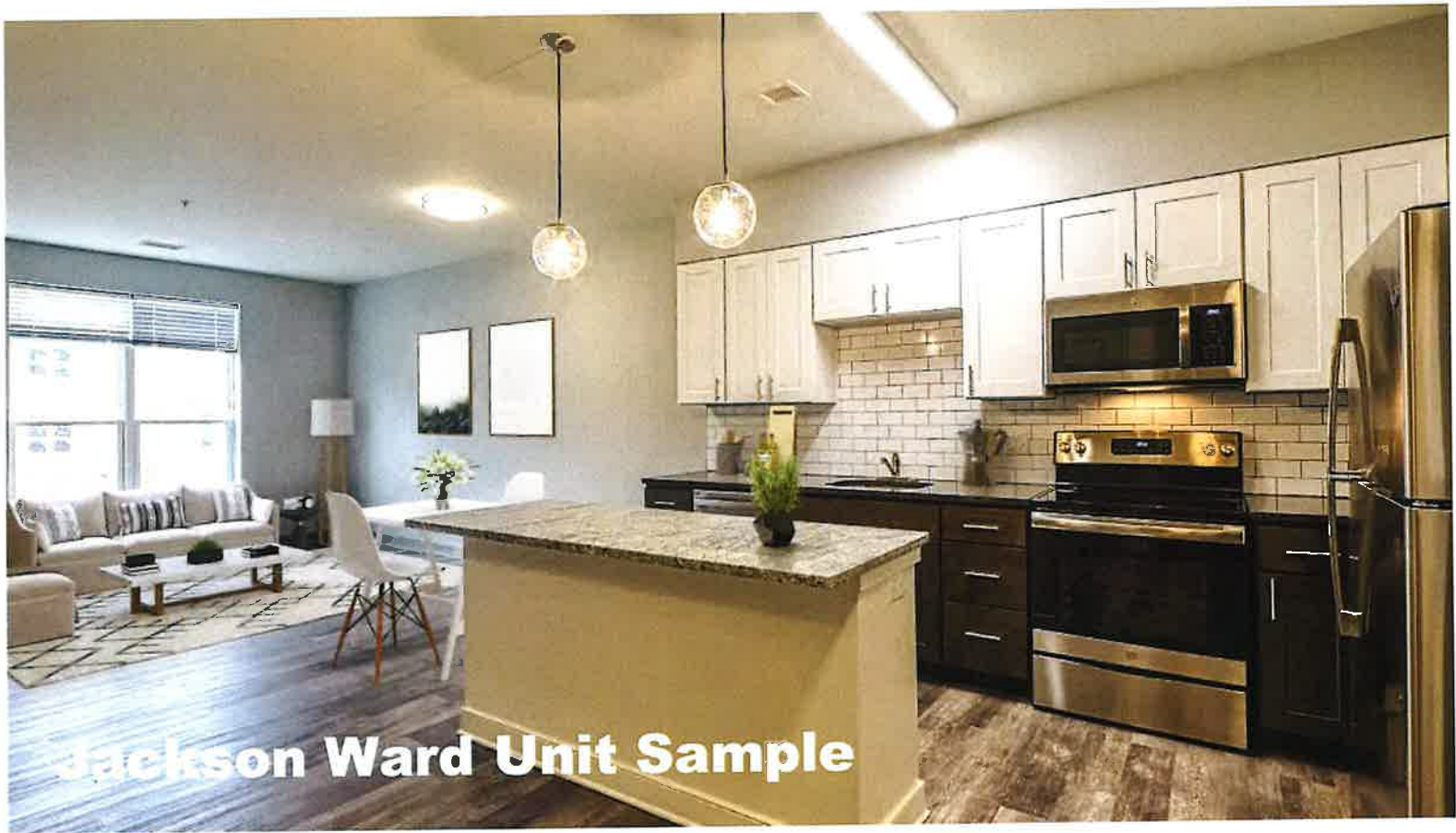


Improvements

- Laundry closet
- Open accessible kitchen & living room
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- Each bedroom is separated

3BR Unit comparison





Jackson Ward Unit Sample



Jackson Ward Unit Sample



Unit Views view from top floor unit

WHAT WE HEARD: **SECURITY**

- **Concern:** Improvements needed to overall security for the property -- *increased gun violence, pedestrian and vehicular crime, non-residents parking and entering property*

WORKING SOLUTIONS

- **CPTED PRINCIPLES WILL BE CONSIDERED WHEN DESIGNING THE COMMUNITY:**
 - **NATURAL SURVEILLANCE**
 - **NATURAL ACCESS CONTROL**
 - **TERRITORIAL REINFORCEMENT**
 - **MAINTENANCE / IMAGE AND AESTHETICS**
- **LIGHTING**
- **CAMERAS**
- **GARAGE DOORS, FAST ROLLING DOORS, NO ONE ABLE TO ACCESS CONTROL BOX; PERHAPS A GARAGE DOOR CLICKER, NO OPEN CHAIN GARAGE DOORS**
- **LANDSCAPING**
- **RESIDENTS NEED TO HAVE EYES ON EACH OTHER: DYNAMIC OF THE COMMUNITY ITSELF – RESIDENTS EMPOWERED TO REPORT – TENANT COALITIONS CAN HELP WITH SECURITY**

WHAT WE HEARD: SECURITY

- **Concern:** Senior building location - *high criminal activity, both foot and vehicular traffic on Good Hope Road*

SOLUTIONS

- Additional lighting
- More people and transitioning from vacancy
- Additional cameras

- **Concern:** Senior parking facility - *Residents are interested understanding the parking security in the new development*

WORKING SOLUTIONS

- FAST ROLL DOWN GATE MAY BE PROVIDED WITH CARD ACCESS
- RESERVE PARKING FOR SENIORS UNDER BUILDING A, CLOSE TO BUILDING B
- PERHAPS PARKING ALONG SKYLAND PLACE AND ADDING

HANDICAP SPACES

- CITY WOULD HAVE TO BE THE ONE TO TURN PUBLIC PARKING TO PERMIT ONLY PARKING

- **Concern:** Residents living between 24th street and adjacent property experience high level of security issues - 24th street also has high drive-through traffic and criminal activity coming from apartments behind Skyland

WORKING SOLUTIONS

- ROBUST FENCES, THICKER BUSHES
- FENCE ALONG PROPERTY LINE

WHAT WE HEARD: **SITE AMENITIES**

1. GARDENS

- **Concern:** Majority of seniors take care of lawns, and gardens and take pride in their homes/gardens.
- I. **POS. SOLUTION 1: GARDEN PLOTS HAVE BEEN PROPOSED IN THE CENTRAL OPEN SPACE**
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1. PRIVATE OUTDOOR SPACE

- **Concern:** private open space is important amenity to residents
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1. PARKING

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1. EXERCISE SPACE

- We will have exercise spaces included in amenity package



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- PROPERTY BOUNDARY
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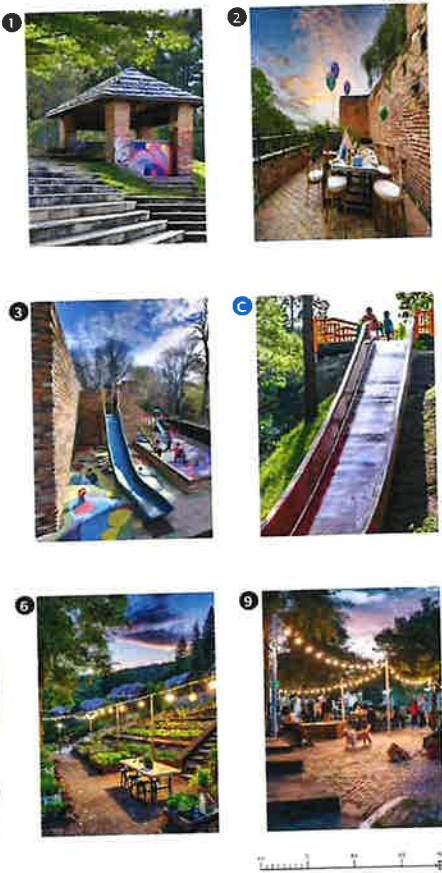


SPACES

- 1 AMPHITHEATER
- 2 EVENT PLAZA
- 3 PLAY STRUCTURE
- 4 PLAY HILL
- 5 SLIDE PLATFORM
- 6 COMMUNITY GARDENS
- 7 SMALL DOG PARK
- 8 LARGE DOG PARK
- 9 SOCIAL LOUNGE

FEATURES

- A PAVILION
- B RAMP
- C SLIDE





Central Open Space

AMENITY OPTIONS



Fitness Center/Gym



Computer/Business Center



After School Activity Room



Resident Lounge/Media Center



Senior Wellness/Healthcare Center



On Site Day Care



Outdoor Community Garden



Playground/Outdoor Play Space



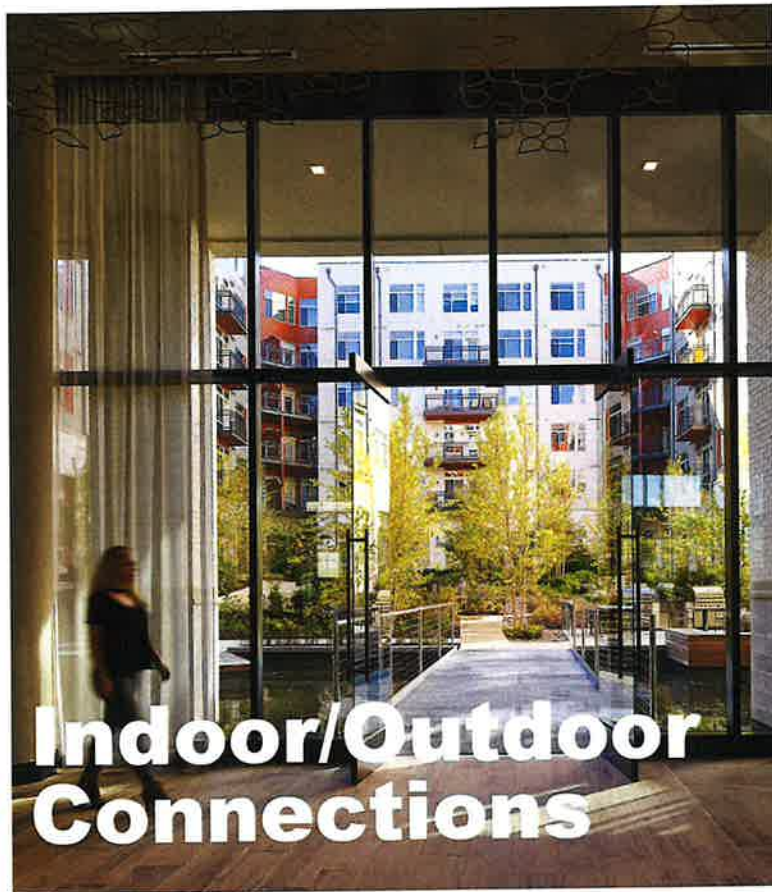
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Work/Study Spaces



Children's Play Spaces







Lobby-Jackson ward



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**Lobby-Lake
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**Mail &
Secured Package Rooms**

**Design
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**Meeting Room-
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**Fitness center-
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Q&A

THANK YOU!



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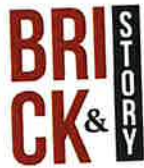
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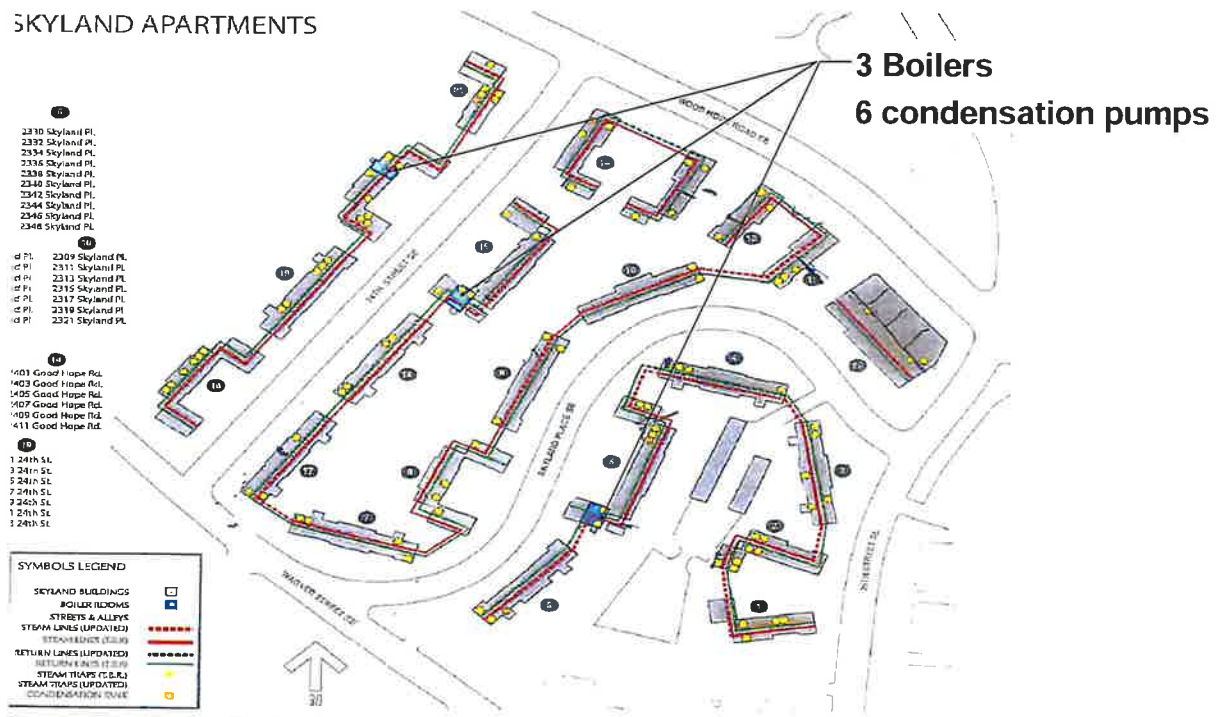
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SKYLAND APARTMENTS



EXISTING CONDITIONS



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- 1-bedrooms - (153)
- 2-bedrooms - (65)
- 3-bedrooms - (6)
- ADA compliant Units - (0)

Street Parking + Small onsite lot

Phase 1

Existing Units	Proposed Units
68	240 (Apt.)

PARKING
180 spaces: 240 units
3:4 spaces to units



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 - MULTI FAMILY BUILDING
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Concept Site Plan: Phase 2

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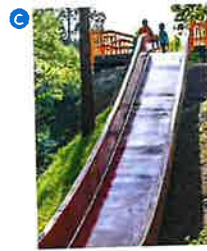


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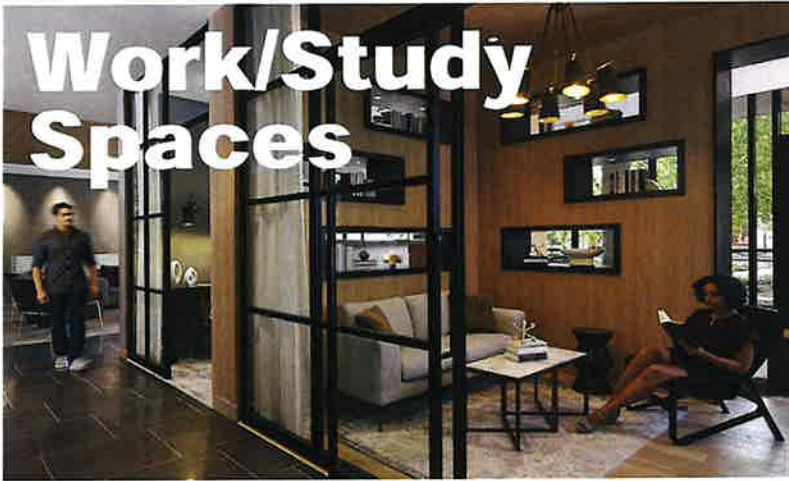


Playground/Outdoor Play Space



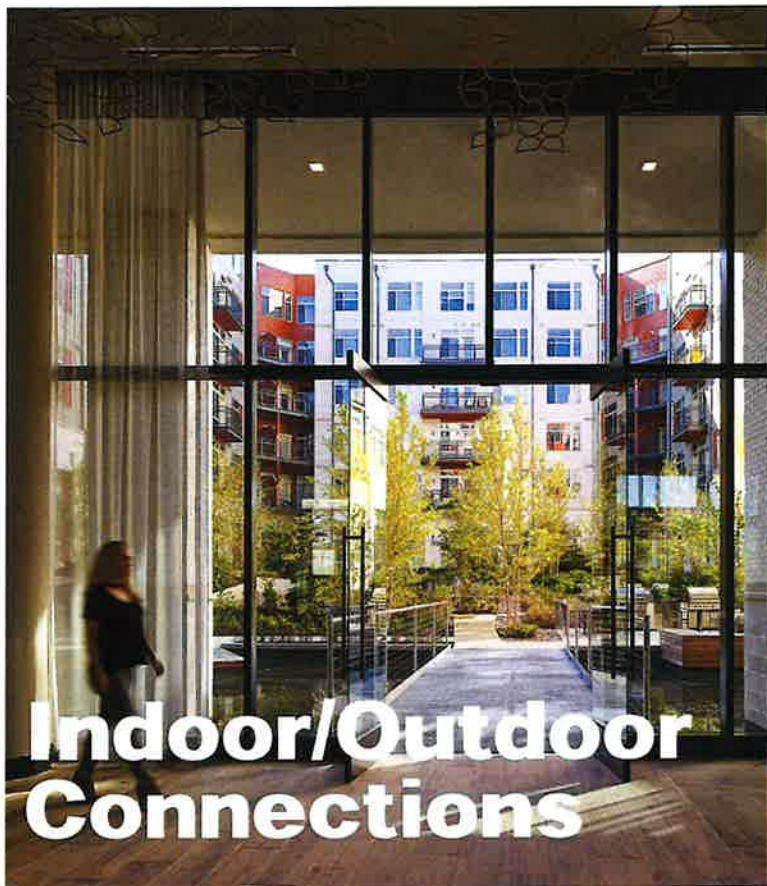
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Children's Play Spaces







Lobby-Jackson ward



Lobby-Jackson Ward



**Lobby-Lake
Anne 2022**



The image shows a modern interior space, likely a mail and package room. The walls are finished with light-colored wood paneling. Large, abstract, black and white geometric art pieces are mounted on the walls. Rows of dark-colored mailboxes are visible, each with a small white label. A large window with a black frame is in the background, providing natural light. The floor is covered in a neutral-toned carpet. The overall design is clean and functional.

Mail & Secured Package Rooms

**Design
Collective**



**Meeting Room-
Lake Anne 2022**



**Fitness center-
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Q&A

THANK YOU!



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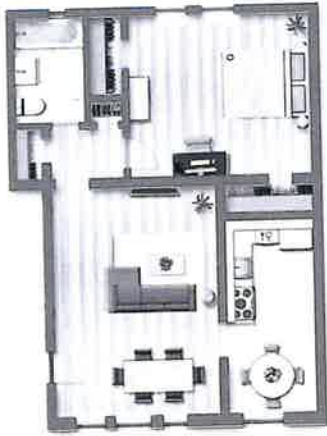
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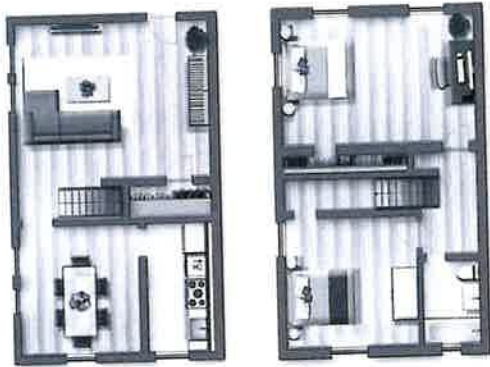
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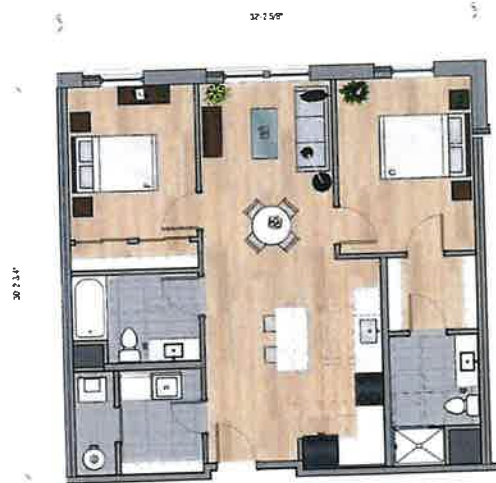
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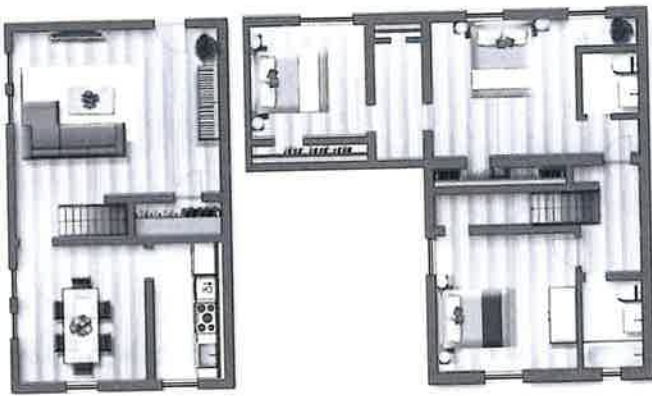
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- **GARAGE DOORS, FAST ROLLING DOORS, NO ONE ABLE TO ACCESS CONTROL BOX; PERHAPS A GARAGE DOOR CLICKER, NO OPEN CHAIN GARAGE DOORS**
- **LANDSCAPING**
- **RESIDENTS NEED TO HAVE EYES ON EACH OTHER: DYNAMIC OF THE COMMUNITY ITSELF – RESIDENTS EMPOWERED TO REPORT – TENANT COALITIONS CAN HELP WITH SECURITY**

WHAT WE HEARD: SECURITY

- **Concern:** Senior building location - *high criminal activity, both foot and vehicular traffic on Good Hope Road*

SOLUTIONS

- Additional lighting
 - More people and transitioning from vacancy
 - Additional cameras
- **Concern:** Senior parking facility - *Residents are interested understanding the parking security in the new development*

WORKING SOLUTIONS

- FAST ROLL DOWN GATE MAY BE PROVIDED WITH CARD ACCESS
- RESERVE PARKING FOR SENIORS UNDER BUILDING A, CLOSE TO BUILDING B
- PERHAPS PARKING ALONG SKYLAND PLACE AND ADDING

HANDICAP SPACES

- CITY WOULD HAVE TO BE THE ONE TO TURN PUBLIC PARKING TO PERMIT ONLY PARKING

- **Concern:** Residents living between 24th street and adjacent property experience high level of security issues - 24th street also has high drive-through traffic and criminal activity coming from apartments behind Skyland

WORKING SOLUTIONS

- ROBUST FENCES, THICKER BUSHES
- FENCE ALONG PROPERTY LINE



Aging in Place

- **Elevator access**
- **Single level living**
- **New heating and air conditioning for improved comfort and safety**
- **Accessible units**
 - Wheelchair friendly
 - Spacious bathrooms with grab bars
- **Wellness Center**
 - Visiting Medical Professionals
 - Fitness Room
- **Community Activities**
 - Gathering spaces
 - Craft spaces
 - Outdoor activities
 - Social Calendar



60 YEARS OF COMBINED EXPERIENCE • PART OF ENTERPRISE FAMILY

OUR STORY

Enterprise Community Development builds, preserves, and operates affordable homes in the Mid-Atlantic to uplift residents and communities. Residents are the heart of our work and reason for all we do.

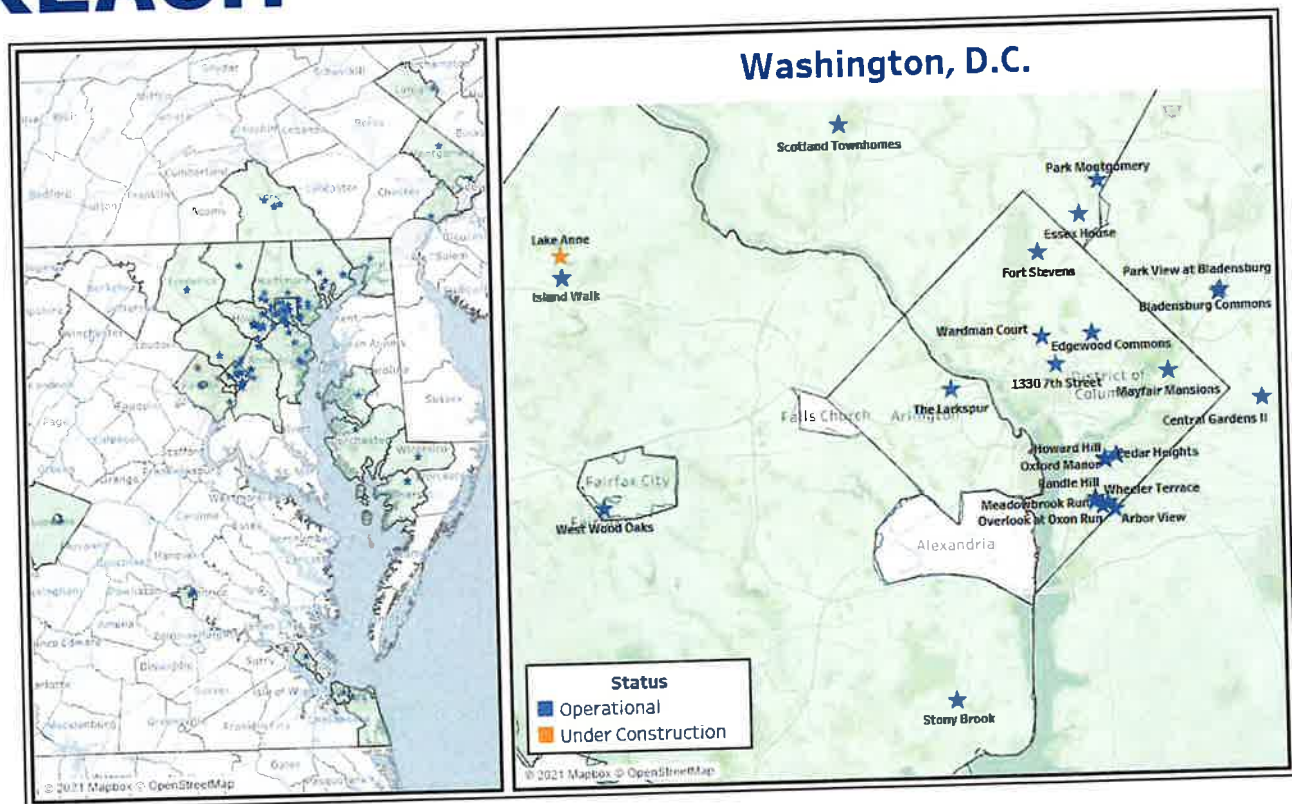


- #1 affordable housing provider in Mid-Atlantic
- #6 non-profit affordable housing provider nationally
- largest black-led affordable housing developer
- 400+ employees, including dedicated resident services

OUR REACH

12,943 units
112 properties
53 cities
22,000 residents

We may be spread out, but we are always grounded in local relationships.



ENTERPRISE COMMUNITY DEVELOPMENT

New Construction & Development



Metro Heights

BALTIMORE, MD | 70 UNITS | FAMILY
NEW CONSTRUCTION | AFFORDABLE

Close to Baltimore City Community College and built to LEED Silver standards, Metro Heights at Mondawmin gives residents easy access to regional job centers and amenities through 11 regional bus lines and the Metro.



Lake Anne

RESTON, VA | 240 UNITS | SENIOR
NEW CONSTRUCTION | AFFORDABLE

In partnership with Fellowship Square, the project will replace the 240 existing, occupied, affordable senior units at Lake Anne Fellowship House with 240 new affordable senior units at the new Lake Anne House.

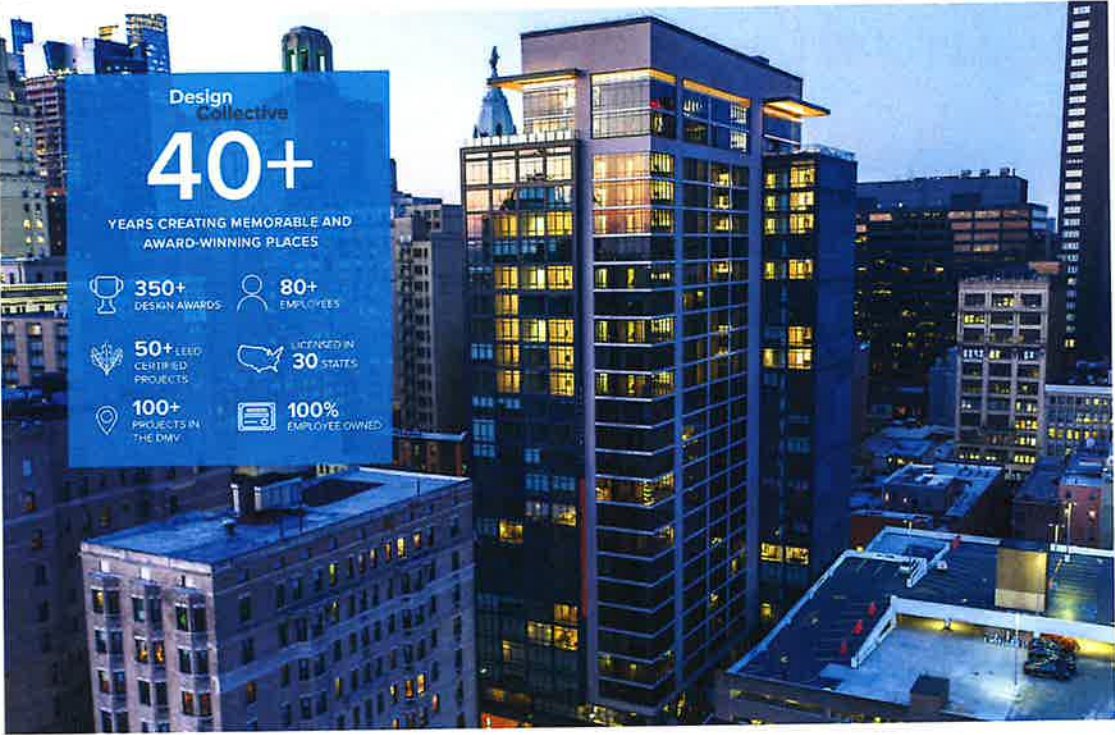


Jackson Ward

RICHMOND, VA | 154 UNITS | SENIOR
/FAMILY
NEW CONSTRUCTION | MIXED-INCOME

Mixed income housing development in historic National Landmark District Jackson Ward. Senior, Multifamily and neighborhood serving retail.

DESIGN COLLECTIVE OVERVIEW



DESIGN COLLECTIVE OVERVIEW



FIRM DISCIPLINES





25th Street Entrance



25th Street View



Wagner & Skyland Place

GREAT THINGS ABOUT SKYLAND PLACE



Location



Neighbors



Trees and Green Space



Proximity to Schools/Metro/Transit



Unit Size



Affordability



Property Management



Sense of Community



Other

AREAS FOR IMPROVEMENT



Unit Design



Building Upkeep



Safety



Lighting



Parking



Green Space



Noise



Trash



Lack of Amenities



Heat/Air Conditioning Problems



Handicap Accessibility



Other

