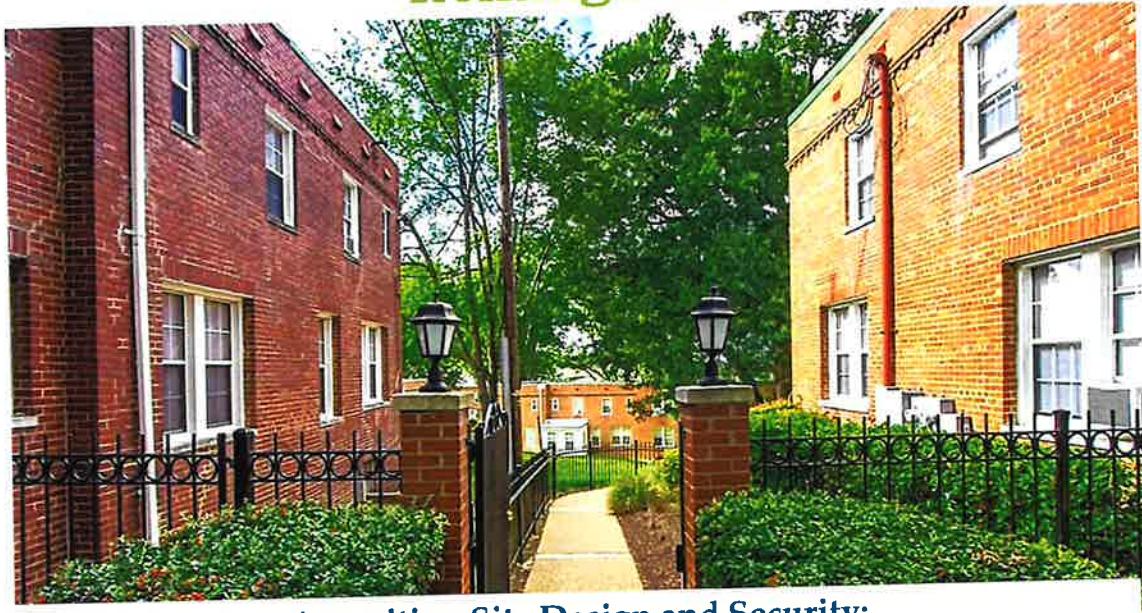


Skyland Reimagined



**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)

SKYLAND REIMAGINED UPDATE

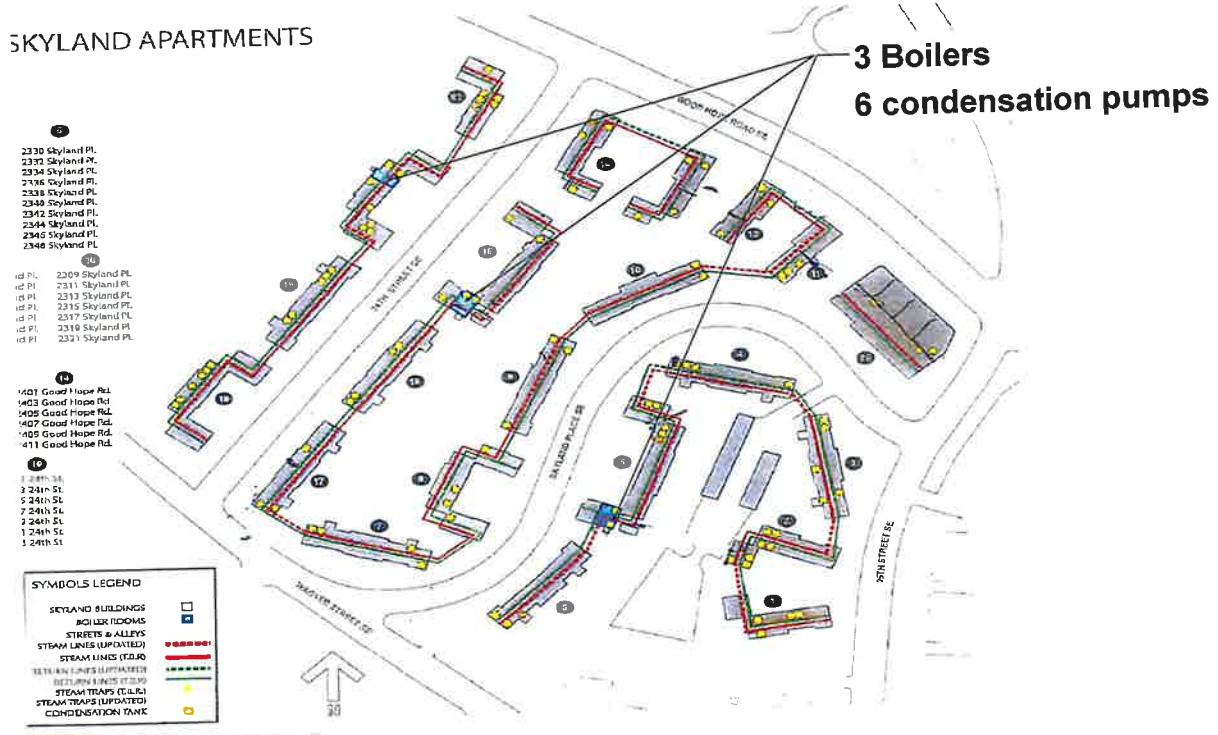
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- October 26: Skyland Fall Festival Celebration Day
- NOW: A landing page that keeps record of all recorded meetings, FAQs, and ways to stay in touch with the development

www.reimagineskyland.org
skyland@enterprisecommunity.org



Skyland Reimagined Proposed Timeline





EXISTING CONDITIONS



EXISTING CONDITIONS

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

	Existing 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



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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MAY INCLUDE UNITS WITH DENS
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CAN BE MADE TO BE MOBILE SO THAT A DINING TABLE CAN BE LOCATED THERE INSTEAD OF THE ISLAND. WHEN DESIGNING THE UNITS THIS CONCERN WILL BE CONSIDERED, AND MULTIPLE FURNITURE LAYOUTS WILL BE PRESENTED.

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



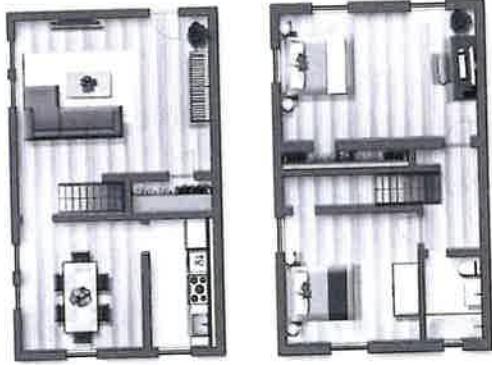
Improvements

- 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



2BR Unit comparison

Proposed 2 Bedroom

+- 990 sf

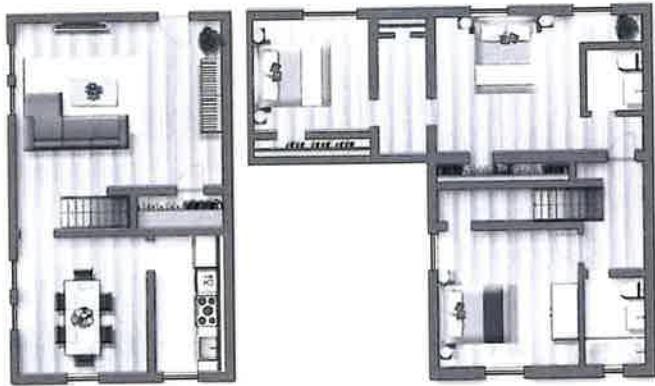


Improvements

- Laundry room, walk-in closet, & storage added
- Open accessible kitchen & living room
- Two larger bathrooms with cabinetry for storage, one bath with a tub and one with a shower

Existing 3 Bedroom

970 sf



Proposed 3 Bedroom

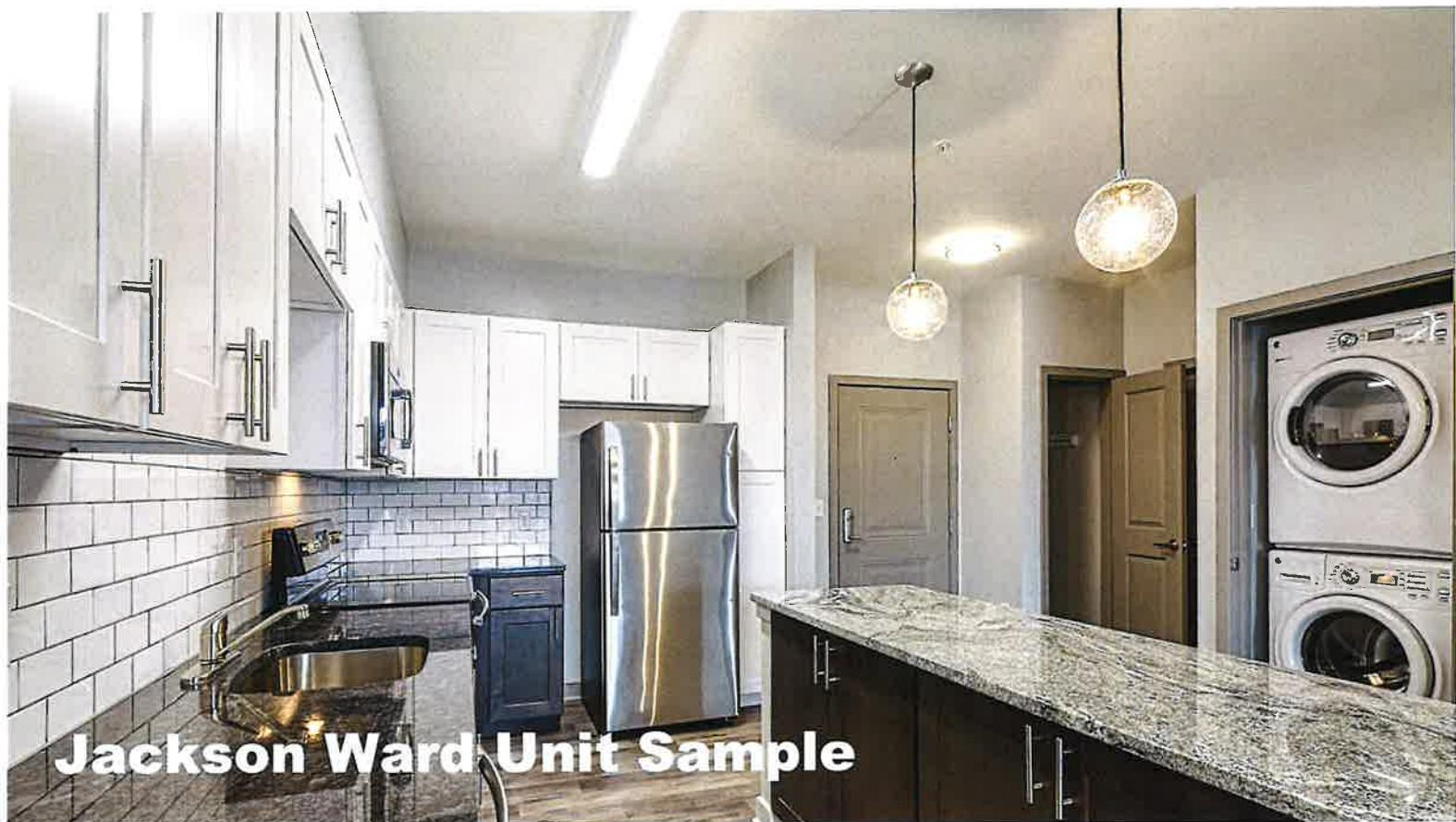
+/- 1,160 sf



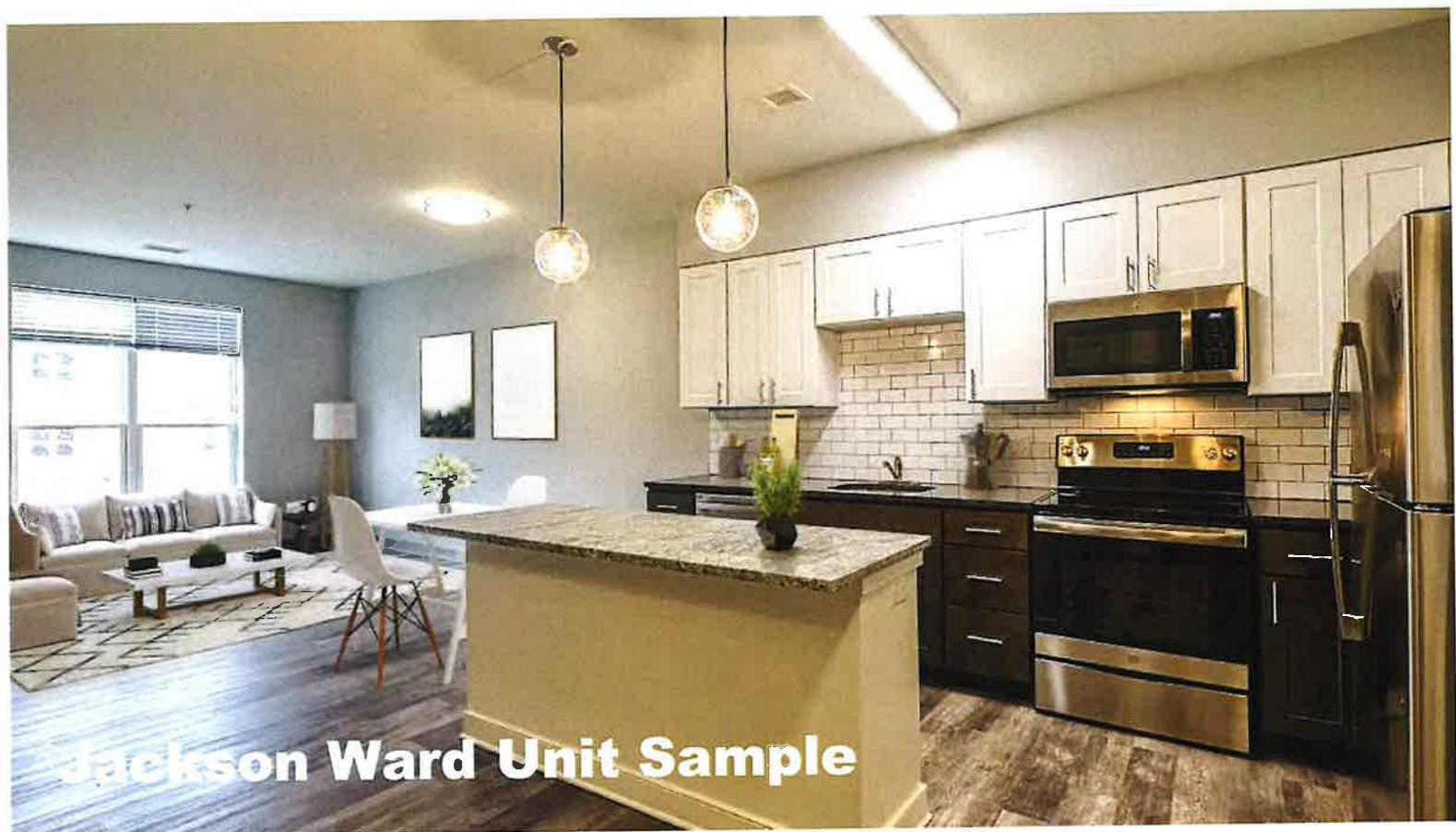
Improvements

- Laundry closet
- Open accessible kitchen & living room
- 2 Larger bathrooms with cabinetry for storage, one bath with a tub and one with a shower
- Each bedroom is separated

3BR Unit comparison



Jackson Ward Unit Sample



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
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- 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
- II. POS. SOLUTION 2. BUILDING COURTYARDS - UNDER EACH MULTIFAMILY BUILDING THERE WILL BE OPPORTUNITIES FOR SMALL GARDEN PLANTERS
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1. PRIVATE OUTDOOR SPACE

- Concern: private open space is important amenity to residents

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1. EXERCISE SPACE

- We will have exercise spaces included in amenity package



SPACES

- 1 AMPHITHEATER
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- 3 PLAY STRUCTURE
- 4 PLAY HILL
- 5 SLIDE PLATFORM
- 6 COMMUNITY GARDENS
- 7 SMALL DOG PARK
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FEATURES

- A PAVILION
- B RAMP
- C SLIDE





Central Open Space

AMENITY OPTIONS



Fitness Center/Gym



On Site Day Care



Computer/Business Center



Outdoor Community Garden



After School Activity Room



Playground/Outdoor Play Space



Resident Lounge/Media Center

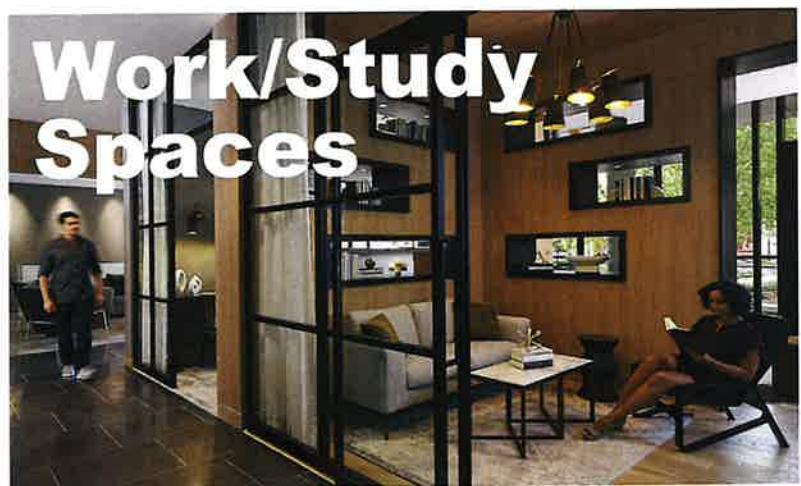


Other



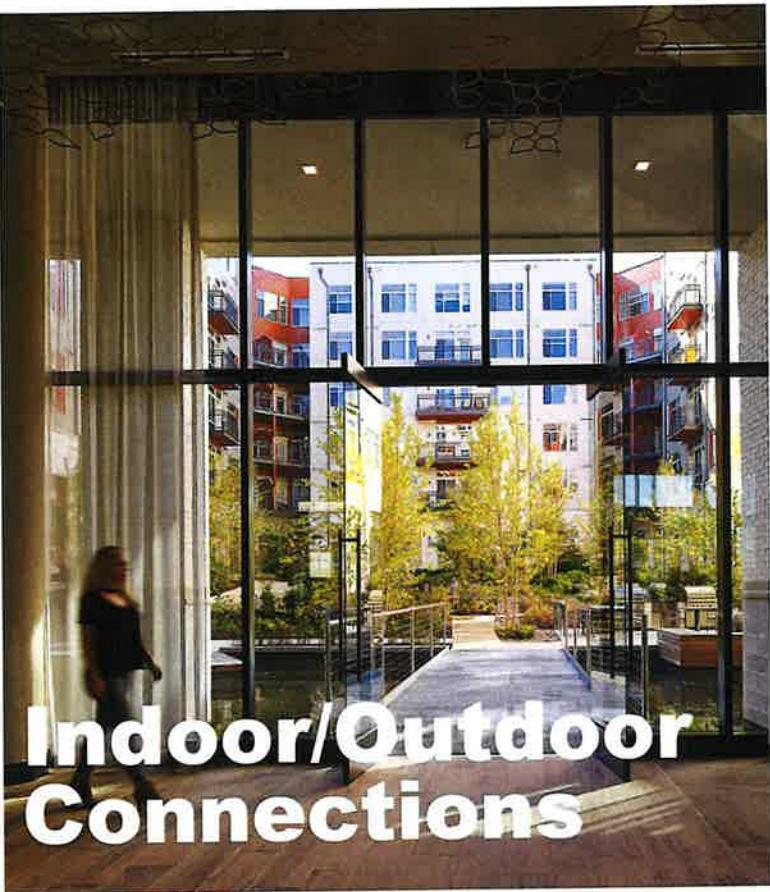
Senior Wellness/Healthcare Center

Work/Study Spaces



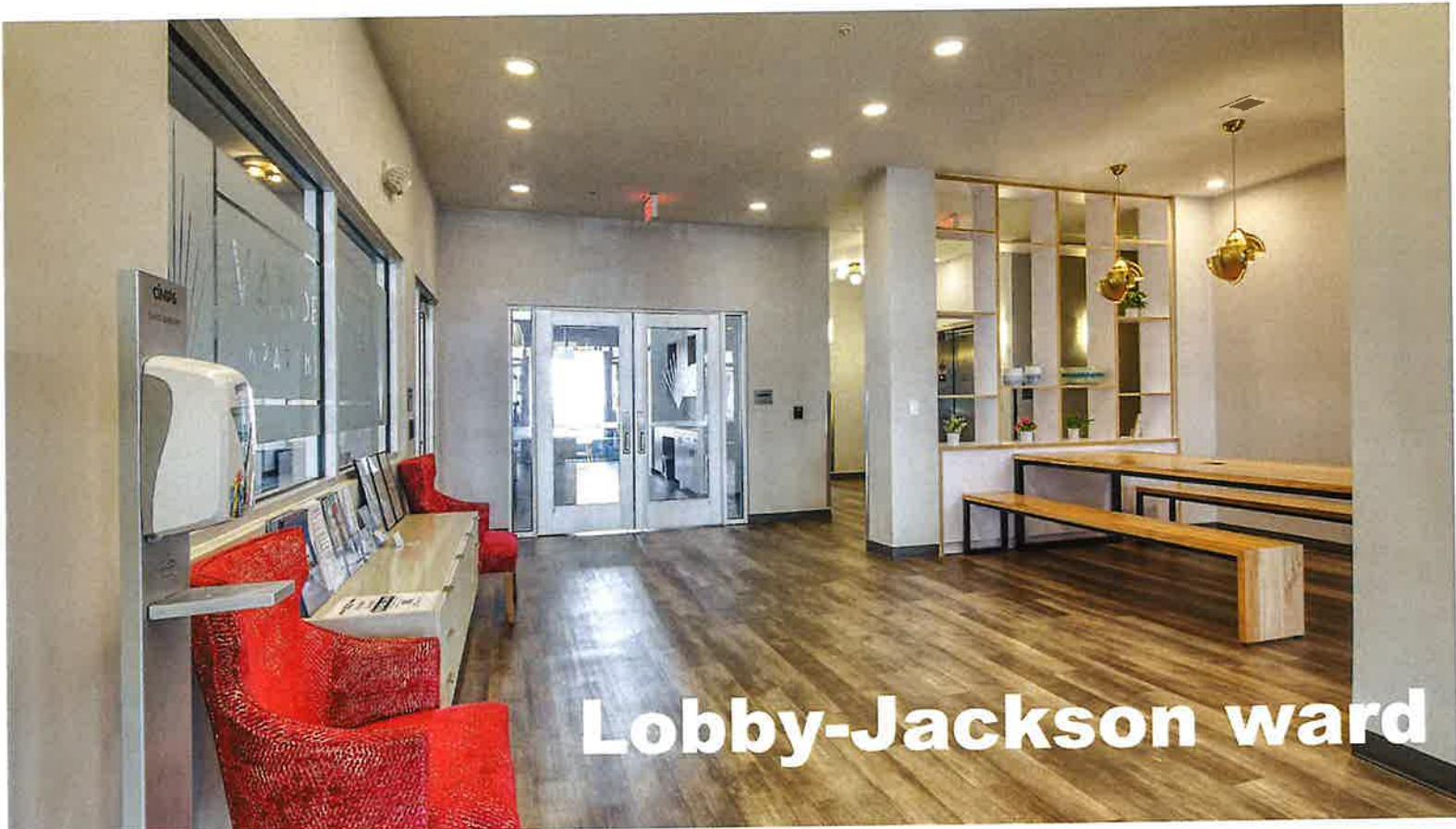
Children's Play Spaces





Indoor/Outdoor Connections





Lobby-Jackson ward

A wide-angle photograph of a modern hospital lobby. On the left, a large, light-colored sofa with a floral pillow is positioned next to a bar counter with stools. In the center, a round marble-top table with a small potted plant sits on a patterned rug. To the right, there's a computer workstation and a large wooden pillar. The lobby is spacious with high ceilings and large windows in the background.

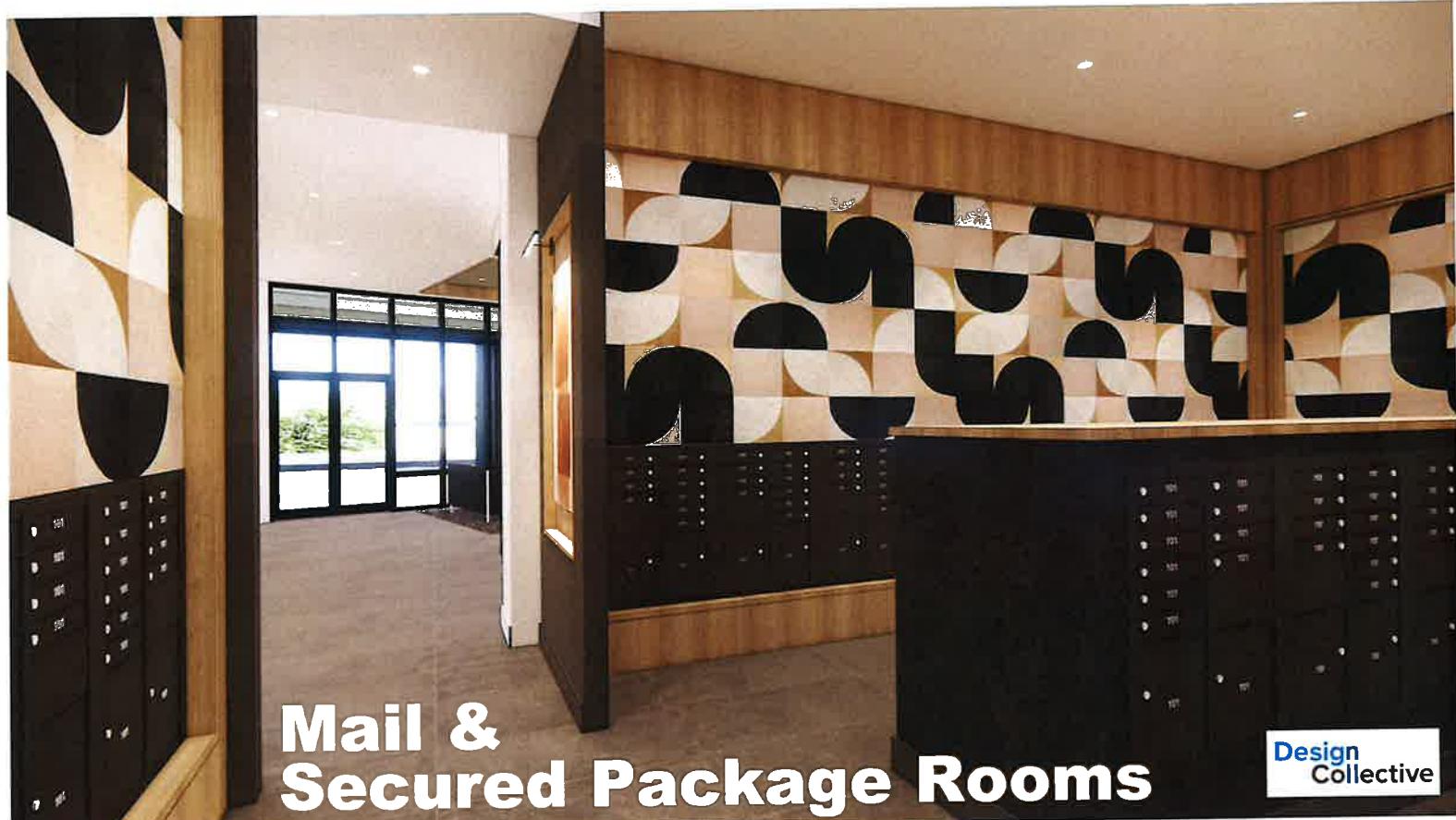
Lobby-Jackson Ward



**Lobby-Lake
Anne 2022**



**Lobby- Lake
Anne 2022**



Mail & Secured Package Rooms

Design
Collective



**Meeting Room-
Lake Anne 2022**



Fitness center- Jackson ward



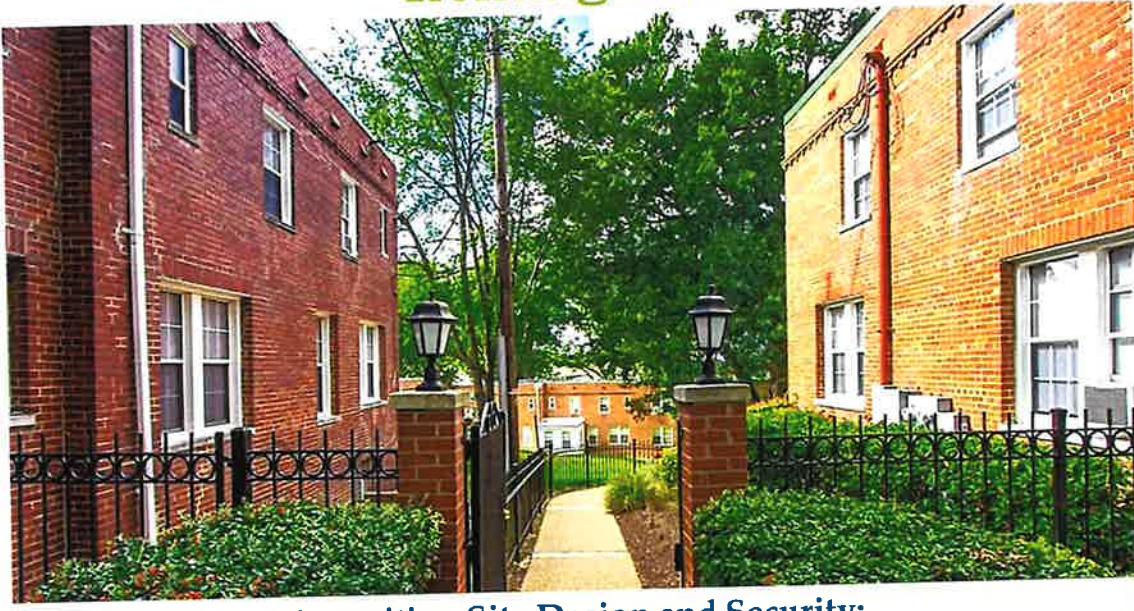
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THANK YOU!





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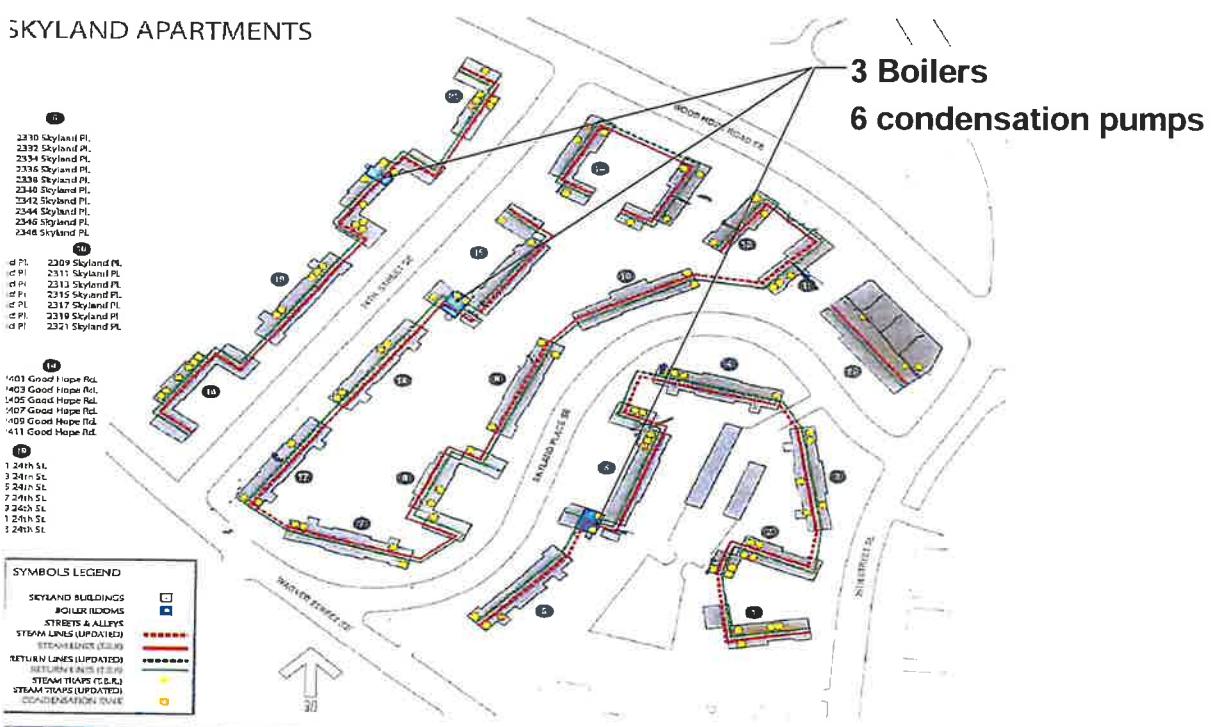
www.reimagineskyland.org
skyland@enterprisecommunity.org



Skyland Reimagined Proposed Timeline



SKYLAND APARTMENTS



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



Concept Site Plan: Phase 2



375 mixed-income units
41 senior units
28 homeownership townhomes

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1. EXERCISE SPACE

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SPACES

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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

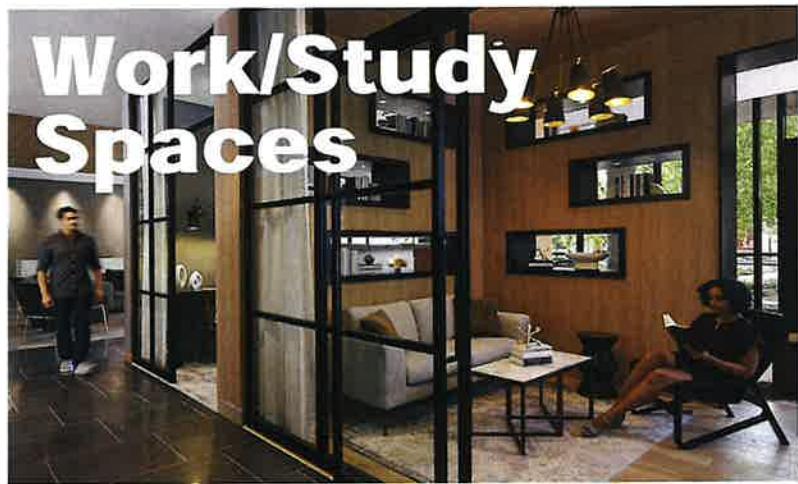


Playground/Outdoor Play Space



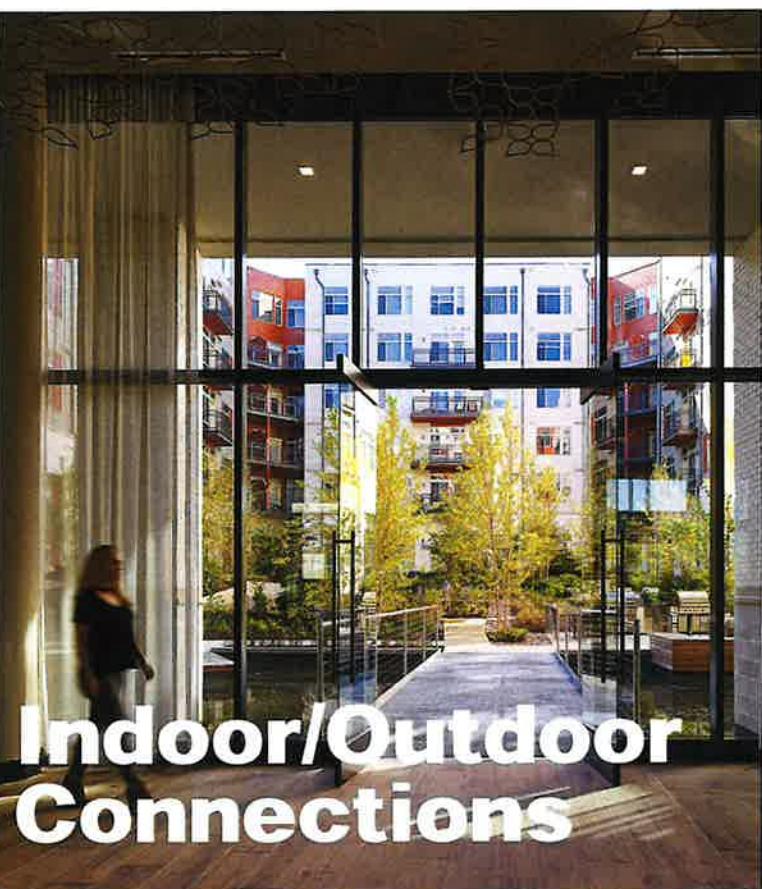
Other

Work/Study Spaces



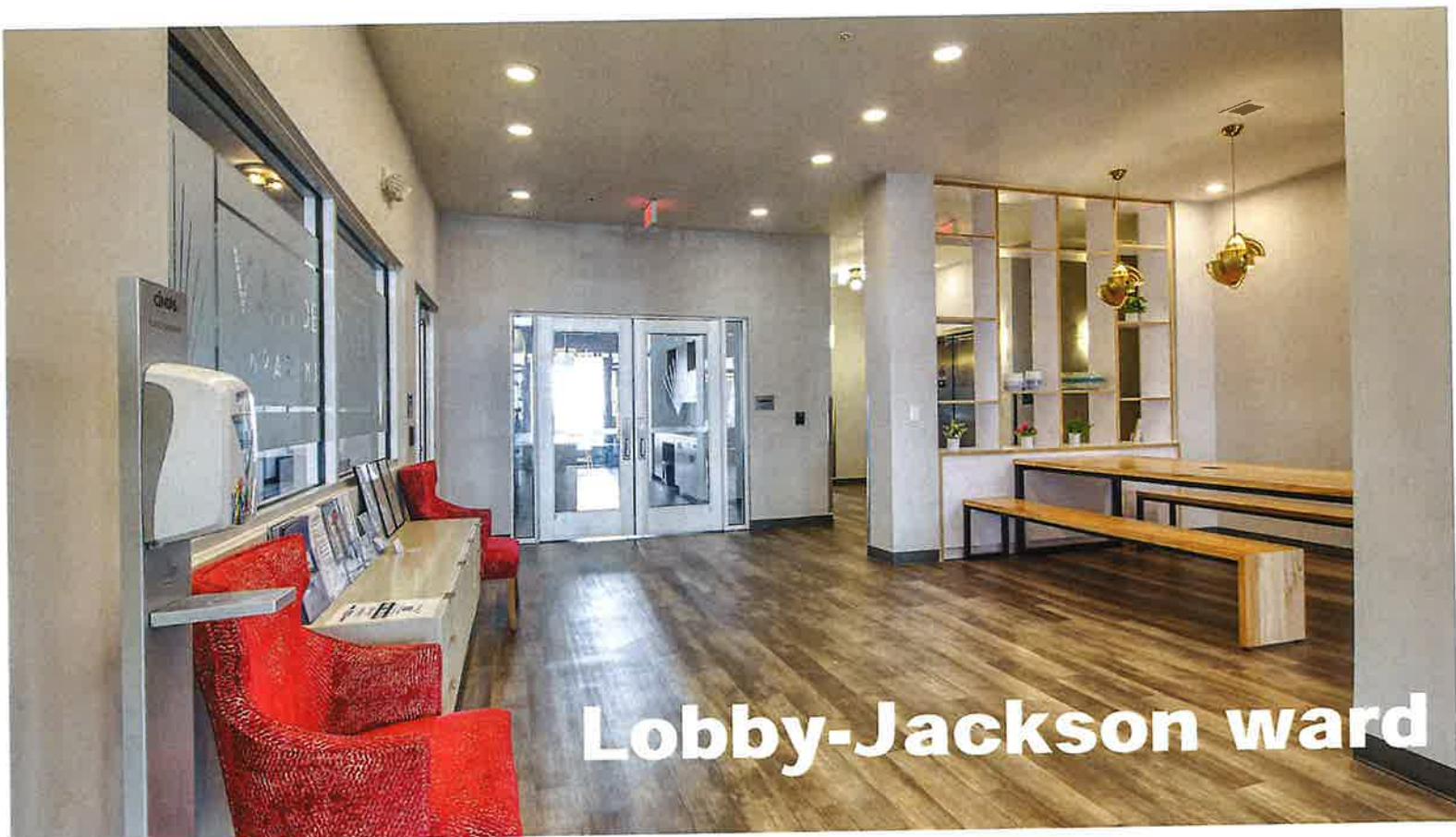
Children's Play Spaces





Indoor/Outdoor Connections





Lobby-Jackson ward



Lobby-Jackson Ward



**Lobby-Lake
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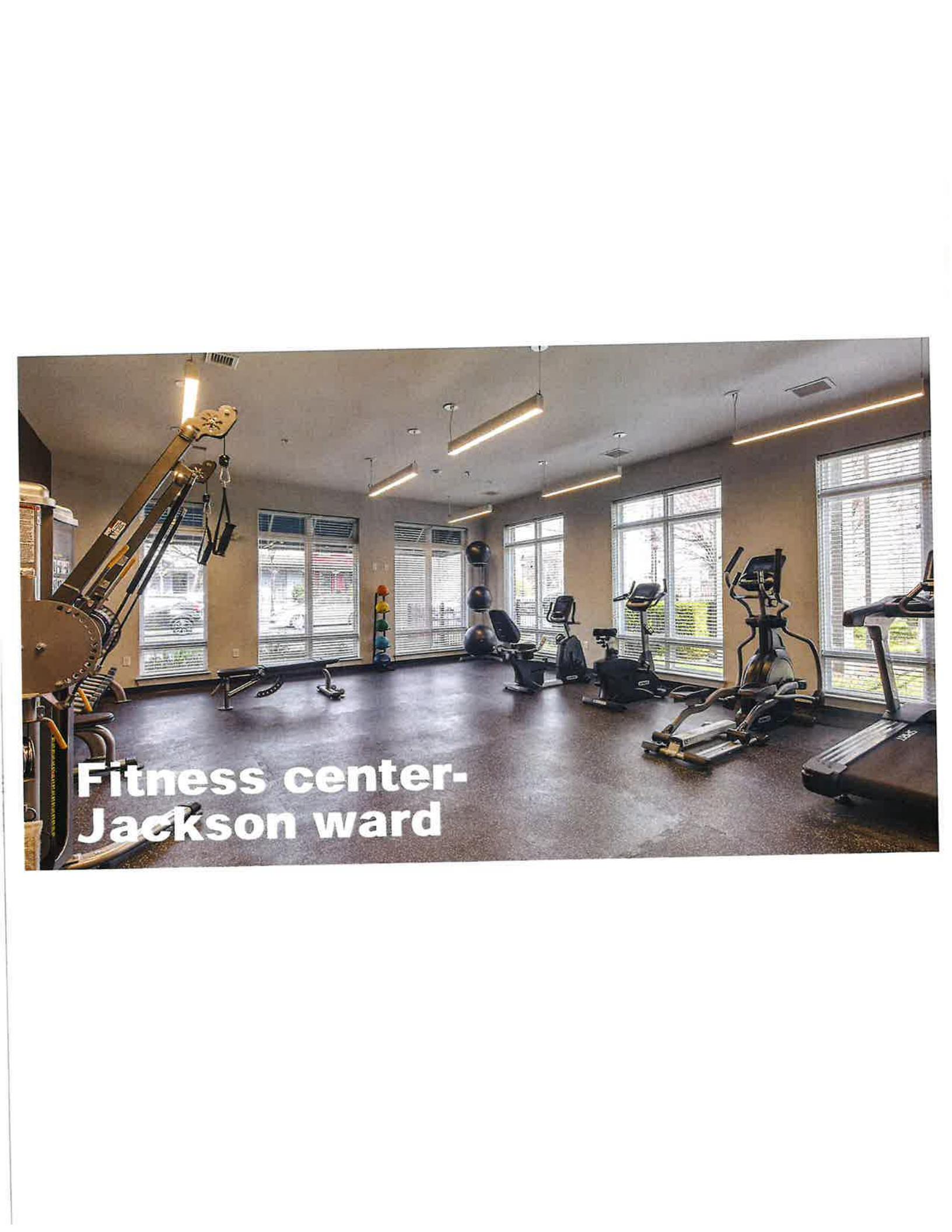


Mail &
Secured Package Rooms

Design
Collective



**Meeting Room-
Lake Anne 2022**



**Fitness center-
Jackson ward**



Q&A

THANK YOU!



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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- Concern: smaller living rooms (compensated by larger kitchens),
 - I. **WORKING SOLUTION: UNIT MIX MAY INCLUDE UNITS WITH DENS**
- Concern: Lack of space for a dining table in the kitchen due to the large kitchen island.
 - II. **WORKING SOLUTION 1: ISLANDS CAN BE MADE TO BE MOBILE SO THAT A DINING TABLE CAN BE LOCATED THERE INSTEAD OF THE ISLAND. WHEN DESIGNING THE UNITS THIS CONCERN WILL BE CONSIDERED, AND MULTIPLE FURNITURE LAYOUTS WILL BE PRESENTED.**

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

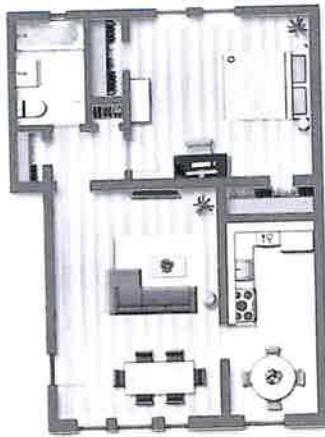
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- All Units to be "Universally Designed" for accessibility
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- 2 & 3 Bedroom units with 2 bathrooms
- Open floor plan, opens kitchens to living spaces
- Improved noise insulation
- Indoor access to trash & recycling chutes
- New efficient lighting, taller ceilings, & larger windows

Unit Comparison

Existing 1 Bedroom

575 sf



Proposed 1 Bedroom

+/- 710 sf



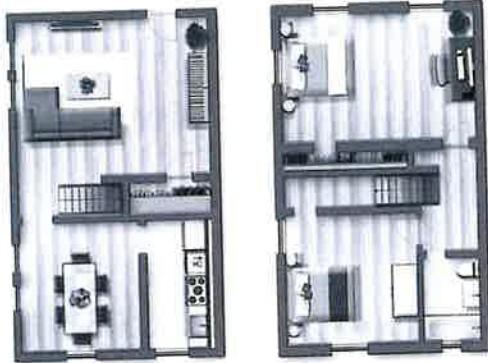
Improvements

- 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



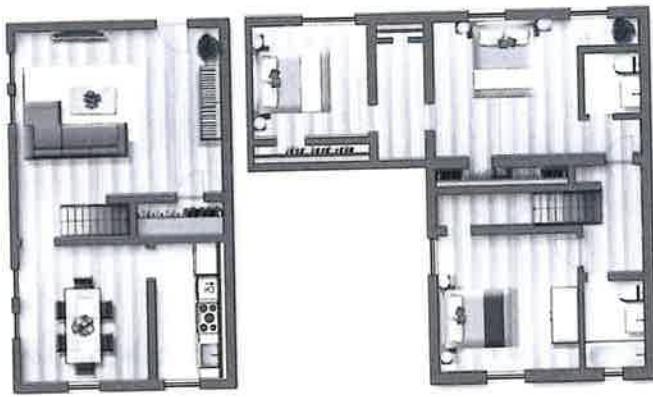
Improvements

- Laundry room, walk-in closet, & storage added
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- Two larger bathrooms with cabinetry for storage, one bath with a tub and one with a shower

2BR Unit comparison

Existing 3 Bedroom

970 sf



Proposed 3 Bedroom

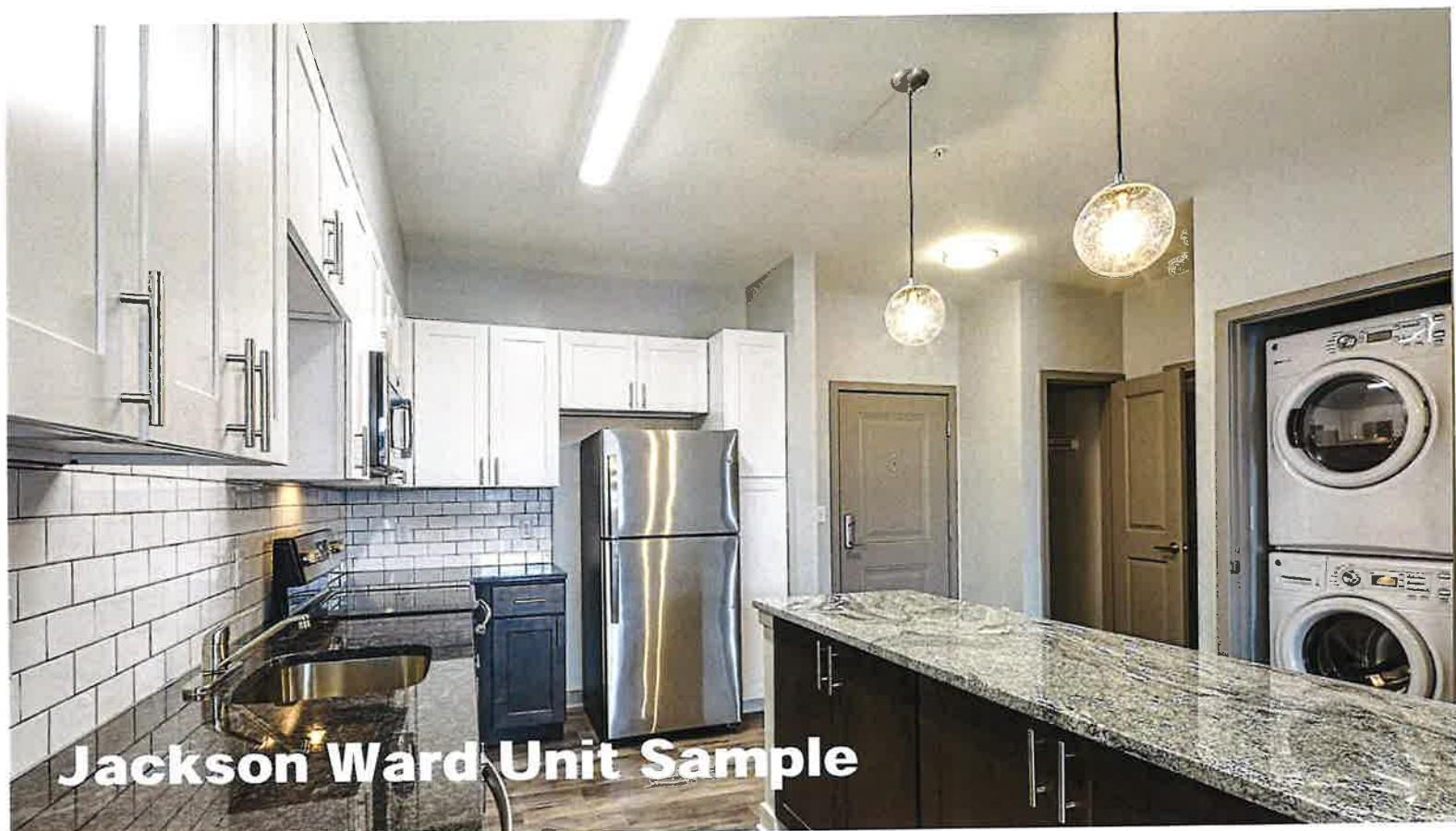
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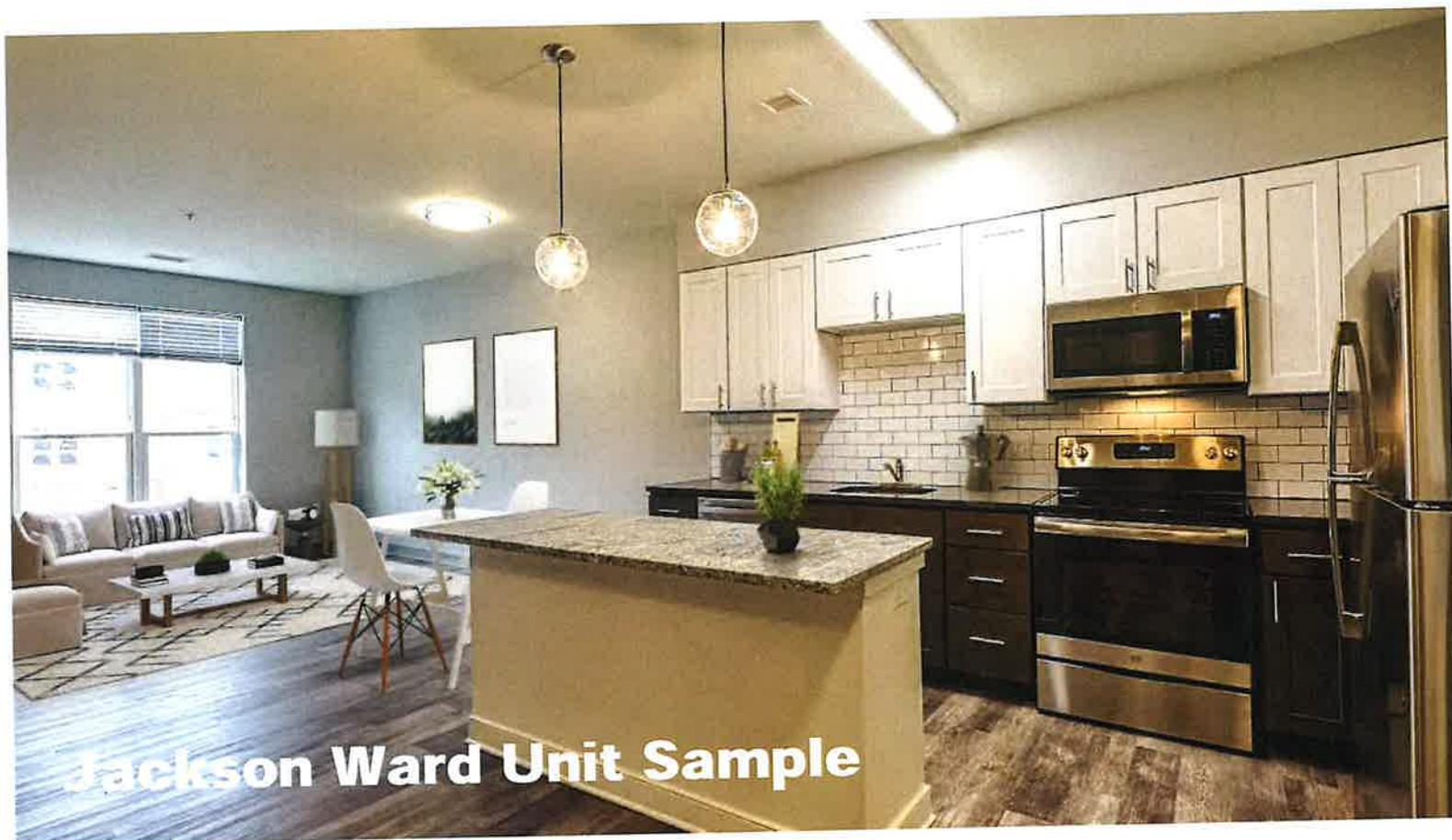
Improvements

- Laundry closet
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- Each bedroom is separated

3BR Unit comparison



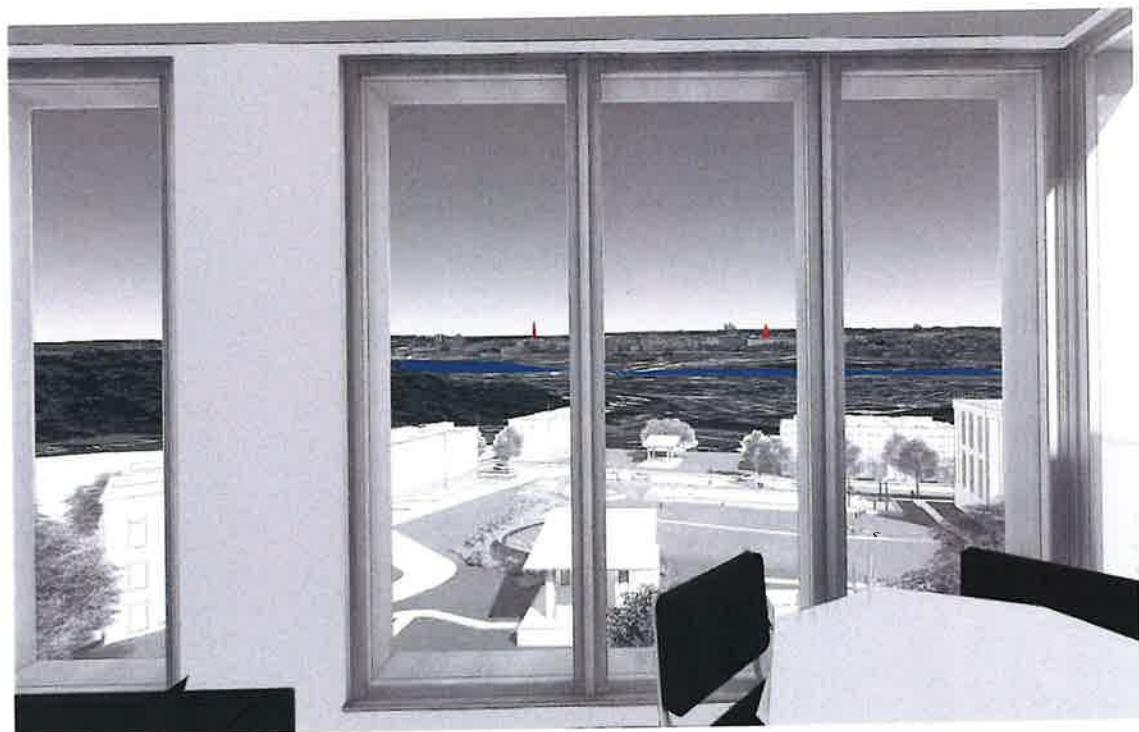
Jackson Ward Unit Sample



Jackson Ward Unit Sample

A photograph of a modern bedroom. The room features a double bed with a dark grey headboard, white and light brown pillows, and a grey and brown patterned duvet. To the right of the bed is a wooden nightstand with a black lamp. On the wall above the bed hangs a framed picture of a floral arrangement. To the left, a doorway leads to a bathroom with a dark vanity and a window. The floor is made of light-colored wood planks.

Jackson Ward Unit Sample



Unit Views view from top floor unit

WHAT WE HEARD: SECURITY

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- CPTED PRINCIPLES WILL BE CONSIDERED WHEN DESIGNING THE COMMUNITY:
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SOLUTIONS

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- More people and transitioning from vacancy
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HANDICAP SPACES

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WORKING SOLUTIONS

- **ROBUST FENCES, THICKER BUSHES**
- **FENCE ALONG PROPERTY LINE**



**Outdoor patio-
Jackson Ward**

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.

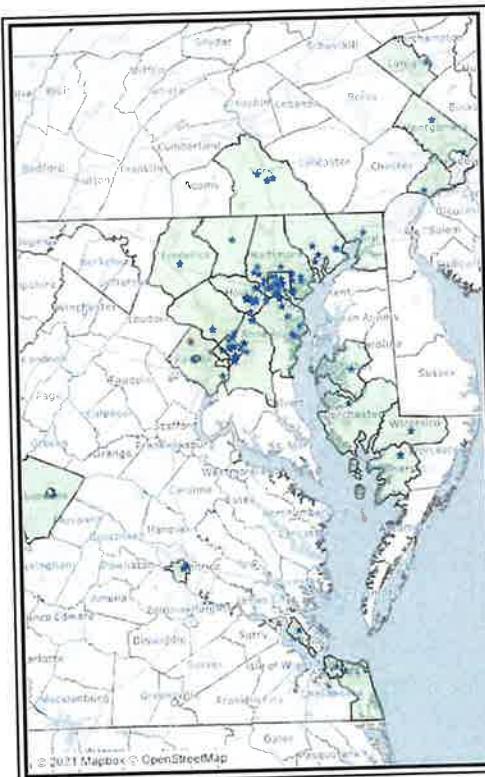


- #1 affordable housing provider in Mid-Atlantic
- #6 non-profit affordable housing provider nationally
- largest black-led affordable housing developer
- 400+ employees, including dedicated resident services

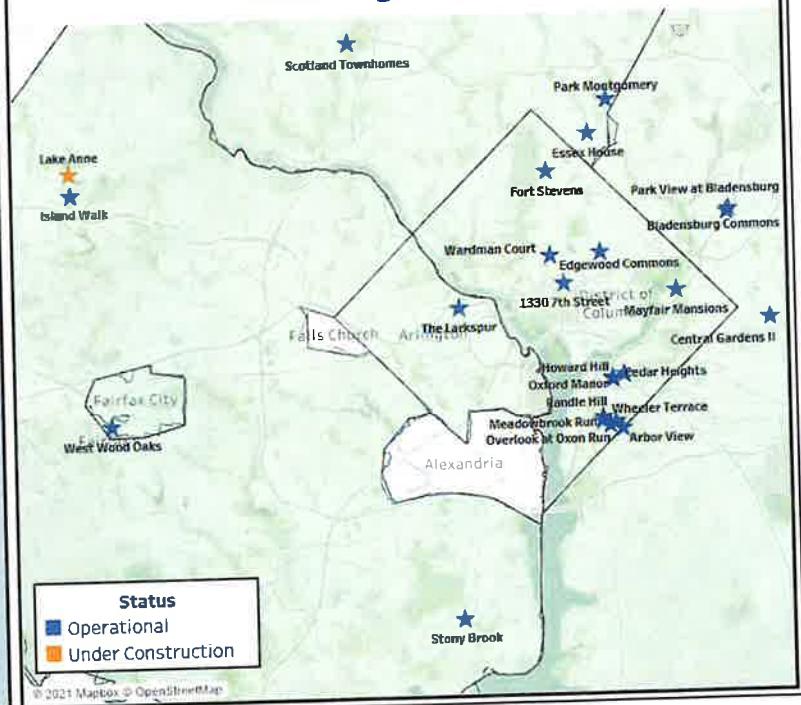
OUR REACH

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

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



Washington, D.C.



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 140 existing occupied affordable senior units at Lake Anne Fellowship House with 240 new affordable senior units at the new Lake Anne House.



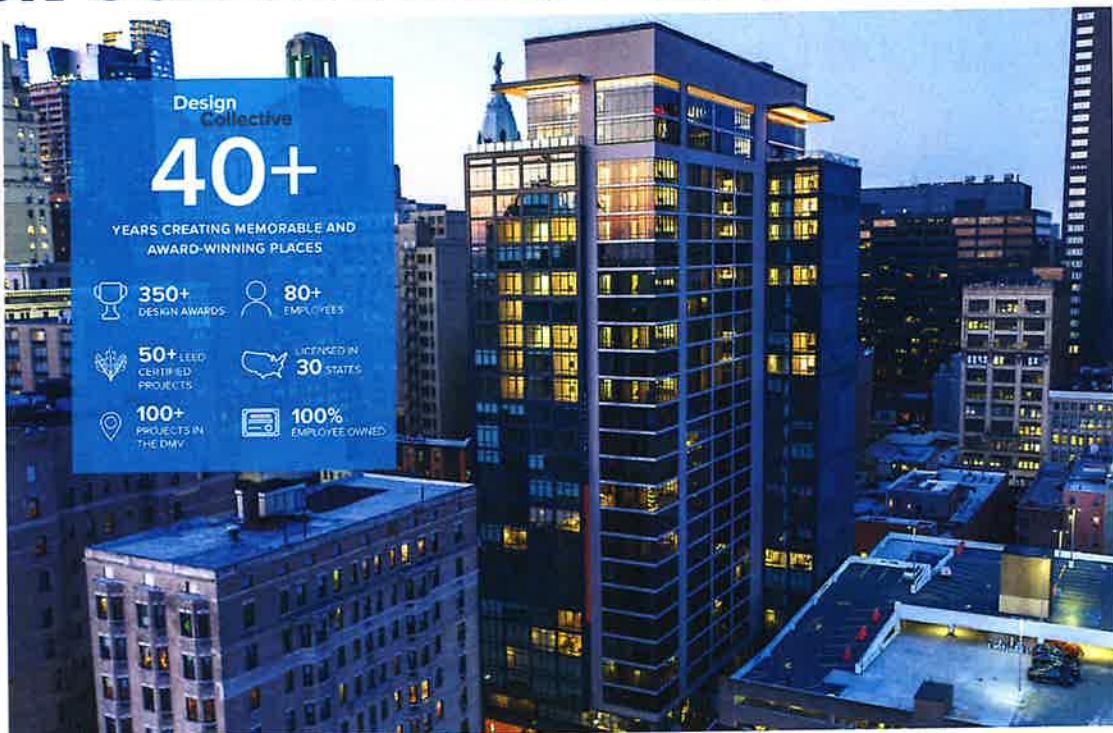
Jackson Ward

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

