

Skyland Reimagined

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

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**



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

- **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

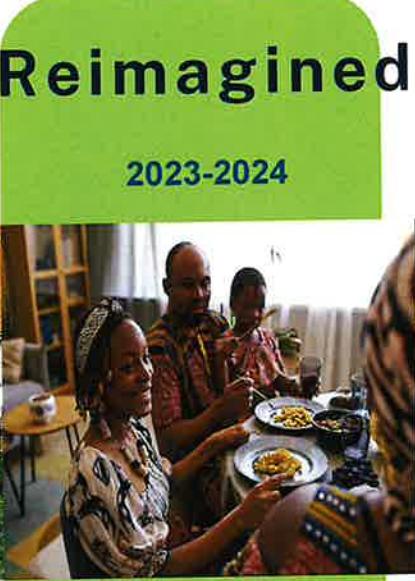


Skyland Reimagined Proposed Timeline

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



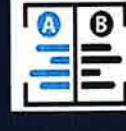
Notice

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

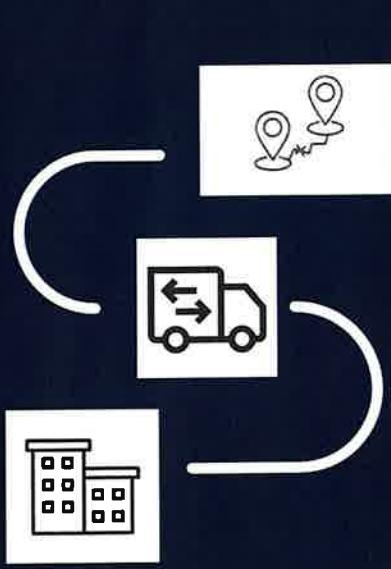
Relocation into a unit suitable for the residents' unit mix/family composition

3

NOTIFICATION

Provide ample resident notification of relocation plans and updates

What are the logistics of the move?



- 1 Coordinate with a professional and licensed moving company
- 2 Move costs (both ways) paid by Owner
- 3 All packing materials paid by Owner
- 4 Where needed, packing assistance provided and paid by Owner
- 5 Provide move seminars to prepare residents for day-of move

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

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



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

PHASING IS ANCHORED BY THE EXISTING CONDITIONS

SITE PLAN: PROPOSED



SKYLAND PLACE
Concept Design Package

Enterprise Design Collective

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

Enterprise | 16



Q&A

THANK YOU!



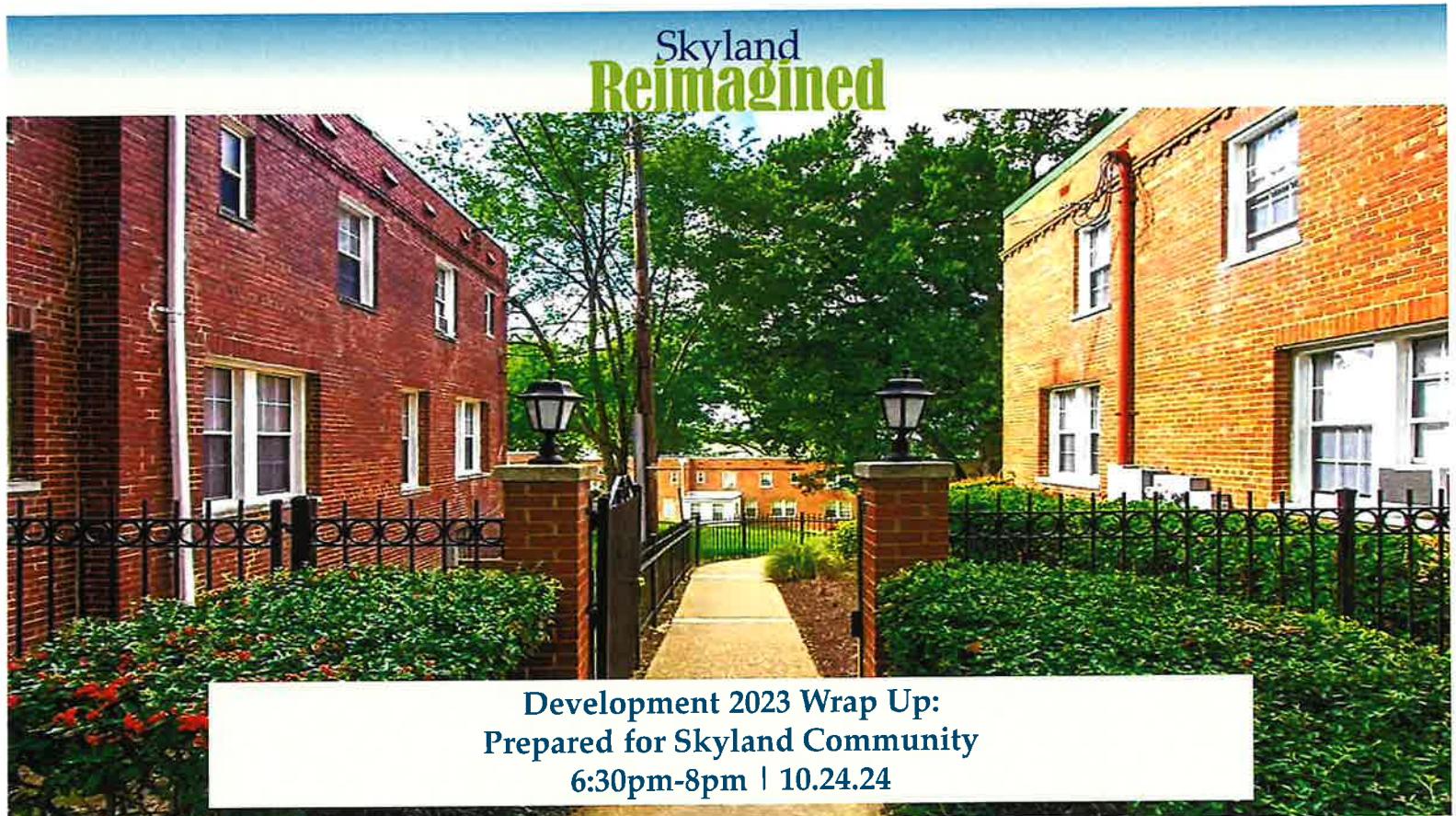


Skyland Performance Update

June 2024

AGENDA

- SKYLAND DEVELOPMENT UPDATES
- PROPERTY UPDATES
- PEST CONTROL
- COMMUNITY SECURITY
- RESIDENT FEEDBACK



Skyland
Reimagined

**Development 2023 Wrap Up:
Prepared for Skyland Community
6:30pm-8pm | 10.24.24**

Skyland Reimagined Proposed Timeline

2020-2022



2023-2024



- ECD purchased Skyland as a TOPA

2025-2026



- Share Skyland Reimagined design concept plans with residents and community
- Get valuable feedback from residents
- Build Community
- Attend Zoning Map Amendment Application Hearing

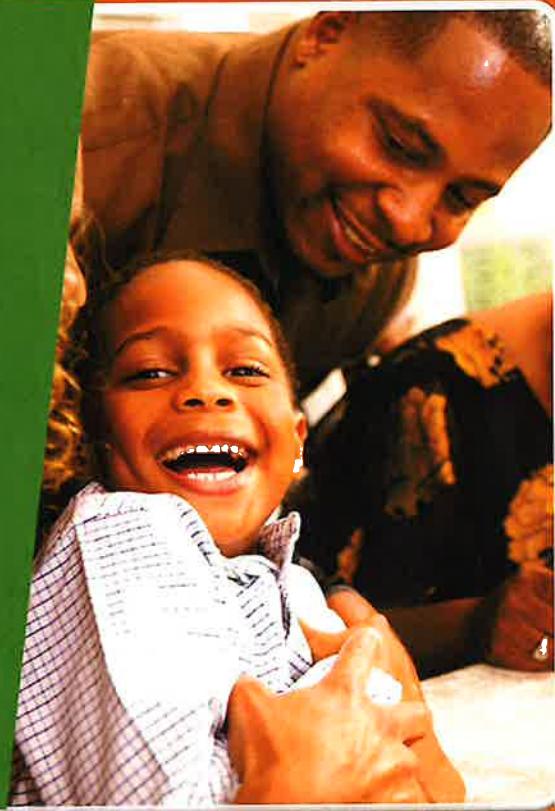
2027-2030



- 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 + ECD support

Resident Engagement & Collaboration

- Skyland Action Team
- Surveys
- Quarterly Community Meetings
- Community Events
- Constant Multi-modal Communication





Senior Building Location – many residents have expressed concern about the original proposed location of the senior building along 25th Street, which is regularly plagued by crime and viewed as an unsafe location in the community. We appreciate that ECD is exploring an alternative location for the senior building based on feedback from residents.

Townhomes for Rent – many long-time residents in Skyland live in townhome-style apartments, so naturally, there is concern about moving from a townhome into an apartment building. We appreciate that ECD is working hard to include walk-up units that create the similar feel of the townhome-style units many of us currently enjoy.

Community Gardens – many townhome residents enjoy private garden spaces. While we understand private garden spaces may not be an amenity in the redevelopment, we are excited by the opportunity to have large community gardens available to all residents.



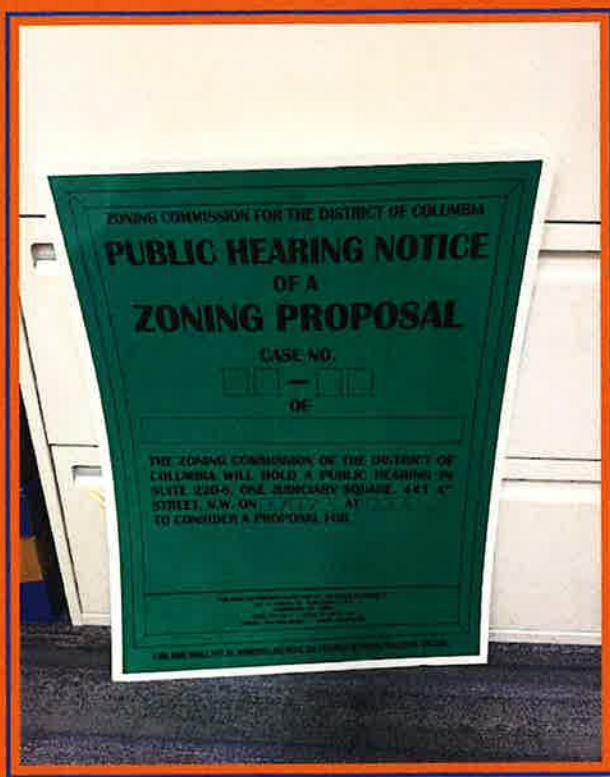
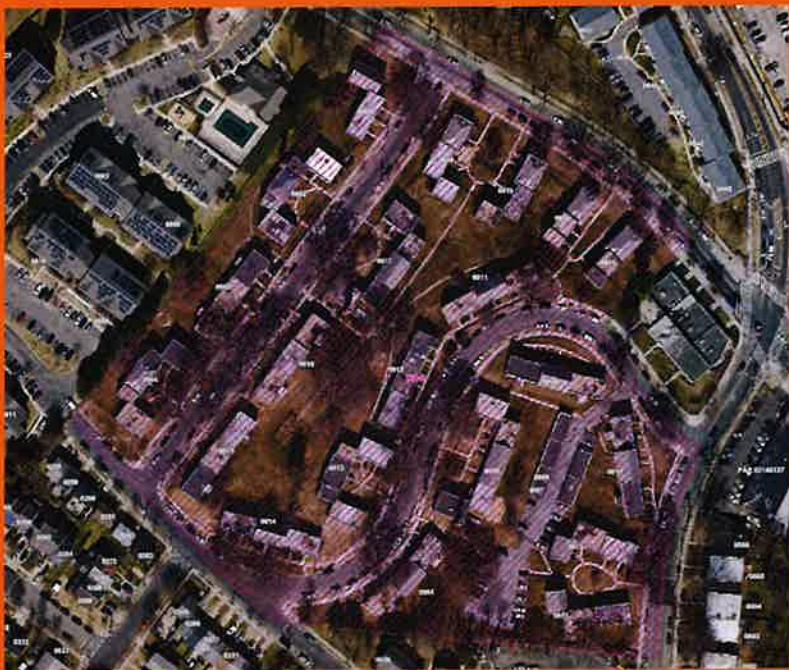
Affordability & Income Certification – many residents are concerned that the redevelopment will result in significantly higher rents and the push out of Skyland residents. ECD has explained however, that DHCD funds used to acquire Skyland currently guarantees that 120 units will remain affordable which requires residents to income certify. We appreciate that ECD, a non-profit developer, is working hard to get additional funding that will protect and preserve even more affordable housing at Skyland. **To ensure long term affordability for the existing community, we are committed to completing our income certifications with the support and continuous education of ECD.**

Security – many residents and employees of Skyland are concerned about the increasing violence, drug activity, theft, and vehicle break-ins, occurring near and around Skyland, making many feel unsafe. We appreciate that ECD is working hard to design a much more secure Skyland with secured buildings and parking, increased lighting, and lines of sight on the property.

Relocation Support – ECD has shared its commitments with Skyland residents as part of the Uniform Relocation Act (URA). We understand that ECD will support residents through relocation by covering the cost of packing and moving, by offering additional support to seniors and disabled residents, and, to the fullest extent possible, relocating as few residents as possible on-site in a phased approach.

Homeownership Support – some residents are interested in purchasing a home and we understand a small number of new townhome units will be available for sale at affordable prices. We appreciate that ECD is committed to engaging third party support to provide homeownership counseling for interested residents.

ZONING MAP AMENDMENT APPLICATION





COME! JOIN! PARTICIPATE!

- **October 25 @ 3pm – 6pm:** Skyland Fall Festival Celebration
- **November 18 @ 6:30p** Skyland Action Team
- **November 19 @ 7pm:** ANC Meeting
- **December 9 @ 4pm:** Zoning Commission Hearing
- **December 16 @ 6:30pm:** Skyland Action Team Meeting
- **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



The Skyland Zoning Map Amendment Application

Sign Support Letter by November 8

Support the Zoning Map Amendment to begin
the process of creating a more secure,
modern, accessible, community-oriented
Skyland



YOUR VOICE
MATTERS!

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Pest Control

The Pest Control team comes to the site Tuesdays and Thursdays.
Please contact the team to get on the schedule.

Skyland Apartments - (771) 208-7500



Boiler Rooms

Boiler equipment at Boiler Room 1.



34 Boiler and steam equipment at Boiler Room 3.



32 Boiler equipment at Boiler Room 2.



Vapor Barrier – Crawl Spaces

- Protects units from any steam pipe ruptures or steam leaks
- Prevents the possibility of relocating to a hotel while we resolve the issue.



Community Security

- MPD 7D Community Engagement Division –
- Officer Berrita Willis - Berrita.Willis@dc.gov, (202) 698 – 0188, (202) 597-2746

[MPD Community Outreach | mpdc](#)

- Send written emails to Winn Companies –



OPEN FEEDBACK

- Please state your Unit # and Name for follow up

Skyland Reimagined



Prepared for Neighbors and Local Businesses of Skyland Apartments

10.29.24

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)



SKYLAND APARTMENTS

2333 Skyland Place SE



Enterprise



ECD Goals at Skyland

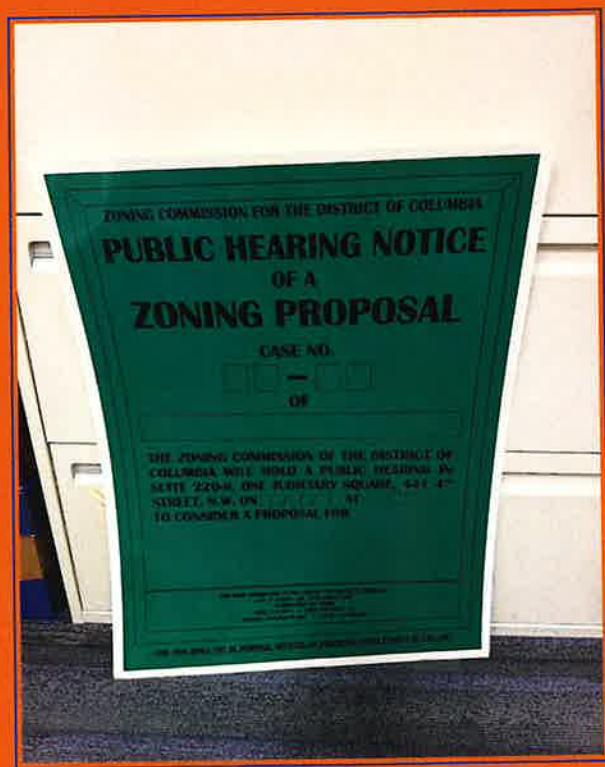
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- Ensure long-term security and stability for the residents
- Provide accessible housing options and modernize systems and amenities
- Connect community with supportive development programs and resources
- Enhance the best attributes of the property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

SKYLAND REIMAGINED RECAP

- **March 1:** Notice of Intent sent to neighbors and local businesses within 200 feet
- **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
- **August 20:** ANC community meeting
- **September 12:** Zoning Commission Agreed to Set Down ECD's Zoning Map Application
- **December 9:** Zoning Commission Hearing
- **NOW:** A landing page that keeps record of all recorded meetings, FAQs, and ways to stay in touch with the development team

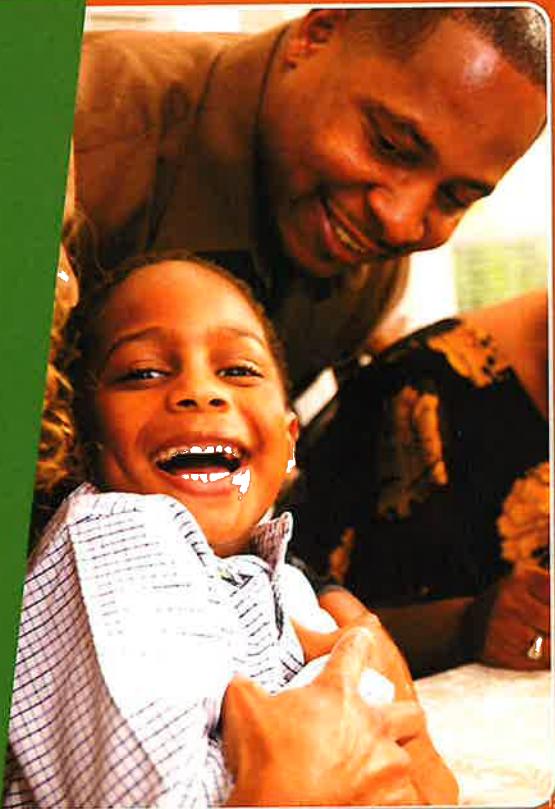
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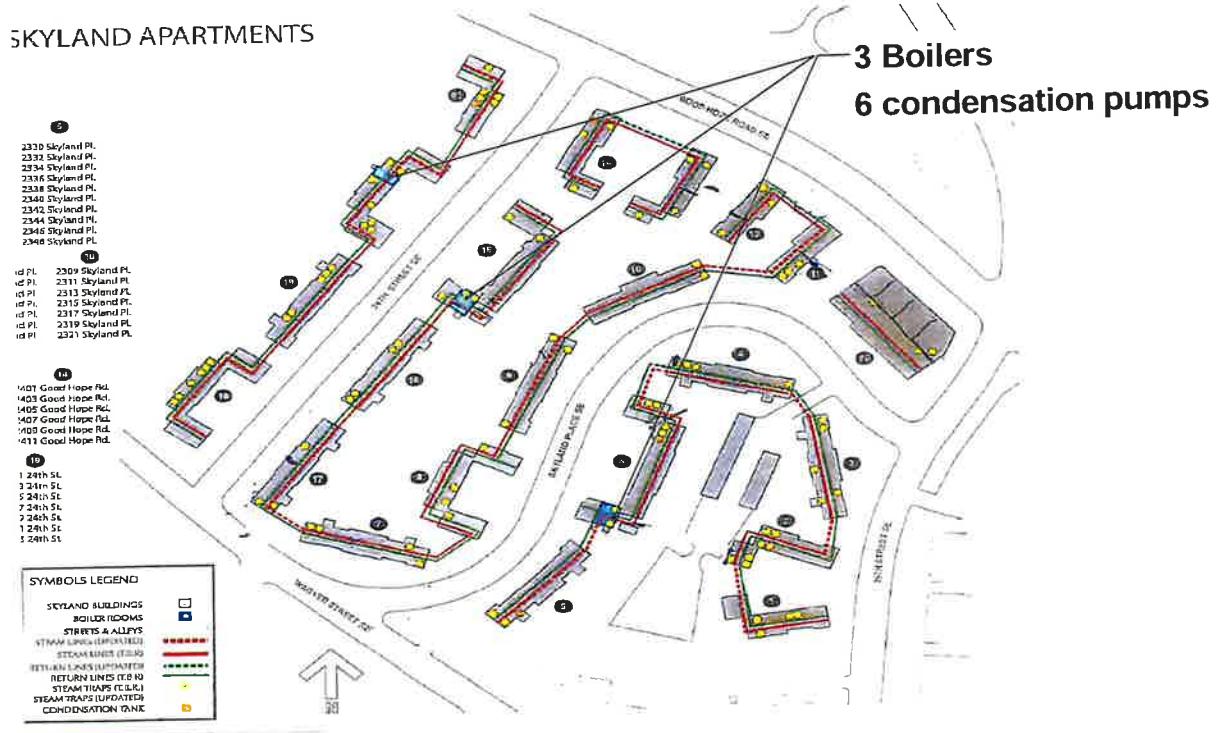




Resident Engagement & Collaboration

- Skyland Action Team
- Surveys
- Quarterly Community Meetings
- Community Events
- Constant Multi-modal Communication





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



25th Street Entrance



Central Open Space

18

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





Concept Site Plan: Phase 1



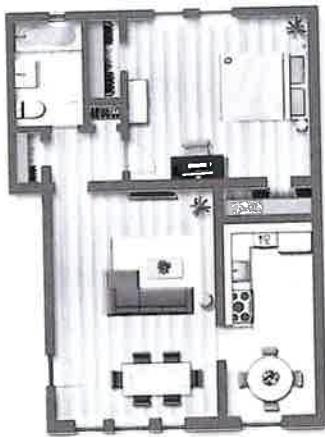
Concept Site Plan: Phase 2



375 mixed-income units
41 senior units
28 homeownership townhomes

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



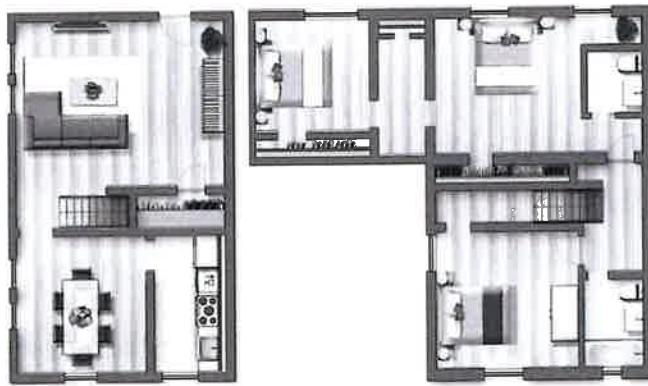
Improvements

- Laundry room, walk-in closet, & storage added
- Open accessible kitchen & living room
- 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

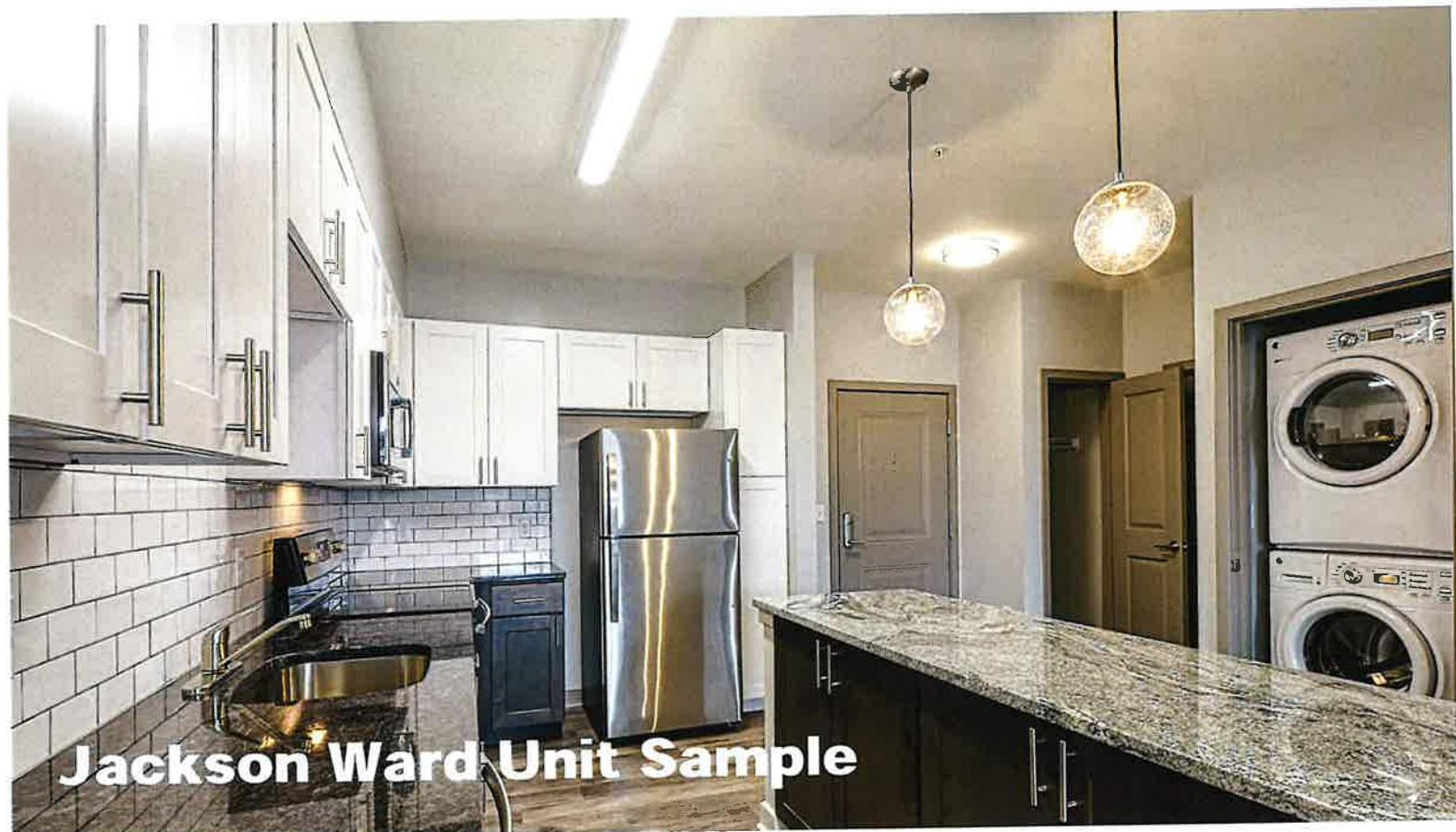
+/- 1,160 sf



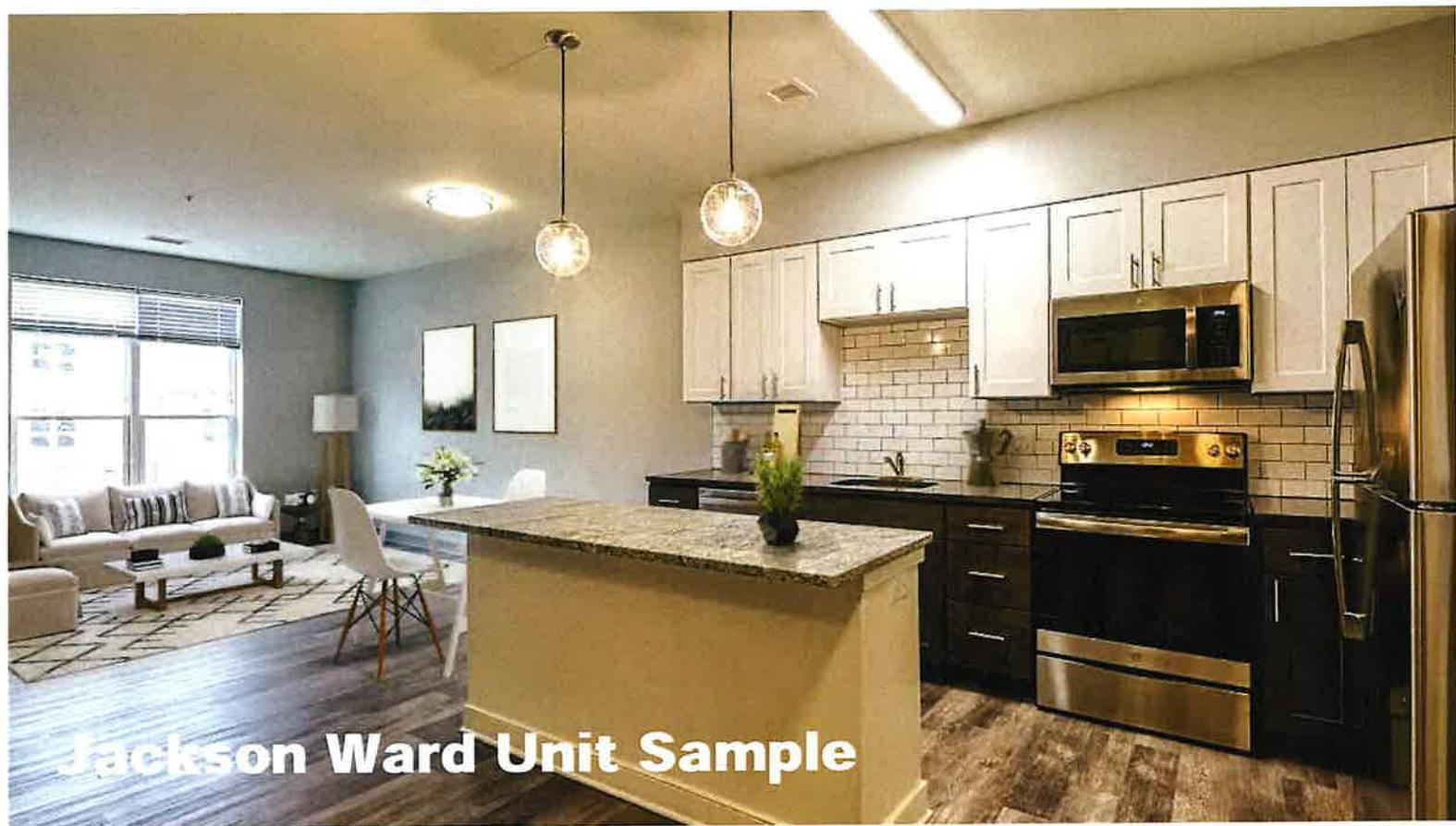
3BR Unit comparison

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



Jackson Ward Unit Sample



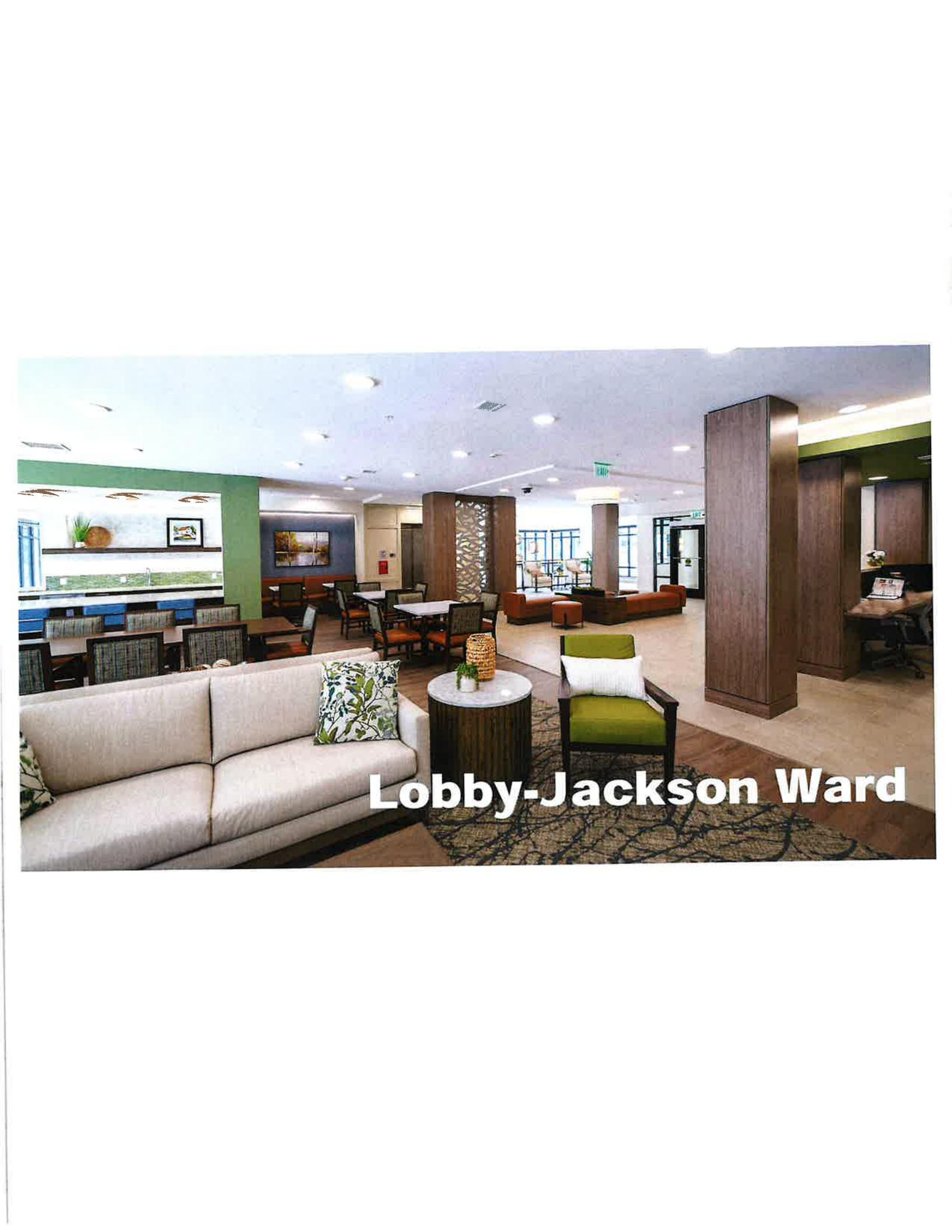
Jackson Ward Unit Sample



Jackson Ward Unit Sample



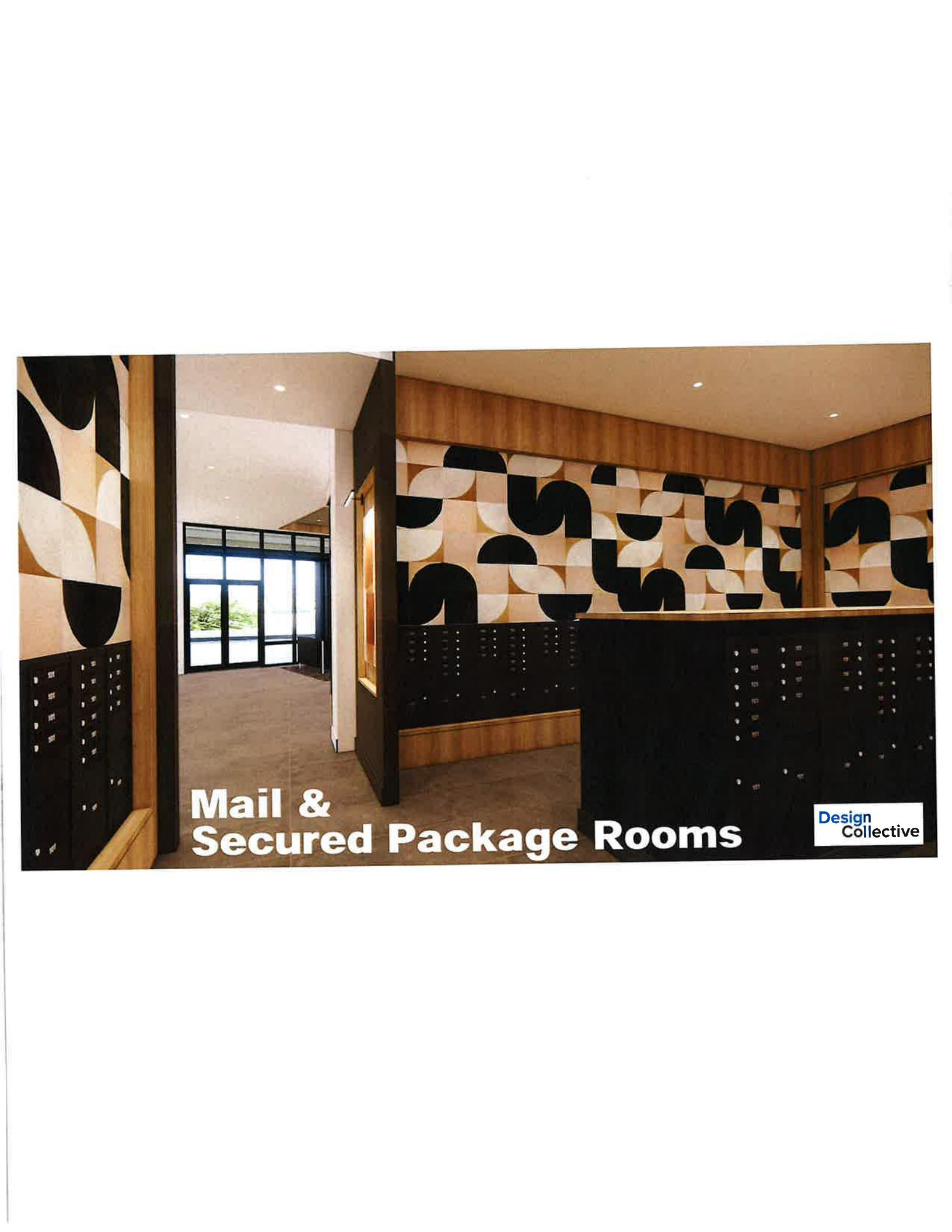
Unit Views view from top floor unit



Lobby-Jackson Ward



**Lobby- Lake
Anne 2022**

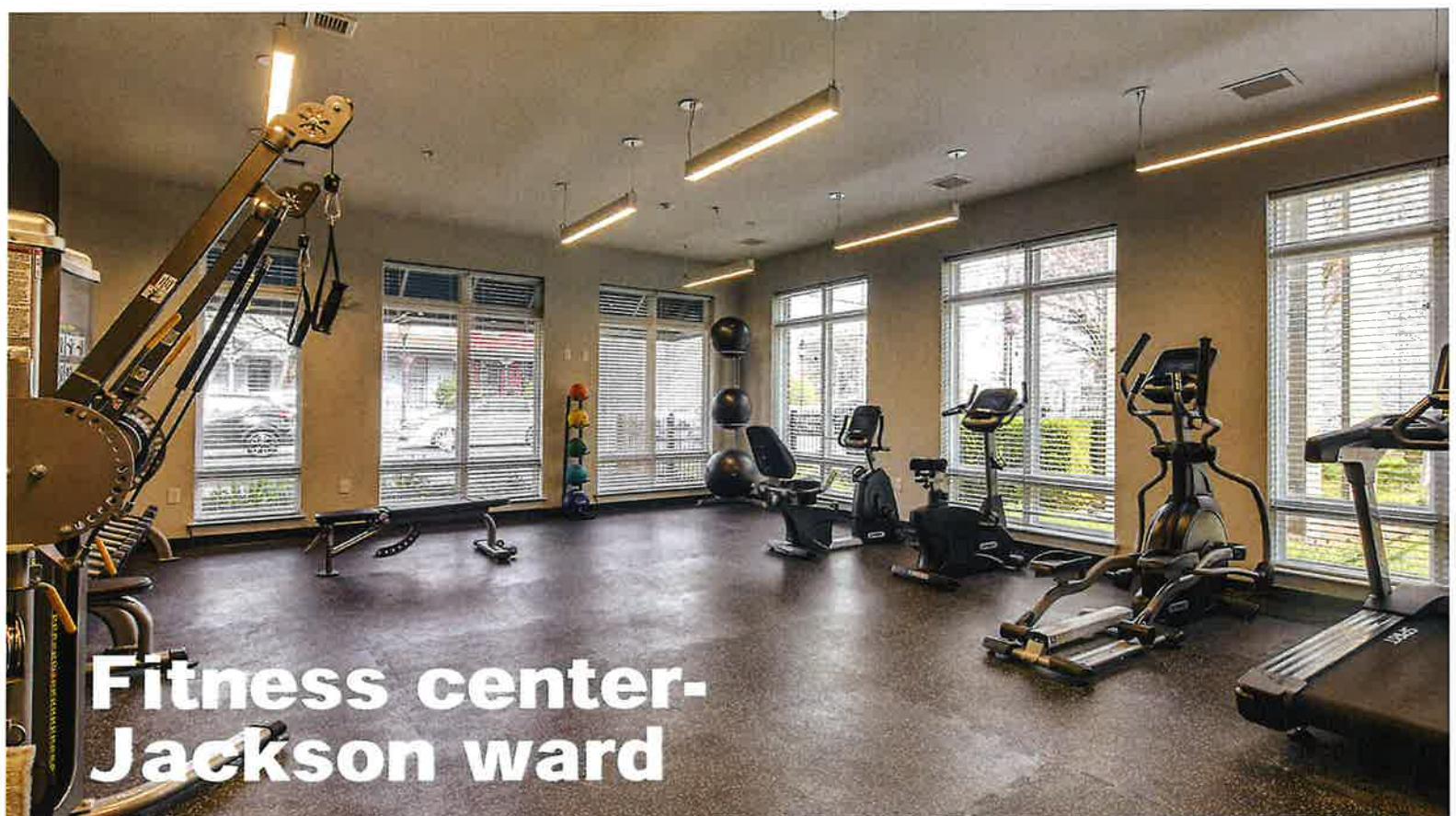


Mail & Secured Package Rooms

Design
Collective



**Meeting Room-
Lake Anne 2022**



Fitness center- Jackson ward



Q&A

THANK YOU!



The Skyland Zoning Map Amendment Application

Zoning Commission Hearing: December 9 @ 4pm

Support the Zoning Map Amendment to
begin the process of investing in a more
secure, modern, accessible, community-
oriented Skyland



**YOUR VOICE
MATTERS!**

