

# 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](http://www.reimagineskyland.org)  
[skyland@enterprisecommunity.org](mailto: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

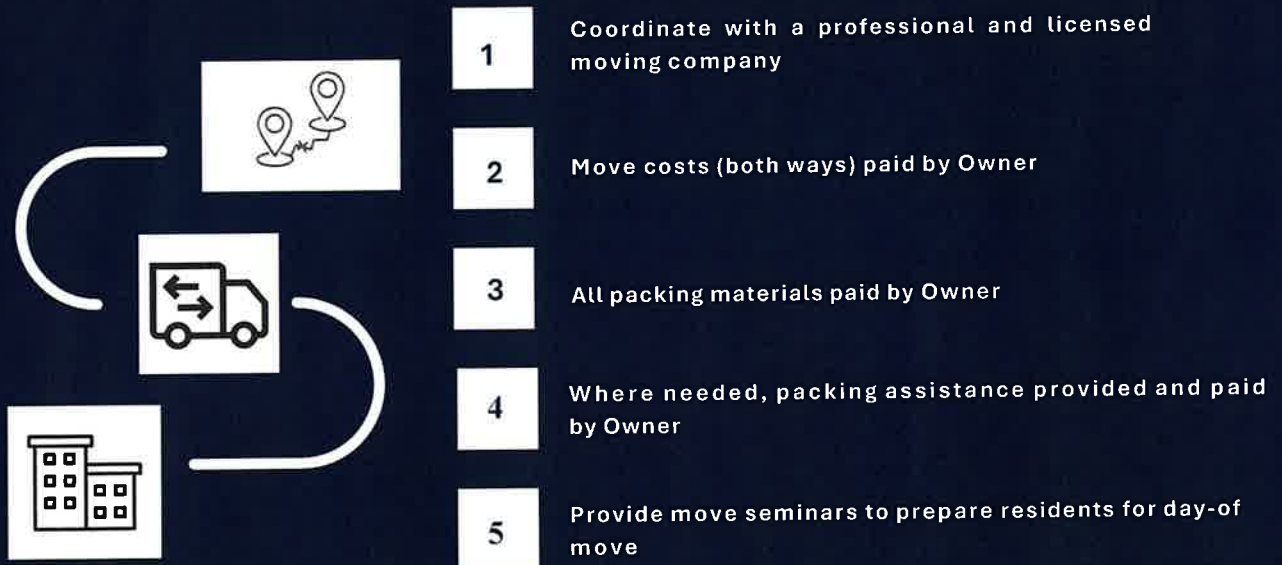
3

## 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	

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

2338 Skyland Pl.  
2349 Skyland Pl.  
2342 Skyland Pl.  
2344 Skyland Pl.  
2345 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.

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

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	
ROOM ROOMS	
STREETS & ALLEYS	
STEAM LINES (UPDATED)	
STEAM LINES (TERR)	
RETURN LINES (UPDATED)	
RETURN LINES (TERR)	
STEAM TRAPS (TERR)	
STEAM TRAPS (UPDATED)	
CONDENSATION TANK	



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

PHASING IS ANCHORED BY THE EXISTING CONDITIONS



SITE PLAN: PROPOSED



SKYLAND PLACE  
Concept Design Package

Enterprise Design Collective

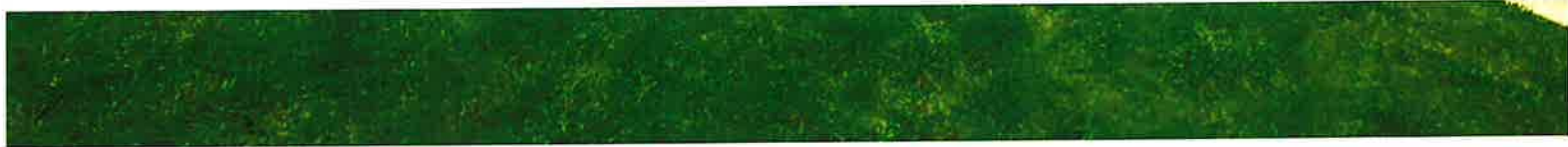
416 mixed-income, 41 senior, and  
28 homeownership townhomes





**Q&A**

THANK YOU!



 **Enterprise**









# Skyland Performance Update

June 2024



The background of the slide is white and decorated with several pieces of torn paper in different colors: green, tan, and blue. A large, light gray trapezoidal shape is positioned on the left side, serving as a container for the text.

## 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

2025-2026

2027-2030



- ECD purchased Skyland as a TOPA

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

- 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.

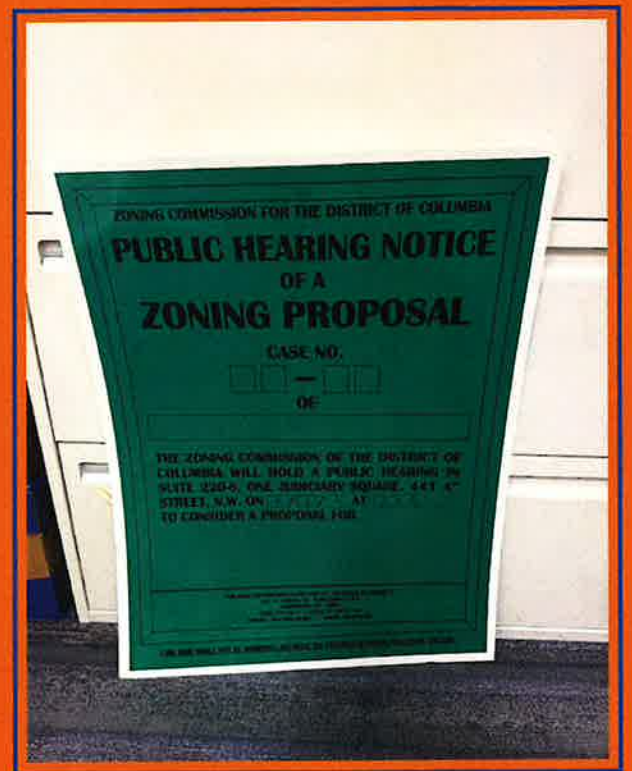
**Relocation Support** – ECD has shared its commitments with Skyland residents as part of the Uniform Relocation Act (URA). We understand that ECD will support residents through relocation by covering the cost of packing and moving, by offering additional support to seniors and disabled residents, and, 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

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## 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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## **The Skyland Zoning Map Amendment Application**

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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](mailto:Berrita.Willis@dc.gov), (202) 698 – 0188, (202) 597-2746

[MPD Community Outreach | mpdc](#)

- Send written emails to Winn Companies –
- ECD





## OPEN FEEDBACK

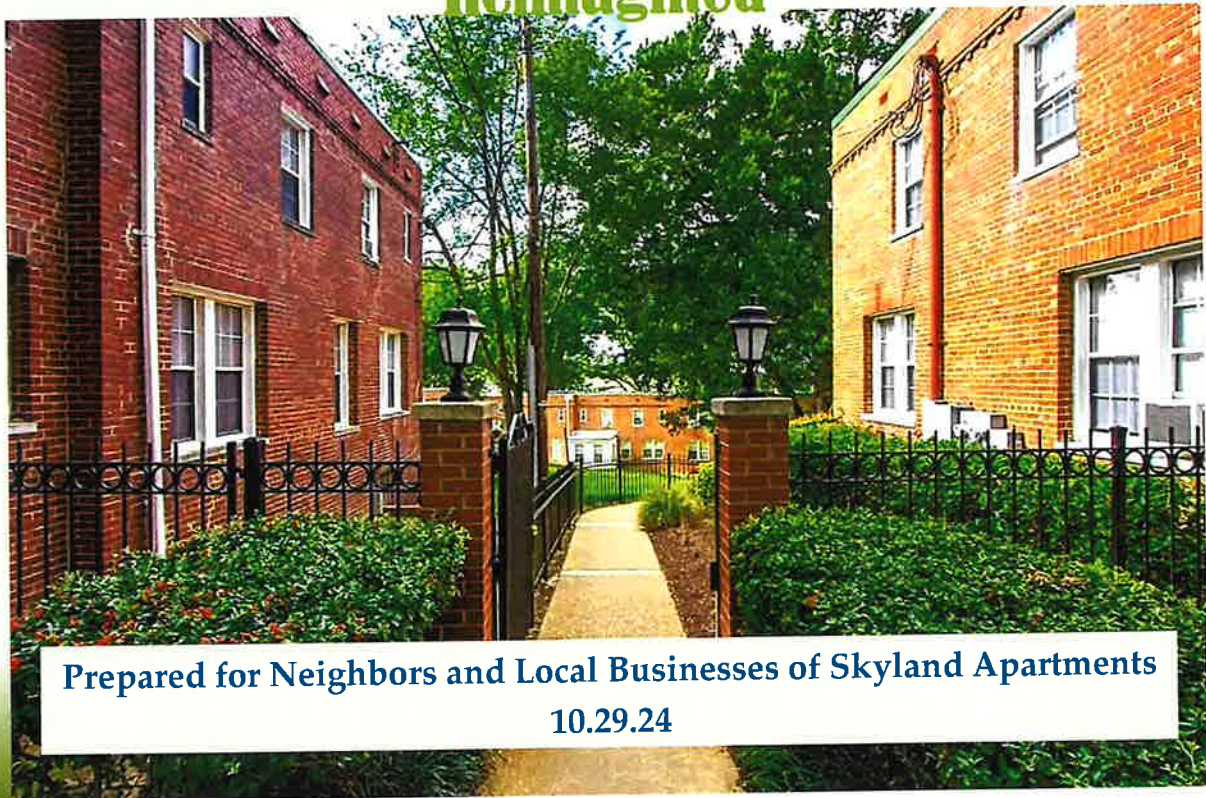
- Please state your Unit # and Name for follow up







## 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)

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## SKYLAND APARTMENTS

2333 Skyland Place SE







## 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)



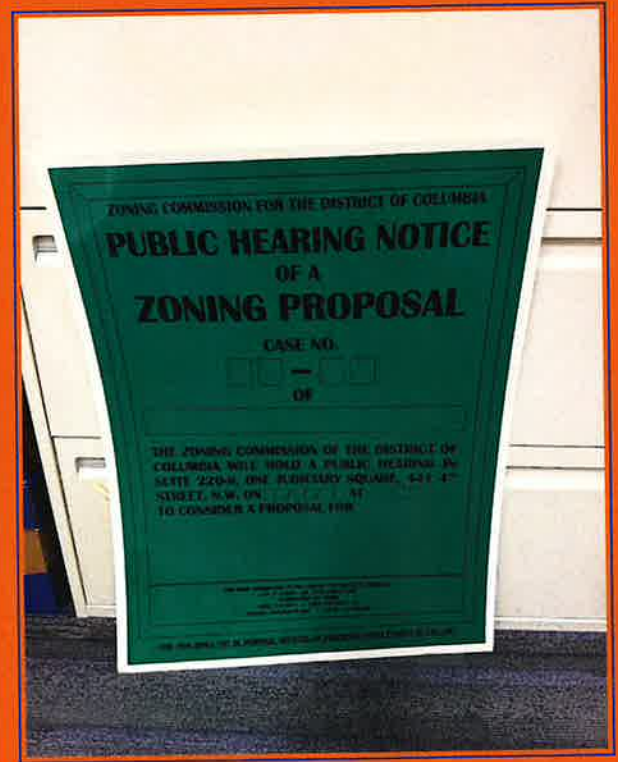
# SKYLAND REIMAGINED RECAP

- **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





## SKYLAND APARTMENTS

2330 Skyland Pl.  
2332 Skyland Pl.  
2334 Skyland Pl.  
2336 Skyland Pl.  
2338 Skyland Pl.  
2340 Skyland Pl.  
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2344 Skyland Pl.  
2346 Skyland Pl.  
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SYMBOLS LEGEND	
SKYLAND BUILDINGS	
BOILER ROOMS	
STREETS & ALLEYS	
STEAM LINES (UPPER FLOOR)	
STEAM LINES (LOWER FLOOR)	
RETURN LINES (UPPER FLOOR)	
RETURN LINES (LOWER FLOOR)	
STEAM TRAPS (UPPER FLOOR)	
STEAM TRAPS (LOWER FLOOR)	
CONDENSATION TANK	

3 Boilers

6 condensation pumps

## 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**





**25<sup>th</sup> Street Entrance**





**Central Open Space**

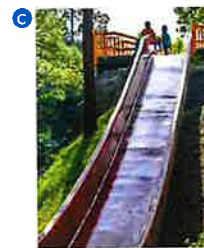


## SPACES

- 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



	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



- KEY**
- PROPERTY BOUNDARY
  - PHASE 1 BOUNDARY
  - PHASE 2 BOUNDARY
  - PHASE 3 BOUNDARY
  - A MULTI-FAMILY BUILDING
  - B MULTI-FAMILY BUILDING
  - C MULTI-FAMILY BUILDING
  - D TOWNHOMES
  - CENTRAL OPEN SPACE

## Concept Site Plan: Phase 2



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

**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



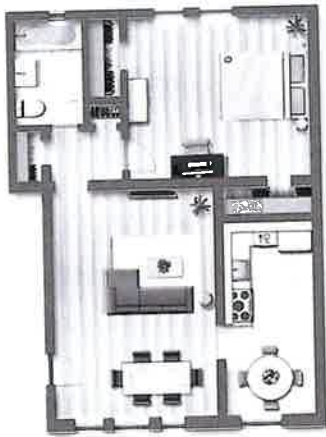
KEY	
	PROPERTY BOUNDARY
	PHASE 1 BOUNDARY
	PHASE 2 BOUNDARY
	PHASE 3 BOUNDARY
	MULTI-FAMILY BUILDING
	MULTI-FAMILY BUILDING
	MULTI-FAMILY BUILDING
	TOWNHOMES
	CENTRAL OPEN SPACE
	NAIL PAVILION

**375 mixed-income units**  
**41 senior units**  
**28 homeownership townhomes**



### Existing 1 Bedroom

575 sf



### Proposed 1 Bedroom

+/- 710 sf



#### Improvements

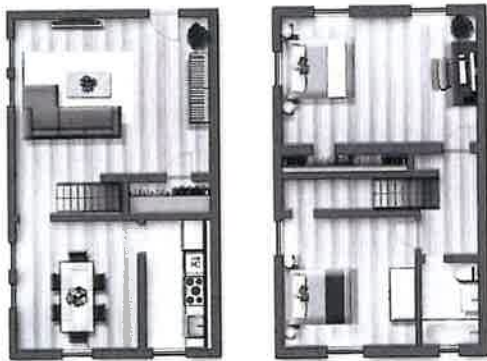
- Laundry room and storage added
- Open accessible kitchen & living room
- Larger bathroom with cabinetry for storage

## 1BR Unit comparison



### Existing 2 Bedroom

720-810 sf



### Proposed 2 Bedroom

+/- 990 sf



#### Improvements

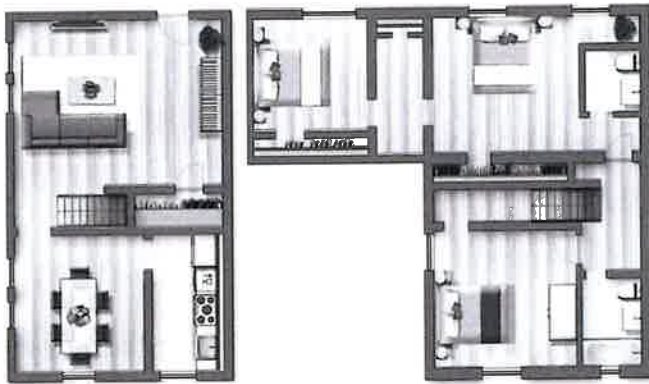
- Laundry room, walk-in closet, & storage added
- Open accessible kitchen & living room
- Two larger bathrooms with cabinetry for storage, one bath with a tub and one with a shower

## 2BR Unit comparison



### Existing 3 Bedroom

970 sf



### Proposed 3 Bedroom

+/- 1,160 sf

39'-2 1/2"



#### 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









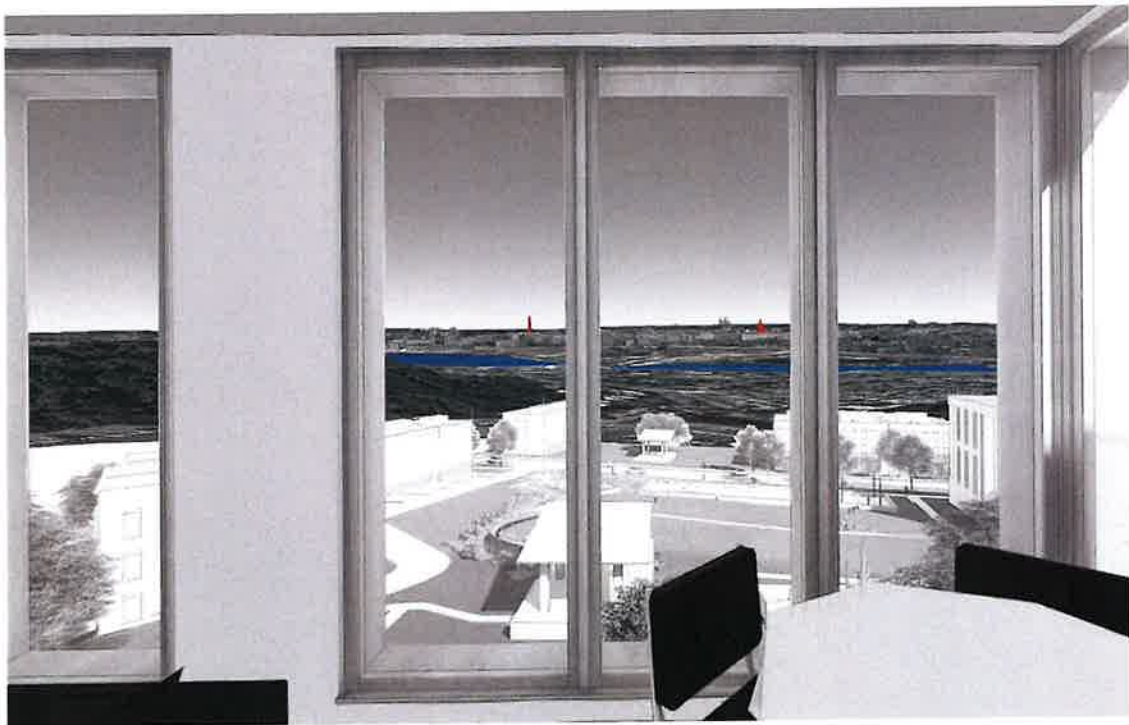
**Jackson Ward Unit Sample**





**Jackson Ward Unit Sample**





**Unit Views** view from top floor unit





**Lobby-Jackson Ward**









The image shows a modern interior space for mail and secured packages. The walls are clad in light-colored wood panels. Large, abstract art pieces with black and white geometric shapes are mounted on the walls. Below the art, rows of black mailboxes are installed. A large window in the background provides natural light. The floor is covered in a neutral-toned carpet.

# **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!**

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