

# REDEVELOPMENT OF ROSLYN RISE

Wilde Lake Village Board Meeting

January 11, 2021

ENTERPRISE COMMUNITY DEVELOPMENT, INC.



## Jim & Patty Rouse



***“What ought to be, can be, with the will to make it so”***



# Enterprise Community Development Portfolio



Community Homes  
Properties

EHI  
Properties









# Roslyn Rise: Redevelopment Vision

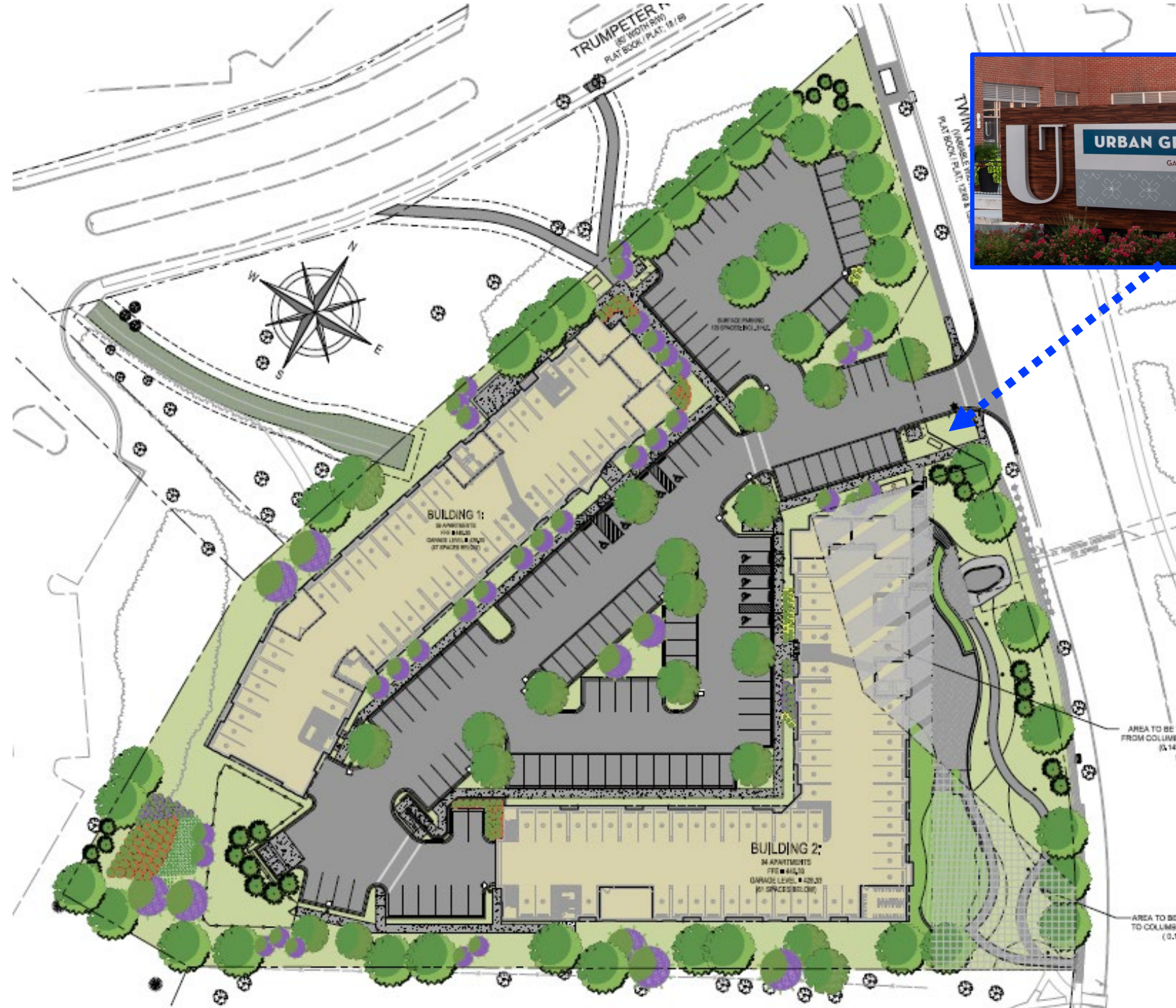


- Existing conditions:
  - Aging
  - Small
  - Inefficient
  - No amenities

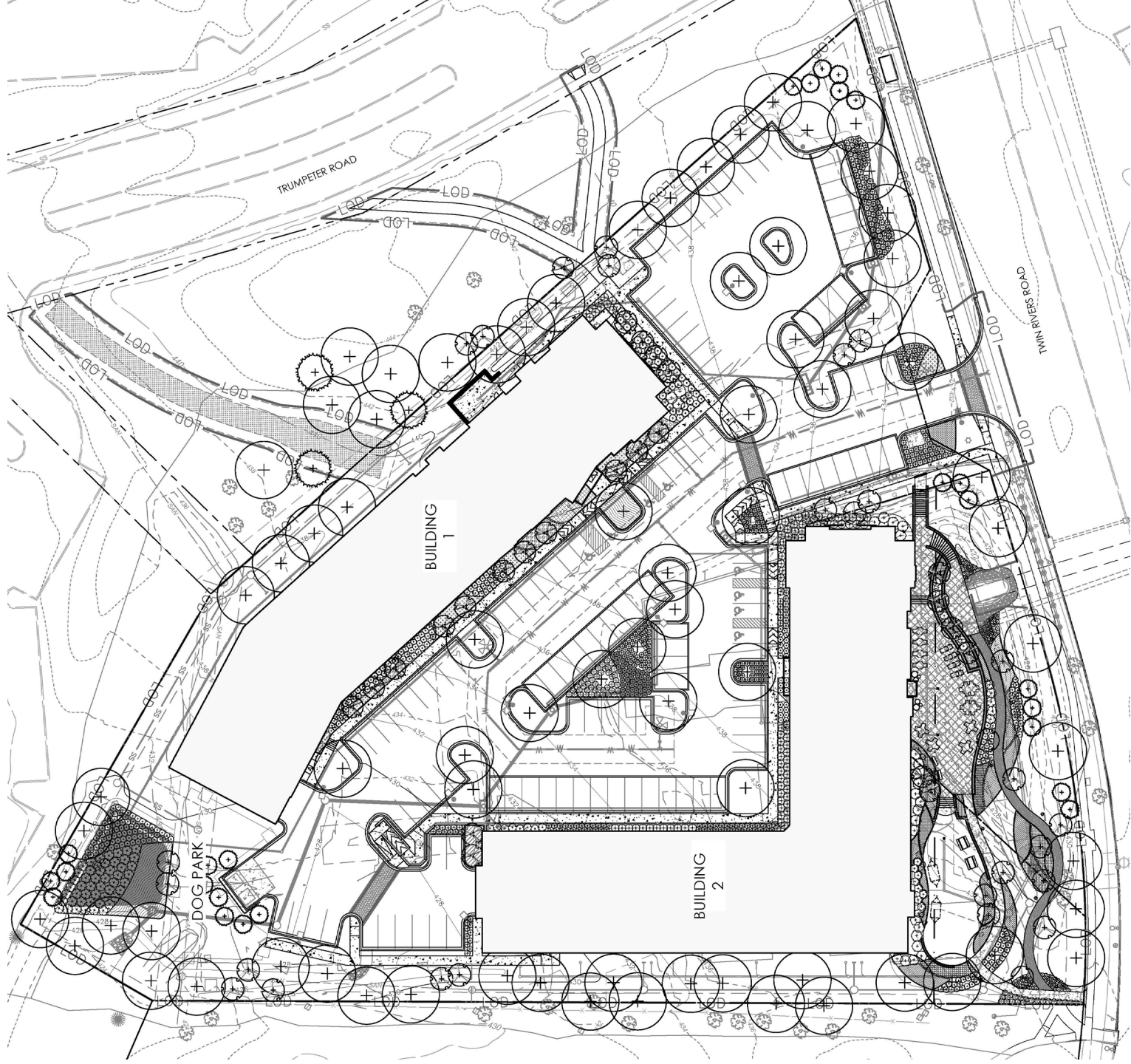
- Vision:
  - Modern
  - Green
  - Mixed-Income
  - Amenity-rich



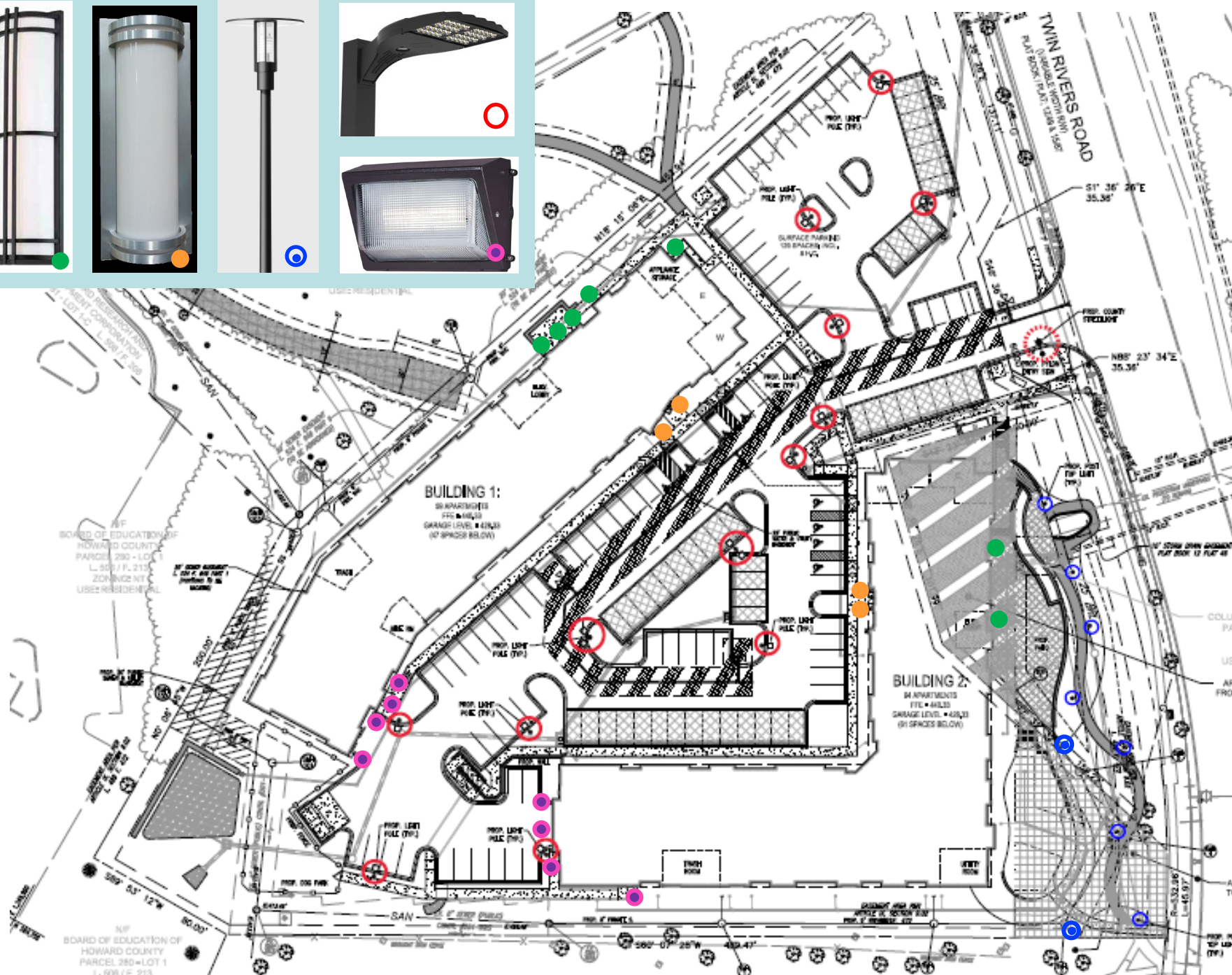




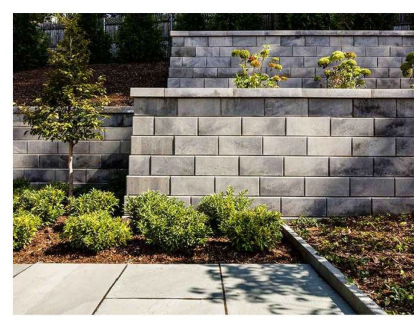




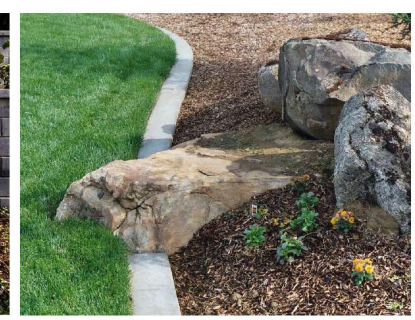








TIERED WALLS WITH PLANTINGS



LANDSCAPE BOULDERS



DINING TABLES + CHAIRS



POLE LIGHT



MOVABLE PLANTERS



PICNIC TABLE



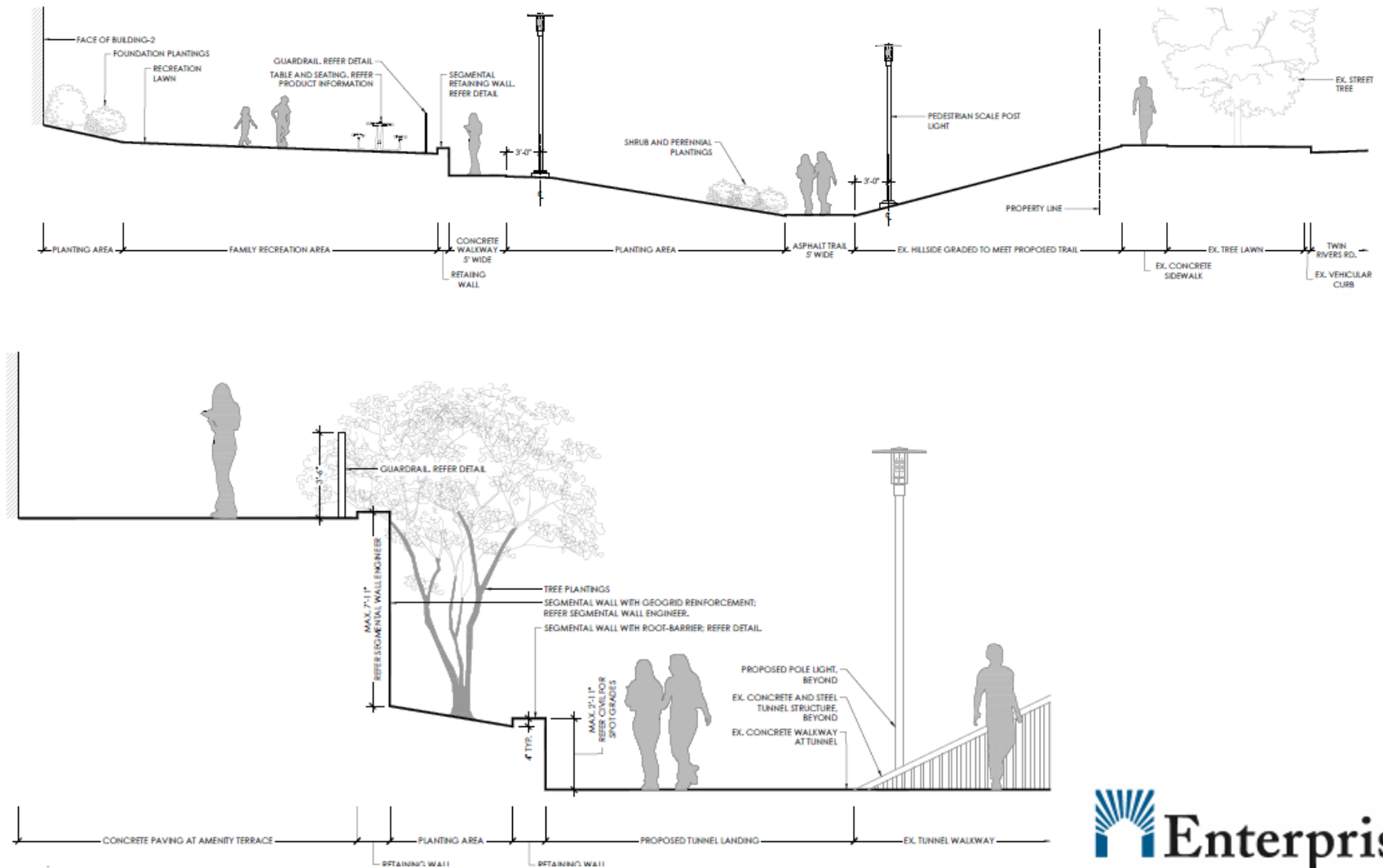
LOUNGE SEATING

For Illustrative  
Purposes Only



BENCH

# Site Grading













Enterprise®

**ELEVATION STUDY:**

**ROSLYN RISE APARTMENTS, COLUMBIA MD**

VIEW 2

AUGUST 18, 2020

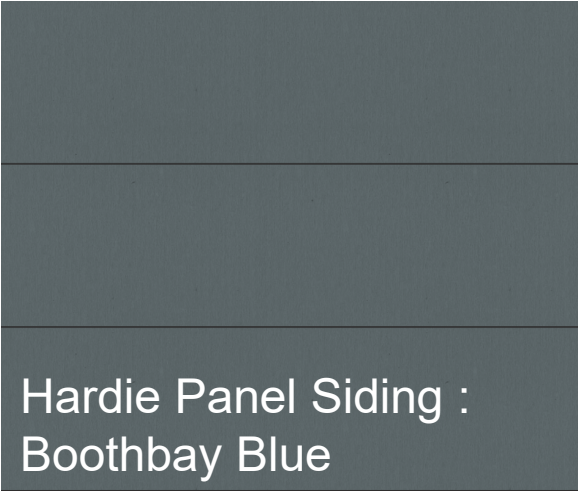
**G+P**  
GRIMM AND PARKER







# Building Envelope Materials



Hardie Panel Siding :  
Boothbay Blue



Hardie Panel Siding :  
Aged Pewter



Hardie Lap Siding:  
Pearl Gray



Brick Palette to be similar  
to Dark Rose Wirecut  
from Palmetto Brick

# Unit Mix

<i>Bedroom Size</i>	<i>Full Redevelopment</i>
1	61
2	58
3	29
4	5
<b>Total</b>	<b>153</b>



	<b>Total Redevelopment Combined</b>	
	<b># Units</b>	<b>% Total Units</b>
<b>Median Income Set Aside</b>		
<b>50% AMI and below</b>	58	38%
<b>80% AMI and below</b>	43	28%
<b>Market rate</b>	52	34%



# Macro Timeline & Milestones

- Completed
  - Competitive tax credit award
  - Amendment to Preliminary Development Plan (density)
- In Process:
  - Entitlements – including WLVB Architectural Design Review & SDP
  - Design Completion
- Up Next
  - Relocation
  - Closing – Summer 2021
  - 20 Month Construction

# Redevelopment of Roslyn Rise

