

# Blue Skye Construction and Development

Community Impact Statement

*Building the Future of Our Community and Our People, One Project at a Time*

Blue Skye Construction and Development (Blue Skye) was founded in Washington, DC in 2006 by principal, Bryan Scottie Irving and partners. Since our inception, Blue Skye has placed community at the forefront of our approach to growing our business, supporting our partners, developing affordable housing and constructing community facilities to serve the needs of DC residents.

Our firm is a minority owned Certified Business Enterprise (CBE) specializing in residential, commercial, and public facilities projects. We provide development, general contracting, and construction management services.

Our commitment to community has been integral, not only to our mission, but also to our success.

## Blue Skye BY THE NUMBERS

### JOBS

**1,800** jobs created

**77%** DC residents

**73%** African American workers

### SMALL BUSINESS

**\$247M** spent with CBE firms

**\$106.2M** spent with Black-owned firms

**\$29.9M** spent with women-owned firms

### AFFORDABLE HOUSING

**Over 600** Affordable Units Built & Preserved

### CHARITABLE GIVING

**\$800,000** in cash contributions

Construction Academy - **80** apprentices, placed in jobs

Annual **turkey, bike, book giveaways**

**10-year support** for youth sports teams

### COMMUNITY FACILITIES

Homeless Shelter/Transitional Hsg - **221,000sf**

Libraries, Recreation, & Schools - **250,000+sf**

### LOCAL TAXES PAID

**\$1M** annually in property taxes

**\$40,000** annually in payroll taxes

**Blue Skye**  
Construction & Development  
Founded 2006

## *Implementing Community Impact Strategy*

Founded by a DC native, Blue Skye is deeply rooted in and has been shaped by the Washington, DC community. During the sixteen years since we were founded, the District has experienced tremendous growth and change. And while that growth has meant increased economic prosperity and opportunity for some, that same prosperity hasn't included all Washingtonians. DC remains a city where the lack of opportunity is persistent for too many.

***It is critical that firms like Blue Skye are part of the ecosystem of change, driving community impact not from afar, but based upon personal experience and connection, motivated by love for our city and its residents.***

From the ongoing need for affordable housing, obtaining living wage employment, to the staggering racial wealth gap<sup>1</sup> between white and Black households, Blue Skye is proud to play a meaningful role in addressing many of the complex issues residents face.

Blue Skye's approach to community engagement rests on ***five areas of impact***. These areas include ***job creation, small business capacity building and wealth creation, charitable giving, affordable housing, and community facilities***.

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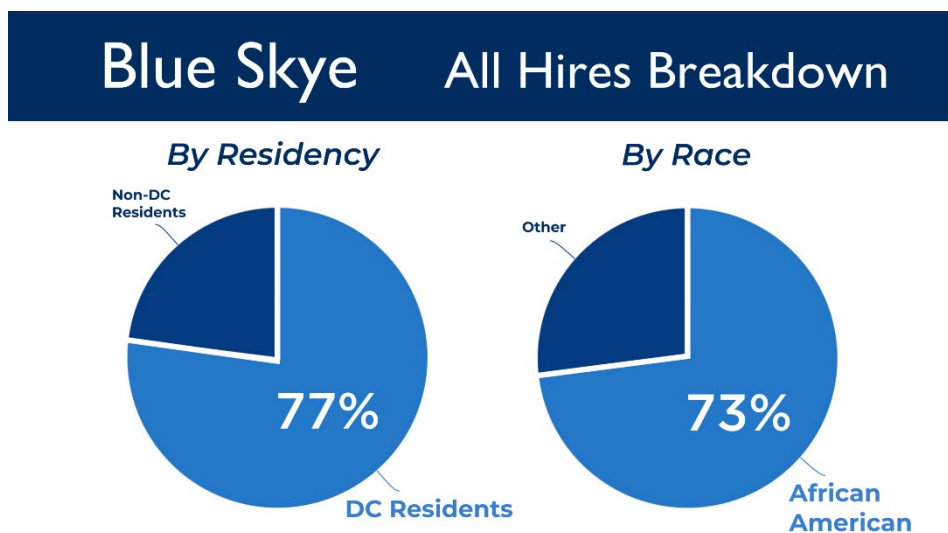
<sup>1</sup> <https://www.dcraciaequity.org/>

### About the Black-White Racial Wealth Gap

Wealth is made up of assets like dwellings, land, currency and deposits, stocks, minus liabilities like mortgages and consumer loans. In Washington, D.C., the wealth gap between Black and White Washington, D.C. residents is stark. White residents tend to have greater assets and fewer liabilities than Black residents. White residents are more likely than Black residents to be homeowners, and their homes are valued twice as high. Median White household income is three times that of Black households. Black residents experience poverty at three times the rate of White residents. In 2013-2014 median White household net worth was \$284,000, over 81 times the median Black household net worth of \$3,500 ([Urban Institute, 2016](#)).

## Job Creation & Workforce Development

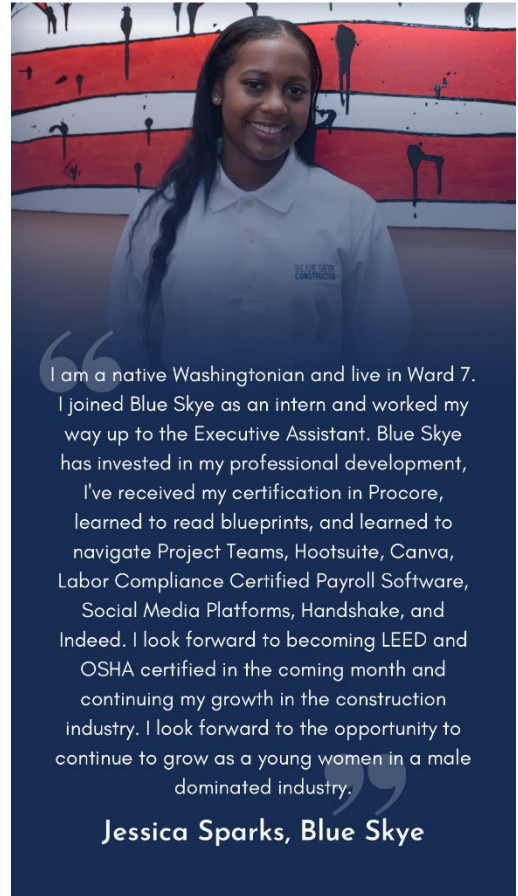
Since the firm's inception, we have created **297 full-time jobs** across various projects and developments. **Seventy-seven percent** of those staff members were DC residents and **seventy-three percent** have been **African American**. In a city where Black unemployment averages 12.6% vs. 2.4% for white residents and 3.1% for Hispanic/Latino residents; our commitment to employing African American District residents is necessary. We are determined to continue to ensure that Black workers are meaningfully engaged in the construction and development of the city.



We've created more than **1,500 construction jobs** through our projects. At present, Blue Skye has **33 full time employees**, three of whom are returning citizens. To enhance our commitment to helping to create living wage employment opportunities, Blue Skye has established several protégé/mentor programs for local construction firms. These programs have trained **185 people** to acquire new skills and gain the experience needed to pursue and obtain employment in the construction industry.

We have also worked with Associated Builders and Contractors of Metro Washington and McCullough Construction for the past 10 years on a Construction Academy for DC public school students at Phelps Architecture, Construction and Engineering High School. Through this partnership, Blue Skye has worked with students in the pre-engineering and pre-constructions programs to provide hands-on training in the classroom. Since the program began, **97 students** have graduated from this program and **80 young people** have been placed with DC-based construction companies.

Finally, we created **Goodfellas**, a program designed to support **eight DC men experiencing homelessness** with workforce training. We employed residents from the 801 East Men's Shelter to build the newest shelter on the St. Elizabeths Campus in Ward 8. Currently, these residents are still employed, working on the construction and modernization of DC Public Schools.



## Small Business and Wealth Creation

As a minority owned CBE in the District, we are all too familiar with the misconception that there are not enough qualified Black-owned, women-owned, or locally owned firms to get the job done. Yet, one of our core values is to provide access to opportunities for fellow small businesses so that we can grow together.

We do this by maximizing the percentage of CBE participation in our projects.

While the minimum requirement is 35%

participation, we exceed that

and have maintained a minimum of **60 percent CBE participation**

**in each project.** This takes dedication and perseverance. We are also proof that it is possible. We continue to make sure that we offer expansive opportunities to local, and minority owned firms through our work. We remain focused, committed to illustrating that there are qualified firms with the capacity to execute.

Since 2006, Blue Skye has won a total **\$365 million** in construction and development contracts combined. **Of that \$365 million, Blue Skye has subcontracted \$247 million with CBEs.** Approximately, **\$106.2 million** has been subcontracted to Black-owned firms, **\$30 million** to women-owned firms, and **\$6 million** to companies owned by returning citizens. We are intentional in our focus, our work helps to close the racial wealth gap in the District, creating generational wealth opportunities for Black and minority residents and business owners.





## Charitable Giving & Community Service

Over the past sixteen years, we have focused much of our charitable giving on meeting urgent community needs, supporting youth and schools, furthering the culture and opportunities for native Washingtonians. Overall, we have provided over **\$800,000** in cash contributions to these efforts and our staff has completed a combined **1,000+** service hours to the community.

### *Education and Youth Support Programs*

Through book donations and a partnership with local Black-owned bookstore, **Mahogany Books**, we have purchased **200 books** to DC students to introduce African American authors. Two of those books are by two local DC authors, Ronald Moten and Tony Lewis Jr.

In addition, Blue Skye has supported the following youth activities:

- Sponsor Annual Senior Trip for Duke Ellington High School students.
- Every June, sponsor annual June Museum Studies Educational Adventure.
- For the last ten years, sponsor Watkins Hornets and Ridge Road Titans Football teams' tournament travel and uniforms.
- For the past seven years, sponsor Annual Turkey Bowl, a 50-year tradition in DC.
- Raised \$40,000 for Central State University, a historically Black university, through various fundraising efforts.
- Provided partial and full college scholarships to DC natives, enabling them to attend, continue and complete their undergraduate degrees.



### *Annual Events & Giveaways*

Year after year, Blue Skye plays a pivotal role in supporting the District's most underserved communities through several events and giveaways, including:

- Annual Turkey Drive, providing 600+ turkeys to DC families in need
- Annual back to school supplies giveaway at Cardozo High School and Kelly Miller Middle School.
- Annual winter coat drive, giving away 400 coats to families in need every year since 2014.
- Bicycle giveaway in partnership with the 6D police station, Riggs Road Recreation Center, and Beacon House providing 600 bikes since 2015 to families in Ward 7.
- Ward 7 holiday toy giveaway, providing \$60,000 toward the purchase of toys for children.



## Affordable Housing

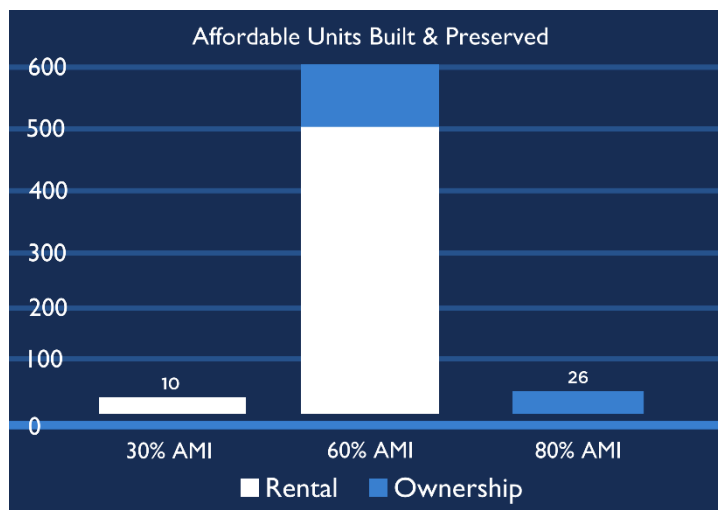
We have developed over **600 units** of affordable housing across the District. Our portfolio spans across both affordable rental and homeownership units. We have worked in partnership with the District and public and private sector partners to deliver units across the income scale.

Despite the rising costs of housing in our city, we've remained devoted to ensuring low income and working families can live and thrive in the District. Now more than ever, it is critical that all DC families have safe, affordable, high-quality housing. Our projects are conveniently located to mass transit and employment, and we often partner with various service providers to connect residents to workforce development programs across the city, including programs for returning citizens. Over the years, Blue Skye has provided housing for **6** returning citizens.

We have built a total of **626** affordable units affordable to households earning between 30% - 80% of area median income.



- |                             |                                      |
|-----------------------------|--------------------------------------|
| 1. 4020 Minnesota Avenue NE | 6. 2632 Martin Luther King Jr Ave SE |
| 2. 4427 Hayes St NE         | 7. 4820 - 4826 C Street SE           |
| 3. 1901 C Street SE         | 8. 4724 & 4732 Benning Road SE       |
| 4. 1900 C Street SE         | 9. 22 Atlantic Street SE             |
| 5. 6425 14th Street NW      | 10. 1900 C St SE                     |







“As native Washingtonians being able to purchase a home at Tewksbury Condominiums has been instrumental to our family's ability to remain in the District. We valued the opportunity to establish our family there as we began our careers as a DC firefighter and DCPS teacher, respectively. As property values increased, we were able to leverage that asset to purchase a larger home as our family has grown. This project has set our family on the path toward generational wealth and allows us to remain in the city we grew up in and love.”

**Marchelle Bolding**

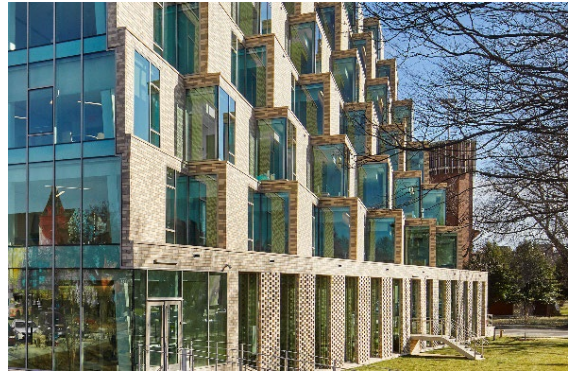
**Blue Skye**  
Construction & Development

“Collaboration is key, but the drivers of social change in the District must be the native sons and daughters of DC.”

- Bryan “Scottie” Irving

## Community Facilities

Blue Skye is proud to have played such a substantial role in improving the quality of life for DC residents. Through our construction arm, we have worked to deliver permanent supportive housing and transitional housing serving homeless residents, schools, libraries, parks and recreation centers that further the health and well-being of DC residents.



The Aya

Our projects include:

### *Shelters/Transitional Housing*

- The Aya (Short Term Family Housing) – 850 Delaware Ave SW
- The Ethel (Permanent Placement for Women) – 1900 C St SE
- Downtown Homeless Day Service Ctr – 1313 New York Ave, NW
- 801 Men's Shelter – 2700 Martin Luther King Jr Avenue, SE
- Hope in A Home – 1428 Chapin Street NW, 3003 11th Street NW, and 22 Atlantic Street SE

### *Libraries, Schools & Recreation Centers*

- William O. Lockridge Neighborhood Library – 115 Atlantic St SW
- Hearst Park and Pool – 3950 37th Street NW
- Lafayette Recreation Center – 5900 33rd Street NW
- Edgewood Recreation Center – 300 Evarts Street NE
- Bald Eagle Recreation Center – 185 Joliet Street SW
- Congress Heights Recreation Center – 611 Alabama Avenue SE
- Ferebee Hope Playground & Rec Center – 3999 8th Street SE
- Howard University Stokes Library – 501 W Street NW
- Kalorama Park & Playground – 1865 Columbia Road NW
- Mitchell Park Playground & Rec Center – 1801 23rd Street NW
- Rosedale Recreation Center – 1701 Gales Street NE
- Woodridge Library – 1801 Hamlin Street NE
- Bancroft Sharpe Swing Space – 4300 13th Street NW

## Management and Building Operations

Finally, Blue Skye manages ongoing, day to day operations for the following projects: each contributing substantially to the communities they serve.

<div>Blue Skye</div> <div>Construction &amp; Development</div>			
Project Name	Facility Type	SF	Onsite Employees
Duke Ellington School of the Arts – 3500 R St NW	High School	270,000	4
The Horizon – 5004 D St SE	Short Term Family Housing	31,900	3
The Sterling – 1700 Rhode Island Ave NE	Short Term Family Housing	44,242	2
The Brooks – 3318 Idaho Ave NW	Short Term Family Housing	44,500	2

Our commitment to community is unwavering. It is evidenced by the projects we complete, the partners we work with, the residents we employ and our service to our neighbors. We look forward to continuing to deepen our engagement and play our part in ensuring that the District remains a place where we all can thrive.

## About the Founder

Bryan “Scottie” Irving is the Founder and Principal Owner of Blue Skye Construction, LLC. The company’s operational focus is construction and development for commercial, retail, government, private and public properties.

As a 30-year veteran in the construction and development industry Mr. Irving provides executive leadership in the planning and strategic growth of Blue Skye.



Mr. Irving is active in business and civic organizations in the community. He serves as a board member for the District of Columbia’s Housing Finance Agency. One of his duties as a leading member of the DCHFA, is to oversee an annual budget of \$300M. To date, this board has invested over \$1.6B in the creation and preservation of affordable housing, multi-family rental, and workforce housing. Through his membership on this board, Scottie helps to award \$350,000 in grant money to local organizations that demonstrate dedication to improving the lives of the residents of Washington, D.C.

He also serves on the board of the Boys and Girls Club of Washington. He is involved in numerous local charities ranging from mentoring at Francis L. Cardozo Education Campus, to donating his time and resources to homeless prevention initiatives. Through construction, he has made it his mission to help improve the community and works diligently to build a better Washington, DC.

From 2010 to 2015 he was appointed to serve as chairman of the DC Boxing and Wrestling Commission. Under Scottie’s leadership, he revitalized and energized the sport and brought out thousands of local sporting fans. During his tenure, the city saw 12 world championship fights, and hosted a nationally televised professional bout promoted by Golden Boy Entertainment. He also ensured that the commission awarded grants to local boxing gyms and youth programs to make sure the vitality of the sport continued at the grassroots level in the city.

Prior to launching Blue Skye, Mr. Irving was the Principal at Arena Development for five years. During his tenure, he oversaw the construction and development of commercial and residential properties, including a condo conversion for first-time DC homebuyers.

He is a graduate of Central State University, where he earned a Bachelor of Science in Sociology. He is a DC native, attended DC public schools and grew up in the Columbia Heights neighborhood.