Stony Brook Apartments, formerly known as Buckman Road Apartments, is a 204-unit garden-style project built in 1972 and located in the Hybla Valley area of southeastern Fairfax County in the City of Alexandria, just off Route 1.

Enterprise Community Development (formerly Community Preservation and Development Corporation) purchased the project in 1996 under the LIHPRHA program. At that time, Enterprise Community Development (ECD) assumed the Section 236 loan and received an upfront grant from HUD to finance the purchase.

The project was acquired under a new ECD affiliated ownership entity (Buckman Road Development, LLC) and renovated in 2010 and 2011 using 9 percent Low-Income Housing Tax Credits issued by VHDA. The redevelopment preserves 40 Section 8 units under a new 20-year contract from HUD in addition to providing below market, tax credit rents.

**Renovations**

The project consists of five building groups, containing 48 one-bedroom units, 108 two-bedroom units, and 48 three-bedroom units. Renovations included a new multi-purpose community center that contains a computer lab and classrooms for resident services, new kitchens, bathrooms, energy efficient appliances.

Stony Brook's redesign earned 150 points on the EarthCraft Multifamily Standards. In addition to the customary water conservation and energy efficient lighting, installation of ENERGY STAR appliances and equipment, CPDC installed the following green design measures:

- Solar hot water system
- Green plant roof over the new 3,700 square foot community center
- 500 gallon rain barrel for the new community center garden
- Bio-retention area near the community center to help catch storm water runoff and planting of 25 additional trees to improve on-site storm water management
Residential Profile
Low-income, multifamily

Development Profile
Type / # Units / Density
1 BR / 48
2 BR / 108
3 BR / 48
10.3 acres

Amenities
Community Laundry
Community Activity Rooms
Adult & Youth Programs
Recreation Area for children

3600 Buckman Road
Alexandria, VA 22309
LEASING 703.360.5200

DEVELOPER

Development Type
Substantial Rehab

Construction Type
Garden Apartments with enhanced sustainable design

Development Costs
$30.3 Million

CONTRACTOR
Hamel Builders

ARCHITECT
Wiencek + Associates Architects + Planners, PC
OWNER
Buckman Road Development, LLC
Enterprise Community Development

MANAGEMENT COMPANY
Edgewood Management
https://www.edgewoodmgmt.com/

TOTAL HOMES
204

PROPERTY TYPE
Affordable
Family