An abandoned, city-owned gas station site plus lots from five single-story bungalows were assembled to create an opportunity for a new affordable housing complex. Located along a transit-rich bus corridor with a new METRO stop projected to open across the street in 2018, the neighborhood is transforming from its industrial past to a lively mixed use community. Jackson Crossing provides dignified new affordable housing for 78 households, with over 80% two and three bedroom units targeted to families. The new building, which received neighborhood support and unanimous site plan approval from the city council, is sited to address the corner, reinforce a clear street edge established by neighborhood houses, and create a landscaped front yard that mitigates a 10' site slope from the corner to garage entry. Building design takes its cues from the area's industrial past, with scale modulated by slots that create an assemblage of smaller buildings that taper to a 3-story height adjacent to the remaining single-family neighborhood. Materials – 80% masonry accented with metal bays and painted cementitious panels with large windows – are layered to further modulate scale. Grade conditions allowed for reduced excavation for parking, and for bike parking and a community room to have immediate grade access tucked under the housing block. Jackson Crossing was financed with Alexandria’s donation of the corner site, loans from Capital One Bank, the Alexandria Low Income Investment Fund (LIIF), NeighborWorks America, AHC Inc., and Virginia Housing Development Authority (VHDA) 9% Low-Income Housing Tax Credit equity from Hudson Housing Capital.

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