

# Lucille and Bruce Terwilliger Place

3445 Washington Blvd, Arlington, VA 22201



## About this Location

The current American Legion Post 139 is located on a 1.3-acre site just 1,500 feet from the Virginia Square-GMU metro station. APAH plans to redevelop the site into a 160-unit affordable rental community and new 6,000 sq. ft condo for the Legion.

## History

In response to an aging facility and diminishing membership, the members of Post 139 saw redevelopment as an opportunity to transform their site, programs, and services. In 2016, APAH was selected to partner and lead the redevelopment. APAH has since led the project through a Special GLUP Study "Plus" process. The project's site plan and request for Arlington County Affordable Housing Investment Funds was approved in February 2019. APAH expects to break ground in spring 2020.

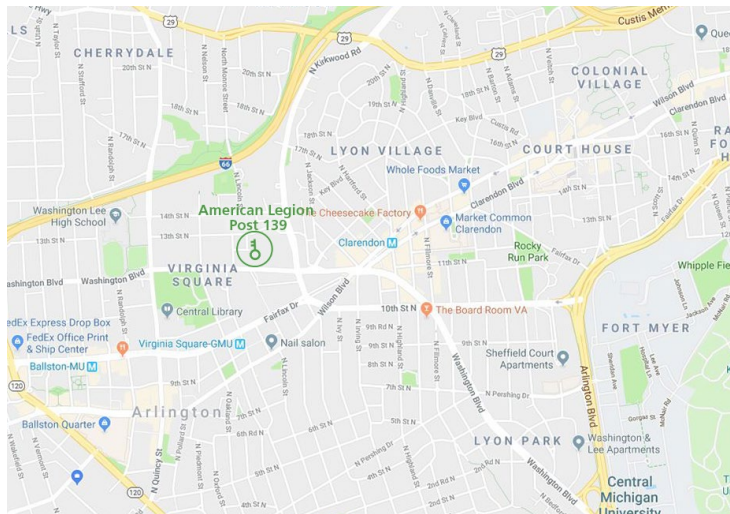
## Building and Apartment Features

APAH will develop the site into 160 units of affordable housing and a new ground floor condo for Post 139. Of the 160 units, 50% will have a veterans preference, providing critical housing and resources to support the needs of veterans in our community. Nearly two-thirds of the units will have two- or three-bedrooms to meet the needs of families.

APAH is working closely with numerous veterans service organizations to identify veterans' most pressing needs. In order to meet these needs, the site will also feature a variety of service and amenity spaces, including community rooms, flexible multi-purpose space, counseling space, and a business center. The building will also be certified EarthCraft Gold.

## Project Partners

American Legion Post 139  
 Arlington County  
 Davis Carter Scott Design  
 LISC - National Equity Fund  
 Virginia Department of Housing & Community Development  
 Virginia Housing Development Authority



Early Rendering by DCS Design

## Apartment Mix and Affordability

Size	Units @ 80% AMI	Units @ 60% AMI	Units @ 50% AMI	Units @ 30% AMI	Total
1 Bedroom	0	22	18	8	48
2 Bedroom	19	38	30	0	87
3 Bedroom	9	12	4	0	25
Total	28	72	52	8	160



Arlington Partnership  
For Affordable Housing

[www.apah.org](http://www.apah.org)

