

RIVER ROADS MANOR

Jennings, Missouri

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TYPE OF PROJECT
94 Senior Apartments
100% of units affordable (60% AMI)

ARCHITECT
Trivers Associates, Inc.

CONSTRUCTION MANAGEMENT
PARIC Corp.

DOMINIUM'S RESPONSIBILITY
Real Estate Development
Tax Credit Delivery
Legal and Environmental Services
Management
Property Management
Section 42 Compliance

FINANCIAL PARTNERS
MHDC
US Bank
Community Renewal & Development

TOTAL DEVELOPMENT COST
\$11,800,000

SIZE
1.5 acres (site)
60,000 sq. ft. (building)

COMPLETION DATE
August 2007



River Roads Manor is a 94 unit Senior apartment building located in Jennings, MO, which is just 10 minutes outside of St. Louis. Dominion took this property over from Pyramid just after the completion of the lease-up.

The design concept for River Roads Manor is meant to fit within a suburban environment. The basic building is C-shaped and 3 stories high. All units will have excellent views of the surrounding landscape. The property is well developed and includes a patio area, gazebo, arbors, extensive landscaping, a pond, and walking paths for the residents. The interior common areas feature a fitness center, business center, conference room, beauty shop and a large gathering space.

The exterior of the building is styled traditionally with brick block on the portions of the 1st and 2nd levels and lighter-colored siding on the upper floors. The clubhouse and loft areas have a mansard treatment clad with a metal roof. The majority of the building is slope-roofed. Large window areas and a great degree of façade articulation complete the elevations.

River Roads Manor is located within minutes of numerous parks and golf courses and is less than 2 miles from the Mississippi River. The site's proximity to Interstate Highway 70 and Interstate Highway 270 provides easy access to all parts of the Jennings and St. Louis metropolitan area.

Residents of River Roads Manor are able to drive or take a bus to downtown St. Louis in 20 minutes.

