

RIVER ROADS ESTATES

Jennings, Missouri

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TYPE OF PROJECT
20 Rental Single Family Homes
100% of units affordable (60% AMI)

ARCHITECT
Pyramid Architects, LLC

CONSTRUCTION MANAGEMENT
Pyramid Construction, Inc.

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

FINANCIAL PARTNERS
MHDC
Community Renewal & Development

TOTAL DEVELOPMENT COST
\$5,000,000

SIZE
1.5 acres (site)
30,332 sq. ft. (building)

COMPLETION DATE
September, 2008



River Roads Estates is a collection of 20 single family homes located in Jennings, MO, which is just 10 minutes outside of St. Louis. Dominion took this property over from Pyramid towards the end of the construction phase of development.

The design concept of single family homes is a first for Dominion. River Roads Estates is meant to fit within a suburban environment. The typical home is 2 stories high and also has a basement. All units will have excellent views of the surrounding landscape. The property is well developed and allows each resident their own yard, garage, and privacy. These features make this property a very ideal location for growing families with a limited income.

The exterior of the homes is styled traditionally with hardi-board siding. Some homes have brick fronts, and nearly all homes have brick-based columns on the front patio. Each was designed and painted slightly different from others to give each its own distinct look and resist the “cookie cutter” feel some single families have. Plenty of windows and a great degree of façade articulation complete the elevations.

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

