

COMING SUMMER 2020



We are excited for Construction to begin at the GardenWalk at Magnolia Ridge Development in Warrensburg, Missouri.

The 60-unit, multi-use, service enriched housing development has a service enriched initiative for working families in general with a special focus on military and veteran families, specifically, offering a Veterans Housing Priority. The property amenities include an endless pool, dog park, walking trail, community garden and many more.

Supportive Services available to the residents will include:

- Life Skills
- Financial Aid
- Veterans Affairs Supportive Housing (VASH) vouchers
- VA Benefits
- VA Student Guidance
- Fraud and Scam Awareness
- PTSD Programs
- Physical Rehabilitation
- and many more!



## Star Residences Phase II



Wallace Architects is happy to be a part of the design and recent construction start to the STAR Residences, Phase II Development in the City of St. Louis, MO. STAR Residences, Phase II, is immediately adjacent to the Phase I Development in Jennings, MO. Development Owner, Lewis McKinney, applied for and was successful in securing Federal Low Income Housing Tax Credits as allocated by MHDC at the end of 2018. Much of this tax credit award was based upon Lewis' proven success with the Phase I, STAR Residences Development and the current Phase I waiting list and the extreme need for affordable senior housing in this region of the State.

Just like Phase I, all thirty new Senior Apartment Units included in STAR Residences, Phase II are fully accessible and designed per the MHDC Universal Design Principle Guidelines for new construction allowing residents to independently “age in place”. Senior residents will enjoy secured access to the common grounds, parking lot and new Phase II Building entrance similar to what is afforded at the successful Phase I Development. The Phase II building site and exterior was designed to complement the Phase I building in order to achieve a cohesive neighborhood feel to this master planned development.”

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## Conrad Lofts Historic Rehabilitation



The 8-story Hilton Hotel was closed in the early 1980's and has set empty for more than 30 years. Renamed as the Conrad Lofts, the Development Team worked closely with the City, TX SHPO (State Historic Preservation Office) & the NPS (National Park Service) to restore the lobby and 2nd floor ballroom historic appearance back to the original early 1900's look. The upper 6 floors that formerly held hotel rooms now have 1 and 2 bedroom affordable apartments.

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