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Covenant Place launches \$82.5 million St. Louis County project

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Covenant Place is launching a three-phase, \$82.5 million project to completely replace its existing senior-living facilities on the Jewish Community Center's Millstone Campus in St. Louis County.

The project will include a total of 355 apartments in three new four-story buildings as well as a senior services center that will provide amenities such as a cafe, technology lab, beauty salon, meeting rooms and office space.

Covenant Place, formerly known as Covenant House, was launched in the early 1970s to provide affordable housing for seniors.

"The buildings have become functionally obsolete," said [Joan Denison](#), executive director. "We had deteriorating infrastructure and buildings not designed for how long people live independently today."

Covenant Place plans to break ground next week on Phase I of the project, a \$19.7 million building that will include 101 one-bedroom, rent-subsidized apartments. The first phase is being funded in part with tax credits and a HOME loan from the Missouri Housing Development Commission.

Sixty-six of the apartments in Phase 1 will be Section 8, which means rent and utilities will be subsidized based on the tenant's income. The remaining 35 apartments will be affordable market units, which are expected to have rental rates of \$755 a month.

The first new building is being constructed on three acres of property adjacent to Covenant Place's existing campus that it purchased from the Jewish Community Center (and which previously was home to the Strike 'n Spare Lanes bowling alley on Lindbergh Boulevard). When the first phase is completed, residents will be relocated to the new building from one of the existing buildings.

"Then we'll demolish that building and build another, then do that two more times," Denison said.

Covenant Place expects Phase 1 to be completed in April 2016. Construction of the second phase is slated to begin in the late fall of 2016 and be completed by the early spring of 2018.

The updated design of the facilities will allow seniors to age in place on the Covenant Place campus, Denison said. "People can come in on two feet, and if they end up using a walker or a wheelchair, they can still stay in their apartment."

McCormack Baron Salazar is the developer for the project, and KAI Design & Build is the architect.