

Madonna Manor Brownstones

Villa Hills, KY



Project Stats	
Client:	CHI Living Communities
Location:	Villa Hills, KY
Year:	2021
Market:	Senior Living
Project Size:	47.00 Acres



Madonna Manor Brownstones offers residents the freedom to enjoy all the pleasures of retirement living without the everyday worries of traditional homeownership. Brownstones 2 & 3 offer 48 independent living units between the two buildings.

Bayer Becker has worked with Madonna Manor for years to develop the campus improvements master plan. With the addition of Brownstones 2 & 3, the team coordinated the utilities, site grading, and drainage strategy of the overall campus. Bayer Becker used sUAS technology to map the entire campus and provide a holistic model of the property. This allowed for the seamless integration of the brownstones into the existing campus, working around the existing detention basin, providing vehicular access, and allowing for future expansion.

To expand and retain the neighborhood setting that makes Madonna Manor so unique, ADA-compliant walking paths were designed to connect the community. Each path features a series of nodes for breaks and gathering and is accented with colorful plantings. Plans also included designs for a central pavilion for future improvements.

The brownstone developments required the coordination of a number of improvements to the public infrastructure on and near the Madonna Manor property. Bayer Becker led the efforts to extend the public sewer, stormwater management, and water main. This included the extension of the watermain to the Villa Madonna Montessori located on the adjacent property. Additionally, the project extended the public roadway, Villa Madonna Drive, and created the new Benedict Drive, which created new access to the Montessori.