

# Mountain Brook Senior Living



DOMINION  
PARTNERS



# TIMELINE OF PROJECT

**NOVEMBER 6, 2023- PLANNING COMMISSION HEARING #1-  
RECOMMENDED APPROVAL**

**NOVEMBER 27, 2023- CITY COUNCIL HEARING #1-  
VOTED TO CARRY OVER**

## SUMMARY OF CHANGES SINCE NOVEMBER 2023

- 1. BUILDING MATERIALS/ DESIGN**
- 2. CAHABA ROAD TREE SAVE INCREASED**
- 3. CAHABA ROAD BUILDING HEIGHT / LENGTH REDUCED**
- 4. TRAFFIC STUDIES UPDATED**

# Proximity and Adjacencies



# Site and Adjacency



Mountain Brook Senior Living  
PUD P-23-18

City Council - May 21, 2024

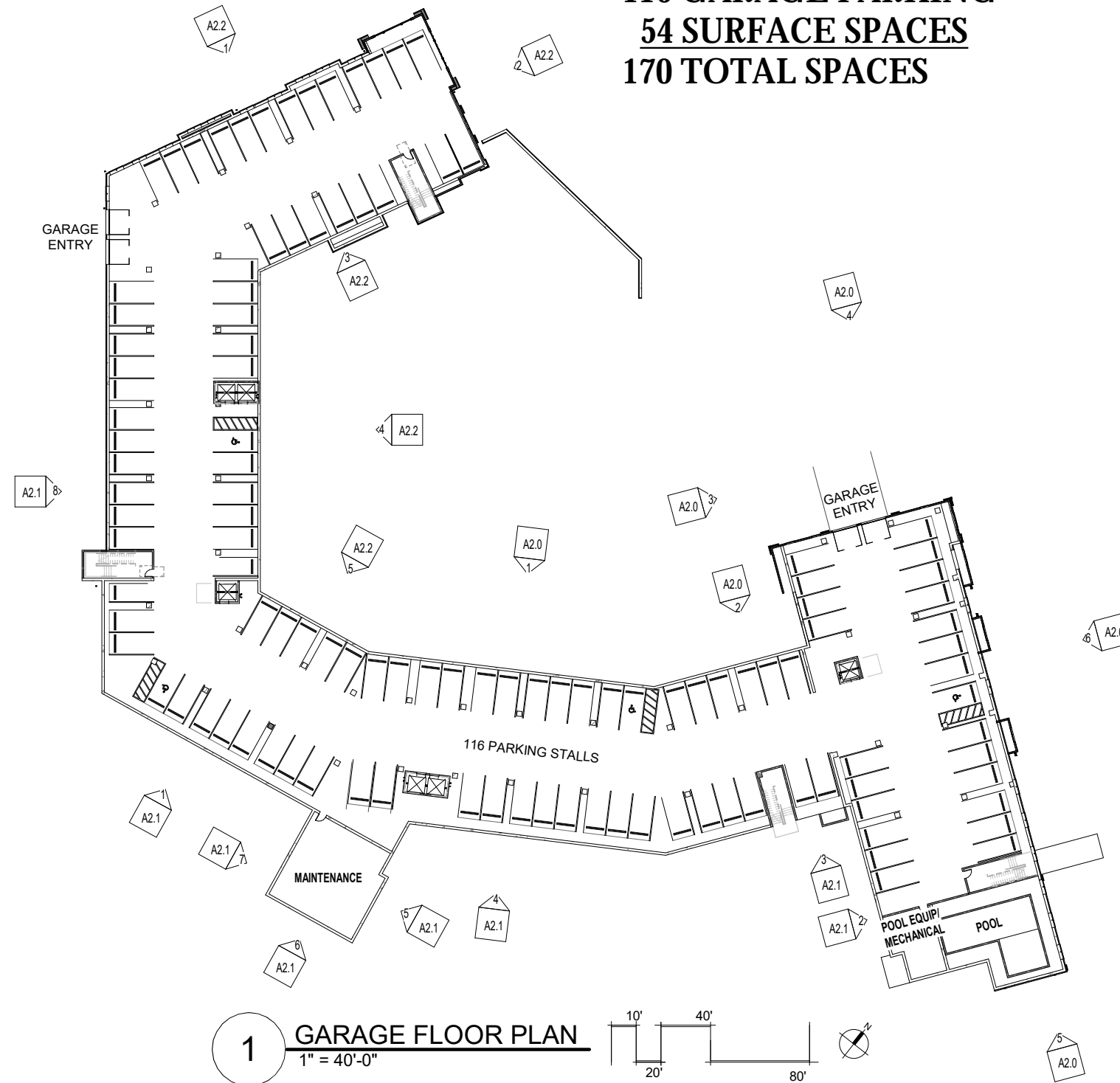
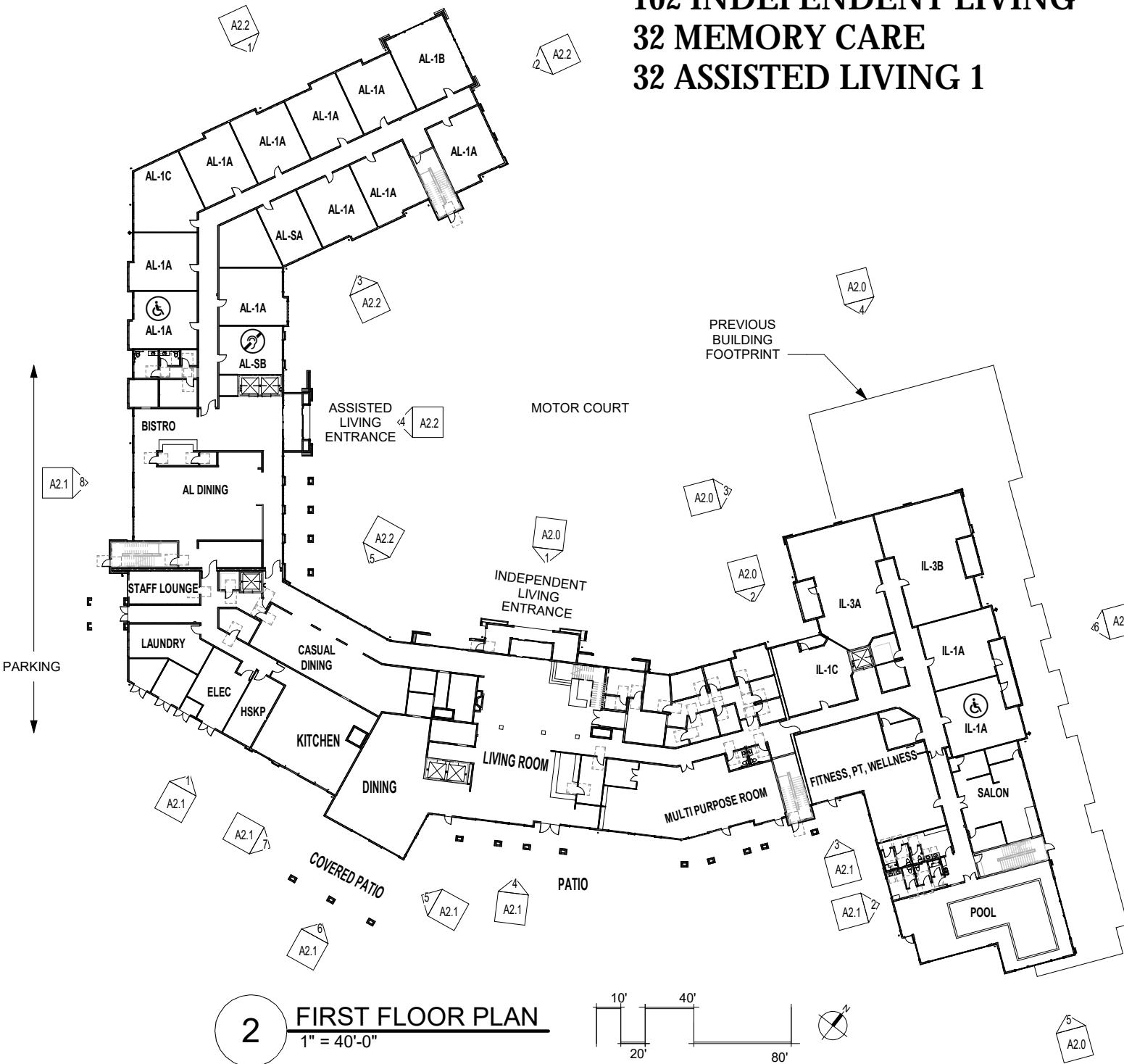
# Site Plan

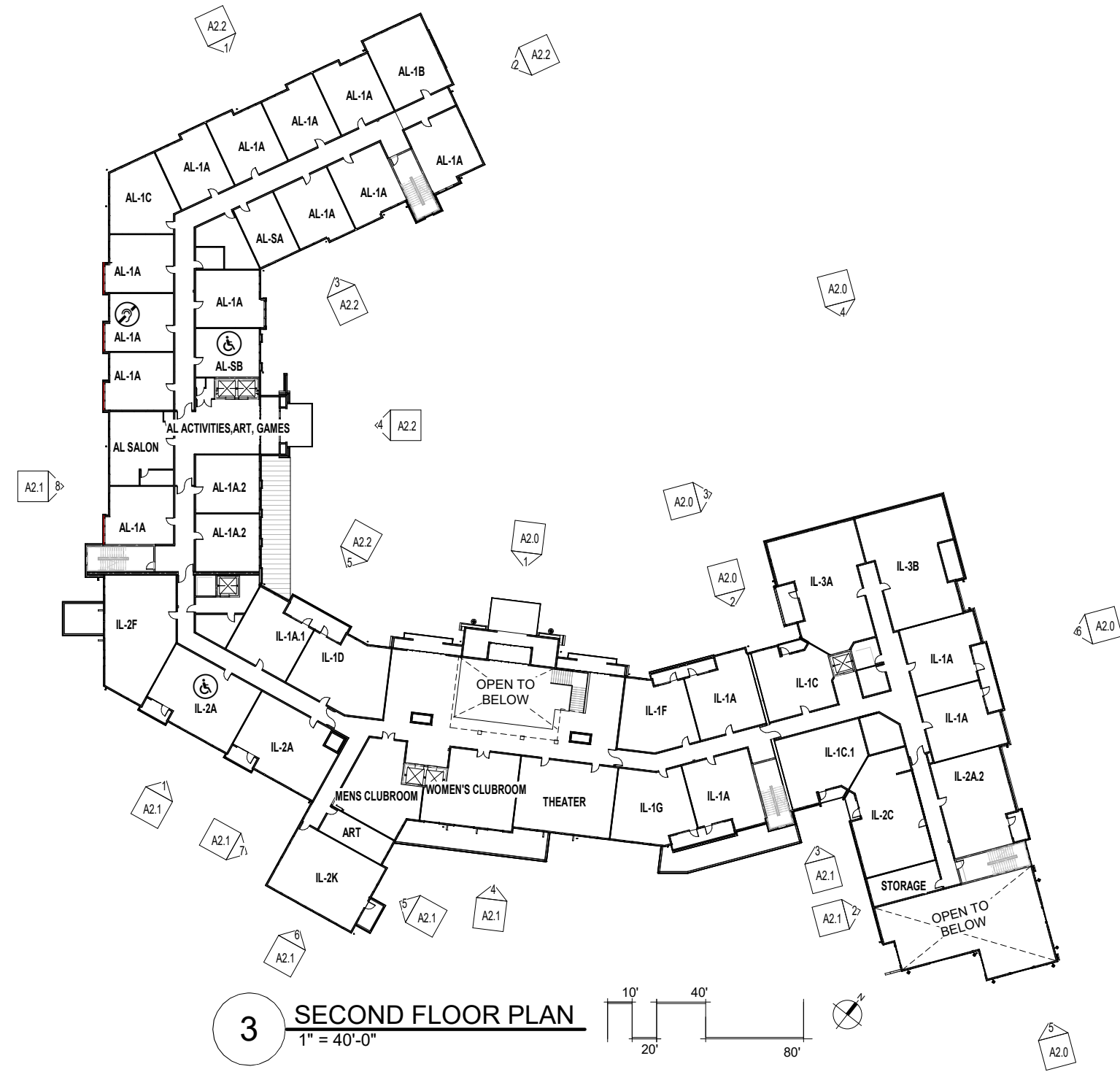


# Building Development

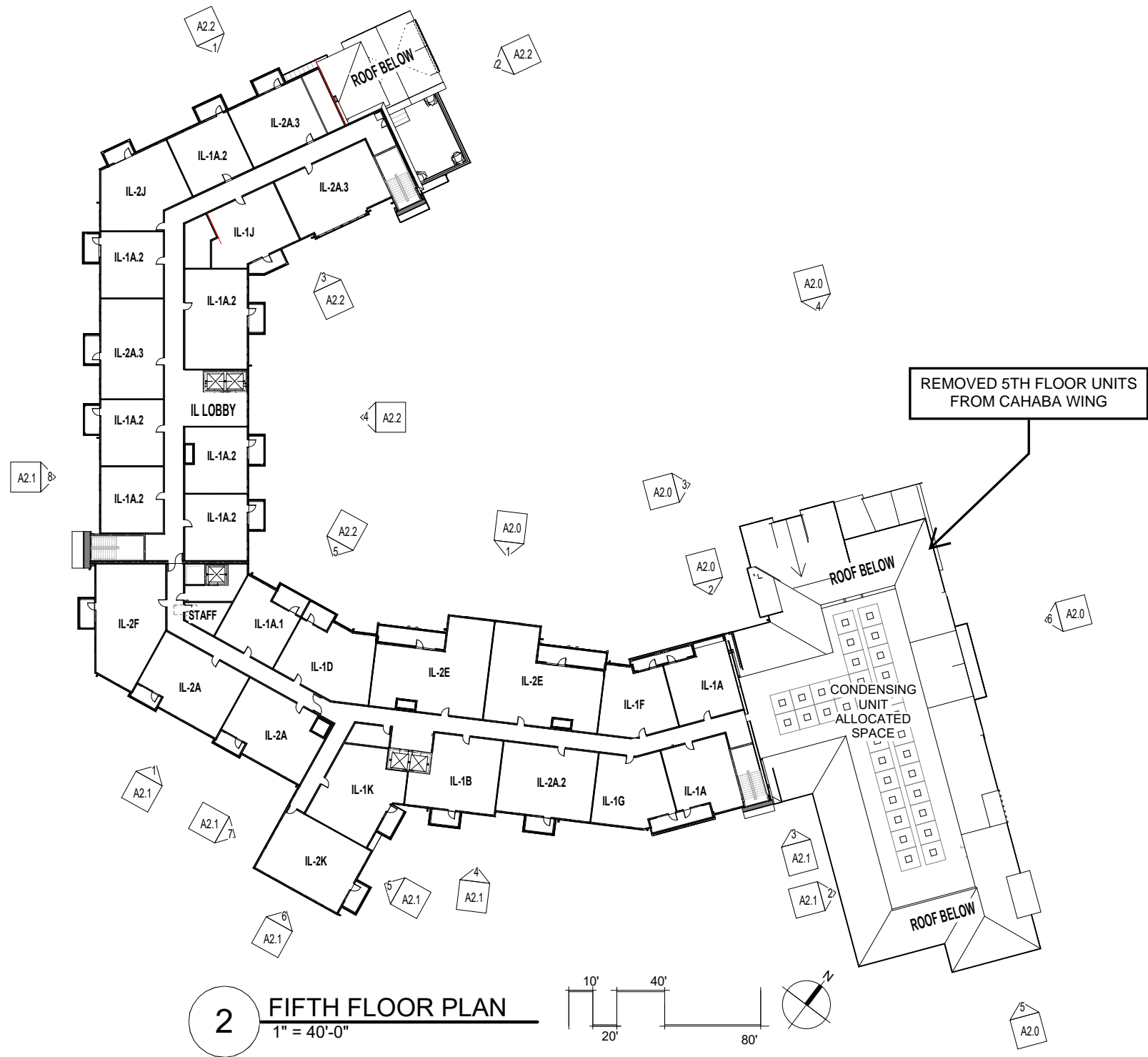
**166 UNITS TOTAL**  
**102 INDEPENDENT LIVING**  
**32 MEMORY CARE**  
**32 ASSISTED LIVING 1**

**PARKING TOTAL**  
**116 GARAGE PARKING**  
**54 SURFACE SPACES**  
**170 TOTAL SPACES**











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**ORIGINAL PUD CAHABA ROAD ELEVATION - OCT 2023**

**REDUCTION  
OF 1 STORY**



**CHANGED MATERIALS TO  
BRICK, INCREASED  
QUANTITY OF MASONRY**

**CAHABA ROAD ELEVATION - JAN 2024**

**GARAGE CAR HEADLIGHTS TO  
BE SCREENED BY SOLID BRICK**



**51' REDUCTION IN  
BUILDING LENGTH**

**CAHABA ROAD ELEVATION - MAY 2024**

**Mountain Brook Senior Living  
PUD P-23-18**

**City Council - May 21, 2024**



Cahaba Road Elevation

# Exterior Development: Entry Drive



# Heathermoor Looking West

## November 2023 - 5 stories



# Heathermoor Looking West

## May 2024 - 4 stories



# Heathermoor Road Perspective





# Cahaba Road looking Southeast



# From Brook Manor Drive- Raised Brick



# Culver Road & Cahaba Road Intersection





# Landscape Plan



# Landscape Plan Planting



RISING SUN REDBUD



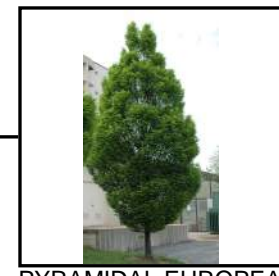
WILLOW OAK



AMERICAN ELM



SWEET BAY MAGNOLIA



PYRAMIDAL EUROPEAN HORNBEAM



CLAUDIA WANNAMAKER SOUTHERN MAGNOLIA

PLANT SCHEDULE	
SYMBOL	COMMON NAME
<b>TREES</b>	
	AMERICAN ELM
	CLAUDIA WANNAMAKER SOUTHERN MAGNOLIA
	EMILY BRUNER HOLLY
	LEGACY SUGAR MAPLE
	OBLOOLLY PINE
	JELLIE R. STEVENS HOLLY
	NUTTALL OAK
	OAK LEAF HOLLY
	PYRAMIDAL EUROPEAN HORNBEAM
	RISING SUN REDBUD
	SWEET BAY MAGNOLIA
	WILLOW OAK
<b>SHRUBS</b>	
	DWARF BURFORD HOLLY
	KOREAN BOXWOOD
	WAX MYRTLE

CONCEPTUAL LANDSCAPE PLAN  
TREES ARE FOR ILLUSTRATIVE PURPOSES ONLY  
DESIGN MAY VARY BASE ON FINAL LANDSCAPE PLAN

# Stormwater Management & Utilities

## BASIN #1

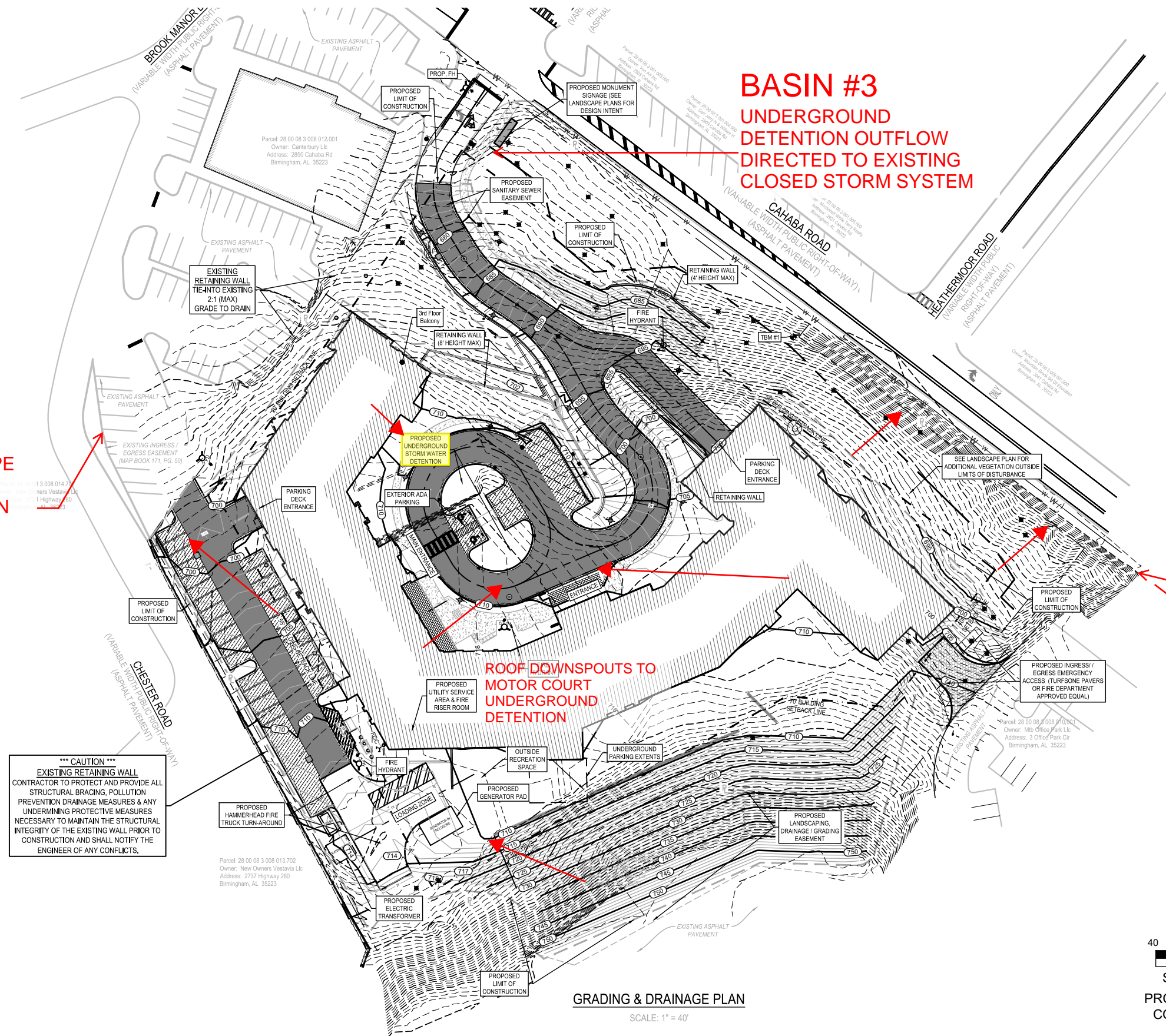
EXISTING 24" RCP PIPE IN CLOSED SYSTEM. POST CONSTRUCTION TO MATCH PRE CONSTRUCTION

## BASIN #3

UNDERGROUND DETENTION OUTFLOW DIRECTED TO EXISTING CLOSED STORM SYSTEM

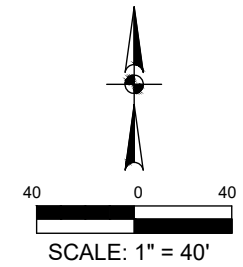
## BASIN #2

RUNOFF FROM LANDSCAPED AREAS TO CAHABA GRASSED DITCH. POST CONSTRUCTION WILL MATCH PRE-CONSTRUCTION VELOCITIES



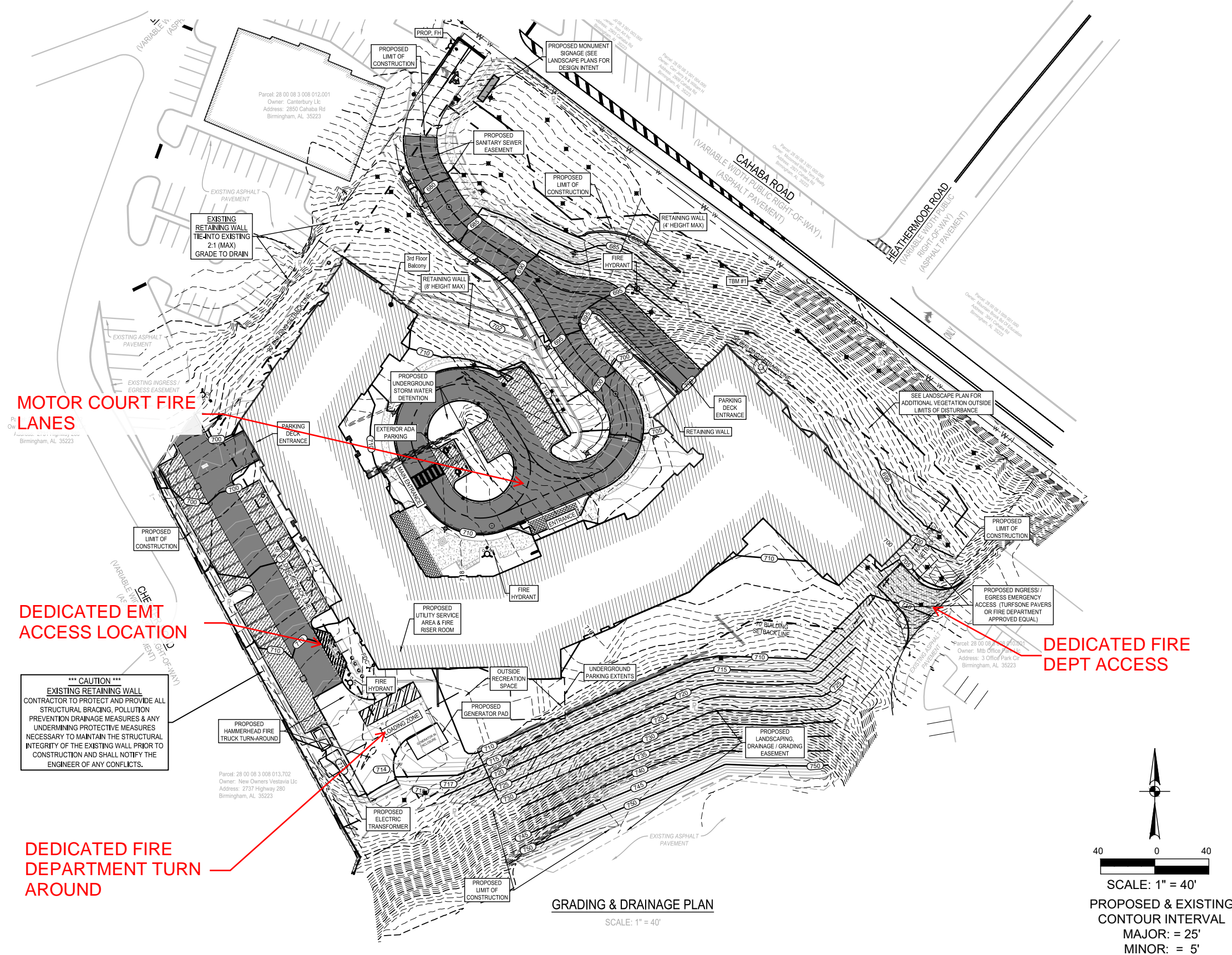
**\*\*\* CAUTION \*\*\***  
EXISTING RETAINING WALL  
CONTRACTOR TO PROTECT AND PROVIDE ALL STRUCTURAL BRACING, POLLUTION PREVENTION DRAINAGE MEASURES & ANY UNDERMINING PROTECTIVE MEASURES NECESSARY TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING WALL PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.

GRADING & DRAINAGE PLAN  
SCALE: 1" = 40'



SCALE: 1" = 40'  
PROPOSED & EXISTING  
CONTOUR INTERVAL  
MAJOR: = 25'  
MINOR: = 5'

# Emergency Access





# Traffic Engineering- Comparison

**Table A: Trip Generation for Subject Site**

166 Total Units (101 Independent Living, 32 Assisted Living, 32 Memory Care)		
	<b>Estimates for Proposed 166-unit Senior Living Development</b>	<b>Actual Traffic Counts for Existing 60% Occupied Office Building</b>
<b>AM Peak hour</b>	32	63
<b>Midday Peak Hour</b>	49	124
<b>PM Peak Hour</b>	42	57

Senior Living Development	Units	Total Trips			Trips/Unit		
		AM Peak	Midday Peak	PM Peak	AM Peak	Midday Peak	PM Peak
Danberry at Inverness*	232	46	69	44	0.20	0.30	0.19
Somerby St. Vincent's 119*	199	31	49	32	0.16	0.25	0.16
Proposed Mountain Brook**	166	32	49	42	0.19	0.30	0.25

\* Based on ground counts conducted at the senior living communities

\*\* Projected volumes using ITE Trip Generation Manual

An aerial photograph of a residential development. A paved road curves through a lush green landscape filled with mature trees. In the background, a large, multi-story brick building with a prominent gabled roof and dormer windows is visible. The scene is captured from a high angle, showing the layout of the road and the surrounding greenery.

**Thank you for Your Time!**

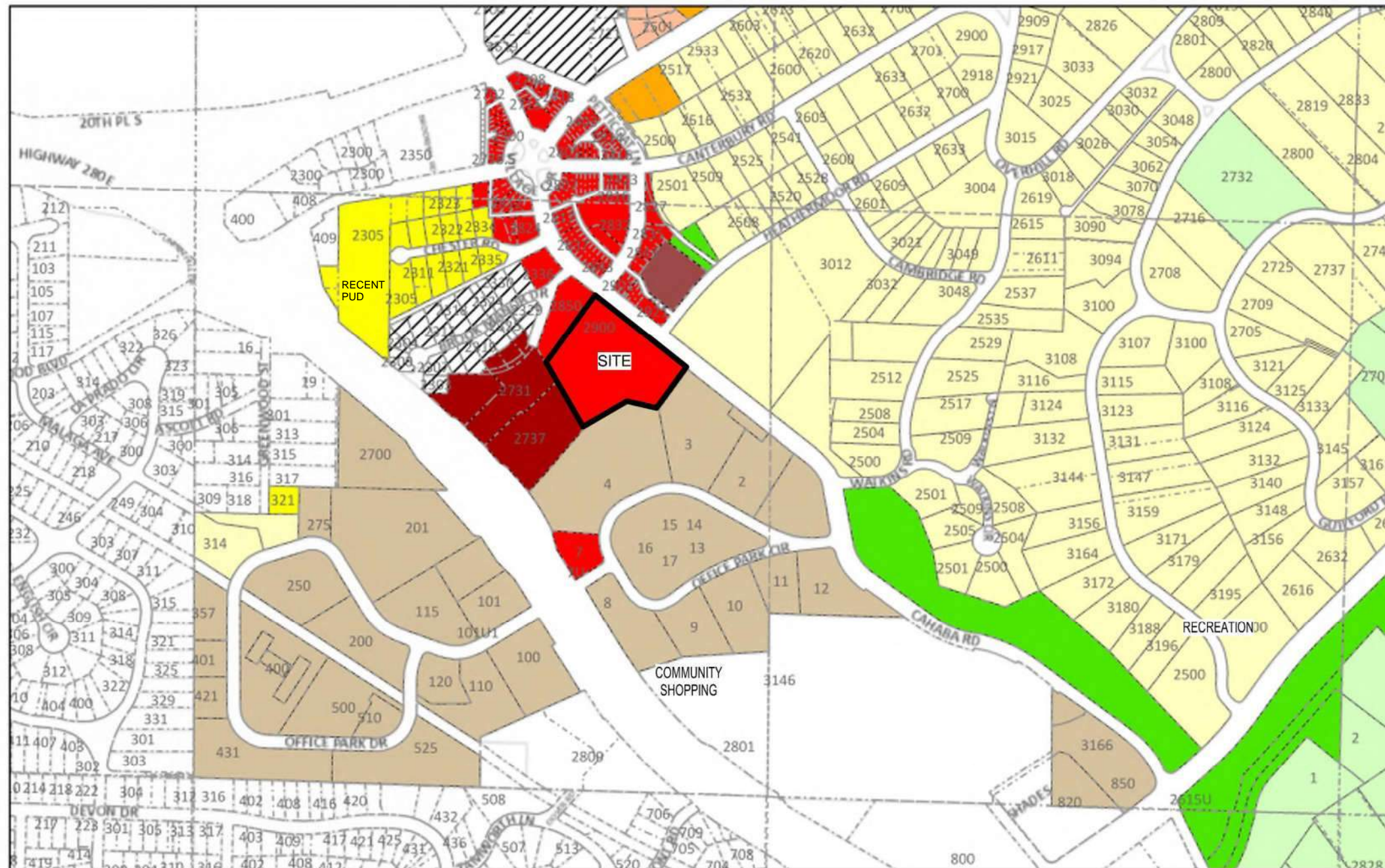
**DOMINION**  
— PARTNERS —

Mountain Brook Senior Living  
PUD P-23-18

City Council - May 21, 2024

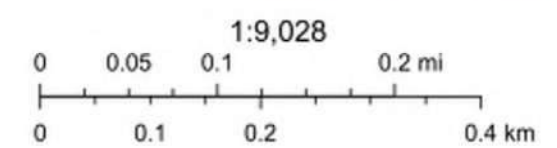
# APPENDIX

# SURROUNDING LAND USES AND ZONING



20/10/2023, 11:53:56

- |                         |                                  |                           |                         |
|-------------------------|----------------------------------|---------------------------|-------------------------|
| CADStreetCenterlines    | JeffcoMunicipalBoundary_Negative | Tax_Parcels 2021          | Local Business District |
| InterimTaxParcels       | Lot Lines                        | Community Shopping        | Office Park District    |
| JeffCoMunicipalBoundary |                                  | Estate Residence District | PUD                     |



JeffCoAL, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/ NASA, EPA, USDA, Hunter Simmons

AmESD Map andPrinter

Senior Living - Welcome



Community



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Wellness



**Mountain Brook Senior Living  
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31**

Recreation



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PUD P-23-18**



# Existing Views into Property



View from Cahaba & Culver



View from Cahaba Road

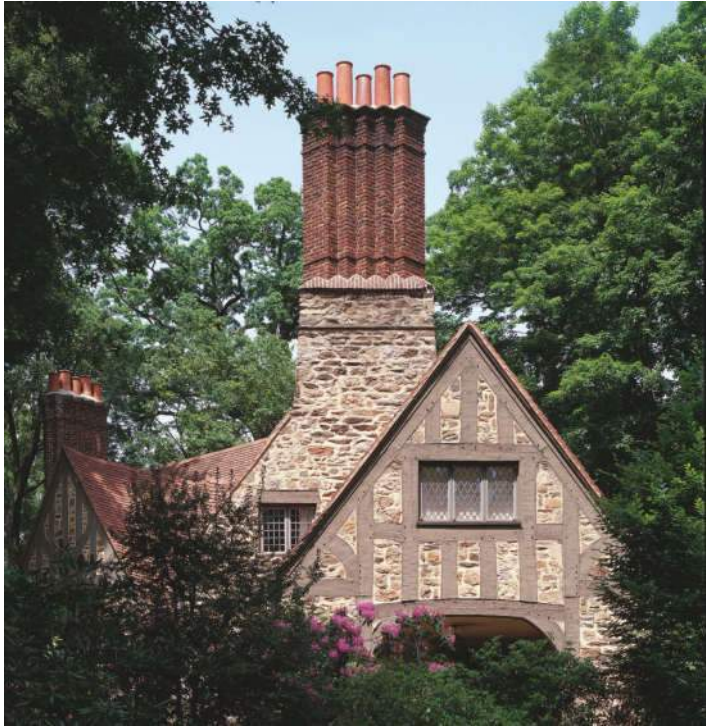


View from Brook Manor



View from Mountain Brook Village

Architectural Character



# Site Plantings



SHUMARD OAK



CORAL BARK JAPANESE MAPLE



SCARLET OAK



WILLOW OAK



'NATCHEZ' CRAPE MYRTLE



CLAUDIA WANNAMAHER  
'SOUTHERN MAGNOLIA'



CHASTE TREE



PYRAMIDAL  
EUROPEAN HORNBEAM



EMILY BRUNER HOLLY



'FOREST PANSY'  
REDBUD



MOUNTAIN BROOK SENIOR LIVING  
MOUNTAIN BROOK, ALABAMA

TREES

5/2/2024

# Site Plantings



ENDLESS  
SUMMER  
HYDRANGEA



DOUBLE KNOCKOUT ROSE



'CAROLINA MOONLIGHT'  
LOROPETLUM



'SHISHI GASHIRA'  
SASANQUA CAMELLIA



'WHITE BY THE GATE'  
CAMELLIA JAPONICA



'WINTERGREEN' BOXWOOD



MRS. G.G.  
GERBING AZALEA



SHASTA VIBURNUM



GARDENIA



LIMELIGHT HYDRANGEA



MOUNTAIN BROOK SENIOR LIVING  
MOUNTAIN BROOK, ALABAMA

SHRUBS

5/2/2024

# Site Plantings



'AUGUST MOON' HOSTA



MOONBEAM COREOPSIS



'GLOBEMASTER' ALLIUM AND MEXICAN FEATHERGRASS



AUTUMN FERN



'BLUE ANGEL' HOSTA



LENTEN ROSE



'GUACAMOLE' HOSTA



CREeping PHLOX



'WALKER'S LOW' CATMINT



MONDO GRASS



MOUNTAIN BROOK SENIOR LIVING  
MOUNTAIN BROOK, ALABAMA

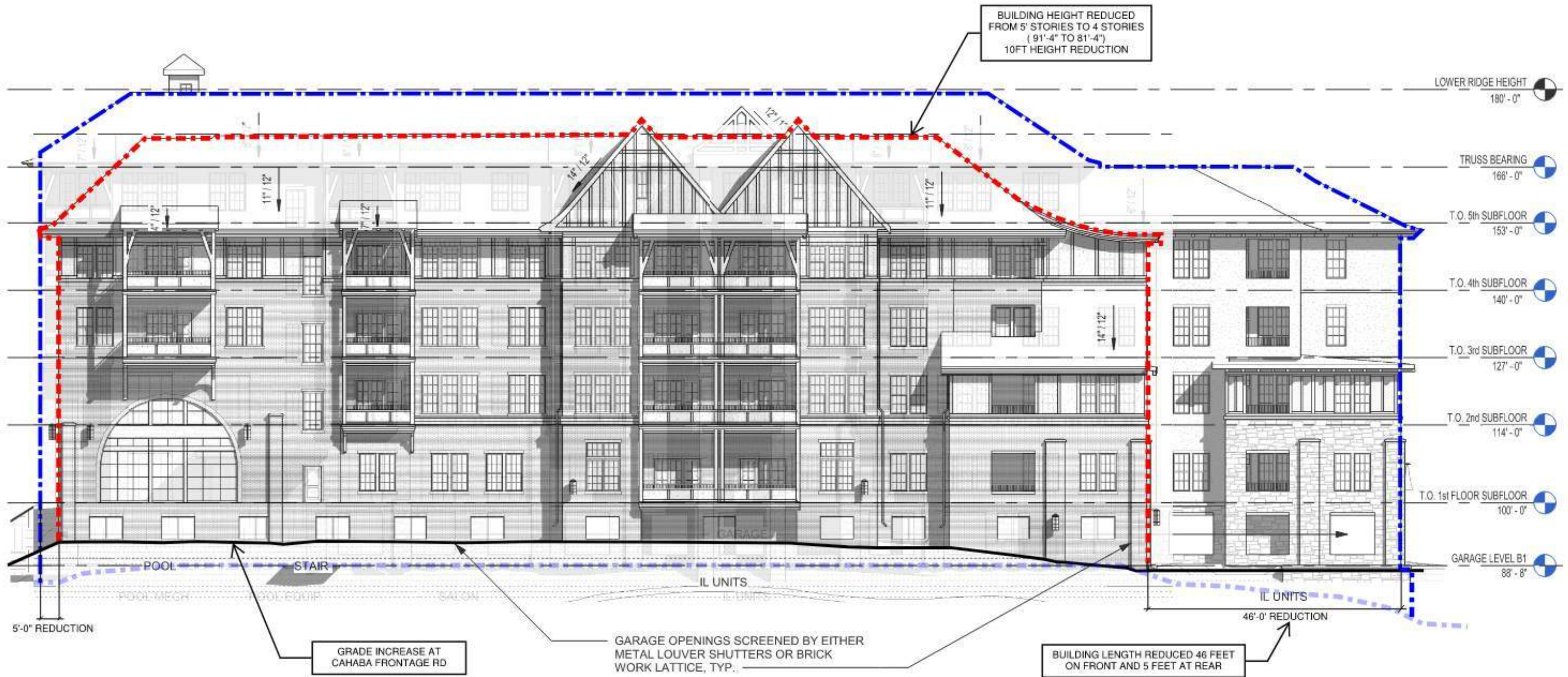
GROUND COVER  
5/2/2024



**INDEPENDENT LIVING MAIN ENTRY**



# Building Setbacks / Changes at Cahaba Rd

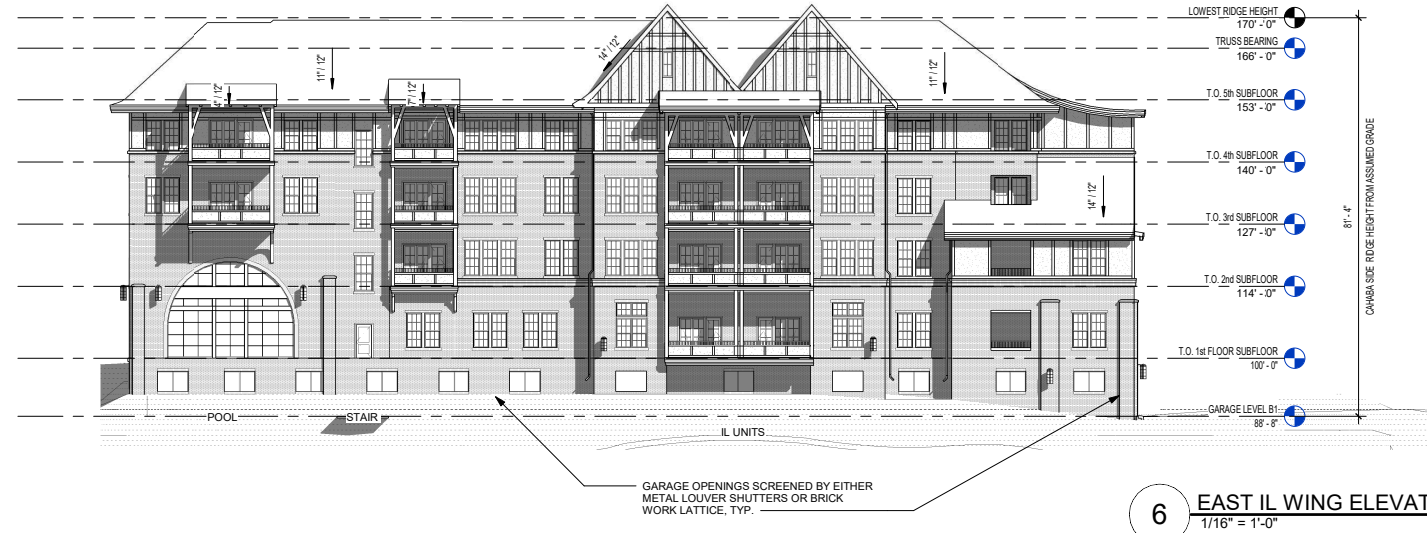


1 EAST IL WING ELEVATION  
1/16" = 1'-0"

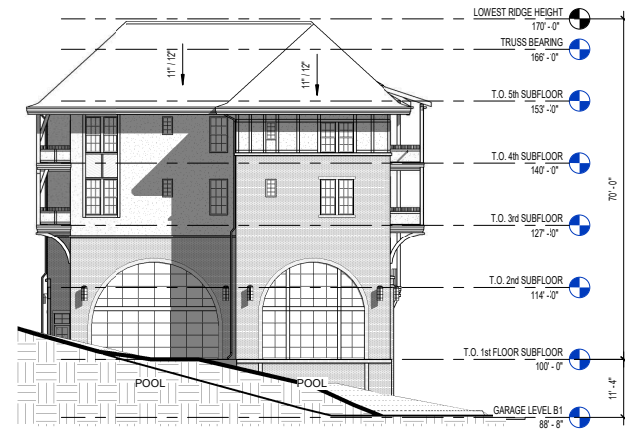
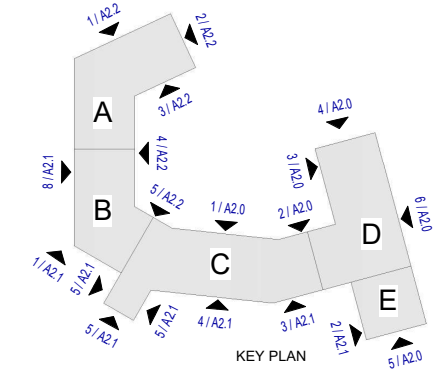
# Elevations

EXHIBITS FOR ILLUSTRATION PURPOSES ONLY. BUILDING DESIGN IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE INCLUDING, BUT NOT LIMITED TO, UNIT SIZES, DOOR / WINDOW LOCATION, ENVELOPE CONFIGURATION, ETC

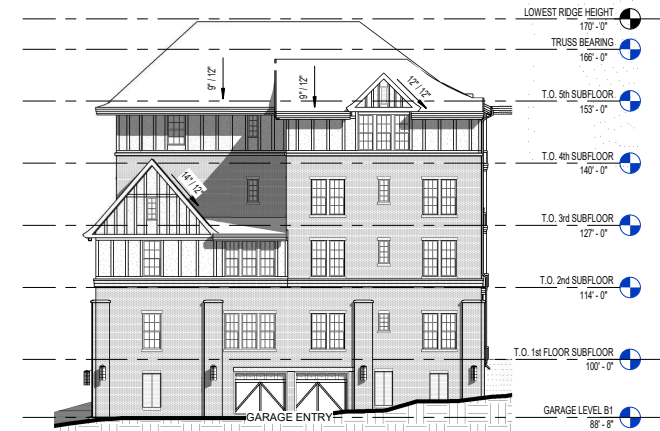
MATERIAL LEGEND	
	STUCCO OR FIBER CEMENT PANELS
	BRICK, MODULAR RUNNING BOND
	FIBER CEMENT TRIM - SMOOTH, PAINTED CONTRASTING COLOR
BALCONY MATERIALITY TO BE PAINTED FIBER CEMENT TRIM WITH PAINTED RAILINGS	



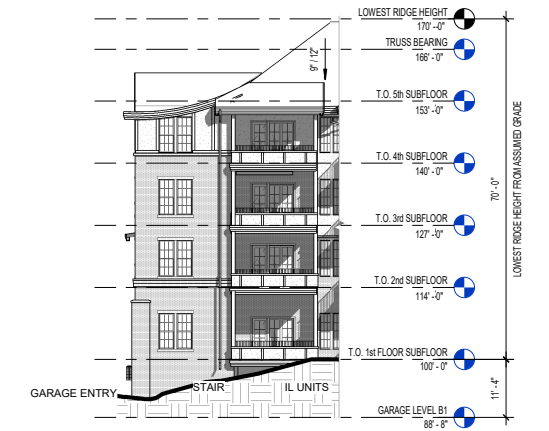
6 EAST IL WING ELEVATION  
1/16" = 1'-0"



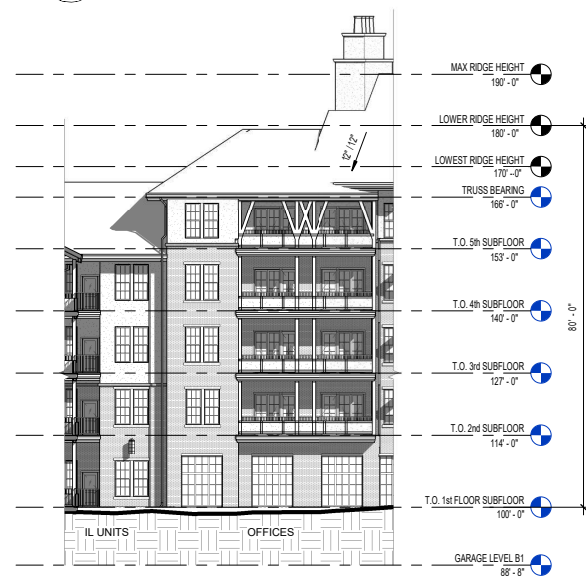
5 SOUTH IL WING ELEVATION  
1/16" = 1'-0"



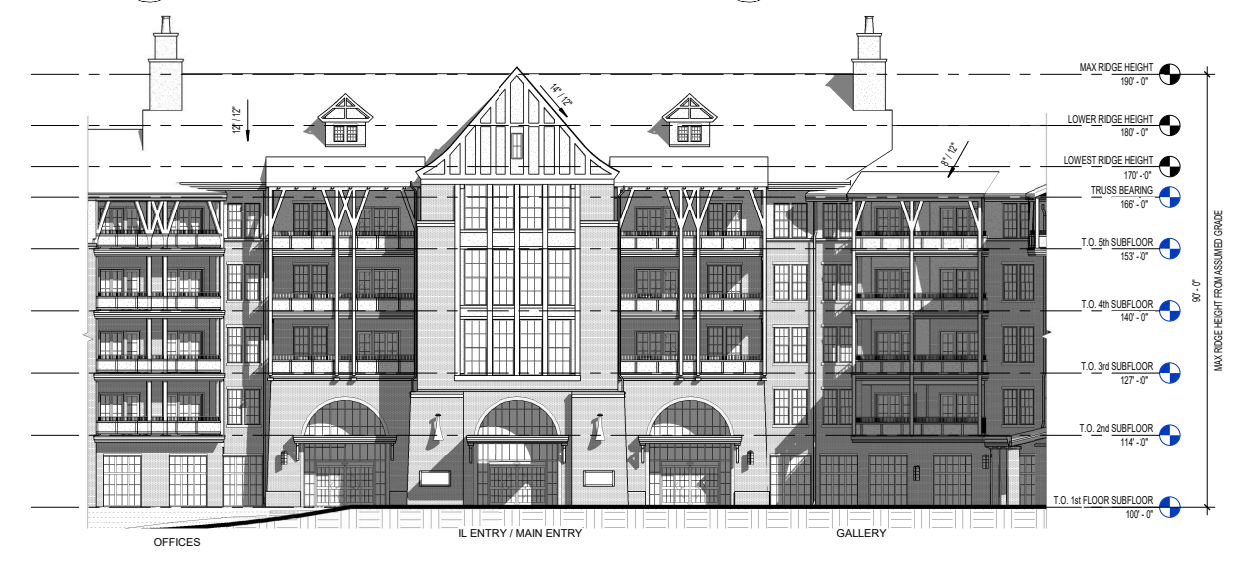
4 NORTH IL WING ELEVATION  
1/16" = 1'-0"



3 NORTHWEST IL WING ELEVATION  
1/16" = 1'-0"



2 NORTH IL ELEVATION  
1/16" = 1'-0"







1 NORTH IL ENTRY ELEVATION  
1/16" = 1'-0"

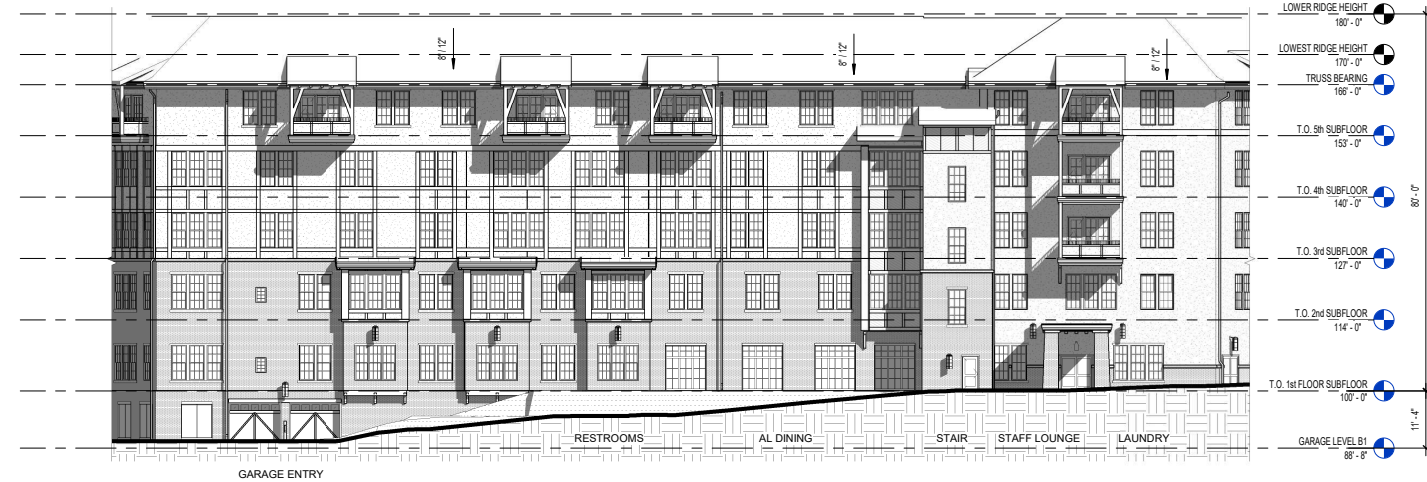


# Elevations

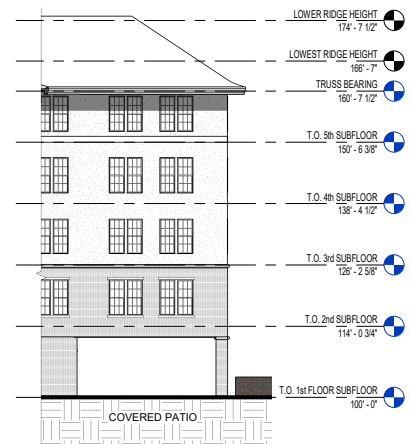
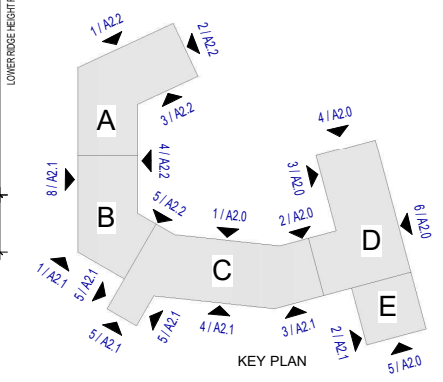
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## MATERIAL LEGEND

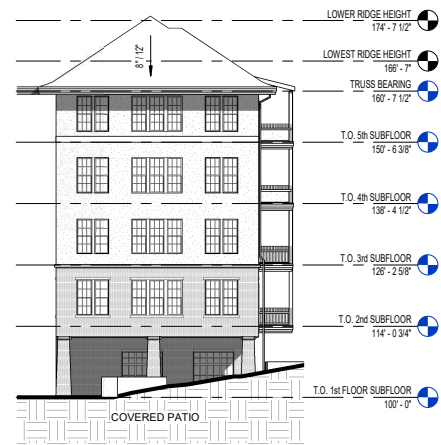
-  STUCCO OR FIBER CEMENT PANELS
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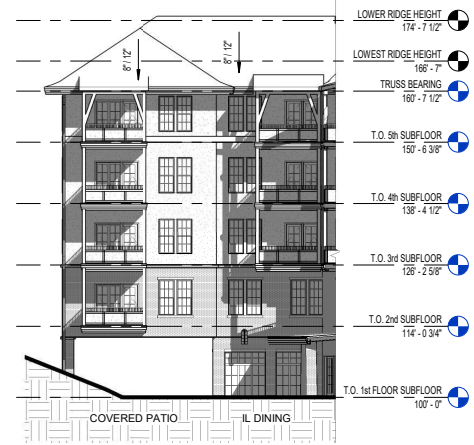
8 WEST AL/MC ELEVATION  
1/16" = 1'-0"



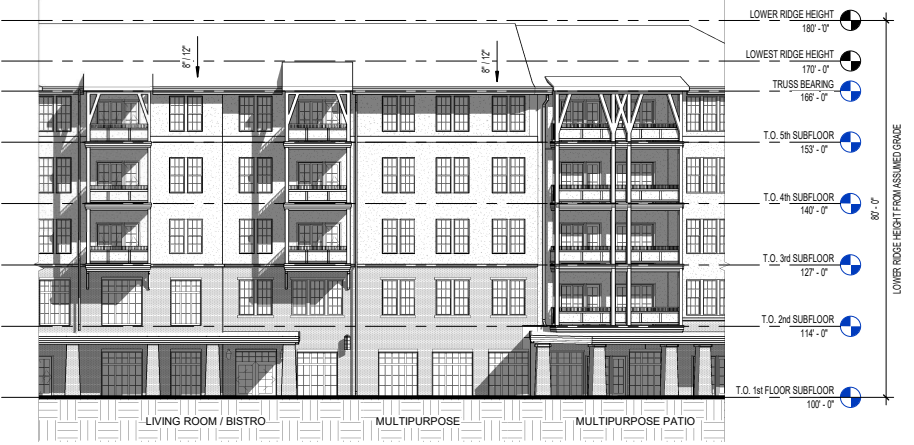
7 SOUTHWEST IL WING ELEVATION  
1/16" = 1'-0"



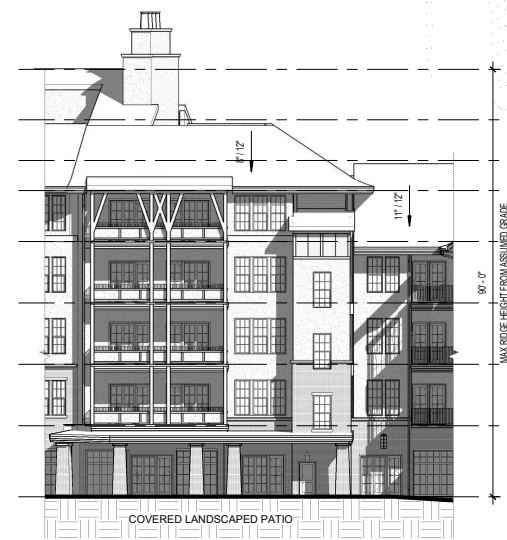
6 SOUTHERN SOUTH IL ELEVATION  
1/16" = 1'-0"



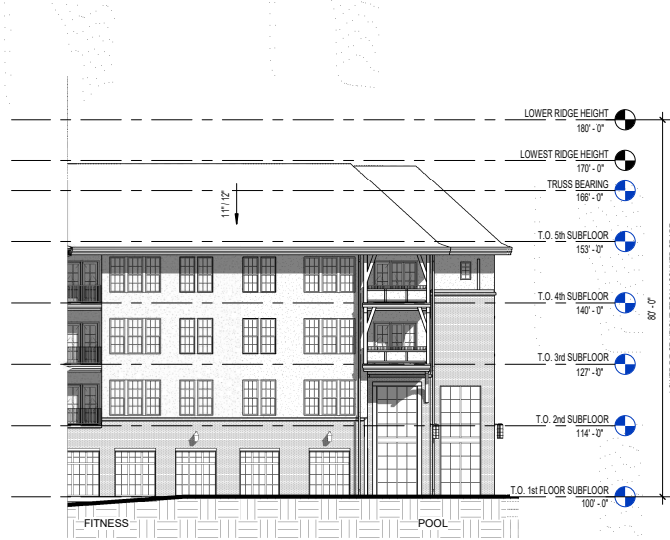
5 SOUTHEAST IL WING ELEVATION  
1/16" = 1'-0"



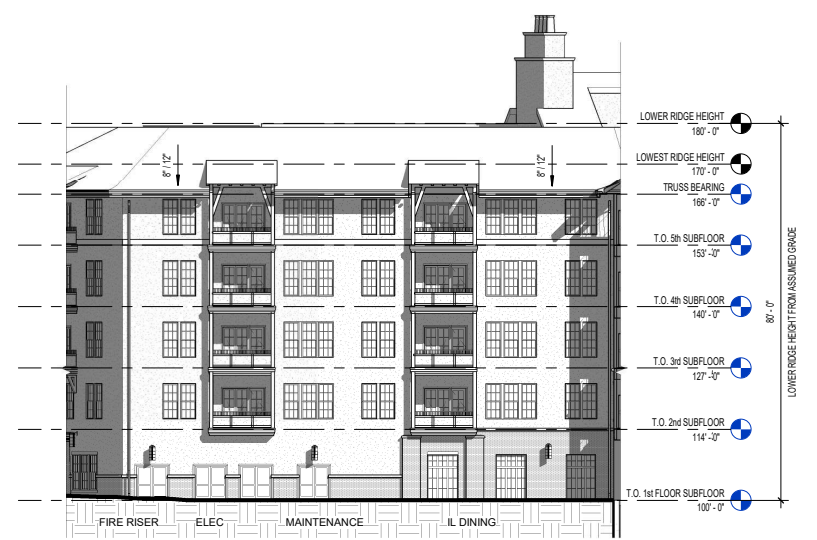
4 SOUTH IL ELEVATION  
1/16" = 1'-0"



3 SOUTHEAST IL ELEVATION  
1/16" = 1'-0"



2 WEST IL ELEVATION  
1/16" = 1'-0"

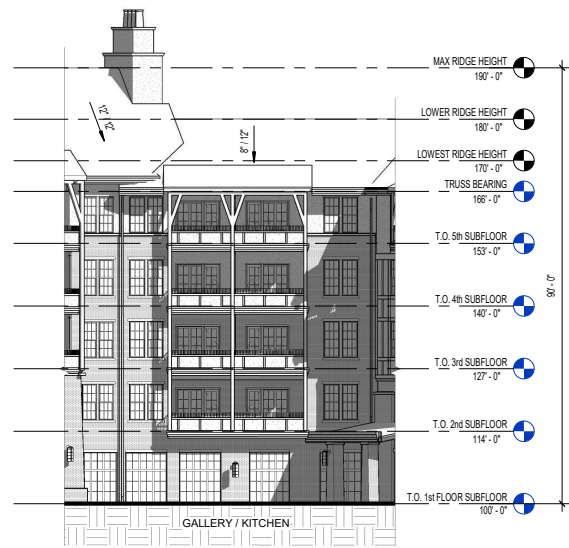
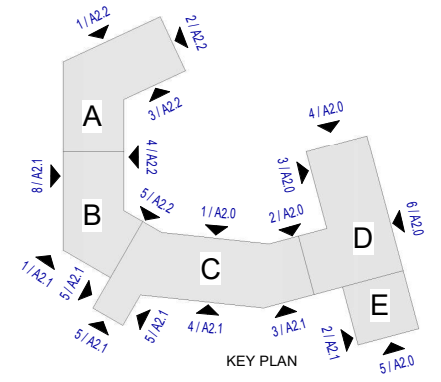


1 SOUTHWEST IL ELEVATION  
1/16" = 1'-0"

# Elevations

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MATERIAL LEGEND	
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	BRICK, MODULAR RUNNING BOND
	FIBER CEMENT TRIM - SMOOTH, PAINTED CONTRASTING COLOR
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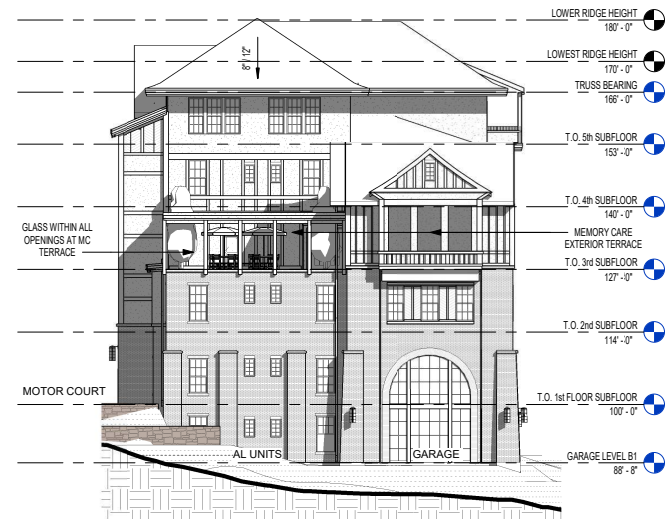
**5 NORTHWEST IL ELEVATION**  
1/16" = 1'-0"



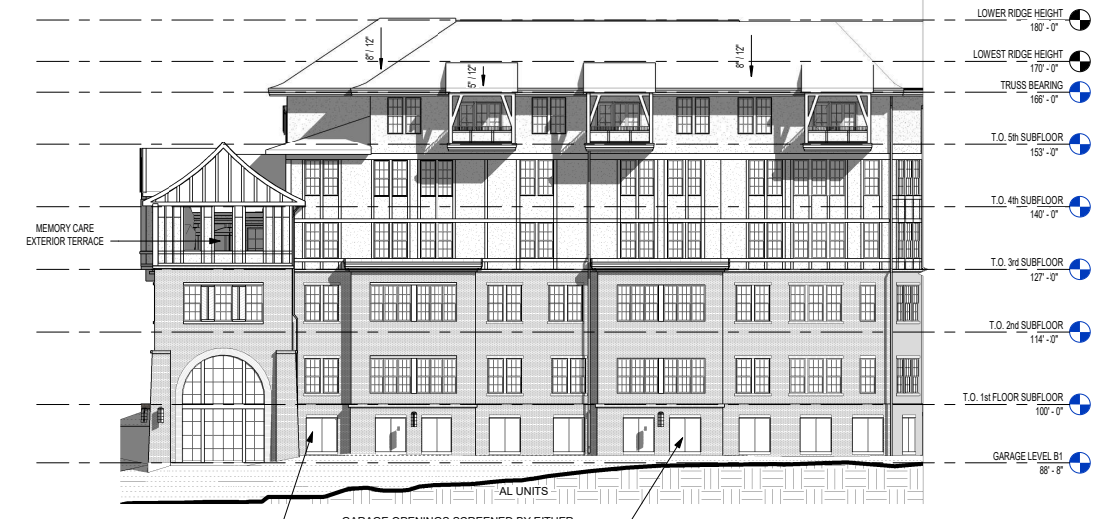
**4 EAST AL/MC ELEVATION**  
1/16" = 1'-0"



**3 SOUTH AL/MC ELEVATION**  
1/16" = 1'-0"



**2 NORTH AL/MC ELEVATION**  
1/16" = 1'-0"



**1 NORTHWEST AL/MC ELEVATION**  
1/16" = 1'-0"

# 3D - Elevations- PUD Submittal

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NORTH WEST AL MC ELEVATION



WEST AL MC ELEVATION



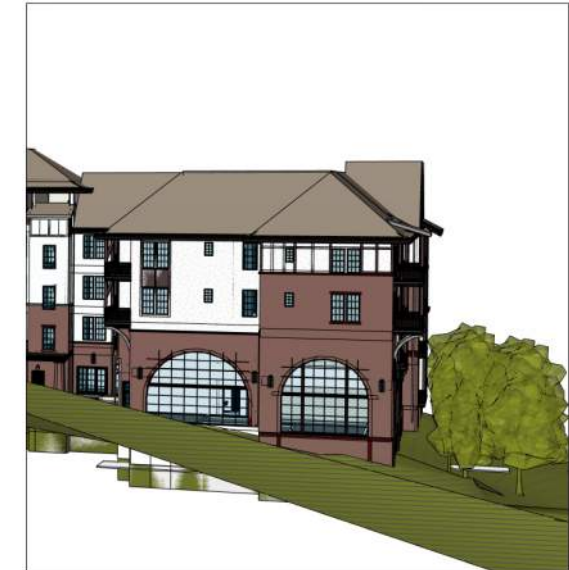
SOUTH WEST BACK OF HOUSE ELEVATION



SOUTH WEST BACK OF HOUSE ELEVATION



SOUTH ELEVATION



SOUTH IL WING ELEVATION



EAST IL WING ELEVATION



AL MC ENTRY ELEVATION



IL GARAGE ENTRY ELEVATION

# 3D - Elevations- Increased Brick Renders

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NOTE: TREES REMOVED FOR CLARITY



NORTH WEST AL MC ELEVATION



WEST AL MC ELEVATION



SOUTH WEST BACK OF HOUSE ELEVATION



SOUTH WEST BACK OF HOUSE ELEVATION



SOUTH ELEVATION



SOUTH IL WING ELEVATION



EAST IL WING ELEVATION



AL MC ENTRY ELEVATION



IL GARAGE ENTRY ELEVATION

# Parking

	Fleming Farms	Franklin	Sandy Springs	Fairhope	Mountain Brook (Proposed)
Typical Parking Spaces	202	180	174	144	162
Handicap Parking Spaces	8	6	6	10	8
<b>Total Parking Spaces</b>	<b>210<sup>1</sup></b>	<b>186</b>	<b>180</b>	<b>154<sup>2</sup></b>	<b>170</b>
# IL Units	118	136	128	84	102
# AL Units	33	48	48	33	32
# MC Units	32	24	24	32	32
<b>Total Units</b>	<b>183</b>	<b>208</b>	<b>200</b>	<b>149</b>	<b>166</b>
<b>Total Spaces/Unit</b>	<b>1.15</b>	<b>0.89</b>	<b>0.90</b>	<b>1.03</b>	<b>1.02</b>
Leftover Spaces Assuming 1 Space per IL Unit	92	50	52	70	68

<sup>1</sup>Parking ratios regulated by municipality. The property is 100% occupied and has 40 empty stalls at any point during the day.

<sup>2</sup>Additional parking provided to allow cottage residents to drive and park at the main facility during meal times if they preferred.

# Vicinity Map



# Perspective at Motor Court Entry



# Perspective at Motor Court





# Perspective at Motor Court & MC Terrace



# Mountain Brook Elementary Fields



# From Brook Manor Drive- PUD Submittal

