



# A NEW PLACE IN A VIBRANT CITY



---

“Our vision is for Landis Place on King to be an integral part of the West King Street neighborhood and complement the residents and businesses that already exist and make the neighborhood so special.”

— **Evon Bergey**  
Vice President of  
Community Initiatives at  
Landis Communities

---



## - MOMENTUM -

### Meeting Demand, Creating Community

- \$23 million dollar investment in the neighborhood
- Age 55+ community expecting 100+ residents
- Seven-story mixed use building with 80 one and two bedroom residential apartments and 1,800 square feet of retail space for a café/bistro, and 1,400 square feet of office space
- Rental rates beginning at approximately \$800/month, filling a local need for middle market housing
- 42% of the apartments priced for those with income below the county median
- 40 parking spaces included in the building with additional parking available nearby
- Staff to include a community manager and a maintenance technician
- Additionally, the on-site care navigator will connect residents to services in the community
- Pending all approvals, project will break ground in summer 2021 and will open in summer/fall 2022
- Capital campaign to ensure 10% of apartments have rates that stay affordable at lower end

Landis Communities has been involved in providing age 55+ housing in downtown Lancaster for most of a decade through Steeple View Lofts (SVL) apartments on North Water Street. With SVL now full and with a waiting list, the organization has plans for a second effort. Landis Place on King will create an 80 apartment rental community to provide housing, along with services if desired, for adults to age in place and thrive in community.

---

**The location of this new development is ideal with a grocery store next door and a short walk to all the amenities of the central core of Lancaster, including Central Market.**

---

These homes will be accessible to a wide range of income levels, with rents starting at about \$800 per month. Once the project is approved, a capital campaign will be conducted with funds used to secure 10% of the apartments at affordable rates. This new seven-story building will include retail space that is intended to provide a café or bistro to serve residents as well as the broader community.

“Landis Place on King is a groundbreaking project in the heart of Lancaster City. It provides much-needed moderate income housing for older adults and reinforces the urban context of Lancaster,” said Craig P. Kimmel, Partner with RLPS Architects. “The design respects West King Street and the broader City, while creating its own style and presence, making it a fresh, contemporary addition to the diverse architecture in downtown Lancaster. Adding a building like this to the fabric of our city is a logical next step in keeping the Central Business District vibrant and growing,” he added.

Unique features of the project include green space and common areas to encourage relationships, natural support systems and places to conduct learning opportunities for residents. A care navigator in the building will connect residents to community services including Landis at Home, in-home care.

Landis Communities is committed to listening to those already living and working in the neighborhood. The first steps to this have included connecting with local leaders from SoWe, SACA, The Coalition for Sustainable Housing, Lancaster City, ASSETS and various faith communities as well as business and rental property owners in the area. The goal is to have staff who represent the neighborhood and residents.

“High Foundation is delighted to be an investor in Landis Place on King,” shares S. Dale High, Chair of the Board for High Foundation. He notes, “This project will be catalytic and contribute to the economic vibrancy of the downtown by providing a much-needed affordable housing option for seniors. The mission of Landis Communities has been important to the High Family for generations, going back to my father, Sanford, who was one of its founders.”

At SVL, and soon at Landis Place on King, it is about more than providing a place to live. It is about building a community of engaged adults who are active and involved in downtown life, and who feel safe and supported in their homes.

**Larry Zook, President/CEO of Landis Communities** adds, “It has been a joy for the Landis leadership to engage with our community as we plan this urban living opportunity. We have benefited greatly by listening carefully to local residents, business owners, and community leaders – our new neighbors! We look forward to another Landis experience that creates community.”



“With the success of Steeple View Lofts, it is fantastic to see Landis Communities continuing to invest in Lancaster City. This block of King Street is seeing great momentum, and this project will not only build on this growth but help fill the large demand for housing in Lancaster. Lancaster City is a great multi-generational community with the amenities people of all ages are seeking.”

– **Marshall W. Snively**  
*President of the  
Lancaster City Alliance*

# Creating Community for Older Adults



This project made possible by social impact investment partners High Foundation and Landis Homes.



For more information or to be added to the early interest list, please contact Evon Bergery, Vice President of Community Initiatives, at 717.874.8260.



## Landis Communities

*Cultivating* Life, Together

Guided by joy, compassion, integrity, stewardship, and community, Landis Communities follows God's call to creatively serve the diverse needs and interests of older adults by developing opportunities and collaborative relationships. We are one organization with three distinct parts: continuing care retirement communities, home and community-based services, and quality living options. Together, we are working to create abundant choices and enrich lives.



Landis Communities complies with applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, or sex.

Landis Communities cumple con las leyes federales de derechos civiles aplicables y no discrimina por motivos de raza, color, nacionalidad, edad, discapacidad o sexo.

Landis Communities 遵守適用的聯邦民權法律規定，不因種族、膚色、民族血統、年齡、殘障或性別而歧視任何人。

