

DEVELOPMENT

LANDIS PLACE ON KING



RLPS ARCHITECTS RENDERINGS

This rendering shows the proposed Landis Place on King apartment building in the 200 block of West King Street, next to Bravo Supermarket at right. The 82-unit building would be for people age 55 and older.

Proposed senior living space in Lancaster city clears first hurdle

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The vacant Rendezvous Steak Shop property on West King Street is being eyed as part of the site for a proposed \$22 million senior-living apartment building.

Landis Quality Living, part of Landis Communities, wants to develop a seven-story building there with 82 apartments that would provide independent living for 115 people age 55 and older.

Groundbreaking on the project, to be named Landis Place on King, is tentatively set for next summer. Occupants could start moving in summer 2022.

The striking mid-rise project would add a flourish to the western gateway into downtown.

“Our vision is that Landis Place on King 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,” said Evon



This rendering shows the proposed Landis Place on King apartment building looking east with the Griest Building in the distance at right.

Bergey, vice president of community initiatives at Landis Communities.

Though Landis Quality Living is a nonprofit and the new project would qualify for tax-exempt status, Landis Quality Living would pay property taxes on the development nonethe-

less, said Beth Trout, Landis Communities vice president for advancement and communications. The amount remains to be determined.

Landis Place on King is the third major pending residential develop-

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ment in or near downtown.

It joins Zamagias Properties' plan for 45 apartments in the first block of West King Street and Willow Valley Living's plan for 150 apartments in the first block of South Queen Street, also for people age 55 and up. Both of those plans were announced a year ago.

To make way for Landis Place on King, Landis Quality Living wants to demolish the former Rendezvous location at 239 W. King St., which was built in the early 1970s. It also wants to raze 245 W. King St., where House of Tacos operates, parts of which date to 1915.

The request was heard Monday evening by the city Historical Commission, which advises City Council on whether to allow changes within the Historic District. The commission recommended that council allow each building to come down by 6-1 votes. It recommended approval of the new building by a 5-2 vote. Council will take up the matters at its Aug. 11 meeting.

Landis Place on King would be the second city



ANDY BLACKBURN | STAFF PHOTOGRAPHER

Buildings at 237 W. King St., the former Rendezvous, and 245 W. King St., the House of Tacos, could be razed for a seven-story apartment building for seniors in Lancaster.

project for Landis Communities, best known as the owner and operator of Landis Homes continuing care retirement community on East Oregon Road in Manheim Township.

The first venture was Steeple View Lofts at 118 N. Water St., a little more than one block north of the West King Street project.

That initial project also was done through Landis Quality Living, which manages the 36-apartment property that provides independent living for 42 seniors. Steeple View Lofts — a former warehouse redeveloped and owned by Zamagias — opened in 2013.

Steeple View Lofts is fully leased, with a wait-

ing list of up to two years for certain types of units.

That demand among seniors for downtown Lancaster living has had Landis Quality Living searching for another suitable site for “quite a while,” Trout said.

Landis Place on King would have a mix of one-bedroom apartments, two-bedroom apartments and six shared-living efficiencies, Lancaster-based project architects RLPS said in a submission to the commission prior to Monday's meeting.

Rents would begin at about \$800 per month for the efficiencies, which Landis Quality Living described as below the market rate for such units.

Rent for one- and two-bedroom units would be middle-market, said Trout, although the amounts have yet to be determined.

In addition, Landis Place on King would have first floor parking for 40 cars, accessible from West Grant Street, and a green roof.

If all approvals are secured and the proposal becomes a reality, Landis Place on King would fill the space long occupied by a Lancaster institution, the Rendezvous.

The sandwich shop, renowned for its cheesesteaks, closed Dec. 31 after operating in that block — initially across the street — for 68 years.

Though Landis Place on King is the third major residential project in or near downtown to be proposed in the past year, it might not necessarily be the third of them to open.

Zamagias President David Martens told LNP | LancasterOnline in early July that he does not have a construction timetable set as yet. Willow Valley Living CEO John Swanson told LNP | LancasterOnline last week that he too does not have a construction timetable set as yet.