

Innovations in Senior Living

Dr. Jack H Willenbrock

Emeritus Professor and Chair of Residential Building
Construction

Penn State University

Linford Good

Vice President of Planning and Marketing

Landis Homes

James M. Tracy

Director of Property Management and Services

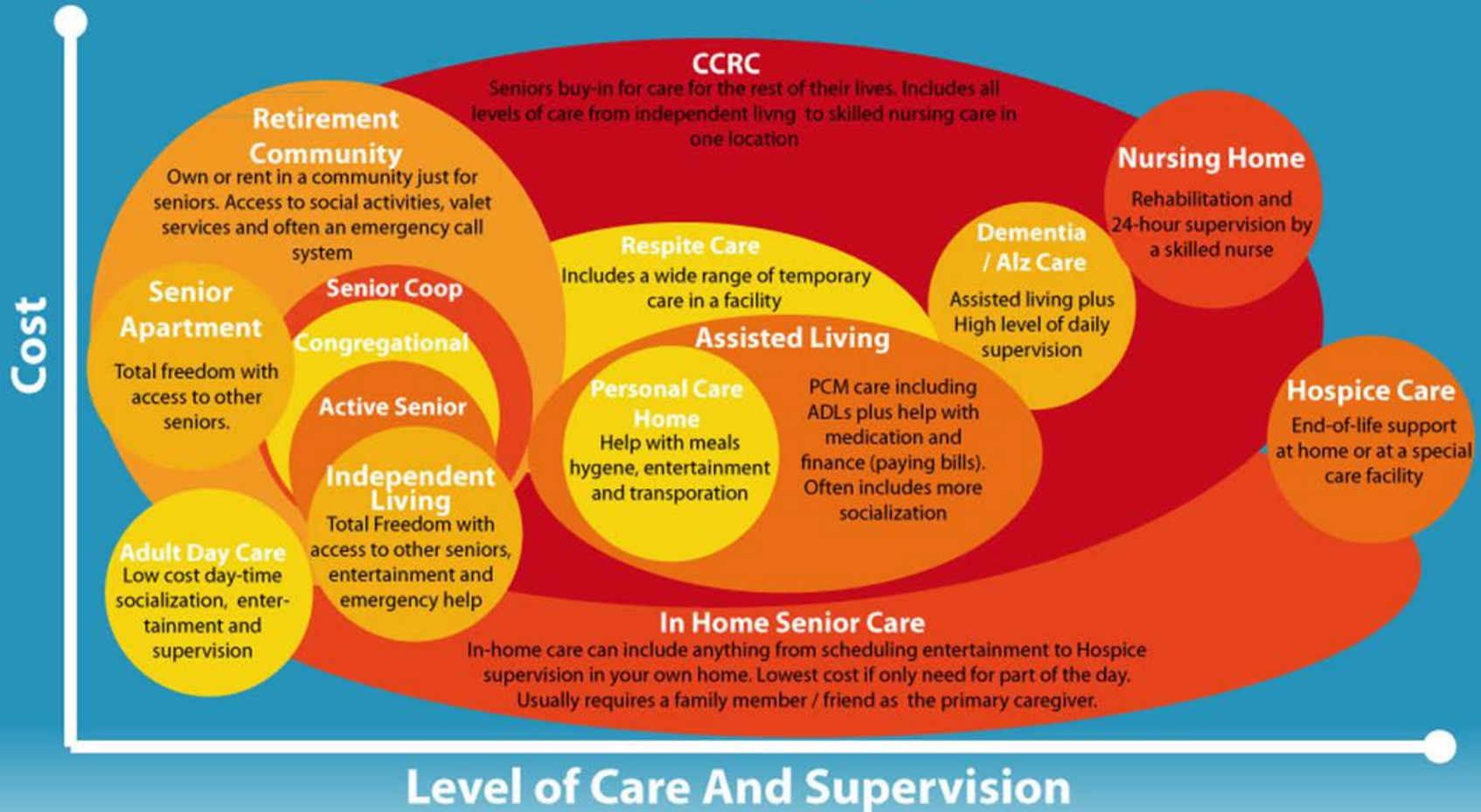
Willow Valley Communities

Steve Muller

Chief Operating Officer

Garden Spot Village

The Senior Living Spectrum



This bubble graph shows how different types of senior care overlap and the relationship between the level of care and the cost.

- A Continuing Care Retirement Community, or CRCC, is a distinct type of retirement community that offers multiple living options at one location. Having several levels of care is an important benefit as it provides residents with the security of knowing that if they ever need personal care, memory support, rehabilitation care or skilled nursing care – it's all right there in one community.
- Many CCRC's include extensive amenity spaces that offer ways to pursue fulfilling endeavors and enhance social opportunities. This can include fitness and aquatics centers, day spa, art gallery, theater, bowling alley, billiard room, golf simulator, aerobics classroom, multiple dining venues, performance spaces, and lifelong learning opportunities.

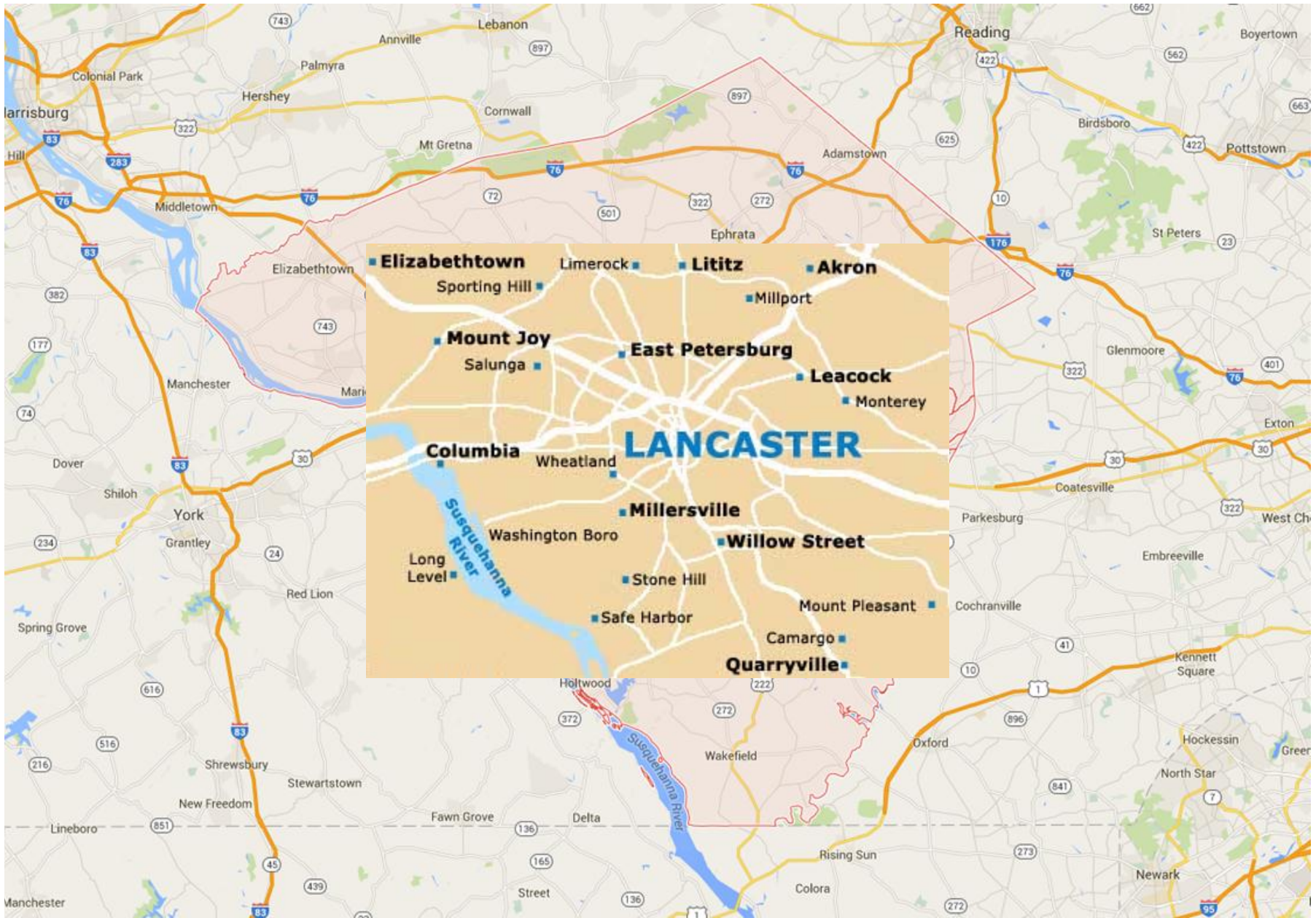
Vibrant Amenity Spaces Enhance Social Opportunities



WILLOW
VALLEY
COMMUNITIES

Presenter:

Jim Tracy
Director of Property
Management & Services
Willow Valley Communities
March 3, 2016



- Elizabethtown
- Limerock
- Lititz
- Akron
- Sporting Hill
- Millport
- Mount Joy
- East Petersburg
- Leacock
- Salunga
- Monterey
- Columbia
- Wheatland
- LANCASTER**
- Millersville
- Willow Street
- Washington Boro
- Stone Hill
- Long Level
- Safe Harbor
- Mount Pleasant
- Camargo
- Quarryville



- Senior Living Community
- Opened in Spring of 1984
- Willow Street, Lancaster County, PA
- 210 Acres
- Two campuses – Manor & Lakes
- Approximately 200 Buildings/Residences
- Independent, Personal, Skilled Living
- XXX Residents
- XXX Team Members
- Our Mission: We inspire each person to embrace the possibilities of a *life lived forward.*



- Senior Living Community
- Opened in Spring of 1984
- Willow Street, Lancaster County, PA
- 210 Acres
- Two campuses – Manor & Lakes
- Approximately 200 Buildings/Residences
- Independent, Personal, Skilled Living
- XXX Residents
- XXX Team Members
- Our Mission: We inspire each person to embrace the possibilities of a *life lived forward.*

Trends in Senior Living:

- **Wellness & Cultural Activities**
- **Socialization & Intergenerational Activities**
- **Indoor/Outdoor Connections**
- **Unique Dining Venues**



Wellness & Cultural Activities

Cultural Center (Lower Level)





Fitness Center





Aquatics Center



VITALITY

Cafe

SALADS		SANDWICHES		BEVERAGES	
Fresh Mixed Salads	\$6.99	Wheat or Grain Sandwiches	\$8.99	Household Coffee	\$2.00
Caesar Dressing		Wheat or Grain Sandwiches	\$9.99	Household* Hot Tea	\$2.00
Cheddar Dressing		Wheat or Grain Sandwiches	\$10.99	Cholesterol* Cold Brew Coffee	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$11.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$12.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$13.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$14.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$15.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$16.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$17.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$18.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$19.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$20.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$21.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$22.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$23.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$24.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$25.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$26.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$27.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$28.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$29.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$30.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$31.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$32.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$33.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$34.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$35.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$36.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$37.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$38.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$39.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$40.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$41.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$42.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$43.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$44.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$45.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$46.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$47.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$48.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$49.99	Hot Chocolate	\$2.00
Apple Dressing		Wheat or Grain Sandwiches	\$50.99	Hot Chocolate	\$2.00

Vitality Cafe





Cultural Center (Upper Level)





Performing Arts Theatre



Art Room



Gallery



Grand Ball Room



Socialization and Intergenerational Activities

Willow Valley Communities Clubhouse





Bowling







Sports Center



Fitness Center

FITNESS
CENTER

RESIDENTS
ONLY

Golf Simulator



Shot Statistics

Shot	Club	Dist	Dir	Spd	Acc
1	Driver	280	15	100	95
2	3W	180	10	85	90
3	5W	150	5	75	85
4	7W	120	0	65	80
5	9W	100	0	55	75
6	11W	80	0	45	70
7	13W	60	0	35	65
8	15W	40	0	25	60
9	17W	20	0	15	55
10	19W	10	0	10	50
11	21W	5	0	5	45
12	23W	2	0	2	40
13	25W	1	0	1	35
14	27W	0	0	0	30
15	29W	0	0	0	25
16	31W	0	0	0	20
17	33W	0	0	0	15
18	35W	0	0	0	10
19	37W	0	0	0	5
20	39W	0	0	0	0

Fairway

300y

E6

< >



Arcade Room



Local Table Restaurant





EXIT



Card Room



Tennis Courts (to be added)

Indoor/Outdoor Connections





















Unique Dining Venues













VITALITY

DAY SPA



Senior Living

Senior Living

Senior Living

Cinnamon Sugar Sticks \$1.00

Rice Krispy Treats \$2.00

Small \$3.00

Look up

NATURAL Milk Chocolate



Improving the
Quality of
Residential
Life Through
Small - Scale
Neighborhood
Design

Sycamore Springs
at



GARDEN SPOT
VILLAGE



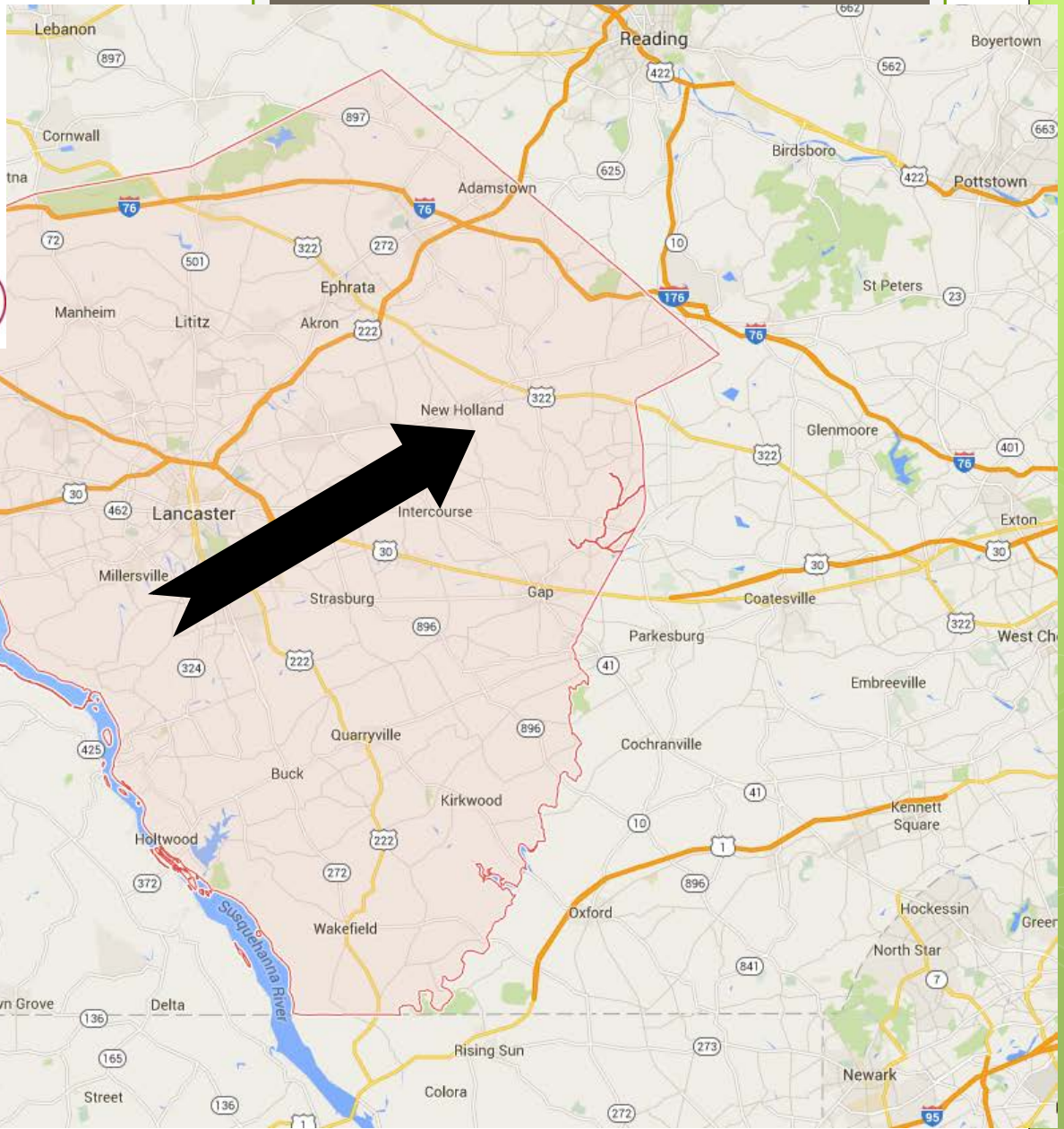
A GARDEN SPOT COMMUNITY



GARDEN SPOT VILLAGE

G

A GARDEN SPOT COMMUNITY



Garden Spot Village - Basics

- Established in 1996 as a CCRC
- Steady growth from 1996 – 2008
- Approximately 220 acres
- Over 1 million square feet of buildings
- Almost 1,000 residents
- Our Mission: To enrich the lives of older adults as an expression of Christ's love.
- We believe in person-centered care



GARDEN SPOT VILLAGE



A GARDEN SPOT COMMUNITY

Sycamore Springs

What's Old is New Again

- 27 Single-home cottages
- 2 Community buildings
- Situated on two Common greens
- Focus is on front-porch living, walkability, building true community



SYCAMORE SPRINGS AT GARDEN SPOT VILLAGE

NEW HOLLAND BOROUGH, PA



GARDEN SPOT VILLAGE
1.25.2016



NORTH GREEN

GSV SYCAMORE SPRINGS

RG&S ASSOCIATES
NOV. 4, 2014
SCALE: 1" = 30'

NORTH



SOUTH GREEN

GSV-SYCAMORE SPRINGS

RGS ASSOCIATES
NOV. 4, 2014
SCALE: 1" = 30'

NORTH





SYCAMORE SPRINGS AT GARDEN SPOT VILLAGE

NEW HOLLAND BOROUGH, PA

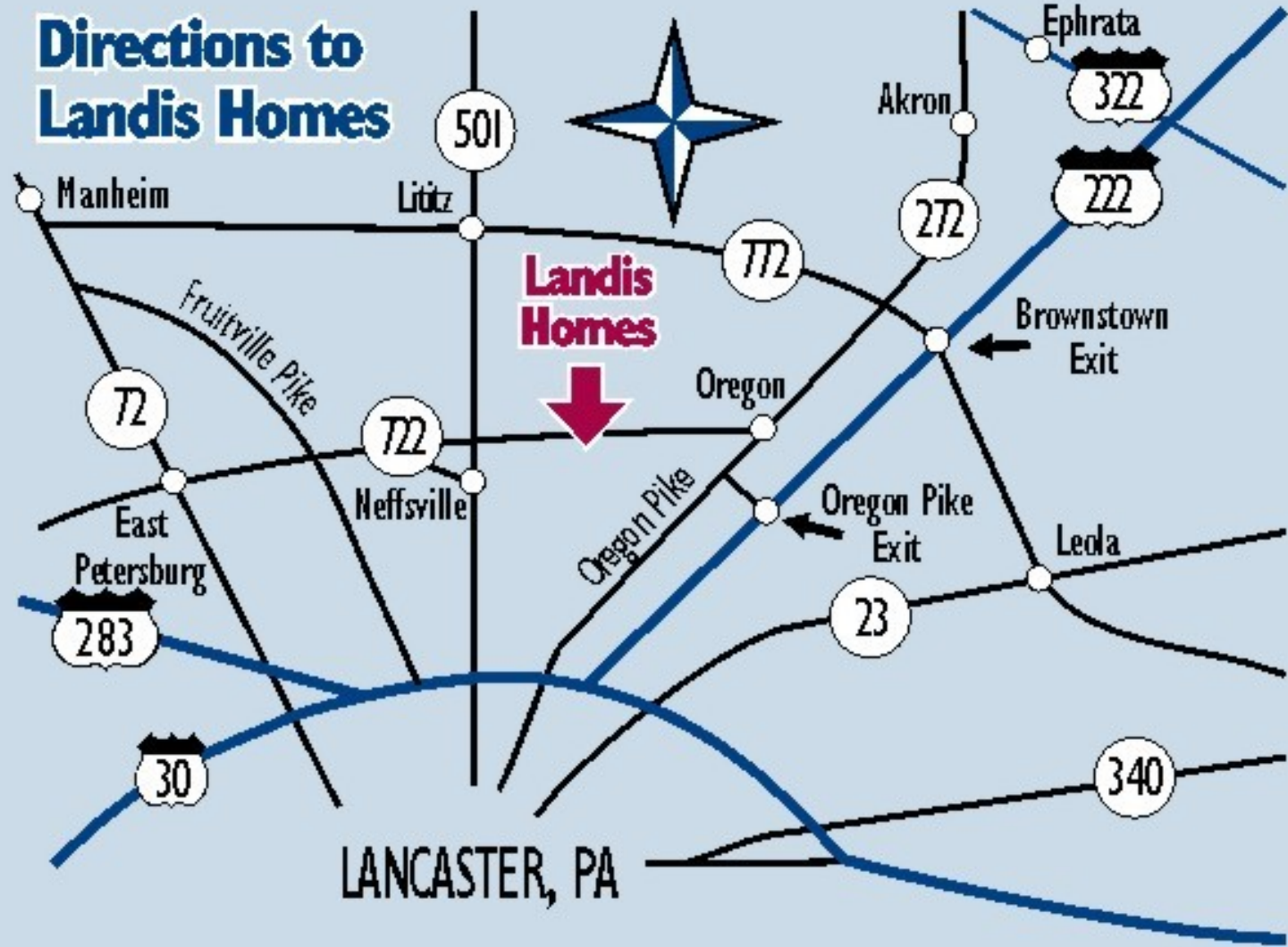


GARDEN SPOT VILLAGE
1.25.2016



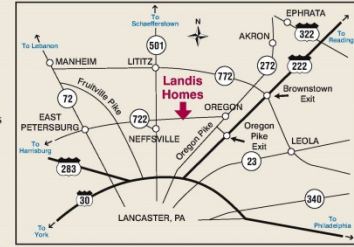
Hybrid Homes for Seniors / *The Best of Both Worlds*

Directions to Landis Homes



Directions from Lancaster

Take Route 501 North through Neffsville. Proceed 1/2 mile to traffic light at Oregon Road (Route 722 East). Continue two miles to Landis Homes entrances on the right.



- Administration
- Personal Care
- Adult Day Services
- Healthcare
- Memory Support
- Rehabilitation
- Entrances
- Apartments & Suites
- Cottages
- Chapels
- Community Areas
- Hybrid Homes
- Future Homes



Public Areas

(To reserve any area call 717-569-3271)

Chapels

- East Bethany 7
- West Bethany 2

Guest Accommodations

- Amity House Cottage 6
- House of Grace Cottage 4
- Farmhouse Guest Room 10

Meeting Rooms

- Dogwood Community Room 8
Dogwood Commons
Ground Floor
- Harvest Room 3
Harvest View, 2nd Floor
- Warwick Room 6
Heritage Memory Support Center
Ground Floor
- Westview Community Room 1

LEAMAN WOODS



Hybrid Homes for Seniors / The Best of Both Worlds

About Landis Homes

Opened in 1964, 114 acre campus

800 Residents

(600 Residential, 100 Personal Care, 100 Healthcare)

Mission: Serve aging adults and their families by honoring and enriching their lives in a community of Christ-like love.



HYBRID HOMES



• The Best of Both Worlds •



Hybrid Homes for Seniors / *The Best of Both Worlds*

Hybrid Defined



***Combining
the Best
of Both!***

Hybrid Defined



HORSE
Strength

Hybrid Defined



DONKEY
Endurance

Hybrid Defined



MULE
Best of Both!

Hybrid Defined

“The Best of Both Worlds”



Cottage Amenities in an Apartment Setting

- **Incremental Growth**
- **Higher Density**
- **Unit Costs**



Hybrid Defined



Cottage-Like Features

- **Multiple Exposures**
- **Sheltered Parking**
- **Outdoor Living**

Hybrid Defined



Cottage-Like Features

- **Absence of Corridors**
- **Foyer**
- **Laundry / Utility Room**

Hybrid Defined



Apartment-Like Features

- **Indoor Access to Common Areas**
- **Compact Footprint**
- **Social Connections**
- **Affordability**

Hybrid Defined

Green Benefits



- **Preserves Open Space**
- **Reduces Surface Parking**
- **Daylight & Views**

FLOOR PLANS



12 Homes

FLOOR PLANS



Type A

1 Bedroom

Den

1 ½ Bath

1300 SF

FLOOR PLANS



Type B

2 Bedroom

Den

2 Bath

1600 SF

FLOOR PLANS



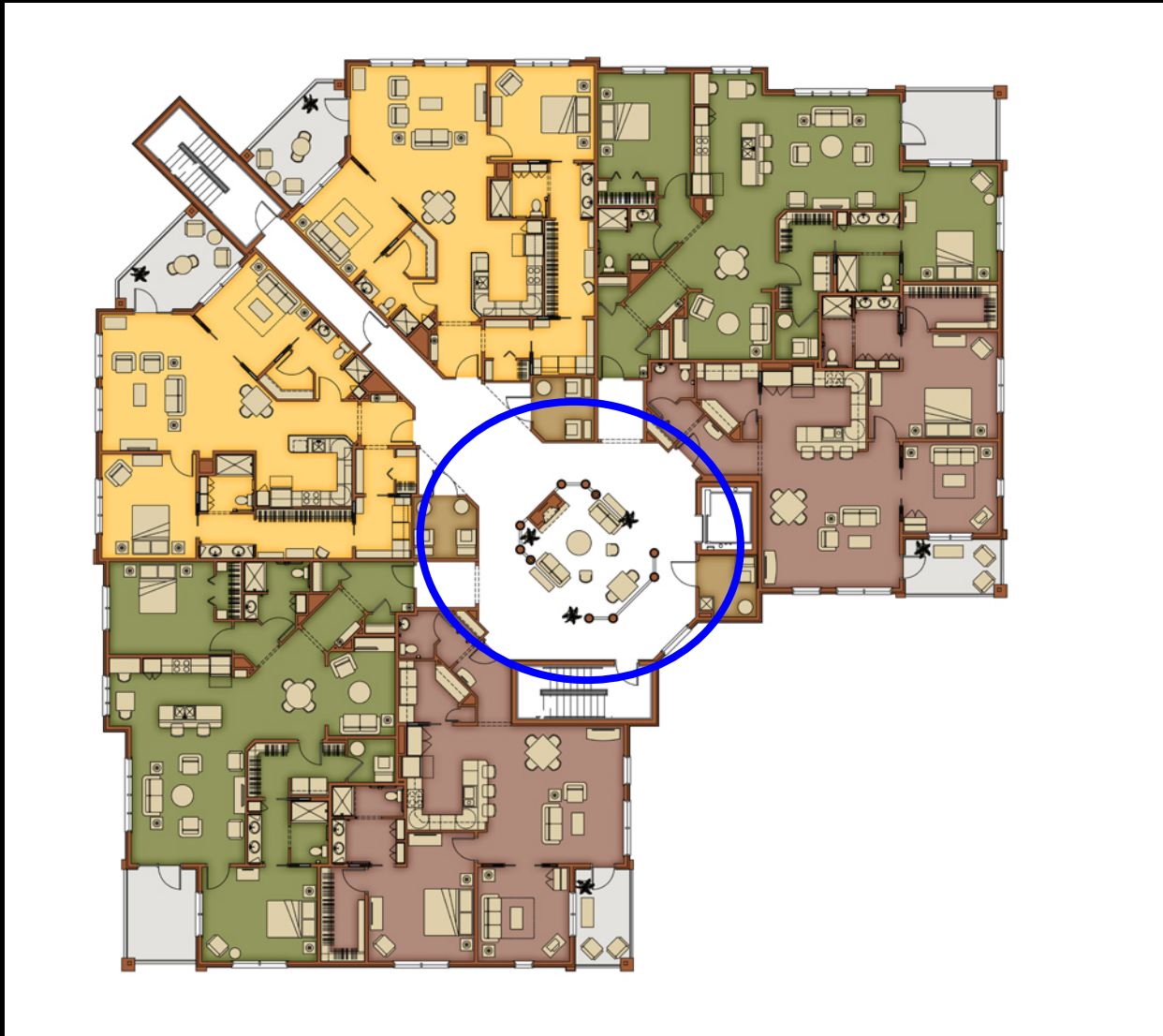
Type C

2 Bedroom

2 Bath

1400 SF

FLOOR PLANS

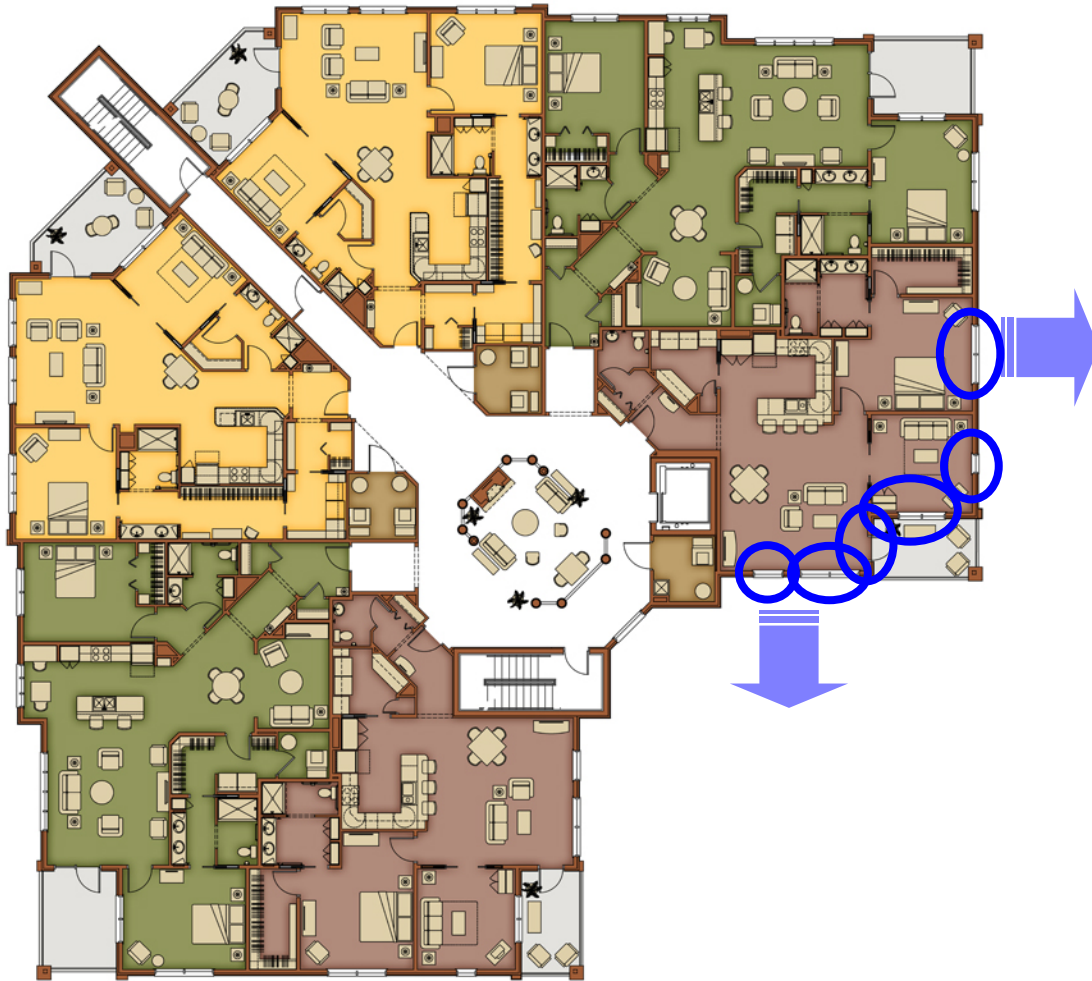


**Social
Connections**

Social Connections



FLOOR PLANS



**Social
Connections**

**Multiple
Views**

Multiple Views



“A”
Unit

FLOOR PLANS



**Social
Connections**

**Multiple
Views**

Multiple Views



“B”
Unit

Multiple Views



“B”
Unit

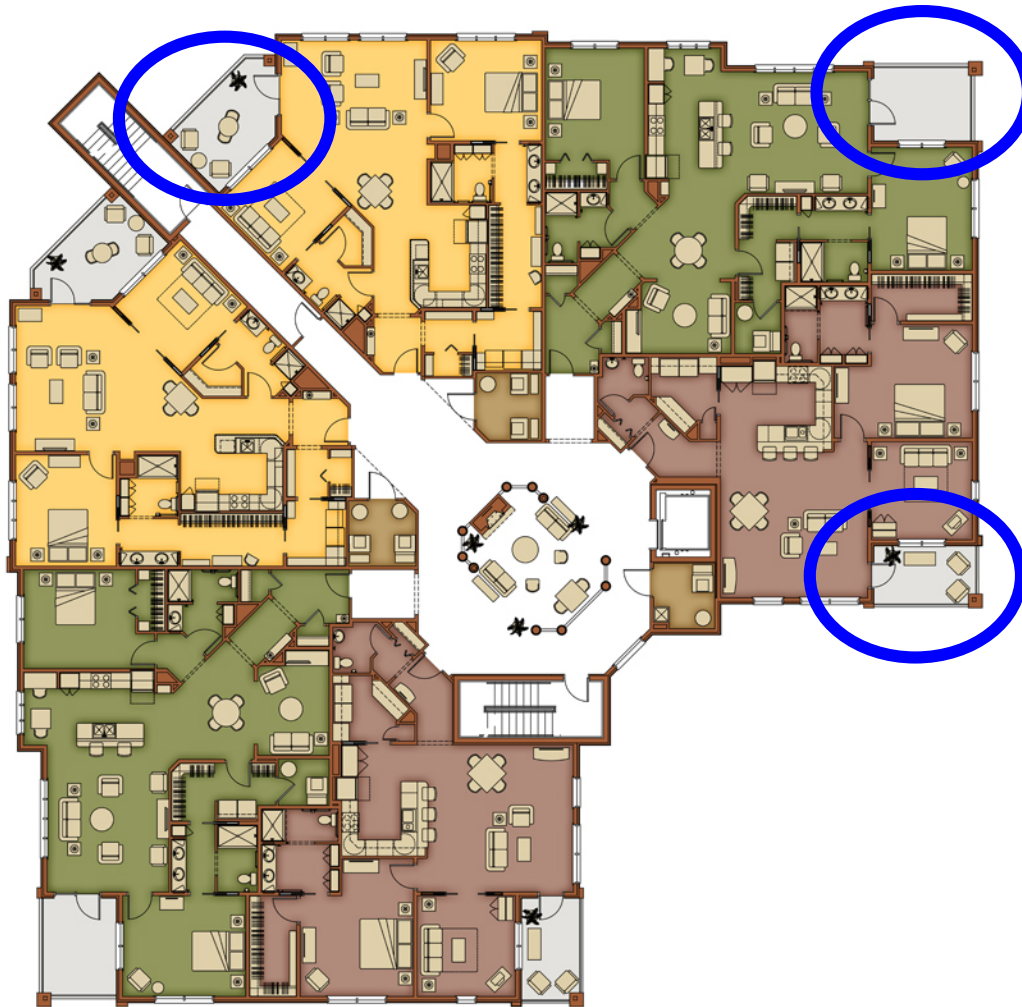
FLOOR PLANS



**Social
Connections**

**Multiple
Views**

FLOOR PLANS



**Social
Connections**

**Multiple
Views**

**Outdoor
Living**

Outdoor Living

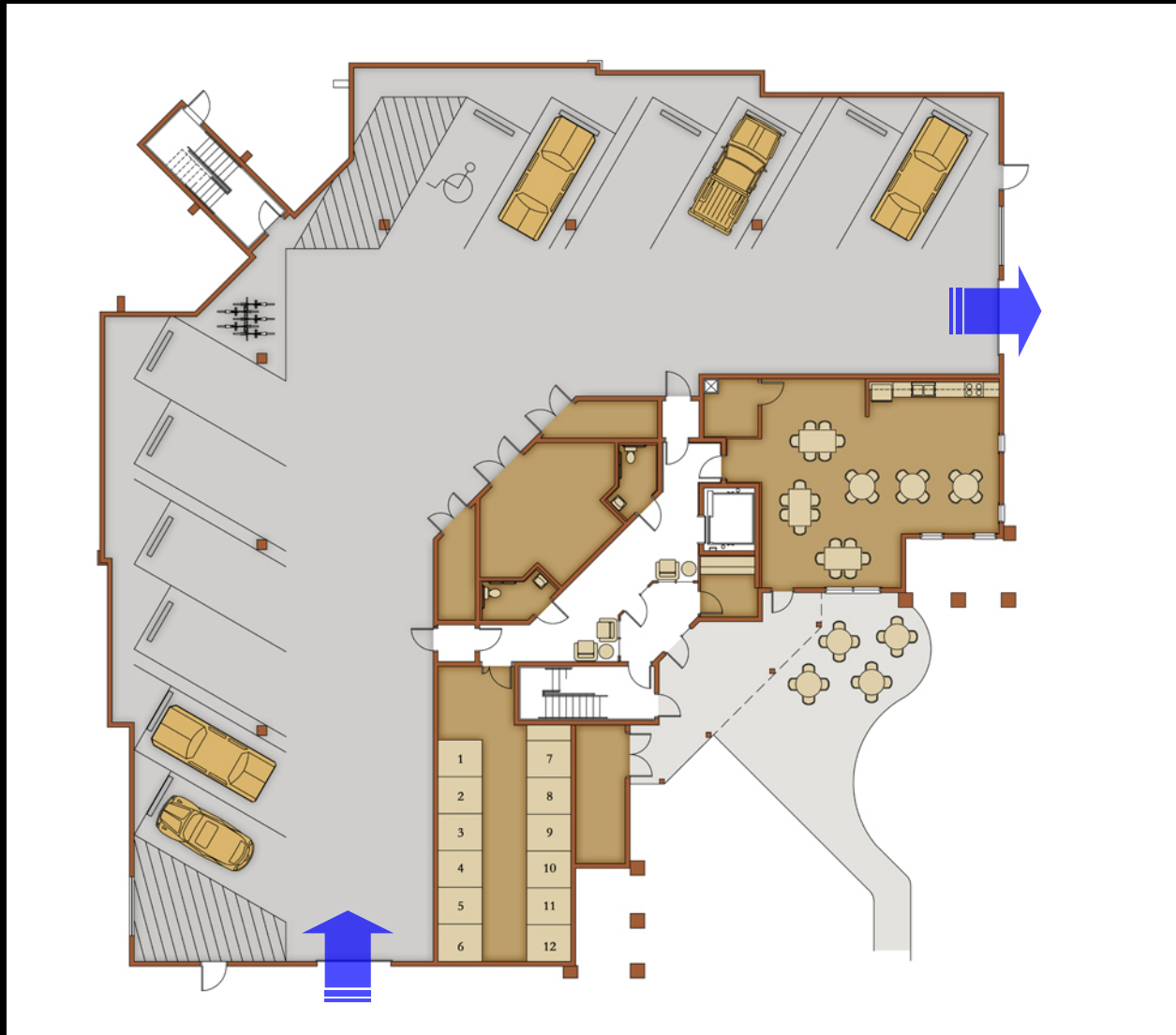


GARAGE LEVEL



Ground Floor

GARAGE LEVEL



Ground Floor

Easy Access

GARAGE LEVEL

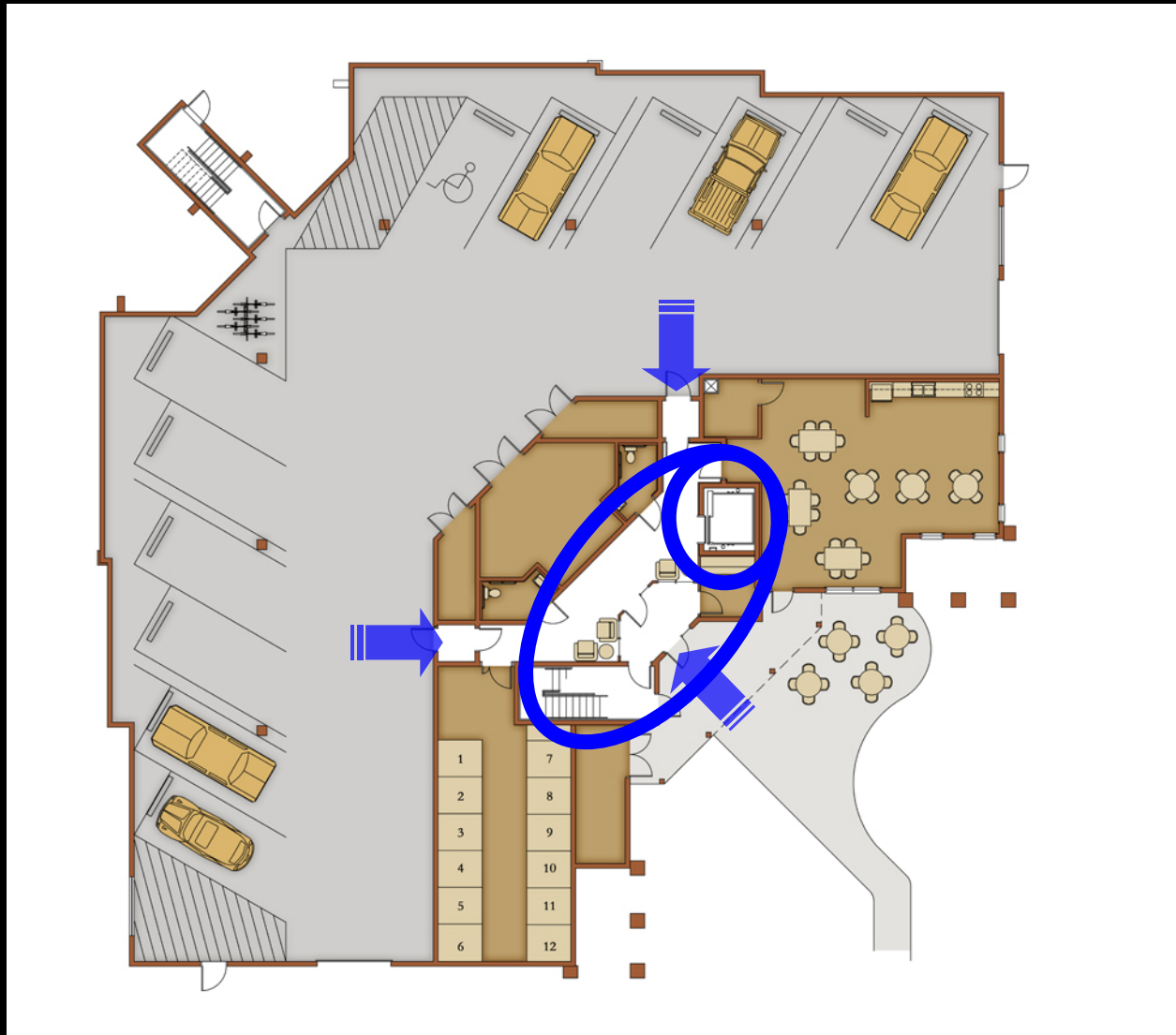


Ground Floor

Easy Access

Angle
Parking

GARAGE LEVEL



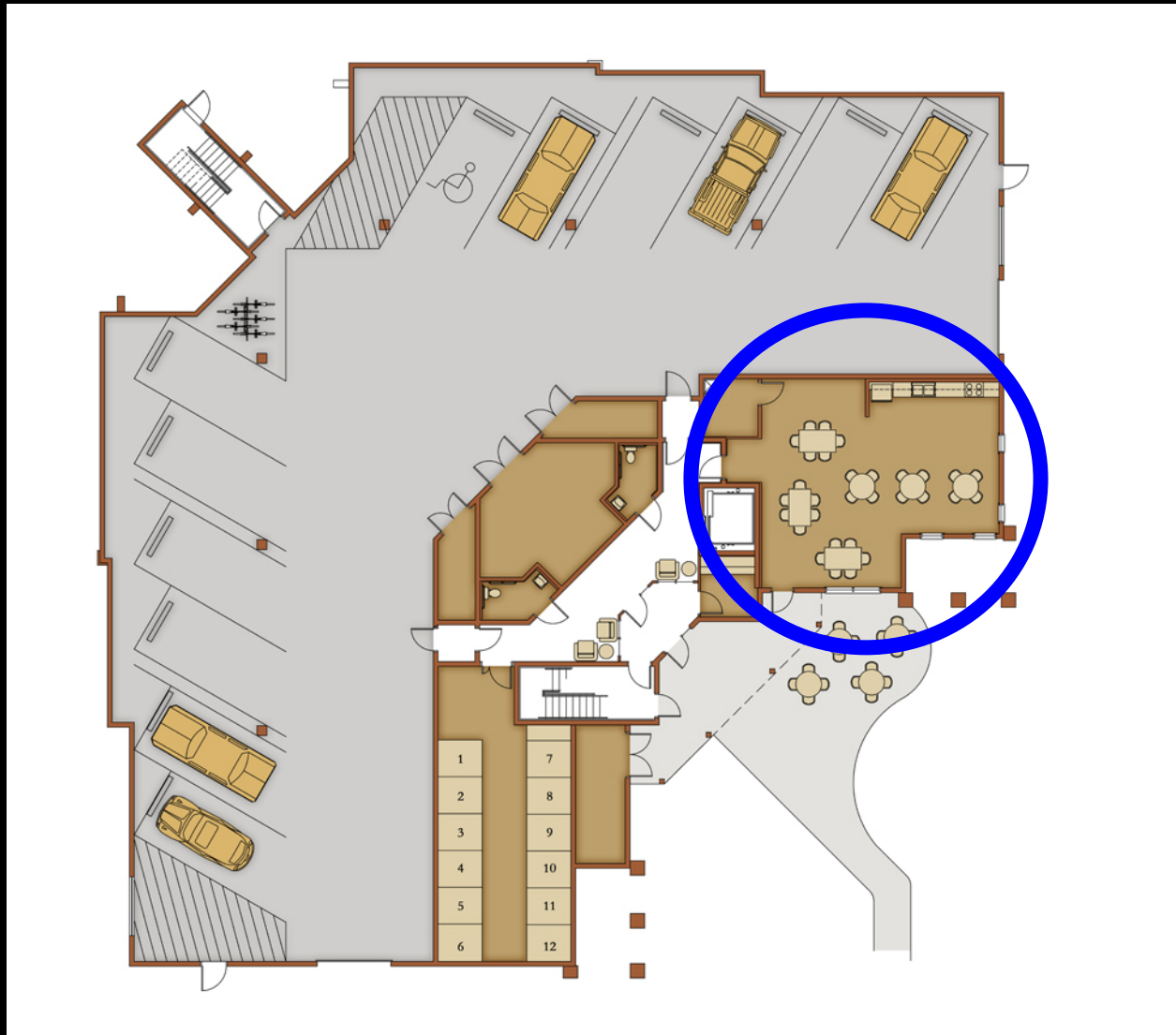
Ground Floor

Easy Access

Parking

Lobby

GARAGE LEVEL



Ground Floor

Easy Access

Parking

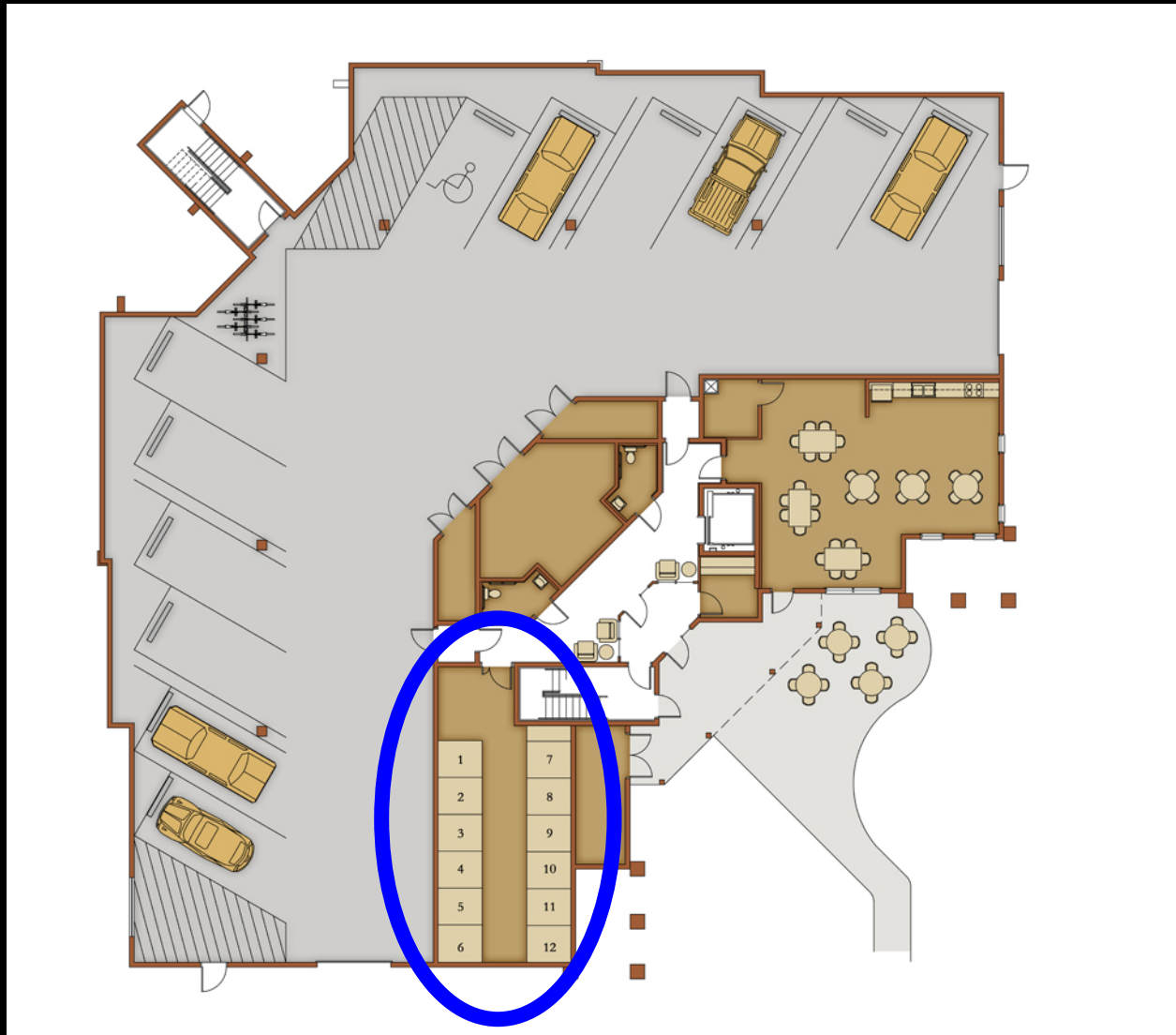
Lobby

**Community
Room**

Community Room



GARAGE LEVEL



Ground Floor

Easy Access

Parking

Lobby

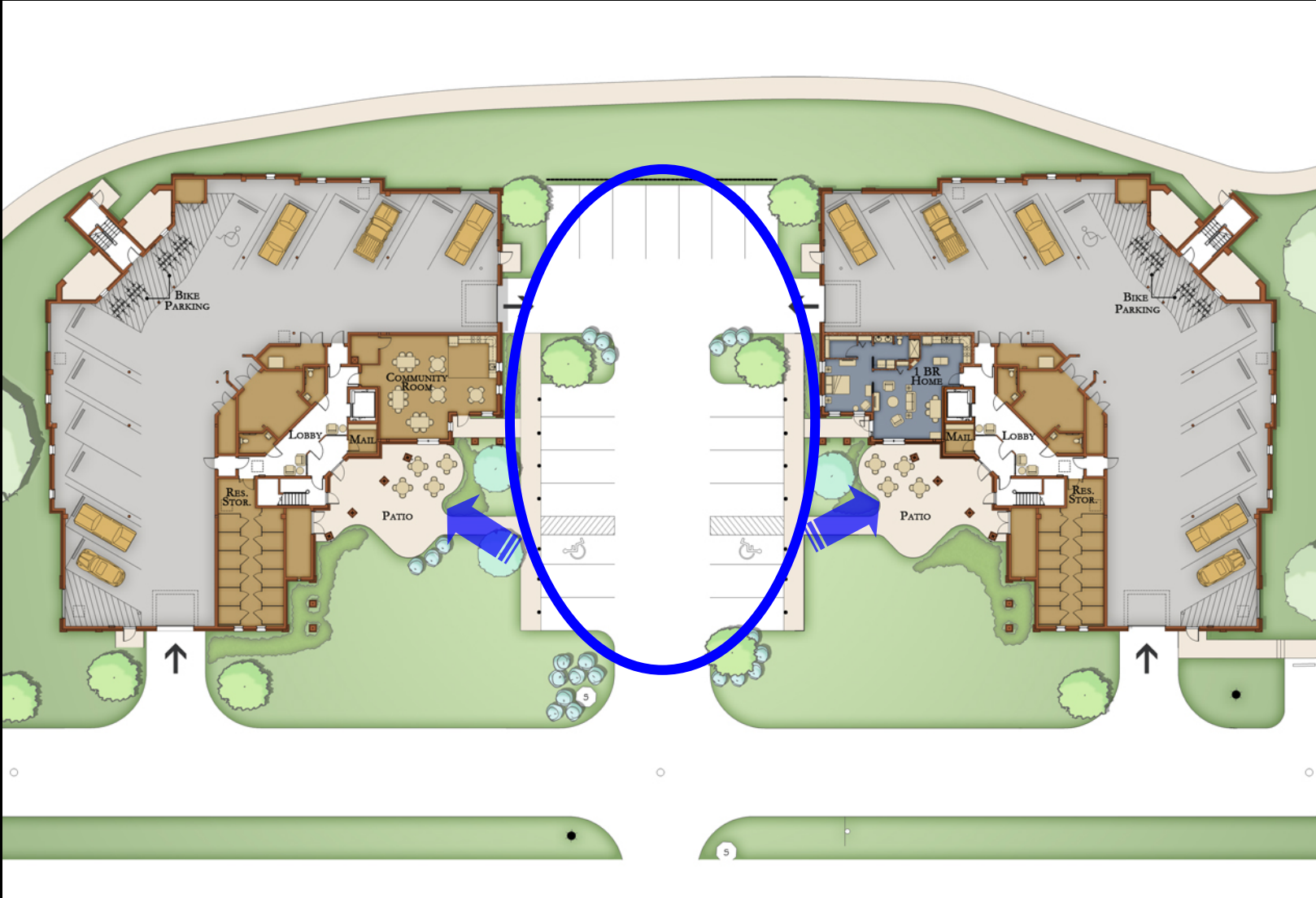
**Community
Room**

**Resident
Storage**

PAIRED HOUSEHOLDS



PAIRED HOUSEHOLDS



PAIRED HOUSEHOLDS



PAIRED HOUSEHOLDS



HIGHER DENSITY





2014 | **BEST URBAN BMP**
in the Bay Award 



Hybrid Homes for Seniors / *The Best of Both Worlds*

Hybrid Homes

Open Floor Plans



Hybrid Homes

Outdoor Connections



Hybrid Homes

Den



Hybrid Homes

Outboard

Dine-in Kitchen





THANK
YOU!



Hybrid Homes for Seniors / *The Best of Both Worlds*