



# The Best of Both Worlds

Hybrid homes provide residents with a new living option that combines the best of both worlds: cottage homes and apartment living. Multiple exposures, garage parking, outdoor living and an absence of corridors are among the cottage-like benefits associated with this living option. Apartment-like features include indoor access to common and service areas and opportunities for social connections in a multi-story building which requires less site area. Hybrid homes foster a sense of community by providing residents with shared living areas including a hearth room and a community room that is typically shared with a second hybrid household. Hybrid homes provide opportunities for people with similar interests to live together in an intentional community with spaces for meetings, presentations and/or activities.



1001 East Oregon Road • Lititz, PA 17543  
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*"Many communities speak to the value of designing their communities to a higher standard of care when it comes to 'sustainability' but only one community is leading by example. Landis Homes is on track to receive a Silver LEED\* certification for their new Hybrid Homes which will employ sustainable design strategies that include geo-thermal heating and cooling, rain water harvesting and measures that ensure indoor air quality control."*



Gregory J. Scott, AIA  
Partner  
RLPS Architects

*Gregg J. Scott*

\*LEED Leadership in Energy and Environmental Design

# Typical Upper Floor



To provide a higher density model that maintains the best features of a cottage home while incorporating the advantages of apartment living, the three-story hybrid households are comprised of under-building parking on the first floor with 2 floors of 6 hybrid homes each on the floors above.

Today's residents want the same amenities as they have previously enjoyed in their private homes . . . features such as walk-in closets, laundry centers, varied ceiling heights, access to high speed Internet service, convenient, long term storage and a home office or den. Hybrid homes are designed to incorporate these amenities more cost effectively than a single cottage home without losing the sense of community provided in an apartment setting.



1 BR, Den, 1 1/2 Bath / 1315 SF



2 BR, Den, 2 Bath / 1620 SF



2 BR, 2 Bath / 1370 SF





Hybrid households share visitor and overflow parking and provide the option for a shared community room and a more moderately priced 875 square foot first floor home in one of the households.



**Community Room Option**

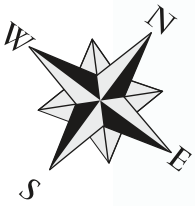
The ground floor community room provides space for daily social interaction, shared hobbies and lifelong learning.

**Alternate Apartment Option**

A household patio area affords opportunities for outdoor entertaining and socialization.



## Existing Retirement Community



Much like a traditional cottage home, hybrid homes enable residents to live independently in a discreetly supportive environment.

To maximize outdoor connections, homes on each floor are positioned to function as corner units with multiple exposures for improved views and daylight connections.

The patio for each hybrid home is positioned to provide privacy while shared living areas, including a hearth room on each upper floor, a ground level community room and service spaces such as the mail room, foster a sense of community between occupants of up to 13 homes per household.

Targeting LEED silver certification, the hybrid homes provide a more compact

footprint than traditional cottage homes which helps to preserve open space and the under-building resident parking reduces surface parking lots and the associated heat island effects. The hybrid homes are connected via walking paths to the other households and cottage homes while landscaped outdoor destinations encourage residents to enjoy nature. Walkways also connect residents to a nature trail through the woods as well as gardens available for their use.

A pedestrian bridge spans a natural stream channel to connect residents back to the core buildings and services in order to promote walking rather than vehicular transport for those who are able.



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For more information  
contact us at (717) 581-3935 or  
[residencyplanning@landishomes.org](mailto:residencyplanning@landishomes.org)