



# Warwick Woodlands

600 West 6<sup>th</sup> St; Lititz, PA | Independent Living

---

**Company:** RLPS Architects

**Job Title:** Jodi Kreider, Partner

**Email:** jkreider@rlps.com

**Phone:** 717-560-9501

**Community Website:** <https://www.warwickwoodlands.org/>

# Critical Details

**Date of Completion: May 2019**

**Project Size (Square Feet): 384,270 GSF**

**Owner(s): J. David Swartley, President & CEO**

**Operator: Moravian Manor**

**Architect: RLPS Architects**

**Interior Design Firm: RLPS Interiors**

**Builder / General Contractor: E.G. Stoltzfus Construction**

**Photographer(s) & Designers for Photos & Renderings: © Nathan Cox Photography**

# Text for Consideration (500 words)

Since its founding, Moravian Manor has operated under the premise of blending seamlessly into the surrounding town rather than creating its own insular community. The downtown location became a challenge as the community has thrived and needed room to grow. The purchase of a nearby 72 acre property paved the way for the Warwick Woodlands community.

The design of Warwick Woodlands reflects Traditional Neighborhood Development (TND) principles that respond to consumer preferences for an interconnected community—engaging rather than isolating residents from the existing townscape. Key features are varied types of housing, courtyards and public spaces, and a network of pedestrian-friendly streets and sidewalks. The first phase included ten freestanding two-story townhomes, 70 duplex carriage homes, and The Woods Building comprised of 56 apartments, bistro, lounge and game room.

Warwick Woodlands offers limited on-site amenities with the intention that its active adult residents will avail themselves of the many resources nearby. Membership to the Lititz Recreation Center is included in the monthly fee and everything else, such as dining and housecleaning, is a la carte so that residents choose the services that fit their lifestyle.

The goal of strengthening connections to the town rather than creating an inward-focused campus resulted in the bistro being open to the public for all meals, as well as design measures to integrate the community into the existing context. This included a diverse mix of housing types with no duplicate materials combinations among the 80 residences, minimal signage beyond the required street signs and direct connections to Lititz borough streets and sidewalk network. The Woods apartments has a varied façade to create the desired design aesthetic of interconnected buildings along the town's streetscape. Landscaped medians further enhance the main street while aiding in traffic calming since the final phase will connect two major arteries running through the town. These measures were a major "selling point" in the Borough's acceptance of several zoning variances including allowances for higher density residential models.

Apartment residents have access to under-building parking and a rooftop amenity added late in the design process to enhance pre-sales initiatives. The resulting flat roof area nestles between two gables at the main street for views in multiple directions including Lititz Spring Park and the annual fireworks display. Mechanical equipment screening acknowledges that there is no "back door" for the building.

To reduce the perceived scale of the homes and create the desired streetscape as an extension of the surrounding town, the porches are modestly sized and many of the garages are tucked behind the homes. The two-story townhomes and carriage homes are designed for first floor living, with second floors functioning as bonus space for a guest bedroom, game room, office or hobby room. Both townhome models and one of the carriage home models incorporate a shaft for a residential elevator option. Phase 2 additional housing is currently under construction and continues the initial premise of integrating the homes into the surrounding townscape.







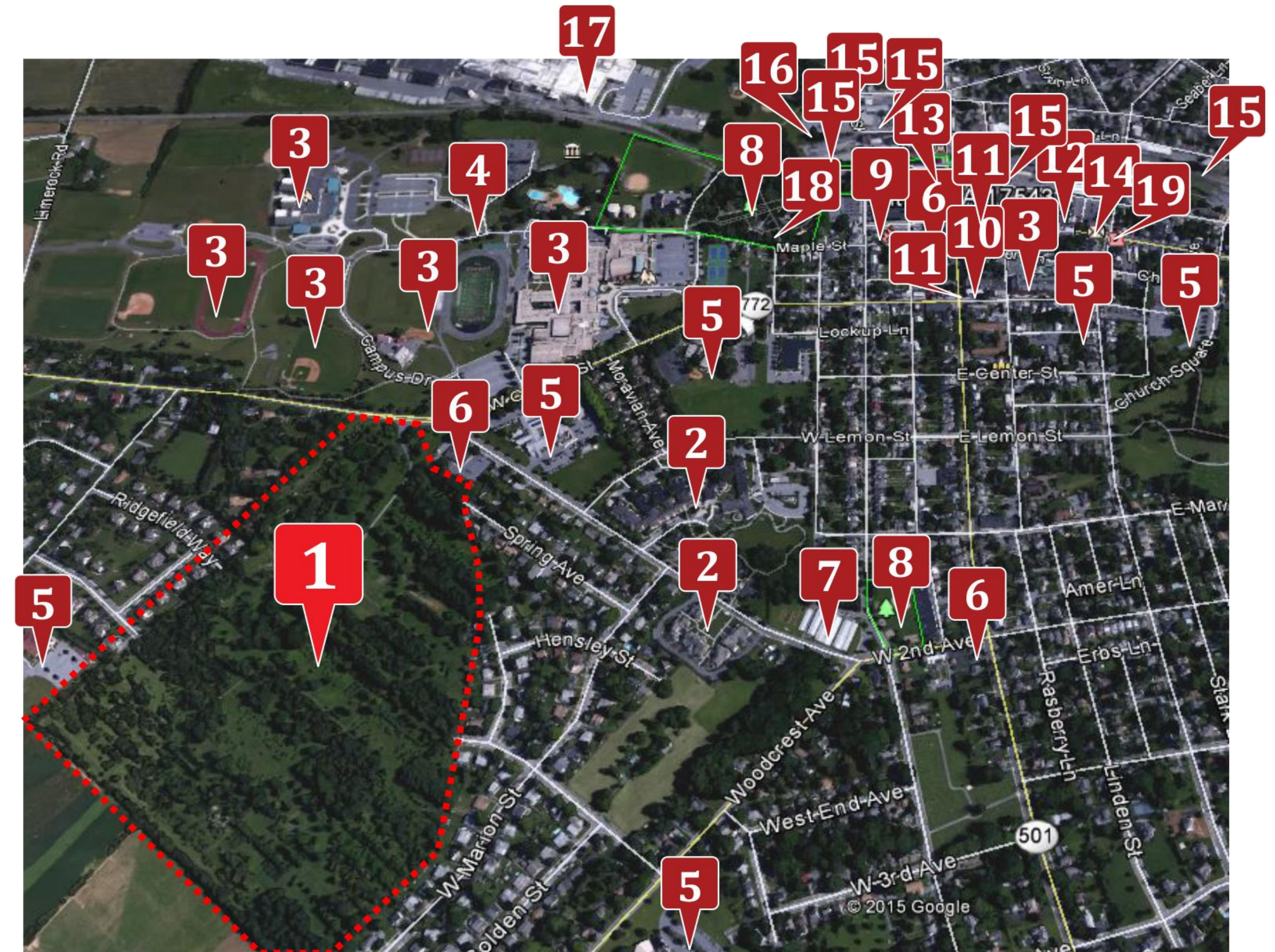
# Community Connections

Warwick Woodlands offers limited on-site amenities due to its proximity to the thriving town's network of shops, restaurants, services, and unique events. Residents also have access to the services and amenities on the nearby Moravian Manor campus.

## 1. Warwick Woodlands Site

- 2. Moravian Manor Campus
- 3. Warwick Schools, Athletic Fields & District Offices
- 4. Lititz Rec. Center
- 5. Churches
- 6. Physicians/Dental
- 7. Flower Shop
- 8. Parks

- 9. Fire Department
- 10. Bakery
- 11. Police Department
- 12. Main Street Shops
- 13. Banks
- 14. Post Office
- 15. Restaurants
- 16. Hotel
- 17. Johnson & Johnson
- 18. Farmer's Market
- 19. Pharmacy







## Site Plan

Phase I supplied adequate density, 56 apartments, 10 single townhomes and 70 duplex carriage homes, to support initial infrastructure costs and create the desired aesthetic of a traditional neighborhood.



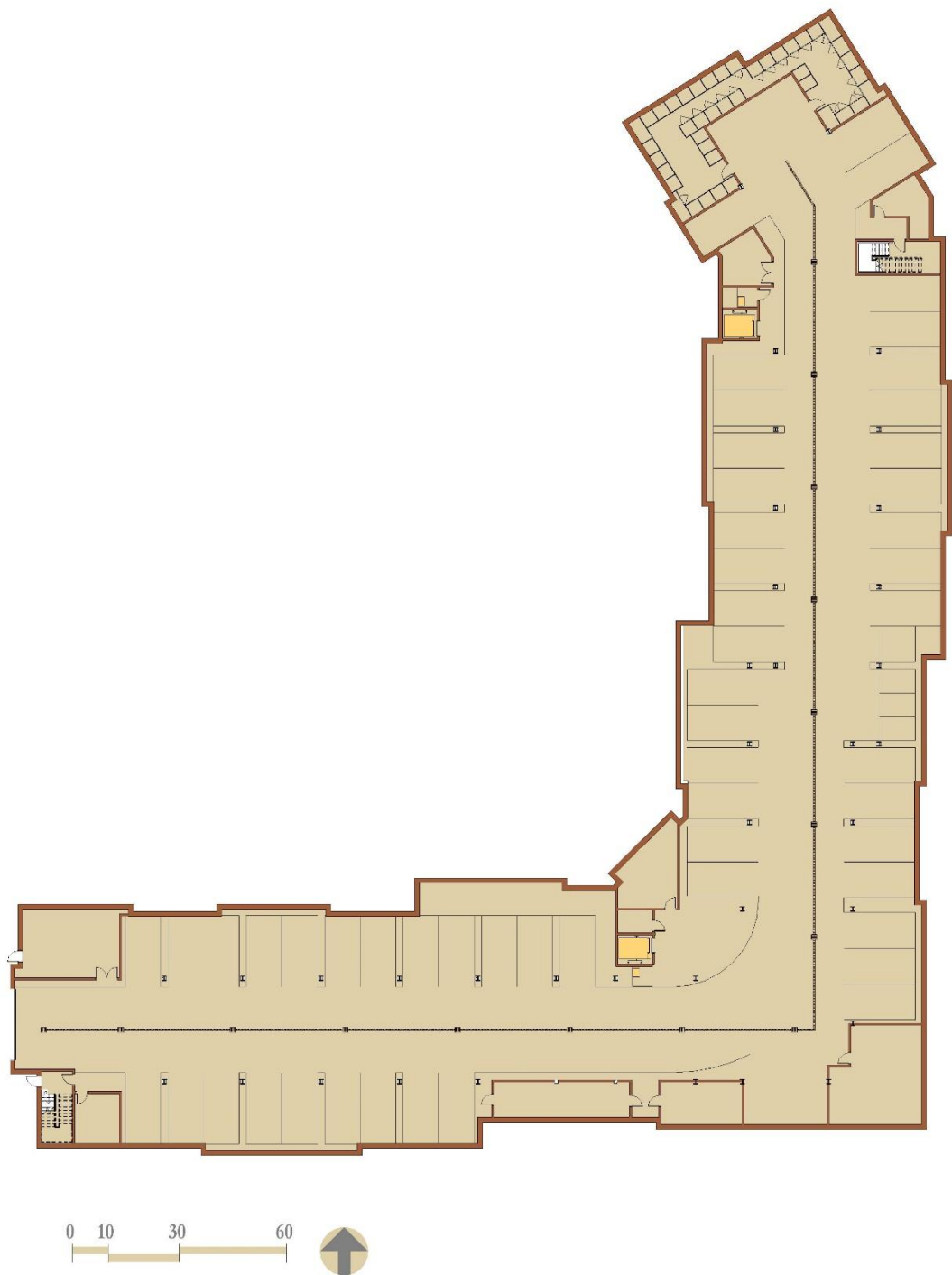
# The Woods Apartments

- Alden  
1BR 1025 NSF
- Bomberger  
1BR DEN 1274 NSF
- Clair  
2BR 1383 NSF
- Steinman  
1BR DEN 1595 NSF
- Sutter  
2BR DEN 1545 NSF
- Tait  
2BR 1926 NSF
- Zinzendorf  
2BR 1756 NSF

- 1. Lobby
- 2. Owl's Nest Bistro
- 3. Fireside Lounge
- 4. Game Room



2<sup>nd</sup> / 3<sup>rd</sup> Floors



Parking / 56 Spaces





**The Woods Apartments**  
streetscape view



**The Woods Apartments**  
resident entrance



The Woods Apartments /  
view of rooftop from street

### Rooftop Changes

The rooftop amenity was a new idea late in the design process. The flat roof area nestles between two gables at the main street intersection for views in multiple directions. Mechanical equipment screening acknowledges that there is no “back door” for the building.

The Woods Apartments /  
rooftop amenity







Apartment balcony view

Game room



View from an apartment great room







Owl's Nest Bistro





Fireside Lounge



# Carriage Homes & Townhomes

## 80 Phase I Homes

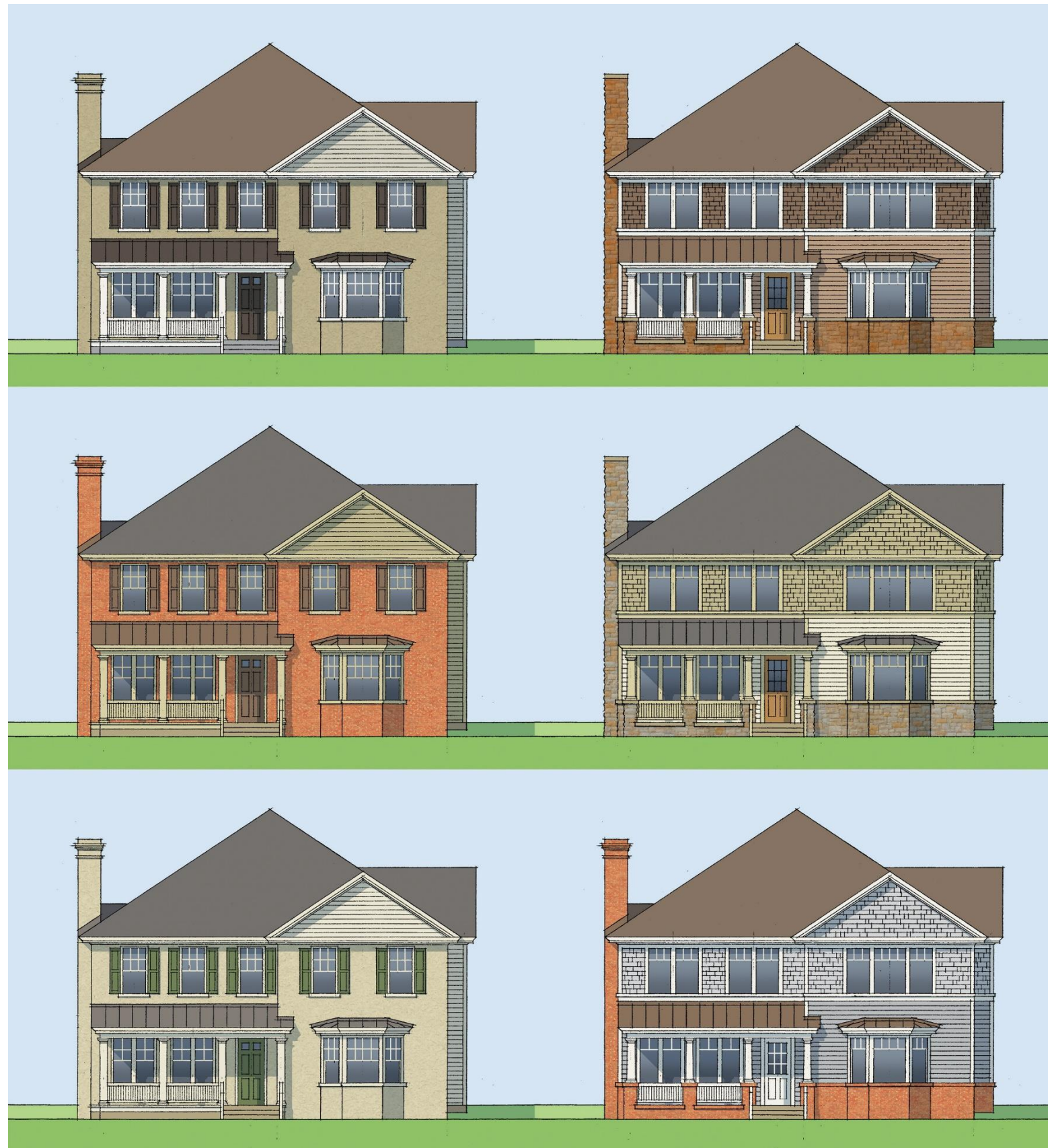
To reduce the perceived scale of the homes and create the desired streetscape, the porches are modestly sized and many of the garages are tucked behind the homes.





# The Warwick

3,048 SF single townhome w/ alley-loaded garage



The varied color palette and materials reflect the town vernacular and provide urban design authenticity with no duplicate materials combinations among the 80 residences.



The two-story townhomes and carriage homes allow residents to live on the first floor, with second floors functioning as a bonus area. Both townhome models and one of the carriage home models were designed with an elevator shaft to provide the option of a residential elevator.



# The Springs

1,817 SF duplex carriage home w/ alley-loaded garage



The Springs / street façade



pathway to alley garages



The Springs / kitchen





## Carriage Homes and Townhomes / streetscape