

Project's goal: Creating 'cool' living space in the city

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Snow didn't deter developers Wednesday from breaking ground on an apartment project aimed at luring young professionals to York City.

An inch or so had fallen by 10:30 a.m. when a backhoe dug a 20-some-foot swath along the south side of 241 N. George St. to make way for heavy equipment needed to expand the basement.

Once complete, that area will be used for apartment dwellers' storage, something renters too often do without, said Eric Menzer, vice president of Wagman Construction Inc. He said that's one bonus offered by the Codo project, which will also offer conveniences such as washers and dryers, secure parking and stainless steel appliances.

The project is a \$9.5 million marriage of redevelopment and new construction to create commercial space and rental units. Menzer was on hand at the ground breaking along with development partners, Bill Swartz III, owner of Sherman Property Management, and Joe Wagman, CEO of Wagman Construction. They said the project responds to increased demand for "cool" living space in the city.

The project's Web site, codoyork.com, has had 8,500 hits thus far, Swartz said, and that's how soon-to-be tenants Leah Cannon, 25, and husband

Scott Cannon, 31, learned about it. The two live in an apartment on the York City, West York line, and said they were excited to learn about Codo.

They like the design, the apartments are affordable at \$565 to \$1,395, and they are close to city venues and commuter routes, Scott Cannon said. A Nashville, Tenn. transplant, the audio engineer says he likes the city, that it has a lot of potential and he enjoys being part of that.

Developers have approved 26 renters, filling the majority of 36 units ranging in size -- including a studio, several one- and two-bedroom apartments along with loft-style townhouses. Most of the rentals will be artist-style lofts featuring high ceilings, large windows and movable walls to accommodate renters' lifestyle needs, Swartz said.

Phase one of the project begins with basement expansion for tenant storage units in the existing building. Workers will drop the basement of the old York Auto Parts building about four feet and shore the foundation, paving the way for the lofts.

Construction would move to the north side of 241 for excavation to accommodate the building's lobby -- a glass tower that would link old to new -- and the new structure, which would house the townhouses.

The facility also will include 9,000 square feet of commercial space and a street level wifi café. Delays withstanding, the project is slated for completion next September, Menzer said.

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