

October 19, 2010

Apartments open at \$4.8M Codo 28 in York

Author: CHRISTINA KAUFFMAN The York Dispatch

A formerly vacant industrial building in York City has a new lease on life, as the first tenant has moved into York City's new Codo 28 building at 28 N. George St.

The \$4.8 million redevelopment project is in line to be the first York County residential property to earn Leadership in Energy & Environmental Design certification from the U.S. Green Building Council, an internationally recognized certification that rewards environmental friendliness.

The a brick building was constructed as a candy company in the early 1900s, and was also once home to a popular men's clothing store.

It was last used as a restaurant about 10 years ago, and was vacant for several years before Codo invested in it, said Bill Swartz, president of Sherman Property Management and one of the investors backing the initiative.

Green approach: Among the building's green features is the re-use of existing materials indicative of modern and industrial style popular to larger cities.

Original hardwood floors and exposed plank ceilings and brick walls meant less building material was needed for the project.

Ceilings are between 12 and 15 feet tall, with large windows to welcome natural light. Swartz said developers are also hoping for LEED certification because of features such as high-efficiency furnaces, water-saving faucets, low-emission paints and carpeting and the use of recycled and rapidly renewable materials.

In the center: The building, on the city's "restaurant row," is across the street from the York County Judicial Center and within sight of some of the downtown's most popular restaurants. The building abuts Cherry Lane and the Central Market House.

"It kind of lives like a bigger city," he said. "Everything is within walking distance." Emphasizing the "walkability" of the units, developers direct tenants to public parking that's not included in the rent.

Layout: There are 10 three-story apartments and one two-story apartment. They range in size from 1,050 to 1,805 square feet. Rent ranges from \$1,295 to \$1,595 per month.

Most units have a basement, two bedrooms and two full baths. The floor plans are designed to be "roommate-friendly," with bedrooms and baths on separate floors and the common living area on the middle floor.

The mixed-use building also has a 700-square-foot first-floor retail space, for which Swartz said he's hoping to attract a coffee shop or caf?.

The commercial and residential mix is an idea Codo popularized in the area with its other project, Codo 241 at 241 N. George St., which has space for a restaurant on its first floor. Two units are rented, Swartz said, and there have been more than 400 inquiries about the apartments.

--Reach Christina Kauffman at 505-5436, ckauffman@yorkdispatch.com.



Bill Swartz, president of Sherman Property Management, looks out the living room window of the front condominium at Codo 28 on Thursday. The building is across from the York County Judicial Center. Two of the rental units have already been leased.

(c) 2010 The York Dispatch. All rights reserved. Reproduced with the permission of Media NewsGroup, Inc. by NewsBank, Inc.

Record Number: 16376705