

FALL 2009

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More Fresh New Apartments for Downtown York

Construction has started on Codo 28 – the next development of the Codo group, co-managed by Wagman Construction. After successfully completing the Codo 241 project in downtown York, Codo 28 will bring 11 more high-quality, upscale apartments to the market. The building is scheduled to open in September, 2010.

The project presents a challenging construction environment on a busy street and adjacent alley. A front portion of the building that was previously demolished will be reconstructed, resulting in a building with 100% lot coverage.

In addition, it is using federal historic tax credits, imposing added design constraints, and is registered for LEED certification. It is believed to be the first multi-family LEED-registered project in Central Pennsylvania. The design and construction team has worked through the multiple challenges imposed by the sometimes-conflicting goals of the historic tax credit and LEED requirements to produce a project that will be attractive to tenants, respectful of York's marvelous built environment, and a responsible use of resources.

Lancaster Press Project Advances

Wagman is one of five firms working as "Lancaster Press Partners" to redevelop the former Lancaster Press building, a 90,000 square foot vacant building owned by the City of Lancaster. Project partner Tippetts Weaver Architects is currently in the Schematic Design phase.

The public/private-partnership with the City of Lancaster will include construction of an adjacent parking garage to serve the



neighborhood and this project. This development is also using historic tax credits as a financing source and will be registered for LEED certification. Other project partners are The Drogaris Companies, Susquehanna Real Estate and Fourth River Development.

The project made news recently when Garden Spot Village, the New Holland-based retirement community, announced that they are interested in coming into the project to work with

Codo 241 Wins Prestigious Award

Codo 241 – co-developed and built by Wagman Construction - was recently recognized by AIA Central Pennsylvania with an Honor Award as part of the 2009 Design Awards program.



Codo 241 was the only project selected to receive an Honor Award – the highest level of recognition for excellence in design. Codo 241 was designed by Murphy & Dittenhafer Architects of York. The AIA Chesapeake Bay Chapter in Maryland served as the Design Awards jury for the submissions received from architects within the 13-county Central Pennsylvania Chapter.

Lancaster Press Partners to make the building into a 43-unit downtown retirement community to complement their campus in New Holland. As the country's retirement priorities change, many suburban and rural retirement community operators are seeing a demand for an alternative to a "greenfield" campus setting for some retirees. Downtown Lancaster could soon be the host to the first development of this type in Central PA.