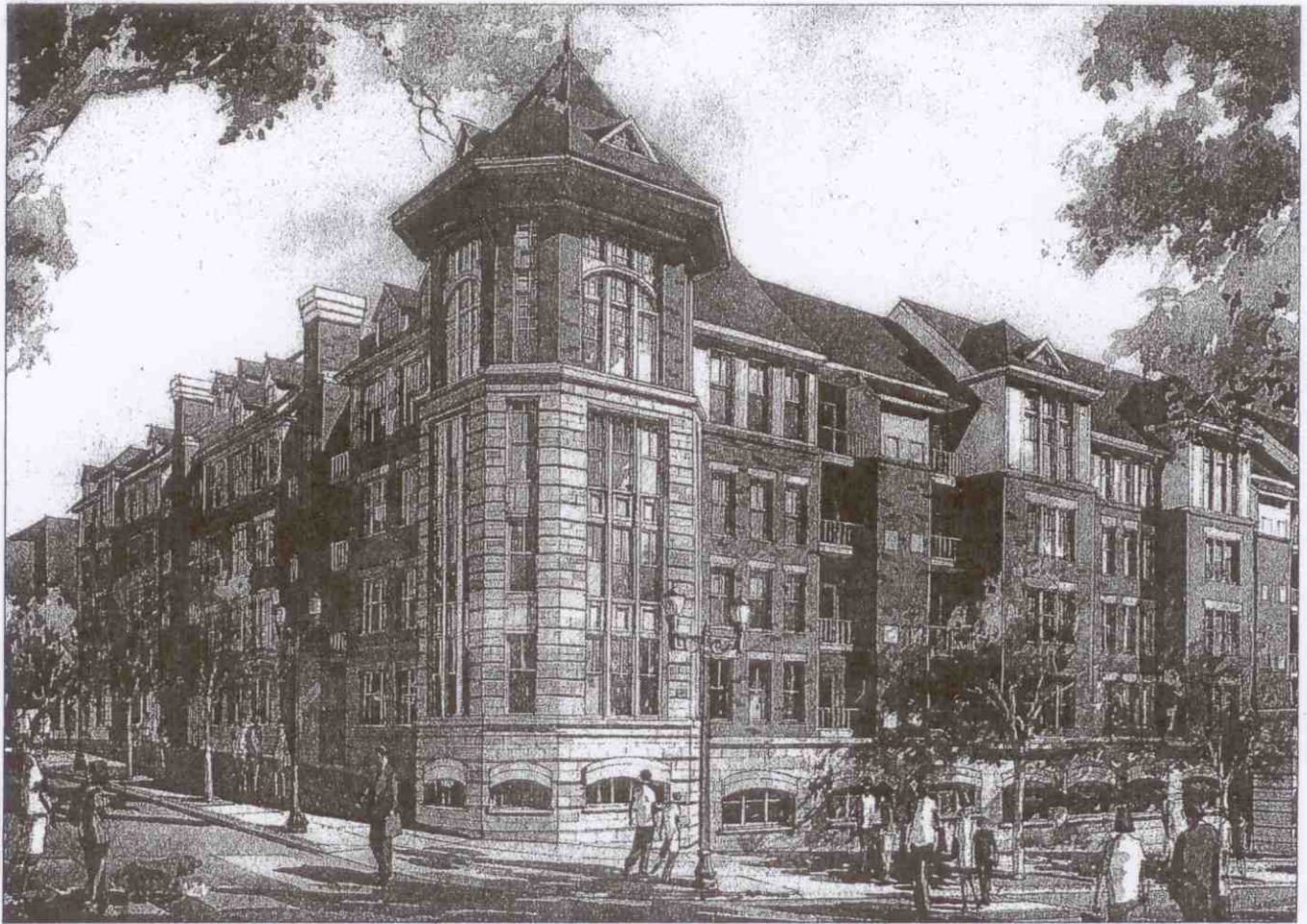


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Real Estate

The Stamford Times



Contributed rendering

A NEW LOOK A former Cadillac dealership will be converted into Glen View House, 146 units of rental housing which will face 11 Glenbrook Road.

East Main residences to start construction next month

By **AMANDA PINTO**
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STAMFORD — Two empty East Main Street car dealerships will soon be replaced by nearly 260 housing units, a national bank and a Walgreens, city officials said.

A former Cadillac dealership will be converted into Glen View House, 146 units of rental housing which will face 11 Glenbrook Road. The site will also include a 15,000-square-foot Walgreens, said Seth Weinstein, owner of Hannah Real Estate Investors which is developing the project.

Weinstein's firm is also developing 112 for-sale condominiums in Eastside Commons on East Main Street in the former Chrysler dealership. That site will also include 15,000 of retail, which will house a well-known bank, he said.

Weinstein said 10 percent of the units in each of the housing facilities will be affordable housing units. He said the residences, expected to begin construction in February and to open for tenants in 2008, will help revive the area.

"We think the streetscapes and progress will be beautiful and will defi-

nately assist in the transition of East Main between Glenbrook and the railroad bridge," Weinstein said.

Steven Wise, a partner in Glen View LLC, which is also developing Glen View House, agreed that the project's impact will be felt.

"This is really a catalyst for changing that area," he said.

The quality of the Glen View site is also unique, Wise said. The Walgreens will face East Main Street, but will be "buried in the topography," so that the residential portion will be more prominently visible from the Glenbrook Road side.

"From an architectural point of view that's probably one of the more significant attributes of the project," he said.

John Ruotolo, director of operations for the Downtown Special Services District, said he is excited for both developments to bring new residents to the "core" and "collar" areas of the downtown.

"Primary residential population is a key component to a vital downtown," he said.

Mayor Dannel Malloy agreed that the two projects will be positive additions to the city.

"I think it will be good-looking buildings, well executed by the developers," he said, adding that Weinstein's firm has done well with many other local projects. "We have worked very successfully with the developers on this kind of market-driven redevelopment."

Weinstein's Hannah Real Estate, in cooperation with Paxton and Ray Kinol, is now responsible for five major housing developments in Stamford, Weinstein said.

Mill River House on West Broad Street, Adams Mill River House next door, and The Metropolitan on Summer Street have all added market-rate units and affordable housing to the area, Weinstein said.

Glen View House and Eastside Commons will not be the first complexes to occupy land once held by car dealerships — Weinstein said Mill River House was once an abandoned automobile lot.

Ruotolo said the developer's past success indicates the new buildings will be an asset to the downtown area.

"We're really happy we have a great developer," he said. "We've already seen his work at Mill River House and we're happy he's over here now."