



Eastside Commons

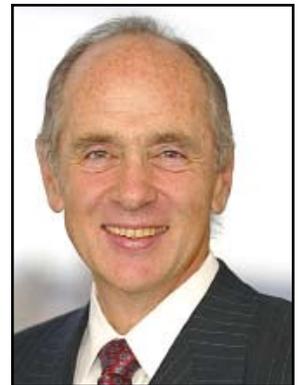
Seth G. Weinstein — A Lifelong Commitment to Environmental Sustainability

By Lori Sokol

Having successfully solved environmental and sustainability challenges throughout his 30 year career in real estate development, Seth G. Weinstein, Principal of Hannah Real Estate Investors, says one of his firm's most important missions is rooted in "restoring a better balance between development and environmental conservation."

"I have always had an interest in exploring the natural world and preserving natural habitats. Living in and sailing the Caribbean in my 20's reinforced my deep appreciation for environmental conservation. I promised myself that when I returned to New York, I would always place a high priority on the environment." Mr.

Weinstein says. "Exercising care and concern for the environment has been a life-long personal and professional commitment."



Mr. Weinstein has fulfilled this commitment through personal activism, charitable giving and through the real estate projects he has developed. "Through our business activities, I strive to make a positive difference in the communities where we work and on the environment. Developers are often perceived to be driven by economic

considerations to the exclusion of environmental concerns.” Mr. Weinstein says. “In fact, developers can and should make decisions that improve the quality of our environment and protect nature and wildlife.”

One of the first projects Weinstein worked on was the Eagles at Sugarbush in Vermont, which introduced to the United States market Swedish-designed housing that was state-of-the-art in terms of energy conservation and sustainable design. Builder Magazine recognized the development as Project of the Month in June 1984 and it garnered several awards for conservation design and landscape preservation.

During the mid-1980’s, Mr. Weinstein mastered the complexities of removing contaminants, including asbestos, from toxic buildings. “As awareness of these hazards increased, it became environmentally and economically important to re-use and re-adapt these buildings,” Mr. Weinstein says. He successfully redeveloped major properties of this type in New York and Atlanta.

Weinstein focused on formerly industrial, coastal Brownfields sites in the 1990’s. Among several notable Connecticut

waterfront projects, Weinstein and his partners secured the Hoffman Fuel Depot and adjoining Northeast Utilities sites along the Stamford, Connecticut Harbor. In redeveloping this property, Weinstein became the first developer to qualify for federal revolving Brownfield loans. Working with Avalon Bay Communities, 15 waterfront acres of arsenic, lead and petroleum contaminated soils were transformed into 326 residential apartments, public boardwalks and a fishing pier that connect to and extend an adjacent public park.

Mr. Weinstein’s expertise in and continuing dedication to improving the environment and communities is evident in two award-winning projects Hannah Real Estate and its partners have recently completed. Stonington Commons in Stonington, CT and Mill River House in Stamford, CT won awards in New York Construction’s Best of 2005 & 2006 competitions. Both projects were also winners in the 2006 Connecticut Real Estate Exchange competition. Stonington Commons captured the Blue Ribbon Award for Project of the Year for the Adaptive Re-use of an historic Brownfield site, while preserving significant buildings dating back as far as 1814 and granting public waterfront access to the site for the first time in almost 200 years. Mill River House took home the award in the Residential Development category. This project surmounted environmental and zoning challenges to clear a blighted, environmentally contaminated site and create a beautiful building containing 92 luxury and affordable condominiums to border the Mill River park and mark the gateway to Stamford’s west side.

Currently, Mr. Weinstein and his partners are building Eastside Commons and



Stonington Commons

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— Seth G. Weinstein, principal, Hannah Real Estate



Glen View House

Glen View House, located within blocks of each other on East Main Street in downtown Stamford. Eastside Commons is converting a 2-acre former Brownfield site into 108 luxury residential units integrated with ground-level commercial/retail space. Glen View House is converting a 2.5-acre former Brownfield site into a mixed-use building consisting of retail space and 146 residential rental apartments. These projects transformed Brownfield properties while contributing to the goal of creating more housing within walking distance of mass transit and downtown amenities thus limiting subur-

ban sprawl and the destruction of more natural landscape. They also use sustainable and energy conserving design.

“By cleaning and re-using environmentally troubled properties, concentrating development near public transportation and using sustainable design, we always try to be environmentally responsible.” Mr. Weinstein says. “Humanity is in enormous danger of irretrievably harming the environment. We must become more conscious of the beauty and fragility of our natural world and build appropriately as stewards of our planet’s natural life.”