



SUMMERVIEW
SQUARE
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SUMMERVIEW SQUARE – SMART GROWTH IN NORWALK

Norwalk rental community revitalizes a blighted neighborhood on the city's north side and provides more affordable housing using 90% Made In America building products. Developer honored with Smart Growth and Community Service Awards

*Norwalk, CT – A major precept of *growing smarter* is investing in transit rich existing neighborhoods by developing more sustainable and affordable housing. Compact, walkable housing development in neighborhoods located near transit can increase a community's economic competitiveness, and reduce housing cost for its residents. So says the U.S. Environmental Protection Agency's [Smart Growth Guidelines for Sustainable Design & Development](#).*

*Summerview Square, a 63-unit townhouse-style rental community on West Main & Summer Streets in Norwalk, has been voted *Best Smart Growth Community* in Connecticut by the state's leading home building industry association.*

"Summerview Square demonstrates that smaller infill sites can enhance the economic and social health of a neighborhood," said Liz Verna, President of the [Home Builders Association of CT](#), which sponsors the HOBI Awards. "This development is transforming West Main and Summer Streets into one of Norwalk's up and coming neighborhoods."

The HOBI award was presented to Andrew LaSala and Steven Berko of the [Summerview Development Group](#), construction manager and representative for property owner, Summerview Square, LLC of White Plains, New York.

History of Summerview Square

Three years ago, Summerview Square LLC purchased several abandoned buildings, scattered over four land parcels in a blighted area of Norwalk. The development team worked closely with the *West Main Street Neighborhood Association* to clean up and secure the neighborhood, and return it to its residents. Summerview Square's colonial and Victorian-style architecture blends with the neighborhood's existing homes, and sidewalks link it with the existing neighborhood.

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How Summerview Square Has Revitalized this North Side Neighborhood

“I have owned a home on Jefferson Street for 47 years now,” says West Main Street Association President, Christine Abraham. “Summerview finally brought a dream into reality. Everyone thinks the apartments are condos, they look so great, and several of us, including my husband and me, have improved our own homes.”

“It has been a huge step towards development on the city’s north side, an area that has been a question mark for years,” said Mayor Richard Moccia.

In April, 2011, Greg Duffey and Joe Brenneis took a 10 year lease on a 3,200 sf building at 167 Main Street, around the corner from Summerview. They gutted the building and opened Minute Man Press. “We like the area. The street’s very active, and our business is growing,” Brenneis said.

Roger Wechter lives in a two family home on West Main Street and also owns a neighborhood business, Cross River Lock. He’s pleased that Summerview “architecturally fits in with the neighborhood”, and his business has also benefitted.

According to City of Norwalk Business Development Director, Tad Diesel, “*Summerview* is having a positive effect on the Main Street commercial district, and we have seen a number of international flavor restaurants, like Pasquale’s Oteria, Valencia’s Luncheria, Taste of Brazil and Blackstone’s steak house, thrive. Moderately priced housing like *Summerview Square* is vital to retaining and attracting businesses. I think the Main Street area will continue to experience an uplifting pace of development as the last phase of *Summerview* is finished.”

The demand for affordably priced rental units remains high, as demonstrated by the speed at which each phase of [Summerview Square](#) has been leased.

Jaclyn Casavant had to wait until a later phase of construction was completed to move to Summerview from her apartment at *The Lofts* in Stamford. “Summerview is a way better value for my money. It’s just one block to the main shopping area, and it takes me 10 minutes to get to work. “

The completed apartments on Summer and West Main Streets have been rented starting at \$1,400 for a one bedroom flat in Phase 1 to \$2,500 per month for a 3BR three floor townhouse in Phase 3. Singles, couples, young families and empty nesters enjoy the townhouse style architecture and in city convenience.

“It’s an awesome place to live,” says Javaid Siddiqui, who works in Norwalk. “We eat at the local restaurants on weekends, and it’s a five minute walk for my wife to get to her job as a pharmacy technician.”

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Foundations are in and construction is underway on the last phase of 32 units, which will be located on Jefferson Street. *Four of these apartments will be affordable to renters who have a household income that is 85% or less of Norwalk's median.*

Green Building and Sustainability

Summerview created an elaborate on site storm water disposal system, which will avoid burdening the city's waste disposal infrastructure and the environment. The townhouse-style apartment buildings exceed Energy Star requirements and incorporate recycled building materials and LOW-VOC products. Carpeting is made from recycled bottles; common area flooring is made from recycled tires; and individually controlled apartment heating and air conditioning systems are designed to promote maximum energy efficiency.

Made in America

According to a recent study by economist turned builder, Anders Lewendal, and publicized on [ABC News](#), *if every builder bought just 5 percent more American made materials, it would create 220,000 U.S. jobs.*

Summerview Square has been committed to *Buying American* from the start of construction.

"At least 90% of the building materials and products we use . . . from concrete, siding and roofing, to nails and web joists . . . are [Made in America](#)," says Summerview Development Group construction manager, Steven Berko. "When we discovered that the hardwood floors were from China, we did some research and found a small South Carolina factory to produce them for us."

According to Andrew LaSala of Summerview Development Group, a number of the building products are fabricated locally in Connecticut. Beyond building materials, the *Summerview Square* development team employs hundreds of local subcontractors and service providers.

"We are proud that this project has been transformative for the neighborhood and the city of Norwalk," said Rick Segal, President of Summerview Square LLC and chief executive officer of Seavest Inc., asset manager for the development. "We believe that neighborhood input is essential, and community involvement has been a vital part of our success."

[Seavest Inc.](#) is continuing to invest in the rejuvenation of Norwalk's north side.

Summerview Development Group is honored with a Community Service Award

The Home Builders Association of CT recognized Summerview Development Group with a second 2011 HOBI Award, this one for *Community Service*. The award recognizes Summerview's outreach efforts to the existing neighborhood; their successful collaboration with the West Main Street Neighborhood Association; and their contribution to Norwalk's Emergency Services by providing two multi-unit buildings slated for demolition to the Norwalk Police and Fire Departments for over a month of valuable live emergency service training.

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ABOUT SEAVEST INC.

Seavest Inc. is a private investment management firm focused on real estate, private equity and long-term asset management. Seavest combines financial discipline, deep industry knowledge and an extensive network to develop investments with exceptional return opportunities for all stakeholders.

ABOUT THE HOBİ AWARDS:

Since 1993, the HOBİ Awards has been the state’s most prestigious home building industry awards program, recognizing builders remodelers and developers throughout Connecticut for excellence in design, construction, remodeling, and land development.