



Owner: PathStone Corporation | Location: Rochester, NY | Completion Date: Ongoing  
Programs Achieved: Energy Star, Enterprise Green Communities, NYSERDA

Amid a large abandoned parking lot within Eastman Business Park in Rochester's historic Maplewood neighborhood you will find The Eastman Reserve, a newly developed community located at 303 Eastman Ave., Rochester, NY. This development features living spaces for young families, growing professionals, and those in rehabilitation.

Eastman Reserve consists of 187 rental units and commercial space spread out among 17 buildings. Twenty-seven (27) rental units are targeted to homeless young adults who will have access to on-site support services.

The Eastman Reserve was designed with sustainability features from the start with a goal to minimize fossil fuel use, build to a compact density, and restore to the community what was once a sprawling parking lot. The buildings have achieved certification through Enterprise Green Communities, Energy Star Homes, and received \$153,500 in incentives for its energy efficiency through the NYSERDA Low-Rise New Construction program.

The complex includes 13 single-family homes, 14 townhomes, and a 4-story multi-family building with commercial space on-site, originally where Kodak began manufacturing photographic film and paper more than a century ago. The campus now supports nearly 100 companies employing more than 6,000 people. The

Eastman Reserve is designed to provide employment, education, and housing opportunities with nearby amenities.

The complex features 75 one-bedroom, 70 two-bedroom, and 33 three-bedroom units. Included amenities allow the residents access to community gardens, pavilions, playgrounds, community rooms for events and entertainment, a monitored fitness center, a private pet park and a rooftop lounge. In addition to the special amenities, additional service amenities on-site include a daycare, financial literacy services, health care services, job training, and mental/behavioral health services aimed at improving living circumstances for all residents.





The \$52 million Eastman Reserve was developed by PathStone Corporation, who worked in conjunction with Christa Construction LLC, NH Architecture, Marathon Engineering, EC4B, Jenson Engineering, and Sustainable Comfort, Inc. Eastman Reserve received funding from multiple New York State Home and Community Renewal programs including \$25.5 million in tax exempt bonds, \$10.6 million through the state and federal New Construction Capital program, \$5.1 million from HCR's Middle Income Housing Program, and nearly \$20 million in low income housing tax credits. Additional local public and private partners include the Maplewood Neighborhood Association and the West Ridge Road Business Association, the City of Rochester, JPMorgan Chase Bank, and PathStone Corporation.

As the energy efficiency and green building consultant, Sustainable Comfort worked alongside the team to achieve rigorous green building standards which include third party verification of performance.

*“With a project of this size and scale, it is important to coordinate early on and identify the best features to achieve a balance of energy efficiency, affordability, and on-going building performance. Eastman Reserve demonstrates the commitment PathStone has made to high efficient buildings, reduction of fossil fuels, and de-carbonization of their building portfolio.”*

- James Moriarty, Vice President of Sustainable Comfort

The sustainability features of the Eastman Reserve include:

- Climate Bond Initiative Certified which required the Eastman Reserve to be at least 8% more efficient than Energy Star Homes Version 3.1. The final results achieved on average a 27% reduction in energy compared to Energy Star Homes.

- Certification in Enterprise Green Communities 2015 which certifies to providing affordable housing with access to healthy, efficient, and environmentally responsible housing.
- Energy Star Homes Version 3.1 Certified with an average Home Energy Rating System (HERS) Index of 49, which is equivalent to a 51% reduction in energy use compared to the 2006 Energy Code.
- Located in the Eastman Business Park in Rochester NY on a previously developed site with access to transportation and services for all residents, giving access to local resources, building resources and supporting its growing economy.
- All electric Variable Refrigerant Flow (VRF) Systems for heating in the apartment building leading to a reduction in fossil fuels and carbon emissions.
- Highly insulated buildings to reduce heat loss including a combined R-24 combined wall insulation with ZIP-R continuous rigid insulated sheathing, and inside 2x6 walls with closed cell spray foam and batt insulation.
- Energy Star Windows with U-0.27 efficiency.
- Received \$153,500 in incentives through the NYSERDA Low Rise New Construction Program
- All LED lighting and Energy Star qualified appliances throughout the building.
- Low flow water fixtures with WaterSense labels throughout the building.

