



# Beechwood Family Apartments

**Development Team:**  
Home Leasing  
Connected Communities  
IN/EX Architecture  
Vanguard Engineering

**HOME LEASING** | BUILDING COMMUNITIES  
DEVELOPMENT | CONSTRUCTION | MANAGEMENT



## Goals

- Provide housing that compliments and expands existing options in the neighborhood
- Align with the EMMA/Beechwood Comprehensive Plan
- Align with the Rochester 2034 Comprehensive Plan and Placemaking Plan



## Proposal

- Co-develop with Connected Communities
- Single-family, duplex, and townhouse buildings
- 24 vacant city-owned parcels, 21 buildings, 54 apartments
- Two-, three-, and four-bedroom family units
- High-quality, clean energy homes
- In-unit laundry, air conditioning, dishwashers
- Off-street parking where possible



## Home Leasing's History in EMMA/Beechwood:

- Connected Communities (partner)
- Warfield Square (developer, contractor, manager)
- Flower City Apartments, Culver Road (developer, contractor, manager)
- East Main Street Revitalization Plan (stakeholder)
- Comprehensive Neighborhood Plan for Emma and Beechwood (stakeholder)
- RHA Federal Street and Scattered Site Renovation Project (general contractor)



## Status:

- Rezoning – complete
- Environmental Studies – complete
- Planning & Design – complete
- Financing & closing – complete
- Construction – Ongoing (expected completion Fall 2026)

# Beechwood Family Apartments

1

**Building Type 1:**  
**Four-bedroom, single-family dwelling**

150 Ackerman Street  
156 Ackerman Street

2

**Building Type 2:**  
**Three-bedroom duplex**

19-21 Chamberlain Street  
25 Chamberlain Street  
107-109 Chamberlain Street  
435-437 Garson Avenue  
1500 E Main Street  
1506 E Main Street  
1604 E Main Street

421 Garson Avenue  
425 Garson Avenue  
263 Grand Avenue (east)  
263 Grand Avenue (west)  
378 Hayward Avenue  
366 Parsells Avenue  
264-268 Webster Avenue  
276 Webster Avenue

3

**Building Type 3:**  
**4-unit multifamily  
townhouse building**

639 Bay Street

4

**Building Type 4:**  
**Six-Family Townhouses-  
Over-Flat Building**

430 Garson Avenue  
12 Lampson Street  
299-303 Webster Avenue