

Solara Apartment Complex

Buildings of Excellence



NYSERDA



Project Details

Location:

Rotterdam, New York

Site Area:

20 Acres

Project Area:

340,000 sq. ft

Number of Buildings:

11

Number of Stories

Per Building:

3

Number of Units:

248

Market Sector:

Low-Rise Multifamily Residential

Construction Type:

New Construction

Construction Start:

2018

Estimated Completion Date:

2022

Developer:

Bruns Realty Group

Design Team Lead:

Black Mountain Architecture

Technologies Used:

- Passive Solar Design
- Energy Efficient Appliances
- LED Fixtures
- 150 kW Solar PV system
- 1,200-Gallon Solar Water Heating System Per Building

Second net zero apartment complex in Rotterdam, New York

Developer David Bruns of the Bruns Realty Group set out to develop the largest net zero energy multifamily complex in the United States — Solara. The project focuses on combining cost-effective materials, familiar building practices, and cutting-edge technologies to make net zero energy designs easily achievable, affordable, replicable, and scalable.

Phase 3 of Solara, estimated to be complete in 2022, will be an 11-building, 248-unit, state-of-the-art, luxury multifamily complex at a market rate price point. As part of the rent, residents will have access to on-site amenities, including a dog park and washing station, fitness center, solar-heated pool, event space, and covered parking with free EV charging stations.

Energy-Efficient Design

Solara's design is modeled after Bruns Realty Group's first net zero energy success — netZero Village. The design goals are achieved primarily by using the sun's energy in a variety of ways. Passive solar design eliminates the need for other mechanical or electrical devices, naturally reducing the apartments heating and cooling needs. A 1.6-megawatt solar photovoltaic system mounted on the roofs and carports supports the complex's entire electrical load and heats the 1,200-gallon domestic hot water tanks for each building. The buildings are also extremely well insulated and only use ENERGY STAR® appliances and light fixtures, which minimize energy loads, making net zero energy attainable.

Learn More.

Visit nyserdera.ny.gov/lrnc or call **1-866-NYSERDA** to learn how you can reduce energy consumption and costs.