



Mid Hudson Construction Management develops 28-unit 44 Springside Ave. with Tinkelman Brothers Development

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44 Springside Avenue (rendering) - Poughkeepsie, NY

Poughkeepsie, NY Mid Hudson Construction Management (MHCM) is developing 44 Springside Ave., a new, mixed-use project, comprised of two retail-commercial spaces and 28 residential units for rent. Construction is to be realized in collaboration with Tinkelman Brothers Development Corp., and designed by Tinkelman Architecture PLLC, the site is currently in the foundation stage of construction.

“In combining our efforts as two Hudson Valley-based organizations, we’ve been able to innovate

and collaborate with MHCM in a way that will have a positive impact on the community upon this project's completion," said Steven Tinkelman, founder of Tinkleman Architecture. "We're eager to answer the demand for more housing options in Dutchess County with a project that promises to be unique, sustainable, and community-oriented, as well as walkable to the vibrant Arlington town center."

Construction on 44 Springside Ave. began in December 2022 and will offer 42,000 s/f of occupiable space and stand five stories tall, granting its occupants views of the Vassar College community, Catskill Mountains, and beyond from its rooftop deck. In addition to the retail spaces and apartments, the artful building will also feature a top-floor, mixed-use community room for residents and guests, a modern gym and workspace, and an indoor swimming pool on the ground floor.

Designed with sustainability in mind, the units will feature acoustic control windows for efficient temperature and noise regulation. The units will also include walk-in laundry rooms, storage, and upgraded finishes. In response to post-COVID lifestyle and remote work needs each apartment will have innovative "swing spaces" for home offices, creative studios, or other flexible uses. The project is currently slated for completion in March 2024. Pre-leasing will begin this fall.

"It's central to our mission that we build into our projects the opportunity for community betterment," said Ray Travis, president and CEO of MHCM. "It's our hope that the commercial aspect of this project will foster economic growth for small businesses locally, while the residential units will create a new, distinctive option in a dynamic and growing neighborhood."

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