

The Reserve at Park South 3 (42 and 47 Besch Avenue)

Ron Stein

The Reserve at Park South 3 (42 and 47 Besch Avenue) project is the development of currently non-developed land on two parcels just off Holland Ave and with project frontage on Hackett Boulevard

The area possesses a few other mixed use and residential projects neighboring the subject property but there will continue to be high (unmet) demand given Albany Medical Center and the Capital.

The project includes the construction and installation of an approximately 60,000 sq. ft. apartment building for market-rate, residential housing consisting of a total of 36 units made up of 21 two-bedroom (approximate average of 1,150 sqft) and 15 one-bedroom (approximately 950 sq ft) residential rental units. There will be approximately 36 fully covered parking spaces in the heated garage and cable/internet that will be offered as part of the apartment rental package to prospective tenants.

Apartment finishes will be of high quality and the design includes open floor plans composed of painted sheetrock walls and ceilings with wood trim, a combination of hardwood and ceramic tile, custom lighting packages and double hung windows. The units will include fully equipped energy efficient kitchens, wood cabinetry, washer/dryer, stainless steel appliances, granite countertops and bath vanities, walk-in closets and storage units which will be available to residents to rent for a fee. The project is expected to be completed in June of 2022.

Current Progress: The project is being presented for the Tech Review Committee for initial review and comments (specific focus on the Site Plan and Water Management Proposed).

I look forward to working with the City of Albany Planning Board to make this another successful project together.

Thanks...

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