



**Empire State
Development**



**Office of
General Services**

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Contact:

Jola Szubielski (ESD) | Jola.Szubielski@esd.ny.gov | (800) 260-7313

Heather Groll (OGS) | Heather.Groll@ogs.state.ny.us | (518) 474-5987

New York State Announces Request for Proposals for Purchase and Redevelopment of Downtown Albany Site

Site includes 4.5 acres of prime property previously under consideration for the convention center and offers a unique opportunity for a major development in the City's urban core

Empire State Development (ESD) and the Office of General Services (OGS) today announced New York State has issued a Request for Proposals (RFP) for the purchase and redevelopment of 4.5 acres of prime property in Downtown Albany. The RFP calls for a mixed-use development plan including a residential component that maximizes economic impact to New York State and the City of Albany and addresses priorities such as area revitalization, market demand and sustainable building practices.

The site—consisting of seven parcels of land bounded by Hudson Avenue to the north, Broadway to the east, Green Street to the west, and Pruyn and Hamilton streets to the south—was formerly under consideration as a location for the Albany Convention Center and related development. Proposals may also include the purchase of an additional 1.9 acres of adjacent streets.

“The Downtown Albany site provides a unique opportunity for mixed-use development that will attract significant private investment and continue the ongoing revitalization efforts of the area,” said ESD President, CEO & Commissioner Kenneth Adams. “Our goal is to assist in the transformation of the vacant property into housing and retail/commercial space that will create jobs and enhance the existing historic assets.”

“An all-encompassing approach was taken in the development of this request for proposals to ensure the needs of the city, county, and State would be addressed within the RFP,” said Commissioner of the Office of General Services RoAnn M. Destito. “With work on the Capital Center well under way, the addition of a mixed-use development nearby will complement the new convention center and significantly enhance the revitalization of this Albany neighborhood.”

With its large size and location in the heart of downtown Albany, the project site offers an opportunity for major development in the city's downtown urban core. The site features convenient proximity to the area's transportation access points and is close to the city's commercial, cultural and governmental destinations. The project will serve as a key component of the City of Albany's efforts to attract reinvestment downtown to meet market demand while simultaneously revitalizing the area with a vibrant mix of uses.

Albany County Executive Daniel P. McCoy said, "Development of the land which was previously intended for the Albany Convention Center is critical. By issuing a request for proposals, Governor Cuomo recognizes the importance of developing that parcel to the revitalization of Albany's downtown. Any commercial improvement to that area will complement the new Convention Center and will strengthen Albany's tax base which is important to all residents of Albany County."

Albany Mayor Kathy Sheehan said, "I want to thank the Governor for advancing this important initiative, which helps unleash downtown Albany's full potential. By working together the City and State will create a development that is vibrant and integrated into our walkable, livable, urban fabric."

The property includes four former warehouses most recently used as a commercial office complex totaling approximately 145,000 square feet of floor area, as well as multiple surface parking lots. All buildings on the site are vacant.

The RFP, which also features a map of the site and surrounding area, can be found on ESD's website at <http://esd.ny.gov/CorporateInformation/RFPs.html>. A tour of the site will be held on February 11, 2015. The deadline to submit questions is March 2, 2015 and proposals are due March 26, 2015.

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