



CAPITALIZE ALBANY  
CORPORATION

# THANK YOU

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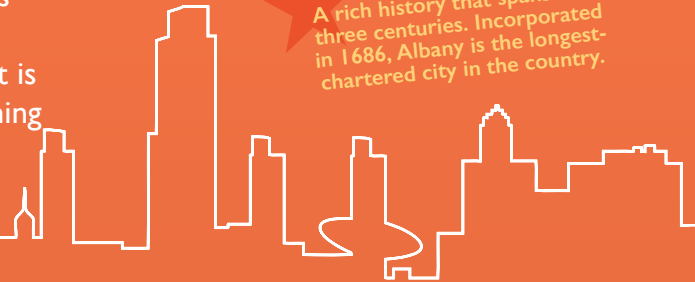
2021 ANNUAL REPORT

# ALBANY

INVEST HERE ★ GROW HERE ★ THRIVE HERE

Guided by targeted neighborhood development strategies — private, regional, and New York State partnerships are building a thriving capital city. Astounding new investment is taking shape in downtown and connecting and strengthening Albany's neighborhoods.

A rich history that spans over three centuries. Incorporated in 1686, Albany is the longest-chartered city in the country.



## \$1 BILLION+

in new investment catalyzed, a decade of  
strategy-driven economic  
development

## Forbes

*Ranks Albany Best Place in NY  
for Business.*

ONE OF THE  
**TOP 30**

Places to live



A THRIVING  
DOWNTOWN  
WITH NEARLY

## \$260M

invested in the last  
five years — momentum is  
building... \$200M+ of  
investment is underway or  
in the pipeline

ONE OF THE  
**TOP 25**

Most educated cities



Up and coming next  
top tech  
talent markets

**CBRE**

Cities for young pro-  
fessionals

**Forbes**

**A City of Neighborhoods** ★ Located at the crossroads of two of the Northeast's busiest interstate highways and along the historic Hudson River, the City of **Albany** is made up of more than 20 neighborhoods, each having their own distinct character.



"Albany - where history meets progress  
and the heart of New York's  
Capital Region. A million strong."

CAPable of aNYthing. GoCapNY.com



## HOME TO 10 COLLEGES AND UNIVERSITIES

*and headquarters of the largest  
university system in the United States*



ONE OF THE  
**TOP 10**

Cities for recent  
college grads



# #1 PLACE TO LIVE IN NYS

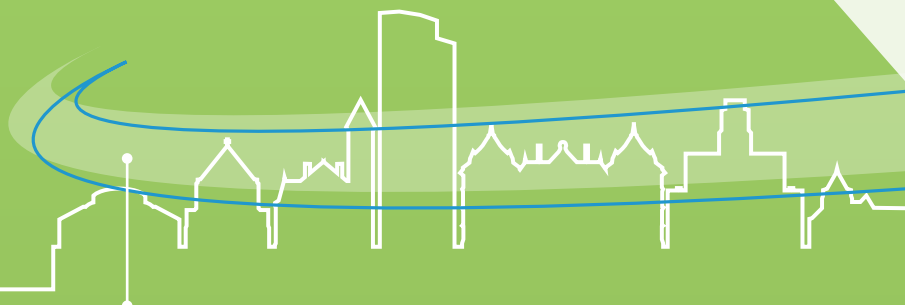




# STRATEGY-DRIVEN

## ECONOMIC DEVELOPMENT

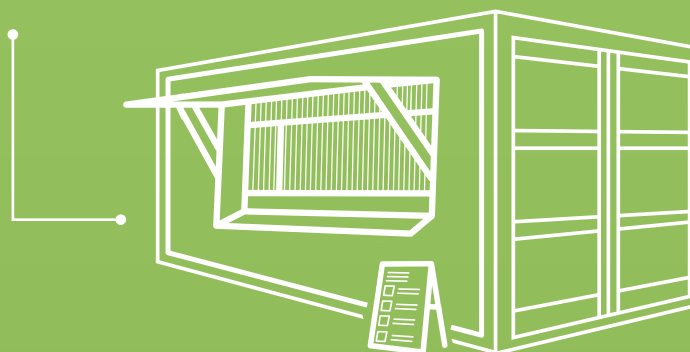
Capitalize Albany continues to support the growth of our Capital City with proven strategies, executed by a talented team that is driving momentum and guiding our City's development.



### SKYWAY PROGRESS

- ✓ Completion of Capitalize Albany Corporation's feasibility study
- ✓ Completion of final design and engineering
- ✓ Construction on schedule and on budget
- ✓ **Open for 2022**

**THE SKYWAY** — a new half-mile long linear park backed by more than \$10 million in state resources from the NYS Department of Transportation an innovative repurposed highway offramp connecting Downtown directly with the Hudson River.



New York State's **\$10 million Downtown Revitalization Initiative** is supporting the reimagining of Clinton Square. Creating a new gateway into the Capital City.



An Upstate Revitalization Initiative supported project — redevelopment of the **8 acre Liberty Park site** is downtown Albany's largest development opportunity.



Neighborhood plan-driven development has invested more than **\$1 billion** in Albany's communities over the past 10 years.

### WORK IS UNDER WAY...

...to reimagine 11 Clinton Avenue (Federal Park) at the foot of the Skyway — new pop-up programming, entertainment and business opportunities. Final design is completed and construction is set to begin in 2022.

**ALBANY** *for all.*

Powered by Pride & Potential

*Supporting City of Albany COVID Recovery Task Force recommendations — guiding \$25 million+ in American Rescue Plan funding and new citywide investment.*



CAPITALIZE ALBANY  
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# ALBANY IS BACK TO BUSINESS

GRANT RESOURCES | SITE SELECTION | REAL ESTATE LOAN FUND  
COORDINATION WITH LOCAL AND STATE AGENCIES

Capitalize Albany Corporation's programming and support services are bringing assistance to hundreds of City of Albany stakeholders. Our dedicated and experienced team is well-positioned to serve the City of Albany's valued business owners and continue to drive economic growth.

**2021**

More than

**300**businesses assisted  
this year

## Support **Smalbany.com**

*Bringing expertise from partner organizations  
to a one-stop-shop resource for local businesses  
impacted by COVID-19*

**78%**Disadvantaged Business  
Enterprises (minority, women  
or veteran-owned businesses)**17**neighborhoods  
in Albany

**SUPPORTED AS PART OF  
LATEST GRANT OPPORTUNITIES AND  
COVID-19 RECOVERY EFFORTS**

**\$500,000+**in COVID-19 Small Business  
Adaptation Program grant  
awards helped**60+**businesses reopen and  
reimagine their operations

## OUR GRANT PROGRAMS

Activating neighborhoods, advancing strategic economic development goals, and supporting hundreds of businesses — grant awards have helped businesses to reinvest, open up a first storefront, expand, accelerate and adapt operations.



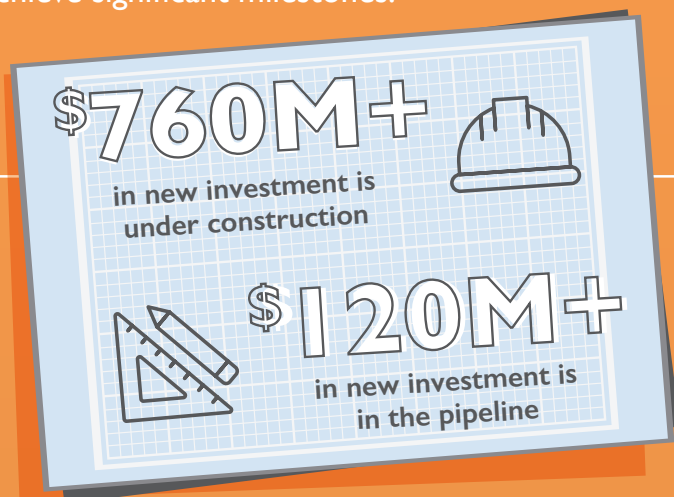
Learn more about available grants at  
[www.CapitalizeAlbany.com/grants](http://www.CapitalizeAlbany.com/grants).

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# TRANSFORMING

## ALBANY'S REAL ESTATE LANDSCAPE

Development in the City of Albany continues to achieve significant milestones.



MORE THAN **\$600M**

of investment catalyzed in the last five years with CAIDA support, creating 2,095 construction and 492 new jobs.

MORE THAN **\$48M**

in new revenue to local taxing jurisdictions to be generated over the projects' abatement period due to CAIDA-assisted projects in the last five years.



The Port of Albany is undertaking a **\$350 million+** expansion project that will be home to the first offshore wind tower manufacturing operation in the U.S. Bringing incredible opportunities to the City of Albany and Capital Region — it's expected to create **550 new jobs** and plans to start shipping in 2024.



Downtown Albany's commercial occupancy rate rose by **more than 5%** over the last five years.



Albany's four hospitals employ more than **10,000 people** and have made more than **\$750 million** in recent investments

MORE THAN **\$600M**

of investment into more than 2,100 multi-family units citywide

**1,529 UNITS**

of affordable housing assisted in the last 5 years

MORE THAN **\$148M**

Invested in Downtown residential (780+ Units) completed and more than \$100 Million underway and in the pipeline (790+ Residential Units)

# OUR SERVICES AND SUPPORT

★ *More than 40 years of strategy-driven economic development*



## SUPPORTING COMMERCIAL REAL ESTATE DEVELOPMENT

- Real Estate Loan Fund
- Coordination with City of Albany Industrial Development Agency
- Coordination with Community Partners
- Coordination with City Agencies



## DOING BUSINESS IN ALBANY

We work with hundreds of businesses annually — ranging in size from startups and small businesses to large companies and organizations — employing thousands, and growing.

- Grant programs to support new and expanding businesses, capital improvement projects, and more.
- Site selection
- Guidance and technical support



## ADVANCING STRATEGY-DRIVEN ECONOMIC DEVELOPMENT

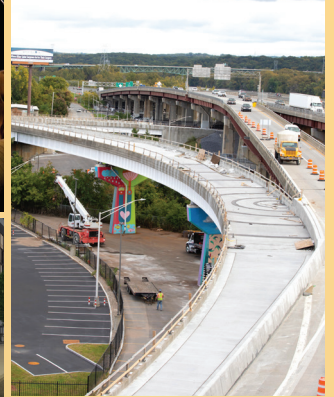
- Local coordinator maximizing New York State economic development initiatives
- Activating key properties, catalyzing surrounding investment and helping neighborhoods thrive
- Engaging Albany stakeholders

**WHETHER YOU'RE AN INSPIRED ENTREPRENEUR,** looking to distinguish yourself or your company in the corporate world, or driven to make a lasting impact by revitalizing a community — Albany provides a dynamic and supportive environment. We invite you to learn more about Capitalize Albany Corporation.



# STRATEGY-DRIVEN INVESTMENT

Capitalize Albany has catalyzed more than \$2 billion in new investment citywide through business, real estate and strategic development. Our strategy-driven approach is transforming Albany's commercial real estate landscape, strengthening Albany's neighborhoods and shaping a brighter future for the City and greater Capital Region.



Clockwise from top left: Redburn Development Partners is investing more than \$150 million in the City of Albany including 500+ apartment units and 100,000+ sq. ft. of commercial space

Liberty Park's 8 acres proposed for redevelopment

The Fort Orange General Store, among several local retailers thriving and expanding.

Top: Convening local stakeholders to maximize Downtown Revitalization Initiative in Clinton Square

Bottom: 11 Clinton Avenue (Federal Park) is being transformed to create a space for unique and iconic works of art, pop-up retail, flexibility for special events and pop-up programming.

Capitalize Albany Corporation completed its 2018 feasibility study and the Skyway's preliminary-design drawings converting the I-787 northbound exit ramp from Quay Street to Clinton Avenue—into the Region's first and only highline park.

## DOWNTOWN REVITALIZATION

The entire Capital Region relies on Downtown Albany for employment, entertainment and culture. Capitalize Albany has made strengthening the core of New York's Capital City a top priority by supporting \$1 billion of new investment driving new housing, filling storefronts, and creating new connections.

- 1,000+ new market-rate apartments completed and in the pipeline are reducing commercial vacancy by more than 5% and creating critical mass
- 50,000+ sq. ft. of commercial/retail space is being filled by local businesses, arts/events venues and craft beverage artisans with assistance from our grant programs and the City of Albany IDA/CRC
- Liberty Park — a premier 8-acre Capital Region opportunity site — is poised for redevelopment after reaching Capitalize Albany site-assemblage

## QUALITY OF PLACE

Our work inspires investment in the Capital City. From understanding project impacts and feasibility to planning for growth, the Corporation jump-starts strategic initiatives that advance bold infrastructure projects and create an environment for investment success.

- New public infrastructure investment underway and strategic destination development will attract more than 100,000 visitors annually
- The \$13 million+ Skyway forges a new connection to the Hudson and strengthens community access
- Albany's \$10 million NYS Downtown Revitalization Initiative award is catalyzing unprecedented new investment in and surrounding the Clinton Square neighborhood





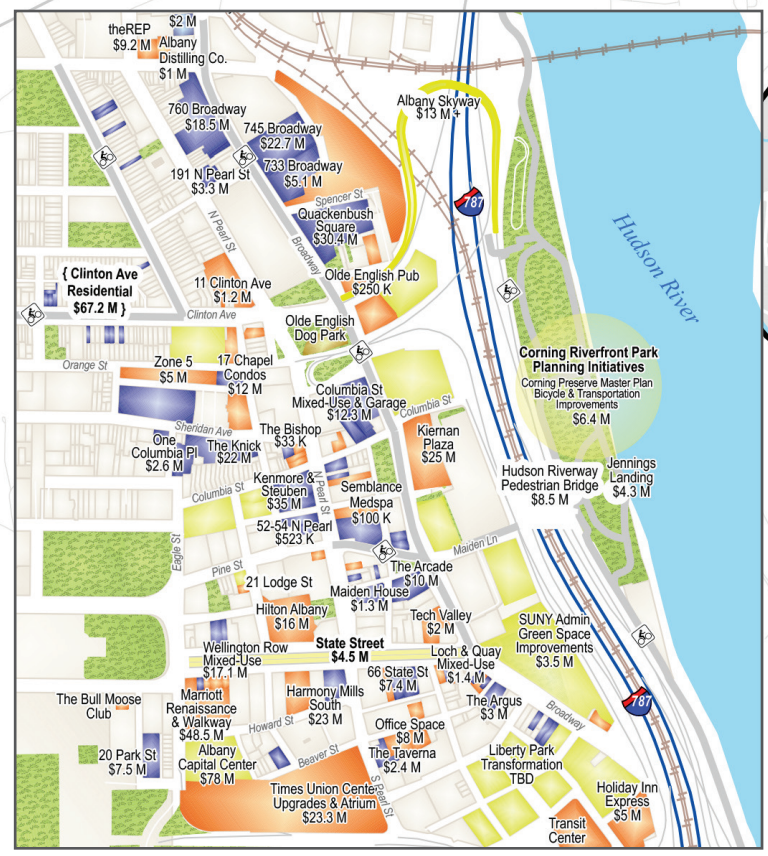
## ARBOR HILL

- Commercial Investment (\$3.9M)
- Res. / Mixed-Use Investment (\$199M)
- Other Neighborhood Investment (\$12.8M)



## SOUTH END

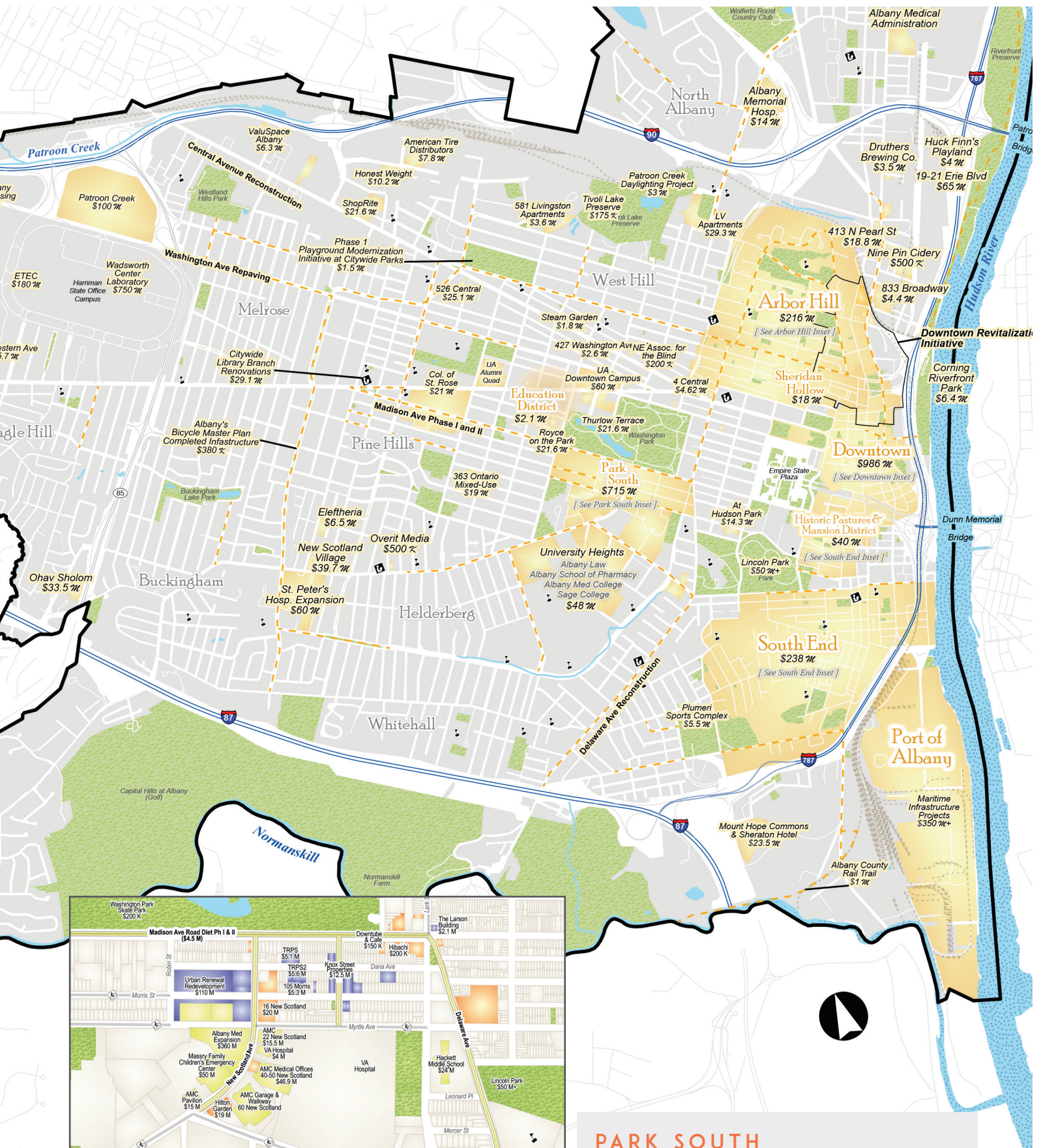
- Commercial Investment (\$35.8M)
- Res. / Mixed-Use Investment (\$126.2M)
- Other Neighborhood Investment (\$75.8M)



## DOWNTOWN

- Commercial Investment (\$332.6M)
- Res. / Mixed-Use Investment (\$277.4M)
- Other Neighborhood Investment (\$376M)





## PARK SOUTH

- Commercial Investment (\$39.6M)
- Res. / Mixed-Use Investment (\$159.7M)
- Other Neighborhood Investment (\$515.4M)





## NEIGHBORHOOD PLAN ACTIVATION

Capitalize Albany put neighborhood plans into action, leveraging more than \$1 billion in support of community investments citywide – particularly in the Arbor Hill, South End and Park South neighborhoods. We pair commercial-scale opportunities identified by local stakeholders with the partners, financial resources and available sites to make vision, reality.

- Attracting and fostering high-quality partners – breathing new life into neighborhoods
- Restoring beautiful historic buildings and public infrastructure
- Bringing new resources closer to Albany residents
- Accessing State and Federal financial resources for implementation

*Top: The Arbor Hill neighborhood is experiencing \$80 million in new investment. Home Leasing completed a \$56 million rehabilitation of 210 affordable housing units within 70 row houses and 2 vacant parcels. More investment is underway creating 60+ new affordable housing units.*

*Bottom: Morris Place Apartments, 105 Morris Street*

## IN-DEMAND HOUSING

Quality housing options are critical to attracting and retaining talent and population, driving downtown reinvestment, revitalizing local neighborhoods and attracting growth-focused employers. In the past five years alone, Capitalize Albany has assisted more than 1,600 units of affordable housing and more than \$325+ million in new market rate units citywide.

- Generating millions in revenue for local taxing jurisdictions
- Strengthening neighborhoods throughout the City of Albany supporting walkability to work, local businesses, and world-class higher education
- Projects are fully-leased before completion and waiting lists are growing



*Top: The Rise, Pine Hills, 363 Ontario Street*

*Middle: The Swinburne Building and Swinburne Apartments, a \$25 million joint venture between Equinox Inc., Regan Development and Whitney Young Health featuring a primary care center, 74 affordable apartments including 20 supportive homes for individuals with mental illness or other special needs.*

*Bottom: 760 Broadway*



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to visit our website, read our  
annual report, and learn more.

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# PROJECT INDEX

## CLINTON AVE REHABILITATION \$80 MILLION INVESTMENT



Home Leasing completed rehabilitation of 210 units of housing within 70 row houses and two vacant parcels in the Arbor Hill neighborhood and along Clinton Avenue and Ten Broeck Triangle. This initial \$56 million affordable housing and mixed-income project was made possible with support from the City of Albany IDA. Now, Home Leasing is underway on a Clinton Avenue Apartments phase II, the new \$24 million project will continue revitalization efforts along Clinton Avenue in the historic Arbor Hill and Sheridan Hollow neighborhoods. It will include 61 affordable housing units.

## IDA YARBROUGH HOMES \$60 MILLION INVESTMENT



Phase I and II redevelopment, led by the Albany Housing Authority, is now complete and phase III is underway. Located at 270 N. Pearl St., phase I consists of 11 newly constructed buildings with 61 townhomes and garden apartments. Overall, 161 affordable homes will be created, 10 of which have been set aside for formerly homeless families — reinventing a key Albany location.

## THE RISE: PINE HILLS APARTMENTS \$19 MILLION INVESTMENT



Redevelopment of Albany's former Playdium Bowling Center, the 1.8-acre parcel in Albany's Pine Hills neighborhood is now home to three-buildings consisting of 110 multi-family apartment units, 142 on-site parking spaces and more than 4,000 sq. ft. of retail space. Made possible with City of Albany IDA support the project will immediately double taxes to local jurisdictions and is projected to generate \$4.76 million in payments over the life of the PILOT. It will provide eight permanent jobs.

## 1211 WESTERN AVE \$35.7 MILLION INVESTMENT



Construction is underway that will transform 30,000 sq. ft. of vacant commercial space and return activity to the site creating a 190,968 sq. ft. complex encompassing 136 multi-family apartment units, 1,840 sq. ft. of commercial retail space and an internal garage with 150

parking spaces. Made possible with City of Albany IDA support it will generate more than \$8.2 million for local taxing jurisdictions over its PILOT period — boosting revenue more than a dozen times anticipated without this new investment.

## THE SWINBURNE BUILDING \$25 MILLION INVESTMENT



Regan Development partnered with Whitney Young Health and Equinox to develop a 108,400 sq. ft., five story mixed-use building bringing a primary care facility and 74 units of affordable housing to the Central Avenue business district. Over the life of City of Albany IDA assistance it will generate \$5.59 million additional in revenue to local taxing jurisdictions than anticipated without this investment. This project reclaimed a property that required extensive environmental remediation undertaken by Capitalize Albany and the Albany Community Development Agency.

## QUACKENBUSH SQUARE \$30.4 MILLION INVESTMENT

With the site's environmental remediation completed, a 132-room hotel is underway. The hotel is estimated to create 100 construction jobs, 25 full-time permanent jobs, generate an economic impact of more than \$13 million during construction, and more than \$600,000 annually once completed. Made possible with City of Albany IDA support, over the next decade the project will generate \$2.7 million more in revenue to local taxing jurisdictions.

## PORT OF ALBANY \$350+ MILLION INVESTMENT



The Port is undertaking a \$350+ million expansion project that will be home to the first offshore wind tower manufacturing operation in the United States. Bringing incredible opportunities to the City of Albany and Capital Region — the manufacturing operation is expected to create 550 new jobs and plans to start shipping in 2024.

## THE RESERVE ON HACKETT \$6.7 MILLION INVESTMENT



Following the completion of two recent similar projects in the Park South neighborhood, The Reserve at Park South I, and II — with support from the City of Albany IDA, developer Ron Stein is expanding investment into the Delaware Area neighborhood and University



Heights, strengthening connections to Park South with the Reserve on Hackett. This third installment will construct a four-story 39-unit multi-family market-rate apartment complex including 44 off-street covered parking spaces at 42-47 Besch Ave. which is currently a .67-acre vacant project site.

## 760 BROADWAY \$18.5 MILLION INVESTMENT



Construction is progressing and work is nearly completed — led by Fairbank Properties, it is the first new construction residential project in the central business district, bringing 88 multi-family apartments to downtown. The property was identified as a priority catalyst site in the Impact Downtown

Albany Strategic Plan due to its ability to connect Albany's business district with the warehouse district to the north on both Broadway and N. Pearl Street. Made possible with City of Albany IDA support.

## MORRIS PLACE APARTMENTS \$5.3 MILLION INVESTMENT



A critical component in the Park South Urban Renewal Plan, now complete this project involved the demolition of an existing blighted apartment building and the construction of a five story, 28-unit multi-family apartment building. This investment will produce more than eight

times additional revenue to local taxing jurisdictions than anticipated without this investment over its PILOT period. Made possible with support from the City of Albany IDA and Capitalize Albany's Real Estate Loan Program.

## SKYWAY | \$13 MILLION+ INVESTMENT



Capitalize Albany Corporation completed its 2018 feasibility study and the project's preliminary-design which readied the project to move forward in 2021 with construction-ready drawings. The .5-mile transformational elevated-linear park was made possible with support from the New

York State Department of Transportation, the City of Albany, Capitalize Albany, and more than \$10 million invested by New York State.

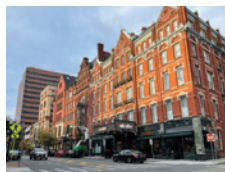
## LIBERTY PARK INVESTMENT TBD



The Liberty Park site is the City of Albany's largest development opportunity and when redeveloped it will generate unprecedented local economic growth. Capitalize Albany has taken action towards acquiring the property's remaining parcels and \$15 million in Upstate Revitalization Initiative

resources is supporting the Corporation's advance towards Liberty Park site redevelopment.

## REDBURN DEVELOPMENT \$80+ MILLION INVESTMENT



Work is completed on more than 270 mixed-income apartments and more than 50,000 sq. ft. of commercial and retail space that's expected to attract more than 450 new residents downtown. Restoration of the historic Rain-Bo Room is complete, and the Kenmore Ballroom has officially opened. New retail is opening throughout the central business district across several properties revitalized by Redburn Development which is continuing to invest in downtown beyond this initial investment. Made possible by Empire State Development's \$5 million performance-based capital grant, including \$2 million as part of the Capital Region's Upstate Revitalization Initiative, and support from the City of Albany IDA.

Properties include: The Kenmore Hotel (76 N. Pearl Street), Steuben Athletic Club (1 Steuben Place), The Knick (16 Sheridan Avenue), Capital Repertory Theatre and Garage (111 N. Pearl Street), 39 Columbia Street, Kennedy Garage (43 Columbia Street), 55 Columbia Street, and 82 N. Pearl Street.

## CLINTON MARKET COLLECTIVE \$1.2 MILLION INVESTMENT



The reimagining of 11 Clinton Ave. (Federal Park) is underway — the Clinton Market Collective is a \$1.2 million Capitalize Albany project made possible with support from New York State's Downtown Revitalization Initiative and National Grid. It's located at the foot of the Skyway and at

one of the City of Albany's most prominent gateways. This underused park's transformation will create a space for unique and iconic works of art, pop-up retail, flexibility for special events, pop-up programming and more.

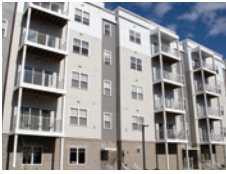
## MT. HOPE COMMONS \$23.3 MILLION INVESTMENT



351 Diamond Development's \$10 million Mt. Hope Commons development is completed on the former Howard Johnson's site on Route 9W. Its 60,000 sq. ft., four story Four Points by Sheraton hotel at 351 Southern Boulevard is complete, complementing the Commons. The \$13.3

million hotel includes 106 hotel rooms. Supporting access and walkability, a new traffic light, sidewalks, and CDTA bus stops were installed. Supported in part by the City of Albany IDA.

## LANDMARK ALBANY APARTMENTS \$56 MILLION INVESTMENT



The newly opened 252-unit development is part of Dawn Homes' \$56 million investment on Sandidge Way, off Fuller Road and adjacent to SUNY Polytechnic Institute. The project consists of seven buildings and the investment will produce \$8.8 million more in revenue to local taxing

jurisdictions over the course of its PILOT period than anticipated without this investment. Made possible with support from the City of Albany IDA.

## 427 WASHINGTON AVENUE \$2.6 MILLION INVESTMENT



Complementing new investment surrounding the University at Albany's downtown campus and plans for the new home of UAlbany's College of Engineering and Applied Sciences, made possible with City of Albany IDA support this investment removed neighborhood blight

through construction of a new 16,000 sq. ft. 3.5-story building with 16 apartment units and seven off-street parking spots. It was built on two combined lots replacing a vacant two-family house and three garages.

## 90 STATE STREET \$23.1 MILLION INVESTMENT



A large-scale residential conversion in the heart of downtown will further strengthen the central business district's density and residential strategy implementation. The upper 11 stories of 90 State Street's 15-stories are being converted into 154 residential units, leaving a portion of the

structure's office and commercial space. The project is estimated to create 89 construction jobs, support four retained, and create one full-time job. It will generate \$3.1 million more in revenue to local taxing jurisdictions over the next 20 years. Supported by the City of Albany IDA.

## NEW SCOTLAND VILLAGE \$39.7 MILLION INVESTMENT



Construction on the 3.1-acre parcel at 563 New Scotland Avenue will create 188 residential apartment units including tenant amenities such as a clubhouse, 255 surface parking spaces, and 15,000 sq. ft. of retail space. The project will be constructed in three phases over a three-to four-year

period. Made possible with City of Albany IDA support.

## theREP \$9.2 MILLION INVESTMENT



With the support of a \$1.8 million Restore New York Communities Initiative grant to the City of Albany through Empire State Development, and with support from the City of Albany IDA — Capital Repertory Theatre (theREP) has expanded its operations following extensive

revitalization work into the National Biscuit Co. building, at 251 N. Pearl Street. Work is complete, it's now the new home for theREP, with a 300-seat main stage, 70-seat black box theatre, full time café, and box office. The venue's first show debuted in August 2021.

## 413 NORTH PEARL STREET \$18.7 MILLION INVESTMENT



Redburn Development Partners' initial investment in Albany's warehouse district, now underway and made possible with City of Albany IDA support, the historic renovation involves the redevelopment of a four-story 90,000 sq. ft. warehouse at 413-25 North Pearl St. into 80 market-rate

residential apartments and 13,500 sq. ft. of commercial space. It will also include 54 off-street parking spaces.

## 66 STATE STREET \$7.3 MILLION INVESTMENT



This historic renovation will transform the vacant four-story 41,650 sq. ft. building into 27 market-rate apartments with improvements to the existing 10,300 sq. ft. of commercial space. Made possible with City of Albany IDA support, Redburn Development's work will involve selective

demolition of interior walls and finishes, asbestos, and lead paint abatement. The project will create 1 permanent and at least 50 construction jobs.

## 61 NORTH PEARL STREET \$4.7 MILLION INVESTMENT



As part of Redburn Development's continued investment in downtown, the redevelopment of 61 N. Pearl St. will convert the upper floors of the historic 39,400 sq. ft. four-story building into 15 market-rate apartments while maintaining the 13,000 sq. ft. existing ground-level

retail spaces along Steuben Street, with the intention to re-tenant the existing restaurant space with a new commercial/retail entity. Made possible with City of Albany IDA support.

**21 ERIE BLVD., THE WAREHOUSE  
AT HUCK FINN  
\$60 MILLION+ INVESTMENT**



The project involves the historic renovation and conversion of the 225,000 sq. ft. warehouse on Erie Blvd, home to the Warehouse at Huck Finn, into 275 market rate apartments and 45,000 sq. ft. of commercial/retail space.

The Warehouse at Huck Finn, which has been helping to furnish local homes for more than 50 years will continue its operations on site as part of the project.

**191 N. PEARL STREET  
\$2.35 MILLION INVESTMENT**



This new construction multi-family residential project will transform this vacant property, bring new revenue to Albany's taxing jurisdictions, create at least 150 construction jobs, and add 18 new apartment units to downtown's urban core. Made possible with City of Albany IDA

assistance and supporting Impact Downtown Albany strategic plan implementation this investment will transform the vacant .21-acre lot. The new four-story, 26,000 sq. ft. building will include 18 market-rate apartment units and 15 off-street covered parking spaces.

**67 LIVINGSTON AVE.  
\$20.2 MILLION INVESTMENT**

Located at the corner of Livingston Avenue and Broadway in downtown Albany this proposed project would build a six-story, 60,000 sq. ft. apartment building with 1,700 sq. ft. of ground-floor retail space and 66 apartments on the upper floors.

**745 BROADWAY  
\$22.7 MILLION INVESTMENT**



Now underway and made possible with City of Albany IDA support this investment will construct a 5-story mixed-use residential commercial retail structure containing 80 residential market rate apartment units and 6,600 sq. ft. of ground-floor commercial retail space. The 1.38-acre

project site, which is currently a parking lot, will also include 75 off-street parking spaces.

**21 HOLLAND AVE.  
\$12.1 MILLION INVESTMENT**



To soon begin construction, with City of Albany IDA support, this project involves the construction of a 67,132 sq. ft. market-rate apartment complex containing 60 residential rental units with 59 parking spaces on the 1.2-acre site.

**1415 WASHINGTON AVE.  
\$80 MILLION INVESTMENT**



Supporting Albany's world-class higher education institutions and complementing recent investment along Washington Avenue this significant investment will demolish the 2.85-acre site's vacant hotel and construct a new five-story student housing complex to include 240 residential units. Made possible

with support from the City of Albany IDA, the project is now underway and will create at least 300 construction jobs.



**CAPITALIZE ALBANY  
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