

WETLAND

COMMUNITY GARDEN

OUTDOOR PLAY AREA

PHASE II STAND ALONE AMENITY

TRASH COLLECTION

PHASE III

WETLAND



**PHASE I**  
**60 APT 3-STORY**  
 60' GOLDFISH FARM RD  
 EXTENSION W/ SIDEWALKS  
 49,135SF

**PHASE I**  
 DEVELOPMENT  
 BOUNDARY

**PHASE 1: SITE AREA 88,660 SF**  
 OF THIS GOLD FISH ROAD =  
 10,414SF

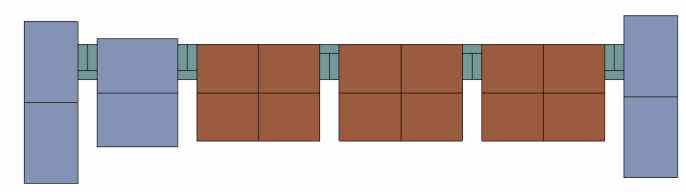
**OUTDOOR GREEN SPACE**  
 REQUIRED 15% - COMPLIANT

**TOTAL UNITS 54**

**TOTAL OFF STREET PARKING 60**

**Unit Dist for Development Yield:**

- 1 BR - 4 (7%)
- 2 BR - 29 (54%)
- 3 BR - 21 (39%)
- BACK OF HOUSE
- AMENITY
- CIRCULATION



**LEVELS 02-03 TYPICAL**

**FHDC - Albany 9% NOFA**

9/28/2023

**Phase 1** *Parcel Area* **88,660 sf**  
*Open Landscape* 33063 sf

**PHASE I: North Building**

	<i>Open Breezeway Circulation</i>	Offices : Property and Community Manager	Rentable	Total GSF	1BR	2BR	3BR
Level 01	2500	356	16300	19156	4	5	9
Level 02	2500	0	16656	19156	0	12	6
Level 03	2500	0	16656	19156	0	12	6
<b>Total</b>	<b>7500</b>	<b>356</b>	<b>49612</b>	<b>57468</b>	<b>4</b>	<b>29</b>	<b>21</b>

**Phase II: Amenity Building**

	Program	Total GSF
Level 01	1700	1700
<b>Total</b>	<b>1700</b>	<b>1700</b>

**Phase III**

Future Development Parcel: 308883 sf (Programming will include Daycare etc.)

**INFRASTRUCTURE - Goldfish Farm ROW**

ROW Improvement with sidewalks : 49,135 sf

**Parking area**

	Total GSF	Parking Count
Level 01	18957	60