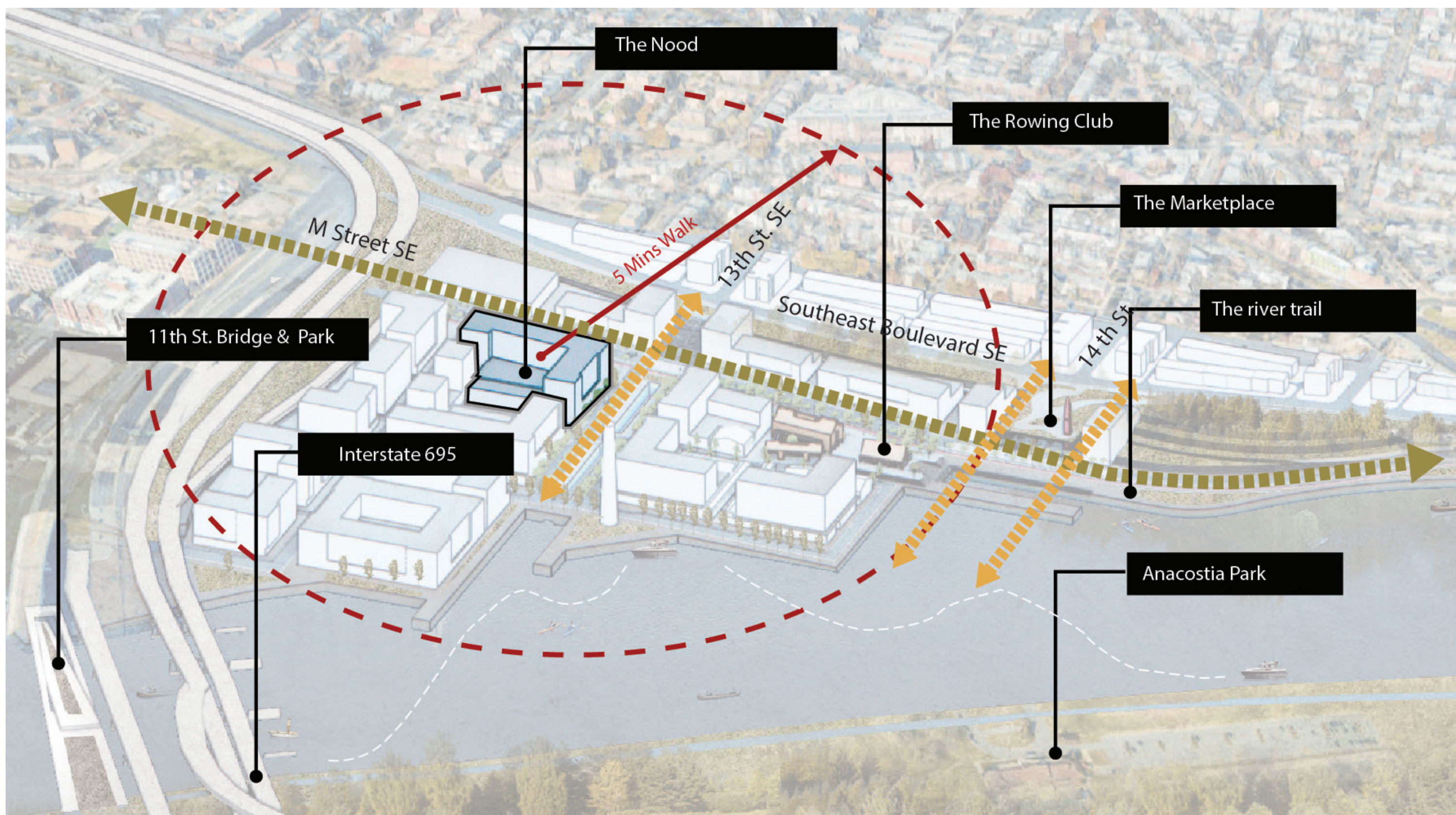


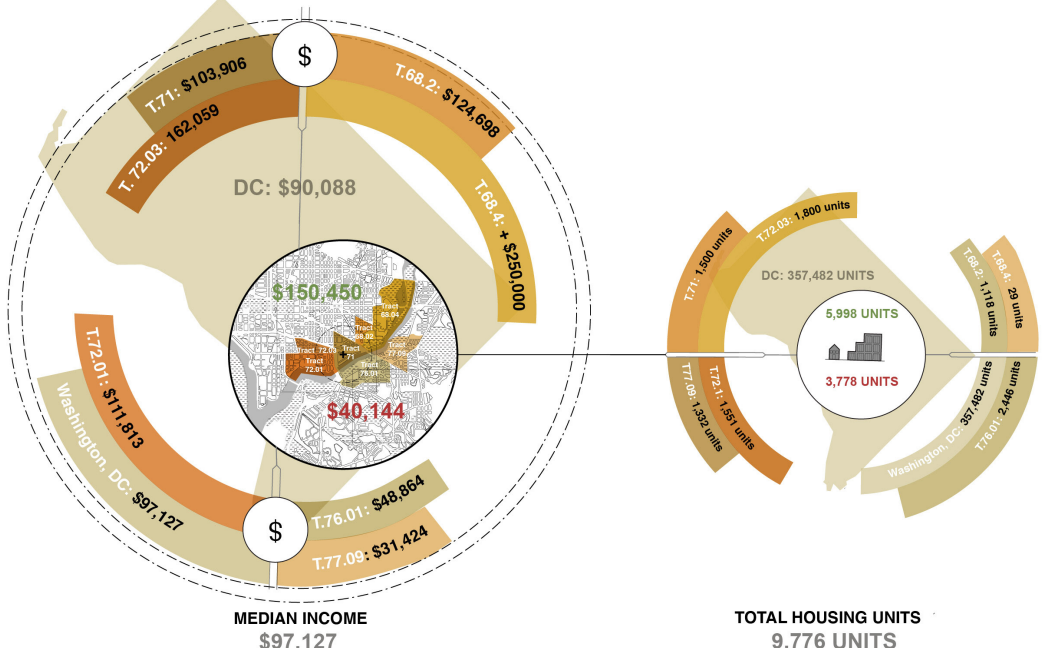
DEVELOPMENT SUMMARY

THE NOOD AT THE RIVERFRONT WEDGE DEVELOPMENT

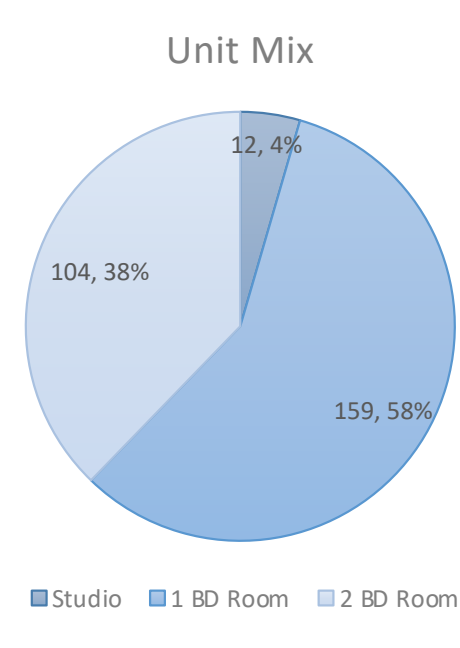
TOTAL RETAIL SF:	20,248 SF
TOTAL RESIDENTIAL:	206,914 SF
UNITS:	276
GARAGE SF:	47,109 SF
SPACES:	144
TOTAL INDUSTRIAL SF:	7,111 SF
UNITS MIX	
AFFORDABLE:	80%
MARKET RATE:	20%
DEVELOPMENT COST	\$364,166 PER UNIT
TOTAL DEVELOPMENT COST	\$ 146,442,316



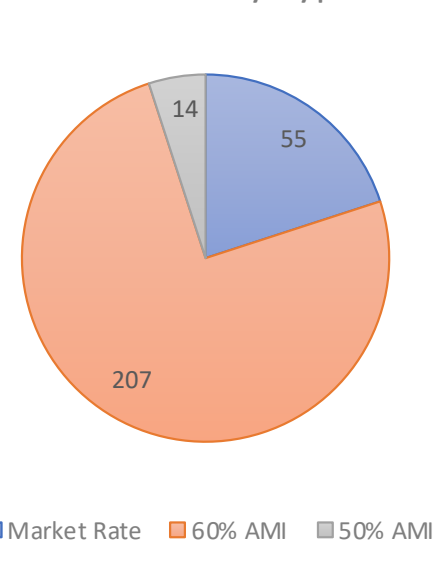
Demographics



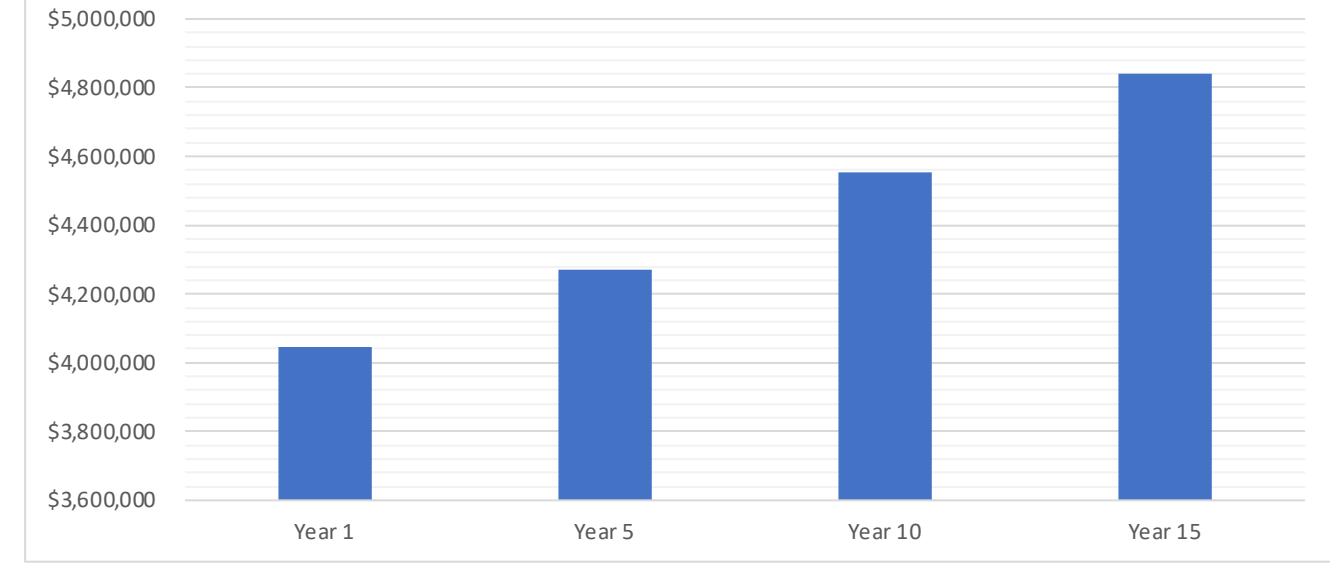
Inclusive Design



Affordability Type



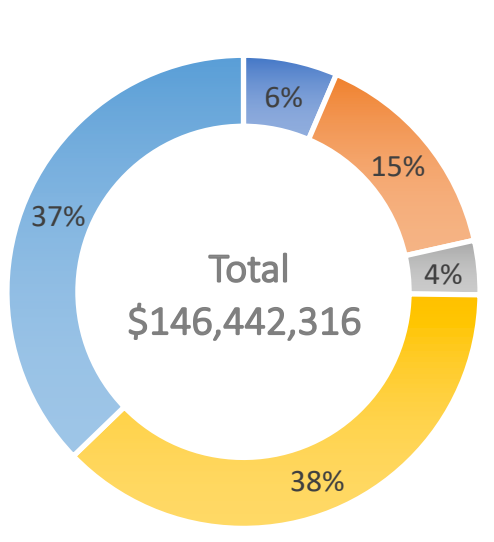
Net Operating Income (NOI)



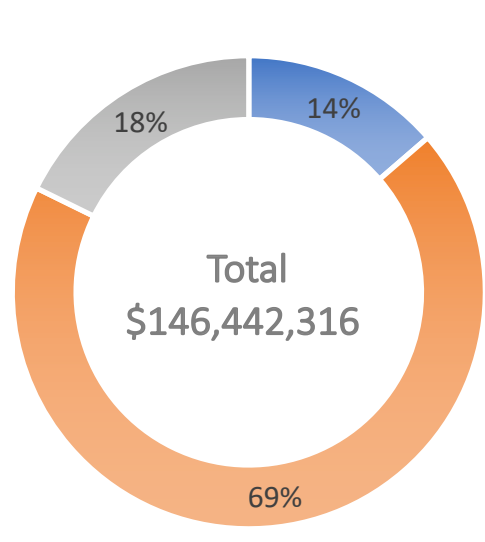
Program



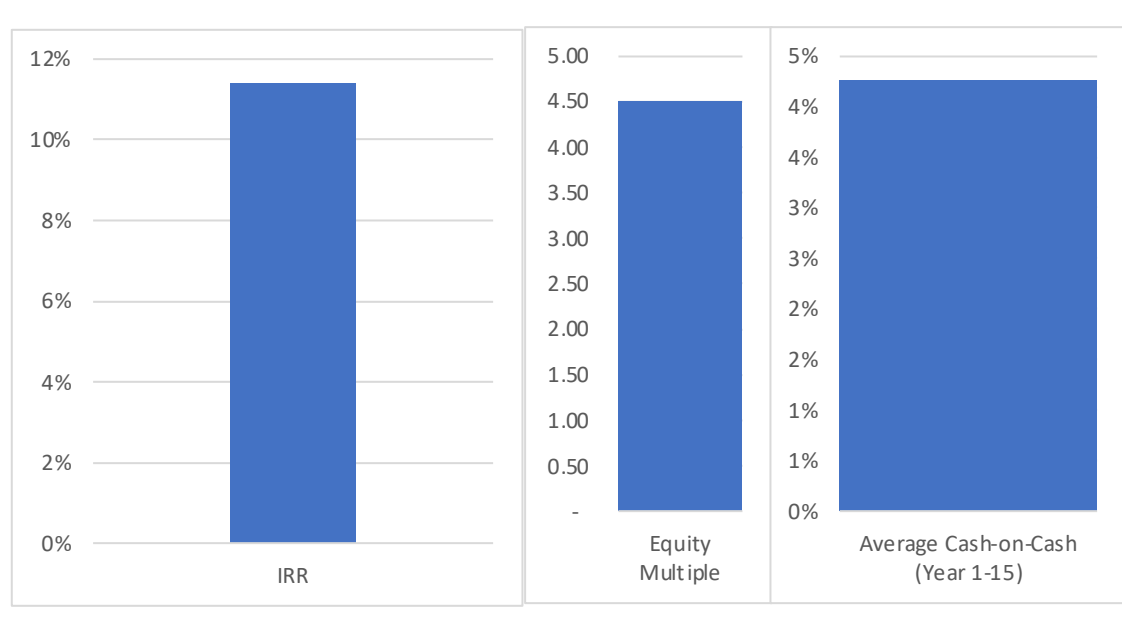
Sources



Uses



Financial Returns



MRFD
Spring 2023



The Nood: at The Riverfront Wedge

Where Capitol Hill meets the river

Fadi Alajati

The Riverfront Wedge intends to connect the Capitol Hill neighborhood with the Anacostia waterfront. This development aims to serve as a catalyst for urban sustainability by remediating and redeveloping a former industrial brownfield site. This structure will release fewer hazardous pollutants than other structures due to its use of sustainable construction techniques, such as mass timber, photovoltaic systems, and sophisticated mechanical systems.

By constructing a canal system, the city grid will have a better connection to the river and the site will maximize the waterfront view and access for the new proposed development. This development intends to provide a retreat from the city, and the site offers direct access to the water via a pedestrian-only upland connection. The Riverfront Wedge will provide numerous areas for pedestrians to recline, unwind, and take in the views of the Anacostia

River through an interconnected network of natural spaces. This development will unite the community and create a place where people can live, work, produce, and shop through the provision of mixed-income housing, light industrial, and retail space with amenities such as a kayaking and rowing center, a marketplace, and a connection to a riverfront trail, etc. This development will bring new vitality to Washington, D.C., with its terraces,

extraordinary views, and easy access to public transportation. The Riverfront endeavors to reunite the metropolis with its waterfront; redeveloping a former industrial brownfield site is intended to stimulate sustainability in urban areas.

