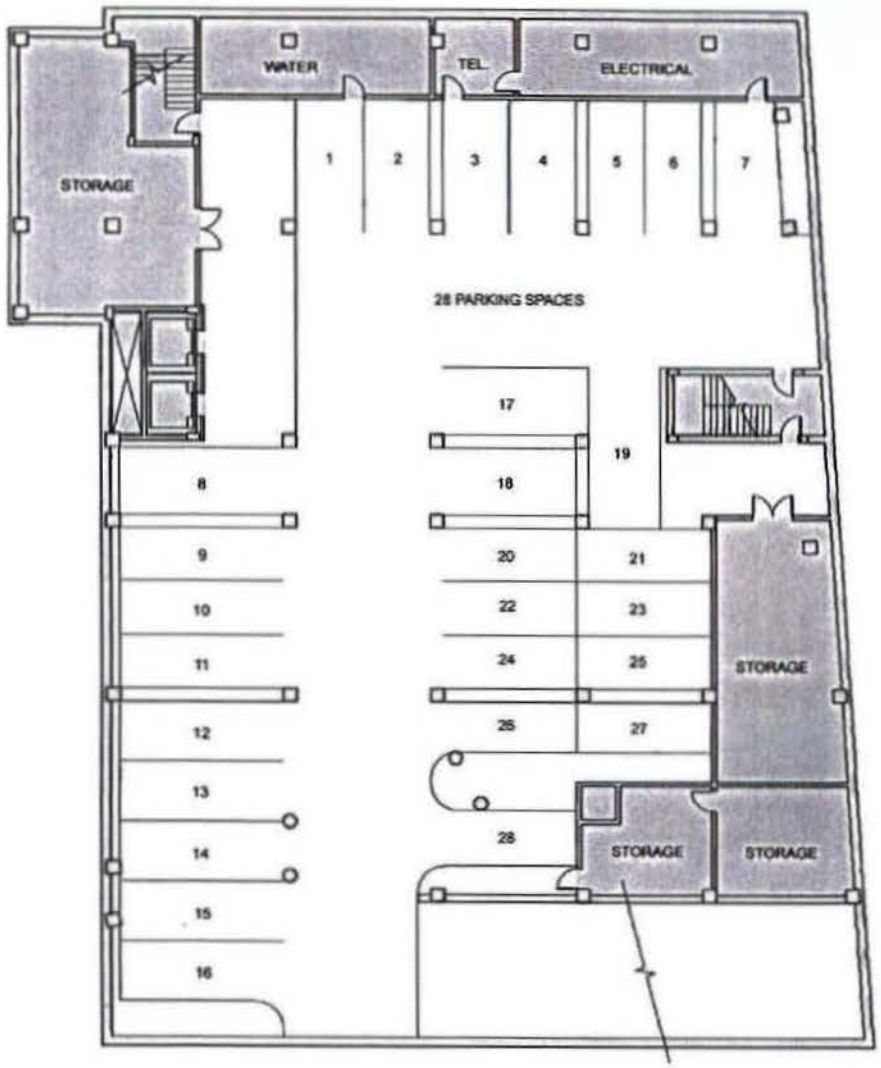


PROPOSED DESIGN

THE SALVATION ARMY

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CAFRITZ COMPANY
Real Estate Services



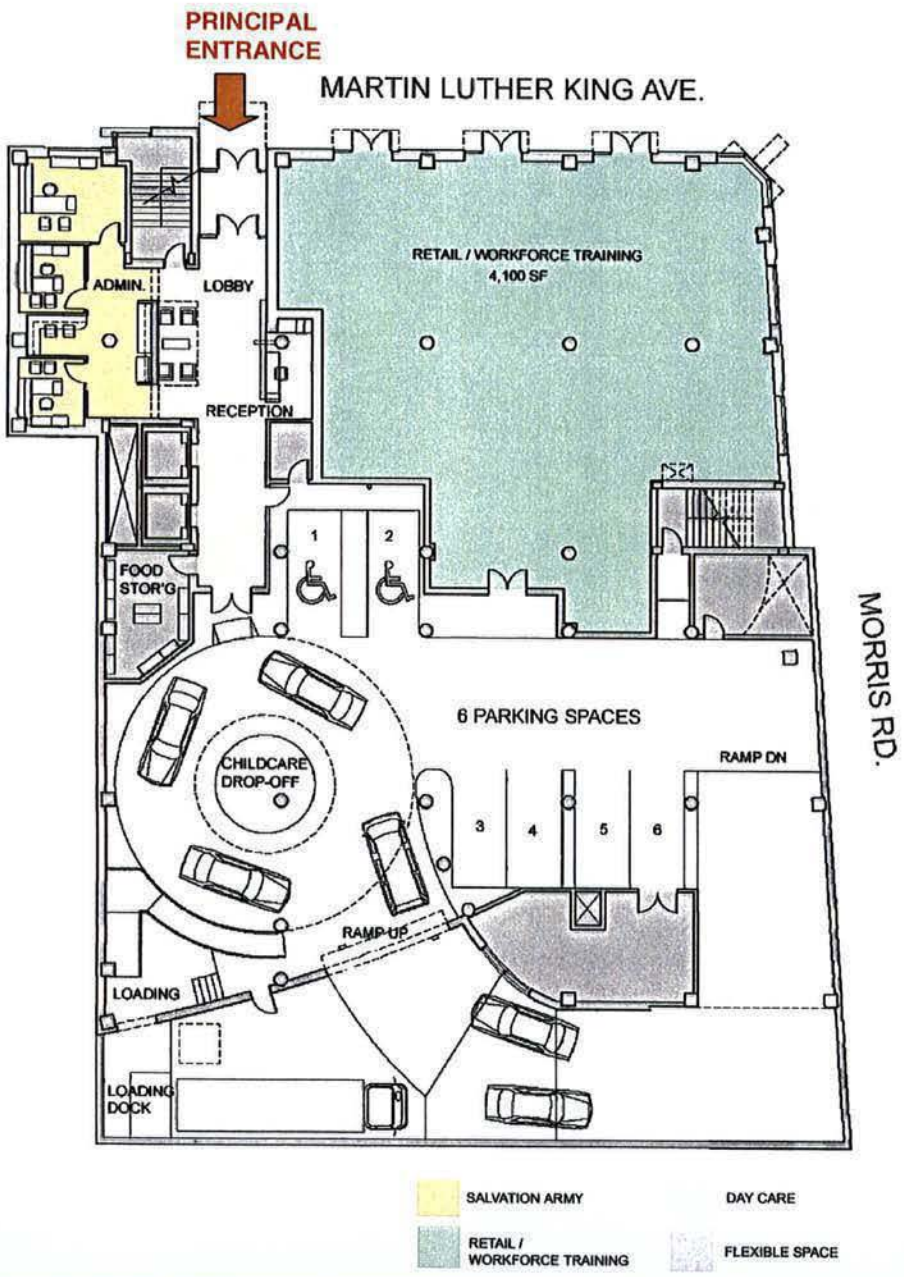
- 28 PARKING SPACES
- PUMP ROOM
- MAIN TEL. & ELEC. ROOMS
- MECHANICAL ROOM
- STORAGE

PARKING LEVEL P-1

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- 4,100 SF RETAIL / WORKFORCE TRAINING
- PRINCIPAL ENTRANCE
- SA ADMINISTRATION
- CHILD CARE DROP-OFF
- MECH., LOADING
- 6 PARKING SPACES

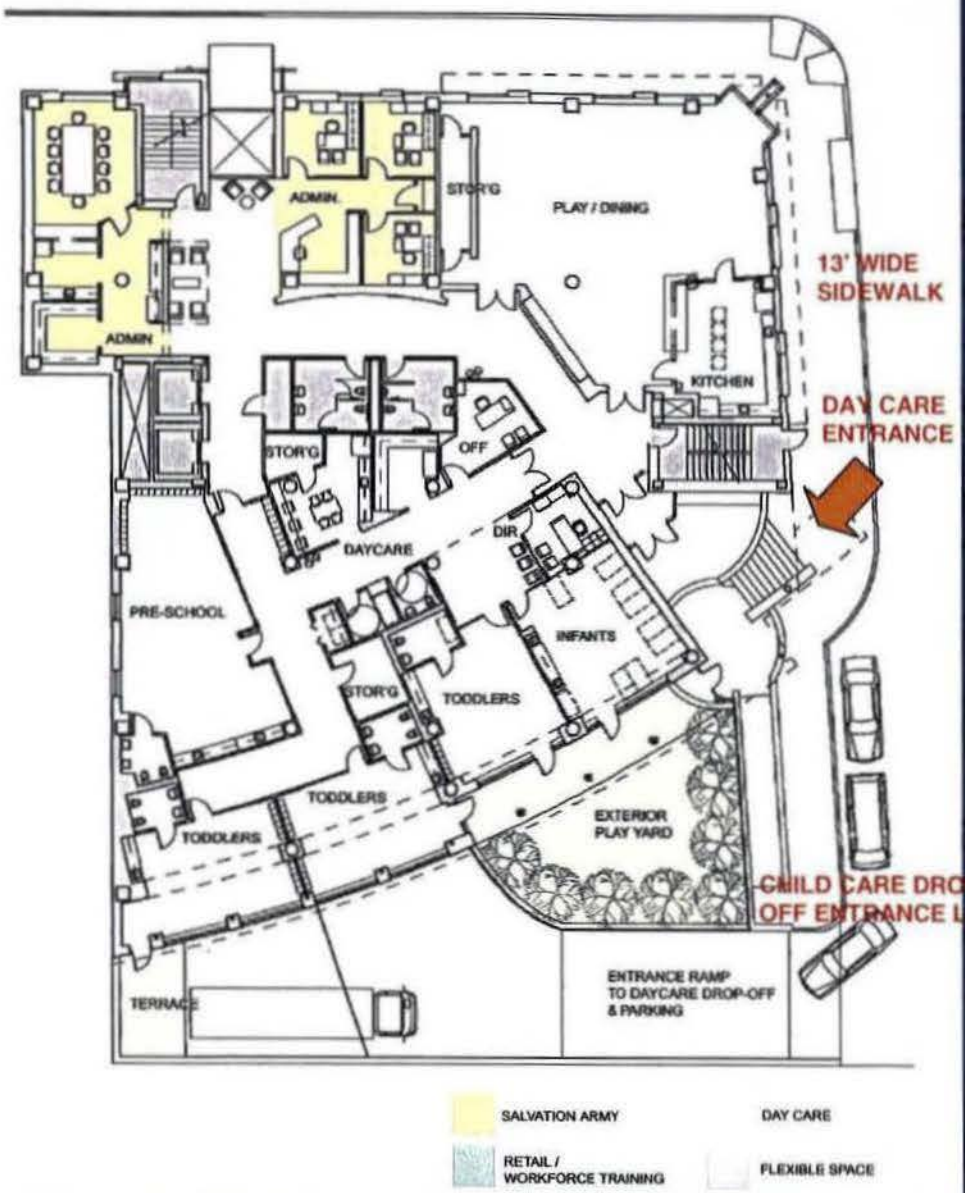
34 TOTAL PARKING SPACES

FIRST FLOOR

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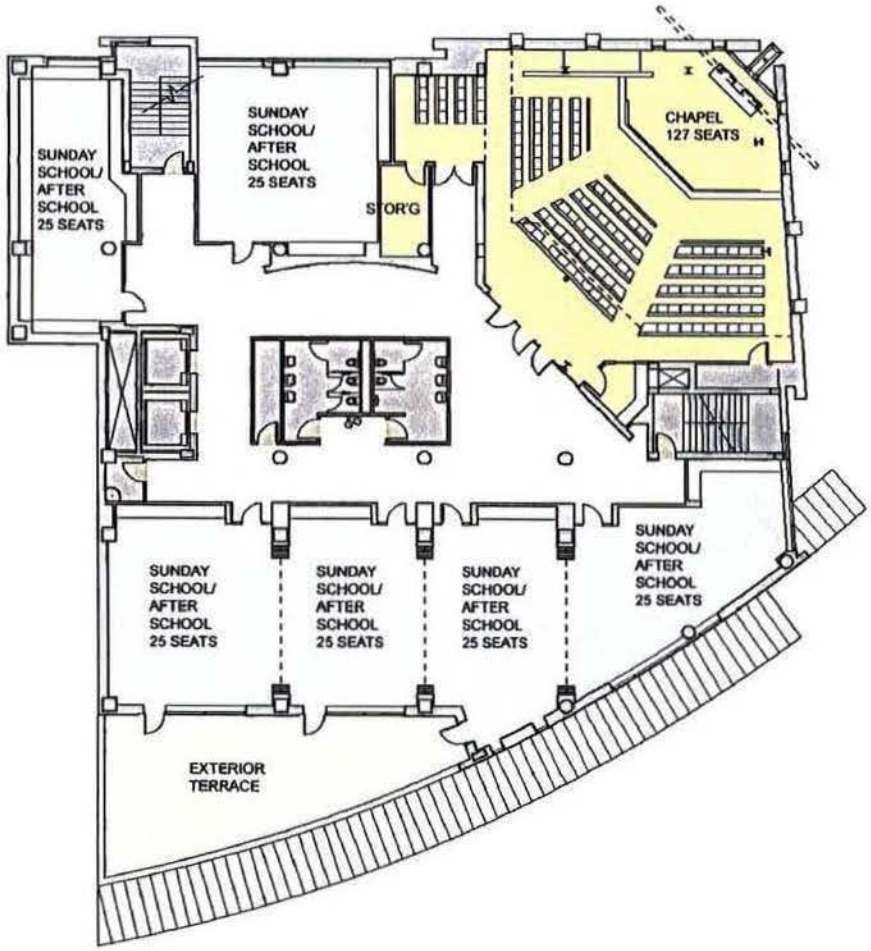
- SA ADMINISTRATION
- PLAY / DINING
- DAY CARE ENTRANCE
- DAY CARE CENTER
- EXTERIOR PLAY YARD
- 1,200 SF PLAY YARD & 170' SF TERRACE (RECREATION)

SECOND FLOOR

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SALVATION ARMY

DAY CARE

RETAIL / WORKFORCE TRAINING

FLEXIBLE SPACE

THIRD FLOOR

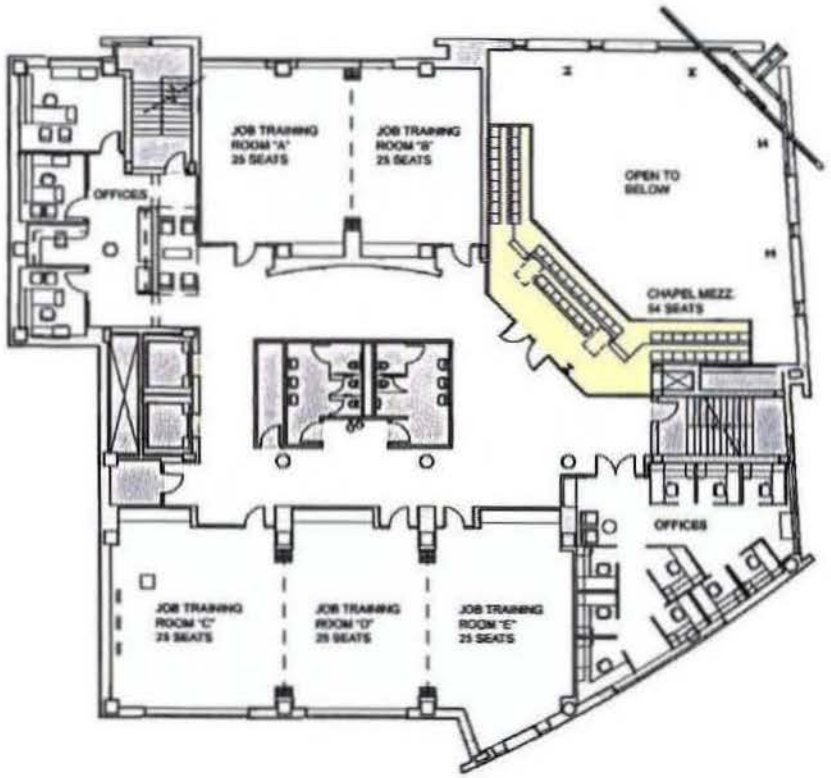
- CHAPEL, 127 SEATS
- 6 CLASSROOMS
- 950 SF TERRACE (RECREATION)

ANACOSTIA

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- MEZZANINE, 54 SEATS
- 5 CLASSROOMS
- OFFICES

SALVATION ARMY

RETAIL / WORKFORCE TRAINING

DAY CARE

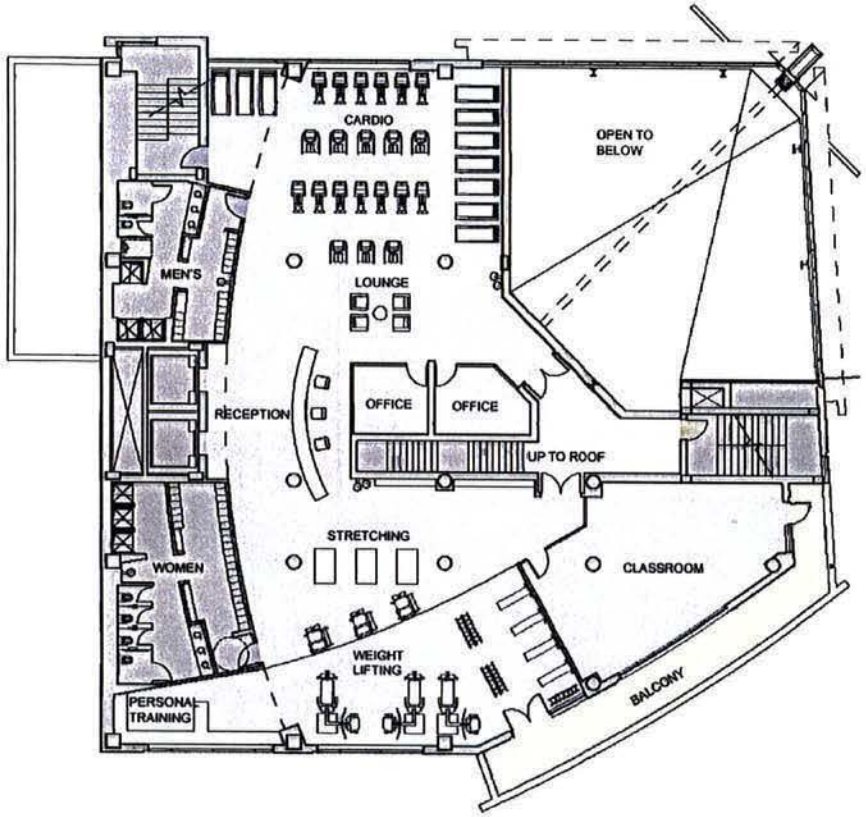
FLEXIBLE SPACE

FOURTH FLOOR

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SALVATION ARMY

DAY CARE

RETAIL / WORKFORCE TRAINING

FLEXIBLE SPACE

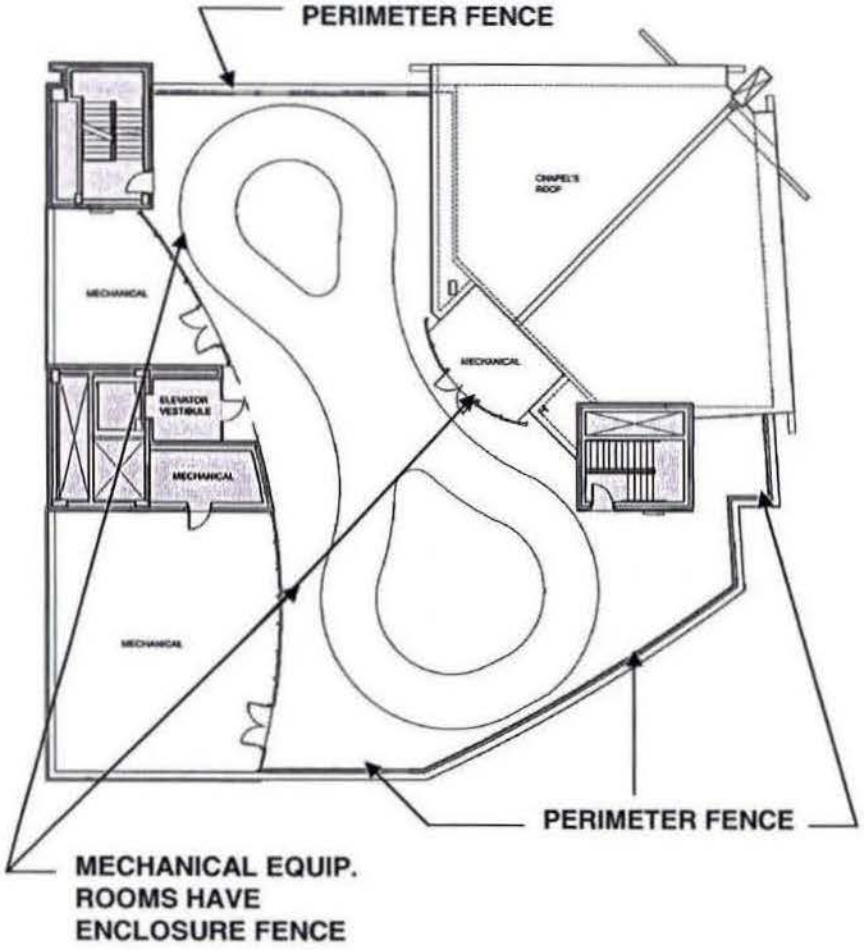
FIFTH FLOOR

- 7,453 SF HEALTH CLUB
- 430 SF BALCONY (RECREATION)

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"EIGHT"-SHAPED TRACK AND GREEN AREA INDICATE RECREATION SPACE.

- 218' LONG EXERCISE TRACK (24 LAPS / MILE)
- 4,440 SF TERRACE (RECREATION)
- MECHANICAL PENTHOUSE

PENTHOUSE / ROOF

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EXISTING VIEW

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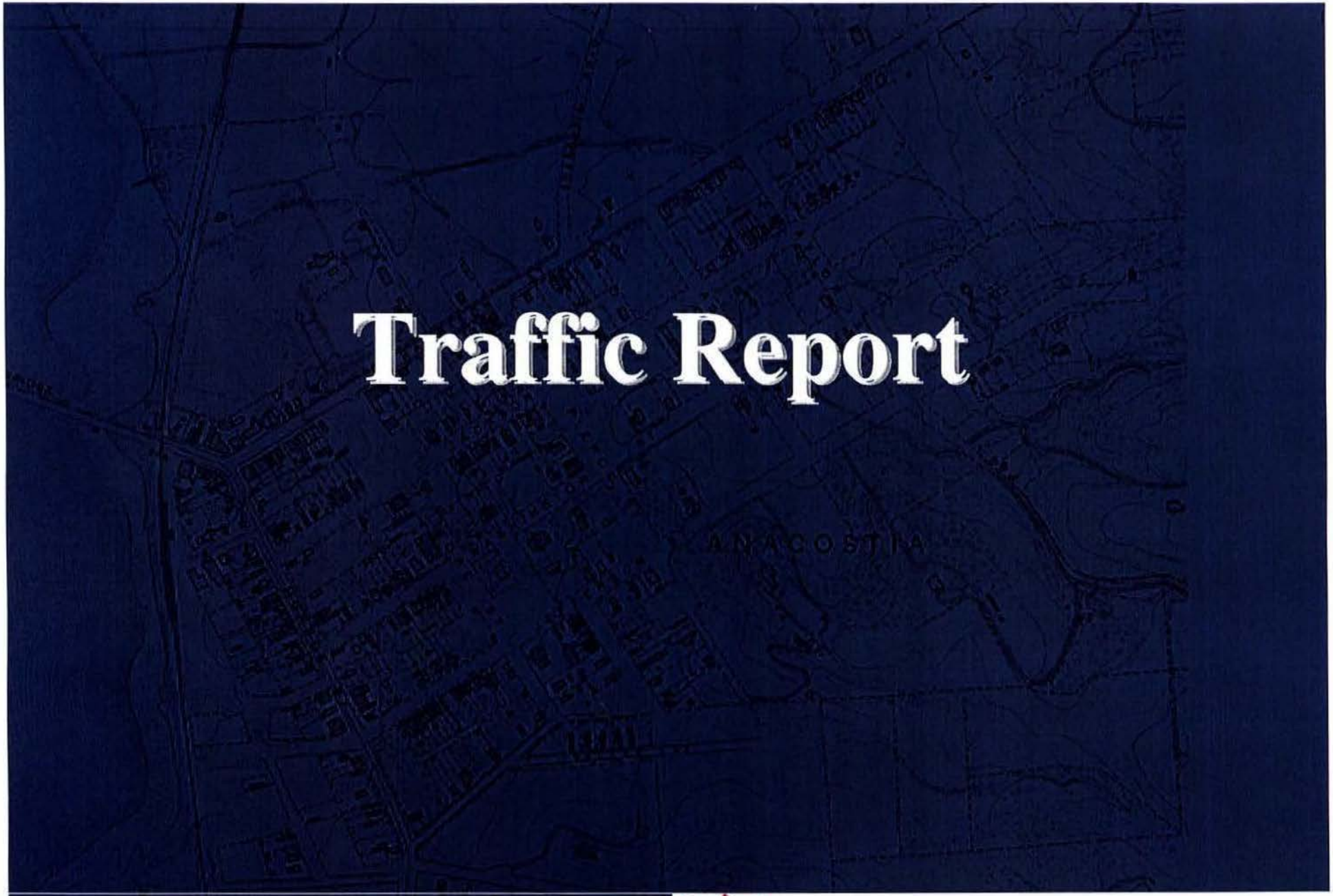
PROPOSED DESIGN

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Traffic Report



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TRANSPORTATION OVERVIEW

- TRAFFIC ANALYSIS
- TRANSPORTATION MANAGEMENT PLAN
- PARKING

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Real Estate Services

TRAFFIC ANALYSIS

- TRAFFIC AND PEDESTRIAN COUNTS
- FUTURE TRAFFIC PROJECTIONS
  - PLANNED PROJECTS & BACKGROUND TRAFFIC
  - SALVATION ARMY TRAFFIC
- LEVEL OF SERVICE ANALYSIS

TRAFFIC ANALYSIS

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Existing Conditions
Level of Service

	AM Peak		PM Peak	
	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Martin Luther King Jr. Avenue/ Morris Road	C	24.3	B	11.0
Morris Road/ Mount View Place	B	11.3	B	11.4

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Salvation Army
Trip Generation

Land Use	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Recreational Community Center	53	34	87	25	63	88
Apparel Store	2	2	4	6	6	12
Total	55	36	91	31	69	100
w/60% Transit Reduction						
Salvation Army w/Transit Reduction	**22**	**14**	**36**	**12**	**28**	**40**

TRAFFIC ANALYSIS

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Future Build Conditions
Level of Service

	AM Peak		PM Peak	
	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Martin Luther King, Jr. Avenue/Morris Road	C	25.1	B	16.8*
Morris Road/Salvation Army Site Driveway	A	0.5	A	0.9
Morris Road/Mount View Place	B	11.3	B	11.6

**** The allocation of green time to Morris Road was increased to optimize the signal operations. The total cycle length was maintained at 100 seconds as it is in existing conditions.***

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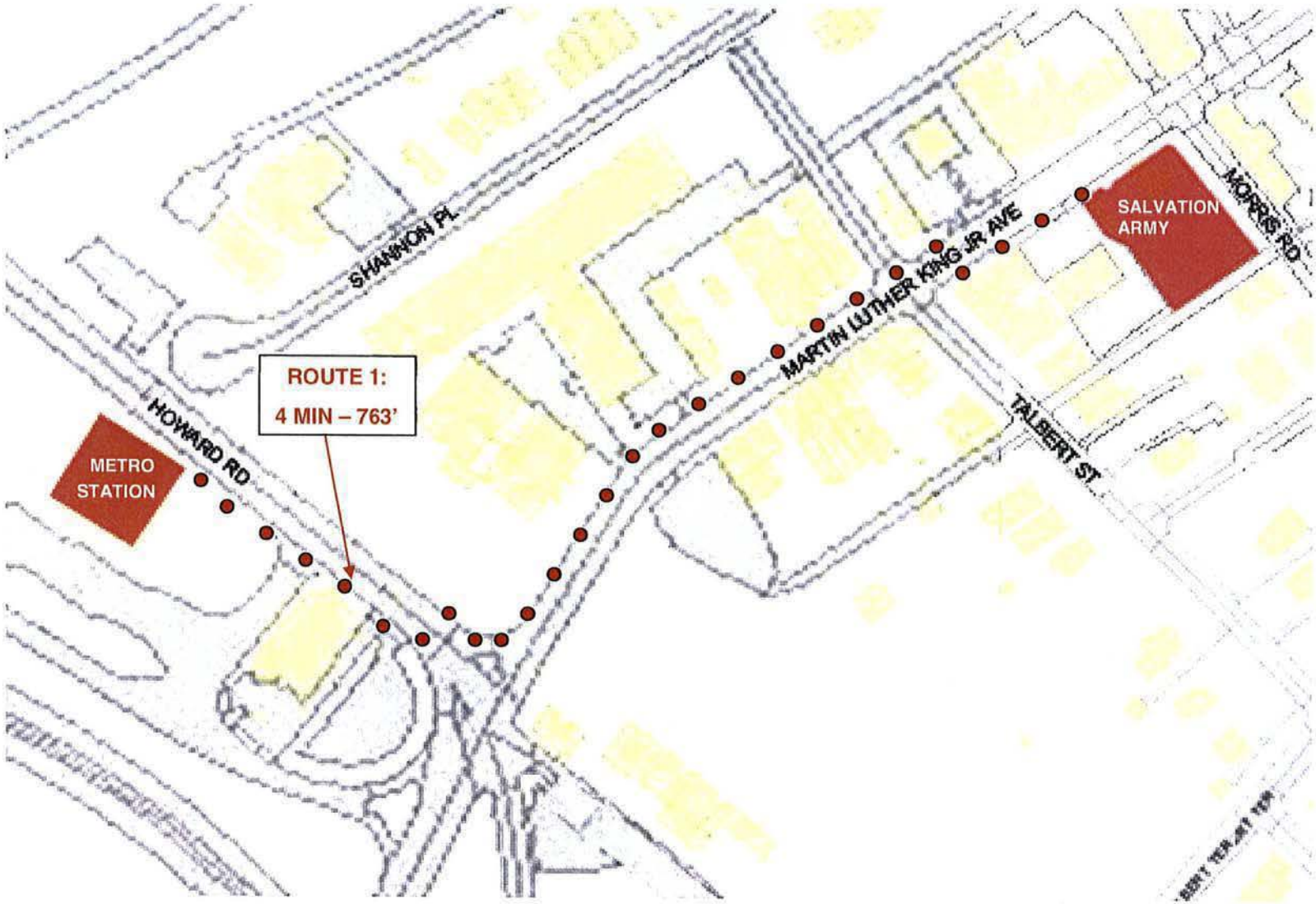
- METROCHECKS FOR EMPLOYEES
- ASSIGNED PARKING FOR DAYCARE DROP-OFF
- SIDEWALK IMPROVEMENTS TO ENCOURAGE WALKING
- SALVATION ARMY CHURCH BUS
- OVERFLOW PARKING WITH WRITTEN PROCEDURES FOR MEMBERS

TRANSPORTATION MANAGEMENT PLAN

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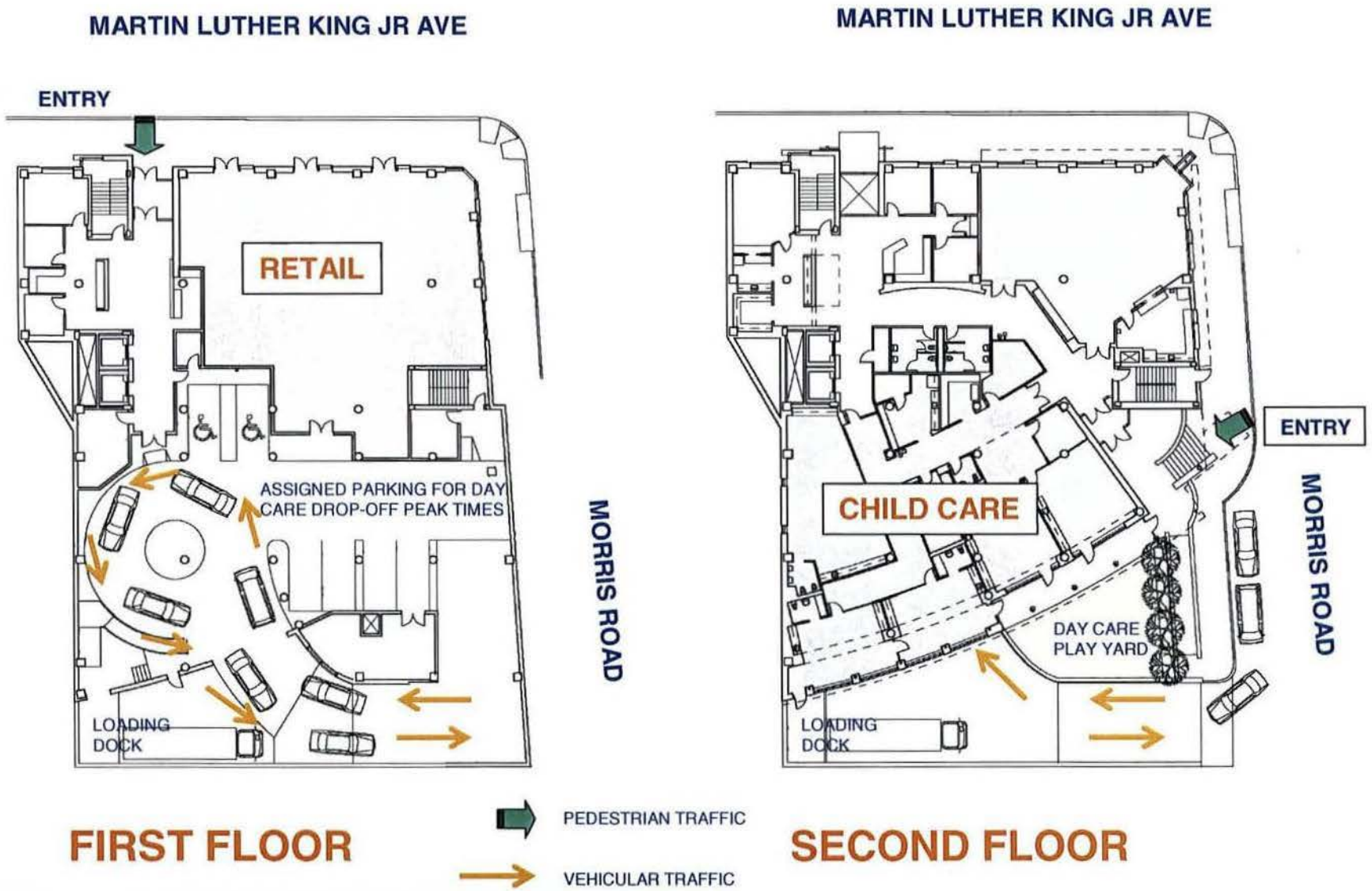


METRO WALKING DISTANCE

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CIRCULATION PLAN

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	Parking Spaces
Employee Parking	24
Visitor Parking	10
Overflow Parking (UTB)	145
Total	179

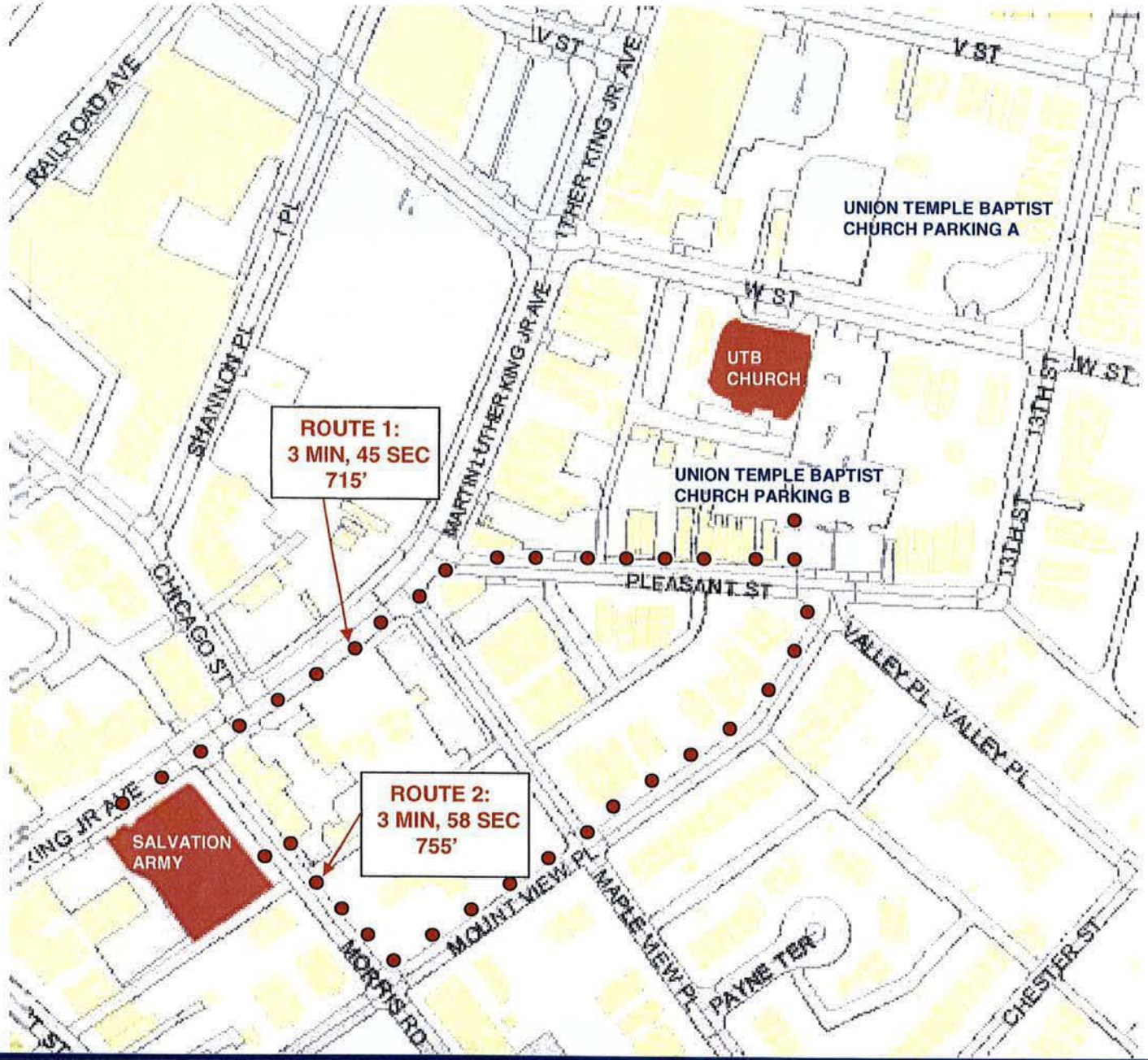
**** Zoning Requirement is 111 parking spaces***

PARKING

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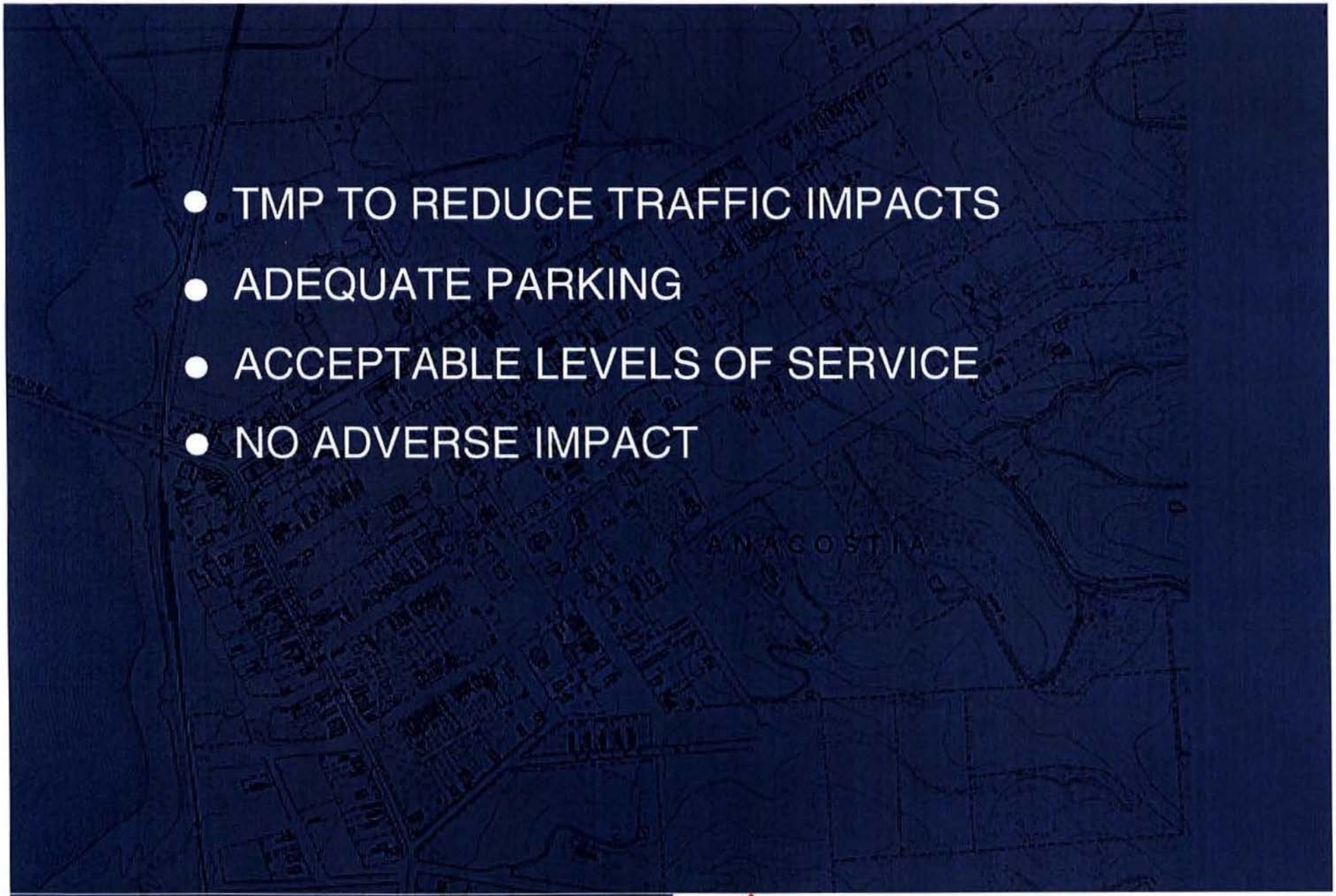


ADDITIONAL PARKING

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- TMP TO REDUCE TRAFFIC IMPACTS
- ADEQUATE PARKING
- ACCEPTABLE LEVELS OF SERVICE
- NO ADVERSE IMPACT

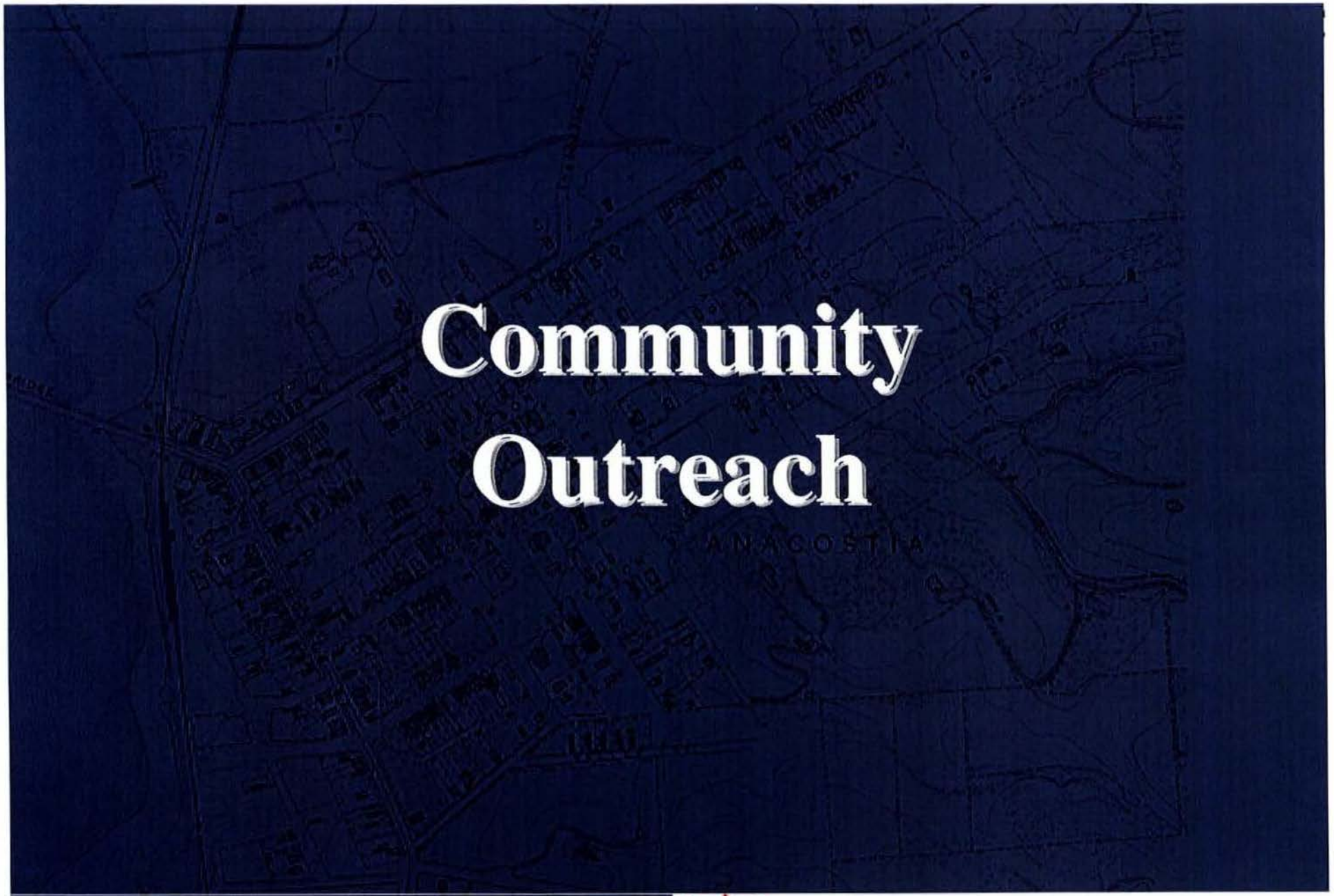
TRANSPORTATION SUMMARY

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Community Outreach



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Salvation Army Meetings Conducted in the Community

Date	Name	Salvation Army Representatives	Attendees	Community Response
8/25/2003	East of the River CDC	Bob Boulter	Terry Thomas, Chairman	Presented project Reviewed outreach strategy Positive response
9/4/2003	ANC Comissioner	Bob Boulter	Juanita Jefferson, 8A05 Shirley Johnson	Presented project Discussed community roles Positive response
9/15/2003	ANC 8A Executive Meeting	Chris Chapin Colonel Crabson Major Todd Smith Bob Boulter	Dianne Glover, Chairman, 8A06 Anthony Muhammad, 8A01 Fred Bradley Jr., 8A03 Yavoka Young, 8A04 Juanita Jefferson, 8A05 Lendia Sue Johnson, 8A07 Shirley Johnson	Presented project Numerous questions Positive response
9/16/2003	Ward 8 Business Council	John Derrick Major Todd Smith Bob Boulter	Butch Hopkins Anthony Motley Brenda Shields Al Williams, Executive Director Robert James, President Aubrey Thagard Mrs. Rolark Various other attendees	Presented project Focus on workforce dev. Positive response
9/25/2003	Councilmembers Office	Major Todd Smith Beverley Jeffries Bob Boulter	Sandy Allen, Concilmember David Anthony, Chief of Staff	Presented project Reviewed outreach strategy Positive response
10/7/2003	ANC Monthly Meeting	Bernie Dake Marty Sullivan Bob Boulter	Anthony Muhammad, 8A01 Barbara Clark, 8A02 Yavoka Young, 8A04 Numerous residents & city officials	Presented project Focus on prog and parking Positive response
12/8/2003	Comm. Equity Empowerment Prog.	Bob Boulter	Corey Griffin, Chairman Kevin Williams, President	Presented project Reviewed workforce dev. Great interest expressed
6/15/2004	Anacostia Plan Workshop	Bob Boulter	Arrington Dixon Reverend James Coates T'Chaka Sapp Ab Jordan Yavoka Young, 8A04 Numerous residents & city officials	Presented project Positive response
9/21/2004	Office of Planning	Major Todd Smith Max Salas Thomas Jones Colleen Scott Phil Feola Bob Boulter	Karina Ricks Aubrey Thagard Other OP Staff	Review project issues Focus on traffic flow and other community concerns Positive discussion

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9/28/2004	**Anacostia Coordinating Council**	Max Salas Major Todd Smith Bob Boulter Lorena Zellmer Colleen Scott Thomas Jones	Arrington Dixon Phillip P. Panel Carl Cole T'Chaka Sapp Lou Rizzo Rosalind Styles Linda Card Ken Johnson Thelma Jones Alexis Roberson Various other attendees	Presented project Wide-ranging questions Positive response
10/27/2004	**Opportunities Industrial Council**	Major Todd Smith Bob Boulter	Alexis Roberson, President	Discussed workforce dev. Interest in programs
11/22/2004	**Councilmember Meeting**	Col. William Crabson Major Todd Smith Max Salas Vernon Hawkins, rep. Union Temple	Marion Barry, Councilmember	Presented Project Positive Response
1/18/2005	**Ward 8 Business Concil**	Major Todd Smith Beverley Jeffries Bob Boulter	Robert James, President Al Williams, Executive Director James Bunn Yavoka Young, Anacostia Mainstreet T'Chaka Sapp, 8A03 Brenda Shields Various other business owners	Minority contracting oppor. Intense questions Desire to follow-up
1/19/2005	**S.P.I.R.I.T. (At Union Temple)**	Major Todd Smith Beverley Jeffries Bob Boulter	Rev. Willie Wilson Rev. Herb Chambers Rev. Leon Lipscomb Rev. William Bennett Minister Anthony Muhammad, 8A01 Numerous other local pastors	Presented Project Focus wellness center de- sign and retail businesses Thoughtful, candid input Will work together
2/1/2005	**ANC Monthly Meeting**	Major Todd Smith Bernie Dake Beverley Jeffries Bob Boulter	Anthony Muhammad, Chairman, 8A01 Barbara Clark, 8A02 T'Chaka Sapp, 8A03 Marita Michaels, 8A06 Lendia Johnson, 8A07 Patrick Canavan, Acting Dir. DCRA Paul Kearney, Concerned Cit. of Anac. Yavoka Young, Anacostia Mainstreet Police Dept. Reps Numerous citizens	Presented Project Focus on design concerns and access issues Favorable response to pro- gram

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Recurring Meetings				
2003 to pres.	**Committee Mtgs. At Salvation Army**	Major Todd Smith Sal. Army Staff and Representatives	Rev. Willie Wilson, Union Temple Vernan Hawkins Butch Hopkins, President, AEDC Corey Griffin, Chair, CEEP Rev. Barbara Skinner Kevin Williams Travis Hardman Other Community Representatives	Full engagement in project and program design Ongoing involvement
2004 to pres	**Anacostia Mainstreet Board Mtgs.**	Max Salas, Mainstreet Board	Yavoka Young, Executive Director Butch Hopkins, President, AEDC Other Board Members and citizens	Provides regular updates on project

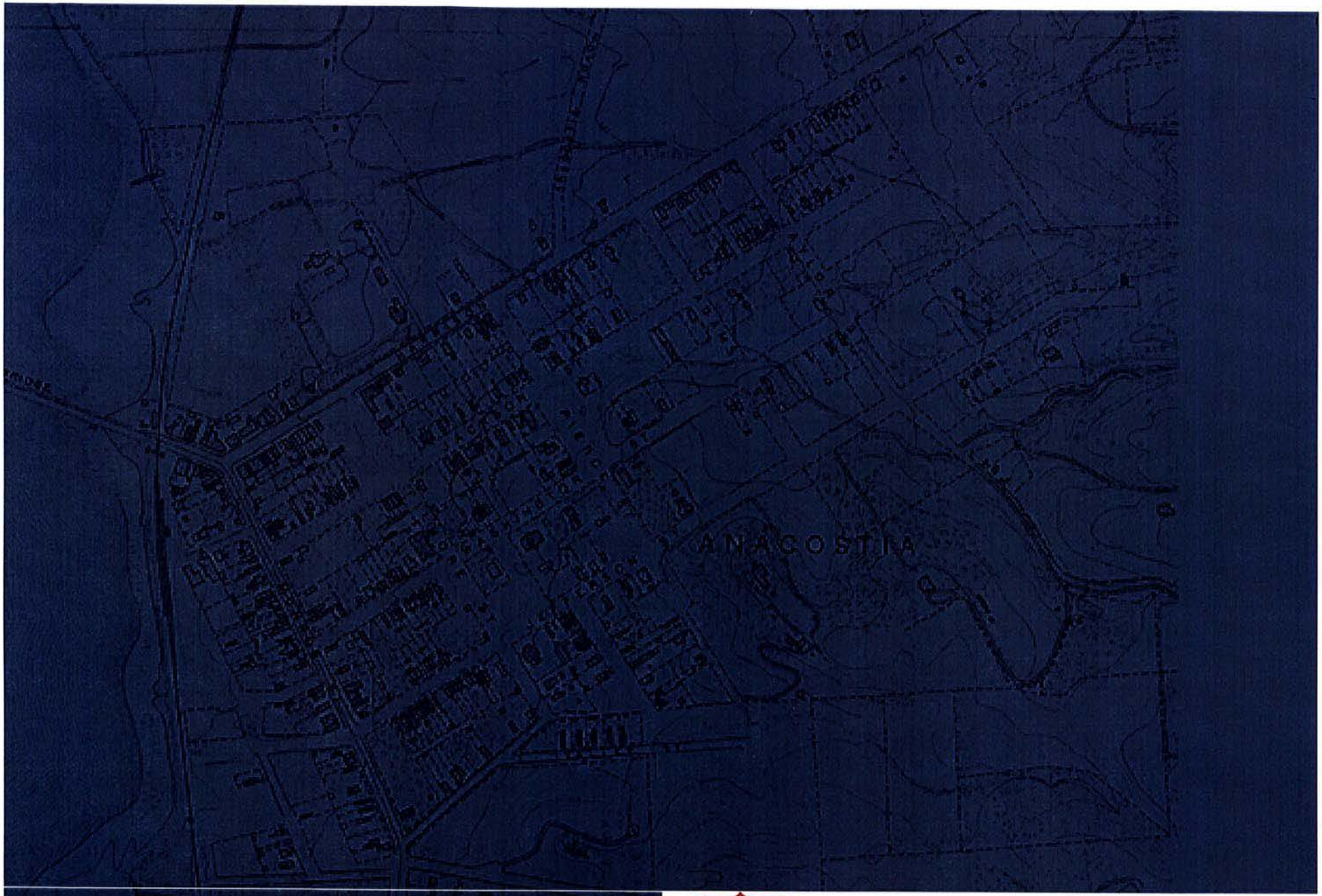
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