

Warner Circle Park Community Presentation

Karl Voglmayr
President

The Warner Circle Park Development Plan
10231 Carroll Place
Kensington, MD 20895
Tel: 202-439-7701



Contents

- Washington Landmark Construction (WLC)
- Experience: sticking to core competencies
- Gymnasium Project at National Park Seminary
- Preservation and Re-purposing
- Warner Circle Park Mansion development objectives
- Financial Viability--Self-Sustaining for Future Generations
- Community involvement and public access
- Our Warner Circle adaptive reuse proposal
- Community integration and next steps
- Indicative Schedule
- Q&A

Introduction to Washington Landmark Construction (WLC)



1990

Karl V. graduates from John Hopkins business school

WLC founded

1734 17th St., NW
My First Home Purchase

1915 Kenyon St., NW
2nd Development

Ground-up 8 units
1402 -1404 Swann St., NW

40 Unit Restoration
325 P Street, SW

Purchase of the
Gymnasium
+
4710 Bayard Blvd.
Bethesda, Maryland

Karl V. adjunct
professor of real
estate at
Georgetown
University

2019

The Power
Plant construction
starts

Washington Landmark Construction (WLC)



Karl Voglmayr: Expert in Real Estate Development

Trevor Voglmayr: Expert in Construction

WLC and Warner Circle:

Core Competencies

- Preservation Award-Winning Company.
- Specializing in historic buildings.
- Recently completed project similar to Warner.
- Currently rehabilitating another historic complex.

The Gymnasium at NPS

Washington Landmark's Premier Historical Rehabilitation Project



Circa 1930s



2014: Prior to Renovations

The Gymnasium at NPS

Washington Landmark's Premier Historical Rehabilitation Project

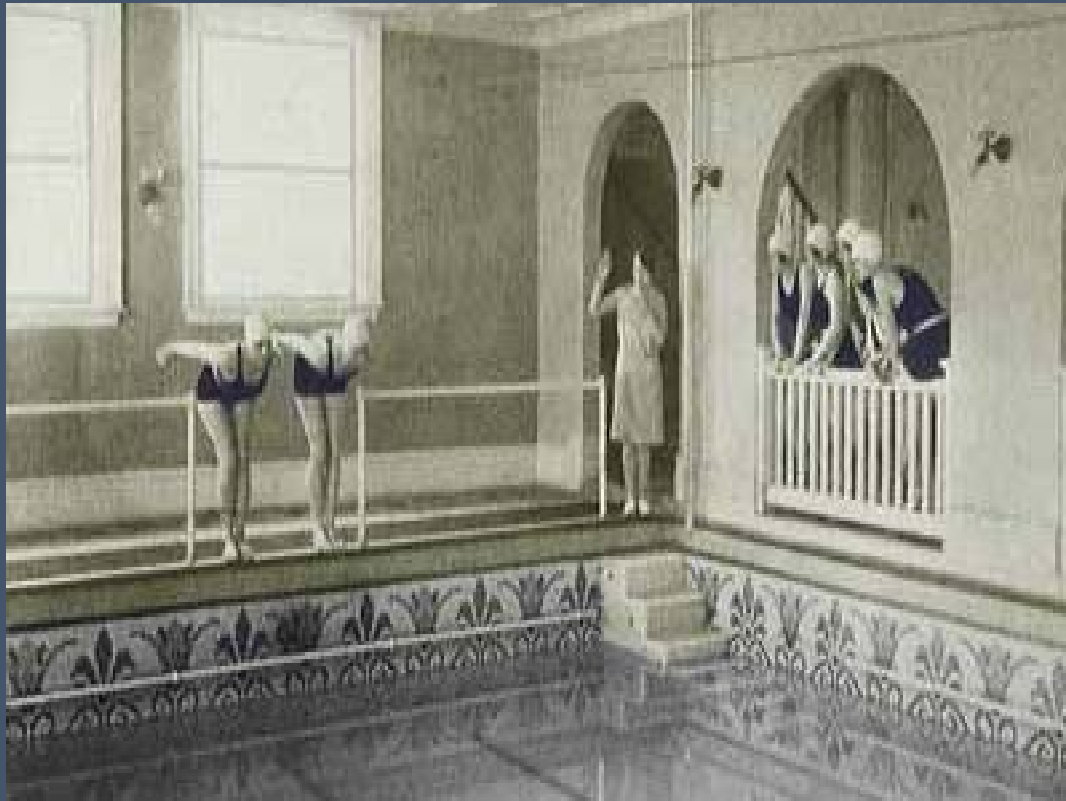


2016 - Restored and Rehabilitated

Floor Plans

The Gymnasium at NPS

Washington Landmark's Premier Historical Rehabilitation Project



The pool in use – 1930s



The "Poseidon" Unit – 2016

Preservation and Re-purposing:

- Excellent track record re-purposing buildings into residences.
- Extensive experience working with historic preservation review agencies
- Strive to retain as much of historic character as possible.

Warner Circle Park Mansion Project Objectives

1. Multi-unit condominium residences.
1. Retain public access to the buildings and entire park.
2. Community Aging in Place Advancing Better Living for Elders (C.A.P.A.B.L.E.)—

Financial Viability

Self-Sustaining for Future Generations

- Developing condominium residences necessitates putting in place a self-sustaining financial regime.
- A capital reserve account will be established as part of the condominium fees.
- The reserve fund is used for these life cycle replacement needs.

Community Involvement and Public Access

- The grounds of the Warner Circle Park will remain fully accessible to the community.
- A key part of our Warner Circle development plan is community-focused.

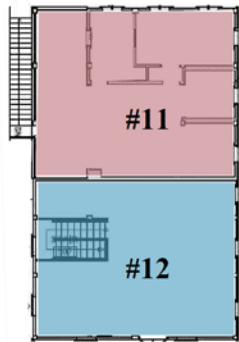
Warner circa 1940s - Community Parlor



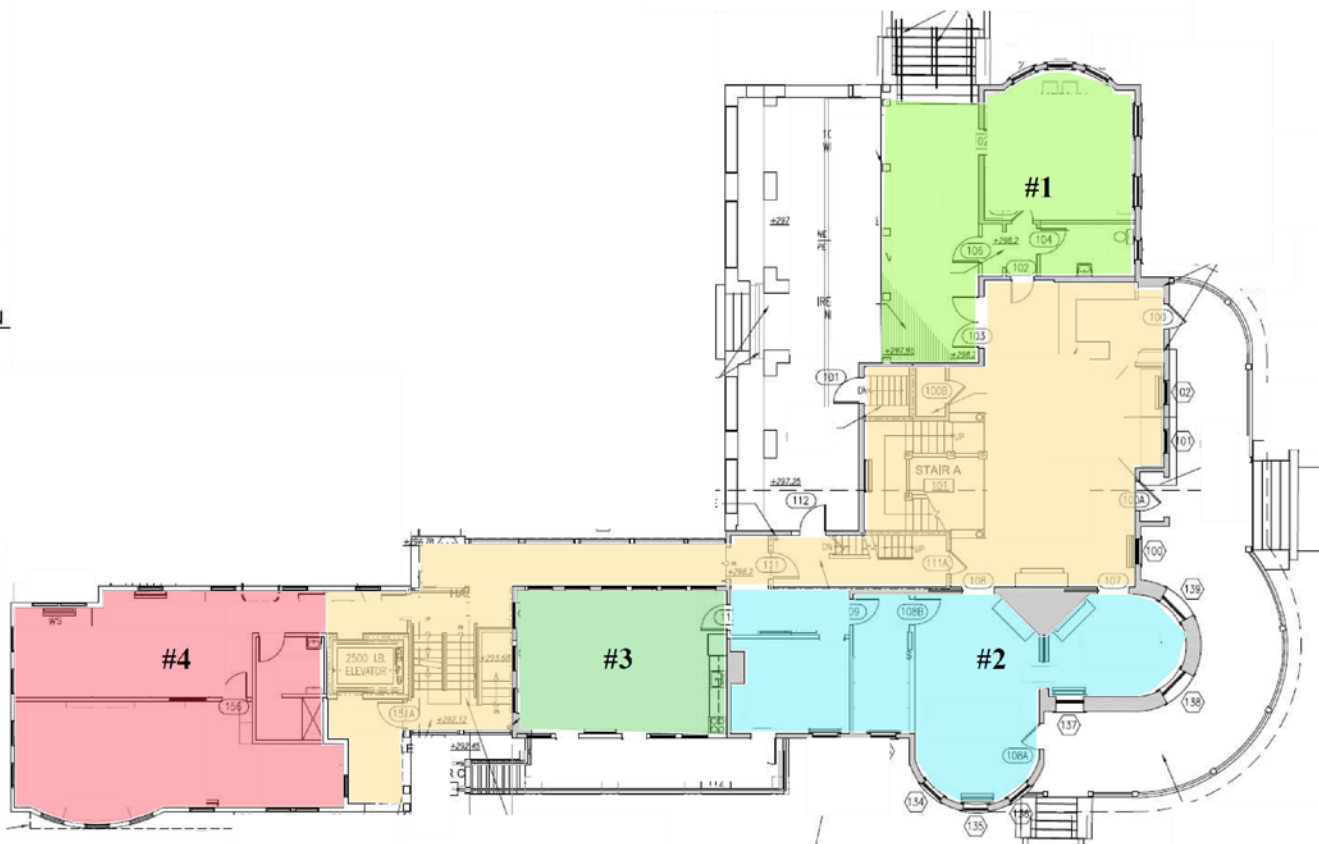
David Bell Architects

2009 Concept Design

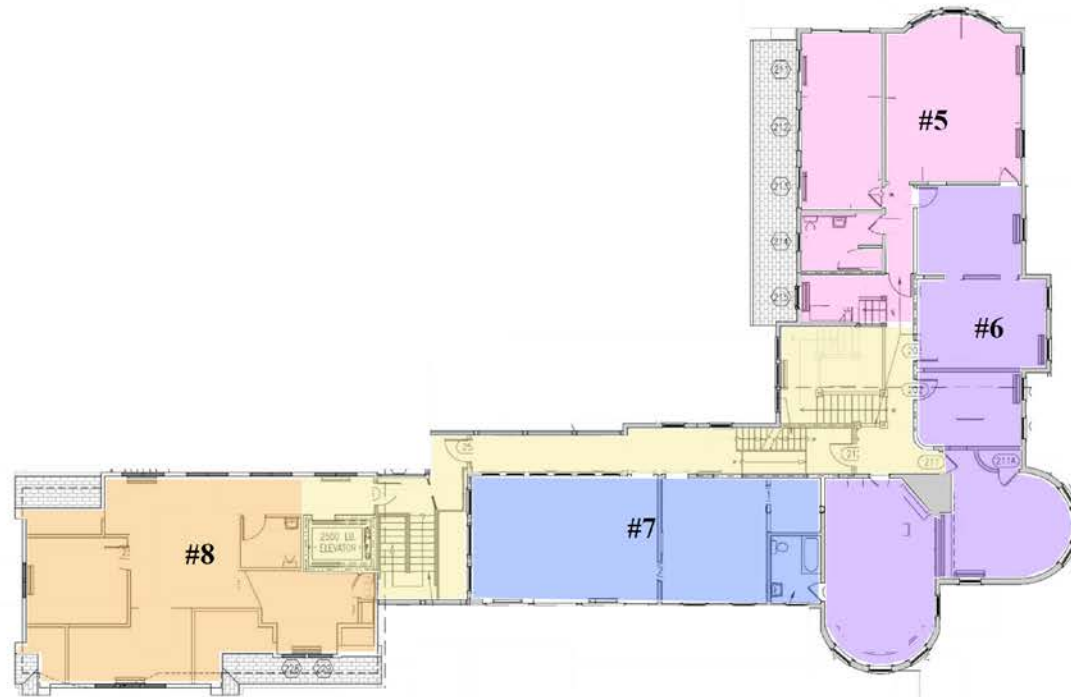




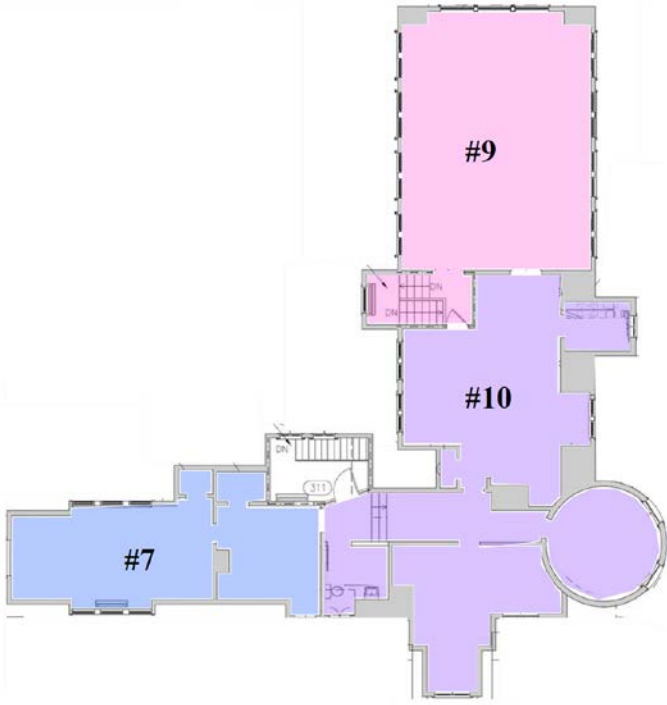
CARRIAGE HOUSE-
UPPER LEVEL PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



1 SECOND FLOOR PLAN
A102 SCALE 1/8" = 1'-0"



1 THIRD FLOOR PLAN
A10.3

SCALE 1/8" = 1'-0"



HYKEM

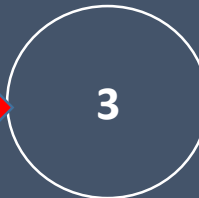
Community Integration and Next Steps

- Traffic, parking, and site circulation will be carefully thought through and discussed with the community, the civil engineers and the life safety agencies.
- We envision improving landscaping around the buildings, adding impervious parking surfaces in place of asphalt and thorough storm water understanding.
- As we move forward, we wish to be as transparent about our schedule as possible.

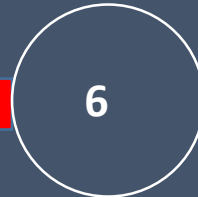
Indicative Project Timeline

Q1 2019

Idea Inception
1 Month



Permitting and Closing
6 Months



Construction
15 months



Substantial Completion and Formal Opening
5 months

Full Activation and Condo Self-Governance

Q2 2022