

# Warner Circle Park Community Presentation

Karl Voglmayr  
President

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



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# Introduction to Washington Landmark Construction (WLC)



1990

2000

2010

2019

Karl V. graduates  
from John Hopkins  
business school

WLC  
founded

1734 17<sup>th</sup> St., NW  
My First Home Purchase

1915 Kenyon St., NW  
2<sup>nd</sup> 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

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



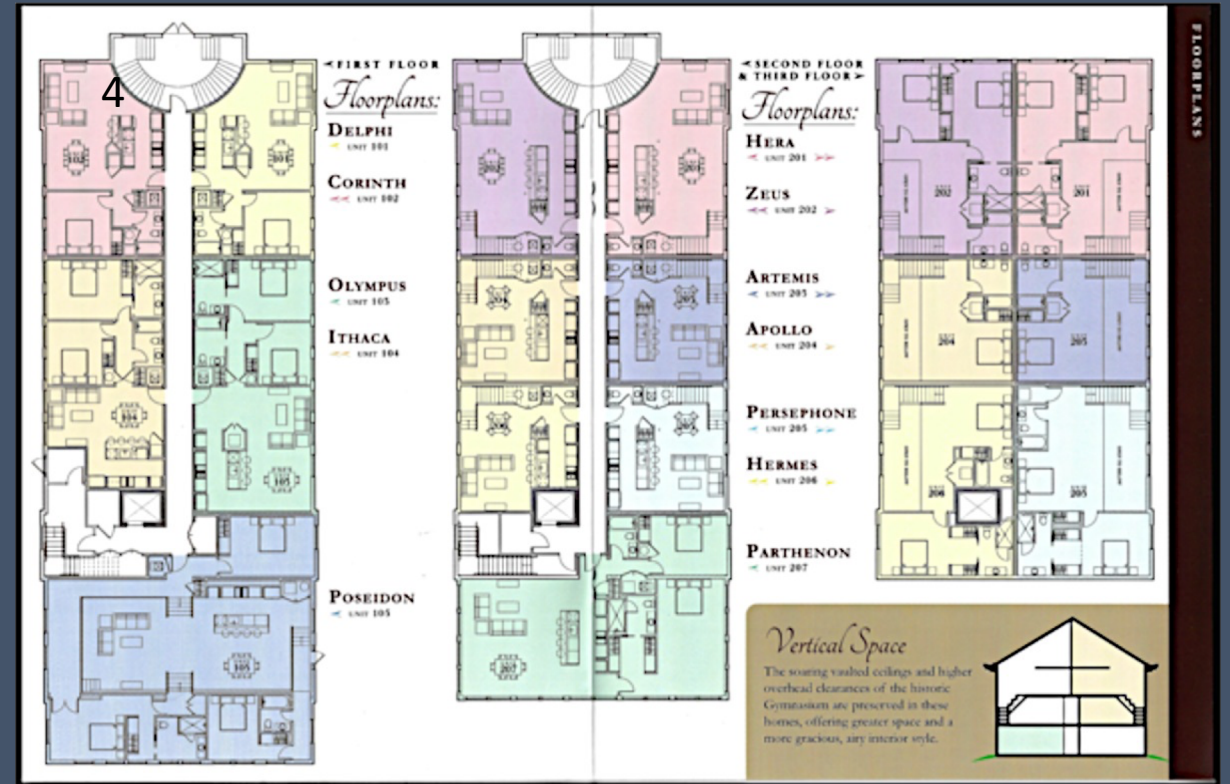
2014: Prior to Renovations

# 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

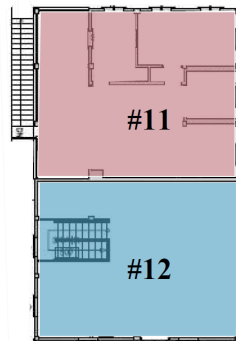




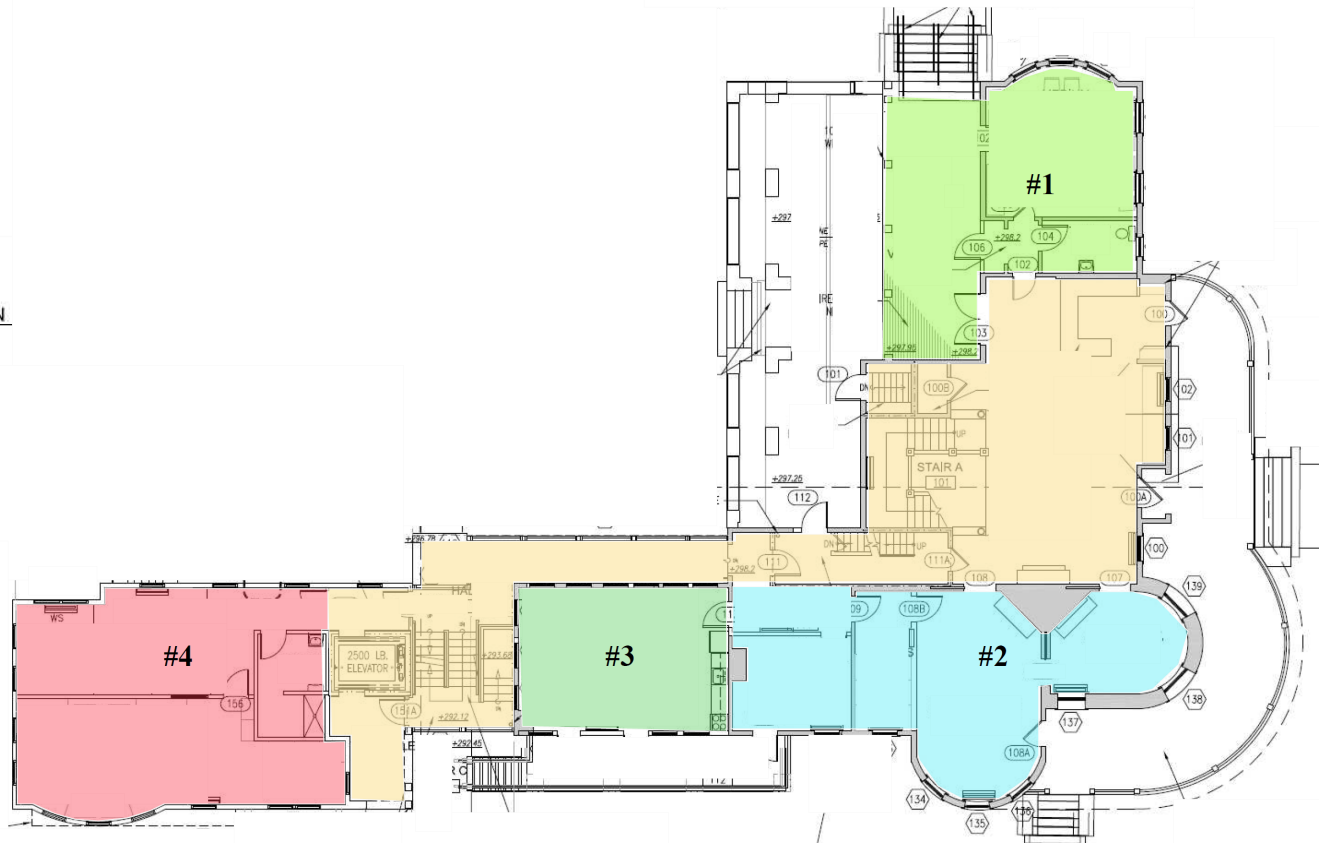
# David Bell Architects

2009 Concept Design





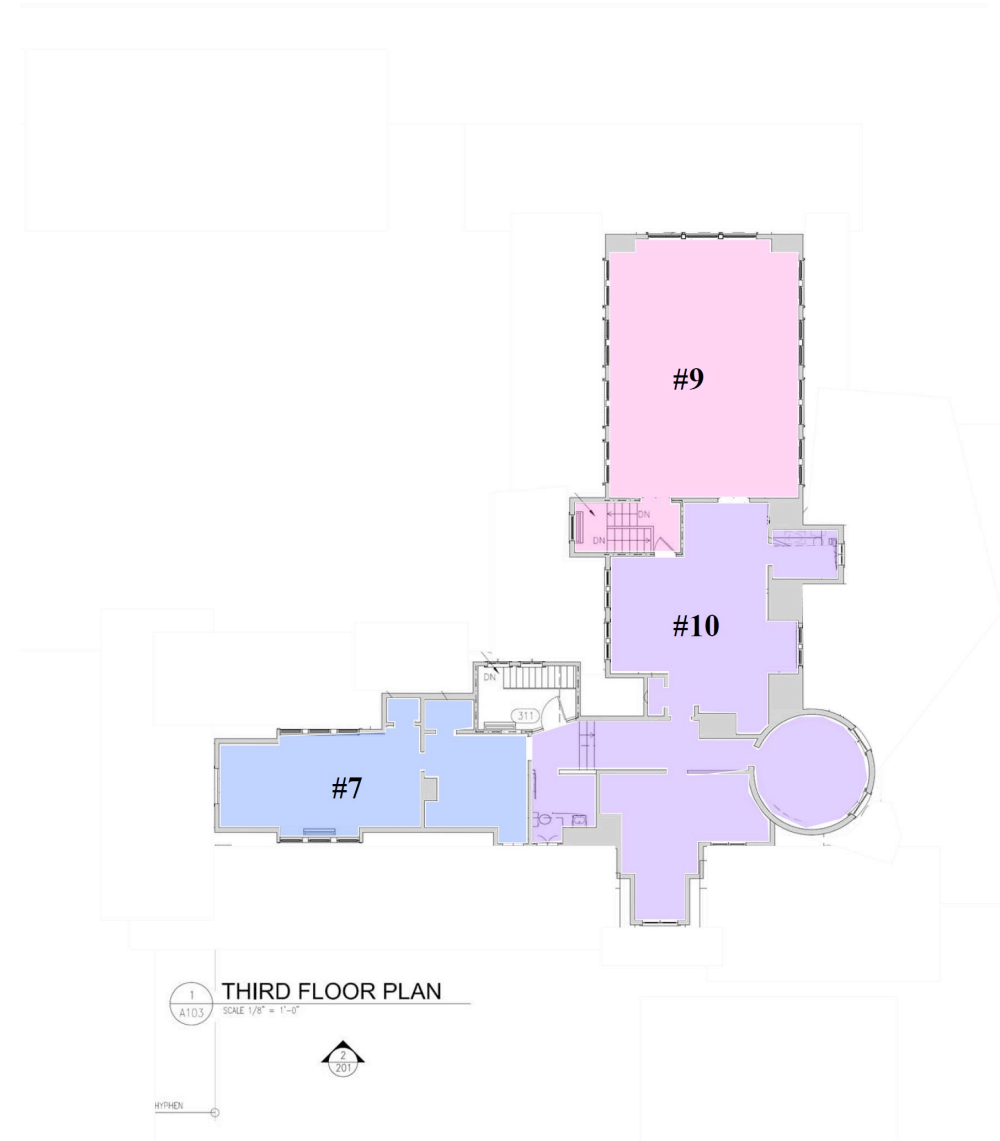
CARRIAGE HOUSE-  
UPPER LEVEL PLAN  
1  
A101 SCALE 1/8" = 1'-0"





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





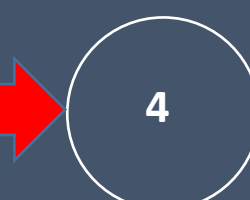
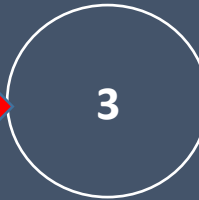
# Community Integration and Next Steps

- 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.

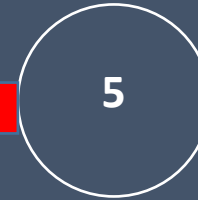
# Indicative Project Timeline

**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**