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

Karl Voglmayr
President
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Kensington, MD 20895
Tel: 202-439-7701

Warner Circle Park
Community Presentation
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Introduction to Washington Landmark Construction (WLC)

1990
- Karl V. graduates from John Hopkins business school
- 1734 17th St., NW My First Home Purchase
- WLC founded

2000
- 1915 Kenyon St., NW 2nd Development
- Ground-up 8 units 1402-1404 Swann St., NW

2010
- 40 Unit Restoration 325 P Street, SW

2019
- 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
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

1. Idea Inception (Q1 2019) - 1 Month
2. Form Public-Private Partnership
3. Refinement and Feasibility - 3 Months
4. Entitlements and Design - 9 Months
5. Permitting and Closing - 6 Months
6. Public Meetings Recurring
7. Construction - 15 months
8. Substantial Completion and Formal Opening - 5 months
9. Full Activation and Condo Self-Governance

Q2 2022