Warner Circle Park
Community Presentation

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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

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

2010
- 40 Unit Restoration 325 P Street, SW
- Purchase of the Gymnasium 4710 Bayard Blvd, Bethesda, Maryland

2019
- 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 Rehabilitationed

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

Q1 2019

1. Idea Inception (1 Month)
2. Refinement and Feasibility (3 Months)
3. Entitlements and Design (9 Months)
4. Form Public-Private Partnership

Q2 2022

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