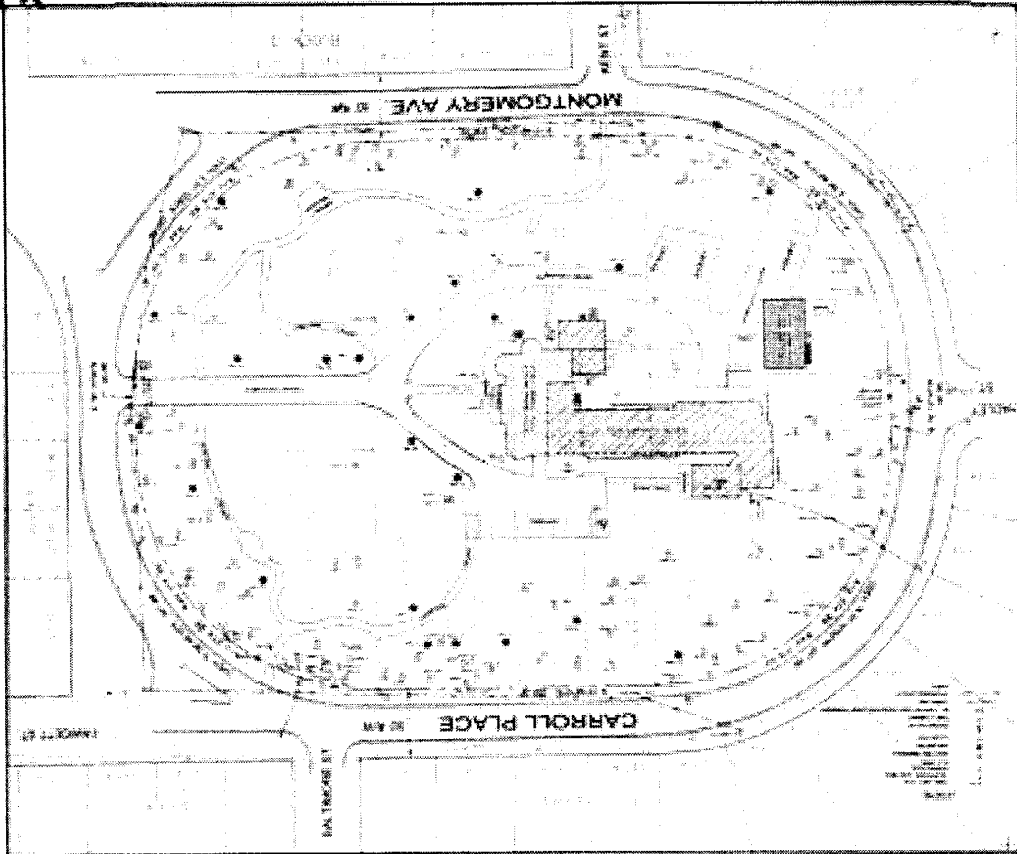


## REDEVELOPMENT VISION

Please mark the plan below to identify areas and features relevant to future development of the property. Please use the GREEN Marker to identify items that should be preserved, the RED Marker to identify items to be changed or removed, and the BLUE Marker to identify potential views and or other opportunities.



## COMPATIBLE USES & REDEVELOPMENT IDEAS

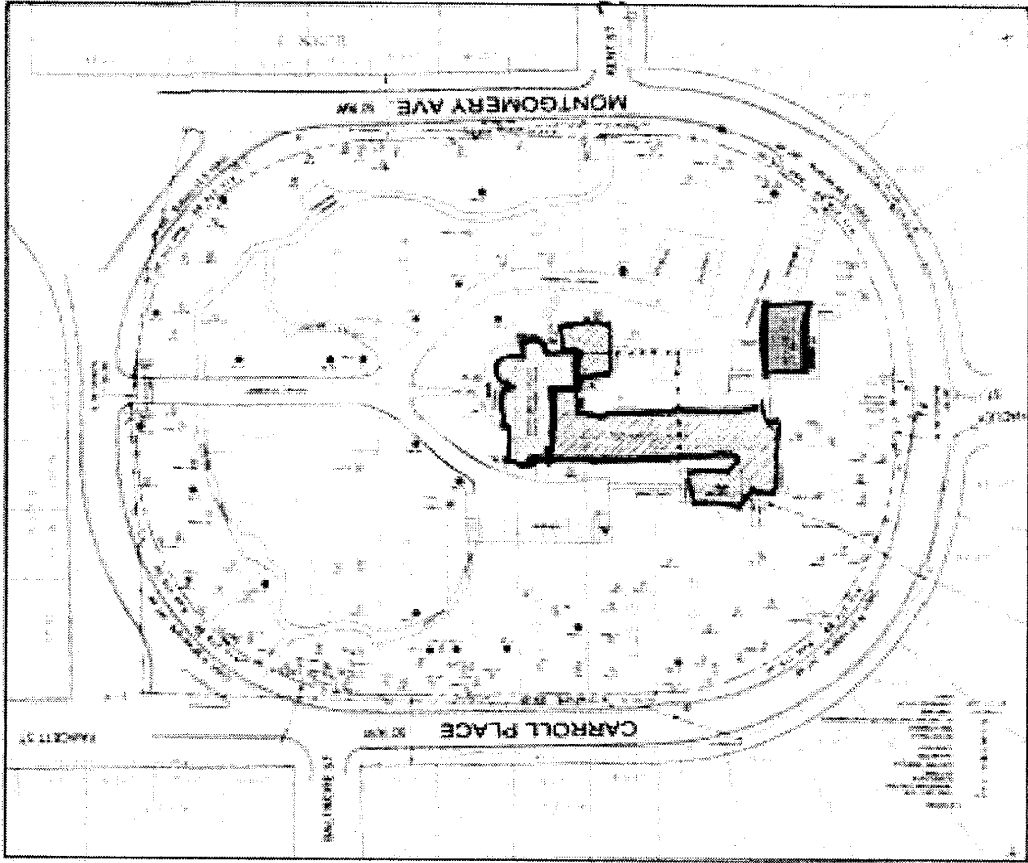
Please describe potential uses and related ideas relevant to redevelopment of the property.

*Voluntary Flood*  
*University College*  
**Bed & Breakfast / RESTAURANT - BRUNCH**  
**Culinary School / Restaurant - lunch**  
**Conference Center**  
**Restaurant / Catering Management**  
*wedding receptions?*  
*Brunch/High tea*  
*private/public partnership*  
*pro - if a school -> more reasonably priced*  
*big hotel - landscaped*  
*art*  
*land scape*  
*high school*  
*high school*  
*Key: 1/2 CA Room*  
*1/2 CA Room*  
**Bed & Breakfast** pro - small, quaint  
*can - need alot of money*  
*possibly combine in an art center*  
*Cathedral & County*

**Restaurant** ie *Blak's*  
*can lunch + dinner + traffic*  
*alcohol consumption*  
**Assisted Living / Culinary school**

## REDEVELOPMENT VISION

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## COMPATIBLE USES & REDEVELOPMENT IDEAS

Please describe potential uses and related ideas relevant to redevelopment of the Property

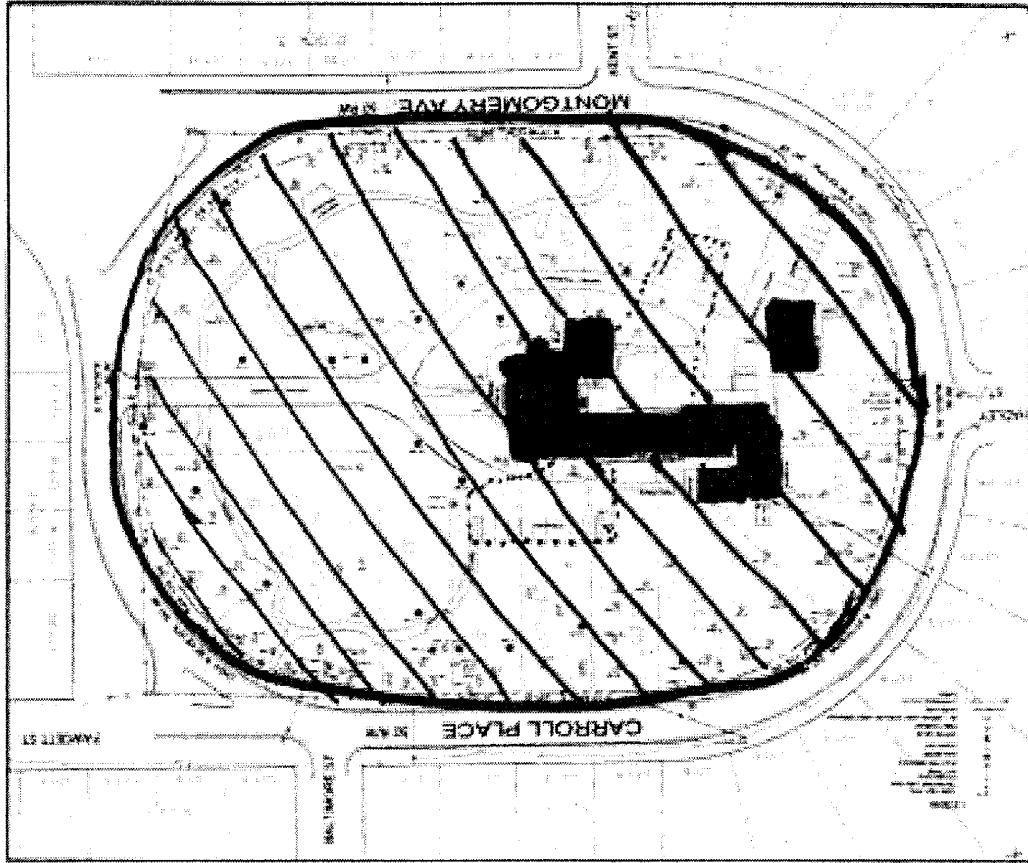
### MIX OF USES

• Demolish addition? (Tundra months)  
 question that will determine pass uses

- 1. B&B + senior housing (to replace school (contemporary) addition)
- 2. arts + cultural (carriage house = studio?)
- 3. non-profit (new bldg to replace addition) - YES.
- 4. Senior Housing + arts + cultural
- 5. SR. Housing + school - NO
- 6. School + non-profit (graduate school) SR./NONPROFIT
- 7. School + arts + cultural - ~~NO~~ MANDATE
- 8. School + non-profit - SIZE MERVISED MANS - NO INCOMPATIBLE
- 9. ARTS + CULTURAL
- 10. SR. HOUSING
- 11. SR. HOUSING
- 12. SCHOOL/APARTS
- 13. SR. HOUSING/APARTS

## REDEVELOPMENT VISION

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Warner Property - Warner Property, Inc.  
 10000 Carroll Place, Warner, VA 22091  
 703-426-1000  
 www.warnerproperty.com

## COMPATIBLE USES & REDEVELOPMENT IDEAS

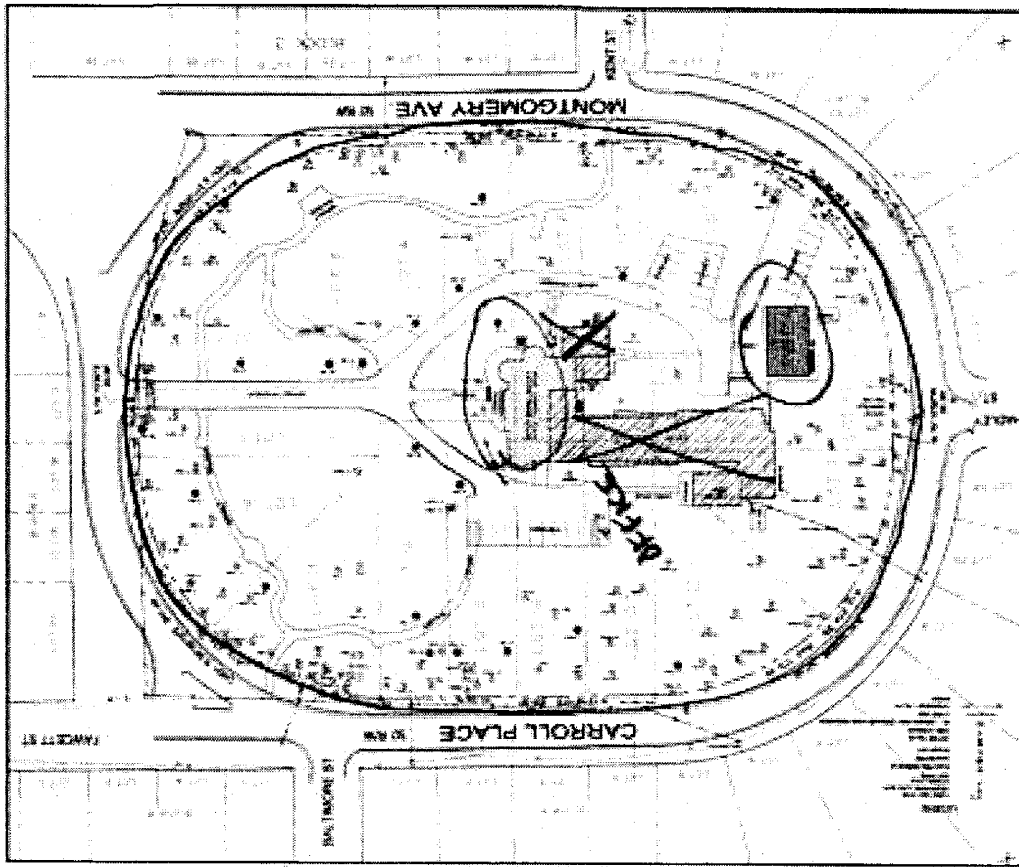
Please describe potential uses and related ideas relevant to redevelopment of the Property.

### HOUSING

- SENIOR/HOUSING - SUPPORTED
- + DISABLED
- INTER-GENERATIONAL CO-OP
- TEAR DOWN 1955 ADDITION - REBOUND TO K.H. DIST. GUIDELINES ON EXISTING FOOTPRINT
- PROS - EXTENDS PREVIOUS USE
- ALLOW CO-MUNITY/USE OF SPACES + EXPLORE HIST. STRUCTURES
- FILLS COMMUNITY NEED
- CONS - FINANCIAL FEASIBILITY (NEED 60 UNITS)
- RESTRICTED SITE SIZE
- ARCHITECTURAL CONSTRAINTS VS A USE MANDATE
- DIMENSIONAL ISSUE
- POSSIBLE ALTERNATIVE - SR. CO-OP HOUSING - LIMITED # OF UNITS
- CO. AGENCY SUPPORT - TEAM

## REDEVELOPMENT VISION

Please mark the plan below to identify areas and features relevant to future development of the property. Please use the GREEN Marker to identify items that should be preserved, the RED Marker to identify items to be changed or removed, and the BLUE Marker to identify potential views and/or other opportunities.



## COMPATIBLE USES & REDEVELOPMENT IDEAS

Please describe potential uses and related ideas relevant to redevelopment of the Property:

### FOUNDATION/INSTITUTIONAL

#### NATIONAL NON-PROFIT / FOUNDATION

- Viability - sustainability - K for friendly mission
- MULTIPLE NON-PROFIT OR SUPPORTING TOWN MISSION
- seeks KRM - improves physical community - town promotes good causes
- SUPPORT TOWN RESIDENCE FOR VISITING CONSULTANTS

• TO MAKE SURE WE WILL BE A LONGER COMMITMENT

• HOW DO WE ATTRACT THE RIGHT GROUPS; HOW TO CHECK

• LIMITS ACCESS TO HOUSE

• WOULD NEED MAINTENANCE PLAN IF CHANGE

• IS NOT SENIOR HOUSING, ETC.

• RESIDENTS DO NOT REQUIRE LARGE SERVICE TRUCKS

• Economically viable; SUSTAINABLE - PRIVATE / PUBLIC

• ENRICHES COMMUNITY

• LOW INTENSITY USE, FRIENDLY TO HISTORICAL AREA / ADJACENT

• NO MORE PHYSICAL BARRIER(S)

• KEEP BUILDING GROUP AVAILABLE TO COMMUNITY PSP. FLEXIBLE WEEKENDS

• DOES NOT INCREASE TRAFFIC

• HIGH POSITIVE EXPOSURE FOR DRG

• ACCESSIBLE TO DC; MASS TRANSIT

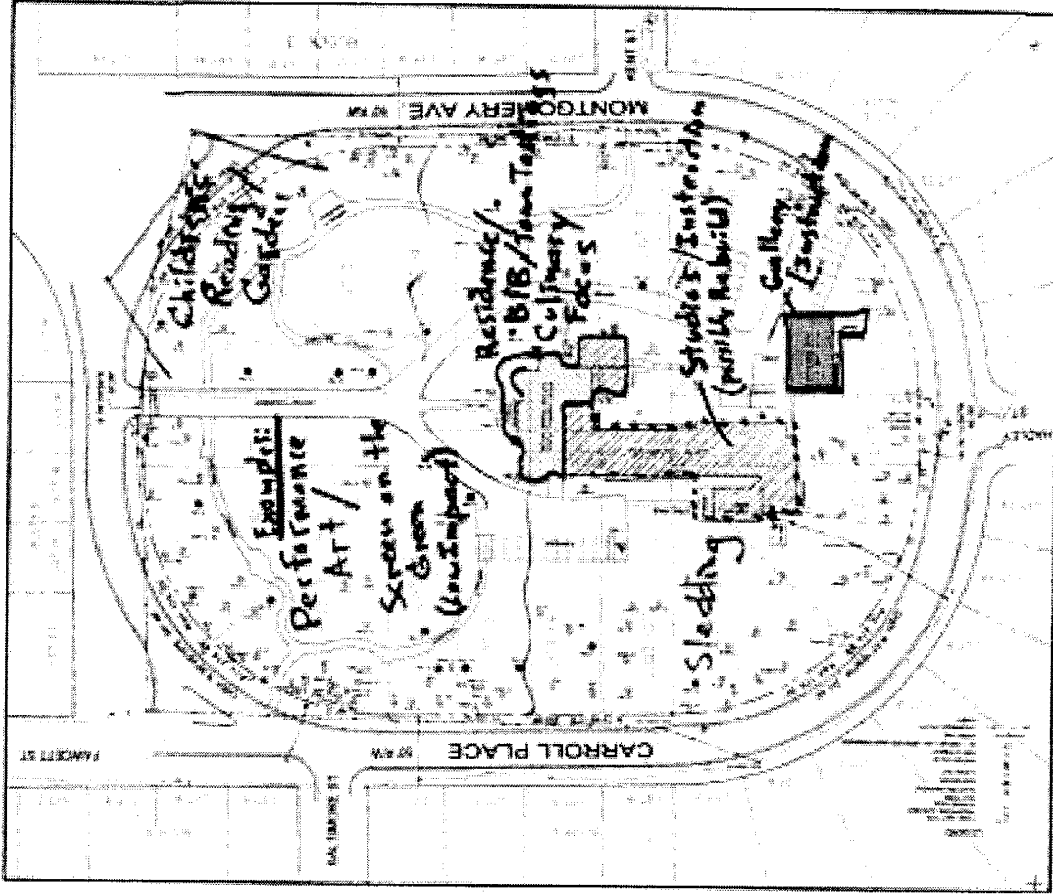
• ALLOWS FOR POTENTIAL LEASE AND FOR FOR EVENTS

• TENANT(S) ARE DRG



## REDEVELOPMENT VISION

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**PARTNERS:** Montgomery County / Art Schools / AFI / Round House Theatre / Strathmore  
 Culinary Institutes / University / Marriott / Hospitality Schools

## COMPATIBLE USES & REDEVELOPMENT IDEAS

Please describe potential uses and related ideas relevant to redevelopment of the Property:

# ARTS / CULTURAL

## ARTS + CULTURE RESIDENCE PROGRAM

### Segment Property:

- Reading/Garden tie w/ Noyes
- Art Studio Space (open)
- Music - Concerts on lawn or inside
- Film - AFI
- Culinary / B+B / demo

- ### Opportunities
- Revenue from Partners or Leases, classes
  - education
  - preserve green
  - enrich the community - spill ages
  - multiple uses + streets - bring in local resources
  - relationship w/ County + town

- ### Constraints
- ~~Demolition~~ - potential crowds on green
  - trash
  - impact

**Table 1- Design and Planning Principles from the April 8,2006 Community Workshop**

| Design and Planning Principles from the April 8,2006 Community Workshop   | Staff Recommendations |
|---|-----------------------|
| <p><b>1. Preserve the existing historic structures on the property.</b></p> <ul style="list-style-type: none"> <li>▪ Retain and preserve the mansion.</li> <li>▪ Preserve the house and the interiors.</li> <li>▪ Maintain the house to the Dept. of the Interior Standards of Rehabilitation.</li> <li>▪ Preserve the barn and the interiors.</li> <li>▪ Preserve the mansion and its interiors (before 1955).</li> <li>▪ Preserve the barn/carriage house and its interiors.</li> <li>▪ Restore the integrity of the house and the outbuildings.</li> <li>▪ Preserve the house, barn, and grounds.</li> </ul>   | <p><b>AGREE</b></p>   |
| <p><b>2. Preserve and enhance the green space.</b></p> <ul style="list-style-type: none"> <li>▪ Retain the green space and make it into something useful.</li> <li>▪ Preserve the specimen trees and continue to add to the collection</li> <li>▪ Preserve the 360 degrees of green space with conservation easements.</li> <li>▪ Preserve and maintain the trees (utilizing professional arborists).</li> <li>▪ The same balance or ratio of green space to structures must be maintained.</li> <li>▪ Provide community access to the open space on the property in perpetuity</li> <li>▪ Enhance the landscape.</li> </ul>  | <p><b>AGREE</b></p>   |
| <p><b>3. Explore re-use options for the existing buildings that are economically viable, include a community use component and are mindful of the neighborhood setting.</b></p> <ul style="list-style-type: none"> <li>▪ Any development use should be dynamic and community enriching.</li> <li>▪ Arts and cultural uses are preferred.</li> <li>▪ Any development must be economically viable and sustainable</li> <li>▪ Consider funding when developing the use.</li> <li>▪ Maintain a partnership between the county and town.</li> <li>▪ Allow an agency or government tenant use for the short-term</li> <li>▪ Community input should guide the development decisions.</li> <li>▪ Intergenerational activities should continue.</li> <li>▪ Provide public access for all residents. Create a town center.</li> <li>▪ Provide a cultural use.</li> <li>▪ The new use would not ignore or desert the historic time periods of the property.</li> <li>▪ Long term use should have an economic view.</li> <li>▪ Circle Manor should become a visitor attraction that makes sense and recognizes the importance of the property.</li> <li>▪ Any decisions made should be long-lasting.</li> <li>▪ Provide reasonable public access to the property</li> <li>▪ Provide educational, historic, and recreational uses</li> <li>▪ Low light impact</li> </ul> | <p><b>AGREE</b></p>   |
| <p><b>4. Assure any new uses or construction on the site respects the historic setting and integrity of the Warner House and Carriage building.</b></p> <ul style="list-style-type: none"> <li>▪ Any new structure(s) must be architecturally compatible. Any new structures should be compatible in scale to the historic house.</li> <li>▪ Historic and non-historic or new structures should be clearly defined and visible.</li> <li>▪ Any new structure(s) must be contextual to the neighborhood and have a similar feel or ambiance</li> <li>▪ Any new structures should have an appropriate massing and scale to the existing site.</li> <li>▪ Provide a variety of uses – both economical/affordable and intergenerational.</li> <li>▪ Any development should be financially sustainable.</li> <li>▪ Development should be aesthetically y pleasing.</li> <li>▪ No "mansionizations."</li> <li>▪ Limit the amount and intensity of uses</li> <li>▪ Maintain the property as a focal point of the town.</li> <li>▪ No private sale or subdivision development.</li> <li>▪ Any development or use should reflect the history the town (the plan of the house is similar to the plan of the town).</li> <li>▪ Any development or use should have long-term viability.</li> </ul>  | <p><b>AGREE</b></p>   |