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 other opportunities.

COMPATIBLE USES & REDEVELOPMENT IDEAS

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

- Bed & Breakfast/Restaurant
  - Breakfast
  - Lunch
  - Dinner
  - Catering
  - Conference Center
  - Wedding receptions

- Culinary School/Restaurant
  - Lunch
  - Dinner

- Private/public partnership
  - Hotel
  - Restaurant
  - Public
  - Cultural

- Assisted Living/Culinary school

- Possibly combine with an arts center

- Pro-small, quaint
  - Need a lot of money
  - County

- Restaurant, e.g., Black's
  - Lunch + dinner
  - Traffic
  - Alcohol consumption

- More reasonably priced

- Brunch / High tea

- Private/public partnership

- Business

- Landscape

- Pro-ifschool

- More reasonably priced

- Bed & Breakfast

- Possibly combine with an arts center
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? (fundamental question that will determine poss uses)
  - 1. B+8 + senior housing (to replace
     - 2. school (conspicuous) addition)
     - 3. arts + cultural (carriage house + studio)
     - 4. non-profit (new bid
to replace addition)
  - 5. senior housing + arts + cultural
  - 6. SR housing + school - no
  - 7. school + arts + cultural - maybe
  - 8. school + non-profit - size required means incompatible - no

- Arts + cultural - yes!

- 2. school/arts

- 3. SR housing/arts
REDEVELOPMENT VISION

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PRESENTATION NOTES – PREPARED BY WORKSHOP TABLE 

COMPATIBLE USES & REDEVELOPMENT IDEAS

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

HOUSING

- SENIOR HOUSING SUPPORTED
  - DISABLED
  - INTERGENERATIONAL CO-OP
  - TEAR DOWN 1955 ADDITION
  - REBUILD TO K.H.DIST. GUIDELINES
  - ON EXISTING FOOTPRINT

PROS - EXTEND PREVIOUS USE
  - ALLOWS COMMUNITY ACCESS TO GROUNDS
  - PRESERVES HIST. STRUCTURES
  - FILLS COMMUNITY NEED

CONS - FINANCIAL VIABILITY (NEED 60 UNITS)
  - RESTRICTED SITE SIZE
  - ARCHITECTURAL CONSTRAINTS & METER MAJOR
  - OWNERSHIP ISSUE

ALTERNATIVE - SR. CO-OP HOUSING - LIMITED # OF UNITS
  - CO-OP ANGRY SHORT-TERM
REDEVELOPMENT VISION

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Presentation Notes – Prepared by Workshop Table #

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-12 friendly mission
- MULTIPLE NON-PROFITS SUPPORTING FOUNDATIONAL MISSION
  - Serves K-12, improves physical community, sevením good community
- SHORT TERM RESIDENCE FOR VISITING CONSULTANTS

- TO MOVES SUPPONABLE, WILL KEEP A LONGER COMMITMENT
- HOW DO WE ATTRACT THE RIGHT GROUPS, E.G., HOW TO CHARGE
- LIMIT ACCESS TO HOUSE
- WOULD APPROACH MAINTENANCE PLAN IN A PLAN
- NOT SENIOR HOUSING, E.G.
- BÉRESTES DOES NOT REQUIRE LARGE SERVICE TRUCKS
- ECONOMICALLY VIGOROUS, SUSTAINABLE, PRIVATE/PUBLIC
- ENRICHES COMMUNITY, MAINTAINS FLEXIBILITY IN USE
- LOW INTENSITY USE, FRIENDLY TO HISTORICAL VALUE/ARCHITECTURE

- NO PARK/PHYSICAL/RAW READY
- KEEP BUILDINGS AVAILABLE TO COMMUNITY ESP. FOUNTAIN WENDS
- LOW KNOWLEDGE, DOES NOT REQUIRES TRAFFIC
- HIGH POSITIVE EXPOSURE FOR BÉRESTES
- ACCEPTABLE TO DC, MASS TRANSIT
- ALLOWS FOR POTENTIAL LEASE AT HBC FOR EVENTS
8 April 2006 WARNER PROPERTY – Community Workshop

REDEVELOPMENT VISION

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MULTI-USE: FOR PROFIT

Presentation Notes – Prepared by Workshop Table #

COMPATIBLE USES & REDEVELOPMENT IDEAS

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

BED & BREAKFAST

- MGMT BY LOCAL COLLEGE - MGMT OTHER
- HOTEL MGMT OPPORTUNITY
- EDUCATIONAL OPPORTUNITY
- FINANCE
- MGMT
- FOOD SERVICE
- LICENSE
- CONSTRUCTION OPPORTUNITY
- Wk w/ college
- Wk w/ college
- Licenses
- Income producing
- Room rentals
- Restaurant
- Special events - Weddings
- Baby/bear mitzvahs

Community Benefits

- Antique Row: Marc (transp. to DC or SS)
- Restaurant
- Brings people to Kensington
- Intergenerational
- Grounds available to public

- Support services tied back to County
- Disabled
- Seniors
- Job seekers receiving assistance

Page # 11
REDEVELOPMENT VISION

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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
- Courses
- Art Studio space (open)
- Residents
- 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
- Multiple use with community
- Bring in local resources
- Relationship to county & town

Constraints:
- Large potential crowds on green
- Trash
- Impact

PARTNERS:
- Montgomery County
- Art Schools
- AFI
- Round House Theatre
- Strathmore
- Culinary Institutes
- University
- Marriott
- Hospitality Schools
<table>
<thead>
<tr>
<th>Design and Planning Principles from the April 8, 2006 Community Workshop</th>
<th>Staff Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Preserve the existing historic structures on the property.</strong></td>
<td></td>
</tr>
<tr>
<td>• Retain and preserve the mansion.</td>
<td></td>
</tr>
<tr>
<td>• Preserve the house and the interiors.</td>
<td></td>
</tr>
<tr>
<td>• Maintain the house to the Dept. of the Interior Standards of Rehabilitation.</td>
<td></td>
</tr>
<tr>
<td>• Preserve the barn and the interiors.</td>
<td></td>
</tr>
<tr>
<td>• Preserve the mansion and its interiors (before 1955).</td>
<td></td>
</tr>
<tr>
<td>• Preserve the barn/carriage house and its interiors.</td>
<td></td>
</tr>
<tr>
<td>• Restore the integrity of the house and the outbuildings.</td>
<td></td>
</tr>
<tr>
<td>• Preserve the house, barn, and grounds.</td>
<td>AGREE</td>
</tr>
<tr>
<td><strong>2. Preserve and enhance the green space.</strong></td>
<td></td>
</tr>
<tr>
<td>• Retain the green space and make it into something useful.</td>
<td></td>
</tr>
<tr>
<td>• Preserve the specimen trees and continue to add to the collection.</td>
<td></td>
</tr>
<tr>
<td>• Preserve the 360 degrees of green space with conservation easements.</td>
<td></td>
</tr>
<tr>
<td>• Preserve and maintain the trees (utilizing professional arborists).</td>
<td></td>
</tr>
<tr>
<td>• The same balance or ratio of green space to structures must be maintained.</td>
<td></td>
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<tr>
<td>• Provide community access to the open space on the property in perpetuity.</td>
<td></td>
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<tr>
<td>• Enhance the landscape.</td>
<td>AGREE</td>
</tr>
<tr>
<td><strong>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.</strong></td>
<td></td>
</tr>
<tr>
<td>• Any development use should be dynamic and community enriching.</td>
<td></td>
</tr>
<tr>
<td>• Arts and cultural uses are preferred.</td>
<td></td>
</tr>
<tr>
<td>• Any development must be economically viable and sustainable.</td>
<td></td>
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<tr>
<td>• Consider funding when developing the use.</td>
<td></td>
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<tr>
<td>• Maintain a partnership between the county and town.</td>
<td></td>
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<tr>
<td>• Allow an agency or government tenant use for the short-term.</td>
<td></td>
</tr>
<tr>
<td>• Community input should guide the development decisions.</td>
<td></td>
</tr>
<tr>
<td>• Intergenerational activities should continue.</td>
<td></td>
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<tr>
<td>• Provide public access for all residents. Create a town center.</td>
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<tr>
<td>• Provide a cultural use.</td>
<td></td>
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<tr>
<td>• The new use would not ignore or desert the historic time periods of the property.</td>
<td></td>
</tr>
<tr>
<td>• Long term use should have an economic view.</td>
<td></td>
</tr>
<tr>
<td>• Circle Manor should become a visitor attraction that makes sense and recognizes the importance of the property.</td>
<td></td>
</tr>
<tr>
<td>• Any decisions made should be long-lasting.</td>
<td></td>
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<tr>
<td>• Provide reasonable public access to the property.</td>
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<tr>
<td>• Provide educational, historic, and recreational uses.</td>
<td></td>
</tr>
<tr>
<td>• Low light impact</td>
<td>AGREE</td>
</tr>
<tr>
<td><strong>4. Assure any new uses or construction on the site respects the historic setting and integrity of the Warner House and Carriage building.</strong></td>
<td></td>
</tr>
<tr>
<td>• Any new structure(s) must be architecturally compatible. Any new structures should be compatible in scale to the historic house.</td>
<td></td>
</tr>
<tr>
<td>• Historic and non-historic or new structures should be clearly defined and visible.</td>
<td></td>
</tr>
<tr>
<td>• Any new structure(s) must be contextual to the neighborhood and have a similar feel or ambiance.</td>
<td></td>
</tr>
<tr>
<td>• Any new structures should have an appropriate massing and scale to the existing site.</td>
<td></td>
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<tr>
<td>• Provide a variety of uses – both economical/affordable and intergenerational.</td>
<td></td>
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<tr>
<td>• Any development should be financially sustainable.</td>
<td></td>
</tr>
<tr>
<td>• Development should be aesthetically pleasing.</td>
<td></td>
</tr>
<tr>
<td>• No “mansionizations.”</td>
<td></td>
</tr>
<tr>
<td>• Limit the amount and intensity of uses.</td>
<td></td>
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<tr>
<td>• Maintain the property as a focal point of the town.</td>
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<tr>
<td>• No private sale or subdivision development.</td>
<td></td>
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<tr>
<td>• Any development or use should reflect the history of the town (the plan of the house is similar to the plan of the town).</td>
<td></td>
</tr>
<tr>
<td>• Any development or use should have long-term viability.</td>
<td>AGREE</td>
</tr>
</tbody>
</table>