

Project Team

The project team includes the following partners:

- Civil Engineer (*Bohler*)
- Architect (*HLW*)
- Market Analyst (*Lambert Advisory*)
- Project Manager (*HE2PD*)
- Economic Development (*RMCG*)
- Historic Consultant (*KSK Preservation*)



BOHLER //

hlw



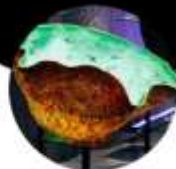
**The Wiener
Family**



**United
Management**



WMODA 501c3

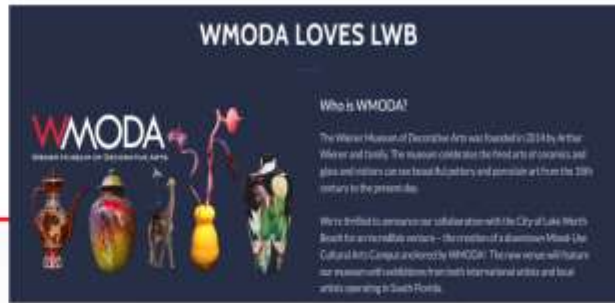


**The Lake Worth
Beach CRA
and The City**



WMODA Community Engagement

- 100 Residents / Business Owners have Registered for the WMODA Newsletter
- WMODALOVESLWB.com continues To receive Daily Views
- Over 40 Residents and Business Owners met with WMODA Representatives May 3-4
- 105 Community Members Registered for this Event



Critical Path for Project



An aerial photograph of a residential neighborhood. In the foreground, there is a dense grid of houses with various roof colors. A prominent road runs diagonally through the center. In the background, a large body of water is visible, with a long bridge or pier extending across it. The overall scene is captured from a high angle, showing the layout of the streets and the proximity to the water.

501 LAKE AVE

COMMUNITY CHARRETTE | 22 MAY 2024

hlw

**HLW is a full-service design
firm that exemplifies the best in**

*client-focused
design thinking.*

Since 1885, we have sustained our business by embracing new ideas, novel technologies, and inspired aesthetics while staying true to a foundational belief that our work helps people and organizations excel. As part of that mission, we integrate advanced sustainability and wellness best practices into all our projects. From Alexander Graham Bell to Google, HLW has always taken pride in attracting clients that recognize and share our enthusiasm for creating the future.





h/w FLORIDA

HLW's office in West Palm Beach delivers dynamic, sustainable architectural and interior fit-out solutions for industry-leading clients throughout Florida.

Our West Palm Beach office is poised to deliver exceptional projects at varying scales and across a wide swath of industries. By working closely with our designer and specialist colleagues throughout our East Coast, California, and London offices, we offer the advantage of global level support with local expertise.

Our services provide clients with the best that HLW has to offer, from adaptive reuse projects, to office fit-out projects, ground-up and fit-out, retail, and life sciences projects.

We aim to be a leader in reshaping Florida's built environment. Our work is as varied as the city itself. Currently, our Florida team is working on a variety of workplace interiors, sports media studios, and expertly planned lab space that embraces creativity while adhering to industry best practices.



01



02



04

01 [Univision](#)
Miami, FL

02 [Piper Sandler](#)
West Palm Beach, FL

03 [PGA Tour](#)
Palm Jumeirah, U.A.E.



hlw

AT A GLANCE

Our Mission

**Question the norm.
Design with passion.
Build what's next.**

HLW's mission statement reflects our commitment to innovation, creativity, and excellence in architecture and design. We aspire to challenge conventions, infuse our work with passion, and remain on the cutting edge of our industry.

Our Services

Architecture
Interiors
Master Planning
Landscape Architecture
Design Technology
Strategy
Sustainability
Lighting
Brand Experience

ark
BEYOND-
spark
brandx

In-house Specialty Studios

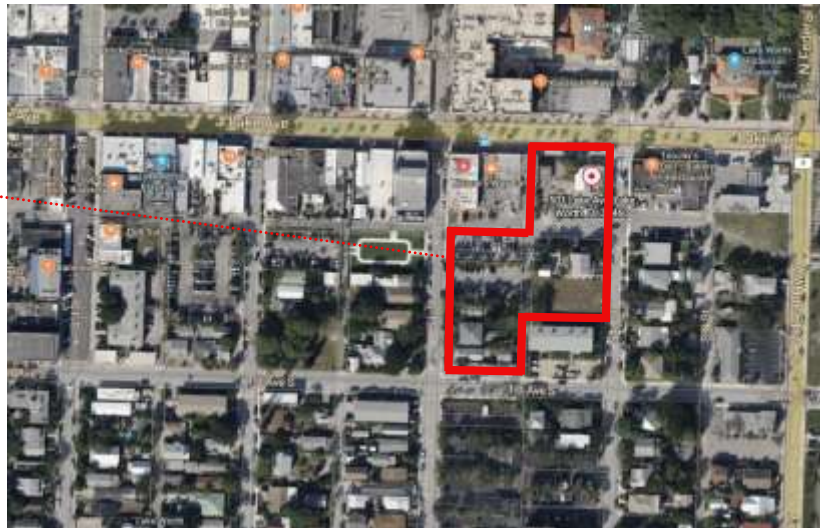
Our Locations

New York HQ
Chicago
Connecticut
Florida
London
Los Angeles
New Jersey
San Francisco

SITE & CONTEXT

SITE ANALYSIS

LOCATION



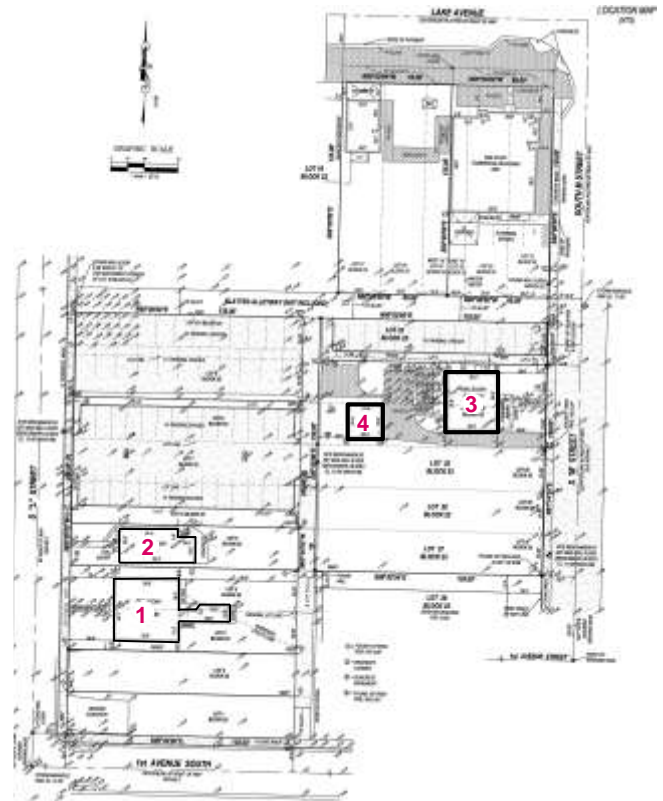
BUILDABLE SITE AREA: 1.69 ACRES

SITE CONTEXT

DENSITY + SCALE



SITE: EXISTING / SURVEY



SITE CONNECTIVITY
ALLEY PARK + HISTORICAL MUSEUM



→ MUSEUM
→ PARK



DRIVING PRINCIPLES

DRIVING PRINCIPLES



URBAN CONNECTIVITY



ART BUZZ



CONTEXTUAL

CONNECTIVITY
COMMUNITY



CULTURE
ART



ARCHITECTURE
ART DECO



HISTORIC DISTRICT REFERENCES: OLD TOWN

OLD TOWN & SOUTHEAST LUCERNE



The City Hall Annex MEDITERRANEAN REVIVAL



City Hall MOORISH REVIVAL



Oakley Brothers Theatre ART DECO



Palm Beach Cultural Arts Council ART DECO

REFERENCES: PATTERNS & SYMBOLS



**PROJECT SUMMARY
& DESIGN STUDIES**

CONCEPT →

CONNECTIVITY
PERMEABILITY
ACTIVATE ALLEY

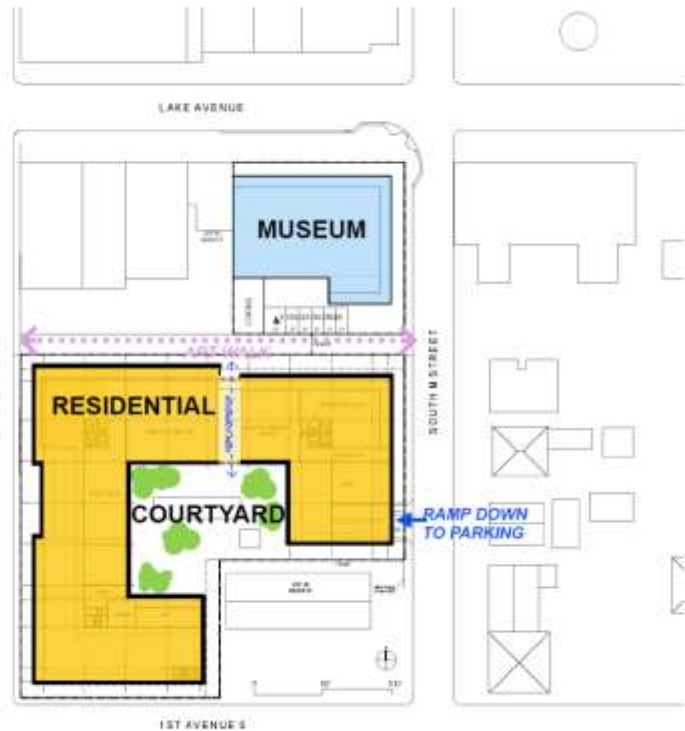
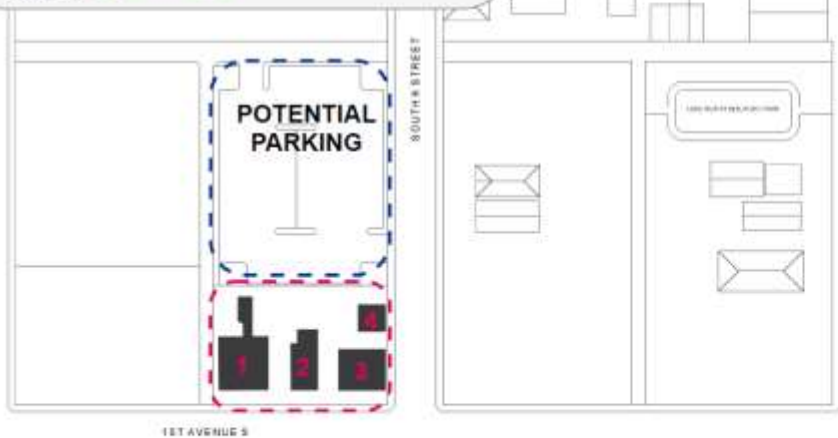


SITE PLAN

MASTER PLAN

SUMMARY & LEGEND:

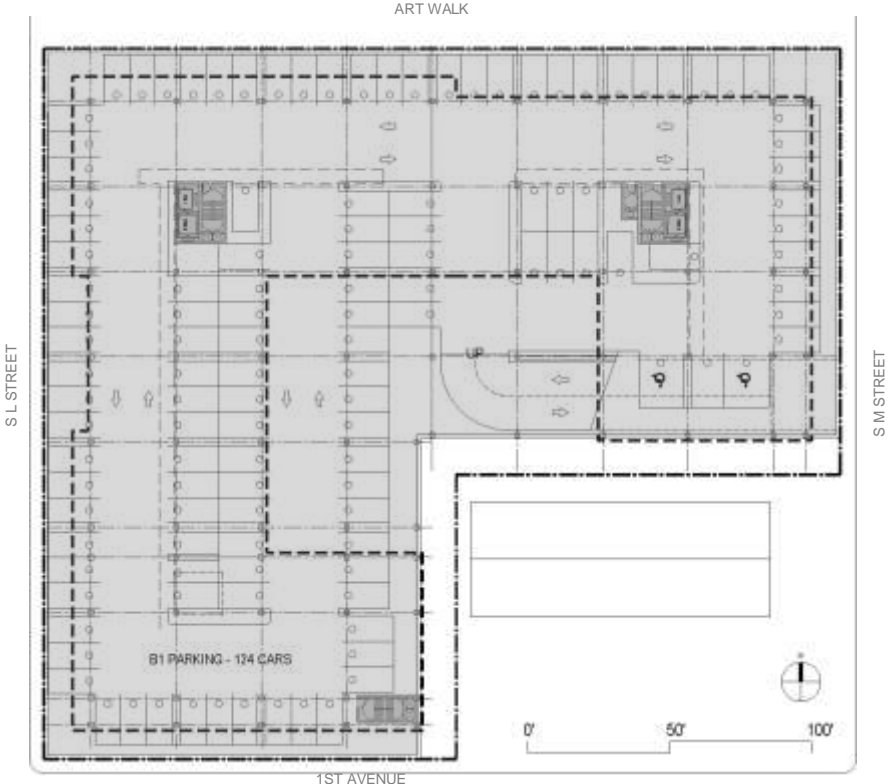
- RELOCATE CONTRIBUTING BUILDINGS TO K/1ST 
- MAXIMIZE SUBGRADE PARKING FOR RESI 
- POTENTIAL PARKING 
- PROPOSED MUSEUM BUILDING 
- PROPOSED RESIDENTIAL  
- ART WALK 



RESIDENTIAL BASEMENT FLOOR PLAN

PRELIMINARY LAYOUT

- SURFACE PARKING: +/- 6 SPOTS
- ON SITE SUBGRADE : +/- 124 SPOTS
- OFF SITE PARKING: TBD



GROUND FLOOR

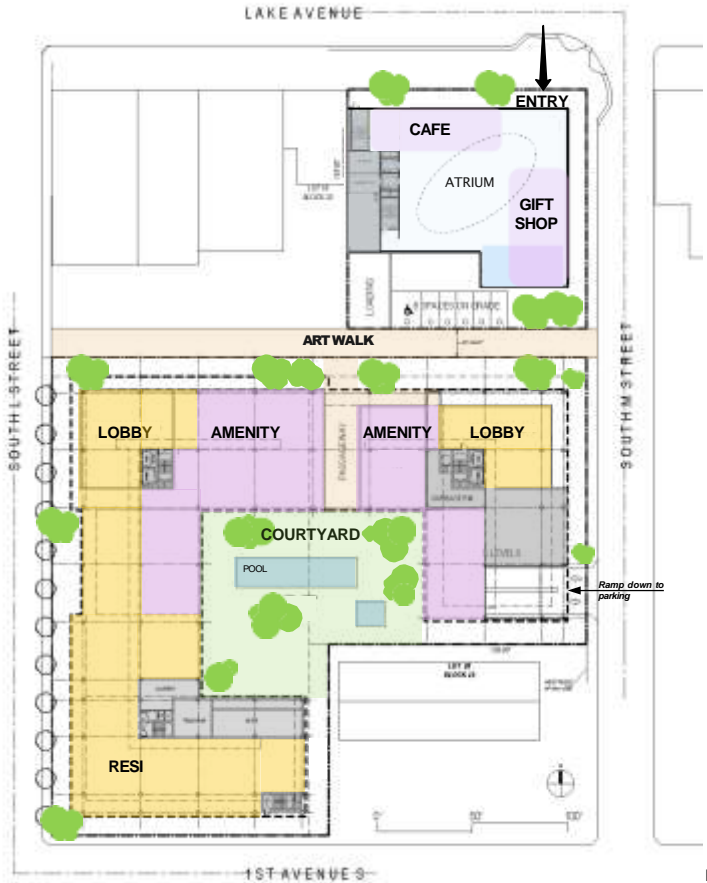
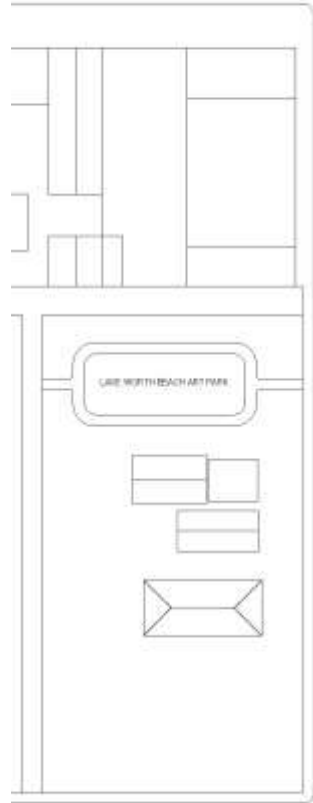
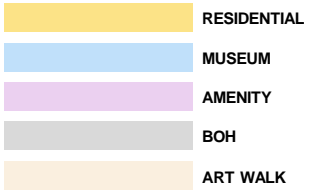
CONCEPT FLOOR PLAN

MUSEUM: +/- 28,000sf

RESIDENTIAL: +/-121,000sf

+/- 90 UNITS

- SURFACE PARKING: +/-6 SPOTS
- ON SITE SUBGRADE : +/-124 SPOTS
- OFF SITE PARKING: TBD



SITE PLAN AERIAL OVERLAY

PRELIMINARY LAYOUT

PROGRAM SUMMARY:

MUSEUM +/- 28,000 SF
RESIDENTIAL +/- 121,000 SF (+/- 90 UNITS)

SURFACE PARKING +/- 6 SPACES
ON SITE SUBGRADE PARKING +/- 124 SPACES
OFF SITE PARKING: TBD

LEGEND:

- PROPERTY LINE
- PROPOSED RESIDENTIAL BUILDING
- PROPOSED MUSEUM BUILDING
- ▲ BUILDING ENTRANCE
- ▲ SUBGRADE PARKING ENTRANCE
- ▲ LOADING ENTRANCE
- ART WALK
- VIEW CORRIDOR/ PASSAGEWAY
- RELOCATE CONTRIBUTING BUILDINGS



ART WALK REFERENCE IMAGES



MUSEUM PROGRAM GROUND LEVEL

CONCEPT PLAN



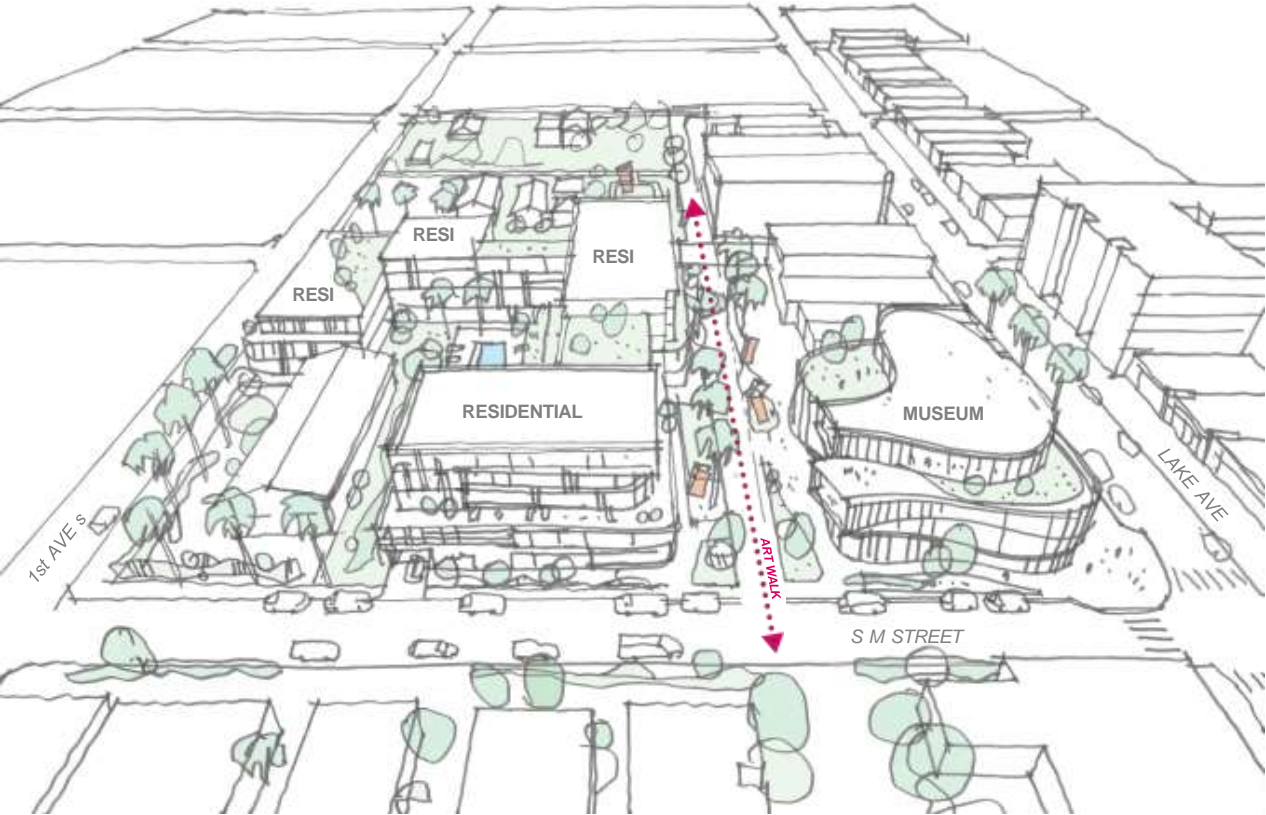
MASSING DIAGRAMS



RESIDENTIAL REFERENCE IMAGES



MIXED-USE DEVELOPMENT SKETCH



ART WALK REFERENCES

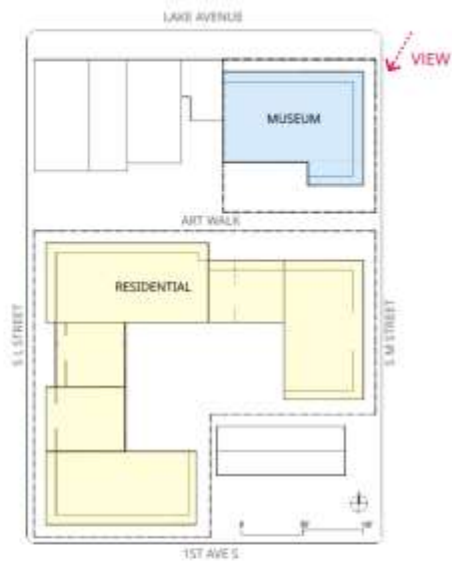
RESIDENTIAL DEVELOPMENT SKETCH

PEDESTRIAN VIEW



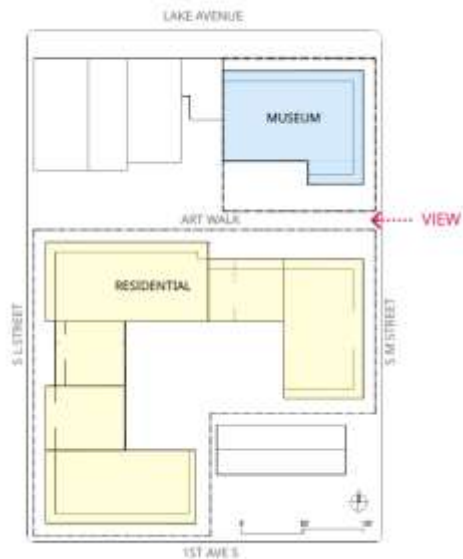
RESIDENTIAL DEVELOPMENT SKETCH

PEDESTRIAN VIEW

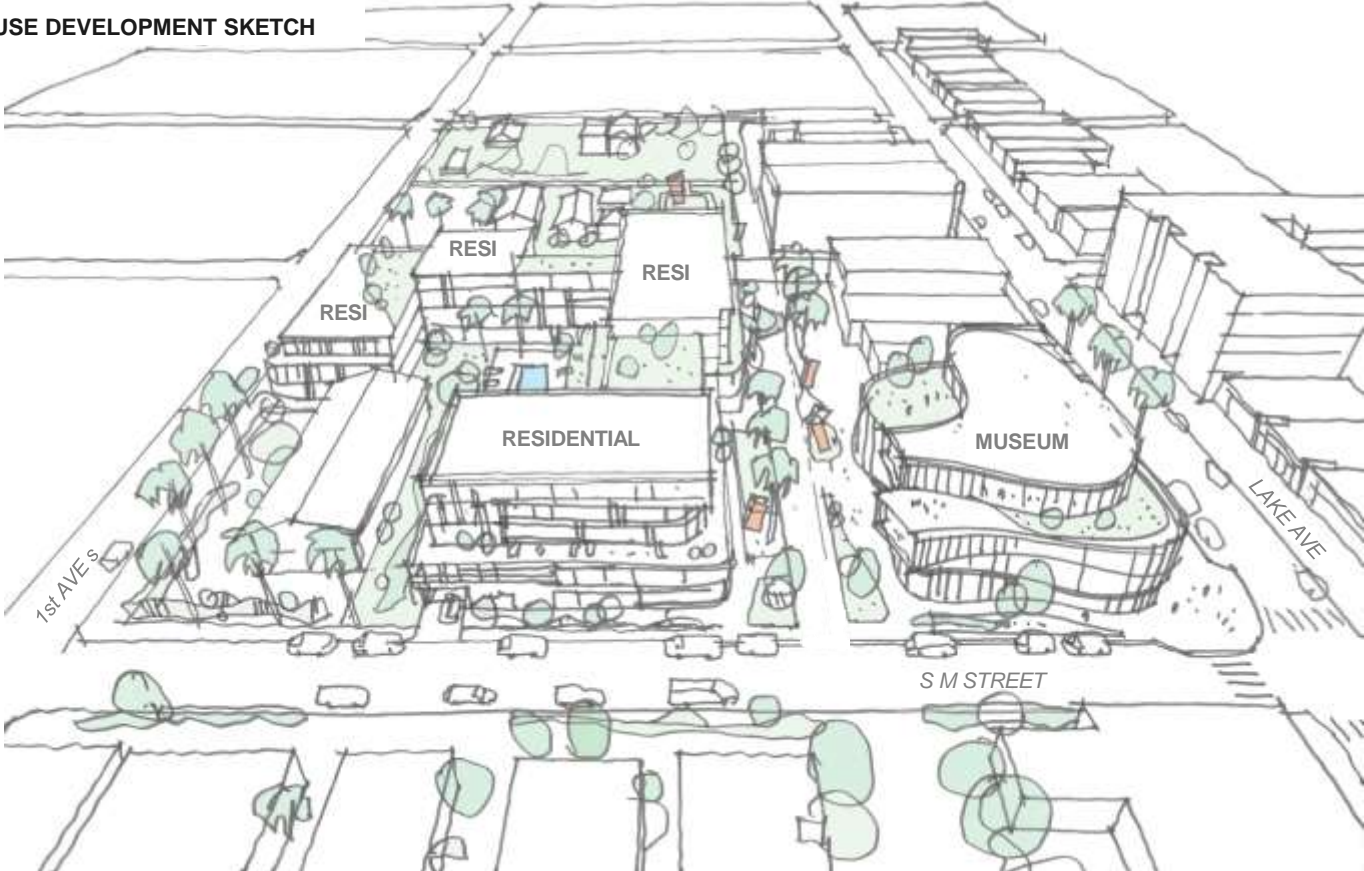


RESIDENTIAL DEVELOPMENT SKETCH

PEDESTRIAN VIEW



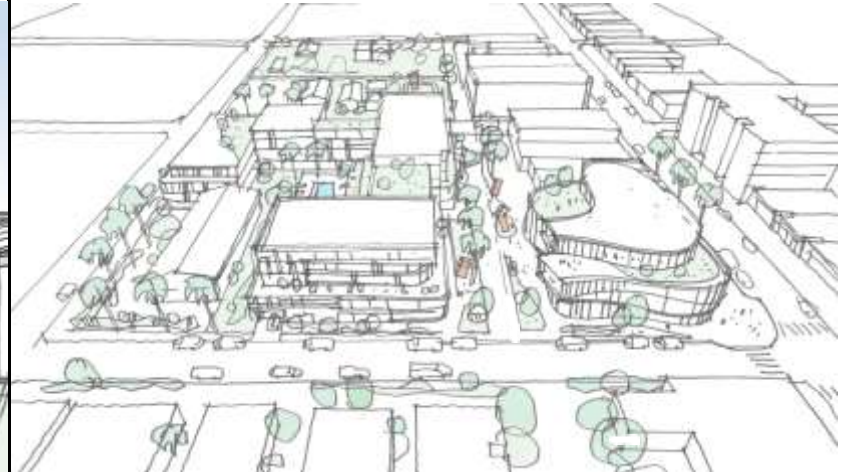
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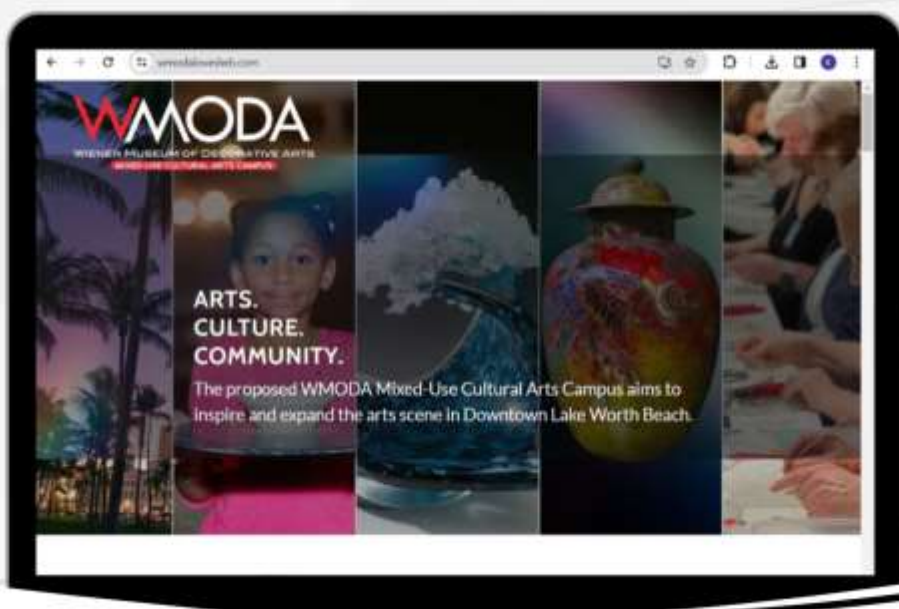


hlw

Architecture | Interiors | Planning | Strategy | Sustainability

www.hlw.design





**WMODA
Launches Project
Landing Page**

For project information and updates, visit:
www.wmodaloveslwb.com

