



WIMODA

WIENER MUSEUM OF DECORATIVE ARTS

MIXED-USE CULTURAL ARTS CAMPUS

Lake Worth Beach Community Redevelopment Agency Update

SEPTEMBER 10, 2024

Overview

Background

Development Concept and Design

Development Deal Structure

Community Benefit Elements

Critical Path

Next Steps

Background



Mobilization and Research

Site Planning and Analysis

Collaboration and Scenario Development

Development Deal Negotiations

LEGEND:

- Public Hearings
- WMODA Updates
- Community Meetings/Events

Background

CRA /City Goals:

- Expand Tax Base
- Expand Access to the Arts
- Create an Arts Destination to Expand Tourism
- High Quality Housing for All Income Levels
- Support for Downtown
- Increased Daytime Activation
- Preservation of Historic Character
- Alignment with Existing Community Fabric



WMODA Goals:

- Permanent Home for WMODA
- Market Rate Apartments
- Campus Feel
- Financially Feasible Project
- Revenue to Support Museum Operations
- Classroom Space
- Event Space
- Committed Partners
- Community Connectivity
- Arts Partnership Opportunities

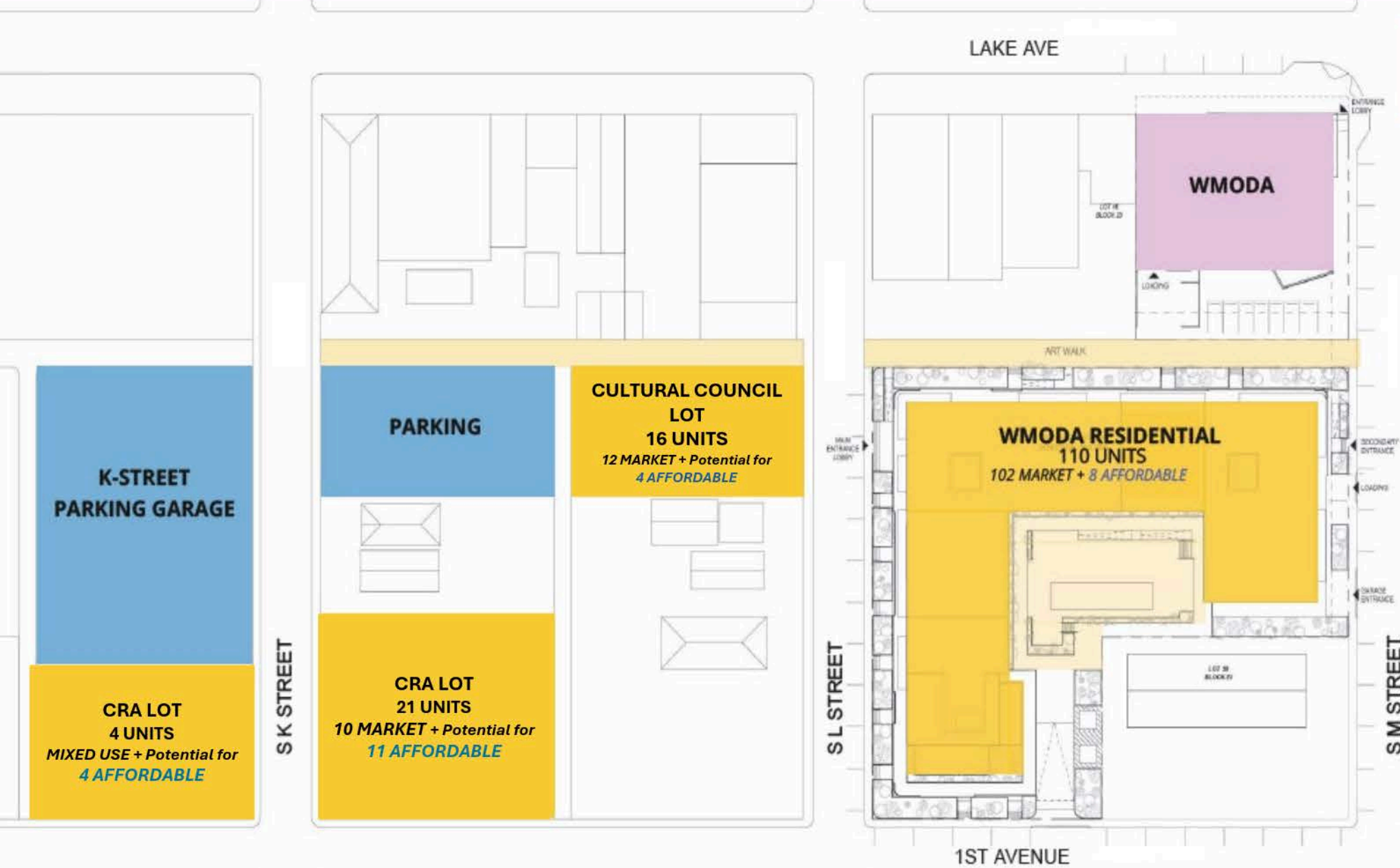


Community Feedback:

- Height Sensitivity
- Transparency
- Community engagement
- Preserve/Expand Parking
- Affordable Housing
- Desire for Activation of Arts Alley
- Sense of Place
- Community Gathering Space
- Preservation of Historic Structures
- Quality Infill Development
- Sensitivity to Existing Character
- Walkability



Downtown Planned Development Concept



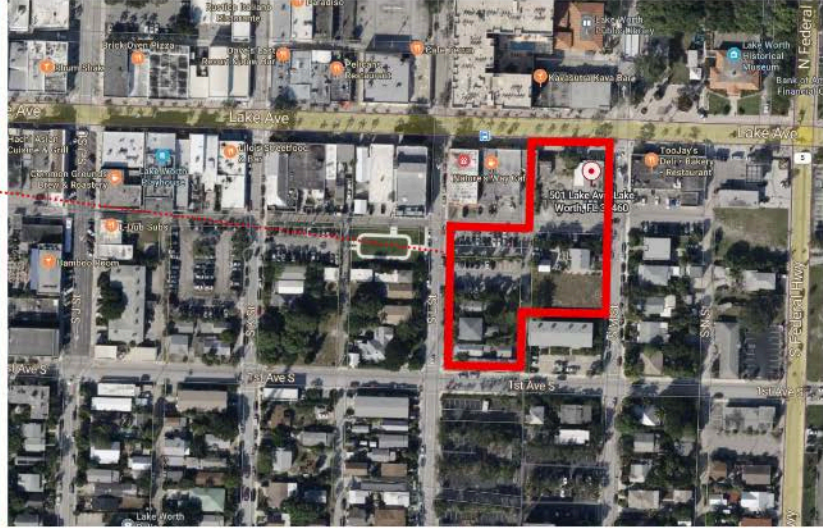
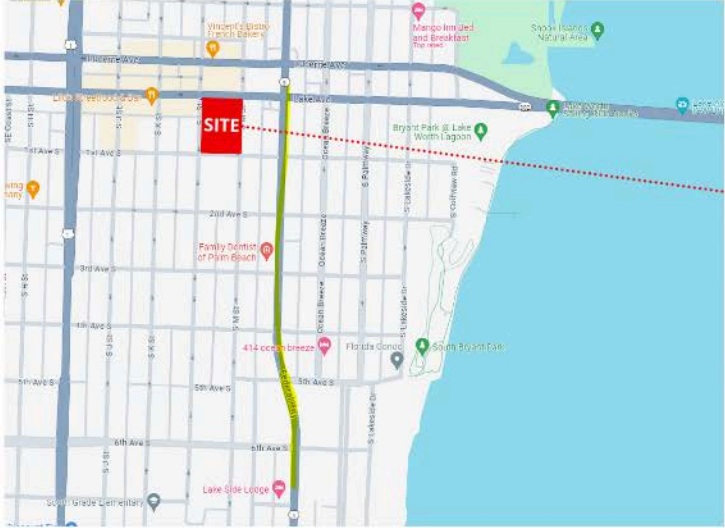
Development Application Partners



PROJECT CONTEXT

SITE ANALYSIS

LOCATION



HISTORIC DISTRICT REFERENCES

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

CONCEPT

DRIVING PRINCIPLES



URBAN CONNECTIVITY



ART BUZZ



CONTEXTUAL

CONNECTIVITY
COMMUNITY



CULTURE
ART



ARCHITECTURE
ART DECO



DESIGN CONCEPT →

CONNECTIVITY
COMMUNITY
ACTIVATE ALLEY



SITE PLAN

SITE PLAN AERIAL OVERLAY

MUSEUM PROGRAM:

_MUSEUM: +/- 33Ksf

MUSEUM REQUIRED PARKING: 66 CARS

66 PROVIDED
PROVIDED ON SITE (ALLEY + STREET): 15

PARKING AT K-STREET GARAGE: +/- 51

RESIDENTIAL PROGRAM:

_RESIDENTIAL (+/- 129Ksf) + PARKING (45Ksf) +
AMENITY (7Ksf) = 181Ksf
110 units total

RESI REQUIRED PARKING: 180 CARS

184 PROVIDED (W/ CREDIT)

PROVIDED ON SITE CELLAR: 117 CARS
STREET PARKING: 27

BICYCLE PARKING PROVIDED

LEGEND:

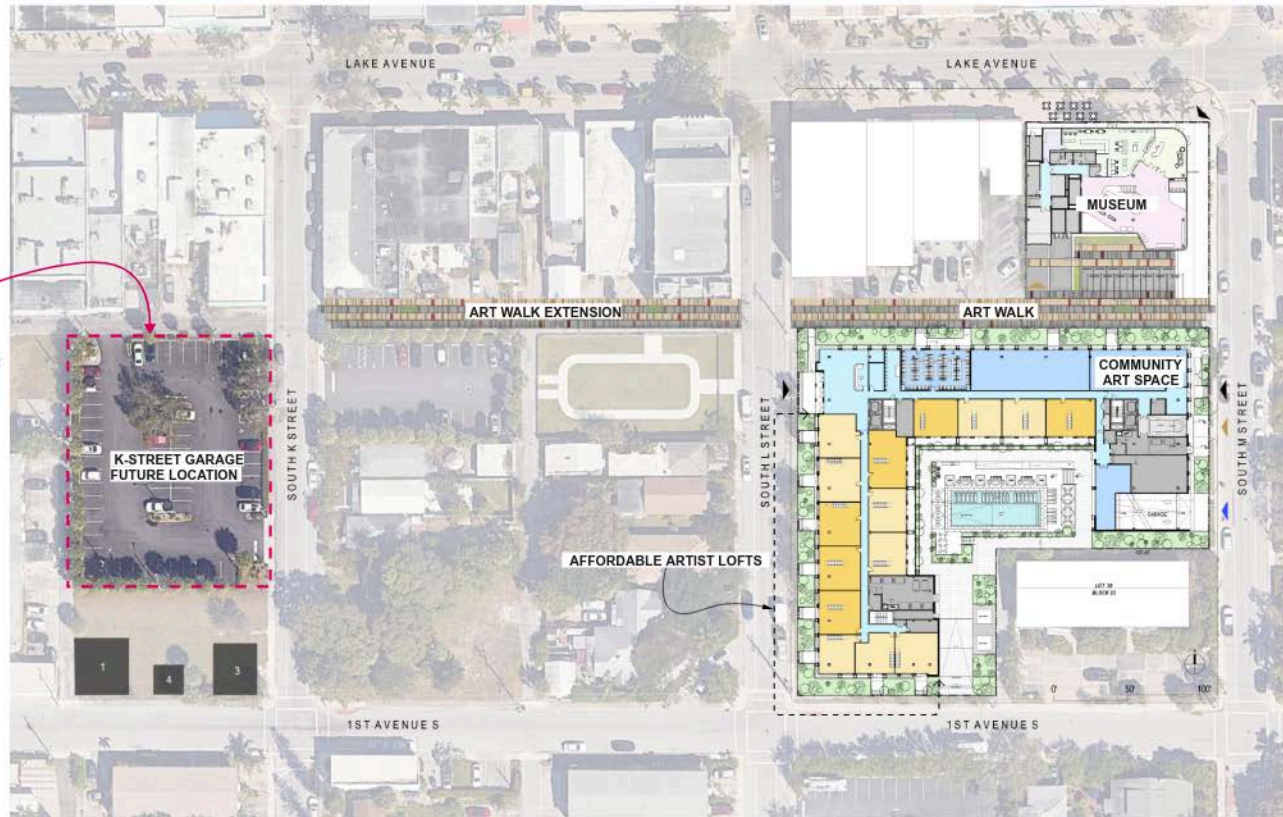
--- PROPERTY LINE

-  BUILDING ENTRANCE
-  SUBGRADE PARKING ENTRANCE
-  LOADING ENTRANCE

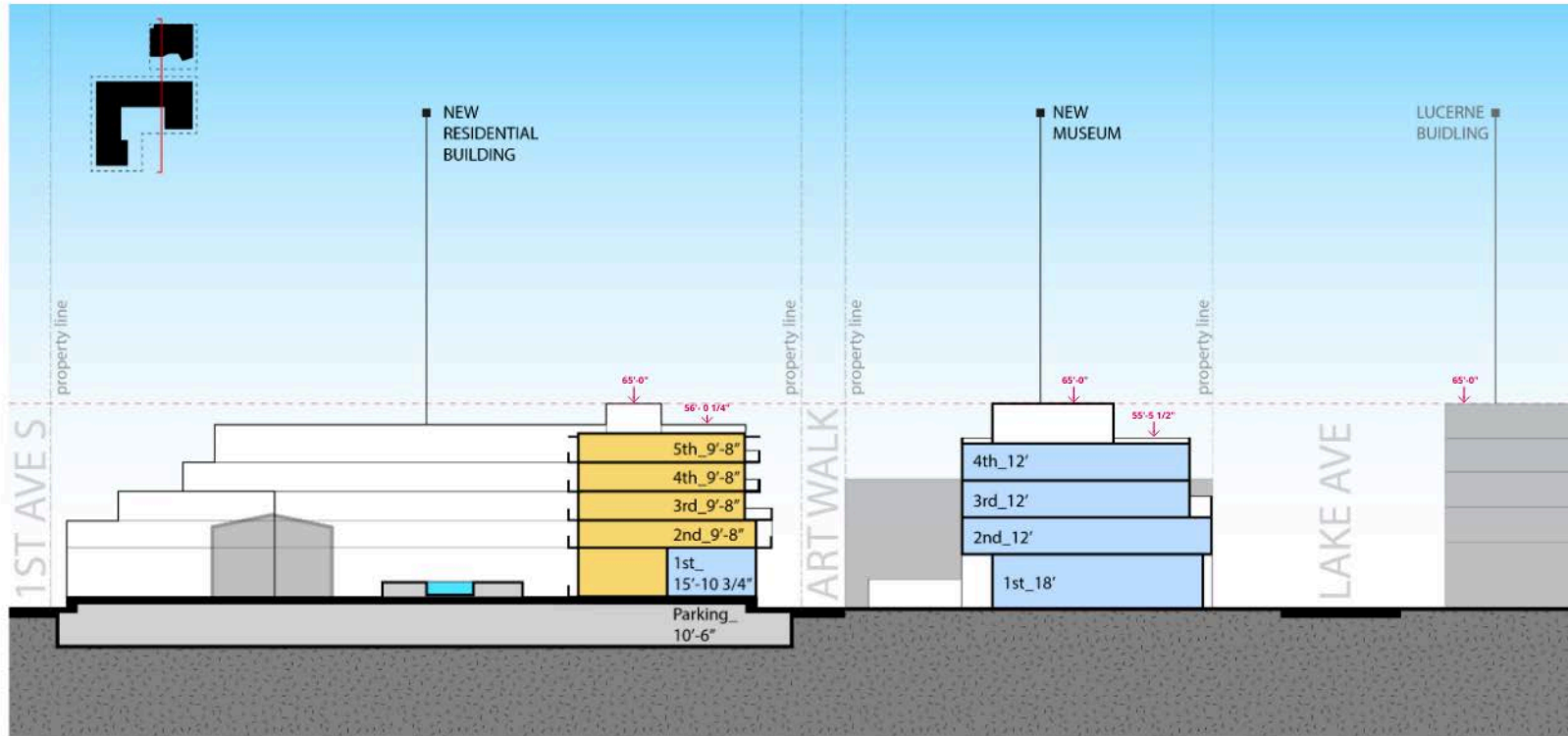


CONTRIBUTING BUILDINGS*

*NOTE: #01 STRUCTURE TO BE LOCATED AT 108 SOUTH J STREET



SECTION: RESIDENTIAL & MUSEUM



NEIGHBORHOOD CONTEXT



EXISTING



PROPOSED

ART WALK LANDSCAPE PLAN

LEGEND:

- PROPERTY LINE
- ▼ BUILDING ENTRANCE
- ▼ SUBGRADE PARKING ENTRANCE
- ▼ LOADING ENTRANCE

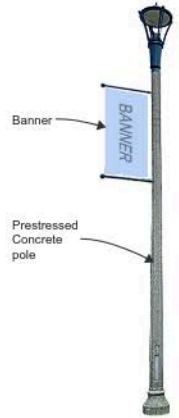


ART WALK: PLAN

LEGEND:

- PROPERTY LINE
- ▲ BUILDING ENTRANCE
- ▼ SUBGRADE PARKING ENTRANCE
- ▲ LOADING ENTRANCE

Proposed City Light Pole:



UNITED MANAGEMENT

9.10.2024



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MUSEUM

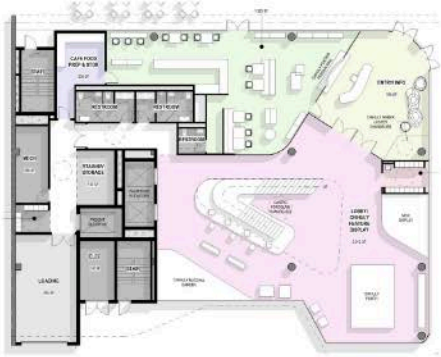
MUSEUM: LEVEL 1 PLAN



Totals - Level 1

SPACE TYPE	APPROX TEST FIT AREA
GALLERY/DISPLAY	3,012 SF
STORAGE	511 SF
CAFÉ/ MERCANTILE	1,329 SF
CLASSROOM/ DEMONSTRATION	0 SF
OFFICE/ ADMIN	0 SF
SUPPORT	754 SF

MUSEUM: PLANS OF ALL LEVELS



Level 1



Level 2



Level 3

Totals - All Levels

SPACE TYPE	APPROX EXISTING AREA**	APPROX TEST FIT AREA	DELTA
GALLERY/DISPLAY	10,920 SF*	10,452 SF	-468 SF
SUPPORT/STORAGE	5,860 SF	6,324 SF	+464 SF
CAFE/MERCANTILE	574 SF	1,329 SF	+755 SF
CLASSROOM/DEMONSTRATION	714 SF	644 SF	-70 SF
OFFICE/ADMIN	1252 SF	1,262 SF	+10SF

Notes:

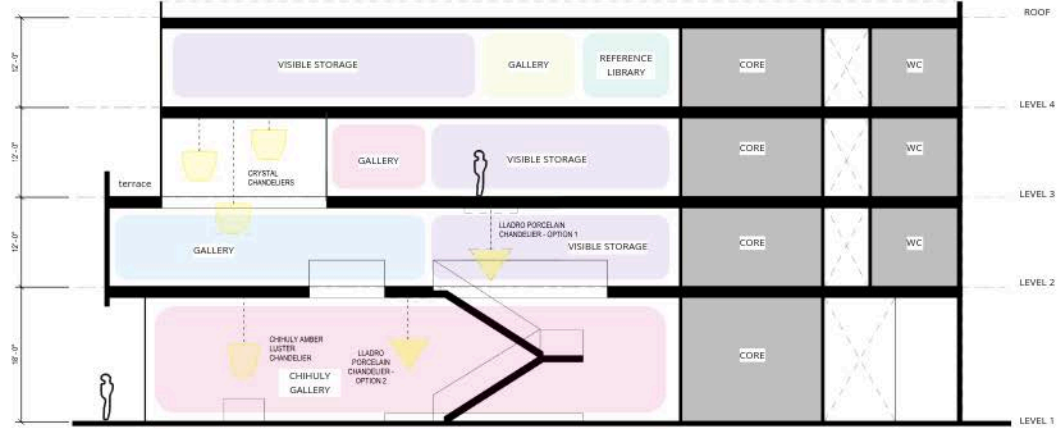
* Includes existing 1,200sf of "visible storage" displays

** existing square footage calculations are approximate and subject to adjustment



Level 4

MUSEUM: SECTION



4 level museum scheme

MUSEUM FACADE

VIEW FROM LAKE AVENUE & SOUTH M STREET



MUSEUM FACADE
VIEW FROM LAKE AVENUE



MUSEUM FACADE W/ STREET TREES

VIEW FROM LAKE AVENUE



MUSEUM ART WALK VIEW

VIEW FROM THE ART WALK



MUSEUM & RESIDENTIAL

VIEW FROM EAST AT ARTS WALK





SCHOOL BUS ZONE

Temporary space for school bus to pick-up and drop-off for student group visiting.

PEDESTRIAN ACCESS

Intended pedestrian path for foot traffic. Path widens in front of museum entrance to accommodate groups of people for access.

PICK-UP / DROP-OFF ZONE

Designated space for Uber, taxi, private car, and other vehicles to reduce travel lane blockage.

PARKLETS

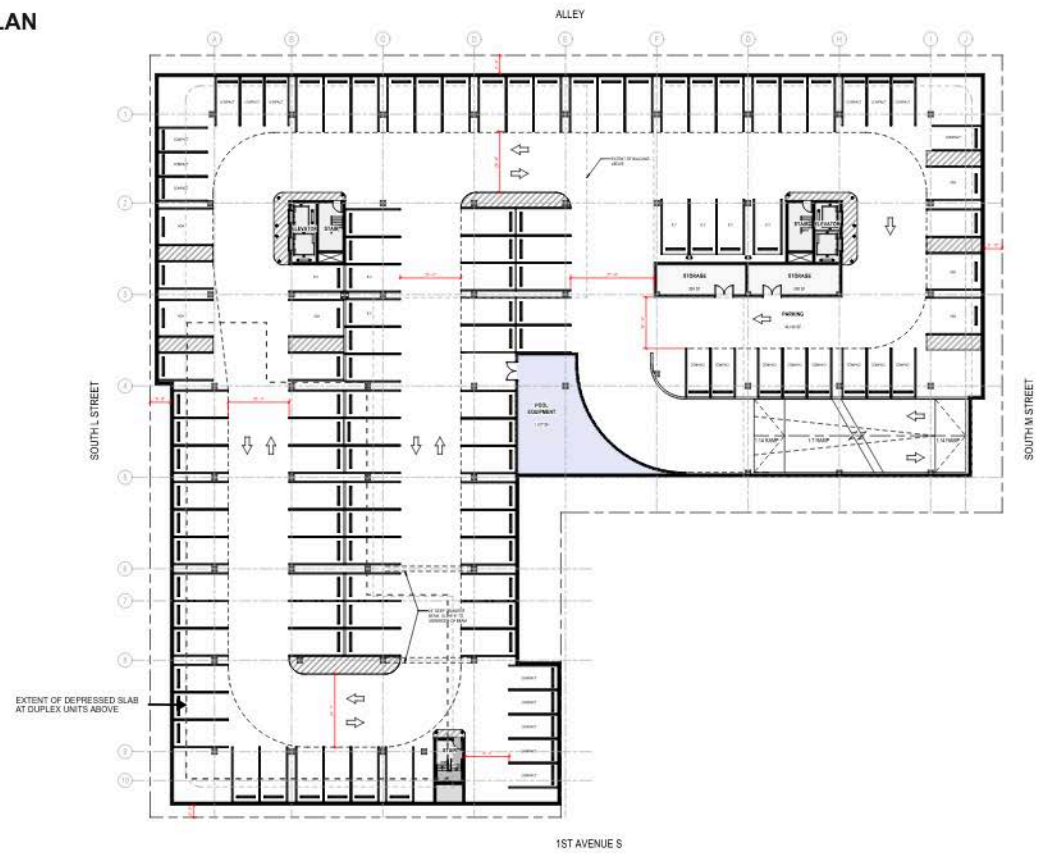
Low cost approach to placemaking and adding greenspaces. Provides sufficient buffering from adjacent parking spaces.

PALM TRAN BUS

Fully accessible bus lane is an available transit point for museum visitors coming through public transit.

RESIDENTIAL

GARAGE FLOOR PLAN



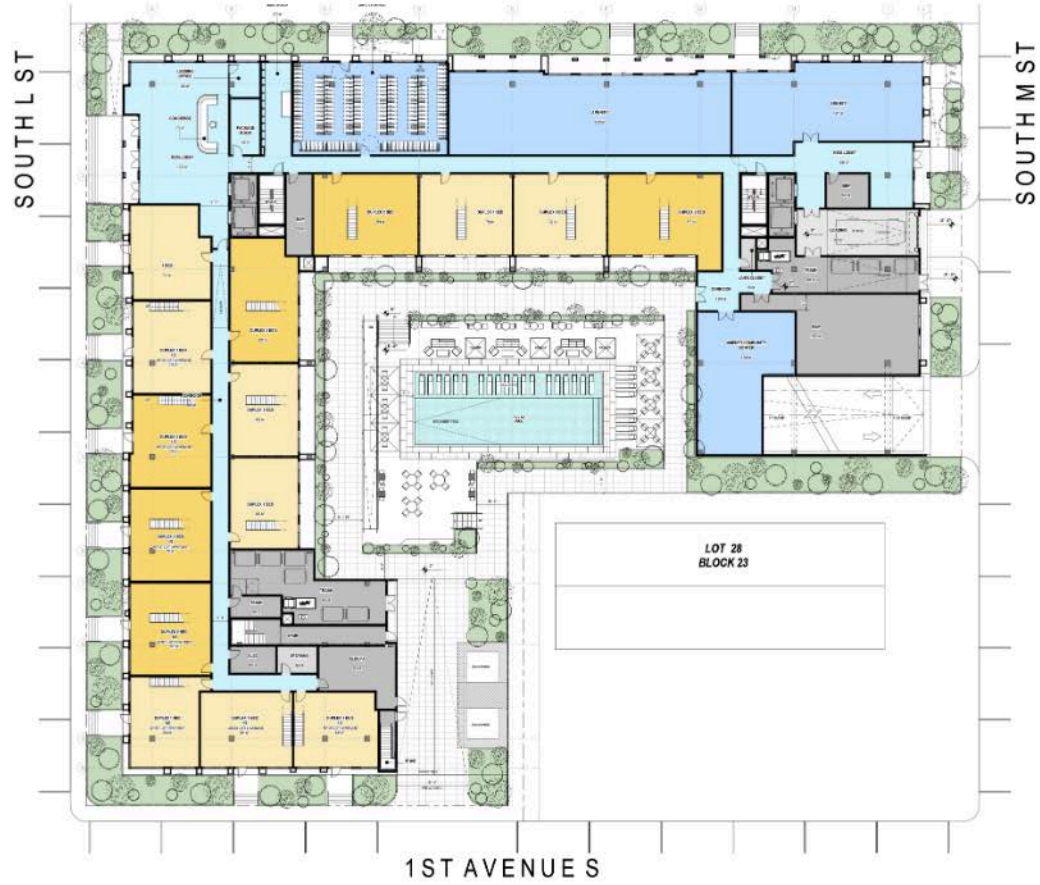
GARAGE PARKING

REGULAR - 88 CARS
COMPACT - 23 CARS
ADA (INCLUDES VAN) - 6 CARS
TOTAL - 117 CARS

GROUND FLOOR PLAN

SUMMARY

STUDIO - 1(0.9%)
1 BED - 54(49.1%)
2 BED - 55(50.0%)
TOTAL - 110



1ST FLOOR

1 BED DUPLEX - 9
2 BED DUPLEX - 6
TOTAL - 15

- LOBBY
- AMENITY
- STUDIO
- 1 BED
- 2 BED
- BOH

181,129 sf TOTAL AREA

_RESI 129.1K + PARKING 44.8K + AMENITY 7.2K

110 TOTAL UNITS

_MARKET UNITS: 102
_LOFT UNITS: 8

1 - 1% STUDIOS

54 - 49% 1 BEDROOM'S

55 - 50% 2 BEDROOM'S



PARKLETS

Low cost approach to placemaking and adding greenspaces. Provides sufficient buffering from adjacent off-street parking.

PICK-UP / DROP-OFF ZONE

Designated space for Uber, taxi, private car, and other vehicles to reduce travel lane blockage.

ON-STREET PARKING

Utilize the existing street infrastructure, making it a space efficient option in urban and densely populated area.

PEDESTRIAN ACCESS

Intended pedestrian path for foot traffic. Path widens in front of lobby entrance to accommodate groups of people for access.







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Architecture | Interiors | Planning | Strategy | Sustainability

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Development Deal Structure

Key
Elements
Considered

-  **Transfer of Property**
-  **Development Program**
-  **Development Requirements**
-  **WMODA Financial Requirements**
-  **City and CRA Financial Requirements**
-  **Long Term Commitments**

Development Deal Structure

Purchase and Sale Agreement



Development Agreement



K Street Garage Construction Agreement

Contributing Structure Relocation Agreement

Long Term Parking Agreement

*Long Term Maintenance Agreement – Art Alley



PUBLIC SPACES

Museum, Arts Alley and Community Workshop space which directly benefits the Public.

ECONOMIC DEVELOPMENT

WMODA will increase daytime and nighttime activation supporting small downtown businesses and will generate over \$54 Million in increased resident and visitor spending in the downtown over 10 years.

PARKING

The WMODA development will improve parking in the downtown with the construction of an underground parking lot to support its residents and a public parking garage on K Street in partnership with the City and the CRA.

Community Benefit Elements



ART AND CULTURE ACCESS

WMODA will have a dedicated community arts space which will offer classes for children and seniors, as well as events that will bring additional investment and people downtown.

TOURISM

As one of the only museums in the country dedicated to the fired arts, WMODA offers immeasurable arts and culture destination opportunities.

Partnerships with the existing arts community and the new Gulfstream Hotel will create opportunities to increase visitor spending that will support local businesses.

Community Benefit Elements



AFFORDABLE HOUSING

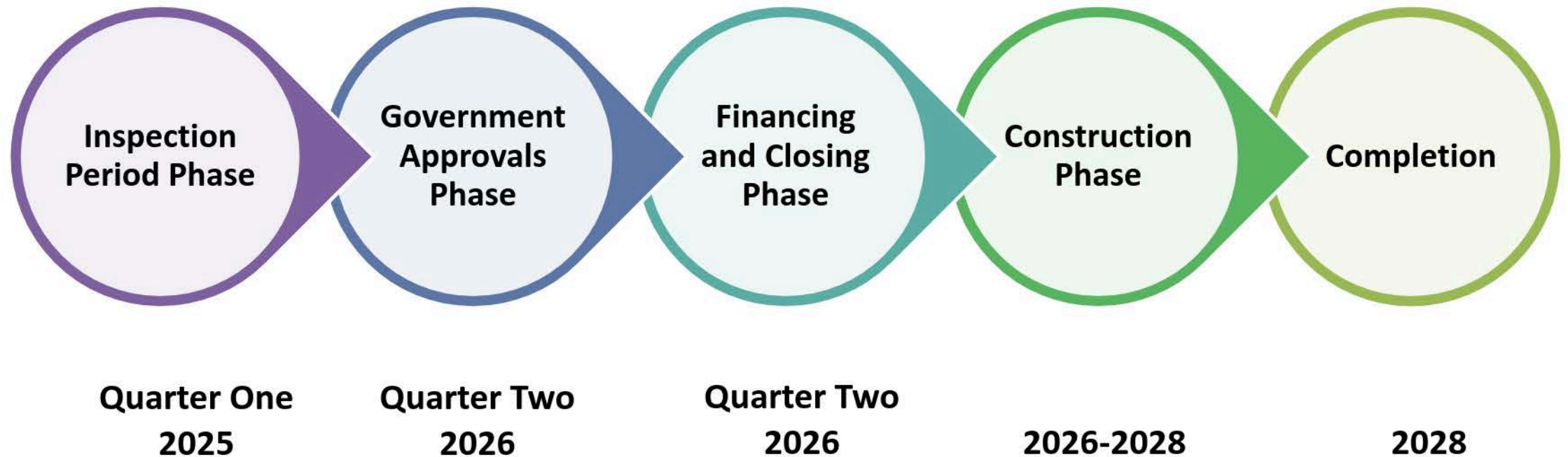
The WMODA Development includes 8 Artist Lofts that will provide both housing and artist workspace at 80-120% of AMI.

HISTORIC PRESERVATION

WMODA will relocate four contributing structures to nearby lots with no cost to the City. The WMODA development meets the City's desire to honor the scale and the historic character of the downtown with its streamlined art deco architecture.

Community Benefit Elements

Critical Path for the Development



Next Steps

October 7, 2024 –City Commission /CRA Board Joint Workshop

- WMODA Project Presentation

October 8, 2024 –Community Redevelopment Agency Meeting

- Purchase and Sale and Development Agreements Considered

October 15, 2024 –City Commission Meeting (1st Reading)

- Public Private Partnership Ordinance and Development Agreement Considered

October 29, 2024 –City Commission Meeting (2nd Reading)

- Public Private Partnership Ordinance Considered



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