

SAILBOAT BEND ARTIST LOFTS & HISTORIC WESTSIDE SCHOOL

1310 S.W. 2nd Court/301 S.W. 13th Avenue
Fort Lauderdale, FL, 33312
artspace.org/sailboat-bend



PROJECT DETAILS

Owner/Developer Artspace Projects, Inc

Total Project Cost \$13M

Number of Units 37, studio, one-, two-, and three-bedroom units

Affordability Units range from 50% to 60% of area median income

Community/Gallery Space 4,500 sq. ft.

Westside School Office Space 10,000 sq. ft.

Westside School Community Space 1,500 sq. ft.

OVERVIEW

In 1998, Mary Becht, Director of the Broward County Division of Cultural Affairs, invited Artspace to investigate the potential creation of an affordable mixed-use facility that would preserve and restore the Historic West Side School, one of Fort Lauderdale's four original school buildings.

The school occupied part of a 13-acre site in the Sailboat Bend neighborhood, about a mile west of downtown Fort Lauderdale. Although the property was sold to a private developer, Lennar Homes, the community persuaded civic leaders and Lennar to include housing for artists in its redevelopment plans so that Sailboat Bend would retain its unique character as an arts district.

Completed in late 2007, the Sailboat Bend Artist Lofts now provide 37 affordable live/work units for artists and their families, plus a spectacular three-story community room and gallery space where artists hold meetings, exhibitions, lectures and other events.

Next door, the renovated Historic West Side School serves as a home for the Broward County Historical Commission. The School houses the County's historical/cultural collection, is the site of lectures, roundtables and similar activities, and the 1,500 squarefoot community space augments the Lofts as a gallery, meeting place, and indoor/outdoor facility for music, art and public events.

COMMUNITY ENGAGEMENT

Sailboat Bend Artist Lofts and the Historic West Side School host more than 50 public events each year, serving thousands of Broward County residents. In addition to month-long exhibits at the 1310 Gallery, which are free and open to the public, the two buildings also host lectures, workshops, performances, art classes, events for families and much more.

For 30 years, Artspace has championed the once-radical idea that artists living on the edge of poverty and chronically underfunded arts organizations can leverage fundamental social change. A generation later, leaders across disciplines are recognizing that the arts can advance public agendas from job creation and transitoriented development to cultural and historic preservation.

Through third-party research, we know that projects like Sailboat Bend Artist Lofts and the Historic West Side School transform communities. Internally, they create affordable, appropriate space that allows individual artists and arts organizations to be more artistically productive and increase their revenue. Externally, they foster the safety and livability of neighborhoods without gentrification-led displacement. With the Historic West Side School, Artspace has animated an underutilized and historic structure. As an anchor for the Sailboat Bend arts district, Artspace has created a project that expands access to the arts, and attracts artists, businesses and organizations to the area.

BROWARD COUNTY HAS PROVIDED...

- Consistent support for capital development, grants to arts and cultural groups and dedication to public art and design projects, earning a National Award for County Arts Leadership from Americans for the Arts
- A creative approach to funding the School renovation for the Historical Commission contributed gap funding to affordable housing

- A strong commitment to affordable housing helped adjust to a challenging funding situation for the project
- Ongoing growth strategies for improved quality of life and affordable housing, defined in its "Six Pillars" strategic plan, that build on the success of Sailboat Bend Artist Lofts

THE CITY OF FORT LAUDERDALE PROVIDED...

- An accommodating approach to urban infill housing, a model moving forward in increasingly built urban environment
- Consistent support for Artspace in Sailboat Bend

FOR MORE INFORMATION

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AMERICA'S LEADER IN ARTIST-LED COMMUNITY TRANSFORMATION

Artspace is a nonprofit organization that uses the tools of real estate development to create affordable places where artists can live and work. Artspace consistently develops these projects in ways that support stable, healthy communities, anchored in existing assets. Because Artspace owns each of the projects it develops, they are able to ensure that the spaces remain affordable and accessible to artists in perpetuity. With 50+ projects developed over the last three decades, Artspace has supported artist-led community transformation, representing a \$653 million investment in America's arts infrastructure. While embracing the value the arts bring to individual lives, Artspace has championed the once-radical idea that both artists living with financial hardship, and chronically underfunded arts organizations, can leverage fundamental social change. With headquarters in Minneapolis and offices in Denver, New York, Seattle, and Washington D.C., Artspace is America's leading developer of arts facilities; and has served as a consultant to hundreds of communities and arts organizations nationwide.

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