

artspace

Sailboat Bend Artist Lofts & Historic West Side School

Fort Lauderdale, Florida

Photo by Vincent Frato



Project 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 square-foot community space augments the Lofts as a gallery, meeting place, and indoor/outdoor facility for music, art and public events.

Project Details

Owner/Developer // Artspace Projects

Total project cost // \$13 M

SAILBOAT BEND ARTIST LOFTS

Location // 1310 S.W. 2nd Court, Fort Lauderdale, FL 33312

Live/work units // 37 units, including 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.

HISTORIC WEST SIDE SCHOOL

Location // 301 S.W. 13th Avenue, Fort Lauderdale, FL 33312

Office space // 10,000 sq. ft.

Community/gallery space // 1,500 sq. ft.

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 transit-oriented 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 has provided...

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

Contacts:

For more information or to support the South Main Artist Loft project, please contact:

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Artspace //

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"Demonstrating commitment to artists through this beautiful project, Broward County has achieved two of its goals: affordable housing and arts and culture."

– Mary Becht,

Director, Broward County Division of Cultural Affairs

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The Nation's Partner in Arts-Driven Community Transformation

For more than 30 years, Artspace has brought its hard-earned expertise to more than 300 cultural facility planning efforts from coast to coast. Of these projects, 32 have been developed and are owned and operated by Artspace itself, representing a unique, \$500 million investment in America's arts infrastructure. With headquarters in Minneapolis and offices in New York, Seattle, New Orleans and Los Angeles, Artspace is America's leading developer of arts facilities. To date we have completed more than a thousand affordable live/work units for artists and their families as well as more than a million square feet of non-residential space for artists and arts organizations. www.artspace.org