

SAILBOAT BEND ARTIST LOFTS
Broward County Historical
Commission

FACTS AND INFORMATION
ABOUT THE PROJECT



Project Facts

Artist Lofts

No. of Units:	37 Units
Affordability:	100% @ 60% AMI and below
Design:	Open floor plan, cement floors, abundant natural light
Amenity:	SPACE to foster the creative spirit
Total Cost:	\$11,000,000

Historical Commission

Square Footage:	10,740
Offices:	9,300
Community Rm.:	1,440
Total Cost:	\$2,700,000

Highlights:	Home for the Historical Commission in an Historic Building in an Historic Neighborhood; Better public access; beautiful surroundings; Public function potential in community room; Restoration of Dade County Pine Flooring in N and S wings; Climate/humidity control to protect archive collection; Dry fire-system to protect archive collection; Room to expand collection
-------------	--

Community Room:	1,440 +/- square foot Community Room as part of the Historic School; Available for lectures, classes and demonstrations related to local history, arts and culture and working artist projects. Also available for community meetings by Sailboat Bend HOA members and the Sailboat Bend Civic Association.
-----------------	---

Artspace at Sailboat Bend

- Invited in 1998 by Mary Becht, Director, Broward County Cultural Division
- Goal: Provide affordable housing and studio space for artists and their families near the Arts District in order to retain artists in the Community
- 13-acre former School District administrative site in Sailboat Bend presented perfect opportunity

- After 8 years of hard work, construction will begin imminently, to be completed by mid-summer 2007!

A Unique Partnership

- Artspace Projects, Broward County, the City of Fort Lauderdale, and Lennar Homes, Inc. are the nonprofit, public and private participants in this unique partnership;
- Lennar Homes, Inc. has completed over 220 for-sale market-rate town-homes and condominiums;
 - o Master planned the community;
 - o Processed zoning and regulatory approvals for the entire site;
 - o Cleaned, remediated, and prepared the site for construction;
- Broward County has facilitated a complex project to create a win-win
 - o Creative approach to funding the School renovation for the Historical Commission contributed gap funding to affordable housing;
 - o A strong commitment to affordable housing helped adjust to a challenging funding situation for the project
- City of Fort Lauderdale
 - o Accommodating approach to urban infill housing, a model moving forward in increasingly built urban environment
 - o Consistent support for Artspace in Sailboat Bend

Key Achievements

- 100% affordable units; affordable at 60% AMI and below;
- 50 year commitment to affordability;
- First-ever Right of First Refusal after year 50 to help preserve affordability
- Leveraging the economic potential of the arts in the broader downtown Fort Lauderdale area;
- Preserving the economic viability of the creative class in South Florida

About Artspace Projects, Inc.

Artspace was established in 1979, as an advocate for the space needs of artists. To date it has completed 18 major projects in nine states. The Sailboat Bend Artist Lofts is the first project for Artspace in South Florida, and a unique project in the nature of the public/private/nonprofit partnership that brought it to fruition. Artspace's mission is to create, foster and preserve affordable space for artists and arts organizations.