

## GLASS LOFTS



### BEFORE

Courtesy of Friendship Development Associates

**Address:** 5430 Penn Avenue

**Neighborhood:** Garfield / Friendship

**Council District:** 7/8

**Project Type:** Mixed-Use

**Total Public Subsidy:** \$2,451,235

**Total Cost:** \$6,179,713



### AFTER

Arthur Lubetz Associates

## GLASS LOFTS

### **Project Brief**

The Glass Lofts is a mixed-use project including 18 for-sale loft condominiums, a 3,200 square feet of restaurant, a 1,100 square feet of office space and four artists' studios. This building is part of the 3.2-acre site developed as a community-based master plan. The adjacent Fairmont Apartments, (60 affordable senior apartments and retail space) is now fully occupied.

Condo units have balconies, concrete floors, plywood walls, exposed ceiling structure with exposed ductwork and piping, and range in size from 840-1900 square feet. Building amenities feature a common exercise room and an upper courtyard area. Units are currently for sale, with prices ranging from \$128,000 to \$336,000. Several units are affordable to low or moderate-income buyers (80%-115% of median income).

**Jobs (Projected) Created:** 60

**Taxes (to be) Realized Annually:** TBD

**Square Footage:** 3.2 acres; 3,200 sf retail; 1,200 sf office

**Total Units Planned:** 18 for-sale condos

**Delivery:** 2009

**Project Status:** Under Construction

**Developer:** Friendship Development Associates

**Architect:** Arthur Lubetz Associates

**Contractor:** Sota Construction

**Partners:** Friendship Development Associates

### **Funding Sources:**

Urban Redevelopment Authority grants & loans  
Pittsburgh Partnership for Neighborhood Development  
Pennsylvania Housing Finance Agency NRI Grant,  
Community Design Center of Pittsburgh  
Private Foundations  
Project Income  
Bank Financing