



The Blackbird Lofts and Artist Studios

Size: 50,000 SF

Location: 36th & Butler Streets, Pittsburgh

LEED™ Rating: LEED NC-Registered

Completion Date: 2006

Overview

This mixed-use condominium building is located in Pittsburgh's historic Lawrenceville neighborhood east of downtown. The 50,600 SF project was built on a reclaimed brownfield site and features an innovative, highly efficient thermal envelope, reflective roof, and a dedication to green cleaning practices. There are 15 condominiums and 10 artist studios in the building.

Development for Artists

Artists and Cities, Inc., a non-profit real estate development and resource organization, worked to foster community development and economic growth by helping to ensure an integral place for artists in Pittsburgh's future. It did this by developing living and working space for artists and arts organizations, by reclaiming historic buildings in city neighborhoods, and by offering consulting services to individuals and groups interested in owning and developing their own spaces. It served as fiscal agent to enable artists and organizations to meet criteria for philanthropic support. As the only real estate developer focusing on the needs of the area's thousands of working artists and their families, Artists and Cities generated over \$13 million in community investment with two conversions of existing structures and the new Blackbird Lofts.

In 2006, Artist and Cities merged with the nonprofit Lawrenceville Corporation, which acquired a share of the Blackbird Lofts. The Lawrenceville Corporation's share of the building has been developed as an innovative art studio/retail hybrid to be divided into 10 studios of 400-500 square feet each and assigned to artists on the basis of artistic merit.

The for-rent artists' studios occupy about two-thirds of the Blackbird's first floor. Sharing the ground floor is the Pittsburgh Dance Connection, which bought the remaining third. Fifteen market-rate, loft-style condos — most of which have already sold for \$99,000 to \$385,000 — make up the building's second and third floors. Some lofts have terraces and there is indoor parking.