



BEFORE



BREW HOUSE LOFTS, located on Pittsburgh's Southside, was developed in 2014-2016 by TREK Development Group in partnership with the Brew House Association (BHA); a non-profit art organization **established to provide a supportive environment for emerging artists to live and work**. BHA formed the non-profit and acquired the former Duquesne Brewery Building from the URA in 2001, nearly 40 years after the Brewery shuttered its doors and a group of artists began squatting in the building, where they lived and worked in make-shift live work studios. But after 40 years of structural deterioration, BHA recognized that significant investment was needed to preserve the old structure, and to improve life safety conditions. Through an RFP process, TREK was selected to implement a development strategy that would do 4 things: preserve the historic character of the former Duquesne Brewery; preserve rent affordability for artists; keep BHA and their mission at the forefront of the redevelopment effort; use local makers as much as possible in the creation of the renovated building. Meeting these goals, TREK and its architectural team (Cearscapes/Lab8):

- 1.) Registered the building on the national register of historic places and utilized historic tax credits as a funding source.
- 2.) Devised a plan that would preserve a 3,600 sf art gallery, and 10,000 sf within the building for BHA's use.

- 3.) Repurposed the building for 76 apartments (48 are affordable LIHTC and 28 are market rate units).
- 4.) Hired local makers to repurpose original brew tanks, and other building elements to create furniture and art within the building.

This redevelopment created a vibrant, energetic and eclectic artist community, where artists have a preference in the tenant selection process. It offers an ideal creative live/work environment, with common features like large club room, fitness center, roof top deck, affordable work studios offered through a BHA program and an art gallery.

TOTAL DEVELOPMENT COST
\$21,600,000

FUNDING SOURCES

CDT Loan	\$2,000,000
URA PDF Loan	\$890,000
URA UDAG Loan	\$1,000,000
PHFA Loan	\$500,000
RBC Historic Tax Credit equity	\$3,800,000
TREK Loan	\$150,000
Solar Credits	\$60,000
BNYM LIHTC equity	\$13,200,000

Project Partners: Brew House Association, BNYM, RBC, URA, PHFA

TREK
 DEVELOPMENT GROUP