

PULLMAN ARTSPACE LOFTS TIMELINE

- **2010:** A group of Pullman residents came together in an attempt to acquire the Sessions House for an art gallery and studio space. They were unable to raise sufficient capital for the project and the effort came to an end when the home was sold to a private individual.
- **2011:** Encouraged by the Pullman Factory Task Force Report of 2000 and the Urban Land Institute Report of 2011, both of which called for further developing Pullman as an arts and cultural tourism attraction, the resident group decided to seek out the guidance of Artspace, Inc., the nation's "leader in artist-led community transformation" with the goal of evaluating alternate opportunities for developing some kind of art space in the community.
- **2011:** The group organized itself as an ad hoc committee of the Pullman Civic Organization (PCO), and secured an initial contribution of \$4,000 from Design at Home (a small foundation run by local resident Rebecca Buchmeier) to enable it to contract with Artspace to use its Online Toolkit to help identify a workable Project Concept, conduct an artist/audience market survey and potential site analysis, and analyze funding opportunities, organizational capacity and leadership:
- **January 2012:** The Committee completed a survey and analysis of local Pullman groups: Pullman Organizations Programmatic and Capacities Survey.
- **February 2012:** The Committee compiled its findings in Artspace Exploration Phase I Executive Summary.
- **March 2012:** Findings were presented to the PCO.
- **March 2012:** Based on the findings and the positive response from the PCO, Artspace determined that there was ample support to explore the project further by conducting an Arts Market Survey. The Committee approached Chicago Neighborhood Initiatives to help raise the \$30,000 cost of the survey, which CNI secured in the form of a forgivable loan from LISC: Local Initiatives Support Corporation.
- **October 2012:** The Committee held a major kick-off event at the Factory site, summarizing the findings to date and announcing the launch of Arts Market Survey. More than 300 people attended.
- **March 2013:** Artspace presented the Arts Market Survey results to the PCO. Based on the findings and the positive response from the PCO, Artspace, Chicago Neighborhood Initiatives and the Committee decided to move forward with forming a development team. As a prerequisite to doing so, the Committee needed to transition to become an independent 501(c)(3) nonprofit corporation.
- **December 2013:** The Committee developed by-laws and articles of incorporation, and was chartered as PullmanArts, a nonprofit corporation in Illinois.
- **October 2014:** PullmanArts received its tax-exempt status from the Internal Revenue Service.
- **February 2015:** Artspace, CNI and PullmanArts formed the Pullman Artspace, LLC, a joint venture to develop an artist live/work space in Pullman.

- **Late 2014, early 2015:** The Pullman Artspace, LLC team reviewed the site analyses and determined that the two block houses and vacant land on the 111 block of Langley was the only viable candidate for developing an artist live/work space that met the various criteria, including availability, size and cost.
- **September 2014:** The Richard H. Driehaus Foundation awarded a grant of \$40,000 for Pullman Artspace, Inc. to conduct a design competition.
- **August 2015:** Pullman Artspace, Inc. received a donation of one property (valued at \$115,000), and secured purchase options on the other two properties, providing necessary site control.
- **August 2015:** Design competition winner was announced: VOA Associates, Inc.
- **August 2015:** Artist housing was a featured component of Positioning Pullman, “Collaborative Ideas Workshop for America’s Newest National Monument.”
- **July 2015:** The Gaylord and Dorothy Donnelley Foundation awarded Artspace a \$250,000 challenge grant to fund predevelopment costs.
- **October 5, 2015:** The Pullman Artspace, LLC team and VOA presented the initial design to the Pullman community.
- **October 26, 2015:** Community meeting to present revised architectural designs and answer questions.
- **January 11, 2016:** Community meeting
- **March 3, 2016:** Chicago Landmark Commission permit review approval
- **March 7, 2016:** National Park Service Part 1 Historic Review approval
- **May 5, 2016:** National Park Service Part 2 Historic Review approval
- **May 16, 2016:** Phase I Archaeological Survey completed
- **May 19, 2016:** Chicago Planning Commission approval
- **June 2, 2016:** Zoning approval
- **September 9, 2016:** Low Income Housing Tax Credits awarded
- **November 1, 2016:** CNI, Inc. acquires vacant property

FUTURE PROJECT TIMELINE, AS OF JANUARY 2017:

- **April 2017:** Close financing
- **May 2017-May 2018:** Construction Phase
- **January/February 2018:** Pre-leasing
- **March-May 2018:** Leasing
- **May 2018:** Project Completion