

# PULLMAN ARTSPACE LOFTS

11137-49 South Langley Ave. & 704-706 E. 112th St.,  
Chicago, Illinois 60628

[artspace.org/pullman](http://artspace.org/pullman)



## PROJECT DETAILS

**Developer** Artspace Projects, Chicago Neighborhood Initiatives, and PullmanArts

**Architect** Stantec (formerly VOA Associates)

**Type of Development** Mixed-use, live/work units including working studios, community gallery and event space

**Number of Units** 38

**Residential Space** 36,500 sq. ft.

**Community Space** Approximately 2,000 sq. ft. of community space, including a community gallery, working studio, meeting space, and classroom space for residents of the Pullman Community. These spaces will be managed by local partner, PullmanArts.

**Type of Units** Studio, one- and two- bedroom units

**Affordability** Units range from 30% to 60% of area median income

**Total Development Cost** \$18.5M

## OVERVIEW

*“The architecture, urban planning, transportation, labor relations, and social history of the Pullman Historic District have national significance.”*

— President Barack Obama,  
Presidential Proclamation Pullman National Monuments

## ANCHORING A HISTORIC NEIGHBORHOOD

The neighborhood of Pullman is a planned community famed for its urban design and architecture. On February 19, 2015, President Obama visited Chicago’s Historic Pullman District to establish the district as a National Monument within the National Park System. Pullman National Monument tells the story of American opportunity and diversity intertwined with arts and culture and a legacy of significant labor, industrial, social and civil rights issues.

In April 2015, AIA Chicago and the National Parks Conservation Association brought together urban

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planners, architects, landscape architects, engineers, economists and historians to create a plan for development of the Pullman National Monument neighborhood. Pullman Artspace is prominently featured in the vision for that plan titled "Positioning Pullman."

Through a generous grant from the Richard H. Driehaus Foundation, the development team held an architectural design competition to engage an architectural team that could design a building to honor the history and character of Pullman's landmark community, attract artist from outside the community, create a space that spurs creativity, and integrate the building into the built and human fabric of the community. The Chicago-based firm Stantec won the competition and have been named architects on the Pullman Artspace project.

Stantec's exceptional design for the Pullman Artspace project will meet contemporary needs while referencing and honoring Pullman's legacy as a destination for skilled craftsman, artisans and artists.

The project will be rich with amenities available to all residents, including a large gallery, community work space, and gathering areas, and indoor bike storage.

## PROJECT OVERVIEW

Pullman Artspace lofts, a mixed-use affordable live/work space for artists and their families, is being developed in partnership with Artspace Projects, Chicago Neighborhood Initiatives, and PullmanArts. The development team has chosen a site located on Langley Avenue, just south of 111th Street, with approximately 18,500 square feet of vacant land book-ended by two historic apartment buildings. It provides the opportunity to integrate historic preservation with new infill construction and create an iconic group of buildings that anchor Pullman's eastern boundary. This is the first new residential housing to be created in the Pullman Historic District in decades.

## PULLMAN TODAY

The Pullman Artspace Lofts promises to have an impact on the South Side of Chicago through a combination of affordable live/work housing for artists and ample space for local artists and arts organizations.

The Pullman Artspace Lofts will ensure that the arts are integrated into Pullman and the surrounding communities and their economies. Through the grassroots coordination and local leadership of PullmanArts, the space will be programmed to reflect and include artists from the area. The community

space in the Pullman Artspace Lofts will provide flexible space, artistic programming, and professional development services both for the artists who live in the building as well as for artists and arts organizations from the entire South Side. Our goal is that this project reflects the far South Side's rich diversity and encourages artists in their career paths while opening up the arts to new audiences. This is the first new residential housing to be created in the Pullman Historic District in decades.



## FOR MORE INFORMATION

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### AMERICA'S LEADER IN ARTIST-LED COMMUNITY TRANSFORMATION

Artspace is a nonprofit organization that uses the tools of real estate development to create affordable places where artists can live and work. Artspace consistently develops these projects in ways that support stable, healthy communities, anchored in existing assets. Because Artspace owns each of the projects it develops, they are able to ensure that the spaces remain affordable and accessible to artists in perpetuity. With 50+ projects developed over the last three decades, Artspace has supported artist-led community transformation, representing a \$653 million investment in America's arts infrastructure. While embracing the value the arts bring to individual lives, Artspace has championed the once-radical idea that both artists living with financial hardship, and chronically underfunded arts organizations, can leverage fundamental social change. With headquarters in Minneapolis and offices in Denver, New York, Seattle, and Washington D.C., Artspace is America's leading developer of arts facilities; and has served as a consultant to hundreds of communities and arts organizations nationwide.

[WWW.ARTSPACE.ORG](http://WWW.ARTSPACE.ORG)



CNI is a neighborhood-based community development organization that had its beginnings over a decade ago as Pullman Bank Initiatives. Formally launched as an independent organization on July 1, 2010, CNI achieved its federal tax-exempt status in August of the same year. To further its charitable purpose, CNI works collaboratively in low- to moderate- income communities to identify and implement high impact projects that promote economic development and community revitalization; combat community deterioration; create training and job opportunities for local residents; and create, rehabilitate and preserve affordable housing. [cnigroup.org](http://cnigroup.org)



The mission of PullmanArts is to protect, preserve and promote Pullman as a unique, major arts hub. Historically, the original company town of Pullman was built to be an exceptionally beautiful place that would attract and retain the best artisans and craftsmen to build luxurious Pullman Palace Cars. Today, the City, State and National Historic Landmark District of Pullman continues to entice and inspire a diversity of artists, whose creativity immeasurably enriches the community. [pullmanarts.org](http://pullmanarts.org)