



IMMEDIATE RELEASE

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Approvals Move Construction of Historic Pullman's First New Residential Development in 50 Years Closer to Start

June 25, 2018 – (Chicago, IL) – Moving closer to a groundbreaking date, Pullman Artspace Lofts, the affordable artist work/live community complex to be constructed in the Pullman National Monument site, has received its latest approval from the City of Chicago and a key federal agency.

The result of a mandatory federal review process triggered by the National Historic Preservation Act of 1966 and based on letters from nearly 40 historic preservation and other consulting agencies, the [City's Department of Fleet and Facility Management's "Section 106 Summary of Decision"](#) concludes that the construction of the needed housing on an empty lot, vacant since the 1930s, will have no adverse effect and makes recommendations on management of the building process. In addition, the City's determination was recently affirmed by the [correspondence from the Advisory Council on Historic Preservation](#) (ACHP), an independent federal agency which is tasked with reviewing these types of projects. These approvals are an important next step in obtaining needed government approvals.

"The thorough and extensive 2FM report demonstrates the cares and concerns of the community have been heard and it ensures the community that the project will continue moving forward while maintaining Pullman's historic character and integrity," said Deborah Jackson, a Pullman resident and member of the Pullman Arts Board. "I applaud the development team and all of the agencies and individuals for all their hard work in the extensive, engaging and collaborative planning process and earning the community's support for this exciting new project," added Jackson.

Once completed in 2019, the \$18 million Pullman Artspace Lofts, developed by Chicago Neighborhood Initiatives, PullmanArts, and national work/housing arts leaders Artspace Projects will be the first new residential development built in the historic Pullman community in decades.

Besides 38 work/live spaces, Pullman Artspace Lofts will feature approximately 2,000 square feet of community space, including a community gallery, working studio and meeting and classroom spaces for residents. The work/live spaces will be a mix of studios, one-bedrooms, and two-bedrooms, while the historic buildings will have their masonry exteriors and stair halls returned to near-original condition and new HVAC, electrical and plumbing systems installed.

"We are gratified with these latest decisions," said Ciere Boatright, CNI, Director of Real Estate and Inclusion. "It is the latest in a number of reports from state, city, county and federal agencies all of whom are in concert with virtually every community group and most residents in the neighborhood. We need housing; we need people, we need art; culture; and community space. Pullman Artspace Lofts has it all."

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Add 1/Pullman Artspace Lofts

This list of interested preservation and public consultants was based on regulatory guidance, conversations with the U.S. Department of Housing and Urban Development (HUD) and previous experience. Among the groups included in the consultation process were the Illinois Historical Preservation Agency, HUD, Chicago Department of Planning and Development Historic Preservation Division, Miami Tribe of Oklahoma, National Trust for Historic Preservation, Chicago Housing Authority (CHA), Illinois Housing Development Authority, 9th Ward Alderman Anthony A. Beale, Historic Pullman Foundation, Pullman National Monument Preservation Society, Preservation Chicago, and Landmarks Illinois, along with several Pullman neighbors and other interested parties.

Prior to 2FM and ACHP's approval, the project received permission to proceed as proposed in 2016 by local, state and federal authorities, following the Secretary of the Interior's Standards for Rehabilitation of Historic Properties. In addition, it also received approvals in 2016 from the City of Chicago Department of Planning and Development, the City of Chicago Committee on Zoning, Landmarks, Building Standards and the Commission on Chicago Landmarks.

The Artspace Lofts project, which started the public approval process in 2010, features construction of a new three-story, 32,000 square foot residential building on land vacant for more than 30 years, as well as the restoration of two existing abandoned 8,500 square foot historic buildings on Langley

Avenue, just south of 111th Street. Since then, the developers have been regularly engaging and collecting feedback about the project from the community. ([Artspace Community Engagement Timeline](#) or visit www.cnigroup.org for more information.) Construction is expected to begin in late summer or early fall of 2018.

Besides earning the various approvals, the developers have hired MW Associates, an MBE consulting firm, to manage a diverse contracting team and workforce. The outreach efforts to encourage participation of M/WBE firms is already underway.

About CNI:

CNI is a community and economic development organization working collaboratively in low-to-moderate income communities to identify and implement high-impact projects that build strong, healthy neighborhoods and improve the quality of life for its residents. Since its inception in 2010, CNI has generated and leveraged more than \$1 billion in investments for new developments, creating more than 1,500 new jobs, and made more than \$2 million in micro-loans to growing small businesses from its subsidiary CNI Micro Finance Group, a certified Community Development Financial Institution. Additional information is available at www.cnigroup.org.

About Artspace:

Artspace is a nonprofit organization that uses the tools of real estate development to create affordable, appropriate places where artists can live and work. Artspace consistently develops these projects in ways that also support more stable, healthy communities anchored in existing assets. While embracing the value the arts bring to individual lives, Artspace has championed the idea that artists living on the edge of poverty, and chronically, underfunded arts organizations can leverage fundamental social change. With headquarters in Minneapolis and offices in Denver, Los Angeles, New Orleans, NY, 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. For additional information, www.artspace.org.

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Add 2/Pullman Artspace Lofts Approvals

About PullmanArts:

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 craftsman to build luxurious Pullman Palace Cars. Today, Pullman continues to entice and inspire a diversity of artists whose creativity measurably enriches the community. PullmanArts also partnered with a range of local, regional, and national groups to advance Pullman being designated as a National Historical Monument. Additional information is available at www.pullmanarts.org.

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