

PULLMAN ARTSPACE LOFTS

CITY AREA	Far South Side
NEIGHBORHOOD	Pullman
DEVELOPER	Chicago Neighborhood Initiatives, Artspace
ARCHITECT	Stantec
PROJECT TYPE	Residential
PROJECT STATUS	Completed, November 2019

The first new residential project in the historic Pullman neighborhood in nearly 50 years finished up in fall 2019. [Pullman Artspace Lofts](#) is collaboratively developed by Chicago Neighborhood Initiatives and Minneapolis-based Artspace, an established builder of affordable artist housing. The project consists of 38 live/work units made affordable to households earning at or below 60% of Average Median Income (AMI). This equates to studio apartments priced between \$625 and \$725 a month, one-bedroom units for \$700 to \$775, and two-bedroom units for \$850 to \$900.

The application process screens for working artists and income, and so far artists of all types have applied from across the region and out-of-state. Neighborhood non-profit Pullman Arts will curate and operate the gallery space and residents' art installments throughout the Lofts' hallways and corridors. According to Artspace's VP of Communications Tio Aiken, the developer has no intention of ever flipping the property to the open market. As she [tells](#) Chicago Magazine, the project is about "anchoring affordability in the neighborhood and preserving some of the historic aspects of the property."

Although designed with community input to fit the surrounding row house context, the development was still met with a [degree of opposition](#) among residents and preservationists. There was skepticism of the project's adherence to landmark district guidelines. Others, however, see another bright spot for a neighborhood experiencing stubborn population loss but more recently a recovery in household income and new commercial investment. Pullman is also a U.S. Park Service [National Monument](#), as of 2015.



Courtesy of Chicago Neighborhood Initiatives



Rendering by Stantec

Further reading:

[Pullman's Artspace Lofts are leasing up.](#) AJ LaTrace, Chicago Magazine, September 23, 2019.

[Pullman to get first new residential building in nearly 50 years.](#) Sandra Guy, Chicago Reader, July 10, 2018.

[Pullman National Monument.](#) U.S. Park Service.

[Pullman Artspace Lofts.](#) Project website.

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