

Roseland: South Michigan Avenue



Department of Planning and Development

Celadon Holdings, LLC
Blackwood Group, LLC
UrbanWorks, Ltd
JAQ, Corp



s michigan ave

112th st

palmer park

site



developer



**architecture/
design**

UrbanWorks



team chart



Scott Henry
Principal
Celadon Holdings, LLC



Aron Weisner
Principal
Celadon Holdings, LLC



Jose A Duarte
Principal
Blackwood Group, LLC



Rafael Hernandez
Principal
Blackwood Group, LLC



Patricia Saldaña Natke, FAIA
Founding Partner
UrbanWorks, Ltd.



Maria Pellot, AIA
Principal/Design Director
UrbanWorks, Ltd.



John M Gay, AIA
Founder + Principal
JAQ, Corp.



Jose A Esquinca, Assoc. AIA
Associate Design Director
UrbanWorks, Ltd.



Indra Urbaez
Architectural Associate
UrbanWorks, Ltd.

celadon partners development team

- **founded in 2008 as an affordable housing developer**
- **over 2,000 redevelopment and lihtc housing units**
- **principals have over 50 years of experience in housing and mixed-use development**



new city supportive living

- 100 units of assisted living housing for seniors
- historic renovation of furniture store in back of the yards neighborhood
- \$40M total development costs
- completed in 2014



maywood supportive living

- 100 units of affordable housing for seniors
- listed on the illinois register of historic places
- \$60M total development costs
- completed in summer 2022



maria elena sifuentes apartments

- 50 units of new affordable and workforce housing
- ground floor retail programmed for non-profit daycare provider
- \$24M total development costs
- completed in 2023

- 60 units of affordable and workforce housing
- historic renovation of a Chicago public school bldg in west pullman neighborhood
- \$24M total development costs
- completed in fall 2019



west pullman senior housing



united yards

* NEW CITY *
UNITED YARDS

blackwood group development team

- **founded in 2007 and certified mbe firm construction and development**
- **principals have a combined 55 years of active construction experience**
- **principals have strong direct connections to hacia - a minority contracting advocate**
- **participated in 50+ NSP II units in the back of the yards neighborhood**
- **strong connection to non-for-profit organizations in chicago neighborhoods**

- 2017 a best of designer winner - green building residential
- 2013 richard h drieaus foundation award for architectural excellence in community design



casa queretaro

- **affordable, 6-story 33,000 SF student housing**
- **winner of the 2012 driehaus award for design excellence**
- **2012 hacia project of the year**
- **winner of the 2013 chicago building congress merit award for construction under \$15M**



la casa student housing



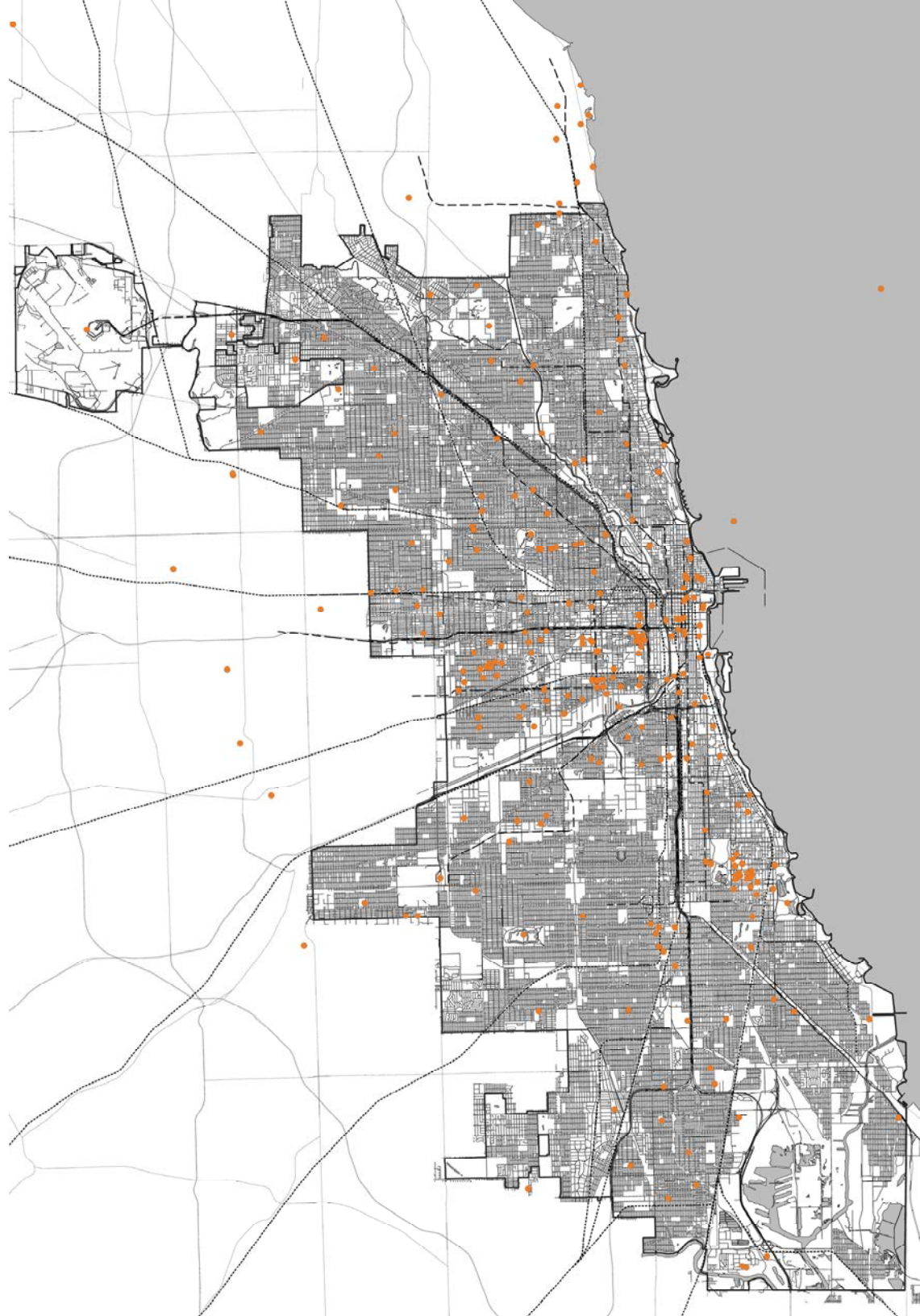
- complete interior + exterior renovation of (2) 17-story high rise buildings
- 500 total renovated units

albany terrace + mccoys gains high-rise apartments

urbanworks project team

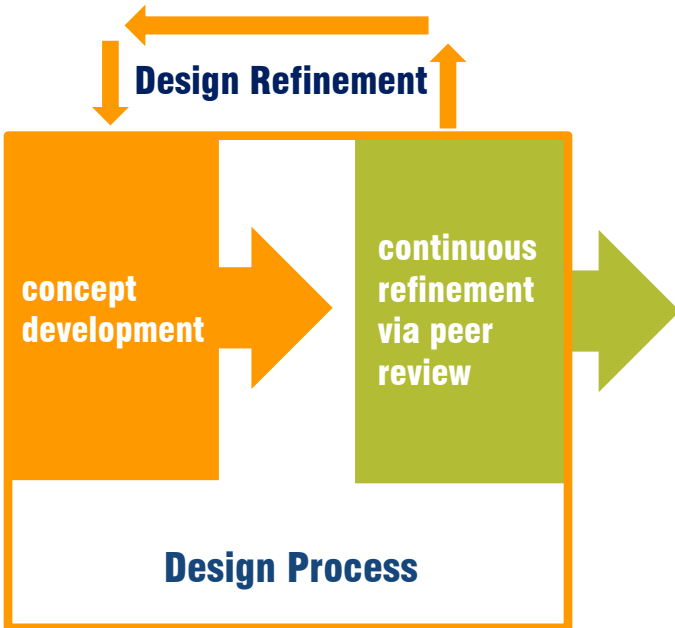
- **founded in 1993 and is a certified wbe/mbe architecture firm**
- **principals each have over 32 years of active design and construction experience**
- **principals have strong direct connections to minority communities in Chicago**
- **designed over 3,500 units of housing, including over 2,000 affordable units**
- **won over 45 local and national design awards**

urbanworks
projects across chicago



Design Parameters

Commitment to Design Excellence
Confirmation of program
Confirmation of standards
Confirmation of code compliance
Confirmation of site conditions

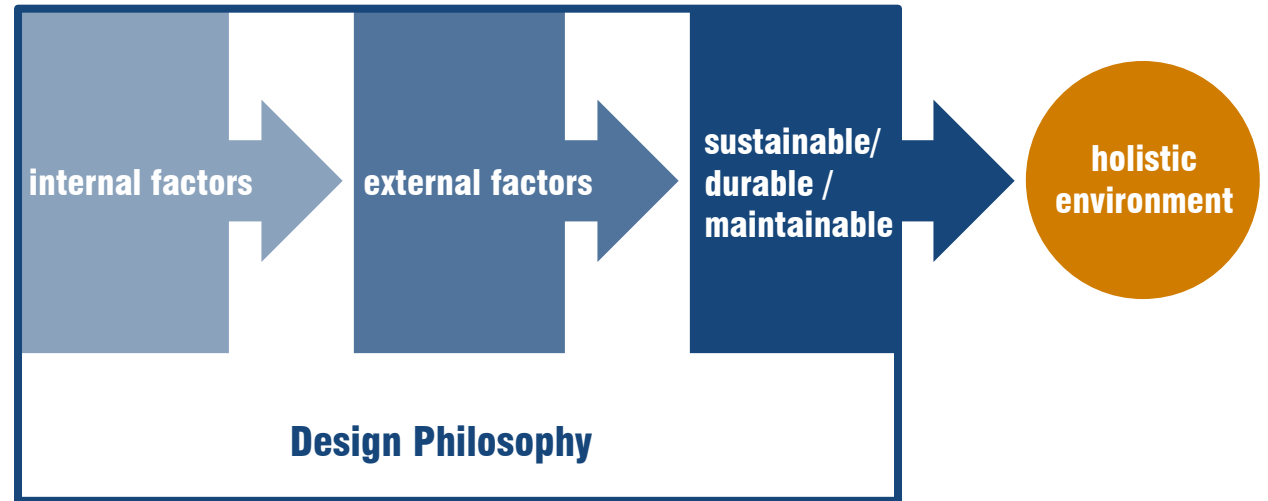


While our design philosophy emanates from **internal factors** within the human spirit, **external factors** will inevitably play a key role in the design of our environment.

Factors such as :

- **Context**
- **Local Culture**
- **Climate**
- **Agency Culture**
- **Applicable Codes**
- **Accessibility**
- **Environmental Issues**
- **Sustainability**

Our design approach is to **accurately, equitably and creatively** apply both internal and external factors for the benefit of all affected by our design.



- 2022**
 - ALA Silver Award, John Hancock College Prep High School
 - ALA Merit Award, Rauner Family Veteran Studios
 - Learning by Design Awards of Excellence, Outstanding Project, John Hancock College Prep High School
 - ENR Midwest Best Project, K-12 Education, John Hancock College Prep High School
 - HACIA Project of the Year Award, John Hancock College Prep High School
 - Chicagoland Associated General Contractors, Excellence in Community Engagement Award, Project of the Year Category, John Hancock College Prep High School
- 2021**
 - Landmarks Illinois Richard H. Driehaus Foundation Preservation Award, Adaptive Reuse, West Pullman School Senior Housing
 - Chicago Landmark Award for Preservation Excellence, West Pullman School Senior Housing
 - Residential Architect Design Awards, Merit Award for Renovation / Adaptive Reuse, West Pullman School Senior Housing
- 2019**
 - ALA Silver Award, Architect's Office
 - ALA Silver Award, Associate Architect, CPS South Loop Elementary School
 - Excellence in Masonry Architectural Award: Best of Educational - Elementary, Associate Architect, CPS South Loop Elementary School
- 2018**
 - Metropolitan Planning Council Burnham Award for Excellence in Planning, Space to Grow: Nathan S Davis Elementary School
 - ALA Silver Award, A Safe Haven: Affordable Veterans Housing
 - AIA College of Fellows FAIA Elevation, Patricia Saldaña Natke
- 2017**
 - AIA Chicago Distinguished Building Award, Citation of Merit, A Safe Haven: Affordable Veterans Housing
 - ALA Merit Award, ICE CADE: Center for Architecture, Design + Education
- 2016**
 - AIA Illinois Mies Van Der Rohe Award, Associate Architect, Cermak Green Line Station
 - American Architecture Award, Galewood Elementary School
- 2015**
 - AIA Chicago Distinguished Building Award, Associate Architect, Cermak Green Line Station
 - AIA Chicago Divine Detail Award, Associate Architect, Cermak Green Line Station Train Tube
- Chicago Architecture Foundation ChiDesign Competition, Shortlist, Ice Cade
 - ALA Merit Award, Old Cook County Hospital Adaptive Reuse
 - IES Illumination Award of Merit, Galewood Elementary School (with Primera Engineers, Lighting)
- 2014**
 - ALA Gold Medal Design Award, Textile Center
- 2013**
 - ALA Gold Medal Award, Galewood Elementary School
 - Chicago Building Congress Merit Award for Construction Under \$15 Million, La Casa Student Housing
 - Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design, First Place, La Casa Student Housing
- 2012**
 - ALA Design Award, La Casa Student Housing
- 2011**
 - AIA Chicago Small Project Honor Award, Automobile Container
 - AIA Chicago Distinguished Building Award, Citation of Merit, Veterans Memorial Campus at Archer Heights
 - AIA Chicago Regional & Urban Design Award, Citation of Merit, Big, Bold Visionary— Groundplanes for Gary
 - ALA Merit Award, Park Boulevard Mixed Income Housing
 - ALA Merit Award, Veterans Memorial Campus at Archer Heights
 - Chicago Architecture Foundation, Patron of the Year Nomination, Buckingham Fountain Phase II
- 2010**
 - Design Evanston Planning Award, Evanston Lakefront Masterplan
 - Design Evanston Residential Award, Automobile Container
 - Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design, First Place, Veterans Memorial Campus at Archer Heights
 - Chicago Building Congress Merit Award for Rehab Construction, First Place, Veterans Memorial Campus at Archer Heights
- 2009**
 - AIA Chicago Urban Design Award for Excellence in Architecture, Honor Award, Chicago 2016 Olympic Master Plan
 - Mayor Daley's Landscape Award, First Place, Veterans Memorial Campus at Archer Heights

urbanworks project awards

Client Engagement + Collaboration In-Person





2030 Commitment

Rauner Family Veteran Studios

Esperanza Brighton Park Health Center

UofC Stevanovich Institute on the Formation of Knowledge

Minimally Invasive Vascular Center

Roseland Medical Center

Northwestern Memorial Foundation Offices

University of Chicago Student Wellness Center

Midway International Airport Concourse Concessions

Bridgeview PACE Station

Cermak-McCormick Green Line Station

Chicago O'Hare International Airport Terminal 6

Northwestern University Commons

Rogers Elementary Annex and Renovations

UIC Math & Science Learning Center

Boston Square, Grand Rapids

Nathan S. Davis Elementary: Space to Grow

UIC Center for the Arts Competition

John Hancock College Prep High School

West Pullman School Senior Housing

New City Affordable Housing

Architect's Office

50 Designers, 50 Ideas, 50 Wards: 25th Ward

Daley College Advanced Manufacturing Center

UIC College of Nursing Simulation Lab

urbanworks projects

Chicago Architecture Biennial: Building Histories

National Green Building Standard Projects

Enterprise Green Communities Projects

Adaptive Reuse Projects

Immigration Services Office



a safe haven: affordable veterans housing



- 35 unit development in Melrose Park
- winner of the 2018 ALA silver award
- winner of the 2017 AIA Chicago Distinguished Award, Citation of Merit



potomac condominiums



- 5 unit market rate condominium
- duplex apartments w/ two flats and full penthouse floor
- building consists of recyclable materials and a green roof



all saints residences - roseland

- 5-story, 42 unit market rate condominium
- warm brick and copper-hued metal panels
- supportive community spaces throughout

- 60 units of affordable and workforce housing
- historic renovation of a chicago public school bldg in west pullman neighborhood
- \$24M total development costs
- completed in fall 2019



west pullman senior housing



west pullman senior housing

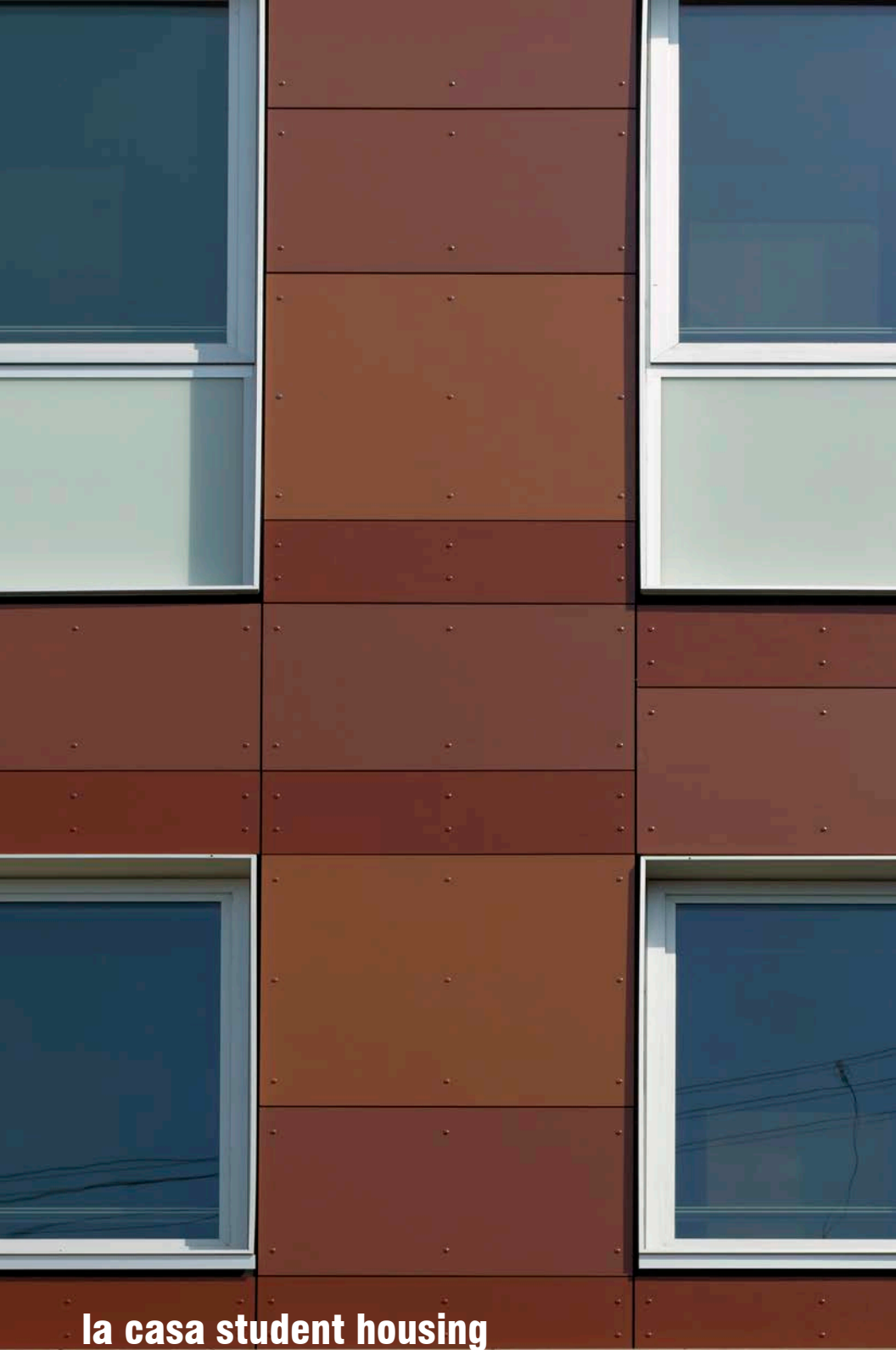


west pullman senior housing

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la casa student housing



la casa student housing



la casa student housing

- affordable, 6-story 30 unit mixed-use building
- one, two and three bedroom apartments
- completed in 2022

up'd development residences



up development residences

- 4-story 24 unit mixed-use building
- children's day care on 1st Fl
- completed in 2016



trianon lofts



trianon lofts



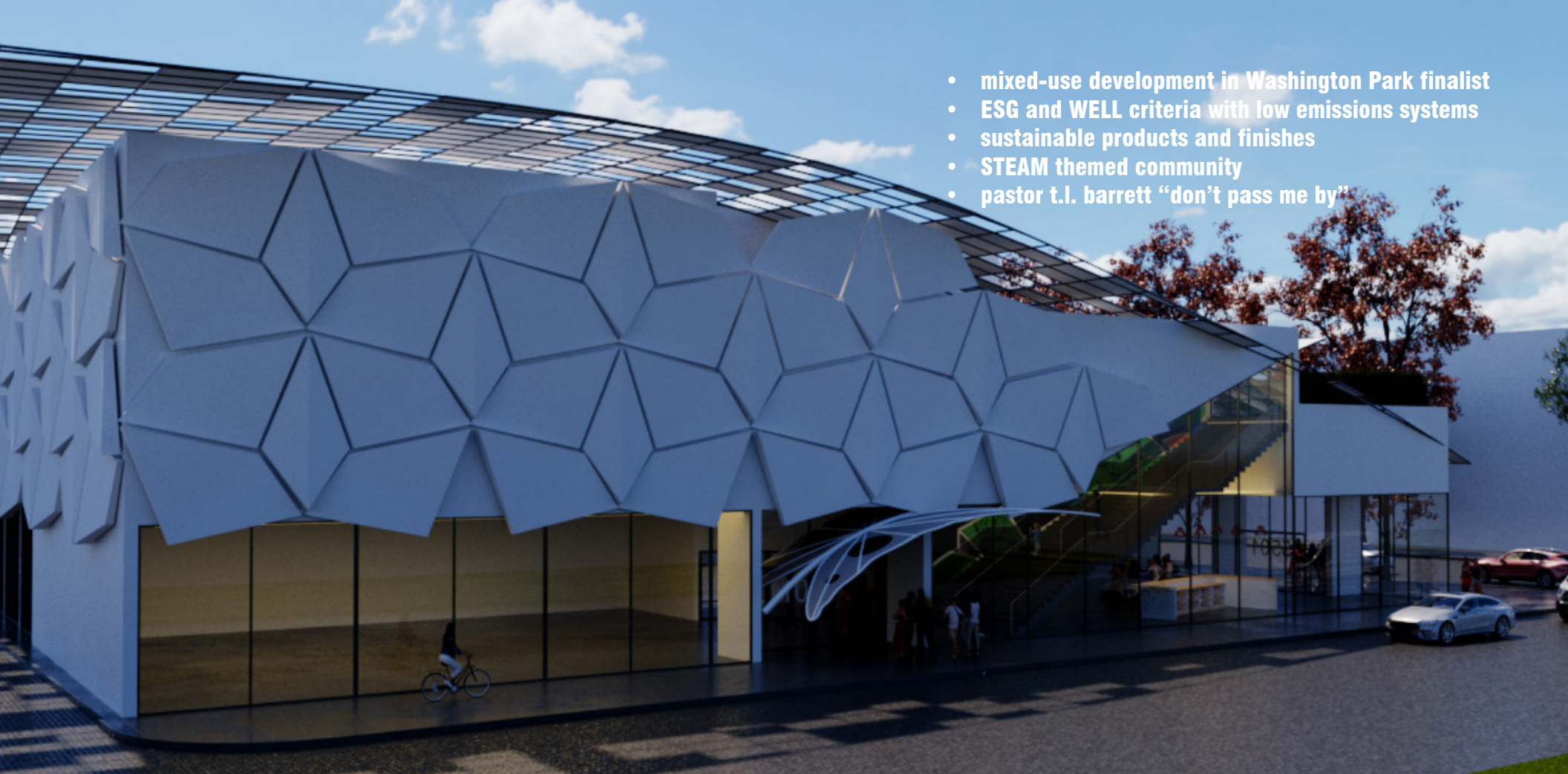
- 4-story, mixed-use building
- modern outdoor terraces and green roofs
- outdoor mural plaza



invest south/west north lawndale

jaq **design team**

- **relaunched in 2005, certified acdbe/dbe/mbe/edi**
- **professional architecture firm**
- **creative director grew up in Morgan Park and played youth and junior sports at Palmer Park**
- **we have 30 plus years design experience**
- **we are experts in designing residential, historic, commercial projects and infusing sustainable mechanical system into historic communities**



- mixed-use development in Washington Park finalist
- ESG and WELL criteria with low emissions systems
- sustainable products and finishes
- STEAM themed community
- pastor t.l. barrett “don’t pass me by”



washington park mixed-use





548 capital - auburn gresham

- 3-story, 28 unit terracotta and masonry building
- ESG and WELL criteria with low emissions systems
- roof and window replacement/masonry restoration
- BIPV solar panel system



soulphisticated lady



- 3-story, 28 unit terracotta and masonry building
- design based on "Sophisticated Lady" blues song
- interludes reflected on the east elevation, master-bedroom
- completed in 2021
- thelonius monk's 1966 vs, "sophisticated lady"



silhouette

- 2 3-story, masonry single-family residences in historic Oakland
- design and construction management
- kenny g, “silhouette”



urban funky



migration



jackson house



beverly bungalow

- design and construction management for a 2nd FI addition
- complete restoration of basement and 1st FI in historic Beverly
- stevie wonder, "always"



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THANK YOU