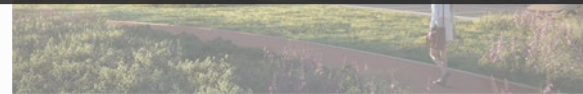




# South Avon Development Overview

Rockford Housing Development Corporation | January 2024





**RHDC  
Development Vision for 310 South Avon**



**Promotes housing affordability and availability for low and moderate-income residents**

**RHDC**



Implements vision through the development, purchase, and sale of buildings, as well as the rental and management of the real estate

Led One Rockford initiative, resulting in the South Avon Development

**Board Members:** Jerry Lumpkins, Martesha Brown, Ron Clewer, Phyllis Ginestra, Chandler Anderson

We've Broken Ground  
on a New Name.

RHDC is Now



**PLatFORM**

Healthy Housing Solutions

# How did we get here?



A Community engagement initiative led by RHDC and AsakuraRobinson focused on housing development, community safety, and economic well-being. This resulted in four identified focus areas and an initial plan for the development of South Avon.

Design phase led by RHDC and Place Foundry, in which the results of One Rockford were compiled into a concrete plan for development.

Coming back to the community with refined plans for input, seeking final approvals from public agencies, and providing general awareness of the development.

# One Rockford (2020-2021)

RHDC and southwest Rockford community collaboration for **affordable housing, community safety, and wealth building**

2-year community engagement process identified **6 goals for development:**



Promote community health and well-being, including mental health



Increase safety



Build community wealth



Tackle vacancy



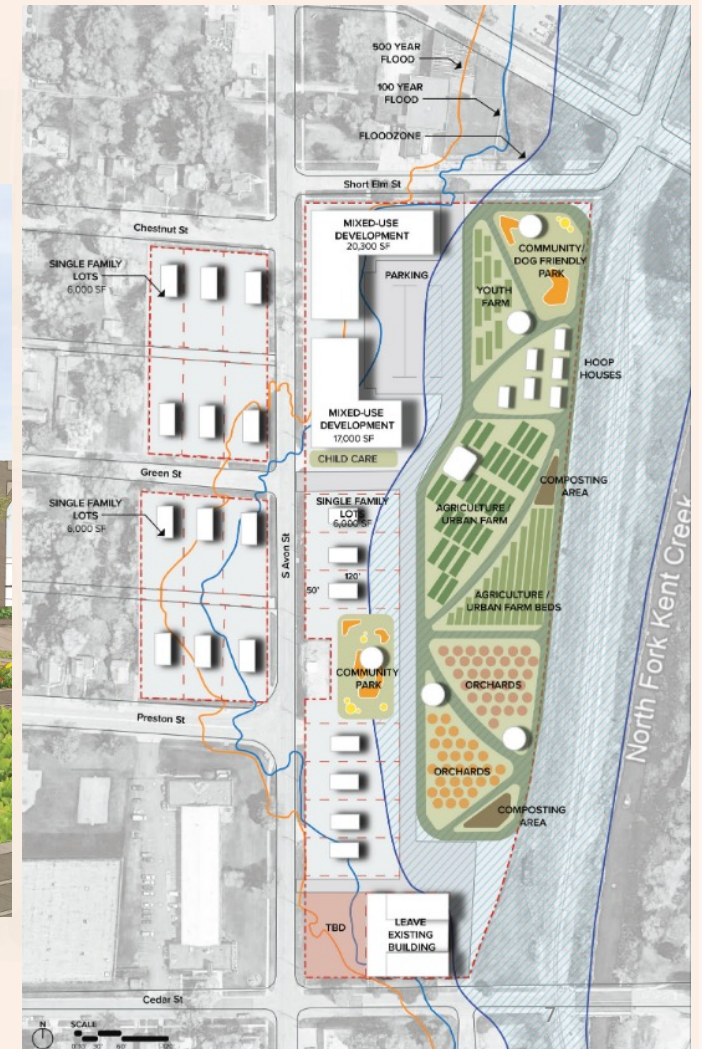
Create gathering spaces and green spaces



Keep families in Rockford and promote children's well-being

# Initial Vision

(2021 AsakuraRobinson Study)



# Development Partners





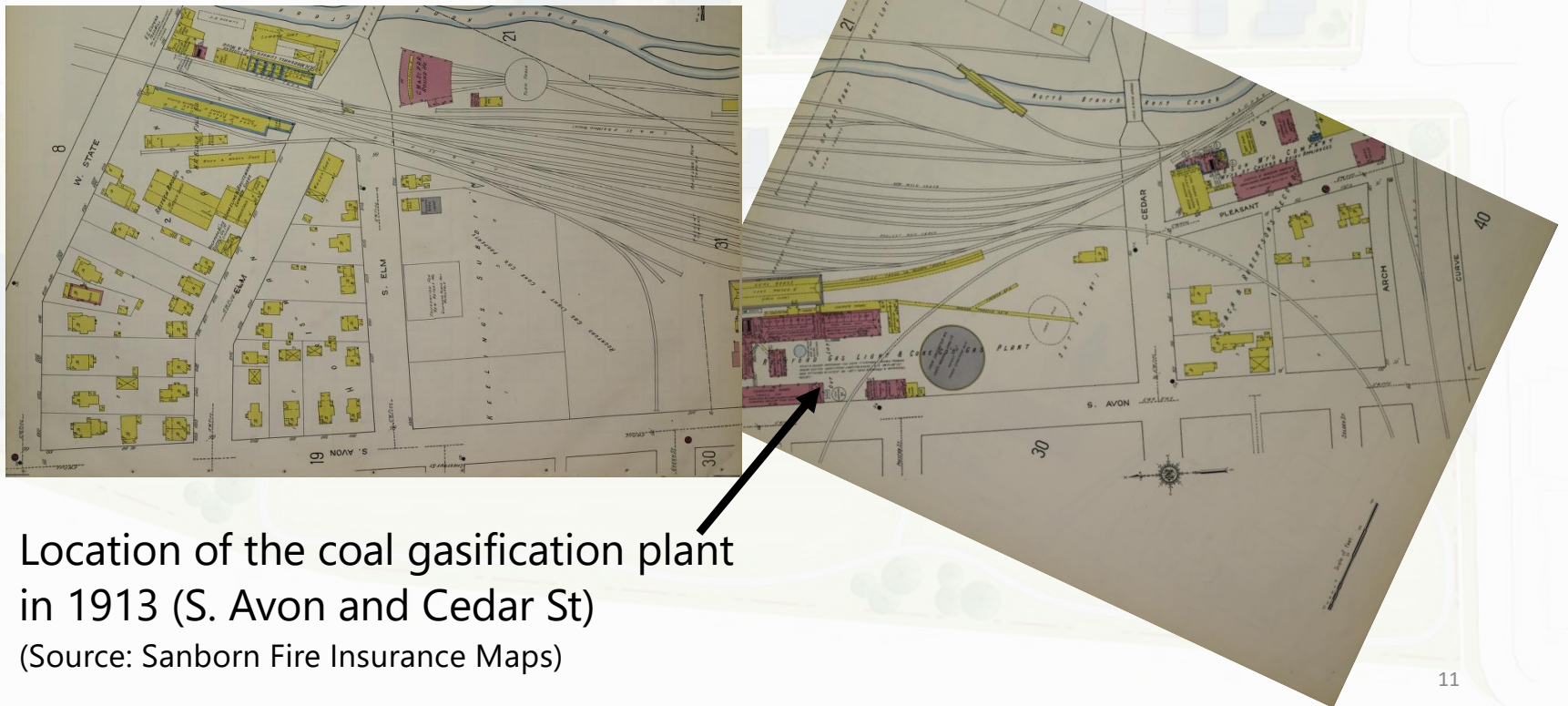
A site development plan for South Avon, showing various building footprints, parking lots, and landscaping elements. The plan is divided into several sections, with some areas highlighted in light green and others in light blue. A large black banner with white text is overlaid on the bottom left of the plan.

# South Avon Site Development Plan

# Site Context



# Site History



Location of the coal gasification plant  
in 1913 (S. Avon and Cedar St)  
(Source: Sanborn Fire Insurance Maps)

# Site Environmental Remediation



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY  
1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397  
BRUCE RAUNER, GOVERNOR ALEC MESSINA, ACTING DIRECTOR

217/524-3300

October 31, 2016

CERTIFIED MAIL

7014 2120 0002 3289 6142

Commonwealth Edison Company  
Attn: Ms. Gail MacMillan  
Environmental Services Department  
Two Lincoln Centre, 7th Floor  
Oakbrook Terrace, Illinois 60181-4260

EPA DIVISION OF RECORDS MANAGEMENT  
RELEASEABLE  
DEC 07 2016  
REVIEWER: JKS

Re: 2010306115--Winnebago County  
Rockford/Rockford Gas Light & Coke Company  
Site Remediation Program/Technical Reports  
No Further Remediation Letter

## Conditions and Terms of Approval

### Level of Remediation and Land Use Limitations

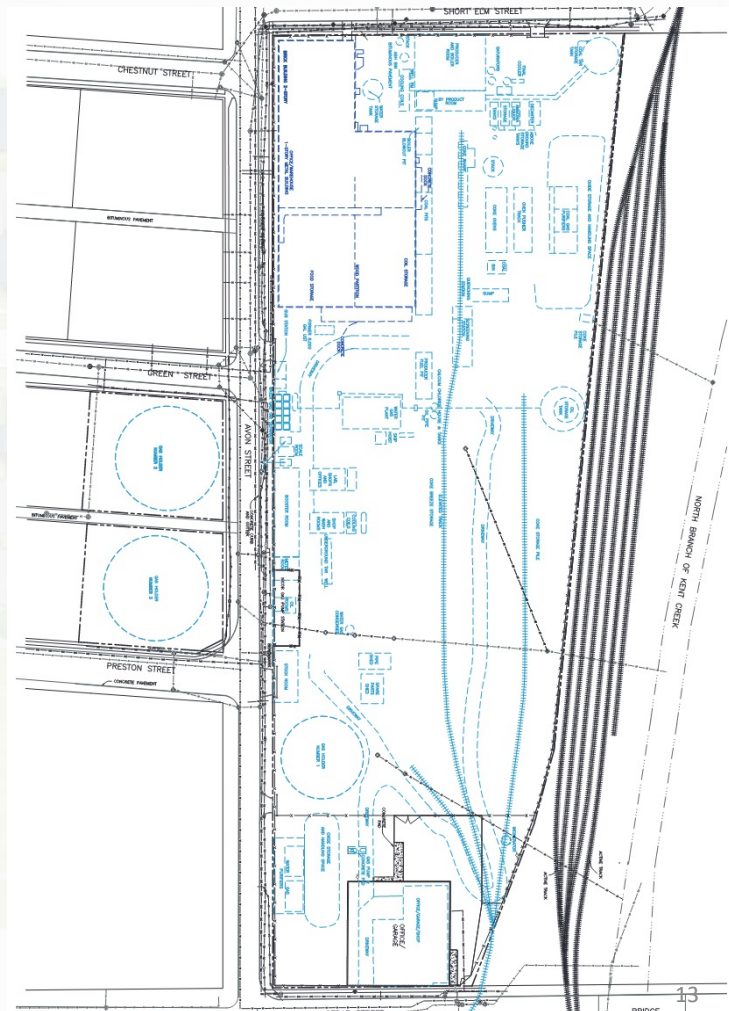
- 1) The Remediation Site is approved for Residential and/or Industrial/Commercial land use.
- 2) The land use specified in this Letter may be revised if:
  - a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and
  - b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

Illinois Environmental Protection Agency declared **no further remediation required** on the South Avon site in 2016 and approved the site for **residential and commercial construction**.

# Environmental Remediation

**Additional site review** completed by Fehr Graham Engineering in **June 2022**

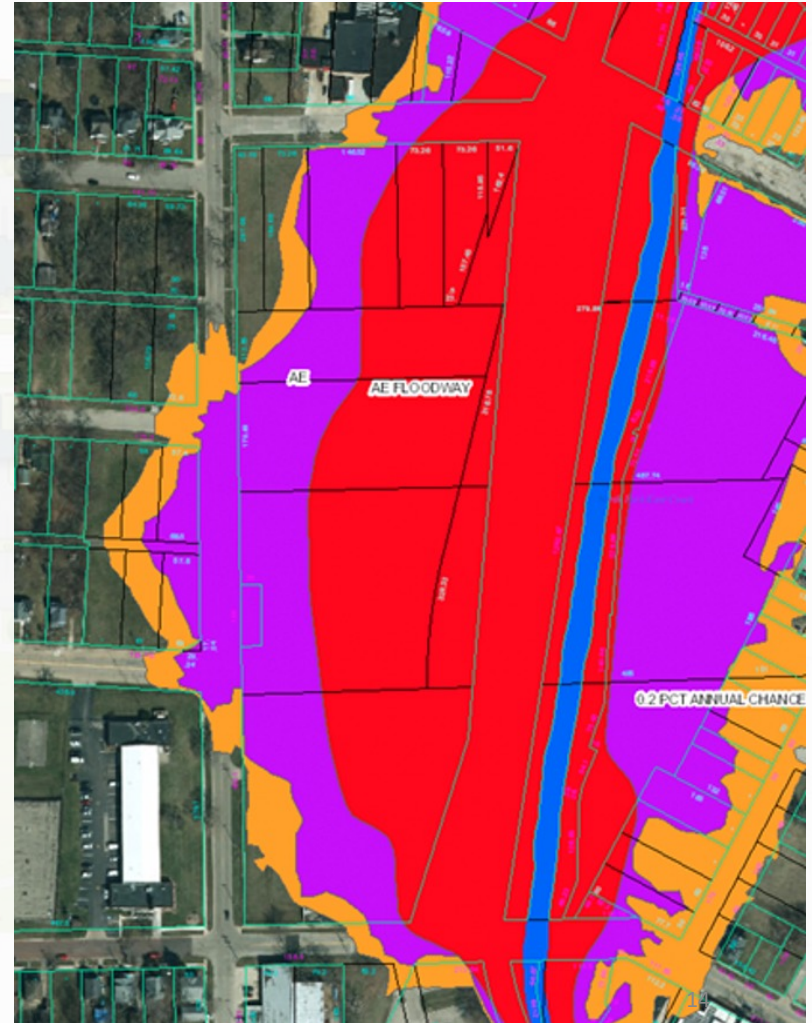
**Recommendations incorporated into the construction plan**



# Site Drainage and Floodway

A portion of the South Avon Site lies FEMA-designated **floodway, 100-year floodplain, and 500-year floodplain**

Design measures taken to reduce the impact of rain and flooding



# Development Pillars

**Housing:** Promoting housing diversity and affordability

**Education:** Providing places for early education and interaction

**Arts and Commerce:** Building spaces for entrepreneurship, commerce, and interaction

**Environmental Justice:** Transforming neglected areas into places of well-being





South Avon | Site Plan





South Avon | Development Vision



South Avon | Development Vision



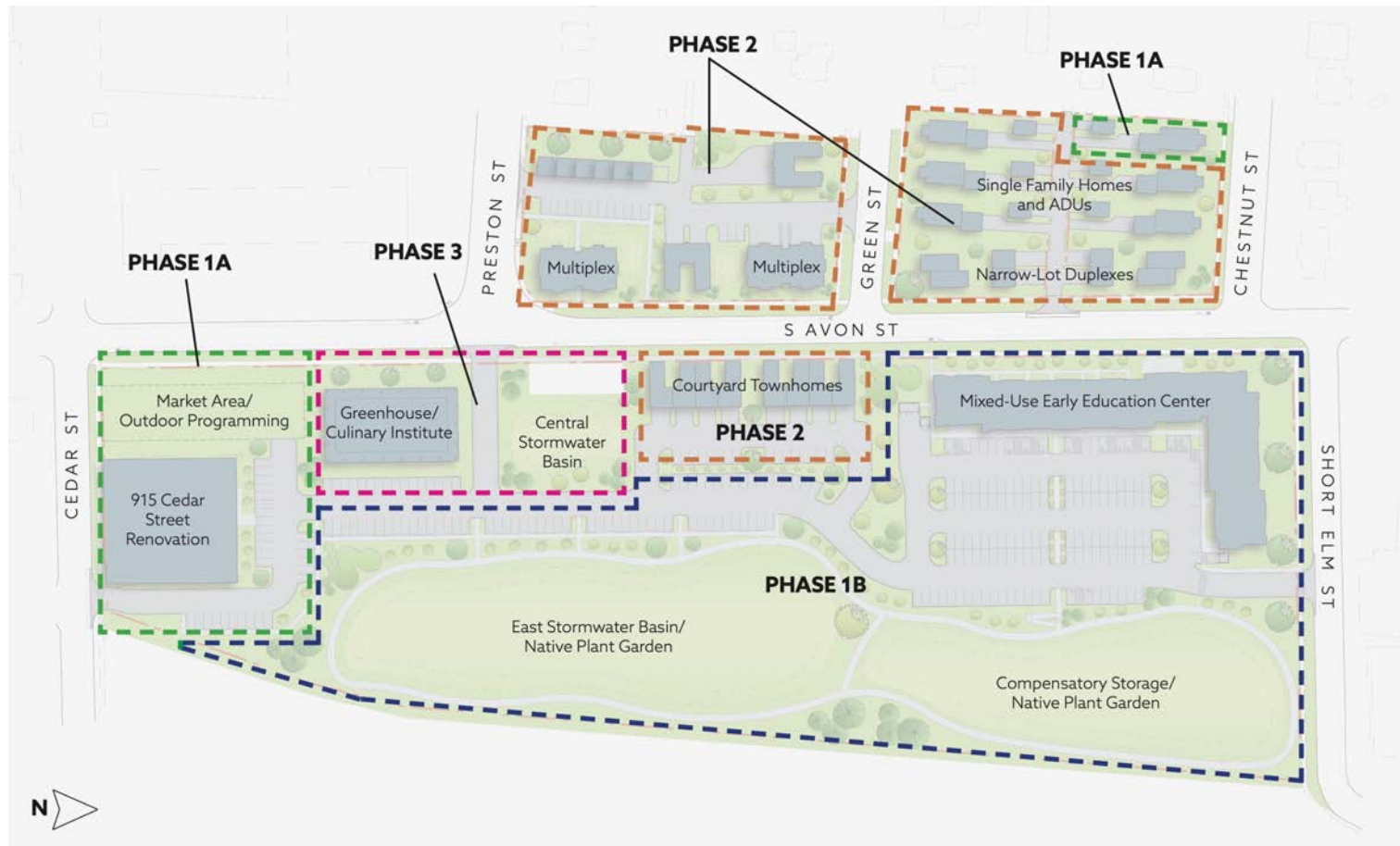
## South Avon | Development Vision



## South Avon | Development Vision



# Development Phasing Plan





Phase 1A | Single-family Homes



C1 FRONT ELEVATION

Scale 1/8"=1'-0"



A1 LEFT SIDE ELEVATION

Scale 1/8"=1'-0"



C2 REAR ELEVATION (GARAGE)

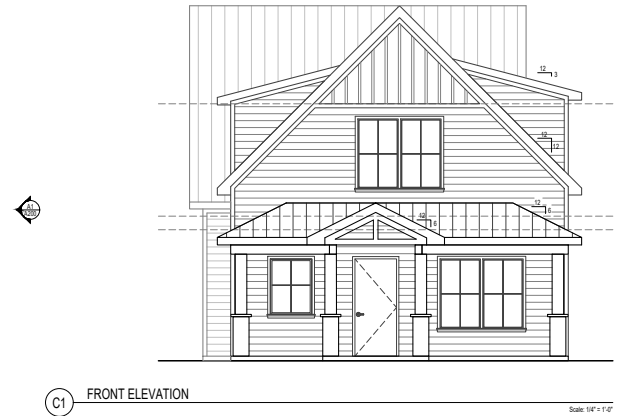
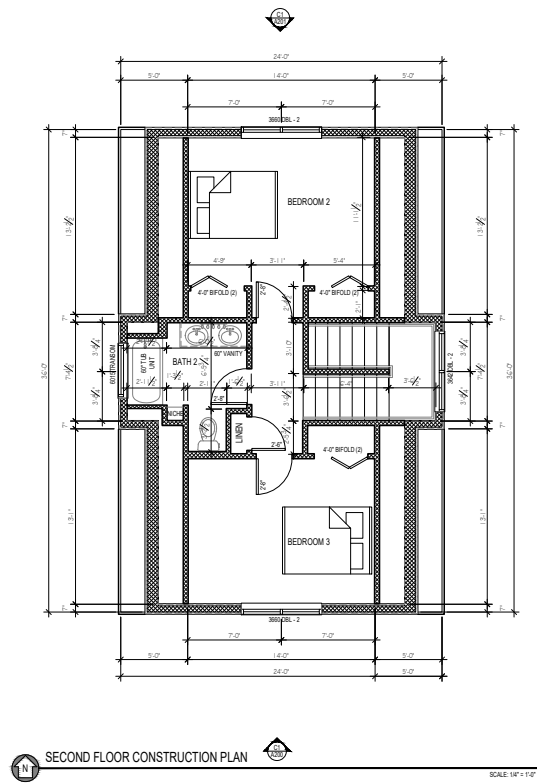
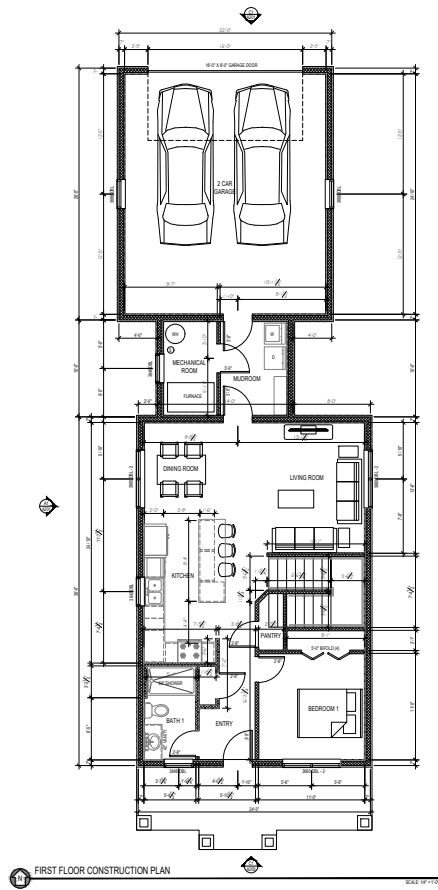
Scale 1/8"=1'-0"



A2 RIGHT SIDE ELEVATION

## Phase 1A | Single-family Homes





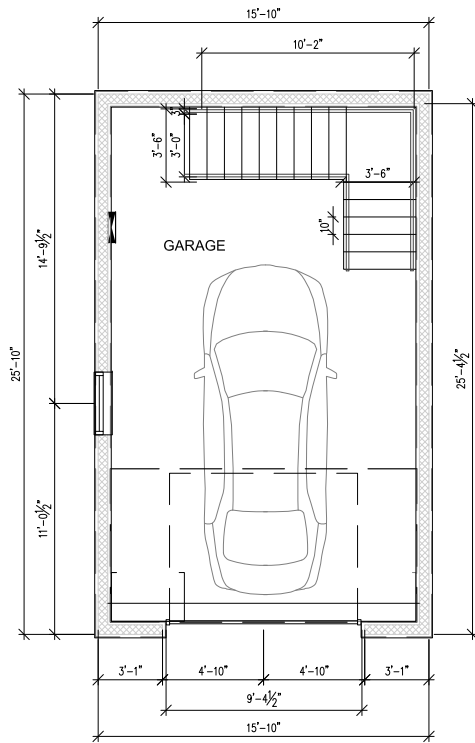
# Phase 1A | Single-Family Homes



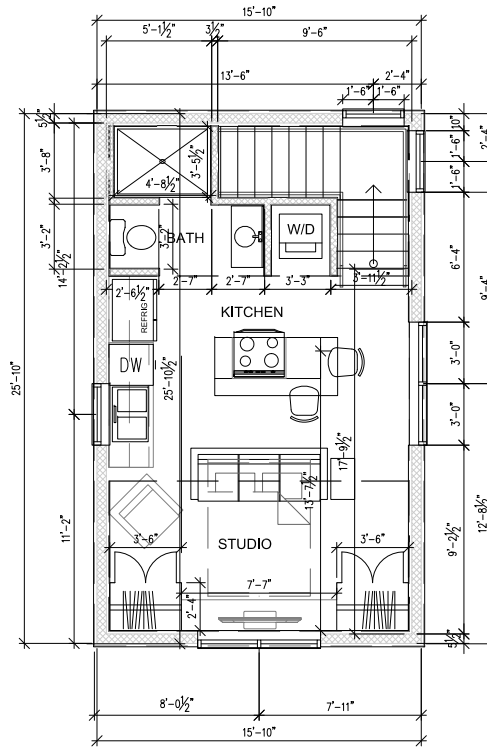
LP SmartSide Siding Colors:



## Phase 1A | Accessory Dwelling Units (ADUs)



FIRST FLOOR GARAGE CONSTRUCTION PLAN

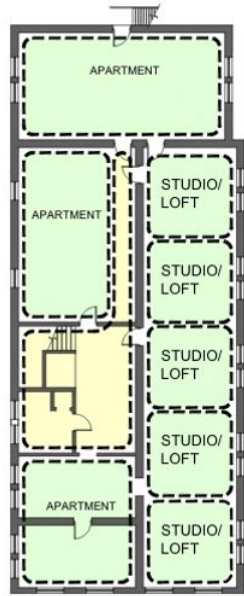
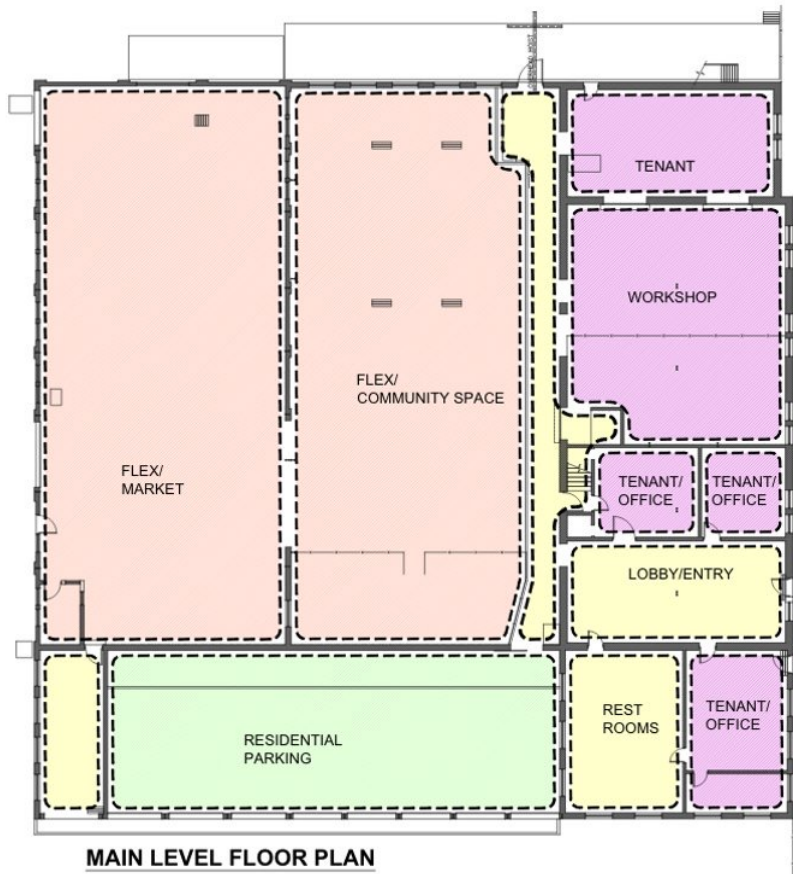





SECOND FLOOR CONSTRUCTION PLAN

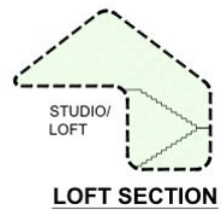
# Phase 1A | Accessory Dwelling Units (ADUs)



Phase 1A | 915 Cedar Street Building



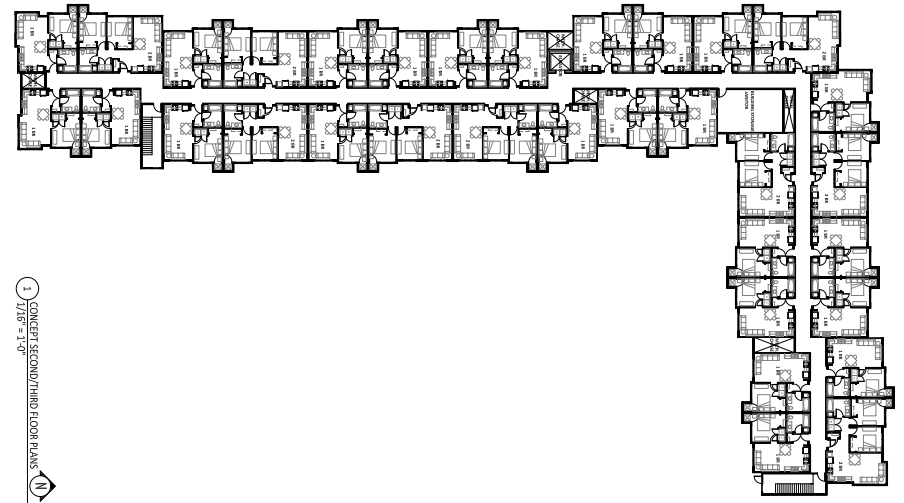
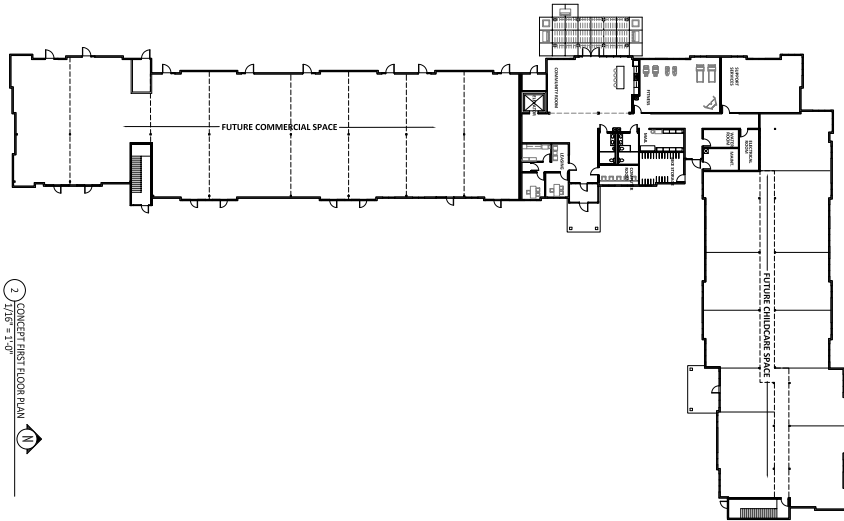
-  COMMON
-  RESIDENTIAL
-  COMMERCIAL
-  COMMUNITY/FLEX



# Phase 1A | 915 Cedar Street Building



## Phase 1B | Mixed-Use Early Education Center

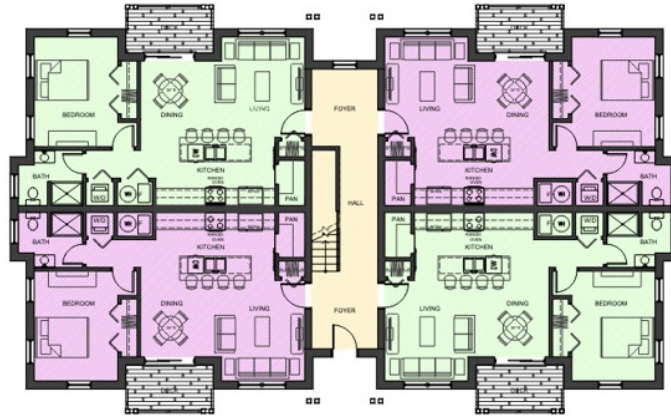


# Phase 1B | Mixed-use Education Center

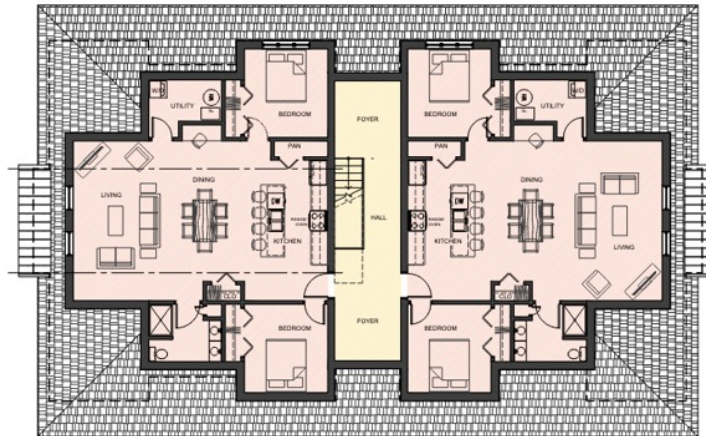


Phase 2 | Multifamily Apartments





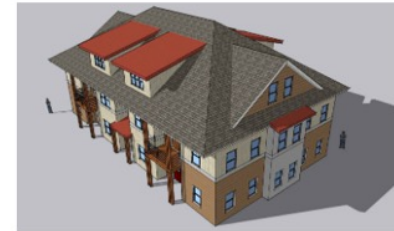
**1ST & 2ND FLOOR UNITS - 790 SQFT**



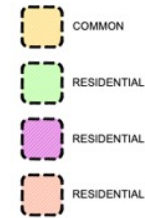
**3RD FLOOR GABLE UNITS - 1,217 SQFT**



**PERSPECTIVE VIEW**



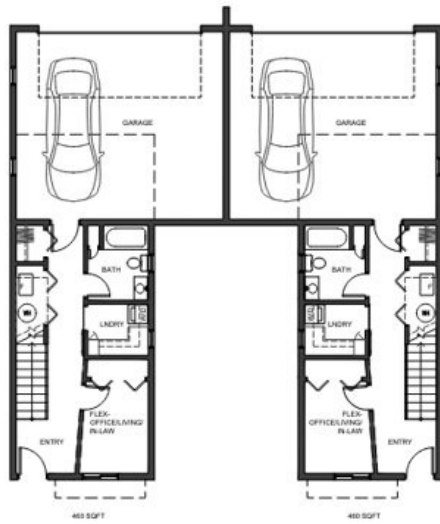
**AERIAL VIEW**



## Phase 2 | Multifamily Apartments



## Phase 2 | Courtyard Townhomes



**1ST/GROUND FLOOR PLAN**



**2ND FLOOR PLAN**



**3RD FLOOR PLAN**



**FRONT VIEW-AERIAL**



**FRONT VIEW**



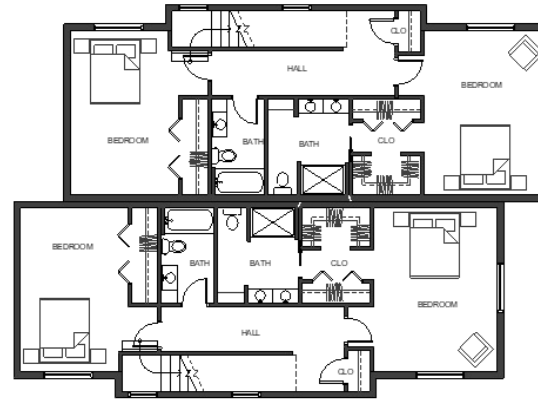
**REAR VIEW-AERIAL**



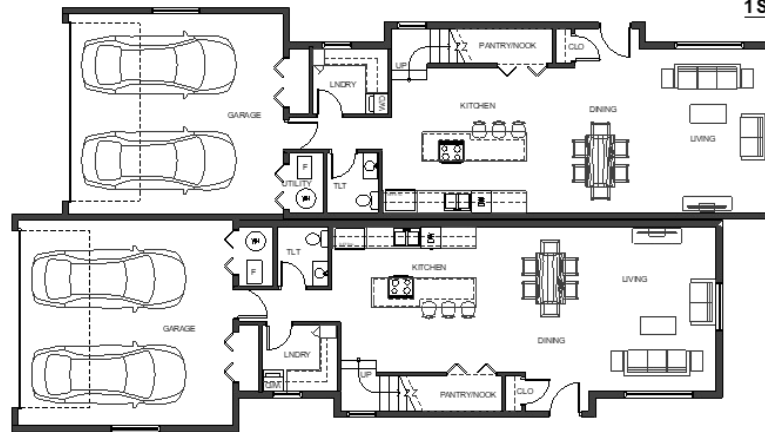
**REAR VIEW**

## Phase 2 | Courtyard Townhomes

**NARROW LOT DUPLEX**  
**1,650 SF/UNIT**



**1ST FLOOR UNITS**



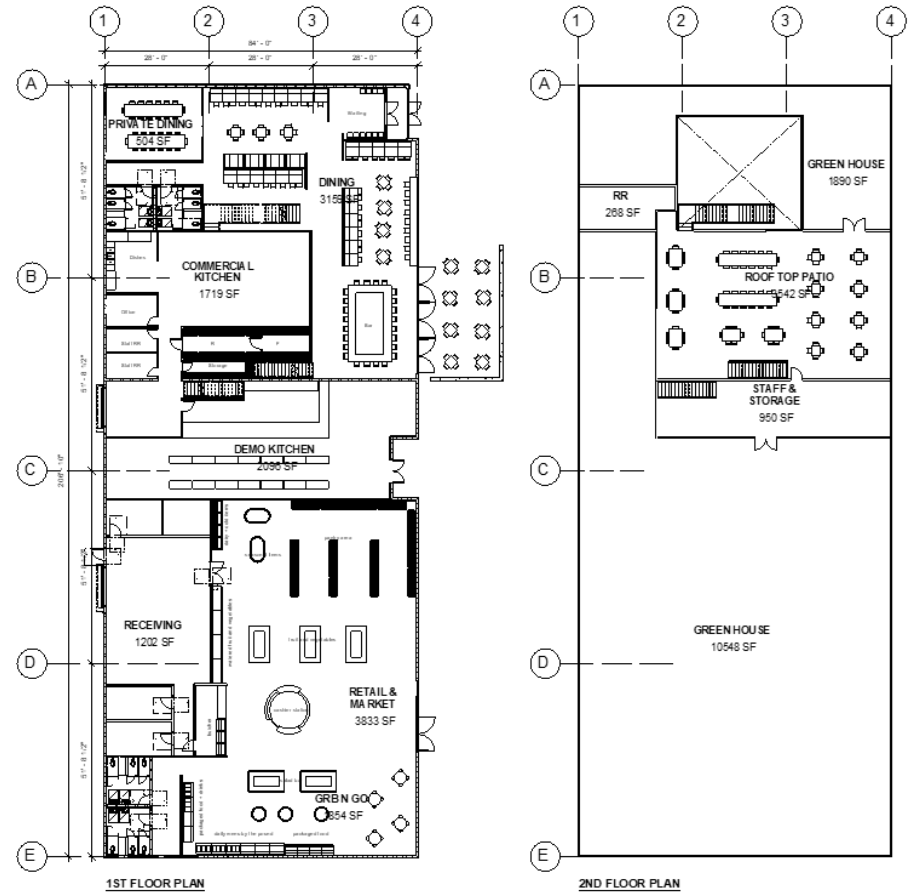
**2ND FLOOR UNITS**



**Phase 2 | Duplex Homes**



## Phase 3 | Urban Farm and Community Gardens



## Phase 3 | Vertical Farm and Restaurant

# PUD Application

(Approved August 2023)

## South Avon Development: Application for a Special Use Permit for Planned Unit Development

Prepared by Place Foundry LLC, on behalf of Rockford Housing  
Development Corporation (RHDC), for the City of Rockford

### Developer

Rockford Housing Development Corporation  
3400 Rockton Avenue  
Rockford, IL 61103

### Development Engineer

Fehr Graham  
200 Prairie Street, Suite 208  
Rockford, IL 61107

### Planning Consultant

Place Foundry LLC  
728 Prospect Street, Suite 101  
Rockford, IL 61107



# Development Timeline / Next Steps

