

## Sevigny, Gabe G

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**From:** Walker, Jariah R  
**Sent:** Tuesday, July 19, 2022 12:25 PM  
**To:** Sevigny, Gabe G  
**Subject:** RE: Hancock Commons  
**Attachments:** 5.3 213073-Hancock Commons URA Plan\_81821.pdf; 213073-MODEL-7-14-2022.pdf; 213073-El Paso County Draft Impact Report-Hancock Commons 7-15-2022.pdf

“The vision of the Plan Area, as expressed by the developer, is a residential development with 1.1-acre commercial site, as shown in the site plan illustrated in **Figure 2**. The residential development includes 150 apartment units and 86 townhome units. The townhome units will be for-sale and priced in the high \$300,000s to the low \$400,000s in order to offer attainable housing for the local workforce. The commercial site will include a range of retail, restaurant, and neighborhood service spaces. Total retail space is currently estimated at approximately 10,000 square feet. Infrastructure improvements are a significant component of the development plan. Hancock Expressway will be re-routed and aligned along the north edge of the property. This realignment improves the street network and connectivity to the surrounding neighborhoods and will include an updated drainage system with a gravity sewer to serve the development on site. In addition, the Hancock Expressway realignment creates a safer environment for vehicles and pedestrians by removing the curved section of the road. The Plan Area will also include three detention ponds and a 1.3-acre park/open space.”

You can also include any of the attached documents if planning commission would desire. As a side note, I will tell you that the School Board (Harrison D2) has unanimously approved the project and pledged full property tax increment to it. Let me know if that works or if you need anything else!

Jariah

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**From:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Sent:** Tuesday, July 19, 2022 12:10 PM  
**To:** Walker, Jariah R <Jariah.Walker@coloradosprings.gov>  
**Subject:** Hancock Commons  
**Importance:** High

Hey Jariah,

I am going to be able to move forward with Hancock commons to Planning Commission in August. Could you provide me a brief description for the URA that I will want to include in the staff report? Thank you in advance!



**Gabe Sevigny**  
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