

# Hancock Commons

Colorado Springs Infill Project by RJ Development

# Project Summary

- ▶ **Project Location:** Southeast Colorado Springs - Hancock Expressway & Chelton Road
- ▶ **Project Size:** Approximately 25.01 acres.
- ▶ **Development Scope:** 72 Townhomes (for sale), 180 Apartments (for rent), Approximately 12,000 SF Retail/Commercial.
- ▶ **Estimated Cost of Public Improvements:** \$5.5M-\$6.5M.
- ▶ **Major Improvements Include:**
  - ▶ Realignment of Hancock Expressway
  - ▶ Abandonment/Demo of Old Hancock Expressway
  - ▶ Channel Improvements
  - ▶ Detention Ponds

# Vicinity Map





# Aerial





# Concept Plan





# Apartment Concept Elevation

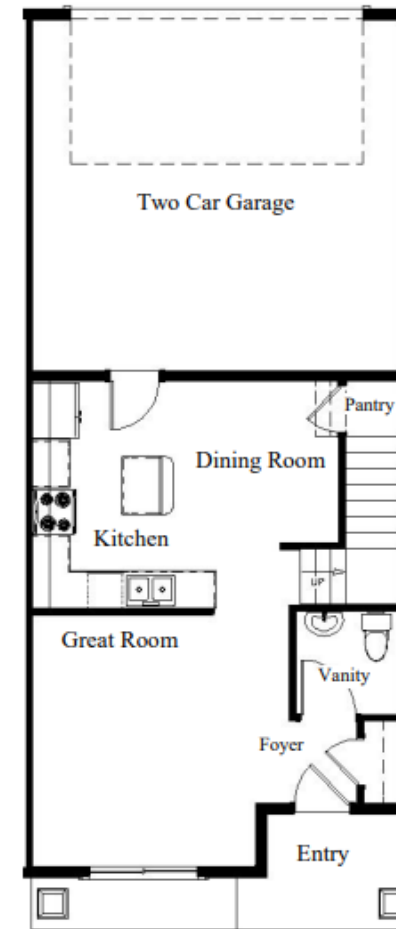


① FRONT

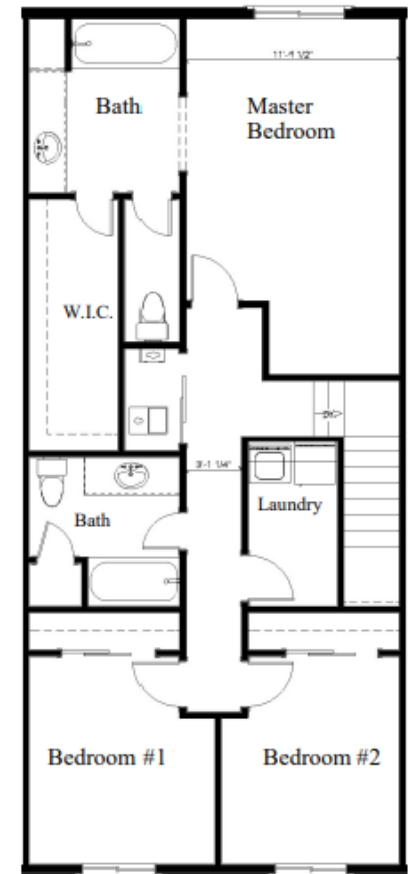


④ REAR

# Townhome Elevation & Floorplan



Main Floor



Upper Floor

# Improvements Costs

- ▶ Estimated \$5.5M-\$6.5M Total Public Improvement Cost
- ▶ Major Improvements Include:
  - ▶ Realignment of Hancock Expressway
  - ▶ Abandonment/demo of Old Hancock Expressway
  - ▶ Channel Improvements
  - ▶ Two Detention Ponds

HANCOCK COMMONS					
NO.	DESCRIPTION	QTY	UNIT	BID UNIT	BID TOTAL
0	MOB	1.00	LS	232,800.00	232,800.00
	DEMO				
0	CLEAR AND GRUB	22000.00	SY	8.00	176,000.00
0	GRIND ASPHALT	140000.00	SF	1.20	168,000.00
0	EARTH WORK	12000.00	CY	9.00	108,000.00
0	REMOVE BOX CULVERT	240.00	LF	221.00	53,040.00
0	REMOVE DRY UTILS	4000.00	LF	16.00	64,000.00
0	REMOVE ST LIGHTS	7.00	EA	240.00	1,680.00
	NEW HANCOCK				
0	CHANNEL INSTALL	26400.00	SF	20.00	528,000.00
0	BASE COURSE 12"	5600.00	TON	39.00	218,400.00
0	ASPHALT 6"	4550.00	TON	137.00	623,350.00
0	TYPE 1 CURB AND GUTTER	5700.00	LF	29.00	165,300.00
0	TYPE 3 CURB AND GUTTER	3700.00	LF	29.00	107,300.00
0	SIDE WALK 6'	34200.00	SF	10.00	342,000.00
0	PED RAMPS	12.00	EA	2,624.00	31,488.00
0	MEDIAN COVER	26100.00	SF	21.00	548,100.00
0	10' TYP R INLETS	4.00	EA	11,184.00	44,736.00
0	5' TYP R INLETS	4.00	EA	8,844.00	35,376.00
0	24" RCP	1000.00	LF	132.00	132,000.00
0	STRIPING	1.00	LS	12,750.00	12,750.00
0	SIGNAL PIERS	4.00	EA	7,500.00	30,000.00
0	2" CONDUIT	720.00	LF	39.00	28,080.00
0	TRAFFIC CONTROL	1.00	LS	22,080.00	22,080.00
0	DETOUR WEST	1.00	LS	15,600.00	15,600.00
0	TURN LANES	2.00	EA	18,000.00	36,000.00
0	DETENTION PONDS	9000.00	CY	39.00	351,000.00
0	INTERSECTION EAST	1.00	EA	46,560.00	46,560.00
0	PED LIGHT POST	4.00	EA	1,980.00	7,920.00
0	POST OAK RD	0.00		0.00	0.00
0	CURB & GUTTER TYP1	2600.00	LF	29.00	75,400.00
0	SIDE WALK	15600.00	SF	10.00	156,000.00
0	10' TYP R INLETS	0.00	EA	10,080.00	0.00
0	5' TYP R INLETS	4.00		7,740.00	30,960.00
0	24" RCP	700.00	LF	132.00	92,400.00
0	RIP RAP	300.00	TN	106.00	31,800.00
0	8" WATER MAIN	1250.00	LF	159.00	198,750.00
0	FIRE HYDRANTS	4.00	EA	9,270.00	37,080.00
0	SEWER MAIN	350.00	LF	157.00	54,950.00
0	MANHOLES	3.00	EA	6,120.00	18,360.00
<b>TOTAL</b>					<b>4,888,064.00</b>



# COS - Traffic Agreement

## **Developer Responsibilities:**

1. Work with Penkhus family to acquire land to complete ROW at easterly end of new alignment.
2. Complete traffic study to identify roadway intersection and configuration requirements.
3. Prepare construction drawings for the new roadway including intersection with Post Oak Dr and southbound right turn lane at the Chelton Road intersection.
4. Construct Hancock in new alignment from just west of Clarendon Drive easterly to Chelton Road.
5. Install signal pole foundations and underground conduit for signal at Hancock Expressway and Chelton Road

## **City of Colorado Springs. (Public Works & Traffic Engineering) Responsibilities:**

1. Install all above ground signal equipment for signal at Hancock and Chelton Road.
2. Support the vacation of existing Hancock ROW between start of new alignment (west end) to existing intersection of Hancock and Chelton (east end).
3. Construct any improvements deemed necessary to reconfigure the existing (southerly) intersection of Hancock and Chelton.
4. City to construct any improvements to Chelton Road other than the signal work identified above.

# Thank You

