Staff Notes Hancock Commons

*Included in your packet is the formal application from RJ Development to begin the process to form a URA near the intersection of Chelton and Hancock on the city’s S/E side. Step one in this process is for the board to vote on giving the executive director permission to engage in forming a retainer agreement and working with a consulting team on the condition study, impact report and draft plan for board presentation at a later date. Ray O’Sullivan and his partner James Buller are on hand to give the board a formal presentation and to answer any questions the board has.*

*This project is currently proposed as mix use with 132 for sale townhomes, 200 for rent apartments and 3.5 acres of retail. The developer is proposing 2 phases of development with the first commencing in 2022 (townhomes) followed by phase 2 (apartments and retail) in 2023.*

*The developer is seeking URA designation because Hancock has some flooding and alignment issues.* Currently, Hancock Expressway has a failed under‐crossing which has caused flooding issues. The realignment of Hancock will resolve this issue together with connecting existing channelization.