

MONUMENT 2040



**COMPREHENSIVE PLAN
MONUMENT, CO**

**TOWN OF MONUMENT
EXISTING CONDITIONS REPORT**

JULY 4, 2025

INTENTIONALLY BLANK

TABLE OF CONTENTS

- 1** Project Overview 4
- 2** Monument in the Mirror..... 12
- 3** Monument Speaks.....30
- 4** Market Assessment44
- 5** Housing in Monument70
- 6** Mobility & Connectivity84
- 7** Land Use & Zoning92
- 8** Infrastructure, Natural Resources, & Stormwater Management..... 118
- 9** Parks, Recreation, & Open Space Today..... 134

Project Overview

1

ABOUT THE PLAN

The Town of Monument completed its last Comprehensive Plan in 2017. Since that time the Town has experienced population growth, development pressures, turnover of staff and leadership, and regional stormwater challenges. To address these and other issues, the Town has committed to creating a new Monument 2040 Comprehensive Plan.

The purpose of the Comprehensive Plan is to provide a long-range policy framework to guide the Town's land use and development decisions over the next ten to fifteen years. The Plan will focus on a range of core community issues related to land use, transportation, economic development, housing, and community character to guide Monument, capitalize on unique local assets, and grow in a meaningful way that reflects its small town character. The Comprehensive Plan will be informed by analysis of Monument's existing conditions, as well as extensive community feedback from stakeholders, community members, staff, and the Steering Committee.



**COMPREHENSIVE PLAN
MONUMENT, CO**

State of Colorado Planning Requirements

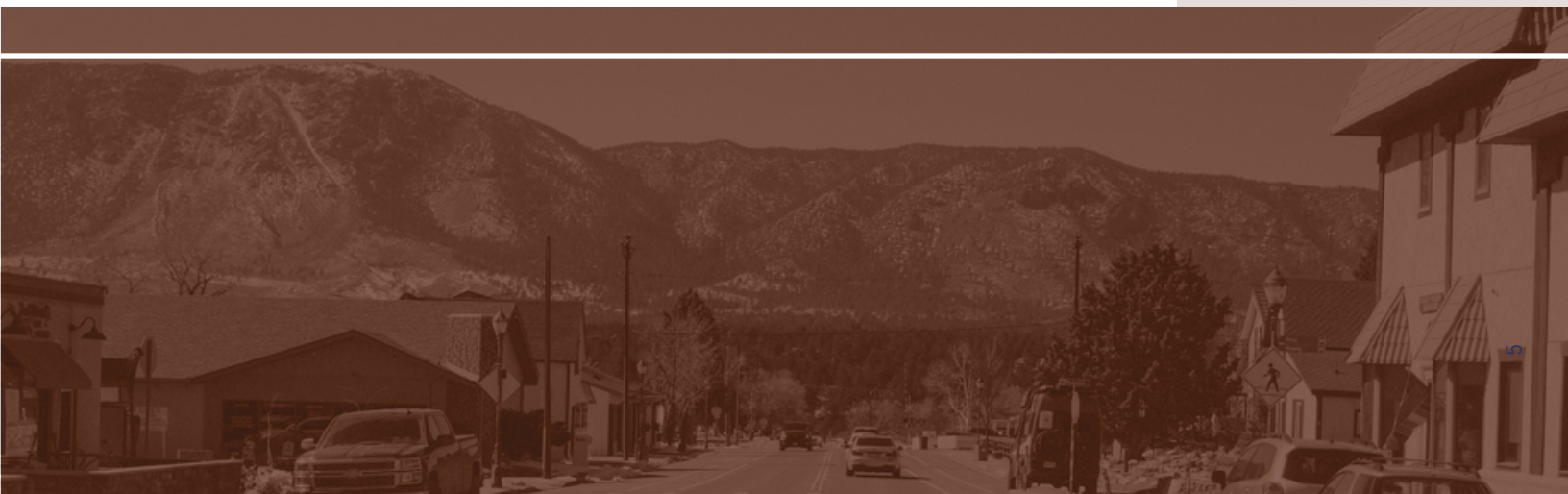
The State of Colorado's Comprehensive Plan statute (C.R.S. 30-28-106 and 31-23-206) requires several core elements to be included in the Plan:

- *A narrative description of the procedure used for the development and adoption of the master Plan*
- *Housing Action Plan*
- *Recreation and Tourism*
- *Strategic Growth*
- *Three-mile Plan*
- *Water Supply*

The Town of Monument's Comprehensive Plan will address State of Colorado requirements. It will also examine key focus areas specific to the town: a *downtown master plan*, a *parks and open space plan* to foster growth and connectivity among the community's open spaces, and *guidance for commercial corridors* throughout the town.

Existing Conditions Analysis

Monument's strengths, challenges, and opportunities are explored through an analysis of existing conditions and examination of community input. Findings from this process are identified in this Existing Conditions Report and will be addressed through goals, recommendations, and strategies in the Comprehensive Plan. Ultimately, the Monument 2040 Comprehensive Plan will help the town capitalize on existing strengths while addressing key community challenges and needs, ensuring Monument enjoys its strong quality of life moving into the future.



THE PLANNING PROCESS

The process of creating the Monument 2040 Comprehensive Plan began in Spring 2024. It will be completed over three phases:



PHASE 1

Engage & Assess.

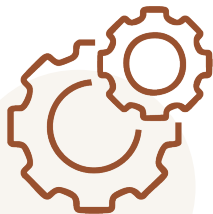
The goal of the first phase is to better understand the existing community character, demographics, land use mix, physical conditions and built environment, and transportation systems. It culminates with this State of the Town Report.



PHASE 2

Envision.

This will explore and test a range of land use planning strategies and comprehensive planning ideas that address community growth and planning issues, housing, economic development, downtown, neighborhood, and corridor improvements, natural resources and open space, and thoroughfares and mobility.



PHASE 3

Plan & Implement.

The final phase will refine strategies identified in Phase 2 and compile the community dialogue, studies, and plans into a draft Comprehensive Plan. The first draft plan will serve as the basis for conducting a final community open house to solicit additional feedback and input. Following Town and stakeholder input, a second draft plan and implementation strategy are developed. After additional input from the Steering Committee, a final plan will then be prepared and presented to the Planning Commission and Town Council for review and adoption.

PREVIOUS PLANS AND REPORTS

The Town of Monument has invested resources in previous planning efforts, ranging from the broad 2017 Comprehensive Plan to focused efforts like the 2023 Downtown Streetscape Plan, the 2003 Parks and Open Space Plan, and the “Three Mile Plan” required by State law to define potential growth areas. Understanding these documents and how they've impacted the Town is an important part of the Monument 2040 Comprehensive Plan process. A summary of the previous plans and reports is provided below.

2023 Three-Mile Plan (Annexation Plan)

Colorado State Statutes require a plan for the potential annexation of property within three miles of a community's municipal boundary. The Town of Monument approved its current “Three-Mile Plan” in June 2023. Areas west of Interstate 25 include land along Beacon Lite Road and near Monument Lake. Growth areas east of the Interstate include residential and school properties in Woodmoor and land along Higby Road.

2023 Wayfinding & Streetscape Plan

This plan is an initial placemaking and branding effort for downtown Monument. Completed with grant funding and talent from the University of Colorado, the consulting team developed sign concepts and designs for 2nd Street to improve wayfinding and the pedestrian experience. Public engagement efforts included online surveys and in-person events. The plan provides valuable concepts that can inform next-stage design and modeling work to bring the plan to life. At this point the Town has not dedicated resources to the project, but the document is viewed favorably and will continue to be a part of downtown planning for Monument.





2022 Home Rule Charter

This landmark document established the Town of Monument as a Home Rule community in the State of Colorado. The town operated under Statutory Rule for decades with a Board of Trustees that had limited authority to make key decisions. The Charter created Monument's current governmental framework and provided authority to enact laws and local tax structures that reflect the Town's dynamic and evolving needs. The Charter also established districts for Town Council members to ensure all parts of the town had equal representation.

2021 Community Survey

This broad community-wide survey was conducted in April 2021 and sought to "measure and understand Monument resident thoughts and opinions of town services, programs, budget priorities, and quality of life aspects." Nearly 1,000 residents participated in the survey. The biggest concern among residents was growth and development in Monument, followed by roads, infrastructure, and water issues. Opinions varied on the quality and value of services provided by the Town and individual departments. An important takeaway relates to communication and the importance of strengthening efforts to make information available to the public and helping residents feel informed.

2018 Monument Downtown Assessment and Action Step Report

Members of Town staff and the downtown business community worked with Downtown Colorado, Inc., a non-profit advocacy group, in 2017 and 2018 to create this concise plan of revitalization strategies for Downtown Monument. It provides a series of recommendations and action steps for Branding, Organizational Development, Placemaking, and Wayfinding. No graphics or branding concepts are in the plan, but it provides a framework for having signs, branding, and other images created and installed. The Plan also identifies the need to establish responsible parties that will lead growth and revitalization efforts for the downtown.

2017 Comprehensive Plan

The Town's existing Comprehensive Plan was adopted in 2017 and created in partnership with the Community Matters Institute, a non-profit organization based in Littleton, Colorado. The Plan emphasizes future land use planning and identifies obstacles to annexing many areas that fall within Monument's "Three Mile" annexation plan. Seven core elements are defined in the Comprehensive Plan and opportunities and policies are provided for each: Transportation, Land Use, Parks & Open Space, Water & Sewer, Community Identity, Governance, and Economy. The Plan closes with a series of six action steps to further the policies identified elsewhere in the document. Many strategies in the 2017 Comprehensive Plan remain relevant today, including the need for improved communication in the community, creating a strategic plan for downtown revitalization, and improved planning for the Town's network of parks and open spaces.

2006 Stormwater Master Plan

With increases in development and impervious surfaces, stormwater runoff was (and remains) a serious consideration for the Town of Monument. Uncontrolled stormwater from past unregulated or under-regulated development in the Town, in Woodmoor, and neighboring unincorporated El Paso County has negatively impacted downstream landscapes, streambeds, and ecological areas. The Town of Monument contracted with Ayres Associates to draft a Stormwater Management Plan in 2006 "to provide a framework for the design of a stormwater infrastructure that can be implemented to provide drainage solutions" to mitigate negative impacts from uncontrolled stormwater runoff on surrounding property. The Plan identifies a range of strategies including stormwater detention facilities and storm drain infrastructure, intended to guide capital expenditures and improvement plans. The Town is updating the 2006 Stormwater Management Plan to reflect Monument's current development patterns and associated stormwater impacts.



2005 Community Revitalization Partnership Report

The Community Revitalization Partnership, comprised of the Colorado Department of Local Affairs and the Colorado Community Revitalization Association, facilitated a two-day Downtown Revitalization Workshop in Monument. The resulting report identifies key assets and a range of recommendations to leverage them and bring new businesses, energy, and activity to the downtown. The report recommends design guidelines, gateway features, wayfinding signs, streetscaping, and stresses the importance of improving pedestrian connectivity to Monument Lake. Multistory mixed-use buildings are recommended for the downtown, as well as the repurposing of land west of the railroad and Mitchell Avenue into transit-oriented development anticipating future expansion of transit options in this area.

2003 Parks, Trails, and Open Space Master Plan

This plan was created by the Colorado Center for Community Development (CCCD) that is now part of the University Technical Assistance Program, a practical teaching practice program at the University of Colorado-Denver's College of Architecture and Urban Planning. It analyzes the Town's existing network of parks, trails, and open spaces, then establishes a series of policies to expand and improve it. The Master Plan also identifies important viewsheds (scenic views) in Monument and provides policies to promote their preservation and improvement. The document is due for an update, given the growth and development in Monument that has taken place since 2003.





Monument in the Mirror

2

COMMUNITY HISTORY

Monument was incorporated in 1879, beginning as a pioneer town and growing into an important center of commerce as the Denver & Rio Grande and Santa Fe railroads connected the community to Denver and Colorado Springs. It was originally called “Henry’s Station” because of the railroad station on the property of Henry Limbach, an early resident. The name was later changed to Monument because of the nearby Monument Rock formation visible from the railroad. Growth and development centered around 2nd Street and Front Street, roads that still represent the heart of downtown. The bustling economy included harvesting ice from Monument Lake (an industry that continued until the 1940s), forestry and a nursery in the foothills, and agriculture in the surrounding area. Potato farming was very successful and a big part of the local culture in the late 1800s, but ended in the 1890s when a blight destroyed crops.

Growth was steady to the north and south through the early 20th century. The first paved road that bypassed the downtown was installed in 1928, setting the stage for the modern interstate highway corridor and commercial development away from the downtown. The interchange at Highway 105 and Interstate 25 was completed in 1970. The Triview Metropolitan District was established in 1985 to facilitate development of unincorporated land east of the Interstate. The Town of



Historic Pictures of Monument

Monument annexed much of this land in 1987, entering into agreements with the metropolitan district that have lasting impacts to this day. The different feel and character of Monument on the east and west sides of Interstate 25 have made them feel like two different communities over the years, and efforts are underway to bridge that divide.

The Town of Monument adopted a Home Rule Charter in 2022, establishing the current structure of local government and giving it the authority to levy taxes and make other decisions instrumental to the town's future.

Long-term planning has been a goal of the community for many years with comprehensive plans adopted in 1984, 2003, and 2017. With increasing growth pressures, the time is right to create a new plan that responds to financial realities, realistic land use and annexation priorities, and interest in reestablishing the community's identity and sense of place in the region.



Historic Picture of Ice Harvesting in Monument



REGIONAL CONTEXT

The Town of Monument spans the I-25 corridor just north of Colorado Springs in northwest El Paso County. Monument is approximately 20 miles north of Colorado Springs and 53 miles south of Denver.

Monument is central to the Tri-Lakes Region, a collection of municipalities and metropolitan districts north of Colorado Springs. The region is defined by the natural amenities offered by Monument Lake, Palmer Lake, and Lake Woodmoor. The Tri-Lakes Region includes the communities of the Town of Monument, Town of Palmer Lake, the unincorporated community of Woodmoor, Gleneagle, King's Deer, and Black Forest.

Only a portion of the Tri-Lakes area is within the Town of Monument's municipal boundaries. Many residents in neighboring communities assume they live in the Town or refer to it as their home, even if they live outside it. This confusion results from a number of factors:

- *Irregular town borders*
- *The provision of public services by a variety of sources.*
- *Sewer and water service is provided by metropolitan districts, as well as day-to-day maintenance of some parks and roadways.*
- *Monument's police department has a presence in the larger Tri-Lakes area through a Mutual Aid Agreement*
- *Fire and emergency medical service is provided by the Tri-Lakes Fire District throughout the region.*
- *The entire Tri-Lakes Region is in the 80132 ZIP code, including the Town of Monument. Area residents assume they're one and the same, even if they live outside the town's borders.*

Colorado Springs and the United States Air Force Academy (USAFA) are south of Monument and each is a significant organization within the State of Colorado. The Town of Monument is an important stakeholder as both the City of Colorado Springs and the USAFA map their paths for growth and success in the region. Plans made by Monument must also take both the City and USAFA into consideration in considering potential impacts and opportunities for mutual benefit.

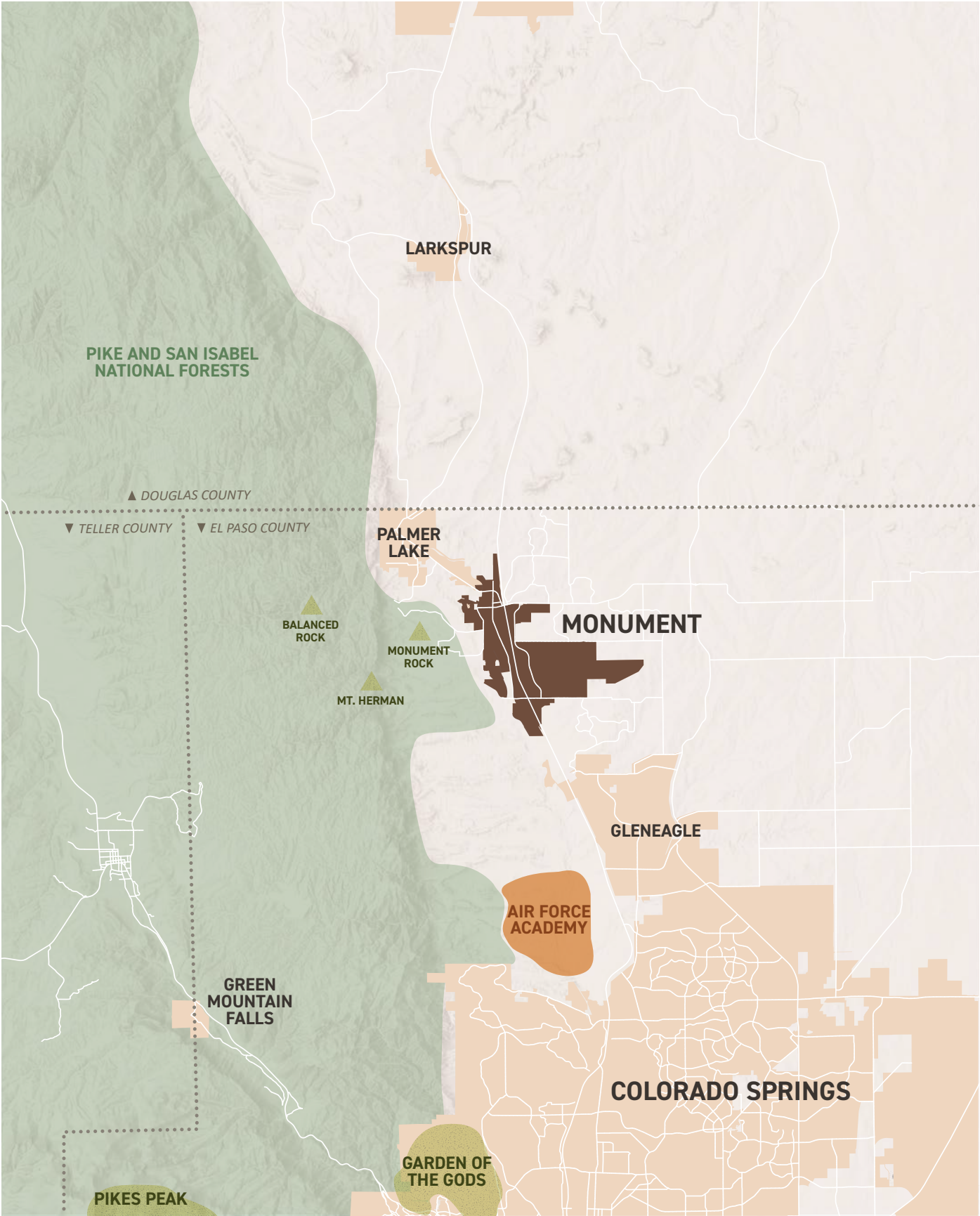


US Air Force Academy



Colorado Springs, CO

Figure 1: Town of Monument's Regional Context



COMMUNITY PROFILE

Monument Today

The Town of Monument has approximately 12,000 residents and 4,000 households. Between 2010 and 2023, Monument grew by approximately 6,200 residents. Most of this growth was in families with children, as well as empty nesters and young seniors.

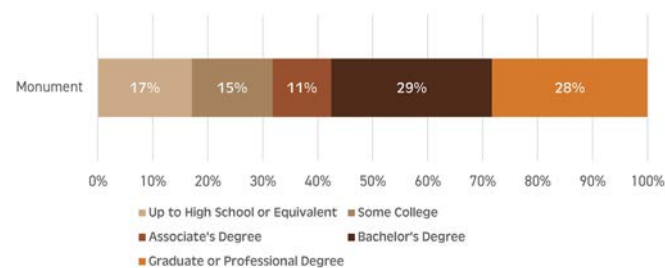
Figure 2: 2023 Monument Age Distribution



Source: US Census Bureau ACS 5-Year Estimates (2006-2010, 2019-2023)

Monument's residents are highly educated, with 58% of its adult population having earned a Bachelor's degree or higher.

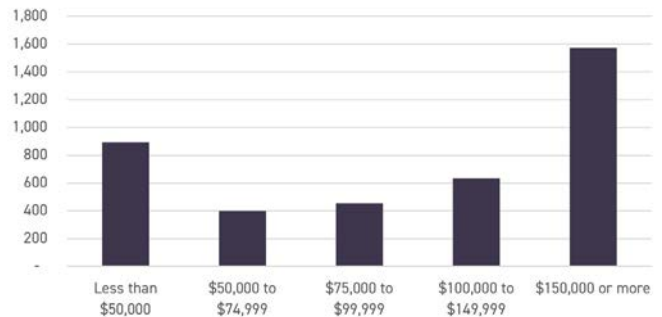
Figure 3: Educational Attainment



Source: US Census Bureau ACS 5-Year Estimates (2019-2023)

As is often the case, high levels of educational attainment translate to high median household incomes. The median household income in Monument is \$114,700, and over 40% of households earn more than \$150,000 annually. About 23% of households earn less than \$50,000 annually, and just 21% of households earn between \$50,000 and \$100,000 per year.

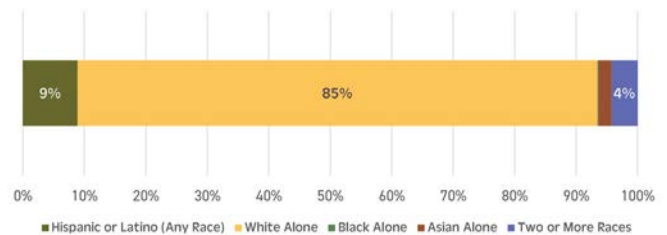
Figure 4: Household Income Distribution



Source: US Census Bureau ACS 5-Year Estimates (2019-2023)

Nearly 85% of residents identify as White. About 9% of the population identifies as Hispanic or Latino, and 4% as Two or More Races. Few residents identify as Asian (2%) or Black (0.2%).

Figure 5: Racial and Ethnic Composition



Source: US Census Bureau ACS 5-Year Estimates (2019-2023)

Demographics

POPULATION GROWTH

El Paso County's population has grown by nearly 50% since 2000 and is expected to continue growing over the next several decades. El Paso County has 736,000 residents and has experienced significant population growth over the past several decades. Between 1990 and 2023, the County grew by 346,300 residents. Between 2000 and 2023 alone, El Paso County's population doubled.

The pace of population growth in the County, however, has slowed in recent decades. Between 1990 and 2000, the population grew by approximately 122,000 residents, while 105,100 residents were added between 2010 and 2020. The State Demography Office projects future growth between 79,000 and 110,000 residents per decade. Compound annual growth rates (CAGRs) will naturally slow over time as the total population grows.

Figure 6: El Paso County Population Growth



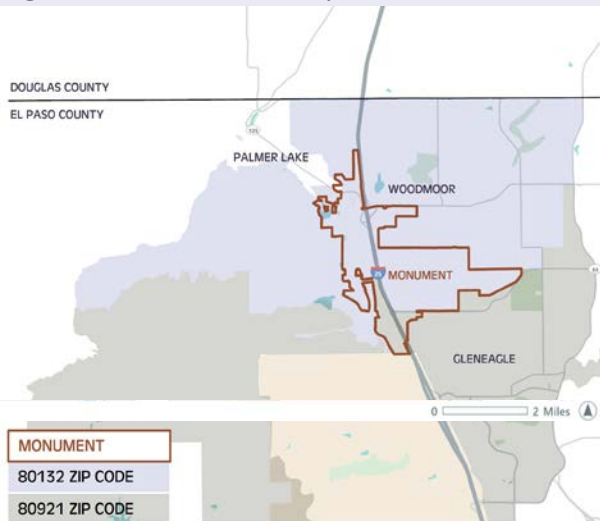
Source: Colorado State Demography Office, Vintage 2023 Estimates, US Census Bureau ACS 5-Year Estimates (2019-2023)

Regional Context for Assessment

Monument is primarily located within the 80132 ZIP code, which also includes unincorporated communities in the Tri-Lakes area. In this analysis, areas within the 80132 ZIP code that are not located within Monument's jurisdictional boundary are referred to as "Unincorporated Monument." Residents of Unincorporated Monument live outside the Town's jurisdiction, but support and benefit from retail, jobs, and amenities within Monument.

A small portion of southern Monument falls within a second ZIP code, 80921. Today, this portion of the 80921 ZIP code is primarily industrial and commercial with only one residential development with less than 200 units.

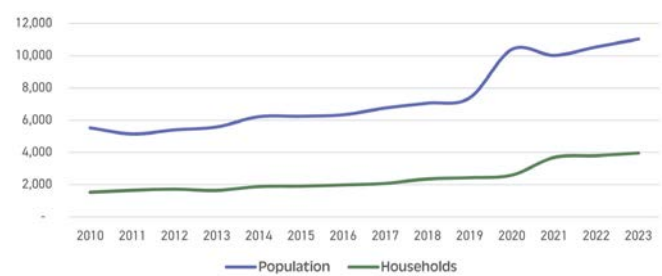
Figure 7: Local Context Map



Sources: Esri, SB Friedman, Town of Monument, U.S Census Bureau.

Monument is also experiencing rapid population growth and is growing at a faster rate than the County overall. Between 2010 and 2023, Monument's population grew by a CAGR of 5.5% while El Paso County grew by a CAGR of 1.3%. While the State Demography Office does not project population growth for individual municipalities, the Monument population is expected to increase through 2040 given the anticipated countywide growth.

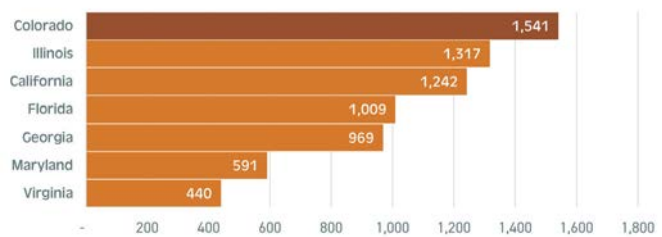
Figure 8: Population and Household Growth



Source: US Census Bureau ACS 5-Year Estimates (2010-2023)

Population growth in El Paso County is largely driven by in-migration of new residents. El Paso County grew by approximately 11,000 net new residents annually from 2016 to 2020. Net new residents account for the difference between residents arriving in the County and departing for another county. Over this period, about 86% of net new residents annually came from out of state, with a high share from Illinois, California, and Florida. About 14% of the County's net new residents came from elsewhere in Colorado, with a high proportion coming from Adams County in the northwestern portion of the Denver metropolitan area.

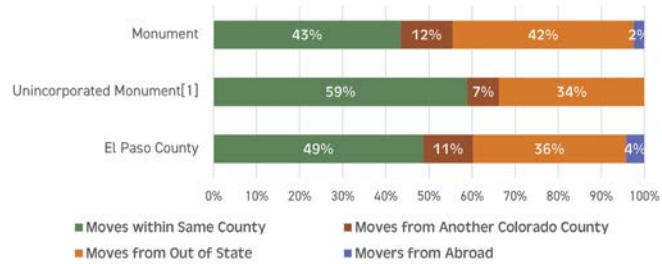
Figure 9: Largest Source of Annual Migration to El Paso County



Source: Colorado Department of Local Affairs, U.S. Census Bureau (2021) County to County Migration Flows (2016-2020)

More than half of Monument residents that moved in the past year came from out of state or another county in Colorado. Approximately 1,900 Monument residents moved homes in 2023, with 42% arriving from another state and 12% from another county in Colorado. Monument has a higher share of movers from out of state than Unincorporated Monument (34%), El Paso County (36%) and Colorado (24%).

Figure 10: Origins of New Residents who Moved in 2023



Source: Colorado Department of Local Affairs, U.S. Census Bureau (2021) County to County Migration Flows (2016-2020)



4th of July Event

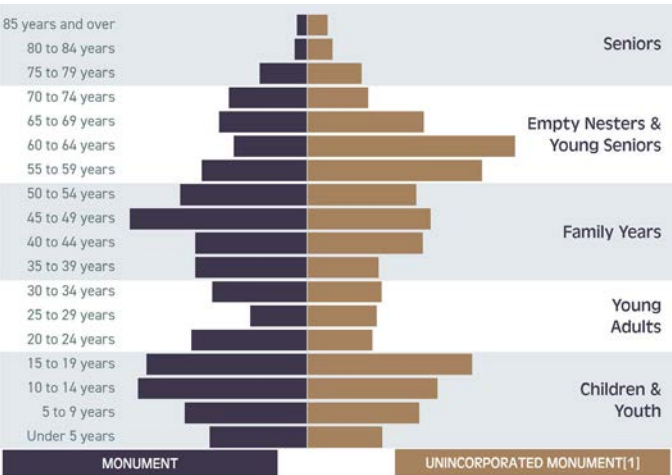
AGE

Monument has a higher proportion of family households and fewer young adults than surrounding areas. Among Monument’s 11,000 residents and 4,000 households, Monument has a higher share of residents in the family years (ages 30 to 54) and children and youth cohorts than both Unincorporated Monument and El Paso County. About 30% of Monument residents are in their family years and 31% are children and youth—compared to 24% and 27%, respectively, in Unincorporated Monument. This points to a greater concentration of families with children in the Town.

This family-oriented character is also evident in Monument’s household composition when compared to the county. Roughly 75% of households in Monument are family households, compared to 67% across El Paso County. Moreover, 42% of Monument households have at least one child, whereas this figure is 32% countywide.

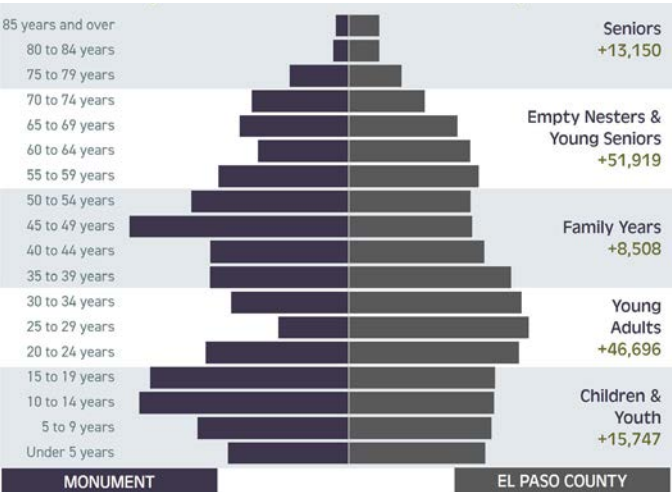
While Monument’s population skews younger than neighboring Unincorporated Monument—only 24% of Monument residents are over age 55 compared to 37% in Unincorporated Monument—it has a higher median age (38.0 years) than El Paso County overall (35.0 years). This is largely due to Monument’s low share of young adults: only 15% of Monument residents are between ages 18 and 29, compared to 25% in the county. This age group has seen notable growth in El Paso County since 2010, with nearly 46,700 new residents added to the cohort.

Figure 11: 2023 Age Distribution Share Monument Compared to Unincorporated Monument



[1] 80132 Zip Code net of the Town of Monument
Source: US Census Bureau ACS 5-Year Estimates (2019-2023)

Figure 12: 2023 Age Distribution Share Monument Compared to El Paso County

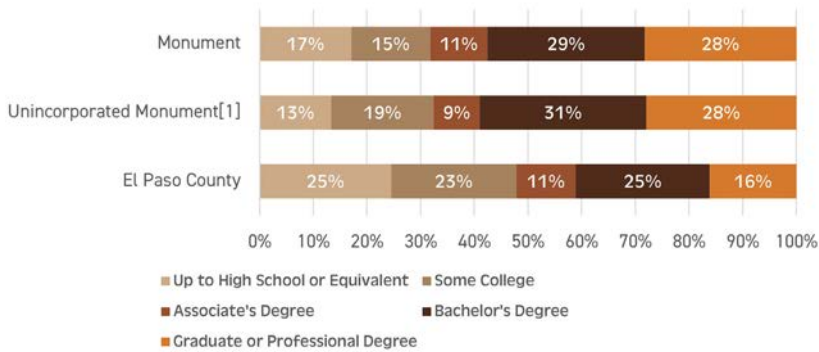


Source: US Census Bureau ACS 5-Year Estimates (2006-2010, 2019-2023)

EDUCATION

Monument residents tend to be highly educated and have high incomes. About 58% of Monument residents over 25 years old have a Bachelor's degree or higher. Unincorporated Monument residents have similar levels of educational attainment. Both Monument and Unincorporated Monument have higher levels of educational attainment than El Paso County overall, where about 41% of adults have a Bachelor's degree.

Figure 13: Educational Attainment



Source: US Census Bureau ACS 5-Year Estimates (2019-2023)

HOUSEHOLD INCOME

As is typically the case, higher educational attainment is correlated with higher household income. On average, households in Monument and Unincorporated Monument have higher incomes than households in El Paso County. Monument's median household income is \$114,700, approximately 31% higher than the El Paso County median of \$87,500. About 40% of Monument households have incomes over \$150,000, while 23% have incomes under \$50,000. Unincorporated Monument has a higher proportion (60%) of households earning over \$150,000 annually and fewer earning less than \$50,000 (8%). In El Paso County, a lower share of households earn over \$150,000 annually (24%) and a higher share earn less than \$50,000 annually (26%).

Figure 14: Household Income Distribution



[1] 80132 Zip Code net of the Town of Monument

Source: US Census Bureau ACS 5-Year Estimates (2019-2023)



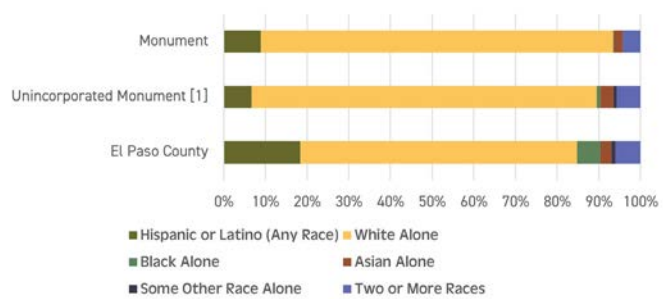
RACIAL AND ETHNIC COMPOSITION

Monument and Unincorporated Monument have similar racial and ethnic compositions and are less diverse than El Paso County overall.

Both Monument and Unincorporated Monument are over 80% White (85% and 83%, respectively). Both have relatively low shares identifying as Hispanic or Latino (9% and 7%, respectively), Two or More Races (4% and 6%), Black (0.2% and 0.9%), or Asian (2% and 3%).

El Paso County is more diverse, with about 66% of residents identifying as White, 18% as Hispanic or Latino, 6% as Two or More Races, 6% as Black, and 3% as Asian.

Figure 15: Racial and Ethnic Composition



[1] 80132 Zip Code net of the Town of Monument
Source: US Census Bureau ACS 5-Year Estimates (2019-2023)



Monument Conversations Event

HOUSEHOLD GROWTH

Monument households have become older and wealthier since 2010. Household change reflects migration, the creation of new households as residents experience life transitions, and changes in age and income. Between 2010 and 2023 Monument grew by approximately 2,300 households, leading to increases in all income brackets and nearly all household age cohorts. However, household growth was concentrated in older households, with 44% of all growth occurring in households ages 45-64 (+1,100 households) and nearly 30% in households ages 65 and higher (+700 households). Growth was limited for households under age 25 (+200 households, 8%).

Households in Monument have become wealthier, with the largest household growth (1,000 households, 41% of all growth) occurring in households earning over \$150,000 annually, adjusted for inflation. Households earning under \$49,999 grew by the second largest share during the same period, accounting for nearly 700 households and 29% of all household growth. Most of the household growth for younger households under age 25 and older households over age 65 was for those earning under \$75,000 annually.

Figure 16: Household Change by Age and Income



[1] Income in 2010 has been inflation adjusted to 2023 dollars by CPI
Source: US Census Bureau ACS 5-Year Estimates (2006-2010, 2019-2023)

HOUSING SNAPSHOT

Monument has about 4,100 housing units, most of which are single-family detached (76%) homes and single-family attached homes (10%).

As of 2023, there are 3,100 single-family detached homes, 400 single-family attached homes, 530 multifamily apartments, and 80 other housing units.

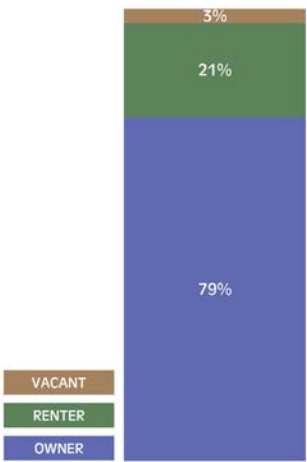
Figure 17: Housing Inventory, 2023



Source: US Census Bureau ACS 5-Year Estimates (2019-2023)

A majority of Monument's housing (79%) is occupied by owners, with 21% of occupied by renters.

Figure 18: Occupancy of Monument Housing Units, 2023



Source: US Census Bureau ACS 5-Year Estimates (2019-2023)

Overall, only about 3% of Monument's housing units are vacant, indicating a competitive market.

Monument's housing stock is relatively new, with nearly 60% of all housing built since 2010. About 2,400 net new housing units were built in Monument from 2010 to 2023. Most of the new units were single-family homes, reflecting the overall housing stock.

The average sale price for housing in Monument has increased significantly over the past decade, nearly doubling from \$379,300 in 2014 to \$653,700 in 2024.

Most rental apartments in Monument are new, commanding rents averaging \$1,800 per month.



Housing in Monument



We need more diversity of housing choices in Monument.

— COMMUNITY STAKEHOLDER

Demographic Takeaways

Monument is a fast-growing community in a region that is expected to add 176,000 residents by 2040. Monument's growth is largely driven by new residents moving from other states and Colorado counties. These households are most likely empty nesters, seniors and families with children.

Monument has a high proportion of family households, with approximately 42% of all households having at least one child under age 18.

Monument's median age is higher than the County's. This is likely due to Monument's low proportion of young adults and high proportion of adults in family years.

Households in Monument have higher incomes on average than those in the County, with a median household income of \$114,700 in Monument, which is 31% higher than the County. Only 8% of households in Unincorporated Monument have annual incomes below \$50,000 compared to 23% of households in Monument and 26% of households in El Paso County.

In many ways Monument and Unincorporated Monument are very similar, with high levels of educational attainment and similar racial and ethnic compositions. However, Monument has a higher proportion of residents in the family years and children and youth cohorts, and Unincorporated Monument has a significantly higher proportion of residents ages 55 and over (37%) than Monument (23%). Households in Unincorporated Monument also have higher incomes on average than households in Monument, with more than 60% of households earning over \$150,000 compared to 40% in Monument.

MONUMENT		EL PASO COUNTY
24%	55+ Population	25%
15%	Young Professionals	24%
61%	Family Years, Children, and Young Adults	51%
38.0	Median Age	35.0
\$114,700	Median Household Income	\$87,500
58%	Population with Bachelor's or Higher	41%



Downtown Monument Business

”

I'd like people to be more welcoming toward families with school aged children.

— COMMUNITY STAKEHOLDER

TOWN FACILITIES

Monument Fire District

The Fire District serves a large area that extends outside of the Town of Monument. It includes the Tri-Lakes Region and a large area east of Highway 83. Only 10% of the area served by the Fire District is in the Town of Monument, while 90% of the service area is in unincorporated El Paso County. The District has five stations. Three stations have addresses in Monument, though only one is in the Town's municipal border. Two others are in Colorado Springs. A new station is planned for construction in the Town of Monument on Jackson Creek Parkway, north of the Tri-Lakes YMCA.

While the Fire District is aware that resources must increase to provide service to the regions growing population, the threat of wildfires is the largest concern. Best practices for mitigating the threat, including forest management and tree clearing, are well-recognized and studied. However, the resources needed to commit to a long-term plan of threat reduction are considerable. Further, many of the high-risk areas are on private property, complicating access issues.

Three initiatives will guide the Fire District's strategic efforts over the coming years:

- *Agency accreditation through the Commission on Fire Accreditation International (CFAI)*
- *Continued investment in capital improvements (facilities)*
- *Continued investment in wildfire mitigation and preparedness*

Police Department

The Monument Police Department (MPD) has 30 sworn officers, 2 community service officers, and five professional support staff. They provide service to the entire Town of Monument, as well as adjacent areas that include Palmer Lake, North Colorado Springs, and unincorporated parts of El Paso County when called upon under the terms of standing mutual aid agreements with the County and State when called upon under the terms of standing mutual aid agreements with the County and State. In serving this area, the Police Department responded to nearly 17,000 calls in 2024.

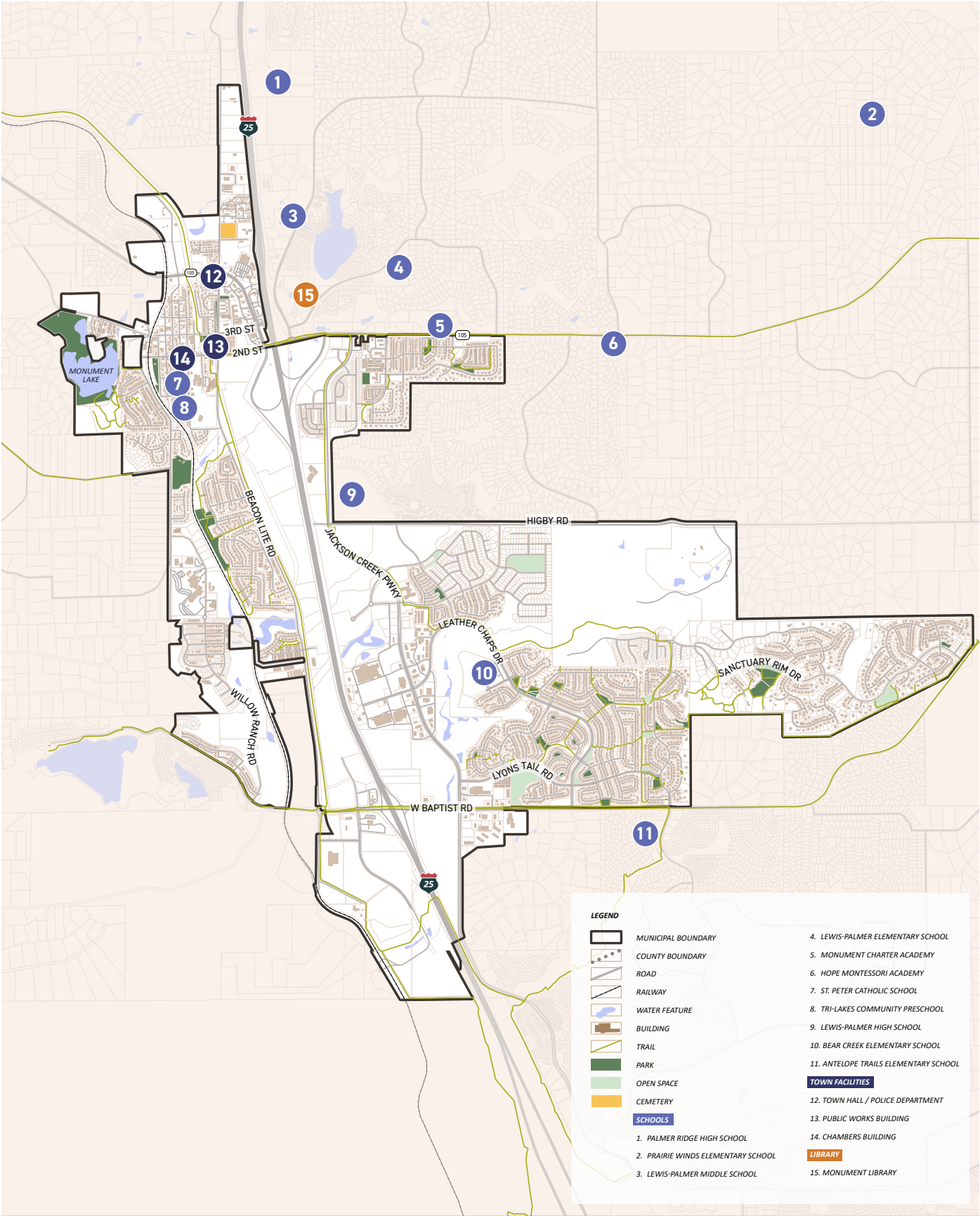
Lewis Palmer School District 38

Monument's schools are continually identified as one of the region's key assets and a reason why young families move into town. All the schools serving the Town of Monument are in Lewis Palmer School District 38 (LPSD), though not all the facilities are located the town's municipal borders. There are:

- *Five elementary schools*
- *One middle school*
- *Two high schools*
- *Two charter schools*
- *One home school enrichment academy*

The community is supportive of the schools and they have an excellent reputation throughout the State of Colorado. Funding is an annual issue, however, and the District pursues referenda and other mechanisms to make more money available.

Figure 19: Town Facilities



REGIONAL GOVERNMENTAL PARTNERS

While cooperation with local partners like the metropolitan districts and surrounding towns will be an essential part of Monument's future, its role in the broader region must also be considered. Planning decisions will need to evaluate impacts on the neighboring City of Colorado Springs, El Paso County, and the larger Pikes Peak front range. These larger organizations present opportunities for collaboration and support on initiatives to improve the quality of life, infrastructure, and mobility in Monument and the Tri-Lakes region.

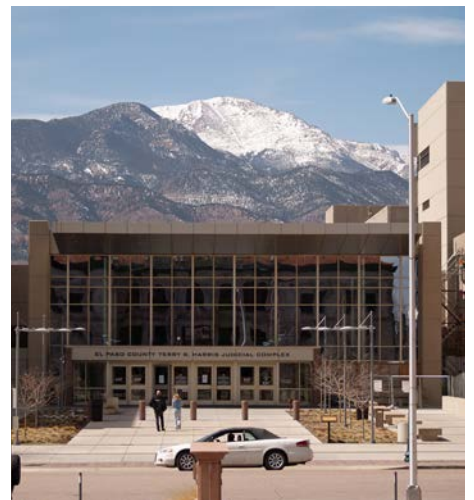
Colorado Springs

"Springs" is the big brother city to Monument in El Paso County. With a population of nearly 500,000, it's the second-largest city in Colorado and abuts Monument to the south. The UCCS – University of Colorado Colorado Springs campus and the United States Air Force Academy are both in the City. Colorado Springs and Monument are both high-growth communities and coordination will be important when planning annexations. There may be opportunities to pool resources and collaborate in grant-funded projects that benefit both communities, as well. It will be important to maintain strong lines of communication with Monument's Administration and Planning Department as Monument develops and implements its plans for growth.



El Paso County

With a population over 750,000, El Paso County is the most populous county in Colorado. Colorado Springs is the County Seat and has the largest population, but seven other municipalities contribute, as well. The County is comprised of five districts and Monument is in District 3. The current County Commissioner representing the district is Bill Wysong. While it's recognized that Colorado Springs is the juggernaut community in the County, there is support and enthusiasm for proactive planning efforts in the Town of Monument.



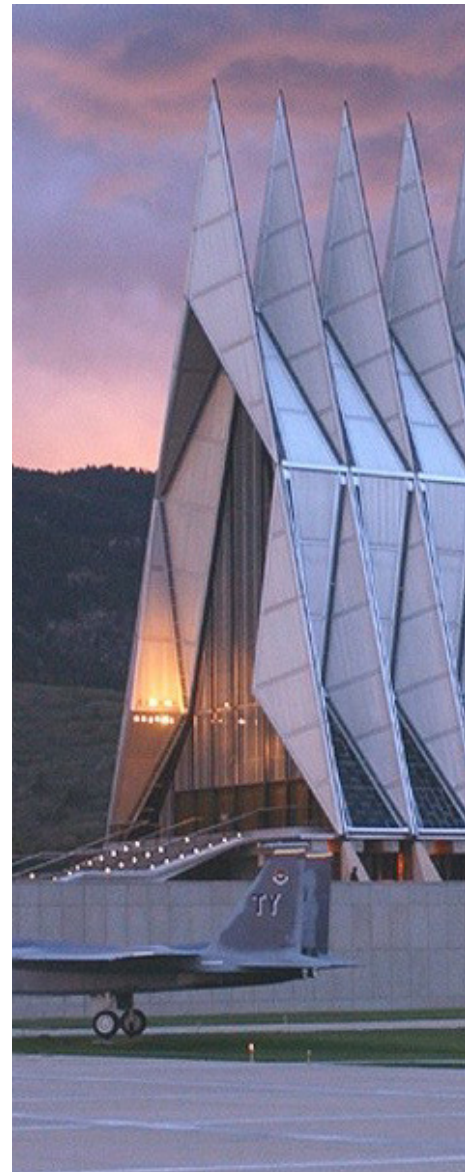
The County provides planning services for the unincorporated areas surrounding Monument, which means that planning priorities for the Town must be clearly communicated and shared with the County. Its Planning and Community Development Department manages county-wide initiatives that can benefit Monument, so efforts should be made to engage this department, maintain strong lines of communication, and participate actively in their programs.

Pikes Peak Area Council of Governments (PPACG)

This MPO (Metropolitan Planning Organization) serves a valuable role in providing planning resources for transportation, environmental issues, military and community land use, and economic development. Recent projects include a Complete Streets initiative and an Active Transportation Plan. The organization is eager to have Monument participate in their planning initiatives. Their resources can be leveraged to provide valuable guidance for future planning efforts. This includes the Pikes Peak Regional Transportation Authority. According to their website, the “PPACG is responsible for the coordination and programming of federal and state transportation and transit funds for transportation and transit projects throughout the Pikes Peak Region.” Participation in transportation-related initiatives may provide a funding resource for improvement projects benefiting Monument.

United States Air Force Academy (USAFA)

The Academy is an accredited university covering 29 square miles of land directly south of Monument. It has over 4,000 cadets attend annually and graduates over a thousand every year. It is also one of the largest tourist attractions in Colorado. While flying on the base is limited to single-engine training aircraft and glider tow planes, its airport is the third-busiest among all military bases in the United States.



The presence of the Academy south of Monument represents a key opportunity to leverage the town's special history and unique downtown. As a peak tourist attraction and destination for families visiting or attending graduations, many thousands of people drive through Monument every year. Efforts should be made to establish Monument as a must-see destination near the Academy.

The unique nature of the Air Force Academy as a military and aviation-centric institution brings planning challenges. Among the most important are land use considerations in proximity to the airfields. Careful study has gone into assuring adjacent development is not impacted by regular flight patterns and the intensive aerial operations associated with the Academy. Future land use planning in the Monument 2040 Comprehensive Plan must take this into account. Natural areas on USAFA's grounds are also subject to erosion and degradation from stormwater runoff resulting from increased development and impervious surface upstream. Mitigating the impacts of uncontrolled stormwater run off is a key objective of Monument's efforts to update its Stormwater Management Plan.

CDOT – Colorado Department of Transportation

Monument is in CDOT's Region 2 and the key routes under State jurisdiction are Interstate 25 and Highway 105 as it runs from the Interstate to the Town of Palmer Lake. The Department identified challenges in needing to work among various jurisdictions as they evaluate development projects, but noted that it's helpful when a community's comprehensive plan includes access plans to State roadways. It will be important to communicate future annexations that occur along State routes so CDOT can advise on limitations and impacts on their respective rights-of-way.





Monument Speaks

3

COMMUNITY FEEDBACK

Community input plays a vital role in shaping a meaningful and effective comprehensive plan, as it must reflect the distinct character, priorities, and vision of Monument's residents and stakeholders. The outreach process was carefully crafted to capture perspectives from across the community, including residents, business owners, civic leaders, local and regional organizations, key institutions, youth, Town staff, and others with a stake in Monument's future.

Throughout the planning effort, community members will have multiple opportunities to share their ideas for Monument's future, ranging from pop-up events and workshops to interactive activities and focused conversations. The input received so far has been instrumental in shaping the direction of the plan and grounding it in the realities and aspirations of those who live and work here.

The summary on the following pages outlines the public engagement process and the community feedback received to date.



Engagement by the Numbers



Focus Group Conversations

The planning process kicked off with a series of group listening sessions with key stakeholders. A broad range of engaged and invested individuals were invited to participate in order to provide insights and perspectives into community dynamics, strengths, challenges, and visions for the future. Participants included public safety representatives, residents, seniors, youth, elected officials, metro district leadership, business owners, developers, institutions, regional organizations, non-profits, and more. Together, these sessions captured the perspectives of both decision-makers and community partners who play an active role in shaping Monument's future. Review the 'Engagement Themes' for an overview of community feedback gathered from focus groups.

PUBLIC SAFETY *PUBLIC WORKS* **RESIDENTS** *SENIORS*
ELECTED OFFICIALS *NEIGHBORING RESIDENTS* **METRO**
DISTRICTS **BUSINESS OWNERS** *SCHOOL DISTRICTS*
STUDENTS *MUNICIPAL NEIGHBORS* **DEVELOPERS**
US AIRFORCE ACADEMY **GOVERNMENT AGENCIES**
PARKS AND RECREATION *DOWNTOWN STAKEHOLDERS*
PHILANTHROPIC ORGANIZATIONS **STAFF LEADERSHIP**



Monument Conversations

Monument Conversations was the first community-wide engagement event held in Phase 1 of the planning process. The event took place at Bear Creek Elementary School and was open to the public. Participants learned about the Comprehensive Plan, then engaged in round-table discussions focused on key planning topics. These topics included Safety, Wellness & Connectivity, Economic Vitality, Parks & Open Space, Downtown Monument, Sustainability, and Housing & Neighborhoods. Review the “Engagement Themes” for an overview of community feedback gathered during this event.

Monument Community Survey

The first community survey was created as an accessible means of gathering feedback and insights into the current state of the Town. The survey mirrored many of the questions asked during Monument Conversations, allowing those who could not attend to still engage in the planning process. Over 200 participants provided their opinions about the Town’s strengths and challenges, their vision for the future, and topics such as housing, the retail environment, economic development, recreation, transportation, and safety. This feedback was used to identify community strengths and challenges, as well as gathering a sense of community members’ vision for the future.

Community Strengths and Assets

The following strengths and assets were frequently mentioned throughout the engagement process, particularly in the community survey. These elements contribute significantly to Monument's quality of life and overall character. The comprehensive plan will prioritize strategies to preserve and enhance these assets as the community continues to grow and evolve.

Small-Town Character. Monument's most valued quality is its enduring small-town character that residents describe as welcoming, peaceful, and family-friendly. Many participants expressed pride in the town's close-knit community and appreciate the slower pace, low density, and safety that distinguish it from nearby urban areas like Colorado Springs and Denver.

Strategic Location. Monument's strategic location between Denver and Colorado Springs provides convenient access to urban amenities while maintaining a small-town lifestyle. Its proximity to I-25, nature areas, and regional destinations is seen as a major benefit.

Strong Sense of Community. The town is recognized for its welcoming, neighborly spirit and the strong connections among residents. Participants explained that neighbors support each other, work to uplift local businesses, and share a general sense of pride in the town.

High-Quality Schools. Monument's schools, particularly those in Lewis-Palmer School District 38, are frequently cited as a major draw for families. Residents appreciate the quality of education and the role schools play in maintaining a strong, family-oriented community.

Safe Environment. According to participants, a strong sense of safety and security contributes significantly to Monument's overall quality of life. Residents frequently mentioned that low crime rates and safe public spaces contributed to their decision to move to Monument.

Access to Nature and Outdoor Recreation. Residents appreciate the abundance of parks, trails, open spaces, and recreational opportunities available throughout the area. Participants mentioned their appreciation of Monument Lake, the Santa Fe Trail, and a growing network of parks and trails. These spaces support active lifestyles and provide opportunities for hiking, biking, fishing, and enjoying nature close to home.

Scenic Views and Natural Beauty. The community values the town's picturesque setting and views of the surrounding mountains and landscapes. Participants expressed that they have a daily connection to Colorado's scenic beauty.

Community Events and Traditions. Community events such as the 4th of July parade, concerts in the park, farmers markets, and seasonal festivals foster a strong sense of pride and belonging. These traditions are seen as defining features of life in Monument and reflect the town's commitment to community spirit.

Historic Downtown Charm. Monument's downtown area is seen as a unique and charming asset that contributes to the town's character. Participants are fond of its local businesses, walkability, and historical charm. The area is seen as a hub for community interaction and a key place to preserve and enhance as the town grows.

Community Concerns and Challenges

Many of the concerns and challenges identified through community input relate directly to the preservation of Monument's most valued assets. The comprehensive plan will offer targeted strategies to address these issues while supporting the community's long-term vision and priorities.

Growth and Development Pressure. Residents are concerned about the rapid pace of residential and commercial development. They are concerned that it threatens the town's character and strains infrastructure. Overdevelopment is also raising concerns about water availability, wildfire risks, and destruction of green space and wildlife habitats. Participants emphasized the need for sustainable water and development planning that supports continued growth.

Traffic and Road Infrastructure. Many residents noted that current infrastructure is not keeping up with the pace of development. Residents highlighted issues such as limited road connectivity, unsafe intersections, inadequate evacuation routes, and poor traffic flow along major corridors like Jackson Creek Parkway and Baptist Road. Traffic congestion, particularly along Highway 105 and I-25, is a key concern.

Preservation of Small-Town Character. Many residents expressed concern about rapid, uncoordinated growth that is transforming Monument's identity. They fear the town is losing its small-town charm due to sprawling residential developments, overbuilding, and the influx of large-scale commercial projects without a cohesive plan. Several noted that Monument is starting to resemble neighboring cities, like Colorado Springs.

School Capacity and Educational Resources. Many participants mentioned concerns about school overcrowding and the capacity of the education system to accommodate population growth. They would like to ensure that educational quality is maintained well into the future. Participants also mentioned that there is a need for more facilities and programs for youth after school hours.

Commercial Development Balance. Community members have mixed views on commercial development, highlighting a need for local amenities while also voicing concerns about over-commercialization and an excess of big box retail and chains. Respondents are frustrated by the number of fast food chains, truck stops, gas stations, warehouses, and low-end retail businesses being approved. These developments are seen as degrading the town's character and replacing opportunities for unique, locally-owned establishments.

Parks, Trails, Open Spaces, and Amenities. There is strong support for preserving open space and enhancing recreational amenities. Participants would like to have access to more high-quality recreational options, including a larger recreation center, indoor pools, splash parks, roller rinks, and athletic fields. While many people appreciate the YMCA, it is widely viewed as overcrowded and undersized for the community's needs. Participants also have concerns about development encroaching on natural areas and trail access.

Governance and Community Engagement. Some residents express a desire for greater transparency, accountability, and opportunities for public involvement in local decision-making. There is a desire for more places and events that promote connection and civic unity.

Engagement Themes

The input gathered during discussions and through the survey was instrumental in identifying critical issues, uncovering opportunities, and ensuring the planning process is grounded in the everyday experiences of the Monument community. Public input revealed a strong desire to maintain Monument's small-town character while planning proactively for future growth. Residents emphasized the importance of guiding development in a way that reflects local values, enhances connectivity, supports local businesses, and protects the community's natural and cultural assets. The following engagement themes will guide the comprehensive plan, informing policies and strategies that promote balanced, context-sensitive growth and long-term community resilience.

PRESERVED SMALL TOWN CHARACTER AND BALANCED GROWTH

Community members in Monument expressed a strong desire to preserve the town's small-town character while preparing for responsible growth. There is significant interest in ensuring that new development aligns with the community's character rather than overwhelming existing neighborhoods. Stakeholders explained that, up until the present day, development in Monument has felt somewhat unorganized and unplanned due to the lack of a long-term vision or cohesive planning framework. Communities like Golden, Castle Rock, and Littleton are seen as examples of well-managed growth paired with vibrant downtowns. Some participants would like to draw comprehensive planning inspiration from these municipalities.

The vision is not to freeze development, but to guide it in a way that respects the community's rural roots, mountain views, and peaceful setting. Many people envision a future where Monument remains a tight-knit, welcoming place, distinct from larger urban areas like Colorado Springs. This means focusing on lower-to-mid-density housing, limiting the height and scale of new developments, and ensuring that any new construction blends with the natural setting and established neighborhoods. The community wants Monument to grow deliberately, retaining its identity, prioritizing community values, and avoiding the sprawl and congestion that often accompany rapid expansion.



IMPROVED PARKS, RECREATION, AND OPEN SPACES

During community conversations, there was strong support for continued investment in parks, trails, and recreational facilities. People strongly value Monument's natural assets and want to see the community continue to prioritize green spaces, nature preservation, and outdoor recreation, as these features define Monument's identity and contribute to residents' quality of life. Participants identified several barriers to achieving community parks and open space goals, such as a lack of funding and a need for separate park district to oversee improvements. Going forward, stakeholders would like to see more coordination between the Town and Metropolitan Districts, as well as more community benefits and impact fees provided by developers.

Visions for the future include expanding the trail network, especially to improve connectivity between neighborhoods, schools, downtown, and existing parks. They would also like to build more sports fields, outdoor performance venues, picnic areas, and splash pads, while also improving existing recreational resources like the skate park and Dirty Woman Creek Park. The community also desires trails that link to the Santa Fe Trail or allow for safe biking and walking across town. Residents hope these improvements will encourage more outdoor activity, strengthen community connection, and preserve the area's natural beauty and character for future generations.

LIVABILITY AND AFFORDABILITY

Housing affordability and availability were frequently discussed during community engagement. While many residents appreciate Monument's suburban and semi-rural feel, some expressed concerns about the rising cost of living and the lack of diverse housing options. Many stakeholders mentioned that there are limited attainable housing options for seniors who want to downsize without leaving the community, families looking for starter homes, or young professionals. There was broad support for thoughtful residential development that includes a mix of housing types while maintaining the town's overall character. Stakeholders expressed a need for townhomes, condos, and intergenerational housing, paired with a desire to preserve mountain views and maintain appropriate scale.



Monument Housing

STRONG LOCAL ECONOMY AND SUPPORT FOR SMALL BUSINESS

Monument's business climate is generally strong, with both downtown and non-downtown business owners expressing optimism about future growth. Business owners highlighted the need for improved communication with the Town, more predictable development and permitting review processes, and stronger support for small businesses. Many touched on community-wide needs that impact local business. For example, a shared concern is the lack of attainable housing in Monument, which limits the local employment base and overall economic expansion.

Broader community discussions revealed a desire for a stronger local economy that supports small businesses and provides residents with more shopping, dining, and employment opportunities. Rather than seeing more chains, fast food restaurants, and strip malls, people envision a Monument with a thriving network of locally owned businesses. Their vision includes a broader range of shops and dining options, particularly healthier restaurants, independent coffee shops, craft breweries, and artisan goods. Residents want to support entrepreneurs and small businesses that give the town character and keep dollars in the local economy. These businesses would ideally be located in downtown or near public gathering areas and would contribute to Monument's identity and appeal while moving away from the uniformity or congestion seen in larger commercial districts. Overall, there is support for a varied, diverse, and differentiated economic base.

We should have the town webpage highlight a random local business every week!

— COMMUNITY STAKEHOLDER

I want this community to thrive on local businesses, community activities, outdoor culture, and its small town atmosphere.

— COMMUNITY STAKEHOLDER

Corporate chains are coming in and driving out the local businesses.

— COMMUNITY STAKEHOLDER

LIVELY COMMUNITY CORE

The downtown area was frequently cited as a key opportunity for improvement. Currently, downtown Monument faces infrastructure, design, and activation challenges. Narrow, inconsistent sidewalks, limited parking, and poorly defined boundaries hinder placemaking and accessibility. While long-standing establishments like the local pharmacy and bookstore report steady growth and deep community ties, newer businesses struggle with visibility and foot traffic.

Despite these challenges, community members and business owners are hopeful and have many ideas for improving Monument's core. They envision a more vibrant, walkable downtown that hosts local restaurants, coffee shops, boutiques, art spaces, and gathering places. Many stakeholders mentioned the need for extended business hours, better lighting and signage, and a stronger mix of housing and commercial uses. They discussed activating underutilized lots on Front Street for mixed-use development and enhancing the pedestrian environment with greenery and placemaking features. There is also interest in creating stronger downtown branding and learning from nearby success stories like Castle Rock and Littleton. In addition to physical improvements, there is a desire for more seasonal events, live music, farmers markets, and festivals that will activate downtown, drive more visitation, and support existing businesses.

The overall vision is to promote economic development and reinforce the local identity and character through placemaking and programming in and around the downtown core. The community would like to create a place that draws people in, not only from Monument, but also from nearby towns, without losing its unique, small-scale character.

I love the land and views, the community of people who love Monument, and the downtown filled with family-owned businesses.

— COMMUNITY STAKEHOLDER

I want downtown to keep its charm and grow a bit with more options for dining and hanging out.

— COMMUNITY STAKEHOLDER

My vision is a vibrant downtown with lots of events so businesses can thrive.

— COMMUNITY STAKEHOLDER

TRANSPORTATION, CONNECTIVITY, AND SAFETY

The community expressed a strong desire for improved bike and pedestrian pathways throughout town. Many feel unsafe traveling around Monument as a pedestrian or cyclist and explained that key destinations, such as downtown, are difficult to reach without an automobile. Seniors and youth also face mobility challenges due to a lack of public transit, pedestrian infrastructure, and crossing signals, which contributes to access issues and feelings of isolation. Many stakeholders discussed the fact that I-25 acts as a major barrier to connectivity. Throughout community engagement, stakeholders mentioned the possibility of tackling transportation, connectivity, and safety at a more regional scale and utilizing intergovernmental agreements to help guide development and infrastructure standards throughout town and within the surrounding areas.

Residents envision a town where it's easy and safe to walk, bike, and drive. Desired improvements include more sidewalks, safer pedestrian crossings (especially across Highway 105 and I-25), dedicated bike lanes, and trails connecting different parts of town. A common goal is reducing dependence on cars while making it easier for kids, seniors, and families to get around safely. Others mentioned traffic management solutions and the need for infrastructure to keep pace with population growth. Connectivity is seen as foundational to a livable, future-oriented Monument.

RESILIENCE AND SUSTAINABILITY

Environmental stewardship emerged as a key value for the future of Monument. Residents and stakeholders are increasingly concerned about environmental resilience, particularly in the face of fire risk, climate uncertainty, and drought. There is strong support for lower-impact development that incorporates fire-



Community Engagement at the YMCA

resistant materials and prioritizes sustainable, drought-tolerant native landscaping, dark sky lighting, and renewable energy. Many would like to see updated regulations that provide clear guidelines on materials, vegetation, and water usage. Stakeholders are in favor of sustainable development practices and regulations related to emissions standards, sustainable building materials, and impact fees that ensure developers contribute to the community as a whole. There is also growing support for rezoning to allow higher-density housing that utilizes less resources.

Overall, residents envision a town that balances development with resilience and preservation, in addition to protecting views, open lands, wildlife corridors, and water resources. As growth continues, people hope to see thoughtful planning that limits sprawl and maintains the ecological character of the area. They want to ensure that future generations are able to enjoy the same natural beauty that draws people to Monument today.

EXPANDED SERVICES

Throughout community engagement, the need for expanded community services was a recurring theme. This was seen as particularly important as Monument continues to grow and attract a broader range of residents, including seniors, young families, and culturally diverse populations. Participants emphasized the importance of social services that address isolation, food access, and health, highlighting the work of groups like TriLakes Cares and Independence Care. Many noted gaps in service availability, including the lack of accessible, centralized spaces for organizations to operate. Community members also stressed the need for inclusive community support systems that reflect the area's growing diversity. As the town grows, there is a desire to see better coordination of services, stronger integration of newcomers, and more equitable access to programs and resources that improve quality of life for all residents.

ACTIVITIES AND SPACES FOR FAMILIES AND YOUTH

The community vision for Monument includes a strong emphasis on being a family-friendly town with more resources and spaces for children, teens, and parents. Many residents desire more youth activities, like art studios, skate or bike parks, indoor play areas, and recreation leagues. Others imagine expanded programming at places like the YMCA, new teen-friendly destinations, or community centers that offer tutoring, sports, and events. Families want their children to grow up in a safe, engaging place where they can explore, learn, and connect. These investments would support young people and strengthen Monument's sense of community across generations.



Monument Playground

GOVERNANCE AND COORDINATION

In terms of zoning and development regulations, community members want stronger enforcement of planning policies, impact fees for developers, and clearer zoning codes. Metropolitan Districts were mentioned regularly as a source of funding and governance challenges, creating disjointed development and service provision. Many stakeholders also discussed the need for coordination with County and State agencies on transportation, infrastructure, and land use.

Going forward, residents want to ensure that future planning and decision-making is driven by community input, transparency, and long-term thinking. They envision a local government that actively engages with citizens, listens to a broad range of voices, and makes decisions that reflect shared values. This includes smart growth strategies, fiscal responsibility, regional coordination, and a focus on the well-being of residents.

ESTABLISHING IDENTITY

The idea of living in Monument and being a part of the historic community resonates with residents in the region, even if they don't live in the Town of Monument. Many people in the Tri-Lakes Region believe they live in Monument even if their home is outside of the municipal boundary. There is also confusion about services provided by the Town of Monument and the Metropolitan Districts. Irregular borders, signage, and inconsistent messaging and communication contribute to this.

While community members believe it is important to welcome regional neighbors into Monument to shop, participate in events, and enjoy amenities, they also feel that there should be stronger communication about jurisdictional boundaries, as well as clear signage delineating the borders of Monument. It is clear that Monument plays an important role in the region and serves as an anchor for identity and culture. Overall, participants want Monument to remain welcoming to all, while establishing a clearer identity.

In the same way that places like Manitou have figured out their identity, so should we. Monument needs to figure out how to be itself - a more interesting and eclectic small town.

— COMMUNITY
STAKEHOLDER

A community resource building would build a sense of community.

— COMMUNITY
STAKEHOLDER

COMMUNITY BELONGING AND CIVIC LIFE

During community engagement, there was strong interest in strengthening community life through improved access to gathering spaces, inclusive events, and cultural programming. Many residents emphasized the desire for more opportunities to build relationships through neighborhood activities like block parties, interest groups, and recreational groups. While organizations like TriLakes Women's Club, Young Life, and TriLakes Cares offer services and events, stakeholders noted a lack of larger, accessible, and non-membership-based community spaces. The potential loss of Grace Best has underscored the need for a flexible, community-owned venue that can serve a range of users, from youth groups to social service providers to clubs and more. There was also a strong desire for better community integration, especially for newcomers and culturally diverse populations. Stakeholders expressed a need for more inclusive approaches, such as welcome packets and expanded cultural programming, that foster a sense of belonging.





Market Assessment

4

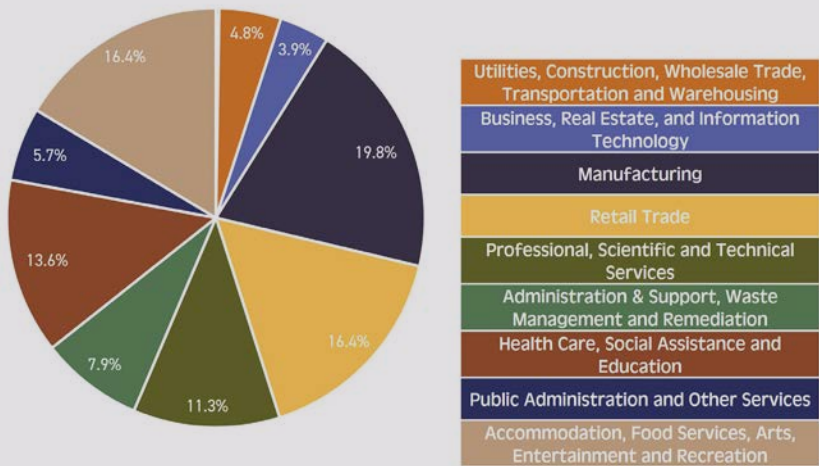
EMPLOYMENT & WORKFORCE

Monument's Employment Sector

Monument's employment sectors are balanced.

As of 2022, there are approximately 3,630 jobs in Monument. The largest sectors by employment are manufacturing, retail, and accommodation and food service[2]. No one sector provides more than 20% of jobs in Monument.

Figure 20: Employment Sector (2022)

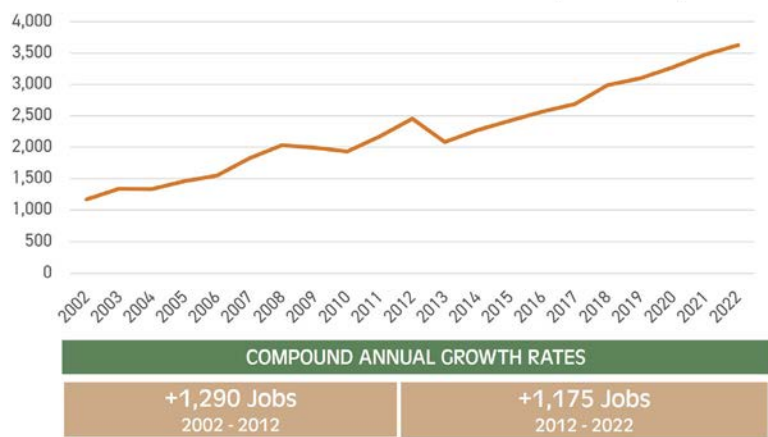


Monument Establishment

[2] Full sector descriptions included in graphics.

Between 2002 and 2022, approximately 2,500 jobs were created, with employment growing by 5.9% annually. Employment growth has been consistent over the past two decades.

Figure 21: Employment Sector (2022)



Source: U.S. Census Bureau. LEHD

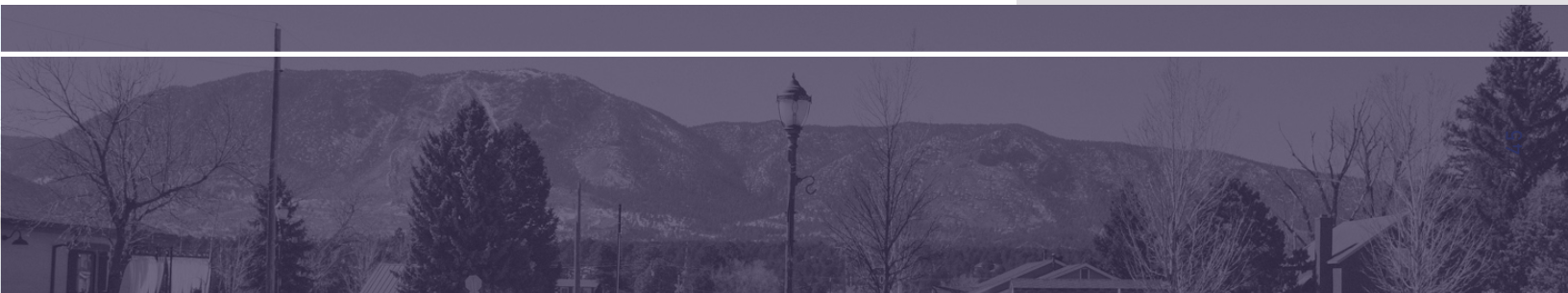
While the manufacturing sector is the largest sector by employment in Monument, few jobs have been added over the past 20 years. Additionally, it is reported that Monument's largest manufacturing employer has had several rounds of layoffs since 2022.

Between 2002 and 2022, there was significant job growth in several sectors that serve the growing population, including retail, accommodation and food service, health care and social assistance, and education.

Figure 22: Major Sectors of Employment in Monument

Major Sectors of Employment in Monument	2002	2012	2022	2002-2022 CAGR
Administration & Support, Waste Management and Remediation	4	17	288	23.9%
Health Care & Social Assistance and Education	35	126	492	14.1%
Accommodation & Food Services, Arts, Entertainment and Recreation	126	427	596	8.1%
Retail Trade	56	559	594	12.5%
Professional, Scientific & Technical Services	90	228	412	7.9%
Manufacturing	654	707	719	0.5%

Source: U.S. Census Bureau. LEHD

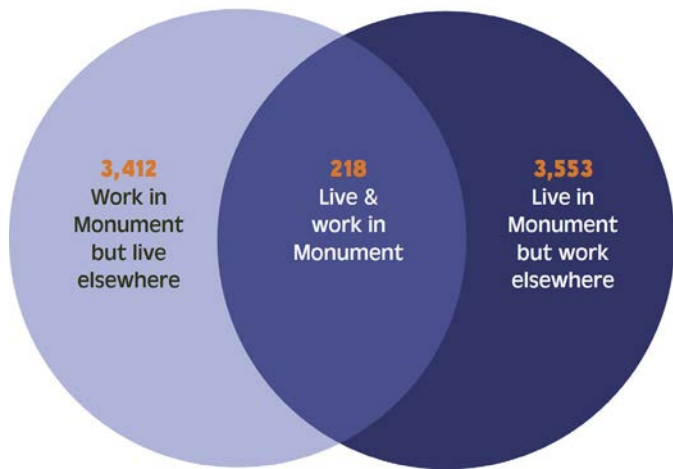


WHERE MONUMENT EMPLOYEES LIVE

Very few Monument residents work in the Town.

Of the 3,630 employees who work in the Town of Monument, only approximately 218 (6%) live in Monument, with most of the workforce commuting from elsewhere. Similarly, most Monument residents (94%) commute outside of the Town for work.

Figure 23: 3,630 Employed in Monument



Source: U.S. Census Bureau. LEHD



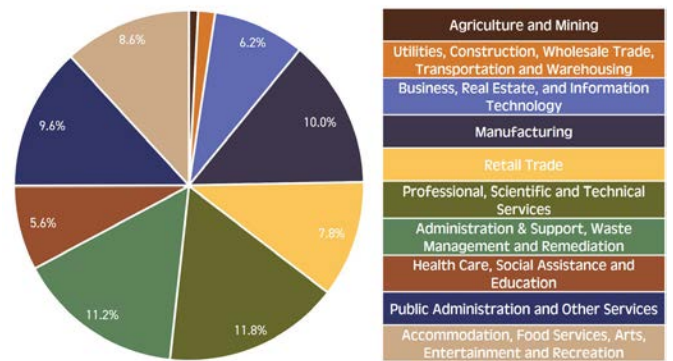
Downtown Monument

EMPLOYMENT SECTORS OF MONUMENT RESIDENTS

Monument residents are employed in a diverse range of sectors, similar to those present in Monument.

Residents are employed in a variety of sectors, many of which overlap with the jobs present in Monument. Approximately 12% of residents work in the professional, scientific and technical services sector and 11% are employed in the administration and waste management sector, which both have a presence in Monument [3]. A significant proportion of Monument residents, however, are employed in sectors with few jobs in Monument. These sectors include public administration, as well as business and real estate related sectors.

Figure 24: 3,630 Employment Sectors of Monument Residents (2022)



Source: U.S. Census Bureau. LEHD

Figure 25: Major Sectors of Employment for Monument Residents

Major Sectors of Employment for Monument Residents	2002	2012	2022	2002-2022 CAGR
Health Care, Social Assistance and Education	70	103	873	13.4%
Professional, Scientific & Technical Services	121	140	503	7.4%
Business, Real Estate, and Information Technology	51	84	499	12.1%
Accommodation, Food Services, Arts, Entertainment and Recreation	56	88	439	10.8%
Utilities, Construction, Wholesale Trade, Transportation and Warehousing	15	17	430	18.3%
Retail Trade	128	147	335	4.9%

Source: U.S. Census Bureau. LEHD

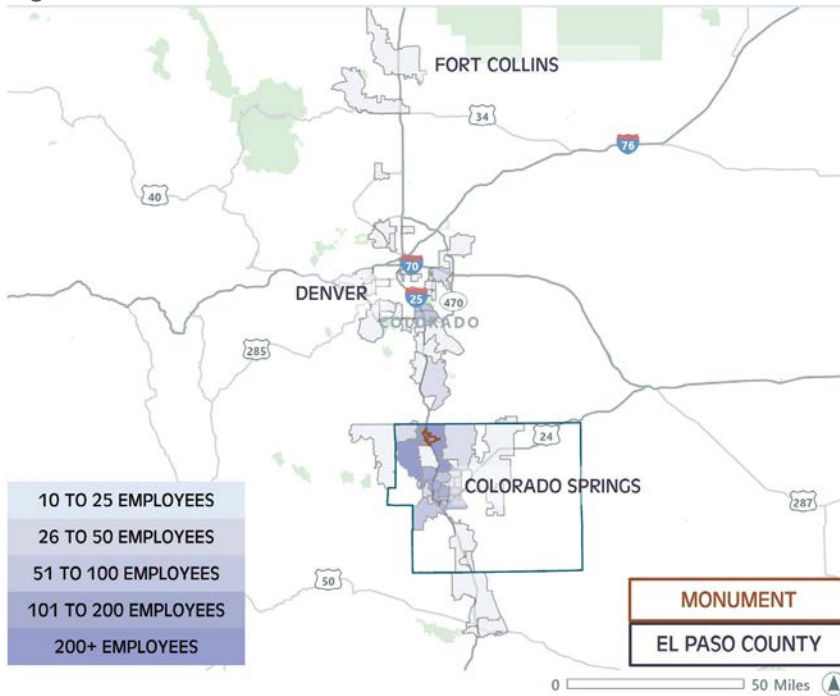
[3] Full sector descriptions included in graphics.

WHERE MONUMENT RESIDENTS WORK

Most Monument residents work in El Paso County.

About 65% of Monument's workforce is employed in other El Paso County communities within El Paso County, primarily Colorado Springs. About 29% of residents are employed elsewhere along Colorado's I-25 corridor, with many commuting to the Denver metropolitan area.

Figure 26: Where Monument Residents Work (2022)



Source: U.S. Census Bureau. LEHD



I will know my vision for Monument is successful when young families can afford to live and work here.

— COMMUNITY STAKEHOLDER



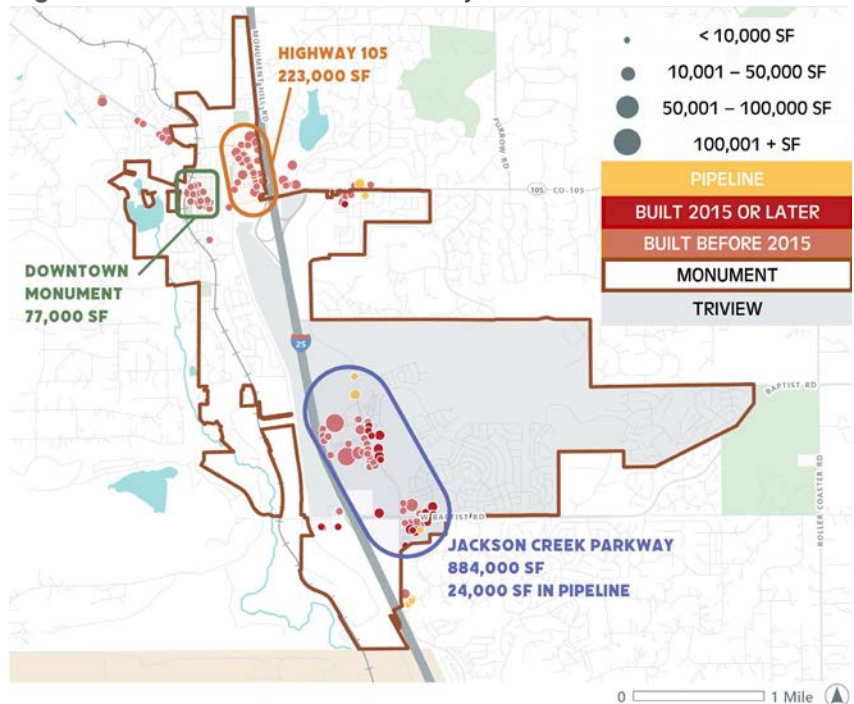
RETAIL ASSESSMENT

Retail Inventory

Monument's 1.2 million SF of retail is concentrated along Jackson Creek Parkway and Highway 105. And nearly 900,000 SF of Monument's retail inventory is located within the Triview Metropolitan District.

Monument has 1.2 million SF of retail concentrated in retail centers along Jackson Creek Parkway (including Monument Marketplace and Jackson Creek Crossing), along Highway 105 and in downtown Monument.

Figure 27: Monument Retail Inventory



Source: CoStar, SB Friedman

Monument Marketplace, located on Jackson Creek Parkway, is the largest shopping center in Monument with approximately 567,400 SF of retail space. Major tenants include Walmart, The Home Depot, Kohl's and PetSmart. Jackson Creek Crossing, the second largest shopping center in Monument, is located near the intersection of Jackson Creek Parkway and Baptist Road. Jackson Creek Crossing has approximately 85,300 SF of retail space and is anchored by the King Soopers grocery store.

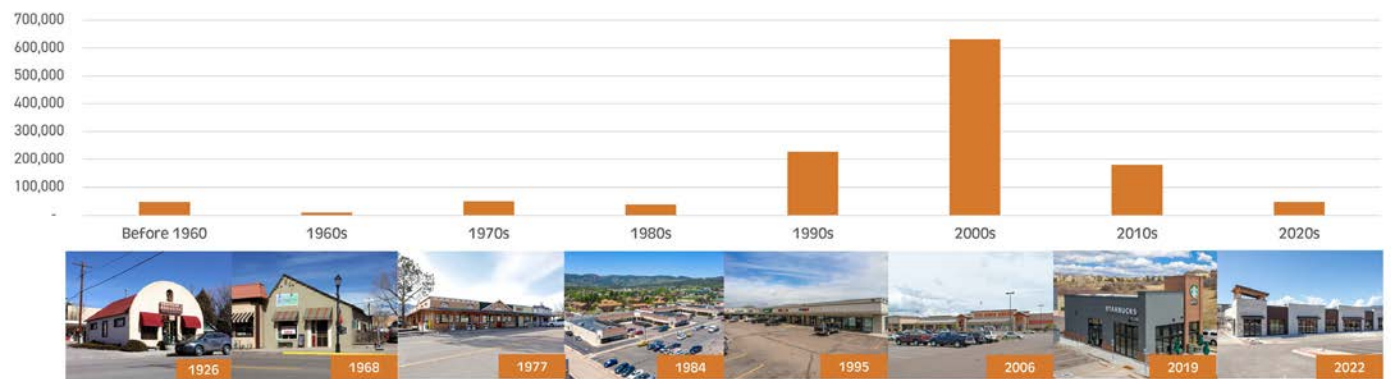
In total, approximately 72% of Monument's retail inventory is located in Triview Metropolitan District (Triview), an overlapping taxing district, where retail properties are newer, on average, than those in Monument overall. Both Monument Marketplace and Jackson Creek Crossing are located in Triview. The median year built for retail in Triview is 2010, compared to 2003 for Monument overall. Approximately 30,000 SF of new retail is proposed in Monument, 80% of which is located within Triview.

Retail Market Health

Retail development in Monument was most active between 2000 and 2009 and has slowed since 2010. The new construction retail in Monument is primarily smaller properties under 20,000 SF. Residential growth has outpaced retail development in Monument, though the town still has a higher proportion of retail space per capita than El Paso County overall.

About half (51%) of Monument's retail space was built between 2000 and 2009, including the largest shopping centers. Approximately 230,000 SF of retail has been built in Monument since 2010, accounting for 19% of Monument's total retail inventory. More recent development has primarily been smaller-format retail strip centers and standalone retailers.

Figure 28: Monument Retail Inventory by Decade Built (SF)



Source: CoStar, SB Friedman

Figure 29: New Construction Retail in Monument

				
	FREESTANDING SINGLE TENANT	MULTI-TENANT STRIP RETAIL	GAS STATION AND CONVENIENCE STORE	DRIVE THRU DINING
Location	Monument, CO	Monument, CO	Monument, CO	Monument, CO
RBA	4,500 SF	12,425 SF	2,500 SF	1,200 SF
Vacant SF (%)	0	1,500 (12%)	0	0
Year Built	2024	2022	2024	2019
Tenant(s)	Sherwin-Williams	Club Pilates, Chicken Salad Chick	Quik Trip	Starbucks

Source: CoStar, SB Friedman

The retail vacancy rate in Monument is currently 3.8%. Retail vacancy in Monument has tended to increase in the years following significant retail development, but has remained relatively stable since 2010, ranging from 2.0% to 5.0%. In comparison, retail vacancy in El Paso County is slightly higher, fluctuating between 4.0% and 7.0% during the same period. Retail development since 2010 has primarily been single-tenant freestanding properties and small-scale multi-tenant strip centers.

Figure 30: Retail Vacancy and Annual Deliveries (SF), 2010-2025

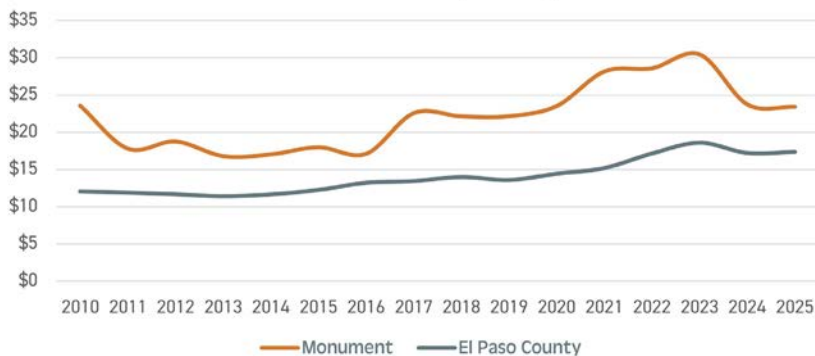


Source: CoStar, SB Friedman



The average retail rent in Monument is higher than the average rent in El Paso County. Triple-net rents (NNN) for retail space in Monument are approximately \$23 per square foot, compared to only \$17 per square foot in El Paso County. NNN retail rents require a tenant to pay for base rent and all operating expenses, including property taxes, common area maintenance and insurance. The rent premium for retail space in Monument is likely driven by the age of retail properties in El Paso County overall, where only approximately 12% of retail space was built since 2010, compared to 19% of retail in Monument.

Figure 31: Triple Net Retail Rents (Per SF), 2010-2025



Source: CoStar, SB Friedman



Reflecting its visibility and access from the interstate, Monument has historically had a high proportion of retail space per capita. In 2010, there was approximately 188 SF of retail space per capita in Monument compared to only 62 SF per capita in El Paso County overall. Since 2011, this proportion has decreased both in Monument and El Paso County as new retail development has not kept pace with population growth. Despite declining retail space per capita, Monument continues to have more retail per capita than the county overall. As of 2023, Monument's has 112 SF of retail per capita, compared to 59 SF of retail per capita countywide.

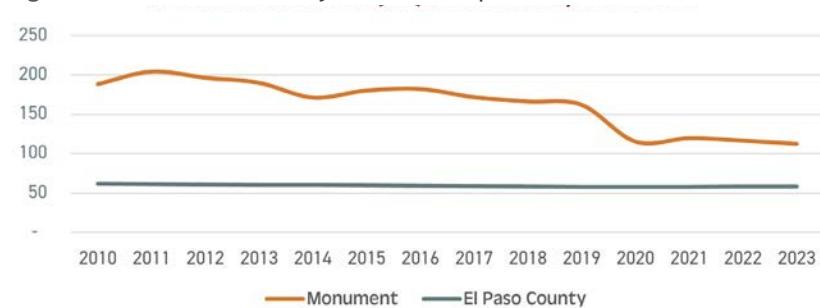
Figure 32: Monument Retail Inventory (SF), 2010-2023



Source: CoStar, SB Friedman

The consistent retail space per capita countywide indicates that countywide residential and retail development have continued in similar proportions, while development in Monument has shifted more towards residential since 2010.

Figure 33: Retail Inventory (SF) Per Capita, 2010-2023



Source: CoStar, SB Friedman



Regional Retail

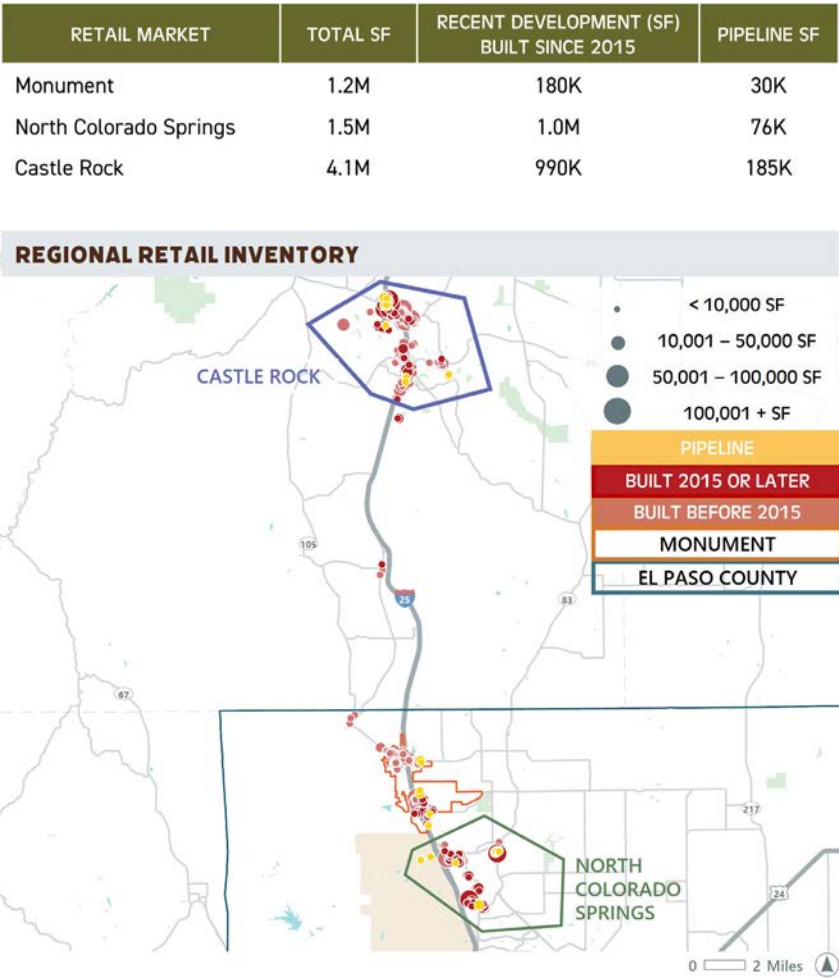
Monument is located between major regional retail destinations along the I-25 corridor.

North Colorado Springs, which includes retail properties along Interquest Parkway and North Gate Boulevard directly south of Monument along I-25, has seen substantial development since 2015. About 1 million SF of retail space has been developed since 2015 in North Colorado Springs, with an additional 76,000 SF in the development pipeline. The pace of retail development is notable, as North Colorado Springs' total retail inventory has tripled since 2015.

Substantial new retail development has also occurred approximately 20 miles north in Castle Rock, where nearly 1 million SF of retail space has been built in the past decade. Castle Rock's current retail inventory is over 4 million SF, with an additional 185,000 SF in the development pipeline.

In comparison, Monument has about 1.2 million SF of retail, only 180,000 SF of which was built after 2015. About 30,000 SF of retail is in the development pipeline in Monument.

Figure 34: Regional Retail Inventory



Source: CoStar, SB Friedman



NORTH COLORADO SPRINGS RETAIL

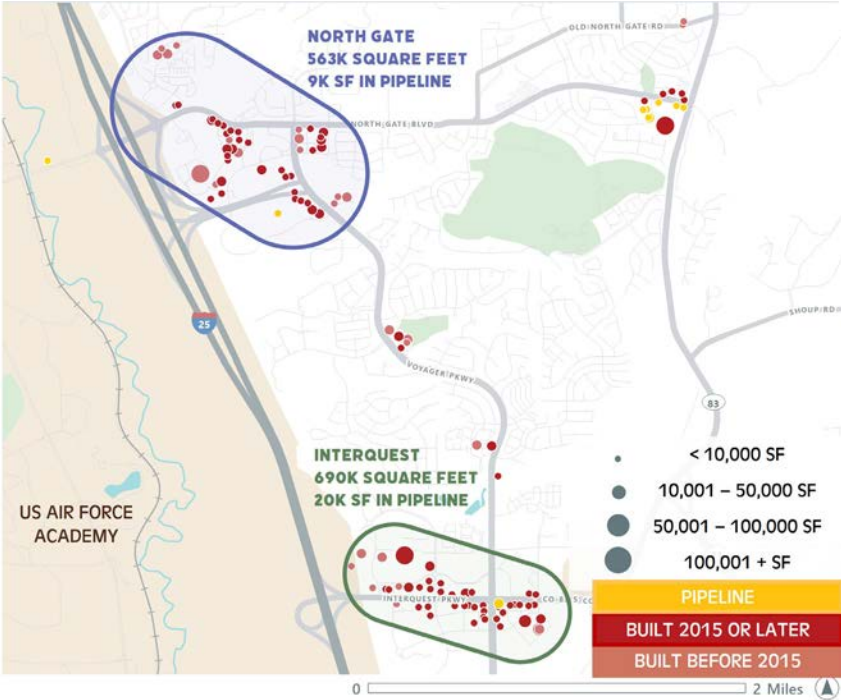
North Colorado Springs has a large inventory of experiential retail destinations clustered near Interquest Parkway and North Gate Boulevard. Monument residents frequent several shopping centers in North Colorado Springs that attract more annual visitors than shopping centers located in Monument.

Combined, the retail clusters in North Colorado Springs offer about 1.5 million SF of retail space. Much of this inventory has been built in the past decade, with a median year built of 2017. An additional 75,000 SF of retail is under construction or proposed in North Colorado Springs.

Major retail properties in North Colorado Springs are experiential destination retailers including Bass Pro Shops Outdoor World at North Gate, and Scheels at Interquest.

Entertainment-focused retailers are also concentrated in this area, including Regal Theater, Topgolf, Icon Cinemas, Overdrive Raceway, Air City Trampoline Park and Main Event Bowling Alley.

Figure 35: North Colorado Springs Retail Inventory



Source: CoStar, SB Friedman

Figure 36: North Colorado Springs Shopping Center Visits Compared to Monument Shopping Centers

					
	INTERQUEST MARKETPLACE	POLARIS POINTE	UNIVERSITY VILLAGE	MONUMENT MARKETPLACE	JACKSON CREEK CROSSING
Location	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Monument, CO	Monument, CO
Visits (2024)	7.5M	3.5M	7.9M	3.7M	1.4M
Unique Visitors (2024)	1.7M	941K	1.1M	417K	189K
Average Stay	64 minutes	63 minutes	42 minutes	37 minutes	26 minutes
Percent of Visits from Residents Over 5 Miles	74.4%	67.6%	49.3%	34.2%	28.4%
Notable Tenants	Scheels, Whataburger, Main Event Entertainment, Great Wolf Lodge Waterpark, Maverik, Regal Theaters	Chik-fil-A, TopGolf, Bass Pro Shops, Loaf'nJug, Kneaders Bakery	Costco, Trader Joe's, Lowe's, Kohl's, BJ's Restaurant and Brewhouse, Starbucks.	Walmart, The Home Depot, Texas Roadhouse, Kohl's, PetSmart, Freddy's	King Soopers, Subway, Papa Murphy's

Source: CoStar, Placer.ai | Image Sources: Interquest Marketplace, CoStar, Loopnet, Regency Centers

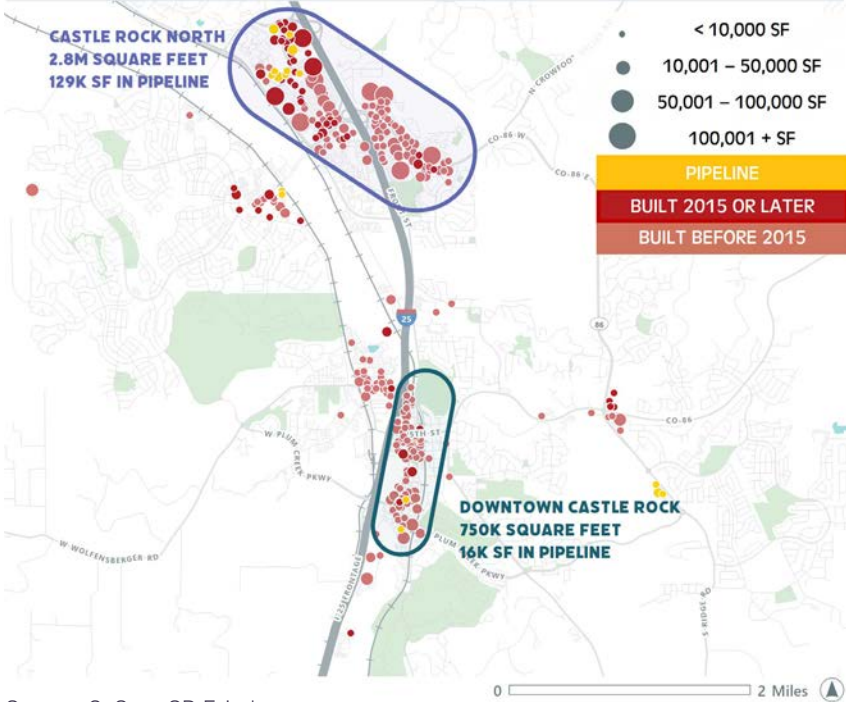
CASTLE ROCK RETAIL

Castle Rock offers a range of retail destinations including an experiential downtown, an outlet mall, and major shopping centers that draw visitors from throughout the region. Retail centers in Castle Rock draw more visitors than those in Monument and attract visitors from a larger trade area.

Castle Rock’s 4.1 million SF of retail is primarily clustered near the Outlets of Castle Rock to the north and downtown Castle Rock to the south. The largest retail properties are Walmart Supercenter, Lowe’s and Sam’s Club. An additional 185,000 SF of retail is under construction or proposed in Castle Rock, including a new Costco Wholesale and 16,000 SF of retail space downtown.

Monument residents frequently visit shopping centers in Castle Rock, according to Placer.ai data from 2024. Frequently visited locations include the Promenade at Castle Rock, which has a Whole Foods, Sam’s Club and King Soopers, as well as the Outlets at Castle Rock, which averaged 1,700 and 1,000 monthly visits by Monument residents in 2024.

Figure 37: Castle Rock Retail Inventory



Source: CoStar, SB Friedman

Figure 38: Castle Rock Shopping Center Visits Compared to Monument Shopping Centers

				
	PROMENADE AT CASTLE ROCK	OUTLETS AT CASTLE ROCK	MONUMENT MARKETPLACE	JACKSON CREEK CROSSING
Location	Castle Rock, CO	Castle Rock, CO	Monument, CO	Monument, CO
Visits (2024)	11.7M	4.3M	3.7M	1.4M
Unique Visitors (2024)	1.5M	1.6M	417K	189K
Average Stay	42 minutes	53 minutes	37 minutes	26 minutes
Percent of Visits from Residents Over 5 Miles Away	46.5%	73.7%	34.2%	28.4%
Notable Tenants	King Soopers, Sam’s Club, McDonalds, Lowe’s, Chick-fil-A, Whole Foods	In-N-Out Burger, Nike, Starbucks, American Eagle Outfitters, Aeropostale, Columbia, The North Face	Walmart, The Home Depot, Texas Roadhouse, Kohl’s, PetSmart, Freddy’s	King Soopers, Subway, Papa Murphy’s

Source: CoStar, Placer.ai | Image Sources: Galloway and Company, Uncover Colorado, Loopnet, Regency Centers

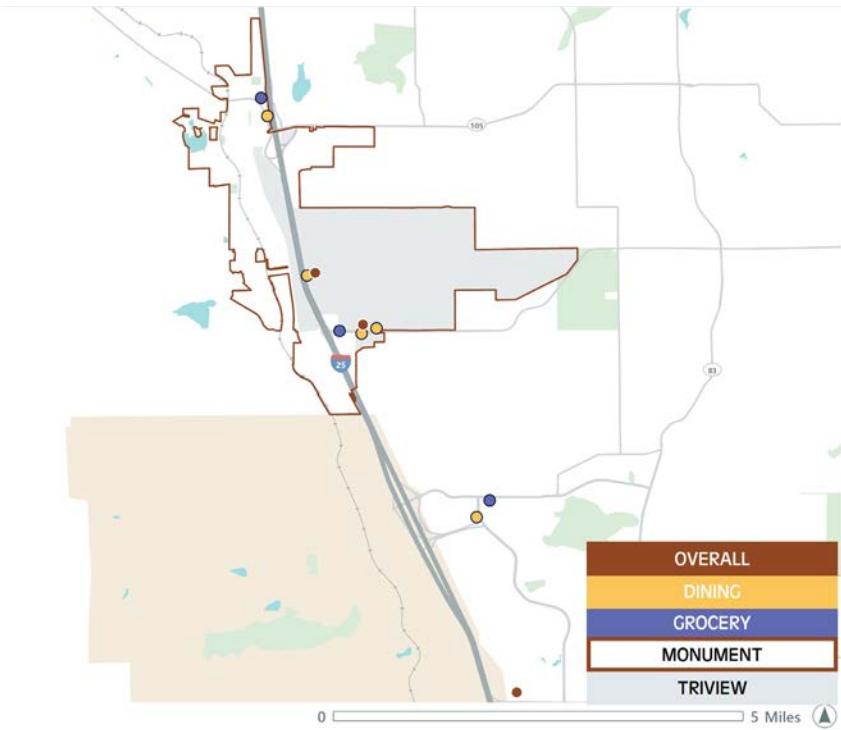
Monument Shopping Characteristics

TOP SHOPPING DESTINATIONS FOR DAILY NEEDS

Monument residents frequently visit retail centers, restaurants, and grocery stores in town for daily needs.

Retail centers most frequented by Monument residents include Monument Marketplace and Jackson Creek Crossing, though residents visit Interquest Marketplace in North Colorado Springs with similar frequency. Residents regularly visit chain dining establishments in Monument, as well as restaurants in Colorado Springs that are unavailable in town, such as Chik-fil-A at North Gate. Monument residents primarily shop for groceries in town, visiting King Soopers, Safeway and Walmart. A smaller share of residents visit specialty grocers in Colorado Springs, including Sprouts and Trader Joe's.

Figure 39: Top Retail Destinations of Monument Residents for Daily Needs, 2024



Source: Placer.ai, SB Friedman

Figure 40: Top Retail Destinations of Monument Residents for Daily Needs, 2024

	NAME	CATEGORY	ADDRESS	CITY	AVERAGE MONTHLY VISITORS FROM MONUMENT{1}
Overall	Monument Marketplace	Shopping Center	16218 Jackson Creek Pkwy	Monument	8,700
	Walmart	Big Box Store	16218 Jackson Creek Pkwy	Monument	7,300
	Jackson Creek Crossing	Shopping Center	1070 W Baptist Rd	Monument	5,500
	Interquest Marketplace	Shopping Center	1170 Interquest Pkwy	Colorado Springs	5,200
	King Soopers	Grocery Store	1070 W Baptist Rd	Monument	5,200
Dining	McDonald's	Fast Food	765 West Baptist Road	Monument	2,400
	Chick-fil-A	Fast Food	391 Spectrum Loop	Colorado Springs	2,300
	McDonald's	Fast Food	450 Hwy 105	Monument	2,200
	Starbucks	Coffee Shop	940 Baptist Rd	Monument	1,900
	Texas Roadhouse	Steakhouse	16196 Jackson Creek Pkwy	Monument	1,600
Grocery	King Soopers	Grocery Store	1070 W Baptist Rd	Monument	5,200
	Safeway	Grocery Store	624 W Hwy 105	Monument	3,300
	Natural Grocers	Organic Grocery	1216 W Baptist Rd	Monument	800
	Sprouts Farmers Market	Grocery Store	13415 Voyager Pkwy	Colorado Springs	800
	Trader Joe's	Grocery Store	5342 N Nevada Ave	Colorado Springs	700

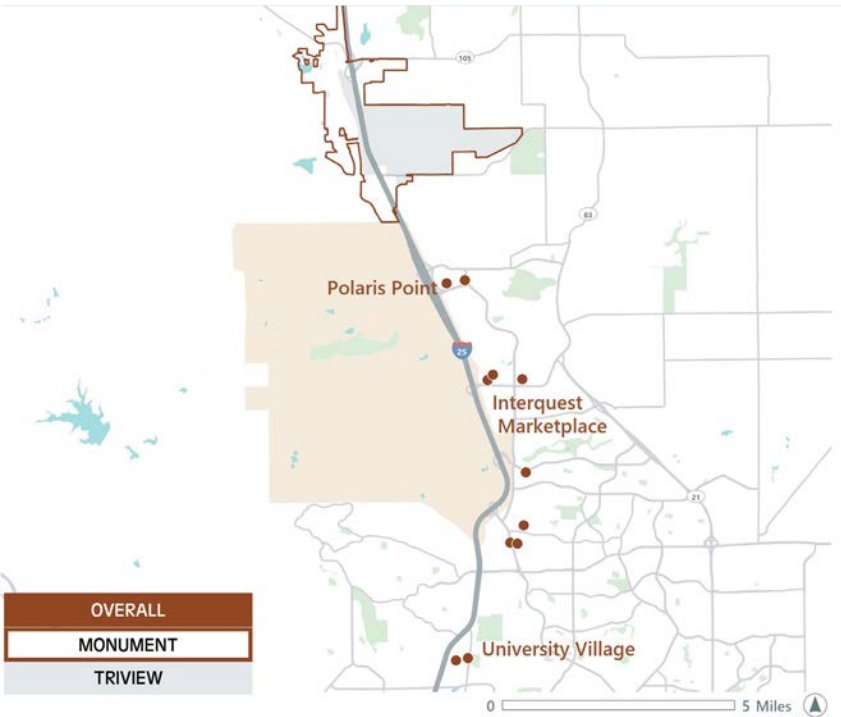
Source: Placer.ai, SB Friedman

TOP REGIONAL SHOPPING DESTINATIONS

While Monument residents visit retailers in town for daily needs, they also frequent shopping centers, superstores, and specialty dining and retail destinations in Colorado Springs.

Monument residents frequently visit retail locations in Colorado Springs for specialty goods and services. Shopping centers outside of Monument most frequented by residents include Interquest Marketplace, Polaris Pointe and University Village in Colorado Springs. Residents also regularly visited Costco Wholesale and Scheels, a sporting goods store.

Figure 41: Top Retail Destinations of Monument Residents, 2024



Source: Placer.ai, SB Friedman



Figure 42: Top Retail Destinations of Monument Residents, 2024

	NAME	CATEGORY	CITY	AVERAGE MONTHLY VISITORS FROM MONUMENT[1]
Overall	Interquest Marketplace	Shopping Centers	Colorado Springs	5,200
	Polaris Pointe	Shopping Centers	Colorado Springs	5,000
	University Village Colorado	Shopping Centers	Colorado Springs	3,700
	The Promenade Shops at Briargate	Shopping Centers	Colorado Springs	2,900
	Chapel Hills	Shopping Centers	Colorado Springs	2,800
	Costco Wholesale	Superstores	Colorado Springs	2,400
	Chapel Hills Mall	Shopping Centers	Colorado Springs	2,300
	Chick-fil-A	Dining	Colorado Springs	2,300
	Scheels	Apparel	Colorado Springs	2,000
	New Life Church Shopping Center	Shopping Centers	Colorado Springs	2,000
	Chapel Hills East	Shopping Centers	Colorado Springs	2,000

Source: Placer.ai, SB Friedman

Retail Gaps

Consumer demand for certain types of retail in Monument exceeds the available supply in Monument, leading to the “leakage” of spending outside of Monument.

Leakage refers to the total amount of consumer demand — or buying power — from Monument residents by type of retailer, compared to the total sales — or supply — of those types of retail stores in Monument. Leakage occurs when there is more buying power than available supply, causing residents to shop in other markets to meet their consumer demands. Conversely, a surplus indicates that the total supply in Monument exceeds the buying power of residents, drawing in consumers from outside Monument.

Retail sectors with leakage, those where there is more demand from Monument residents than supply in Monument, may indicate capacity for new retail in the community. These sectors include limited-service restaurants (fast food, fast casual and carryout restaurants), miscellaneous retailers (pet and office supplies), and clothing and accessory stores (women's clothing stores, shoes stores and jewelers).

Several retail sectors have a surplus in Monument, reflecting the town's legacy as a retail destination in the area. In these sectors, annual sales exceed the demand from Monument residents, with spending from residents of unincorporated areas in Tri-Lakes and other parts of El Paso County. Sectors with a surplus include general merchandise stores, automotive parts and tire stores, building material and garden equipment stores, grocery stores, and gasoline stations.

While Monument residents are well-served by certain retailers, it appears that there may be an opportunity for expansion of certain retail types, including dining options and possibly boutique locally owned clothing stores.

Figure 43: Monument Retail Leakage Table

Limited-service restaurants	\$9.5M leakage
Misc. retailers (pet supplies, office, etc)	\$2.9M leakage
Clothing and clothing accessories stores	\$2.0M leakage
Electronics and appliance stores	\$1.6M leakage
Convenience stores	\$1.3M leakage
Drinking places (alcoholic beverages)	\$1.2M leakage
Specialty food stores	\$975K leakage
Key Retailers with Surplus	Surplus
General merchandise stores	+\$25.5M surplus
Automotive parts and tire stores	+\$6.4M surplus
Building material and garden equipment	+\$6.3M surplus
Grocery stores	+\$5.1M surplus
Gasoline stations	+\$4.0M surplus

Source: Claritas 2024, SB Friedman

I want more sit-down restaurants, not chains, as well as breweries, evening entertainment places with drinks, yoga studios, and gyms.

— COMMUNITY STAKEHOLDER

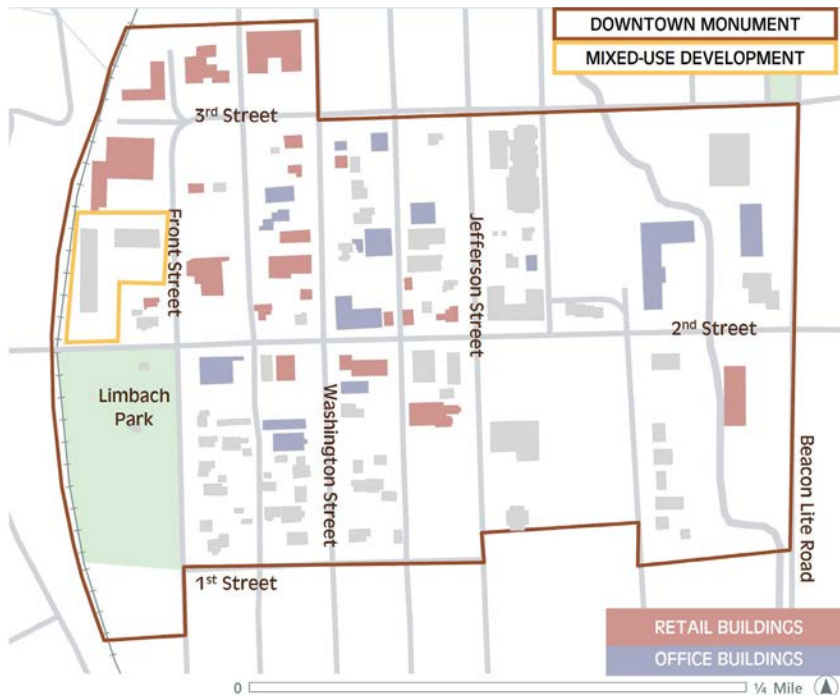
DOWNTOWN BUSINESS ENVIRONMENT

Downtown Monument is the charming and historic center of the town.

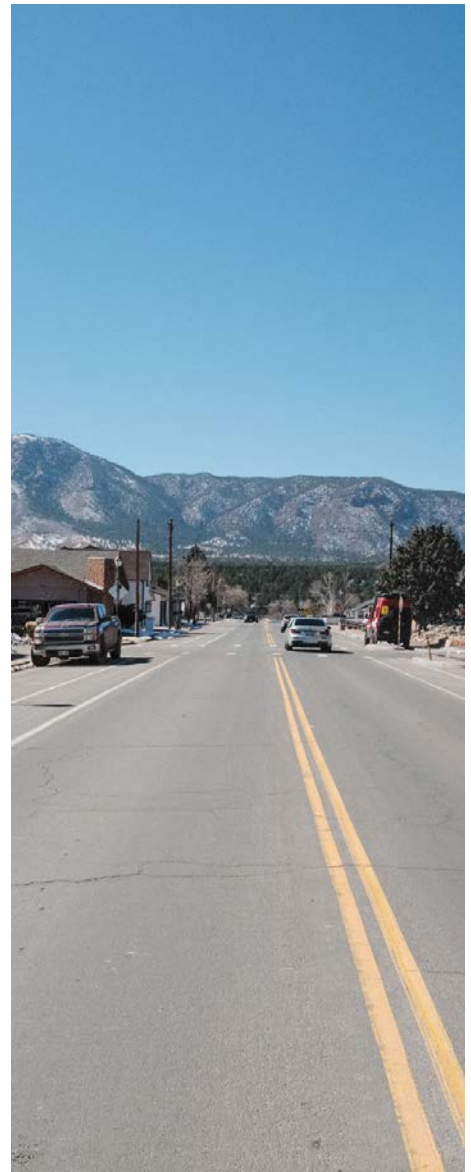
Downtown Monument is the historic center of Monument and has seen limited development over the last several decades. The area — roughly bound by Beacon Lite Road to the east, 3rd Street to the north, railroad tracks to the west, and 1st Street to the south — contains about 83,500 SF of retail and 60,100 SF of office space. Retail in downtown Monument is older than retail space elsewhere in the town, with a median year built of 1959. Most downtown retail is in smaller retail buildings averaging approximately 3,340 SF. No new retail has been built downtown since 1995. However, a mixed-use redevelopment project is currently under construction at 231 Front Street, including residential townhomes and apartments over ground-floor commercial retail spaces. These will add to the current inventory of just 10 apartment units in downtown Monument (CoStar).

Office space downtown is generally older and smaller compared to offices located elsewhere in the town and El Paso County. The average office property downtown was built in 1975 and has a rentable building area (RBA) of about 4,000 SF. The newest office property in Downtown Monument was built in 2007.

Figure 44: Downtown Monument Retail and Office Space



Source: CoStar, Town of Monument, SB Friedman

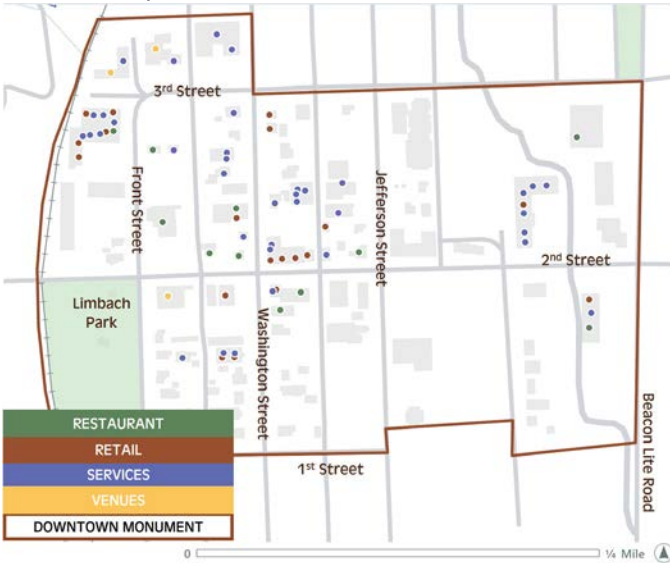


DOWNTOWN BUSINESS INVENTORY

There are about 70 unique businesses in downtown Monument.

Over half (56%) of businesses downtown are service-oriented, including insurance agencies, medical offices and professional services. Many of the remaining businesses are locally owned and operated boutiques, restaurants and galleries. There are about ten dining options downtown, including sit-down restaurants, a deli, a diner, a pizza shop, a wine shop, a distillery, and an ice cream shop. There are approximately 18 traditional retailers in downtown Monument, including jewelers, bookstores and boutiques, accounting for 26% of all downtown businesses.

Figure 45: Downtown Monument Retail and Office Space



Source: Town of Monument, SB Friedman

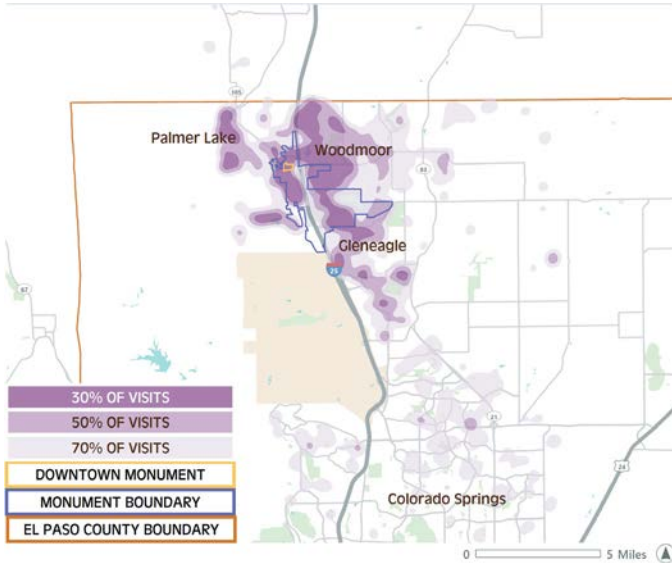
DOWNTOWN VISITATION TRADE AREA

Downtown Monument primarily attracts visitors from within El Paso County.

Since 2018, downtown Monument has attracted approximately 823,000 visits per year on average [4]. In 2024, 272,400 unique visitors came to downtown an average of 3 times per year. These visitors typically stayed downtown for nearly 90 minutes each visit.

Approximately 14% of downtown visitors since 2018 were Monument residents, 30% lived in Unincorporated Monument, and 43% lived elsewhere in El Paso County, primarily in North Colorado Springs and Palmer Lake.

Figure 46: Trade Area of Downtown Monument



Source: Placer.ai, SB Friedman



Downtown Monument

[4] Excludes data from 2020.

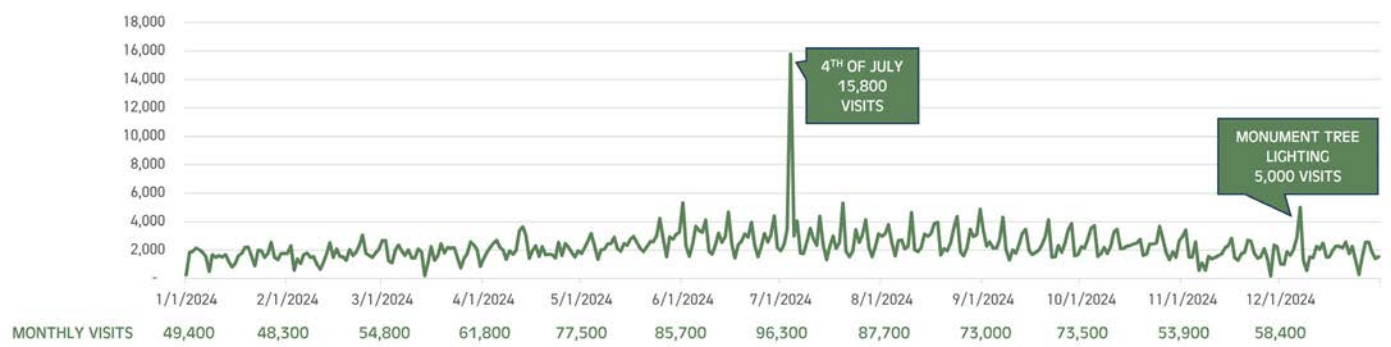
DOWNTOWN VISITATION PATTERNS

Most visits to downtown Monument are on Fridays and Saturdays, and there are more visitors during the summer months.

Downtown Monument receives between 49,400 and 96,300 visits per month throughout the year, with seasonal variation. Approximately 33% of all visits to Downtown Monument in 2024 occurred in June, July and August, reflecting more active programming in the summer months. Over half of all visits to Downtown Monument in 2024 were on Thursdays, Fridays and Saturdays.

Programming in Downtown Monument, including the annual 4th of July Parade and Monument Tree Lighting, attract larger crowds of visitors. The 4th of July Parade in 2024 attracted nearly 16,000 visitors. Other events that are likely to attract visitors during warmer weather include ArtHop, Concerts in the Park and the Farmers Market.

Figure 47: Visits to Downtown Monument in 2024 [5]



[5] Visits to Downtown do not include visits from employees or residents of Downtown
Source: Placer.ai, SB Friedman



Papa Bear Pizza

INDUSTRIAL ASSESSMENT

Industrial Inventory

Monument's industrial inventory represents a small but growing share of industrial development in El Paso County.

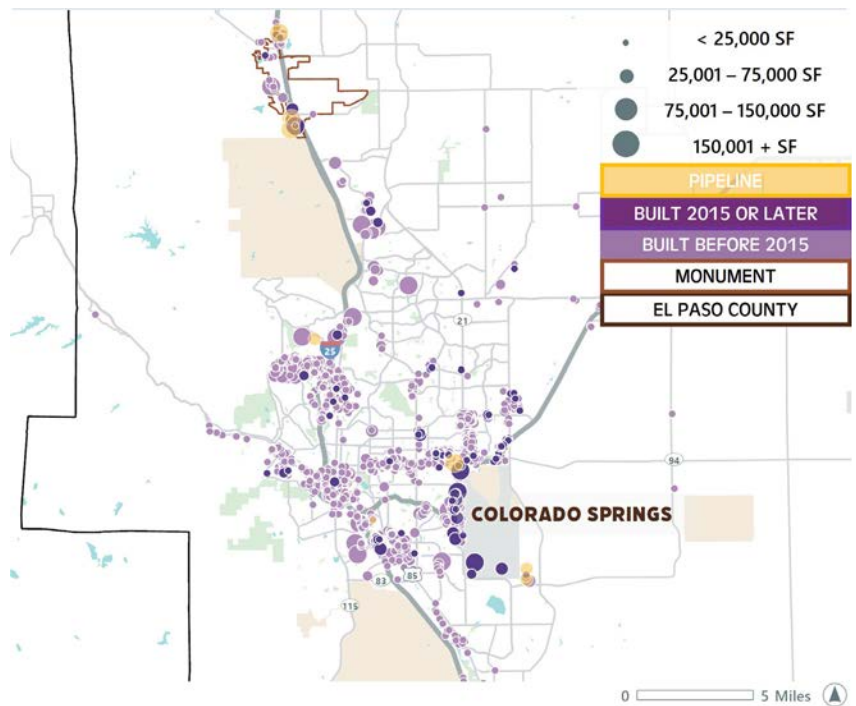
Approximately 2% of the county's 40.2 million SF of industrial inventory is located in Monument. While this is a small share of the countywide inventory today, about 6% of all industrial development in the county since 2015 was built in Monument, and about 25% of the industrial development pipeline is in Monument.

The majority of El Paso County's industrial development since 2015 has occurred near the Colorado Springs Airport. Pipeline industrial development in the county includes the Colorado Aerospace Business Center and the Triumph Logistics Center in Colorado Springs, as well as the Falcon Commerce Center in Monument.



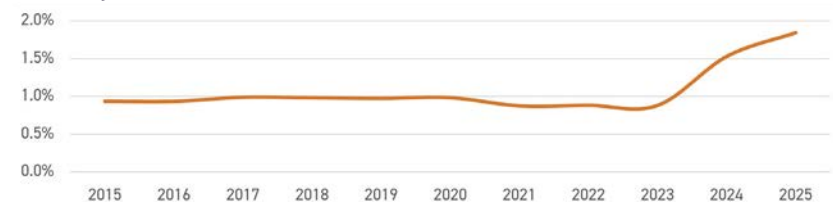
Monument Wayfinding

Figure 48: El Paso County Industrial Inventory



Source: CoStar, SB Friedman

Figure 49: Monument Capture of El Paso County Industrial Inventory, 2015-2024



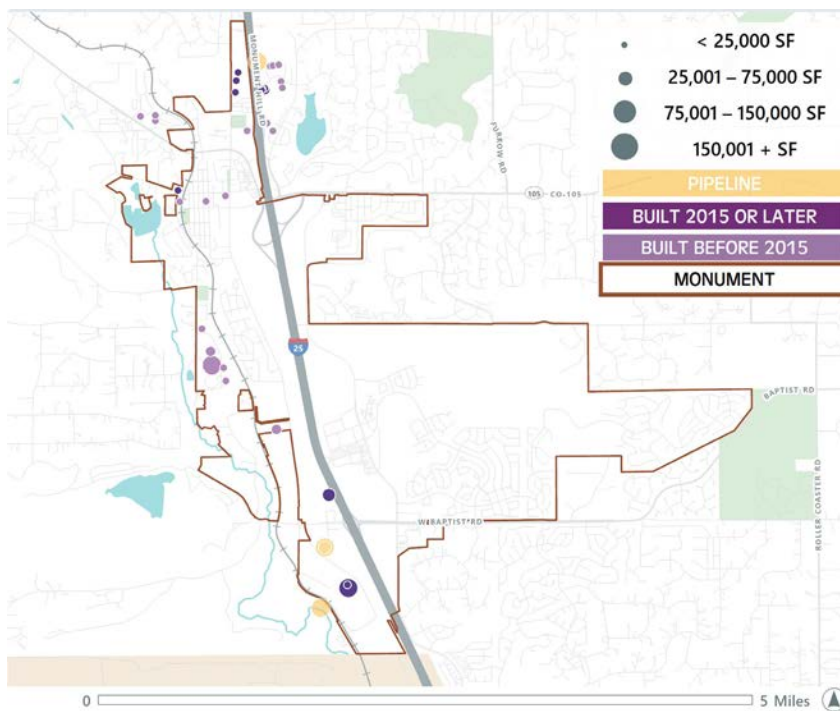
Source: CoStar, SB Friedman

MONUMENT INDUSTRIAL INVENTORY

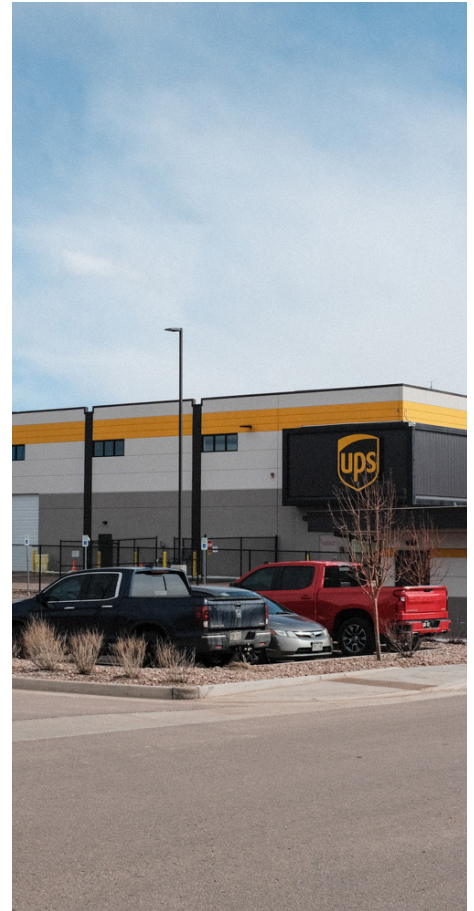
Monument has about 815,000 SF of industrial and flex space, with 364,000 SF currently proposed.

Industrial properties in Monument are concentrated to the west of I-25. Since 2015, there has been approximately 441,000 SF of new industrial properties developed in Monument. Four smaller industrial properties, ranging from 5,000 to 21,300 SF, have been built in northwest Monument, with larger new-construction industrial development primarily concentrated in southwest Monument. New industrial properties in Monument are larger, on average, than older industrial properties. The average size of industrial properties in Monument built after 2015 is 66,000 SF, compared to only 32,000 SF for properties built before 2015.

Figure 50: El Paso County Industrial Inventory



Source: CoStar, SB Friedman



I would like to see fewer industrial developments in Monument. You can see them from afar.

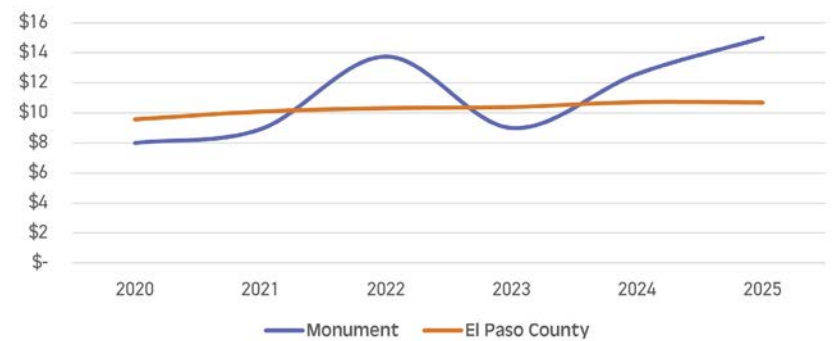
— COMMUNITY
STAKEHOLDER

Industrial Market Health

There is a slight rent premium for industrial space in Monument compared to El Paso County. Industrial vacancy has trended downward after new development is leased.

Between 2020 and 2025, the average NNN rent for industrial properties in Monument was 9% higher than the countywide average rent. The rent premium is likely driven by the relative age of industrial space. While the median age for industrial property in Monument is 2005, it is 1983 for El Paso County overall.

Figure 51: NNN Industrial Rents per SF, 2020-2024



Source: CoStar, SB Friedman

Industrial vacancy in Monument has fluctuated as new properties have been developed, peaking in 2025 at 22%. It is likely that as industrial properties are absorbed, vacancy will stabilize.

Figure 52: Industrial Deliveries (SF) and Vacancy, 2015-2024



Source: CoStar, SB Friedman



Industrial Typologies

MONUMENT

New industrial development in Monument has mostly been larger warehouses and distribution centers.

New industrial development in Monument has included a 136,000-SF warehouse and a 273,000-SF distribution center, which are leased by industrial tenants. Warehouses and distribution centers require high ceilings and multiple loading docks for operations.

In addition to these larger industrial properties, smaller warehouse condos have been built in the unincorporated Monument area. These owner-occupied properties are tailored to smaller businesses and hobbyists.

Figure 53: New Industrial Development



Source: CoStar, SB Friedman

EL PASO COUNTY

Industrial typologies in El Paso County are similar to those in Monument, though larger distribution centers have been built elsewhere in the county.

El Paso County has seen significant industrial development near the Colorado Springs Airport, reflecting the importance of airport proximity for many logistics and distribution businesses. Distribution centers recently developed in El Paso County are as large as nearly 3.5 million SF, significantly larger than those developed in Monument.

Figure 54: New Industrial Development



Source: CoStar, SB Friedman

OFFICE ASSESSMENT

Monument Office Inventory

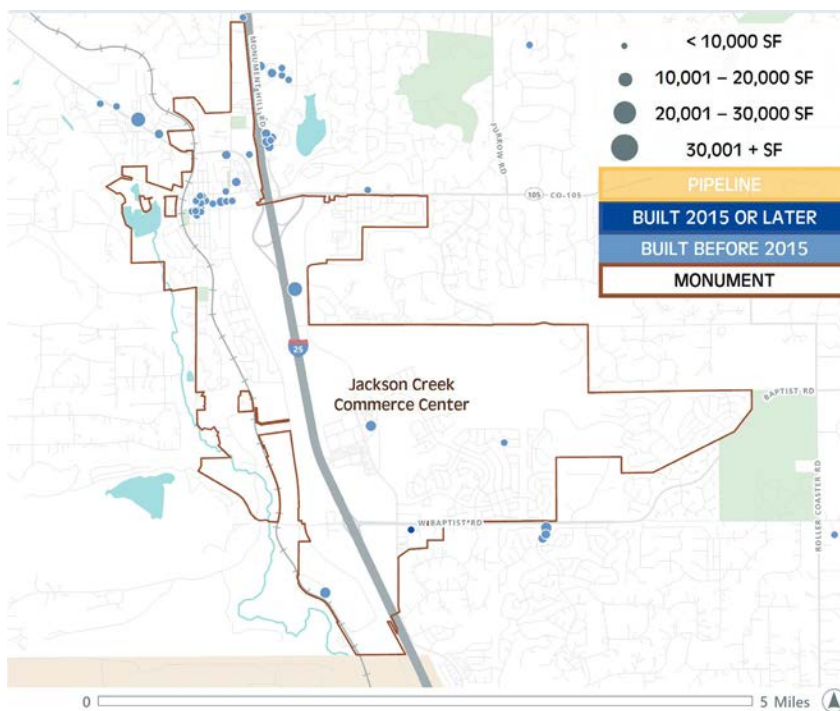
Monument has relatively little office space, and existing offices tend to be older.

Monument has approximately 219,700 SF of office space, less than 1% of El Paso County's total office inventory. Most of the town's inventory is west of I-25, in and around downtown Monument. Only 3,200 SF of office has been developed in Monument since 2015.

Monument's office inventory serves local professional office tenants rather than attracting larger corporate tenants who prefer higher levels of amenities, highway visibility, and proximity to modern retail.

Office space is often categorized by classes, where Class A represents the highest-quality, investment-grade properties with a high amount of amenities, and Classes B and C include older office properties that command lower rents and have fewer amenities in less prime locations. According to CoStar, there is only one Class A property in Monument: the Jackson Creek Commerce Center. It offers approximately 28,000 SF of office near Monument Marketplace. The remainder of Monument's office inventory is Class B and Class C office.

Figure 55: Monument Office Inventory



Source: CoStar, SB Friedman

I am in support of mixed-use buildings with retail on the first floor and office space above.

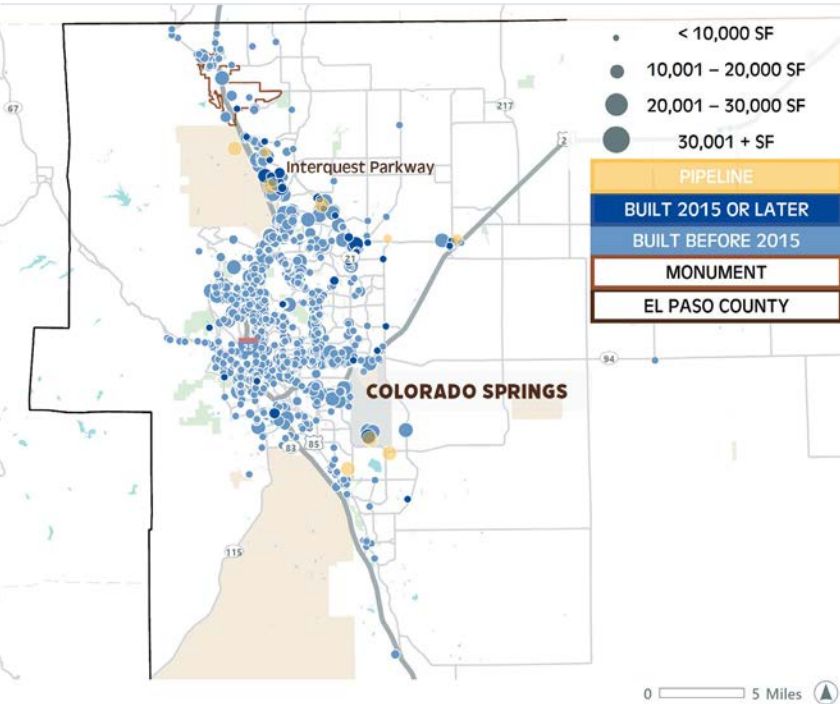
— COMMUNITY
STAKEHOLDER

Regional Office Inventory

Recent office development in El Paso County has primarily occurred in Colorado Springs, with areas of concentration near Interquest Parkway in North Colorado Springs.

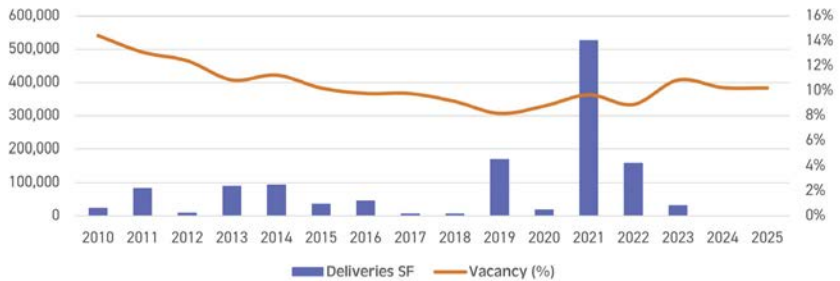
There is approximately 30.5 million SF of office space in El Paso County, with nearly 1 million SF built over the last decade. About 22% of El Paso County's office inventory is Class A office, which is primarily concentrated in downtown Colorado Springs and near Interquest Parkway.

Figure 56: Regional Office Inventory



Source: CoStar, SB Friedman

Figure 57: El Paso County Office Deliveries (SF) and Vacancies, 2015-2024



Source: CoStar, SB Friedman

[6] Due to the limited sample size of office inventory in Monument, rent and vacancy details are limited in CoStar.

New construction office space in El Paso County is somewhat concentrated in North Colorado Springs near Interquest Parkway. Office development in the pipeline is relatively distributed throughout Colorado Springs. There is some concentration near Interquest Parkway, which has experienced recent development momentum.

Office vacancy in El Paso County has declined since 2010, despite the addition of nearly 1.3 million SF of office delivered during the same period. Office vacancy has remained relatively stable around 10% over the past decade in El Paso County [6] .



KEY OBSERVATIONS

Below are key takeaways from detailed research and analyses of existing conditions and trends in employment, housing, and the local economy in Monument. The information will inform a slate of strategies that address areas for growth and opportunity.

Workforce and Employment

Comparatively few Monument residents work in the town. 65% commute to a destination in El Paso County and 30% work outside of the County. That being said, job growth in Monument has been steady over the past two decades, with approximately 2,500 jobs added since 2002.

Manufacturing offered the most jobs in Monument in recent years, but has not seen large growth in the last 20 years. This is likely related to a reduction of operations at a major manufacturing employer in town. Growing employment sectors in Monument include administration and support, waste management and remediation; health care, social assistance and education; and retail trade.

Retail Market in Monument

Monument has a substantial inventory of 1.2 million SF of retail space, which is more than double the retail space per capita of El Paso County overall. However, the retail stock is aging. 180,000 SF of new retail space has been built since 2015, but this has primarily been smaller developments, including freestanding single-tenant retail buildings and small-scale strip centers.

The retail supply appears to meet the daily needs of residents. They frequently visit shopping centers and retailers in town and seem to travel outside of Monument primarily for specialty retail and entertainment. While there is a surplus of certain retailers in Monument, including general merchandise stores and automotive parts stores, there is retail leakage from limited-service restaurants and clothing stores. This may indicate additional demand for new retail in Monument. However, the town's leverage to attract significant new retail development is challenged by its location between two major retail destinations with existing regional draws and the newest inventory in the region.

Office Market

Monument's office space accounts for a small share of El Paso County's overall inventory. The spaces in Monument are older and smaller than available inventory in other parts of the county. It is primarily characterized as Class B and C, which serves local professional office tenants rather than larger corporate tenants who prefer Class A properties. Recent office development in El Paso County has been concentrated in Colorado Springs, and there is no planned office space in Monument. It's likely there

is limited demand for additional office development in Monument, as new development has primarily occurred in areas of El Paso County with a higher concentration of recent retail development and residential density.

Light Industry in Monument

Monument has a small share of the county's overall industrial inventory, but the town's location along Interstate 25 makes it attractive for industrial development. This is reflected in the 441,000 SF of retail developed in Monument since 2015 and the 364,000 SF currently in the development pipeline. New industrial buildings in Monument reflect the type of development being built throughout the county, though at a smaller scale. These include smaller buildings with less than 25,000 SF, primarily along Beacon Lite Road to the north, as well as larger warehouse and distribution properties with 100,000 to 250,000+ SF in southwest Monument. The Town's proximity to Colorado Springs and its access to I-25 is likely to provide an opportunity for additional industrial development.



Housing in Monument

5

HOUSING STOCK

Housing Composition

Monument’s housing stock is mostly single-family homes.

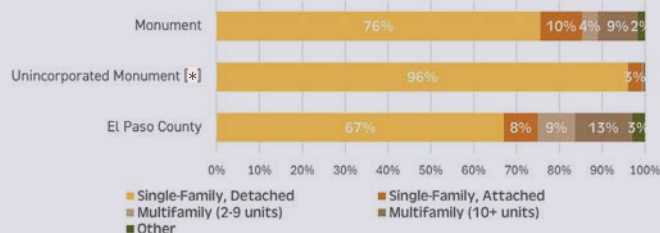
There are approximately 4,100 housing units in Monument, as of 2023. Most housing (86%) is single-family – both detached standalone homes (76%) and attached townhomes (10%).

There are approximately 530 multifamily housing units — apartments — in Monument, accounting for 13% of Monument’s housing supply. Nearly 3 in 4 apartments in Monument are in larger multifamily buildings with over 10 total units. Additionally, manufactured homes or other types of housing account for a small share of the overall housing stock (2%).

Monument has a higher share of single-family housing than El Paso County overall.

Approximately 75% of all housing in El Paso County is single-family homes, and 22% is apartment units. Monument has a slightly higher share of attached single-family homes than the County overall. Housing in unincorporated areas around Monument is overwhelmingly detached single-family homes (96%) with few other housing types available.

Figure 58: Housing Composition Comparison, 2023



[*] Unincorporated Monument refers to the 80132 Zip Code, net of the Town of Monument
Source: US Census Bureau ACS 5-Year Estimates (2019-2023)

Housing By Year Built

Nearly 60% of Monument's housing has been built since 2010.

Between 2010 and 2023, approximately 2,400 net new housing units were built in Monument. This accounts for 59% of the overall housing inventory. About 3 in 4 units built during this time were detached single-family homes. Prior to 2010, there were only approximately 100 multifamily apartments in Monument. However, 430 additional apartments were built between 2010 and 2023.

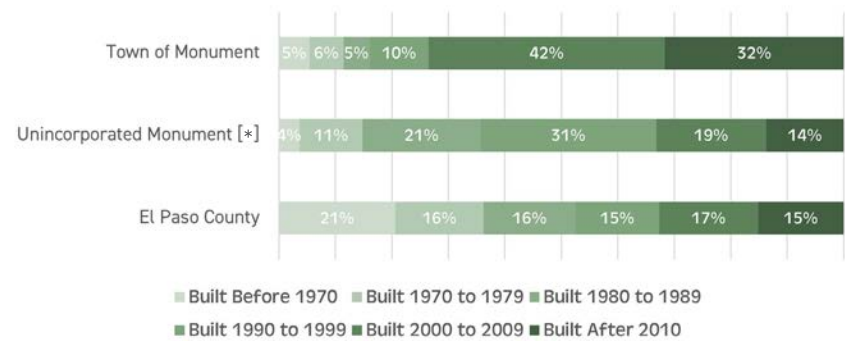
Figure 59: Total Housing Units in Monument, 2010 & 2023

Housing Typology	2010	2023	% of Total (2023)	New Units
Single-Family, Detached	1,278	3,089	76%	+1,811
Single-Family, Attached	104	399	10%	+295
Multifamily (2-9 units)	80	149	4%	+69
Multifamily (10+ units)	20	380	9%	+360
Other	172	70	2%	-102
Total Units	1,654	4,087		2,433

Source: US Census Bureau ACS 5-Year Estimates (2010, 2023)

Housing in Monument is newer, on average, than housing in El Paso County. The median year built is 2006 compared to 1988 in the County overall. Only about 26% of Monument's housing supply was built before 1999, with over 74% built after 2000. Comparatively, only 33% of the housing units in El Paso County and in unincorporated Monument have been built since 2000.

Figure 60: Age of Housing Units, 2023



[*] 80132 Zip Code net of the Town of Monument

Source: US Census Bureau ACS 5-Year Estimates (2019-2023)



Housing Tenure

Most housing in Monument is owner-occupied.

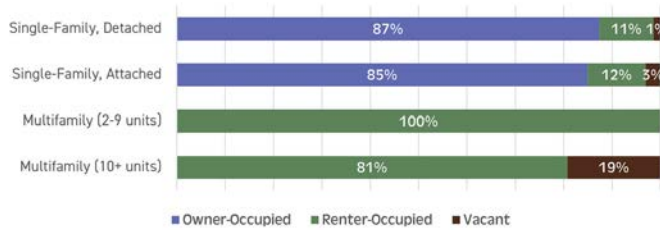
Close to 80% of homes in Monument are owner-occupied. This share is even higher for single-family detached homes (87%) and single-family attached homes (85%).

All multifamily apartments in Monument are reported to be renter-occupied, indicating there are no multifamily condominium units in Town. In El Paso County overall, about 8% of multifamily units are owner-occupied condominiums.

Reported vacancy for single-family detached homes and single-family attached homes — just 1% and 3%, respectively — suggests a tight market for single-family housing in Monument.

Multifamily properties reported a higher vacancy of 19% in 2023, likely driven by the high volume of new apartment units delivered that are not yet stabilized.

Figure 61: Housing Units by Tenure and Typology, 2023



Source: US Census Bureau ACS 5-Year Estimates (2019-2023)



Monument Housing

Higher-income households in Monument are more likely to be homeowners. Approximately 87% of all households earning over \$100,000 annually are homeowners. The median household income for owner households is \$130,800, compared to \$71,100 annually for renter households.

Figure 62: Housing Tenure by Household Income, 2023



Source: US Census Bureau ACS 5-Year Estimates (2019-2023)



Neighborhood Street

HOUSING DEVELOPMENT

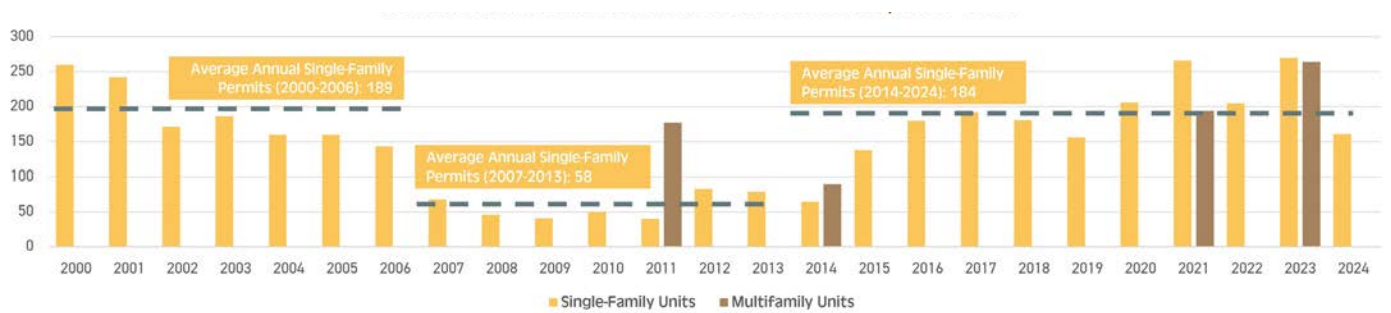
Housing Permits

The pace of housing development has nearly returned to its pre-Great Recession pace.

On average, 184 single-family homes were permitted in Monument each year from 2014-2024 according to the Pikes Peak Regional Building Department. This is close to the pace of development from 2000-2006 before the Great Recession, when 189 single-family homes were permitted each year. Between 2014 and 2024, approximately 50 apartment units were permitted annually, whereas no apartments were permitted in Monument before the Great Recession between 2000 and 2006.

A greater share of the County's housing development occurred in Monument during the past decade. Between 2014 and 2024, approximately 14% of single-family homes permitted and 3% of apartment units permitted in El Paso County were in Monument, despite only 1% of County households residing in Monument in 2014. Despite this growth, Monument still only accounts for 1.4% of households in El Paso County.

Figure 63: Housing Units Permitted in Monument, 2000-2024



Housing Development

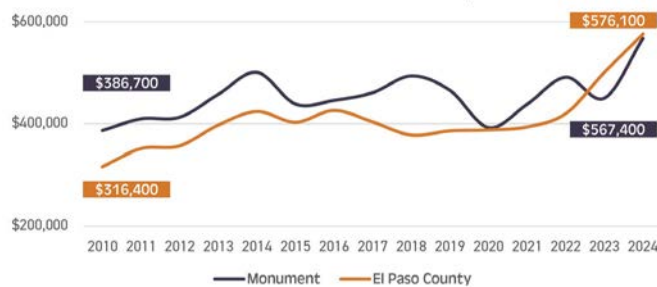
Housing Construction Costs

The cost of building housing in Monument has steadily increased since 2010, but to a lesser extent than in El Paso County.

The average building permit value for a new construction single-family home in Monument increased from \$386,700 in 2010 to \$567,400 in 2024. During the same period, construction costs increased more rapidly in the County overall. In 2010, the \$316,400 average permit value for a home in the County reflected a \$70,000 reduction from the average Monument home. In recent years, typical permit values in the County now exceed those in Monument, with the average County permit value reaching \$576,100 in 2024.

The cost to build housing in Monument increased by a CAGR (Compounded Annual Growth Rate) of 2.8% between 2010 and 2024, slightly slower than the 3.0% annual growth in the consumer price index (CPI) during the same period. Costs in El Paso County overall increased by a 4.4% CAGR, outpacing overall inflation during the period.

Figure 64: Average Single Family Permit Vale, 2010-2024



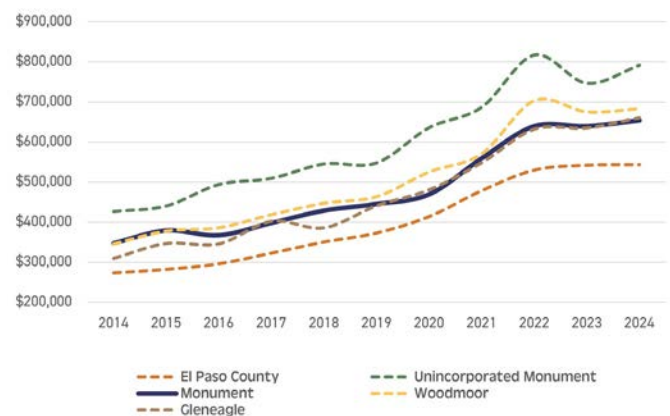
Home Sale Prices

The increase in home building costs have contributed to an increase in the average sales price of housing in Monument and El Paso County.

Sales prices for single-family homes in Monument have increased from an average of \$379,300 in 2014 to \$653,700 in 2024, equivalent to a CAGR of 6.5%, nearly twice the pace of inflation. In Unincorporated Monument, average sales prices increased at a similar rate (6.4%), from \$426,700 in 2014 to \$791,700 in 2024.

In the nearby Woodmoor and Gleneagle communities, average sales prices increased at even faster paces, with CAGRs of 7.0% and 7.9%, respectively.

Figure 65: Average Sales Price of Single Family Homes [7]



[7] All arms-length sales of parcels with Local Land Code Description: Single Family Residential (2014-2024); Includes Townhomes
Source: Bureau of Labor Statistics, El Paso County Assessor Data, Accessed March 27th, 2025

Over the past decade, the average sales price of a single-family home throughout El Paso County has nearly doubled, increasing from \$272,900 in 2014 to \$546,600 in 2024. Sales prices in El Paso County overall have increased at a faster pace, though the average sales price continues to be lower than that in Monument.

Figure 66: Average Sales Price of Single Family Homes

	2024 Average Sales Price for Single-Family Home	2014-2024 CAGR
Monument	\$653,700	6.5%
Unincorporated Monument	\$791,700	6.4%
Woodmoor	\$683,000	7.0%
Gleneagle	\$660,700	7.9%
El Paso County	\$543,600	7.1%
Inflation [8]	N/A	3.3%

[8] CPI for All Urban Consumers, All Items in West Urban
Source: Bureau of Labor Statistics, El Paso County Assessor Data, Accessed March 27th, 2025



“

With the exception of the older areas—Woodmoor & Kings Deer, Monument is allowing too many cookie cutter homes for very expensive prices. Too expensive for young families so no good choices.

— COMMUNITY STAKEHOLDER

“

Townhouse or condo options would be great, but I’m not thrilled about apartments.

— COMMUNITY STAKEHOLDER

New Construction Homes

New construction homes in Monument offer relatively few options for type of housing.

Most new construction homes in Monument over the past decade have been single-family detached homes and offer a relatively limited variety of format and size. The common types of new construction single-family detached homes include one-story ranch homes with and without basements, as well as larger two-story homes. The average single-story ranch home built since 2014 in Monument is around 1,900 square feet (SF), compared to 2,700 SF for two-story homes. Most new homes in Monument have been built within larger developments rather than as infill new construction.

Nearly 300 attached single-family homes (townhomes) have been built in Monument since 2010. Townhomes include attached single-story and two-story units. New construction townhomes in Monument range from an average of 1,700 SF for single-story homes and 2,000 SF for two-story homes.

New home prices tend to be at or near the top of the market. Select examples of new construction are detailed below.

Figure 67: For Sale Housing Typologies

				
	1 STORY SINGLE-FAMILY WITH BASEMENT	2 STORY SINGLE-FAMILY WITH BASEMENT	1 STORY SINGLE-FAMILY NO BASEMENT	SINGLE-FAMILY ATTACHED NO BASEMENT
Address	16333 Talons Bluff Ln	2145 Coyote Mint Dr	2206 Teachout Creek Ct	17738 Lemon Rye Loop
Year Built	2023	2023	2024	2024
Sale Price	\$650,000	\$764,500	\$600,000	\$500,500
Sale Date	December 2024	December 2024	October 2024	March 2025
Beds / Baths	4 Bed / 2.5 Bath	6 Bed / 4 Bath	4 Bed / 2 Bath	3 Bed / 3 Bath
SF	2,929	4,119	1,771	1,765
Price / SF	\$222	\$186	\$339	\$284

Source: El Paso County Assessor, PPMLS, Realtor.com



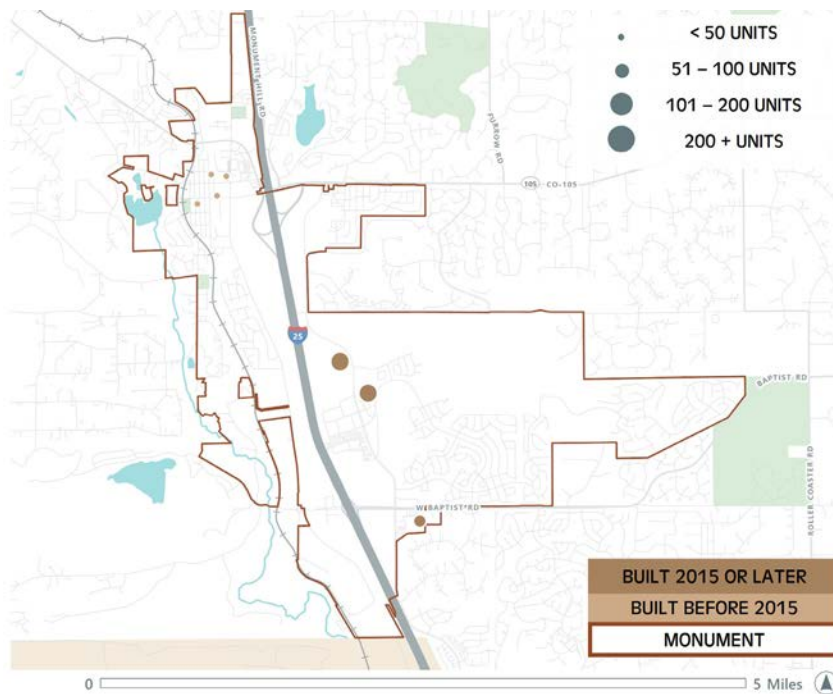
New Construction in Monument

MULTIFAMILY INVENTORY

Multifamily Inventory Monument

While most of Monument's housing is single-family homes, a significant number of apartments have been built since 2015.

Figure 68: Apartment Inventory



Source: CoStar Market-Rate Multifamily Rental Inventory

As of 2025, there are approximately 757 market-rate multifamily rental units in Monument, 96% of which were built in or after 2015. New apartments in Monument are exclusively located east of I-25 and in buildings with at least 50 units. Older units are located in smaller buildings near downtown Monument, west of I-25.

Apartment vacancy has fluctuated as new developments have been built.

In markets like Monument with a limited number of apartment units overall, market vacancy rates fluctuate as new apartments are delivered. In 2023 and 2024, approximately 460 apartments were built in Monument, accounting for 61% of the total apartment inventory. This led to an increase in overall vacancy, which peaked at 19% in 2024. The vacancy rate has begun to decline in 2025 as new units are leased up. It can often take a year or more for larger apartment buildings to fully stabilize.

Figure 69: Multifamily Deliveries and Vacancy, 2010-2025



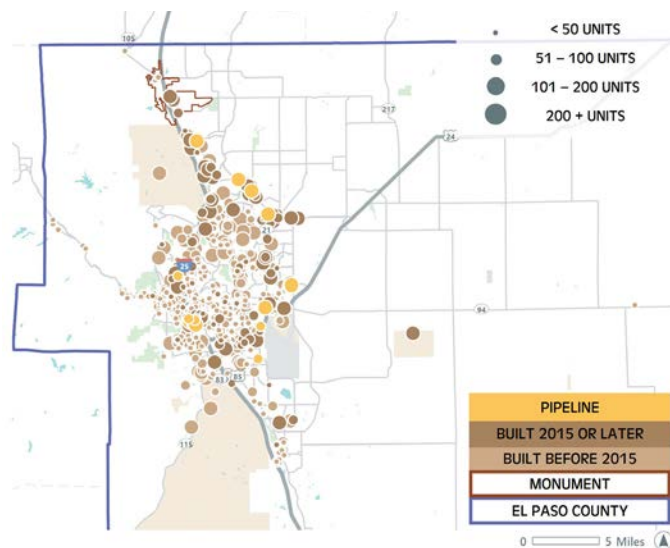
Source: CoStar, SB Friedman

Multifamily Inventory El Paso County

Apartments in Monument account for only 1% of total apartments in El Paso County.

There are approximately 69,200 apartments in El Paso County, primarily concentrated in and around Colorado Springs. One in four apartments Countywide have been built in the past decade, with an additional 3,200 apartments either under construction or proposed. Apartment units in Monument account for just 1% of the countywide apartment supply, though two new multifamily developments are in the pipeline.

Figure 70: Apartment Inventory



Source: CoStar Market-Rate Multifamily Rental Inventory

Figure 72: El Paso County Market Rate Multifamily Inventory, 2023



Source: CoStar Market-Rate Multifamily Rental Inventory

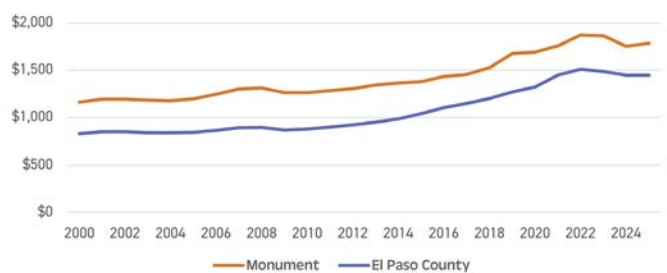
Multifamily Rents

Rents in Monument are consistent with new product elsewhere in El Paso County.

Apartment rents in Monument averaged \$1,800 per month in 2024. Average rents for apartments in El Paso County were approximately \$1,500 per month; this discount is likely due to over 75% of units in the County being over 10 years old. Rents per SF for new construction apartments built in or after 2015 are similar in Monument (\$1.93) and the County overall (\$1.92).

The Marq at Monument, delivered in 2023, has an effective rent of \$2.31 per SF, which is at the high end of rents per SF in El Paso County.

Figure 71: Average Effective Rent Per Unit, 2000-2024



Source: CoStar



Multi-Family Housing

Monument Multifamily Typologies

New construction apartments in Monument have primarily been low-rise or garden-style buildings with a high level of amenities, and are located primarily near Jackson Creek Parkway.

Figure 73: Monument New Construction Apartment Typologies

			
	ALTA 25	MARQ AT MONUMENT	VISTAS AT JACKSON CREEK
Year Built	2024	2023	2015
Vacancy	29.1% (Not Yet Stabilized)	12.1% (Not Yet Stabilized)	4.0%
Unit Count	264	194	267
Unit Mix [9]	0 / 108 / 132 / 24	36 / 64 / 82 / 12	0 / 102 / 144 / 21
Avg Unit SF	986	760	996
Chunk Rent [10]	\$1,923	\$1,760	\$1,686

Source: CoStar

El Paso Multifamily Typologies

There is a greater diversity of new construction apartment typologies elsewhere in El Paso County, including rental townhomes and mid-rise apartments.

Figure 74: El Paso County New Construction Apartment Typologies

			
	VILLAS AT PONY TRACKS	VILLAGE AT NEW SOUTH END	CASA MUNDI
Year Built	2023	2022	2020
Vacancy	9.0%	6.5%	3.9%
Unit Count	35	62	27
Unit Mix [9]	0 / 0 / 35 / 0	0 / 36 / 26 / 0	0 / 19 / 8 / 0
Avg Unit SF	1,100	827	797
Chunk Rent [10]	\$1,944	\$1,691	\$2,007

[9] Studio / 1 Bedroom / 2 Bedroom / 3 Bedroom

[10] Effective rent




Source: CoStar

COMPARABLE COMMUNITIES

A comparison to peer communities in Colorado illustrates key differences in Monument's housing inventory.

Peer communities were identified through stakeholder engagement. Peer communities are all located along Colorado's front range and are growing, though they are larger than Monument by population.

Figure 75: Comparable Communities

					
	MONUMENT	CASTLE ROCK	LITTLETON	GOLDEN	PARKER
2023 Households	4,000	26,900	20,300	7,800	21,600
2023 Population	11,000	76,600	45,100	20,500	60,100
2010 Population	4,900	44,400	41,500	18,400	42,600
Population Growth (2010-2023) CAGR	6.5%	4.3%	0.7%	0.8%	2.7%
Housing Units (2023)	4,100	27,800	21,500	8,100	22,300
New Housing Units (2010-2023)	2,400	11,600	2,300	-700	6,200
Percent Owner Occupied (2023)	76%	76%	58%	56%	70%
Median Household Income (2023)	\$114,700	\$143,000	\$96,600	\$95,900	\$129,300

Source: US Census Bureau ACS 5-Year Estimates (2010, 2023)



Castle Rock, Co

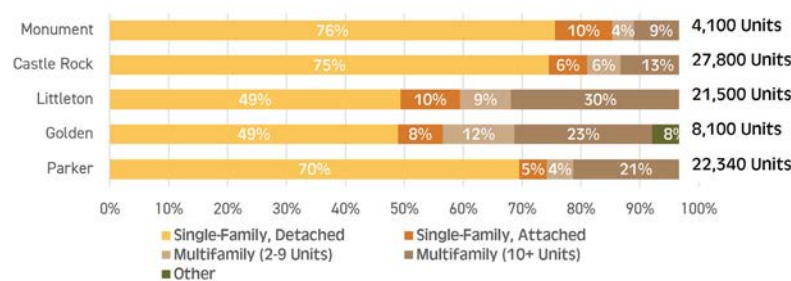
Housing Composition

Peer communities have a broader mix of housing types than Monument.

Monument has a greater share of single-family homes and a smaller share of multifamily units than the peer communities. Monument and Littleton have somewhat higher shares of townhomes — single-family attached units — than the other peer communities.

Littleton has the highest proportion of multifamily housing (39%), followed by Golden (36%) and Parker (26%).

Figure 76: Comparable Communities Housing Composition, 2023



Source: US Census Bureau ACS 5-Year Estimates (2023)

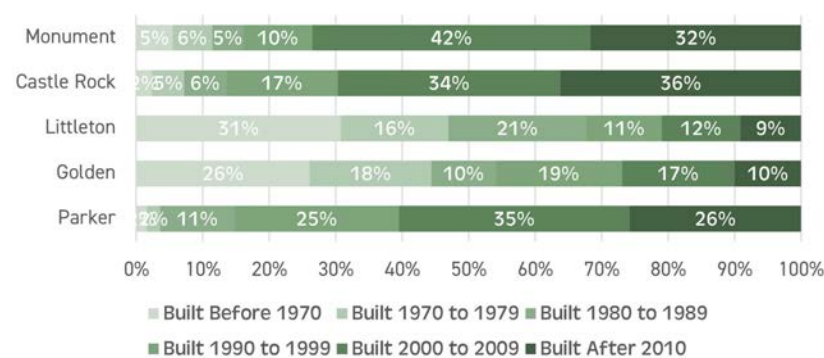


Housing By Year Built

Monument and Castle Rock have a higher proportion of new housing units than other peer communities.

Both Monument and Castle Rock have been growing quickly and have a similar proportion of housing units built since 2000 — 74% and 70%, respectively. Housing units in Littleton and Golden are older, on average, than homes in Monument, Castle Rock and Parker.

Figure 77: Age of Housing Units, 2023



Source: US Census Bureau ACS 5-Year Estimates (2010, 2023)

“

I worry about the rate of housing development outpacing services.

— COMMUNITY
STAKEHOLDER

Housing Development

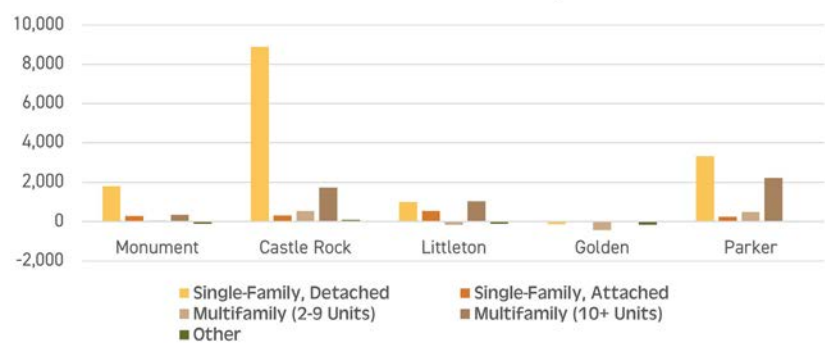
Peer communities have added a more diverse mix of new housing units since 2010.

Between 2010 and 2023, 74% of all new units built in Monument were single-family detached homes, 12% were single-family detached homes and 18% were apartments. Similarly in Castle Rock, approximately 80% of all units built between 2010 and 2023 were single-family homes — attached or detached — and 20% of new deliveries were apartments.

Littleton and Parker added a higher proportion of multifamily units than Monument and Castle Rock, particularly in larger buildings with 10 or more units. Between 2010 and 2023, 45% of new units built in Littleton and 35% of new units in Parker were apartments in larger buildings.

Golden was the only peer community with a decline in housing units between 2010 and 2023, with a loss of about 700 units. The greatest decline in units was in multifamily buildings, though townhomes also declined during this period. In 1995, the City of Golden enacted a growth cap to limit residential development to 1% each year.

Figure 78: New Housing Units by Typology, 2010-2023



Source: US Census Bureau ACS 5-Year Estimates (2010, 2023)



KEY OBSERVATIONS

Housing

Monument's supply of housing has more than doubled since 2010, reflecting the rapid household growth over the last 15 years. Despite the addition of a significant amount of housing, the supply continues to consist primarily of single-family homes. Single-family attached and detached homes account for approximately 86% of all housing. Peer communities have also added a significant number of housing units since 2010, but have added a broader mix of housing types.

Monument's housing is primarily occupied by owner households; only 21% of all homes are occupied by renters. All multifamily properties in Monument are renter-occupied, with limited opportunities for condominium ownership.

Sales prices for single-family homes throughout El Paso County have increased significantly since 2014, outpacing inflation. The average sale price for a single-family home in Monument is higher than the average sale price for a single-family home elsewhere in El Paso County.

Figure 79: Single Family Housing Composition in Monument, 2023



Figure 80: Single Family Housing Composition in Unincorporated Monument, 2023

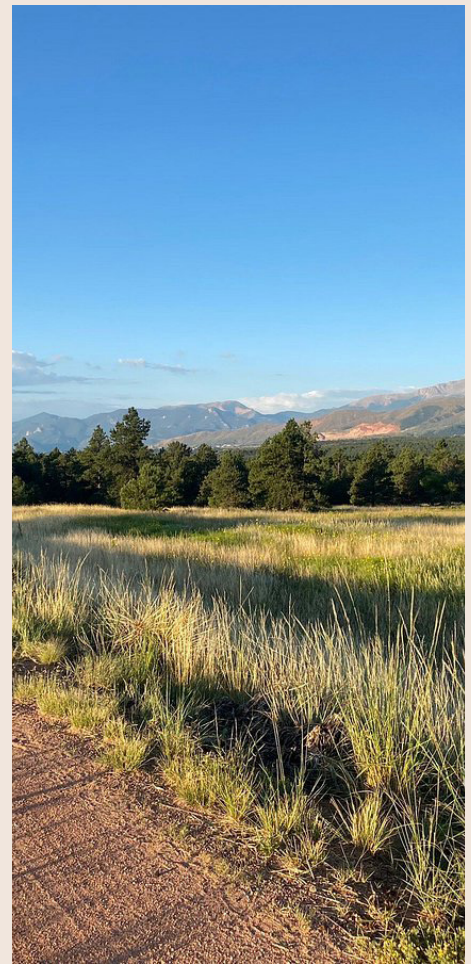


Mobility & Connectivity

6

A strong mobility network that provides connections to destinations for work, school, recreation, and services is essential to any community. The Town of Monument has many of the key components that support a healthy mobility network, as well as several challenges that can be addressed through this planning effort. The transportation system within Monument and the surrounding areas is shown in Figure 81. The overall roadway system for the Town is bisected by Interstate 25. This interstate allows for regional access for the Town's residents and visitors. There are two interchanges that allow for travel to and from the Interstate at Highway 105/2nd Street and at Baptist Road. These two roads offer connections to the east and west. Highway 105 also provides travel to the north. The roadway system is constrained by the railroad line that runs north/south on the west side of town. The Burlington Northern Santa Fe and the Union Pacific Railways both operate on this line. Railroad crossings and related safety concerns impact the overall road network. Monument's topography also impacts the network by necessitating curvilinear streets that may not connect to adjacent neighborhoods. The downtown area provides a more consistent grid of connected roadways.

Roadway classifications, both by the town and regional authorities, are illustrated in Figure 81. There is a hierarchy of roadways that includes freeways, arterials, collectors, and local streets.



Mobility Partners

The Town of Monument is served by transportation facilities owned and/or maintained by a variety of agencies: Colorado Department of Transportation (CDOT), El Paso County, Palmer Lake, Woodmoor, and the Triview Metropolitan District. Organizations responsible for roadway ownership and maintenance are shown in Figure 82.

Monument falls within the area served by the Pikes Peak Area Council of Governments (PPACG). The PPACG serves a wide range of communities, including Colorado Springs. They provide a forum to discuss issues that impact the wider region, identify opportunities and challenges that different jurisdictions may share, and develop collaborative strategies. As the Metropolitan Planning Organization (MPO), the PPACG develops a Transportation Plan and funding plan for state and federal funds.

“

I'd like to reduce car traffic and focus on making Monument more walkable.

— COMMUNITY STAKEHOLDER



Figure 81: Roads and Road Classifications

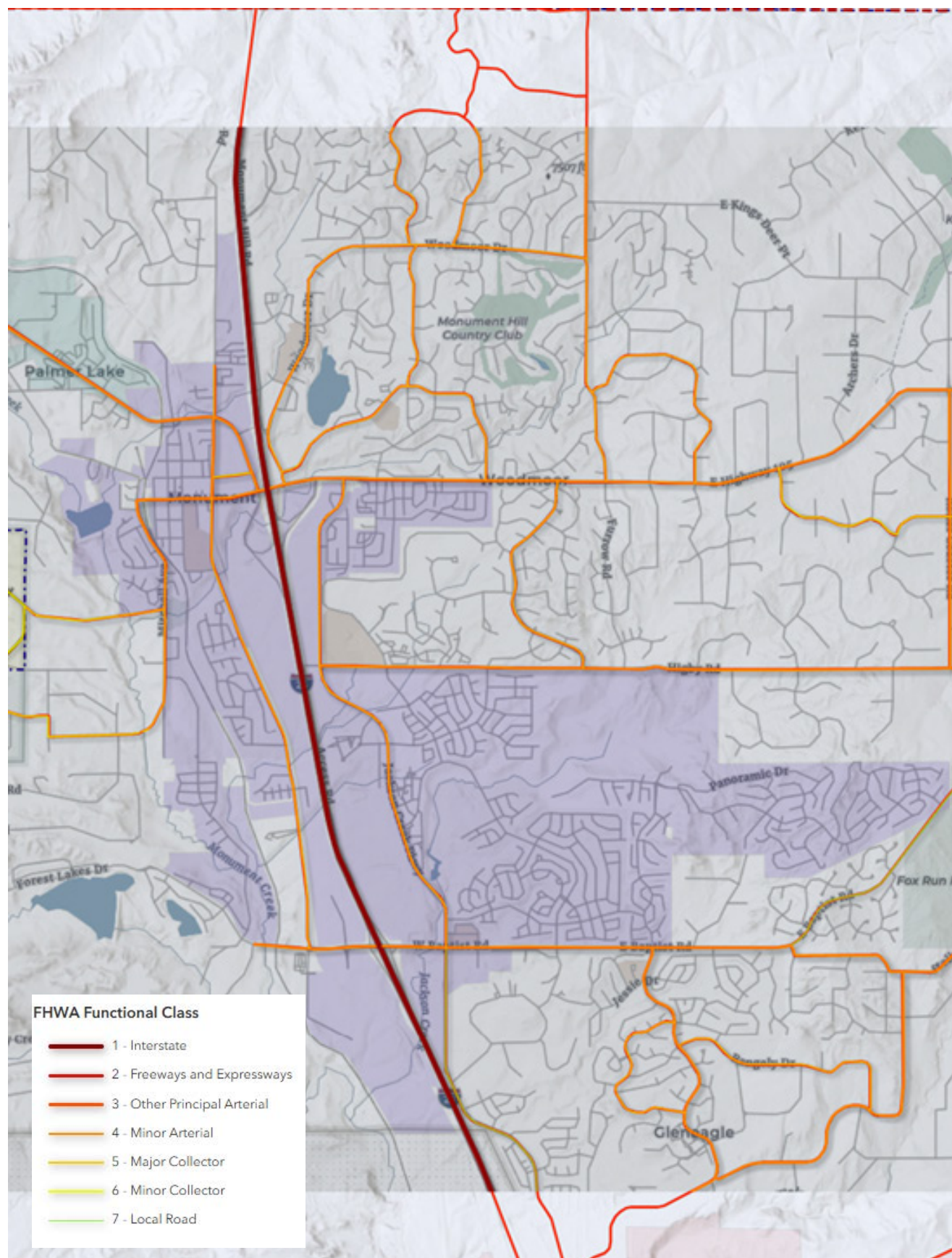
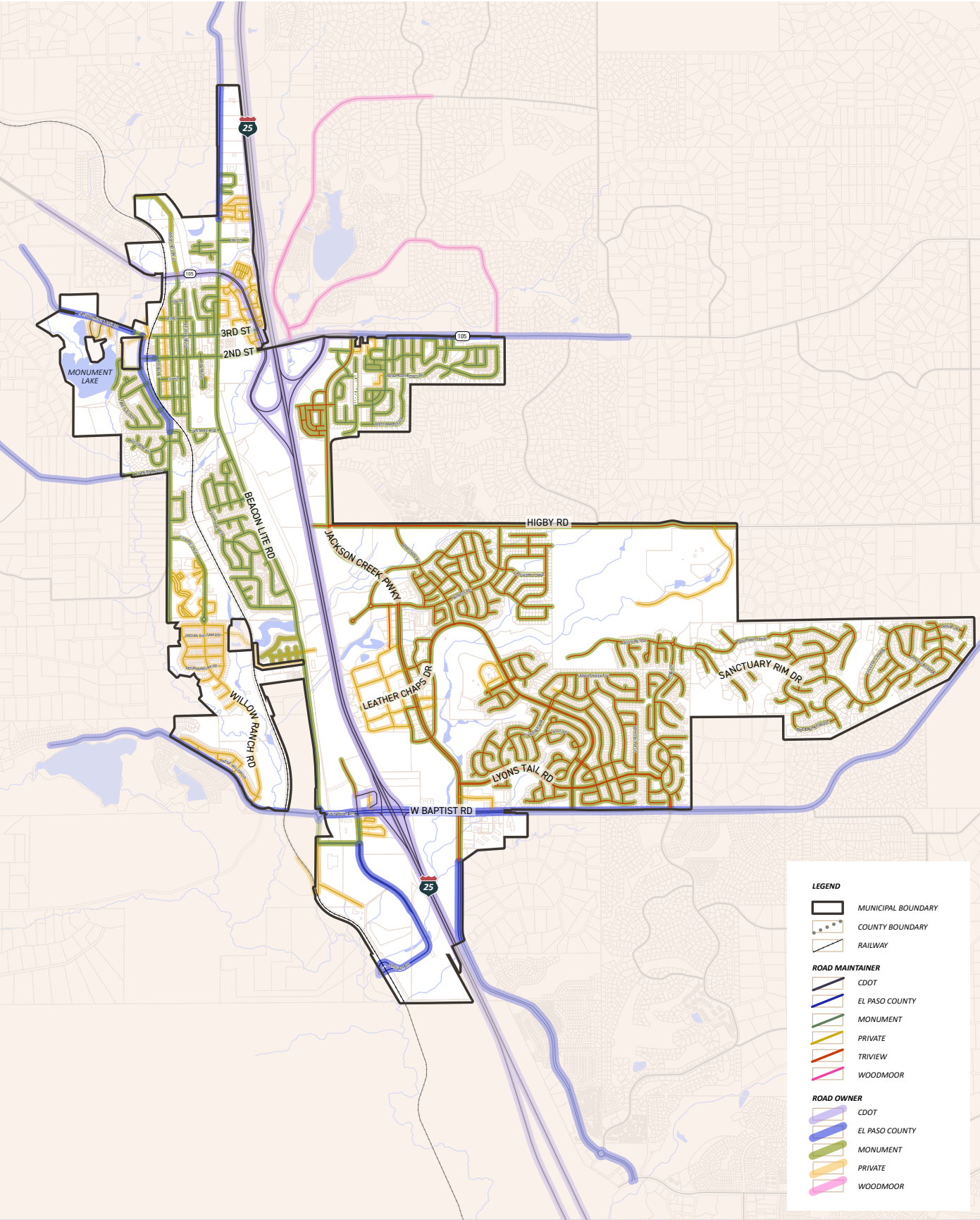


Figure 82: Road Ownership and Maintenance



Pedestrian, Bicycle and Transit

Pedestrian facilities are present in the downtown and within recent developments. Some of the older neighborhoods have local streets without sidewalks. There are bicycle lanes within downtown and along some roadways. The Town is in the process of mapping pedestrian and bicycle infrastructure within the Town boundaries. Examples of existing sidewalks and/or bicycle facilities are highlighted below.

- ***2nd Street between Front Street and Beacon Lite Road – sidewalks and bike lanes***
- ***2nd Street between Beacon Lite Road and I-25 – sidewalks on the north side and bike lanes***
- ***3rd Street between Front Street and Washington Street – sidewalks on one side and shared bike lanes***
- ***3rd Street between Washington Street and Highway 105 – sidewalks both sides (with some gaps) and bike lanes***

Key roads that connect the east and west sides of Monument are Highway 105/2nd Street and Baptist Road. Highway 105 was recently improved with sidewalks on both side of the street up to Woodmoor Drive. There is a sidewalk on the north side of Highway 105 over I-25. Baptist Road has sidewalks on both sides of the street east of Jackson Creek Parkway. West of this location there are sidewalks on the north side of the street over I-25 and the BNSF railroad. These roadways do not have bike lanes.

The Santa Fe Regional Trail, a 14-mile bicycle and pedestrian pathway, goes through the Town of Monument. The trail has connections north to Palmer and south through the Air Force Academy. Additionally, the Town has numerous trail connections near parks. The trails within Monument are shown on Figure 82.

Transit within Monument is limited to CDOT's Bustang service. This bus provides commuter connections from Monument to Denver Union Station. The South Line begins in Colorado Springs and has stops on Woodmen Road in Colorado Springs, Monument, Lone Tree, and other stops within Denver. Services are offered both during the week and on weekends.

Transportation Projects

Several projects within and near the Town of Monument are underway to improve vehicular traffic flows, provide more pedestrian and bicycle mobility, and enhance safety. These include the Jackson Creek Parkway Widening Project. This project will improve Jackson Creek Parkway from Highway 105 south to Baptist Road. The road will be widened to a four-lane facility with sidewalks and bike lanes on both sides of the road. This major improvement will have a positive impact on mobility in the Town of Monument. The Jackson Creek Parkway project is partially supported by State funding and is a collaborative effort between El Paso County, private developers, the Triview Metropolitan District, and the Town of Monument. Some sections to the north of the project area are completed.

Other transportation projects include:

- ***El Paso County improvements of Highway 105. At completion, this project will provide improvements between I-25 and Highway 83. The section of Highway 105 between Woodmoor Drive to Lake Woodmoor Drive widened the highway from 2-lanes to 4-lanes with the addition of sidewalks.***
- ***The installation of the Beacon Lite Road sidewalk to connect the Monument Meadows residential area to Safeway. This project has been completed.***
- ***Improvement to Higby Road to include turn lanes and intersection upgrades.***
- ***El Paso County Beacon Lite Road Improvement project from HWY 105 to County Line Road.***

Figure 83: Monument Road Classifications

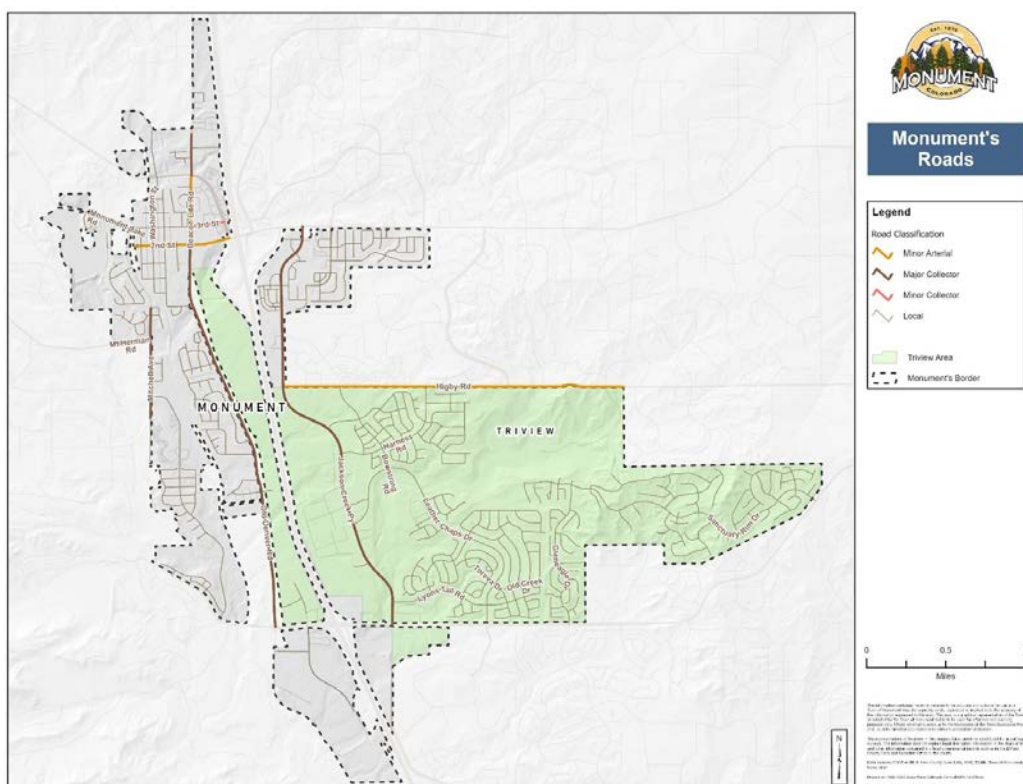
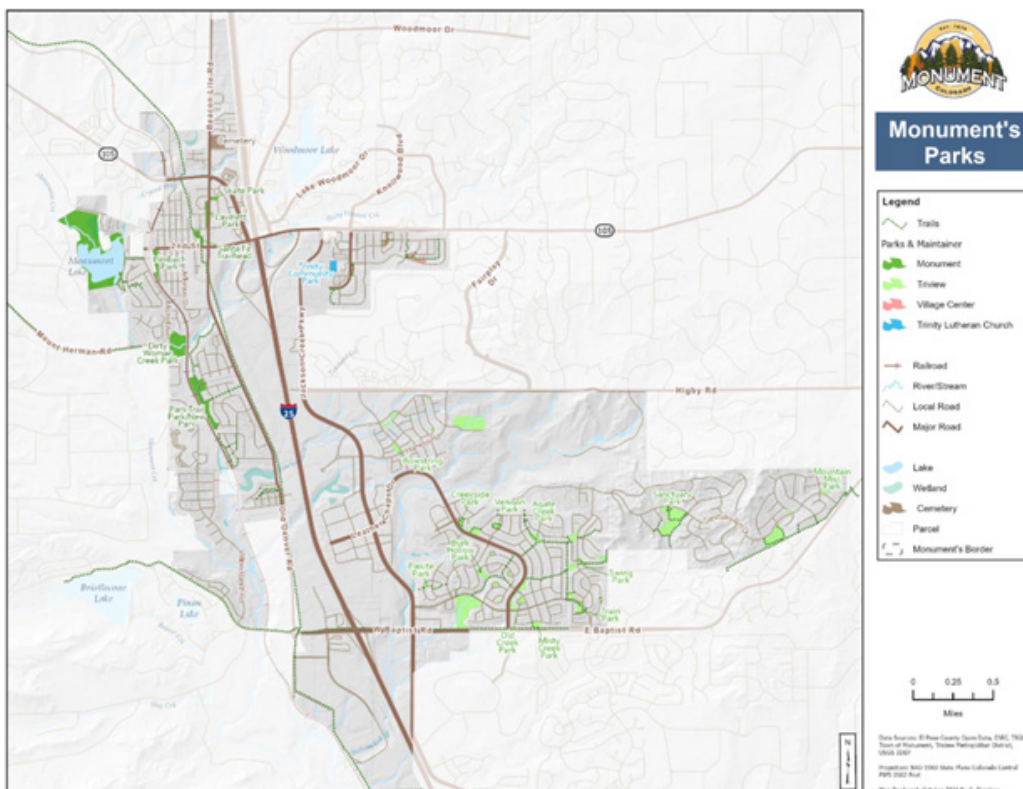


Figure 84: Monument Trails



KEY OBSERVATIONS

Mobility and Transportation

The transportation network in the Town of Monument allows the community to travel within the Town and to other nearby communities using both regional and local facilities. The mobility system is constrained by I-25, the BNSF railroad, and the surrounding topography. The Interstate Highway creates a barrier between the west and east sides of Monument that limits connectivity between them. Current connections for active, non-motorized transportation from the east side to west side require traveling along busy roadways and unprotected pathways. This discourages travel unless driving in a motorized vehicle.

There are sidewalks downtown and in recently developed areas. There are opportunities, however, to improve the sidewalk network by completing gaps and widening sidewalks for enhanced pedestrian experiences. The Town has identified some of the key gaps in the sidewalk system and made progress in addressing them.

Bicycle facilities are limited and the ability to move around Monument by walking and cycling is challenging. The Town of Monument values active transportation and recent projects have specifically been designed to provide more facilities for pedestrians and bicycles. For example, planned improvements to Jackson Creek Parkway will add bicycle lanes on this roadway. Further planning and investment in non-motorized and active transportation networks in Monument can address the community's interest in reducing reliance on automobiles to travel around town.

The Town of Monument has an established network of trails throughout the community. They are interrupted, however, by natural features and do not fully leverage natural areas like wetlands and woodlands. Further, the existing trail network is unsuccessful at providing meaningful connections to the east side and west sides of town. Opportunities should be explored to expand the trail system to close gaps, embrace natural open areas in Monument, and connect the east and west sides of town without relying on sidewalks or automobiles. This will require coordination with the metropolitan districts as opportunities for development and expansion of the trail network are likely to occur within their jurisdictions.



Land Use & Zoning

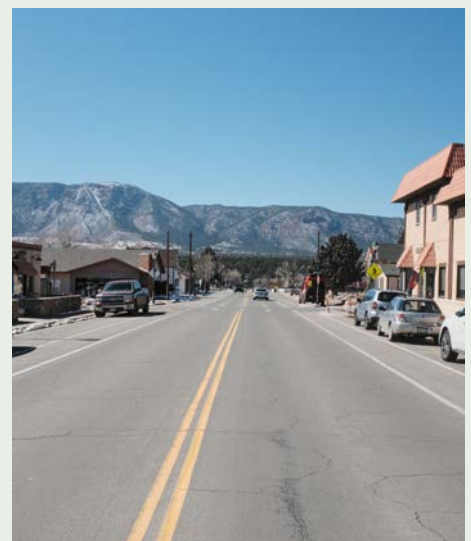
7

LAND USE ANALYSIS

Land use is a pattern of physical development and arrangement of residential, commercial, industrial, and open space uses within a community. An analysis can help identify how residential, commercial, industrial, and other land uses developed throughout the community and where transitions and changes in land use may be appropriate.

Land use patterns in Monument are first described in terms of the Interstate 25 corridor. The Interstate Highway is a defining feature that's driven commercial development where it intersects with Highway 105 and Baptist Road in Monument. Visibility and access from the Interstate have also driven commercial development on land proximate to these intersections and the corridor. This has fostered an established older area on the west side of the Interstate and an intensity of commercial and newer residential land uses on the east side.

Light industrial land uses appear principally in the west side of Monument in areas with easy access to the roadway network. Manufacturing, warehousing, and distribution facilities are in the south end of town, while smaller operations are on Beacon Lite Road in the north end of Monument. These include outdoor storage, large equipment rental, and a disposal and recycling facility.



Roadway Network

Single-family residential land uses appear throughout the Town of Monument. It is the predominant land use on the east side outside of the I-25 corridor. 45% of the land is in single-family use, while multifamily land uses occupy an additional 4%. Parkland, school property, and institutional land uses represent 18% of the area. Vacant and unused land represent 27% of the area east of the Interstate. Development is planned for some of it, while other areas are protected or otherwise not suitable for construction.

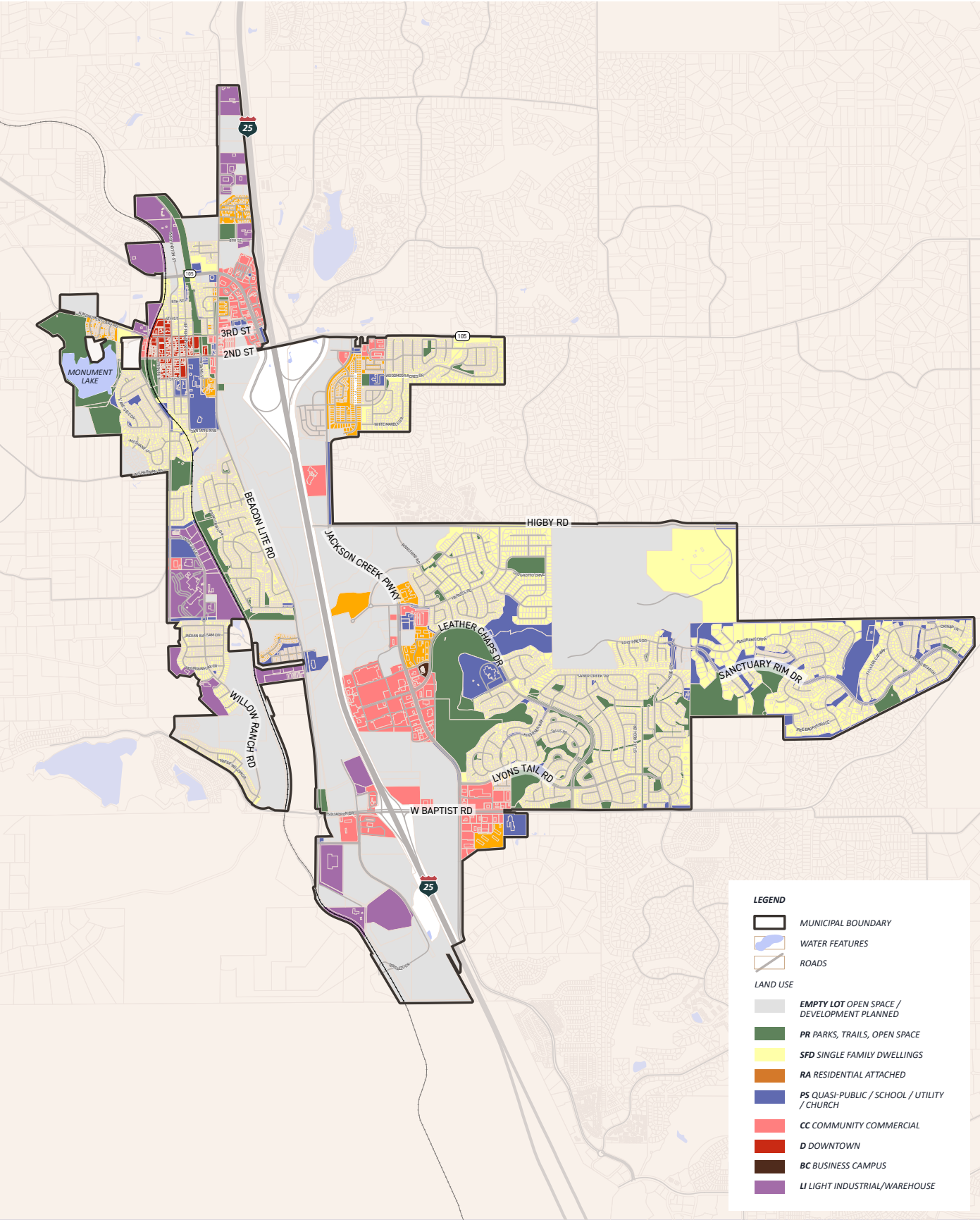
On the west side of Monument, land use data identify 758 acres, or 43% of the land on the as vacant or unused. Most of these properties are part of approved development plans currently underway. Others are zoned for commercial or light industrial land uses and awaiting development. 21% of the Monument's west side is in single-family use. The downtown area has a mix of land uses, ranging from public school properties, commercial land uses, public works and utility facilities, and open spaces along the Sante Fe Trail.



Land Use	Total Acreage		Acreage West of I-25		Acreage East of I-25	
	Acres	% of Total Land Areas	Acres	% of Total West Side	Acres	% of Total East Side
CC - Community Commercial	283.7	6.37%	91.37	5.15%	192.33	7.18%
D - Downtown	36.96	0.83%	36.96	2.08%	0	0.00%
Empty Lot - Open Space/ Development Planned	1469.35	32.98%	757.84	42.69%	711.51	26.55%
LI - Light Industrial/ Warehouse	247.94	5.57%	247.94	13.97%	0	0.00%
PR - Parks, Trails, Open Space	399.63	8.97%	137.36	7.74%	262.27	9.79%
PS - Quasi-public / School / Utility / Church	300.69	6.75%	81.14	4.57%	219.55	8.19%
RA - Residential Attached	148.69	3.34%	50.12	2.82%	98.57	3.68%
SFD - Single Family Dwellings	1568.21	35.20%	372.32	20.98%	1195.89	44.62%
Total Land Area	4455.17		1775.05		2680.12	

Land Use Acreage

Figure 85: Land Use Map



ZONING CODE ANALYSIS

A community's zoning code can have a profound impact on the land uses and built form that make up its urban fabric. A broad understanding of Monument's Zoning Code identifies growth and development patterns, the Town's vision for land uses and residential densities, and the tools available for planners to guide business owners and development activity.

Title 18 of Monument's Municipal Code, titled "Land Development Code," was adopted in 2021 and establishes the core zoning framework for the town. Per Section 18.01.140, its purpose is to "promote the health, safety, convenience, order, prosperity, aesthetics, environmental quality, and general welfare of the present and future inhabitants of Monument, Colorado." The Land Development Code establishes regulations for the subdivision of land, defines zoning districts, identifies permitted and conditional land uses, establishes performance standards for development, and includes the town's sign code.

Residential Zoning Districts

Monument has five zoning districts for residential development.

- *Large Lot Residential (LLR)*
 - » *Low density rural estate character*
 - » *2.5-acre minimum lot size*
- *Single-Family Detached Low Density (SFD-1)*
 - » *Duplexes are not allowed*
 - » *9,000 SF minimum lot area*
- *Single-Family Detached Medium Density (SFD-2)*
 - » *Duplexes are not allowed*
 - » *6,500 SF minimum lot area*

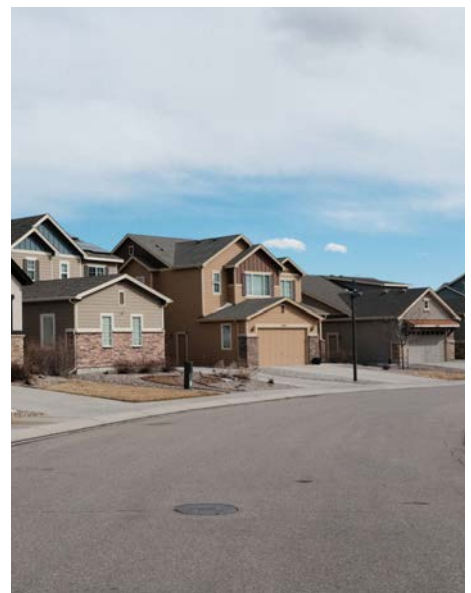
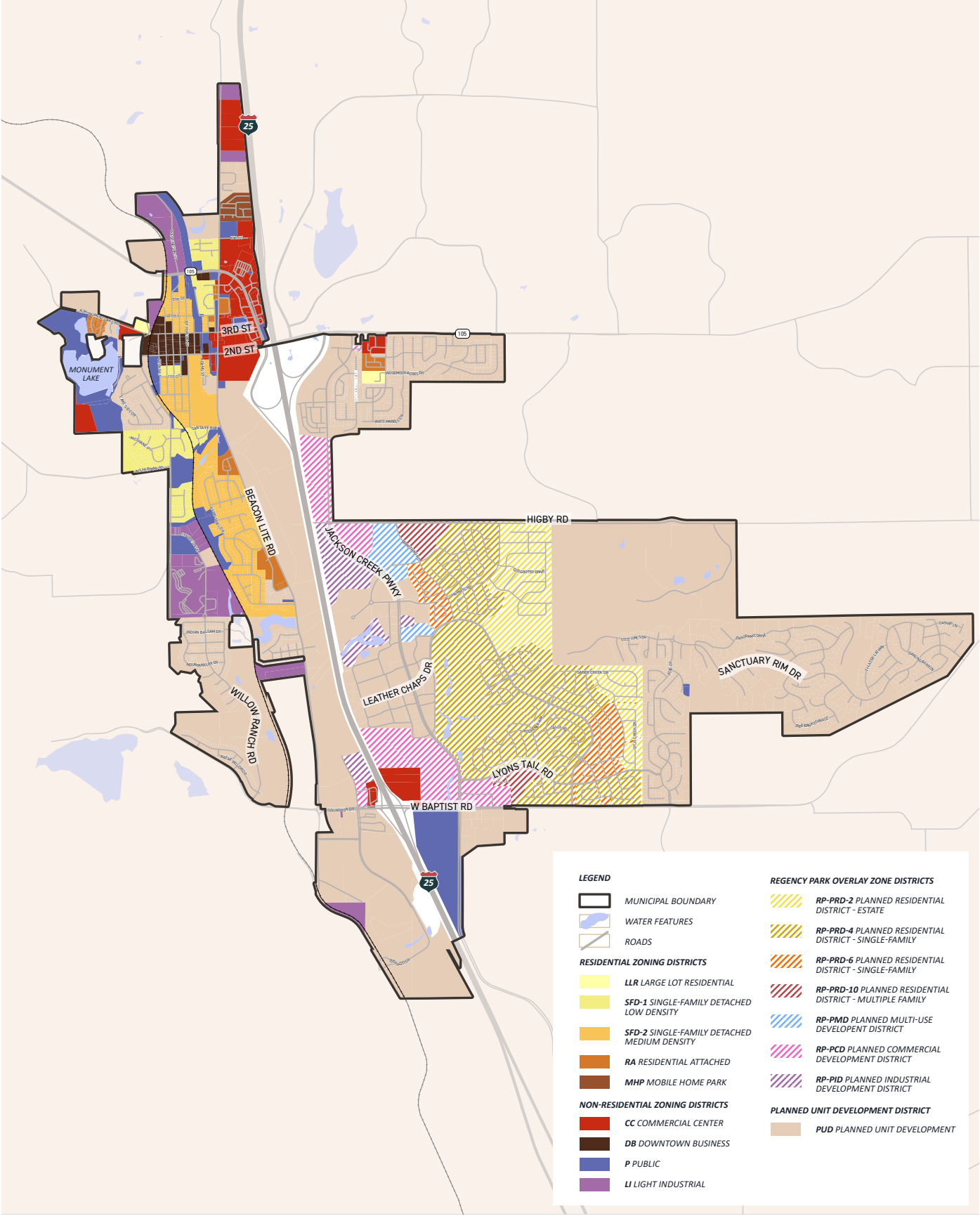


Figure 86: Zoning Map



- **Residential Attached (RA)**
 - » *Intended to provide “a mix of housing options, including single-family attached and multifamily residential dwellings.”*
 - » *Monument’s only multifamily residential zoning district*
 - » *5,000 SF minimum lot area for single-family*
 - » *1,725 SF lot area per unit for single-family attached or multifamily (25 dwelling units per acre)*
- **Mobile Home Park (MHP)**
 - » *Ten-acre minimum lot area for a mobile home park*
 - » *4,000 SF required for each space / lot*



Zoning	Total Acreage	
	Acres	% of Total Zoning Areas
LLR - Large Lot Residential	7.56	0.2%
SFD-1 - Single-Family Detached Low Density	69.55	1.7%
SFD-2 - Single-Family Detached Medium Density	148.22	3.6%
RA - Residential Attached	30.94	0.8%
MHP - Mobile Home Park	14.42	0.4%
DB - Downtown Business	37.87	0.9%
CC - Commercial Center	147.17	3.6%
BC - Business Campus	0	0%
LI - Light Industrial	129.00	3.1%
P - Public	224.19	5.5%
RP - Regency Park Overlay District	925.76	22.6%
PUD – Planned Unit Development	2366.63	57.7%
Total Land Area	4455.17	

Zoning Acreage

Commercial Zoning Districts

Four zoning districts regulate commercial and light industrial land uses in Monument.

- **Downtown Business (DB)**
 - » *Intended to “encourage development and redevelopment that preserves and enhances the unique character of downtown Monument.”*
 - » *Lower-intensity service and sales uses appropriate for a pedestrian-oriented character area*
 - » *Residential and Mixed Uses are Conditional*
- **Commercial Center (CC)**
 - » *Intended for consumer goods and services in well-planned nodes of commercial development outside of the Downtown business district.*
 - » *Allows a broader range of commercial uses that are more intense and automobile-oriented*
 - » *Shopping centers are a Permitted land use*
- **Business Campus (BC)**
 - » *Provides for the attraction of a variety of employment-generating land uses*
 - » *Town Zoning Map does not identify any properties in this zoning district*
- **Light Industrial (LI)**
 - » *Accommodates intense land uses associated with truck traffic, noise, vibration, and other potential nuisance characteristics*
 - » *The Town’s manufacturing, warehousing, distribution, and similar businesses are in this zoning district*



Public (P) Zoning District

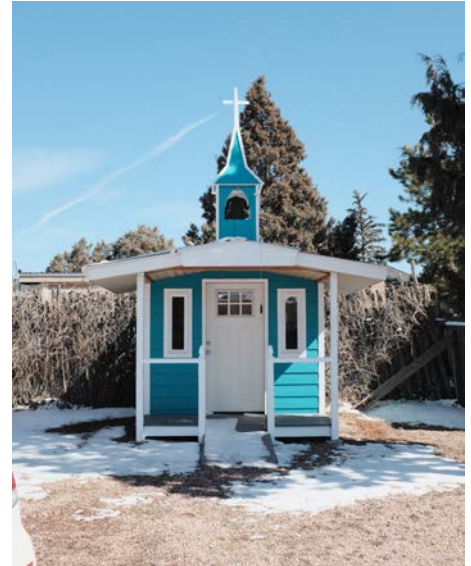
This district is used to identify public and quasi-public buildings and facilities. Examples include parks, houses of worship, schools, and government buildings.

Regency Park (RP) Overlay District

The Regency Park Planned Development is a large area east of Interstate 25 that was annexed into Monument after El Paso County had already approved a range of residential and commercial development on it. To incorporate the land into the Town's existing zoning framework, it was placed into a new zoning overlay district. The large development has seven areas providing a range of residential and commercial land uses. Each of these seven areas was placed into a separate sub-district within the larger Regency Park Overlay District and the Zoning Code establishes detailed bulk and land use regulations for each of the seven sub-districts.

PUD – Planned Unit Development

Large parts of Monument are not designated in any of the zoning districts identified in this chapter. Instead they are zoned “Planned Unit Development.” This zoning designation is not identified in the municipal code and is used to identify properties that are part of an approved planned development. The nature or land use of the approved PUD is not discernible from the zoning map.



DOWNTOWN MONUMENT

Downtown Monument has been at the center of the community's growth since the town was incorporated in 1879. From mercantile stores and churches to hotels and saloons, the 2nd Street and 3rd Street corridors have been a part of the town's history from the very beginning. The railroad west of Front Street played an important role, as well, creating the town's original name of Henry's Station and spurring downtown commerce and investment. This concentration of activity was a driving force behind Monument's success as a settler community and establishing it as a thriving Colorado mountain town.

As the town continued to grow, development and investment spread to other areas. Automobile highways connecting Denver and Colorado Springs were constructed west of downtown beginning in the 1930s and ending with Interstate 25 constructed in the 1960s. This brought thousands of cars by Monument every day and commercial development naturally gravitated toward the highway corridor and away from downtown. Annexations east of the Interstate in the 1980's provided swaths of developable land and opportunities for large automobile-oriented commercial development that attracted further investment away from downtown Monument.

Despite these challenges, the downtown core remained intact and its historic character, pedestrian scale, and picturesque location on the front range of the Rocky Mountains make it a source of pride for the whole community. The Town remains dedicated to supporting and preserving the downtown commercial core through planning efforts and investments in signs, branding, and infrastructure.



Downtown Area

What is Downtown?

The borders of the downtown can vary depending on whether the focus area is on the commercial core or includes streets, gateway locations, nearby residential neighborhoods, and “downtown adjacent” commercial areas.

For the purposes of the Monument 2040 Comprehensive Plan and its Downtown Master Plan, a broad border for the downtown will be used:

- *This includes the “downtown adjacent” properties along 3rd Street towards Beacon Lite Road, as well as residences and institutional land uses on Adams Street south of 2nd Street. These areas contribute to the downtown’s land use dynamic and are important to consider in the broader context of the area.*
- *The western boundary of downtown is the railroad tracks. This brings Limbach Park into the study area, as well as the new residential development on the west side of Front Street.*
- *The gateway corridor on 2nd Street between Interstate 25 and Beacon Lite Road is a separate character area and will be the subject of analysis and recommendations specific to its unique nature and ability to contribute to the downtown core.*

Downtown Zoning

Most of the study area is in Monument’s DB – Downtown Business zoning district. Surrounding residential areas are principally in the SFD-2 medium density single-family residential district, though a small pocket is in the SFD-1 low density district. The zoning district allowing the highest residential density, RA – Residential Attached, is not present in downtown.

The commercial areas east of Beacon Lite Road, including the gateway corridor along 2nd Street, are in the CC – Commercial Center zoning district that permits higher-intensity, automobile-oriented commercial uses.

Limbach Park and the Sante Fe Trail each have a significant presence in the downtown. Properties associated with these spaces are zoned P – Public.

DB – DOWNTOWN BUSINESS ZONING DISTRICT

Regulations in the DB zoning district impact building bulk, intensity, and land uses in the downtown. Key regulations include:

- *A maximum building height of 35 feet, limiting buildings to three stories*
- *Permitted land uses are mainly small-scale office, service, and retail-oriented. New, experiential land uses are not identified on the land use table. Multifamily buildings, duplexes, and single-family homes are listed as Conditional land uses.*
- *Residential density allowed for multifamily or mixed-use development in the DB zoning district is not clear in the code. Adding this will add clarity and set expectations among buildings, developers, and property owners about what they’re allowed to construct by-right in downtown Monument.*



Downtown Design Standards

Design standards for downtown Monument were included in the 2021 adoption of the Land Development Code and appear alongside standards for lighting, landscaping, parking, and site design. The design standards establish a framework to improve the quality of the built environment along 2nd Street between Beacon Lite Road and Mitchell Avenue, as well as on surrounding streets, with regulations including:

- *Minimum building height of 1.5 stories and a maximum of three stories with an upper-story step back.*
- *Articulated building facades with native materials on the exterior and impactful fenestration*
- *Awnings, street trees, outdoor furniture, and pedestrian amenities*

There have not been new redevelopment projects downtown in recent years to demonstrate how these design standards shape new construction. It will be helpful to visualize how new development would appear if designed in conformance to the downtown design standards.

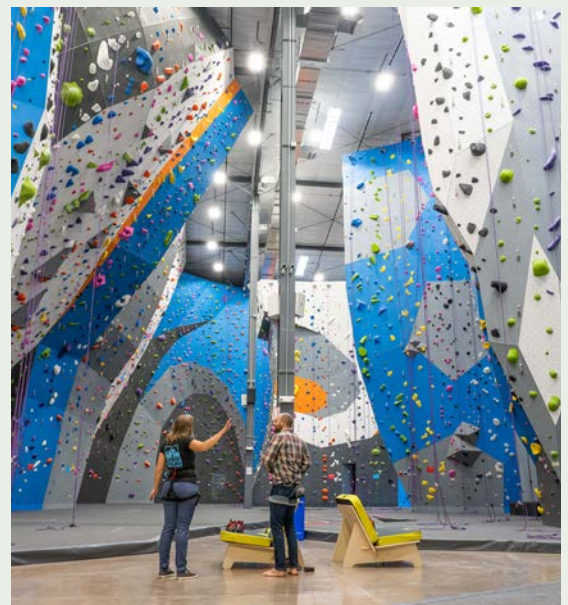
Downtown Land Uses

There is a variety of land uses clustered in the downtown, ranging from municipal offices, churches, and single-family homes to restaurants and retail establishments. While this land use mix can bring energy and vibrancy, it can also feel disjointed and make it difficult to establish a firm sense of place downtown.

Zoning Considerations

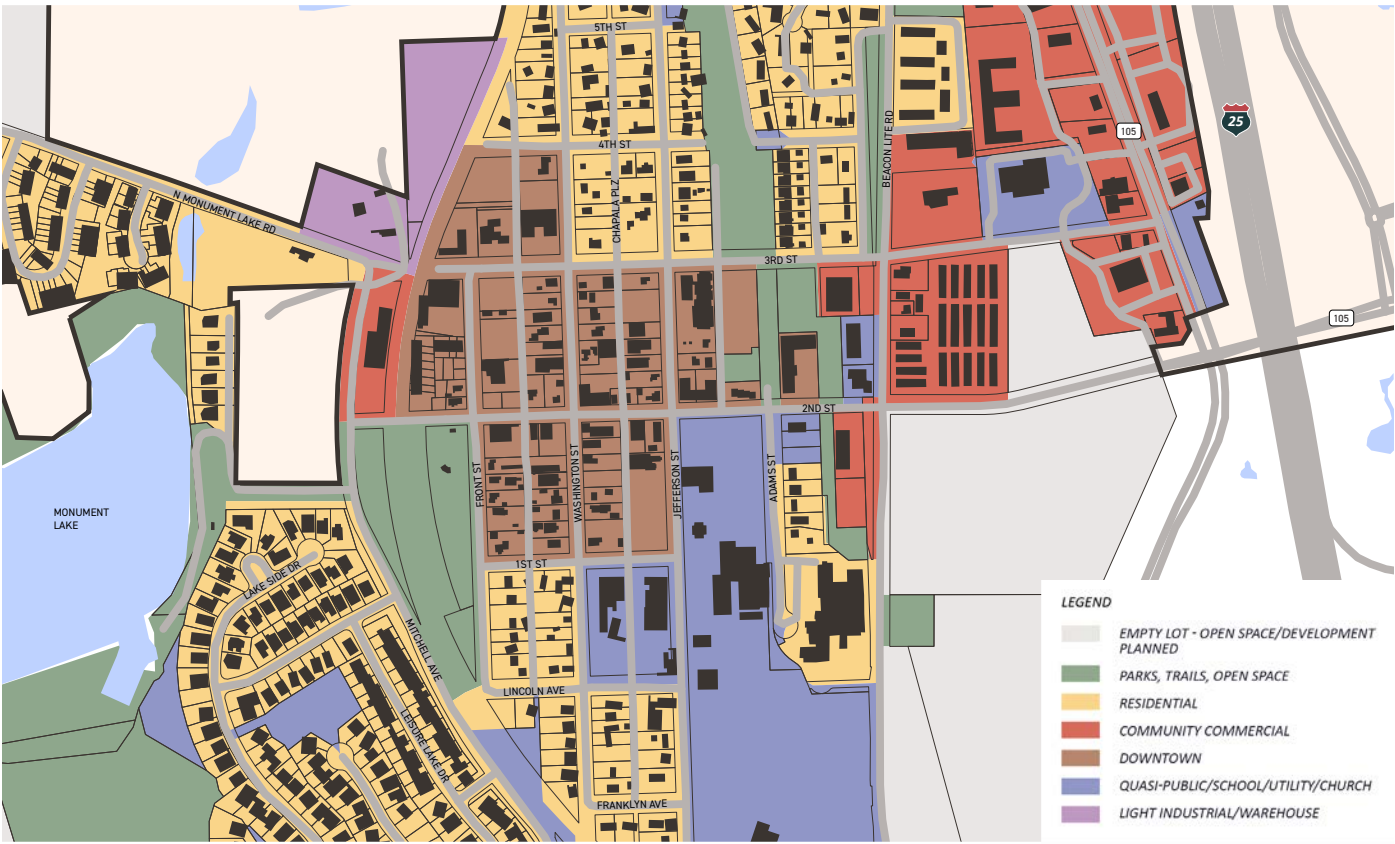
Section 18.03.380 of Monument's Zoning Code provides a long list of land uses that are Permitted, Conditional, or Prohibited. Regulating land uses with an exhaustive list can be problematic for a number of reasons. Land uses like pharmacies and veterinary clinics evolve over time and may no longer need to be Conditional Uses. Further, new concepts like nanobreweries, doggy day cares, and rock climbing gyms don't appear on outdated land use lists.

While there is a mechanism for the Planning Director to make like-use determinations for new land uses, this adds time and expense for new businesses to get zoning approval. Monument can reconsider how the Zoning Code approaches land use regulations when the Town next updates the Zoning Code.



Indoor Rockclimbing

Figure 87: Downtown Land Use Map



2ND STREET

The “main street” of downtown begins on Second Street at Beacon Lite Road as visitors travel west. The first block has a commercial building on the south side of the street and a professional office building on the north that broadcast the commercial intent of the downtown, but this is diluted by a municipal office building at the intersection, a single-story residential building, school district property, and two churches fronting on Second Street. The built form doesn’t present a strong entrance to the downtown on this block, so streetscaping, signs, or other improvements could be especially impactful here.

Commercial land uses are more established on Second Street after Jefferson Street: the ice cream shop, a professional office building, and the Chamber of Commerce building are here, followed by the Black Forest Café and several service and retail businesses. These are followed by an event venue and restaurants as Second Street continues to Front Street. Limbach Park is on the south side of Second Street between Front Street and Mitchell Avenue, and a single-family residence and a new residential and commercial development are on the north side.

3RD STREET

Much of 3rd Street is “downtown adjacent” and plays a supporting role in the overall land use framework. A key property on the western end of 3rd Street is the L-shaped multitenant commercial building. It can feel disconnected from the 2nd Street core, but appears to be fully-tenanted. Wayfinding and sidewalk improvements can help this small center feel more connected to the 2nd Street corridor.

Commercial land uses on north side 3rd Street downtown include a light industrial building, an art studio and gallery, and a medical office building. There are small businesses operating out of residential-scale buildings on the south side up to Jefferson Street.

Another house of worship is at the corner of 3rd Street and Jefferson Street. A large parking lot is adjacent to the church with frontage on 3rd Street.

There are established single-family residential neighborhoods north of 3rd Street. Most properties are small and could be assembled in the future to create larger sites for redevelopment. Zoning should equip these areas to contribute to the Town’s vision for residential density and downtown vibrancy when interest and opportunities for redevelopment arise.

HOUSES OF WORSHIP

As previous studies have pointed out, houses of worship represent an impactful land use in downtown Monument. Two have frontage directly on 2nd Street and two others occupy large tracts of land close to it. The principal drawback from a downtown vibrancy perspective is the periods of time when these properties are inactive, shuttered, and empty. Services are traditionally conducted on Saturday or Sunday mornings. During peak shopping and dining times in the downtown, however, church buildings tend to be closed, locked, and quiet.

An advantage of these institutions is the pool of congregants and supporters associated with them. Efforts to engage these groups in downtown placemaking and revitalization initiatives could benefit the downtown and forward a service-oriented mission the organizations may have.



MULTIFAMILY DEVELOPMENT

Multifamily residential land uses are a conditional land use in downtown Monument. No hard density limits are established, but building height is limited to 35 feet. One multifamily building is on Washington Street just south of 2nd Street. It's on a small lot and may serve as a helpful example for infill opportunities elsewhere downtown. The Zoning Code's regulations for multifamily development near downtown should be reevaluated to ensure they set clear expectations and allow reasonable development opportunities.

SANTE FE TRAIL

The Sante Fe Trail traverses the downtown from south to north and establishes a greenway for pedestrians and cyclists through the west side of Monument. It's a key connector to bring visitors to Monument and the town has capitalized on it by establishing a trailhead park space between 2nd and 3rd Streets. It includes benches, a shelter, landscaping, and the Monument Waterwise Demonstration Garden.

Land uses adjacent to the trail include residential properties, commercial buildings, and an office building. A local distillery operates out of a light industrial building and opens up to the Trailhead park space, an ideal amenity for trail users.

It will be helpful to explore other ideas to make the trail's presence downtown "distinctly Monument", welcoming visitors and inviting them to stop, experience downtown, dine, and shop. Monument Lake is only a short distance away and cyclists should be directed to it. A "Selfie Stop" in the Trailhead park space can give visitors a chance to embrace being in Monument and create a digital memory.

LIMBACH PARK

This is the premier public gathering space in downtown Monument. Regular programming and improvements like the band shell make it an important destination throughout the summer months. The park dates to the early years of Monument and is named after Henry Limbach, the Town's first Mayor.

The park is located on the western extreme of downtown Monument, not in a central location. While this location offers unobstructed views of the mountains, it also pulls visitors away from local businesses. Attendees at concerts or other events are blocks away from many of the retail and service establishments along 2nd Street. Limbach Park is a historic part of downtown that will remain an important part of the community, but additional opportunities for gathering spaces downtown should be explored.



Santa Fe Trail



Limbach Park

MONUMENT LAKE

This man-made 30-acre lake has been a part of Monument's history from the beginning. Ice harvesting from the lake was an important part of the town's economy through the 1930's and it remains one of the key attractions in Monument that drives customer traffic and tourism through downtown.

Key considerations to leverage this asset include improving the public facilities at the lakefront and securing safe, easy pedestrian access from downtown. Currently the paved road accessing the lake terminates into a gravel drive. While it's safe and usable, the gravel roadway is less durable, subject to mud and potholes, and less sightly than a paved road. Expenses associated with improving the roadway are considerable and the idea of charging visitors for parking at Monument Lake has been floated.

Access to the lake from downtown is easy by car, but more tedious for pedestrians and cyclists. Obstacles include the extensive railroad right-of-way and rail line, termination of the sidewalk on 2nd Street at the railroad, and the large private property where 2nd Street terminates at Mitchell Avenue. None of these obstacles are easily (or cheaply) addressed, but wayfinding and pathway improvements may be an achievable starting point.



ARTS & CULTURE

Pieces of art abound in downtown Monument, brighten the environment, and add to a special sense of place. This is facilitated by the ArtSites program, which the town has overseen since 2023. There are permanent sculpture pieces, as well as rotating exhibits that are curated through a community-led process every year. Discussions about resources and staffing are always on the table, but this program should remain a priority and continue to enrich Monument and its downtown.

STREETS & ALLEYS

The streets throughout downtown are largely in good condition. Adams Street is an exception, as it remains without curb or sidewalk improvements and has a rough shoulder. It terminates north of 2nd Street in an unimproved right-of-way that accesses an open space planned for public use.

Alleys play a big role in connecting downtown spaces and buildings and represent an opportunity for improvements and placemaking. They are used by automobile traffic and provide essential access to several properties, but are not named and would benefit from improved paving and maintenance. Celebrating these alleys as unique places by naming them and giving each an identity may be an easy way to capitalize on their presence and utility downtown. Businesses or houses of worship that depend on the alleys can be included in the planning process.



PREVIOUS PLANNING EFFORTS

Monument's leaders have long recognized that the downtown requires support to maintain a relevant role in the town's cultural and economic fabric. Several studies over the years (2005, 2018, and 2023) identified assets, obstacles, and strategies to improve downtown, encourage investment, and develop a stronger sense of place. These studies are summarized elsewhere in this report, but key themes are shared below:

- *There is a need to strengthen the brand of downtown and improve messaging about it. Gateway and wayfinding signs are an essential part of this.*
- *The built form would benefit from more uniformity, so design standards will be important to guide the look and feel of new development*
- *Programming and activation are essential to draw visitors downtown*
- *Organization and communication among downtown businesses and stakeholders is essential to pool resources and focus efforts toward downtown improvement*

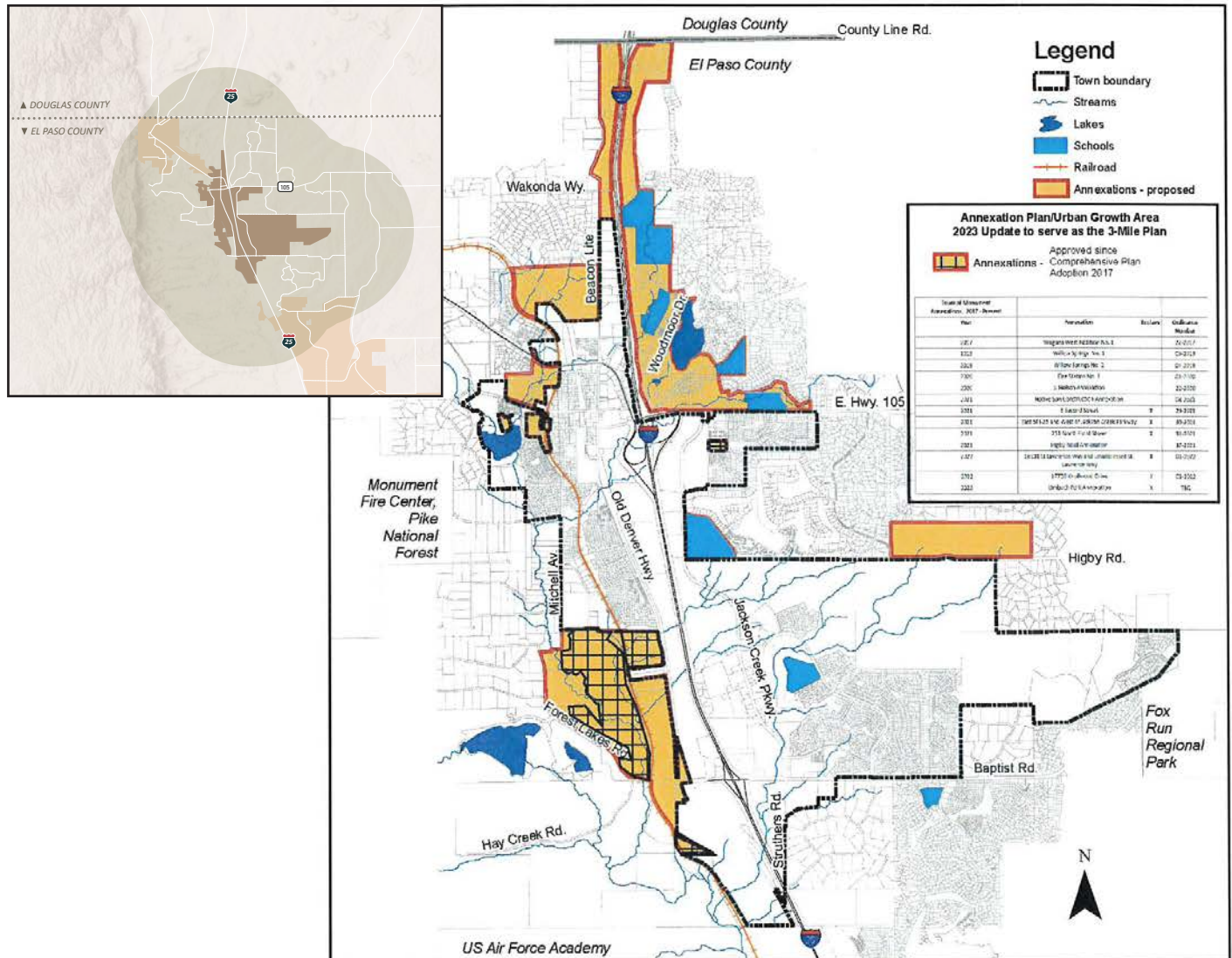
Strategies such as improved gateway signs, streetscaping improvements, and branding will continue to be a part of downtown planning efforts. Findings, strategies, and plans from the previous planning efforts will be incorporated into Monument 2040's Downtown Master Plan.



GROWTH AND ANNEXATION

Colorado State Law requires municipalities to establish a plan for growth and annexation in a three-mile area beyond their borders. Monument approved their own “Three Mile Plan” as part of the 2017 comprehensive plan and has re-adopted it with slight amendments ever since.

This plan will benefit from a comprehensive update that reflects demographic and land use changes from 2017, as well as a fresh look at realistic and aspirational growth areas. Unincorporated areas in metropolitan districts like Woodmore receive municipal services like police and fire protection. While shown in the current Three Mile Plan as “proposed for annexation,” residents and property owners will benefit from clarity on the advantages and impacts of becoming part of the Town of Monument. Similarly, unincorporated areas adjacent to the Triview Metropolitan District may present opportunities for annexation that benefit both the Town and the Metropolitan District.



3-Mile Map Annexation Plan/Growth Area (2023) and Actual 3-Mile Area

OPPORTUNITY SITES

In addition to identifying key growth areas within the three-mile area, the Monument 2040 Comprehensive Plan will also examine select sites in town that are susceptible to redevelopment and changes in land use in the lifetime of the plan. It can be helpful to visualize the scale and intensity of development on these sites, evaluate different land uses, and see concepts of a built form that resonates with Monument residents and reflects the character of the community.

Four sites have been chosen for analysis in Phase 2 of the comprehensive planning process. They offer a range of settings that allow an exploration of residential, commercial, and mixed-use development.

Site 1: Two properties on Front Street and 3rd Street in Downtown Monument

These properties are in the heart of Monument's historic downtown and represent key opportunities for a development supporting the feel, character, and vision for downtown. They're in the DB – Downtown Business zoning district that allows lower-intensity, pedestrian-oriented service and retail land uses. The Downtown Design Guidelines control the built form on the site, requiring certain exterior materials and limiting height to 35 feet. There is acknowledgment that additional residential density will support downtown growth and economic development, so a mixed-use building could be explored for this site.



Site 2: Property east of the Self Storage Facility on 2nd Street and Beacon Lite Road

This site represents a key gateway opportunity for downtown Monument and a transition from the automobile-oriented commercial district along the Interstate to the residential and pedestrian scale 2nd Street corridor.

The property is in the CC – Commercial Center zoning district that allows a broad range of commercial, restaurant, and service land uses. Maximum building height is 75 feet. No design standards regulate development on the site, so communication and cooperation with potential developers will be essential to facilitate an impactful redevelopment.

Multifamily and mixed-use development are allowed a conditional land uses. This site represents an opportunity for residential density that would support downtown Monument and benefit from proximity to the Interstate and adjacent commercial corridor.



Site 3: Property south of this site across 2nd Street

This is a “sister site” to the property across 2nd Street and presents an opportunity for complementary development. It is also in the CC – Commercial Center zoning district and a gateway property to the 2nd Street corridor and downtown Monument. The maximum building height of 75 feet offers an opportunity for multifamily residential development that could support the downtown and leverage the site’s proximity to Interstate 25.

Site 4: Dellacroe Ranch

This long, narrow tract of land abuts Baptist Road in the south part of Monument west of the Interstate. The property is included in the 2023 annexation plan, but remains unincorporated. It represents a key opportunity for residential development at a scale that meets the demand for smaller, more attainable detached and attached housing. The site’s location on the Sante Fe trail gives it access to downtown Monument, as well as the regional trail system. Baptist Road is on the south end of the property, which gives it easy access to the Interstate.

The property does not have a Town zoning designation because it's not part of Monument at this point. However, residential land uses are nearby and commercial land uses have grown near the intersection of Baptist Road and Interstate 25. Commercial development on the Dellacroe Ranch site may make sense along Baptist Road and the Sante Fe Trail's nearby trailhead.



CORRIDORS

There are several corridors in Monument that have an impactful presence in the community and can play a valuable role in placemaking and a feeling of shared identity.

Jackson Creek Parkway

Located east of Interstate 25 and within the Triview Metropolitan District, this north/south corridor has experienced the most commercial and residential development in Monument over the last twenty years. It serves the Lewis Palmer High School, the Tri-Lakes YMCA, and the big box retail development near Baptist Road with Wal-Mart, Home Depot, and Kohls.

Thousands of Monument residents travel on Jackson Creek Parkway every day, but it and the new housing and commercial development can feel disconnected from “historic Monument.” The Interstate Highway contributes to this, as well as the availability of nearly every manner of commercial good, civic amenity, and housing in the east part of town. Enhancements along Jackson Creek Parkway to make it feel more part of the Town of Monument could help address this feeling of disconnectedness.

Sante Fe Regional Trail

This trail, owned and maintained by El Paso County, is located on abandoned Atchison, Topeka, and Sante Fe Railroad right-of-way. It runs through downtown Monument and previous projects celebrate and capitalize on its presence. An interpretive sign along the trail shares local historical information and a park / open space between 2nd Street and 3rd Street provides shelter and a resting spot.



Santa Fe Trail



Jackson Creek Parkway

Additional efforts to leverage the trail's presence through downtown may include additional identification signs along the trail that welcome users to Monument, beautification along the trail to improve its aesthetic impact, and bike parking or storage infrastructure to encourage riders to stop in town without having to worry about their equipment. The Public Works office building at 2nd Street and Beacon Lite Road abuts the trail. As a publicly-owned property, it may offer an easier opportunity for placemaking efforts along the Sante Fe Trail in downtown Monument.

Beacon Lite Road

This roadway travels north out of downtown Monument toward Palmer Lake and Douglas County. Many businesses and institutions have been located on Beacon Lite Road over the town's history, including the Monument Cemetery with graves dating back to the 1860s.

The land use mix in this corridor has evolved and now ranges from light industry, residential in manufactured and single family detached housing, and outdoor storage. As a gateway into Monument from the north, placemaking and aesthetic enhancements could help make the Beacon Lite Road corridor feel like a bigger part of the community.



Beacon Lite Road

KEY OBSERVATIONS

Community Identity and Communication

The Town of Monument is well-recognized in the region and Colorado residents throughout the 80132 area code will say they live in Monument even if their homes are outside the town's municipal boundary. While this is not harmful, problems arise when residents think they are in the town limits when they are not. Several factors contribute to this confusion, including irregular boundary lines, public services provided by multiple organizations, and a lack of unified messaging among government and public entities. Efforts to improve coordination and communication between Woodmoor, Triview, El Paso County, and the Town can help address this.

Growth & Annexation

The Town's current annexation plan, or Three-Mile Plan, comes from the 2017 comprehensive plan and has been reapproved semi-annually since then. While it may have reflected current conditions and Monument's vision for growth at the time, the plan warrants a thorough update. There are growth opportunities in unincorporated land north, south, and east of current town borders that should be contemplated by a new Annexation Plan. Aspirations for growth in the Plan will broadcast the town's vision to important stakeholders like the Woodmore and Triview Metropolitan Districts. This can start meaningful conversations about growth scenarios that are beneficial to both the Town of Monument and these partner organizations.

Community Character

"Reputation is Everything"

From a development and investment perspective, Monument has acquired a reputation as an insular community that is difficult to work with. The development review process has been unpredictable and inconsistent, often leaving builders, residents, and Town leadership at odds. Reasons for this include a misunderstanding of the Comprehensive Plan's role as a planning tool, over-reliance on PUD's and outdated elements in the Zoning Code, and inconsistent guidance and leadership of the Town's appointed and elected officials.

Education and clarity on Monument's regulatory framework, planning tools, and approval processes for appointed and elected officials will be paramount as the town works to improve its reputation in the region to encourage development and investment. As improvements are made, the town will be seen as an ally for growth and development instead of an impediment.

"Tale of Two Cities"

The history of Monument's growth and the Interstate 25 corridor have created a divide between the west and east sides of Monument. The west side has the historic downtown with a traditional street grid, small established residential neighborhoods, and a range of light industrial land uses that include manufacturing, warehousing, and outdoor storage.

The east side of Monument has subdivisions full of new housing, new school facilities, the YMCA, and the town's concentration of big box retail stores. Residents on the east side are disconnected from the west half of town by physical and lifestyle barriers. Efforts to address this can include mobility improvements supporting non-motorized connections between the two sides of town, as well as identity and branding initiatives so the east side still "feels" like part of historic Monument.

Land Use and Zoning

The PUD zoning district is overrepresented in Monument, especially given that it's not defined in the Zoning Code. A contributing cause may be the single multifamily zoning district for all multifamily development. A range of multifamily districts with varying densities and bulk regulations could facilitate more by-right development and allow a more carefully crafted vision of where different scales of multifamily development could be appropriate and most impactful.

It is understood that Planned Unit Developments become a de facto zoning district under Colorado State Law. While this should be represented on Monument's Zoning Map in some way, an underlying base zoning district should still be shown in areas under a PUD. This will help the Zoning Map remain a useful guide for the Town's vision for land use, planning, and development.

The town has a healthy land use mix with a variety of retail, services, and light industry. This diverse mix of commercial land uses lends resiliency to the local economy as economic trends favor one sector or another over time.

A "tale of two cities" has evolved in Monument with the west and east sides of Interstate 25 developing different characters. Efforts to connect the two sides and bring a more unified feeling of identity to all of Monument can support a stronger sense of place and community pride.

Monument is an important stakeholder in regional planning efforts conducted by El Paso County, the Pikes Peak Area Council of Governments, and the City of Colorado Springs. Focusing on communication and collaboration with these organizations could help Monument leverage their resources for support in planning, transportation, and other areas.

Semi-Truck Parking Considerations

The Federal Motor Carrier Safety Administration (FMCSA) places a limit on how long semi-truck drivers can spend behind the wheel. They can drive a maximum of eleven hours after ten consecutive hours off duty. When truck drivers hit this eleven-hour maximum, their vehicles will cease full operation until they pull off the road for a minimum amount of down time.

Monument's location along Interstate 25 between major freight destinations has resulted in it becoming an ideal location for many trucks to pull over and get the required amount of rest. Commercial operations have capitalized on this and the Pilot Travel Center at the southwest corner of the Baptist Road / I-25 interchange has a large semi-truck parking area. Trucks that don't use this lot will often park overnight along exit ramps or other side roads. This can be unsightly and dangerous, resulting in pushback from residents when it occurs.

The circumstances leading to Monument as a destination for overnight semi-truck parking are not likely to change in the foreseeable future. For this reason it may be appropriate to consider how the Town can benefit from the situation. If safe, reliable off-street parking facilities are available for truck drivers, parking along the Interstate off-ramps will likely decrease. Opportunities to construct and monetize a semi-truck parking facility should be explored.

The importance of cooperation and collaboration with the Triview and other metropolitan districts cannot be overstated. They provide essential services to 70% of the Town of Monument and many residents are unclear as to the role of the Town versus the metropolitan districts.

Downtown Monument

Downtown Monument has tremendous potential as an asset for the town and the Tri-Lakes region. The following initial observations will inform strategies for a master plan charting a path for the downtown area to realize this potential.

The 2018 downtown plan created strategies for gateway signs, wayfinding signs, and streetscape improvements. These were developed through a public process and have support from residents and downtown business community. The strategies should remain part of a Downtown Master Plan and pursued actively.

The Sante Fe Trail represents a key asset for the downtown. Low-cost, achievable strategies can give trail users an experience that is “distinctly Monument” and leverage the trail to bring visitors downtown.

Changes to the regulatory environment can be explored:

- *Reevaluating how multifamily development is approached in the DB zoning district. Realistic density regulations should be established to set expectations among property owners and the development community, and bulk, parking, and other regulations should facilitate profitable, practical development.*
- *Sign regulations specific to the downtown should be explored to ensure they allow creative, impactful signs that contribute to the historic character. An example is barber poles and determining whether they would*

be allowed by-right under the current sign code. Another example are old signs that appear in historic photos of downtown Monument. Similar concepts could be allowed now if they contribute to the historic feel.

Houses of worship should be engaged as members of the business community. While they are businesses in the traditional sense, their presence in the downtown is significant. They could represent strong allies if included in conversations and downtown initiatives.

Monument residents represent just 14% of visitors to the downtown. About 30% of visits are from residents of unincorporated areas around Monument and 43% of visits from residents elsewhere in the county. This suggests there may be barriers impacting local trips downtown.





HISTORIC MONUMENT

Infrastructure, Natural Resources, and Stormwater Management

8

CONDITION, CAPACITY, AND NEEDS

The Town of Monument's water and sewer infrastructure is critical for supporting the community's health, safety, and development. This section provides an in-depth look at the current condition, capacity, and needs of these systems, highlighting the challenges and opportunities for improvement.

CONDITION

The water and sewer facilities in Monument are managed by multiple entities, each responsible for different areas and aspects of service delivery.

- **Monument Water Department:** The department operates eight active wells tapping into three Denver Basin aquifers. These wells provide a reliable water supply, but the infrastructure, including 24 miles of water main pipes, 450 valves, and over 200 hydrants, requires regular maintenance and upgrades to ensure continued reliability and compliance with state regulations.



Downtown Monument Conditions

- **Monument Sanitation District:** Established in 1963, the district collects wastewater from areas west of Interstate 25 and treats it at the Tri-Lakes Wastewater Treatment Facility (TLWWTF). The facility, jointly owned by Palmer Lake Sanitation District and Woodmoor Water and Sanitation District, is rated at 4.2 million gallons per day but currently treats 1.24 million gallons per day.
- **Woodmoor Water and Sanitation District:** This district sources water from 15 wells and surface water intake from Lake Woodmoor, Monument Creek, and Augusta Pit. It serves approximately 8,741 customers, including a small area within the Town boundaries. The infrastructure is generally in good condition but requires ongoing investment to maintain service levels and support future growth.
- **Triview Metropolitan District:** Formed in 1985, Triview operates 10 Denver Basin wells, two water treatment plants, and two water tanks. The district manages 68 miles of water main lines and 47 miles of sewer collection lines. The infrastructure is well-maintained, but the district is actively working on projects like the Northern Delivery System to enhance water supply reliability.

“

Our road and water infrastructure needs to be able to handle new development.

— COMMUNITY STAKEHOLDER



- **Pinyon Pines Water District:** The Piñon Pines Water District is a small water utility located on the south side of the Town of Monument. It was established as part of the Forest Lakes Metropolitan District (FLMD), which manages water and wastewater services, drainage, parks and trails, landscaping, and streetlight services for the three Piñon Pines Metropolitan Districts (PPMD #1, PPMD #2, and PPMD #3).

The district sources its water from two Denver Basin wells and a surface water treatment plant that accesses water stored in Bristlecone Reservoir, ensuring a reliable supply of potable water for residents and businesses. Managed by a board of directors, the district oversees operations, maintenance, and regulatory compliance to maintain water quality and reliability.

The Piñon Pines Water District also engages with the community to promote water conservation and sustainable usage practices. As of the latest information (2023), the district provides services to approximately 1,500 homes, with this number expected to increase as the area continues to develop.

CAPACITY

The capacity of Monument's water and sewer systems is designed to meet the current demands of the community, but there are challenges related to growth and resource management:

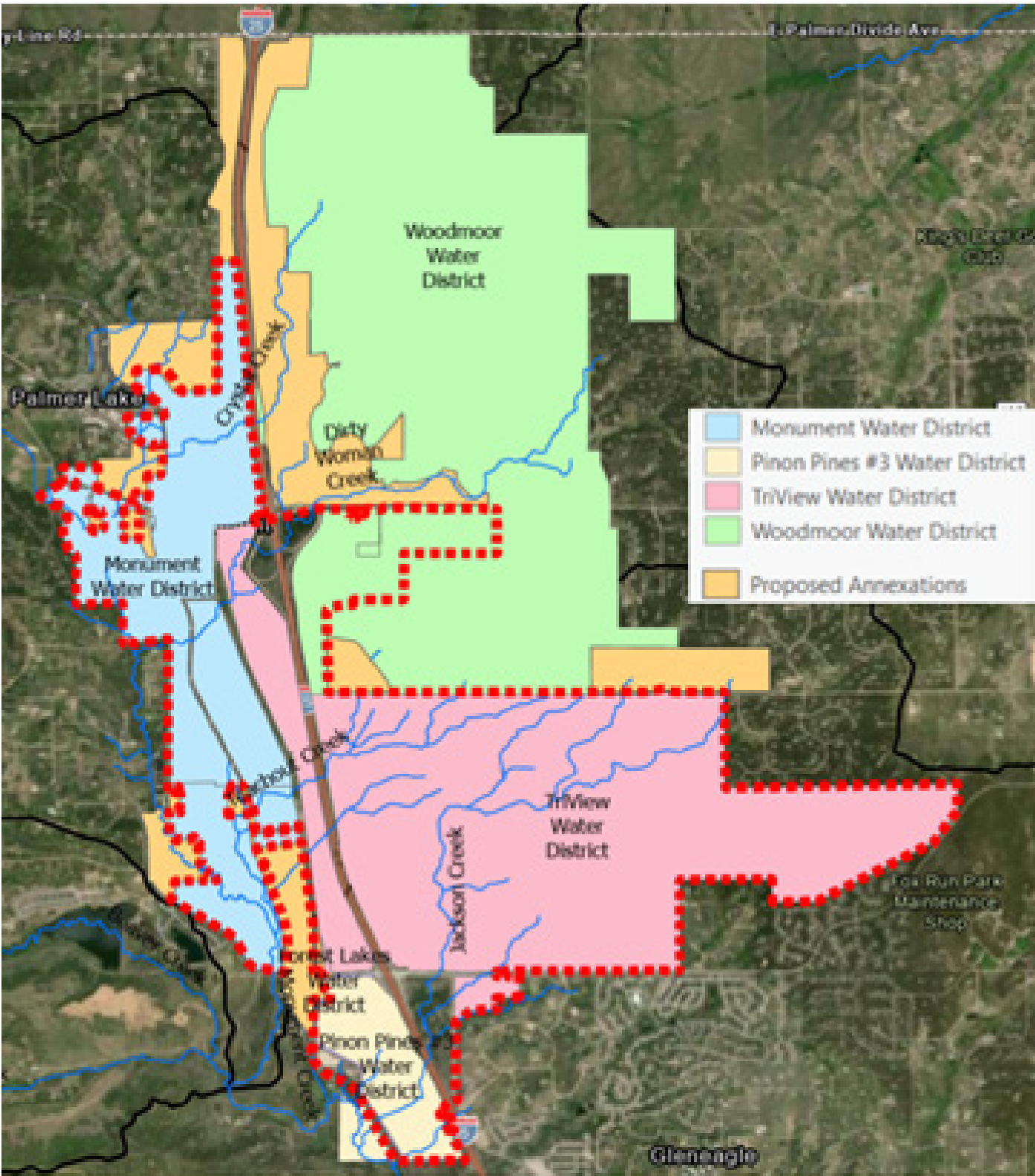
- **Water Supply:** The Monument Water Department can produce up to 470,000 gallons of potable water daily, stored in a 1-million-gallon tank. However, the reliance on groundwater from the Denver Basin aquifers poses sustainability concerns, necessitating the exploration of alternative water sources. The Denver Basin aquifer system is a significant groundwater resource located along the Front Range

of Colorado, extending from Greeley to Colorado Springs and from the foothills to Limon. Groundwater in the Denver Basin is experiencing depletion due to extensive pumping to meet the growing demands of municipal, industrial, and domestic uses along Colorado's Front Range. Eventually, wells might have to go some 2500 feet deep.

- **Wastewater Treatment:** The TLWWTF has a capacity of 4.2 million gallons per day, with current treatment levels at 1.24 million gallons per day. This capacity is sufficient for current needs, but future growth may require additional investments in treatment facilities and infrastructure.
- **Stormwater Management:** The Town of Monument and Triview Metropolitan District manage stormwater infrastructure, including detention ponds and drainage structures. Effective stormwater management is crucial to prevent flooding and protect water quality, requiring ongoing maintenance and upgrades.



Figure 88: Water Districts



NEEDS

To ensure the long-term sustainability and reliability of Monument's water and sewer infrastructure, several needs must be addressed:

- **Infrastructure Upgrades:** Regular maintenance and upgrades to water mains, valves, hydrants, and treatment facilities are essential to maintain reliable service, improve readiness for wildfire protection, and ensure compliance with regulations.
- **Alternative Water Sources:** Reducing reliance on nonrenewable groundwater sources by developing renewable water projects, such as the Northern Delivery System and the Loop Water Authority project, is critical for long-term sustainability.
- **Capacity Expansion:** As the community grows, expanding the capacity of water and wastewater systems will be necessary to meet increased demand. This includes investments in new wells, upgraded treatment plants, and distribution and conveyance infrastructure.
- **Stormwater Management:** Enhancing stormwater infrastructure to manage runoff effectively and prevent contamination of local water bodies is vital to protecting the renewable water sources available. This includes implementing best management practices and ensuring compliance with state and county stormwater regulations.
- **Funding and Collaboration:** Securing adequate funding for infrastructure projects and fostering collaboration among the various entities responsible for water and sewer services will be crucial for addressing the community's needs. This includes exploring new funding mechanisms and strengthening partnerships with regional utilities.

Addressing these needs will require a coordinated effort from the Town of Monument, special districts, and regional partners to ensure a sustainable and reliable infrastructure system for the community.



INFRASTRUCTURE SYSTEMS

The Town of Monument's infrastructure systems are vital for ensuring the community's health, safety, and quality of life. These systems encompass drinking water supply, wastewater treatment, stormwater management, and utilities such as electrical power and natural gas. The complexity of Monument's infrastructure is heightened by the presence of multiple water and sewer providers, each responsible for different aspects of service delivery. This section provides a detailed overview of the various entities involved, their roles, and the current state of infrastructure within the town.

Drinking Water and Wastewater Treatment

MONUMENT WATER DEPARTMENT:

- *Operates eight active wells tapping into three Denver Basin aquifers.*
- *The system can provide up to 470,000 gallons of potable water daily.*
- *The system includes 24 miles of water main pipes, 450 valves, and over 200 hydrants.*
- *Responsible for daily operations, maintenance, long-term asset management, and compliance with state regulations.*

MONUMENT SANITATION DISTRICT:

- *Collects wastewater from areas west of Interstate 25.*
- *Treats wastewater at the TLWWTF, jointly owned by Palmer Lake Sanitation District and Woodmoor Water and Sanitation District.*
- *TLWWTF is rated at 4.2 million gallons per day but currently treats 1.24 million gallons per day.*



USAFA



Downtown Monument

WOODMOOR WATER AND SANITATION DISTRICT:

- Sources water from 15 wells and surface water intake from Lake Woodmoor, Monument Creek, and Augusta Pit.
- Serves approximately 8,741 customers, including those within the Town boundaries.
- Involved in the Loop Water Authority project as a lead to create a renewable regional water system.

TRIVIEW METROPOLITAN DISTRICT:

- Operates 10 Denver Basin wells, two water treatment plants, and two water tanks.
- Constructing the Northern Delivery System to bring renewable water from Colorado Springs Utilities.
- Manages 68 miles of water main lines and 47 miles of sewer collection lines.
- Majority shareholder in the Upper Monument Creek Wastewater Treatment Plant.
- Collaborates on the North Monument Creek Interceptor (NMCI) project to transport wastewater for treatment via a 10-mile pipeline.

PINYON PINES WATER DISTRICT:

- Water Source is local groundwater wells tapping into aquifers.
- Managed by a board of directors overseeing water treatment and distribution to approximately 1,500 customers.
- Infrastructure includes pipelines, storage tanks, and essential distribution systems.
- Provides potable water to residents and businesses within its service area.
- Regular maintenance and upgrades to ensure reliability and compliance with regulatory standards.



Woodmoor Lake



Palmer Lake

Stormwater Management

TOWN OF MONUMENT:

- *Responsible for reviewing stormwater plans and maintaining stormwater infrastructure within town limits.*
- *Ensures compliance with Best Management Practices (BMPs) and annual reporting by developers.*

The Town currently collects stormwater impact fees based on a fee structure established by El Paso County. An update to the Stormwater Management Plan is currently underway that will identify and prioritize necessary improvements to the Town's drainage infrastructure.

TRIVIEW METROPOLITAN DISTRICT:

- *Manages stormwater services within its boundaries, including detention ponds and drainage structures.*



Triview Metropolitan District



ENERGY INFRASTRUCTURE

This section provides an overview of the entities responsible for electrical power and natural gas services in Monument, highlighting their roles and contributions to the community's energy needs. Reliable access to electrical power and natural gas ensures that homes are heated, lights are on, and industries can function smoothly. The Town's energy infrastructure is managed by dedicated providers who work to maintain and improve the systems that deliver these vital resources.

Electrical Power

MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA):

- *Primary provider of electrical power in Monument.*
- *MVEA is a not-for-profit electric cooperative responsible for the distribution of electricity to the community.*
- *Purchases electricity from wholesale power suppliers, including Tri-State Generation and Transmission Association.*
- *Generates power from a diverse mix of sources such as coal, natural gas, hydroelectric, and renewable energy like wind and solar.*
- *Ensures a reliable and sustainable power supply for Monument and surrounding areas.*

Natural Gas

BLACK HILLS ENERGY:

- *Provides natural gas services to Monument.*
- *Manages both the supply and distribution of natural gas.*
- *Ensure safe and reliable delivery to residential and commercial customers.*
- *Maintains the infrastructure needed to transport natural gas from production sites to end users.*
- *Offers various customer services and support to meet the community's energy needs.*

These entities work together to ensure that Monument has a robust and reliable energy infrastructure, supporting both current demands and future growth.

PROPOSED CITY AND COUNTY PROJECTS

There are several major infrastructure projects within the Town that are underway to enhance water sustainability, quality, and management for its residents. The Town itself is not directly involved in many of these projects but they are designed to address current and future needs, ensuring a reliable and environmentally responsible water supply. Collaboration with regional partners and neighboring utilities is a key aspect of these initiatives, aiming to improve the overall infrastructure and resource management in the area. This section outlines the key water, sewer, and stormwater projects currently underway or planned, highlighting their purposes, components, statuses, and impacts.

Summary of Key Water Projects

NORTHERN DELIVERY SYSTEM (TRIVIEW METROPOLITAN DISTRICT):

- *Purpose: Deliver renewable water to Northern El Paso County, reducing dependence on nonrenewable Denver Basin wells. Triview Metro purchased additional water rights , new storage facilities, pipelines, and pumps to bring water east of I-25.*
- *Components: Booster pump station, 10-mile pipeline, and tank.*
- *Status: Ongoing construction. Town of Monument is still evaluating their interest in connecting.*
- *Impact: Provides sustainable water supply, enhancing reliability and quality.*



El Paso County



El Paso County

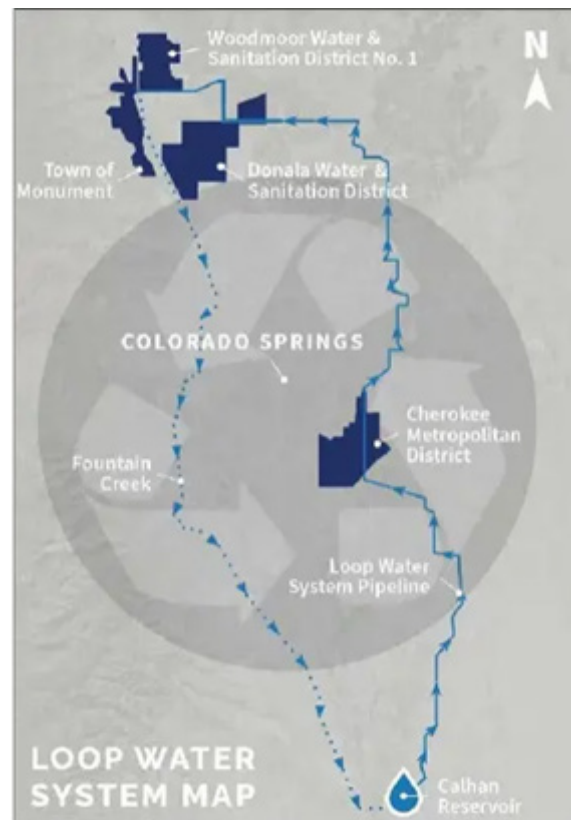
North Monument Creek Interceptor (NMCI) Project (Triview Metropolitan District):

- *Purpose: Consolidate wastewater treatment systems into a centralized system for improved efficiency and environmental responsibility. The pipeline would run from the Upper Monument Creek Regional Wastewater Treatment Facility, north of the Air Force Academy, to the J.D. Phillips Water Resource Recovery Facility, located near I-25 and Garden of the Gods Road in Colorado Springs.*
- *Components: 10-mile pipeline transporting wastewater to Colorado Springs for treatment.*
- *Status: Design phase underway. Town of Monument is still evaluating their interest in connecting.*
- *Impact: Enhances wastewater management, reduces costs, ensures compliance with water quality regulations.*



Loop Water Authority Project (Monument, Woodmoor, and Donala Water and Sanitation District):

- *Purpose: Reclaim and recycle water from southern El Paso County for use in northern El Paso County to provide a redundant source to districts that are dependent on groundwater wells in the Denver Basin.*
- *Components: Drawing water from Fountain Creek and transporting it through pipelines.*
- *Status: Detailed planning and infrastructure development through \$4 million in Federal Grants.*
- *Impact: Reduces reliance on groundwater, providing a renewable water source.*



Stormwater Projects Downstream by USAFA

MONUMENT BRANCH REPAIR PROJECT (TOWN OF MONUMENT):

- *Purpose: Reduce sediment buildup in Monument Creek and protect the floodplain and riparian habitat.*
- *Components: Three-phase project improving approximately 900 feet of channel between Voyager Parkway and Interstate 25, and stabilizing the channel upstream to the New Santa Fe Regional Trail.*
- *Status: Ongoing, with phases one and two focusing on erosion control and phase three on channel stabilization.*
- *Impact: Reduces sediment flow into Monument Creek, improving water quality.*

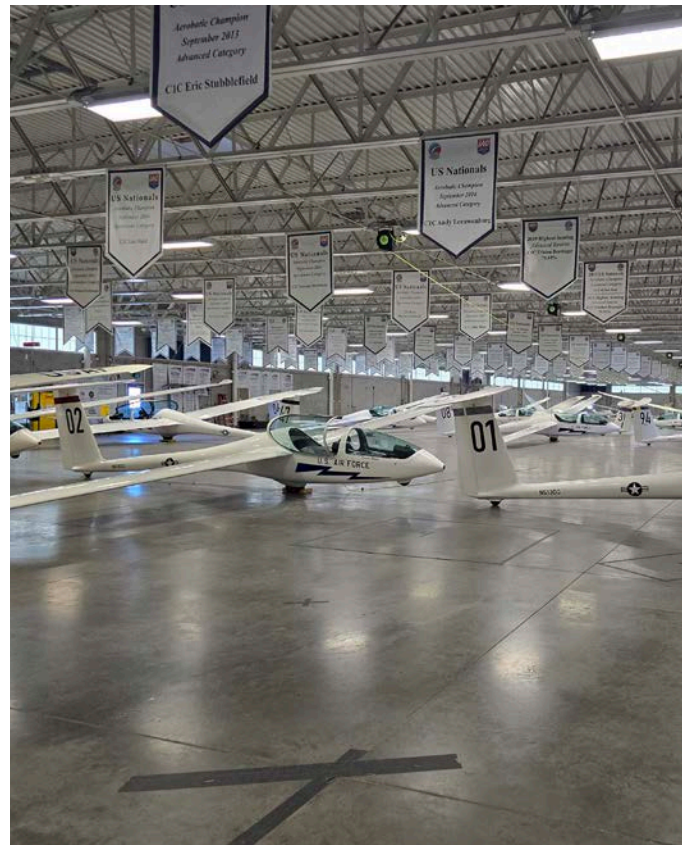
STORMWATER POLLUTION PREVENTION (TOWN OF MONUMENT):

- *Purpose: Prevent pollutants from entering storm drains and affecting water quality downstream.*
- *Components: Public awareness campaigns, proper disposal of hazardous materials, and routine inspections.*
- *Status: Continuous efforts to educate and enforce pollution prevention measures.*
- *Impact: Enhances water quality in Monument Creek, benefiting aquatic life and drinking water purification downstream.*

HABITAT RESTORATION PROJECTS (USAFA AND CITY OF COLORADO SPRINGS):

- *Purpose: Preserve habitat for federally listed species and protect valuable assets for the City of Colorado Springs downstream.*
- *Components: Stream condition maintenance and habitat preservation efforts.*
- *Status: Ongoing partnership between USAFA and Colorado Springs.*
- *Impact: Ensures ecological balance and protects water resources for downstream communities.*

These projects collectively aim to improve water sustainability, quality, and management for the residents of Monument, ensuring a reliable and environmentally responsible water supply.



USAFA

KEY OBSERVATIONS

The Town of Monument's infrastructure systems are managed by multiple entities, each with its own responsibilities and challenges. The following key observations and recommendations highlight the main issues and opportunities for improvement:

Complexity and Coordination

Water and sewer services are provided by multiple organizations, including the Monument Water Department, Monument Sanitation District, Woodmoor Water and Sanitation District, and Triview Metropolitan District. This adds complexity and fragmentation to infrastructure management leading to inefficiencies and challenges in coordination. It will be important to enhance collaboration and communication among the various entities to streamline operations and improve service delivery. Efforts should also be made to explore opportunities for consolidation to reduce redundancy and improve efficiency.

Water Supply and Fire Suppression

Fire suppression efforts could be improved by consolidating water supply and storage infrastructure to ensure adequate supply and water pressure. The Denver Basin continues to experience depletion, making redundancy among groundwater well sources important, as well. Consolidating water supply systems and storage facilities may involve joint planning and investment by the Town and the special districts. The Town Council has not yet committed to any actions regarding the Town's future water supply situation. While a member of the Loop Water Authority, no agreements have been signed committing to the future renewable water supply.



Monument Lake



Waterwise Demonstration Garden

Fee Structure and Funding

Monument lacks a proper fee structure to support future capital improvement needs, particularly for roadway and storm system improvements. It will be important to develop and implement a comprehensive fee structure that adequately funds infrastructure maintenance and upgrades. This should include impact fees for new developments and user fees that reflect the true cost of service provision.

Stormwater Management

Ensuring compliance with current standards for stormwater detention, water quality, and release rates into the Monument Creek Watershed is essential to prevent flooding and protect water quality. The Town must enforce stringent stormwater management standards for new developments, requiring full drainage reports instead of drainage letters. Regularly review and update stormwater management practices to align with best management practices (BMPs).

Habitat Preservation

New developments next to Preble's Mouse habitat must consider the impacts on this federally listed species and take measures to mitigate any adverse effects. Monument should require developers to conduct thorough environmental assessments and implement habitat preservation measures as part of their project plans. There may also be opportunities to collaborate with environmental agencies to ensure compliance with habitat protection regulations. It's important to note that the US Fish and Wildlife Service does not have an official map designating the Preble's Mouse habitat.



Preble's Meadow Jumping Mouse



Preble's Mouse Habitat

Public Awareness and Education

There is a need to educate residents about the Town boundaries and the services provided by the Town versus those provided by special districts and metro districts. Future efforts to develop public awareness campaigns to inform residents about the different service providers and their respective responsibilities will be important. This can help manage expectations and improve community engagement.

By addressing these key observations and implementing the recommended actions, the Town of Monument can enhance the efficiency, reliability, and sustainability of its infrastructure systems, ultimately benefiting the entire community.







Parks, Recreation, and Open Space Today

9

Monument's parks and open spaces are central to the town's identity, community character, and quality of life. Framed by the natural beauty of the Palmer Divide and shaped by a long-standing appreciation for open landscapes, the town's park system serves as a vital counterbalance to the pressures of growth. While Monument is home to a network of parks, trails, and natural areas, the system is complex, split between multiple providers and impacted by geographic, infrastructural, and regulatory constraints. As the community continues to grow, so does the importance of building a parks and open space system that is both coordinated and resilient.

A Layered System with Shared Responsibility

The Town of Monument oversees several signature parks and open spaces through its Parks and Open Space Department, which operates under the umbrella of Public Works. This department is responsible for planning, maintenance, and enhancement of public parks and trails that fall within its direct purview. These spaces include large community parks like Dirty Woman Creek Park, neighborhood gathering spaces like Limbach Park, and natural destinations such as Monument Lake.



However, the Town is not the only steward of recreational lands. The Triview Metropolitan District, a special taxing district with quasi-municipal responsibilities, manages an additional layer of parks and open spaces, particularly those within newer subdivisions and neighborhoods. These district-maintained sites are owned by the town, but built and maintained by the district per the Town/Triview IGA and primarily serve Triview residents.

El Paso County, the regional parks provider, also owns and manages large-scale open space assets near Monument, including Fox Run Regional Park and regional trails like the Santa Fe Trail. In addition, smaller homeowner associations (HOAs), PUDs, and private developers manage detention ponds and undeveloped lands, some of which are loosely labeled as “open space” without the amenities or ecological integrity to function as such. This layered system, while rich in overall acreage, can appear fragmented to residents, with varying levels of maintenance, programming, and connectivity.

“

*There are very few nice parks.
I would love more recreational
options for my family.*

— COMMUNITY STAKEHOLDER



KEY PARKS AND NATURAL FEATURES

The Town's flagship open space assets include several prominent parks with distinct roles and identities. Dirty Woman Creek Park, a large multi-use park situated west of I-25, serves as a regional draw for sports, recreation, and community events. Despite its unusual name, one that has prompted debate among residents, it holds cultural significance tied to local lore, and current signage onsite shares the story behind it. Many residents have expressed that while the name may be unconventional, renaming the park would erase an important piece of Monument's local heritage.

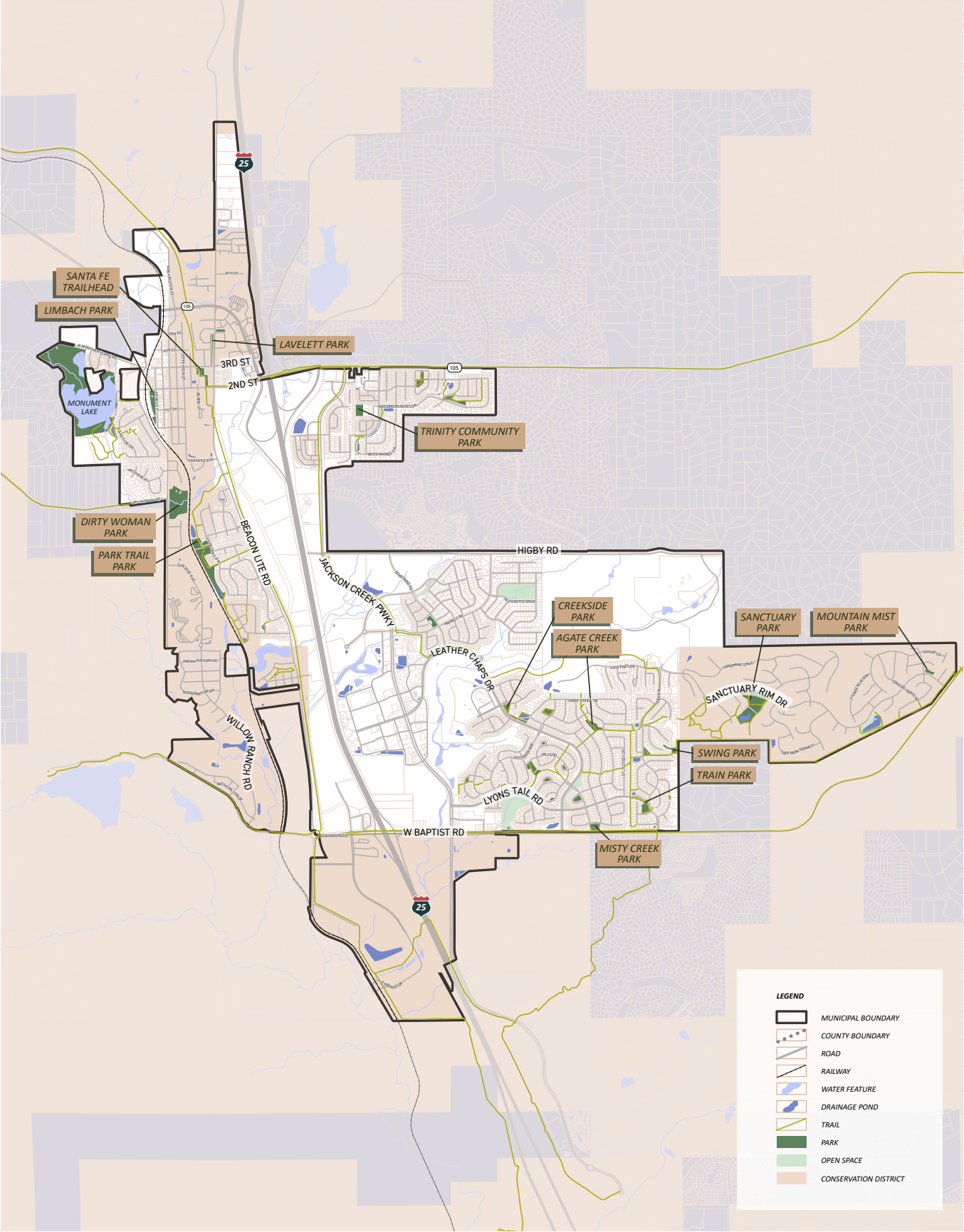
Limbach Park, situated just off Front Street, is one of the community's most beloved civic spaces. With a small playground, stage for performances, picnic areas, and its proximity to downtown, the park hosts a variety of community events and concerts. Despite this, its separation from the downtown core by railroad tracks limits its everyday visibility and accessibility. Residents have repeatedly pointed to the railroad as a physical and psychological barrier that prevents seamless pedestrian movement and limits the park's integration into downtown activity.

Monument Lake, located nearby, is another jewel in the town's natural landscape. Framed by mountain views and often dotted with kayaks and anglers, the lake provides opportunities for fishing, birdwatching, and reflection. Yet similar to Limbach Park, its full potential is constrained by access issues, lack of continuous trail infrastructure, and limited amenities for longer visits. Stakeholders suggested that boardwalks and low-impact infrastructure could help make the lake more accessible while preserving its natural integrity.

Other key sites include the Santa Fe Trail, a major recreational corridor running through the region, and Dirty Woman Creek itself, which functions not only as a park setting but also as part of the local watershed and wildlife corridor system. These trails and creek beds are frequently used informally by walkers, bikers, and joggers, although gaps in sidewalks and off-street paths remain a persistent concern.



Figure 89: Parks and Open Space



The Role of the Triview & Village Center Metropolitan Districts

While the Town of Monument plays a visible role in public park provision, many residents are more immediately served by the Triview and Village Center Metropolitan Districts, which manages approximately 10 neighborhood parks and expansive areas of landscaped open space. Formed in 1985, Triview is a special-purpose district that provides not only parks but also roads, stormwater, and utility services in many of Monument's largest residential areas.

Triview's investments have grown over time, culminating in the recent development of Sanctuary Park, an eight-acre neighborhood park with a five-acre artificial turf field for soccer and lacrosse, passive trails, and a covered pergola. Residents and stakeholders spoke highly of Triview's role in park maintenance, but noted that these district-managed parks often function independently of the Town's vision, resulting in missed opportunities for connectivity, programming, and system-wide coordination. Many of the parks within Triview are not clearly signed or publicly mapped, leading to confusion among residents about what parks are available and who is responsible for them.



LEVEL OF SERVICE ANALYSIS

Monument, Colorado, is a rapidly growing community with a current population of approximately 11,000 residents and 4,000 households. Between 2010 and 2023, the town experienced significant growth, adding approximately 6,200 residents. This growth has been characterized by an influx of families with children, as well as empty nesters and young seniors. The demographic shifts underscore the increasing demand for diverse and accessible parks and recreational facilities that cater to a broad spectrum of age groups and interests.

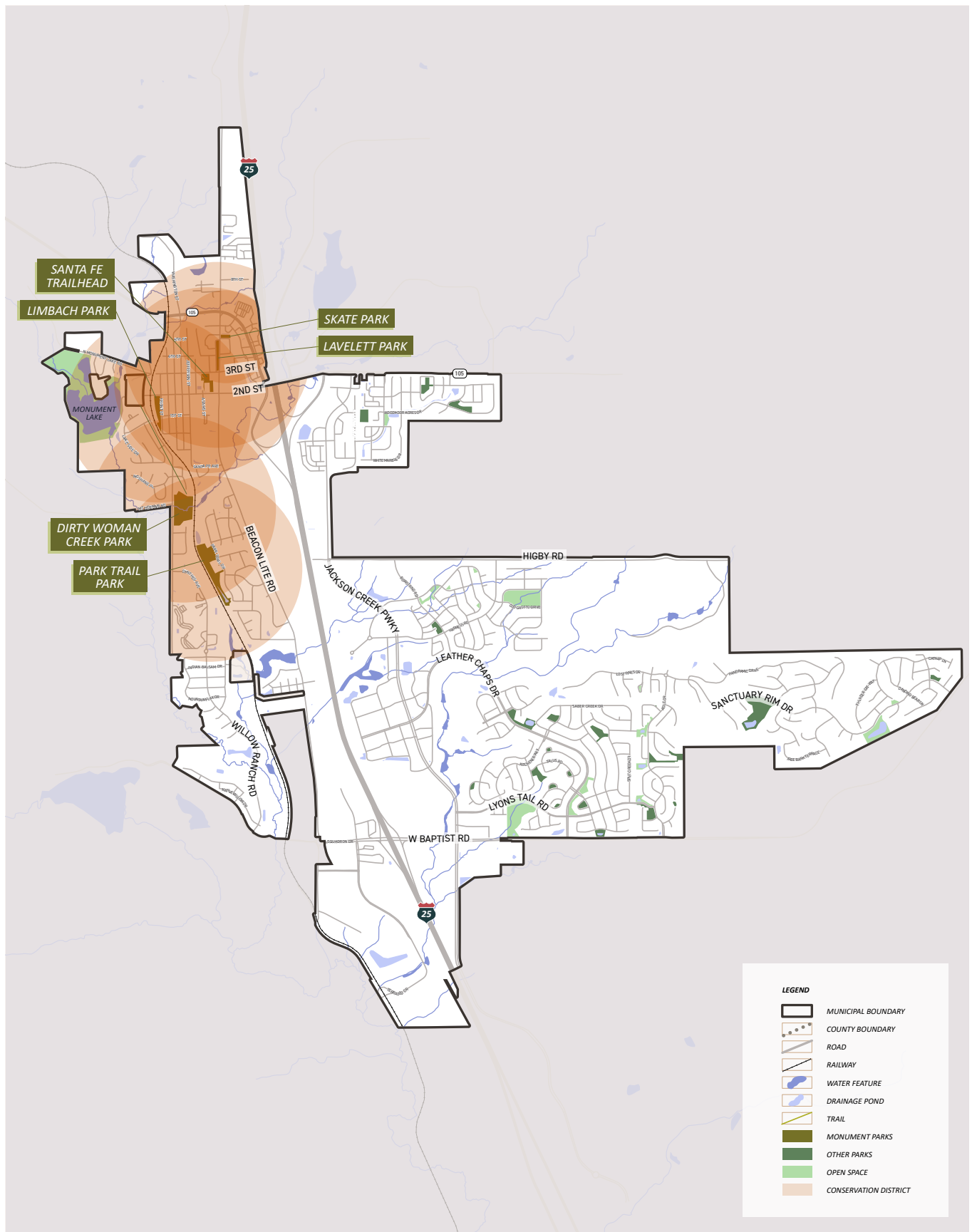
Acreage-Based Level of Service (LOS)

Service Area	Total Acreage
Total	1,345.1
Within Town of Monument Limits	1,027.3

The NRPA's 2023 Agency Performance Review recommends a benchmark of 10.8 acres of parkland per 1,000 residents. For Monument, with a population of approximately 11,000, this suggests a target of about 119 acres of parkland. However, we recognize that this national standard may not fully reflect the suburban character, development patterns, or expectations of Monument and similar nearby communities.

Instead, the Town is adopting a more locally relevant benchmark of 5.0 acres per 1,000 residents. This standard better aligns with what

Figure 90: Parks and Open Space Level of Service



comparable suburban communities in the region provide. Based on this benchmark, Monument would need 55 acres of active recreation space.

Currently, the Town manages several key parks and open spaces, including Dirty Woman Creek Park, Limbach Park, and Monument Lake. The Triview Metropolitan District also manages around 10 neighborhood parks within the Town's boundaries. Based on available data, Monument has 27.3 acres of active recreation space. This excludes specialty areas such as cemeteries and results in a shortfall of 27.7 acres compared to the 5.0-acre benchmark.

However, when all types of publicly accessible open space are included, such as land managed by Triview and the Village Center Metropolitan District, the total rises to 93.38 acres. Under the same benchmark, this creates a surplus of 38.38 acres. In this broader context, Monument appears to be well served.



Distribution-Based Level of Service (LOS)

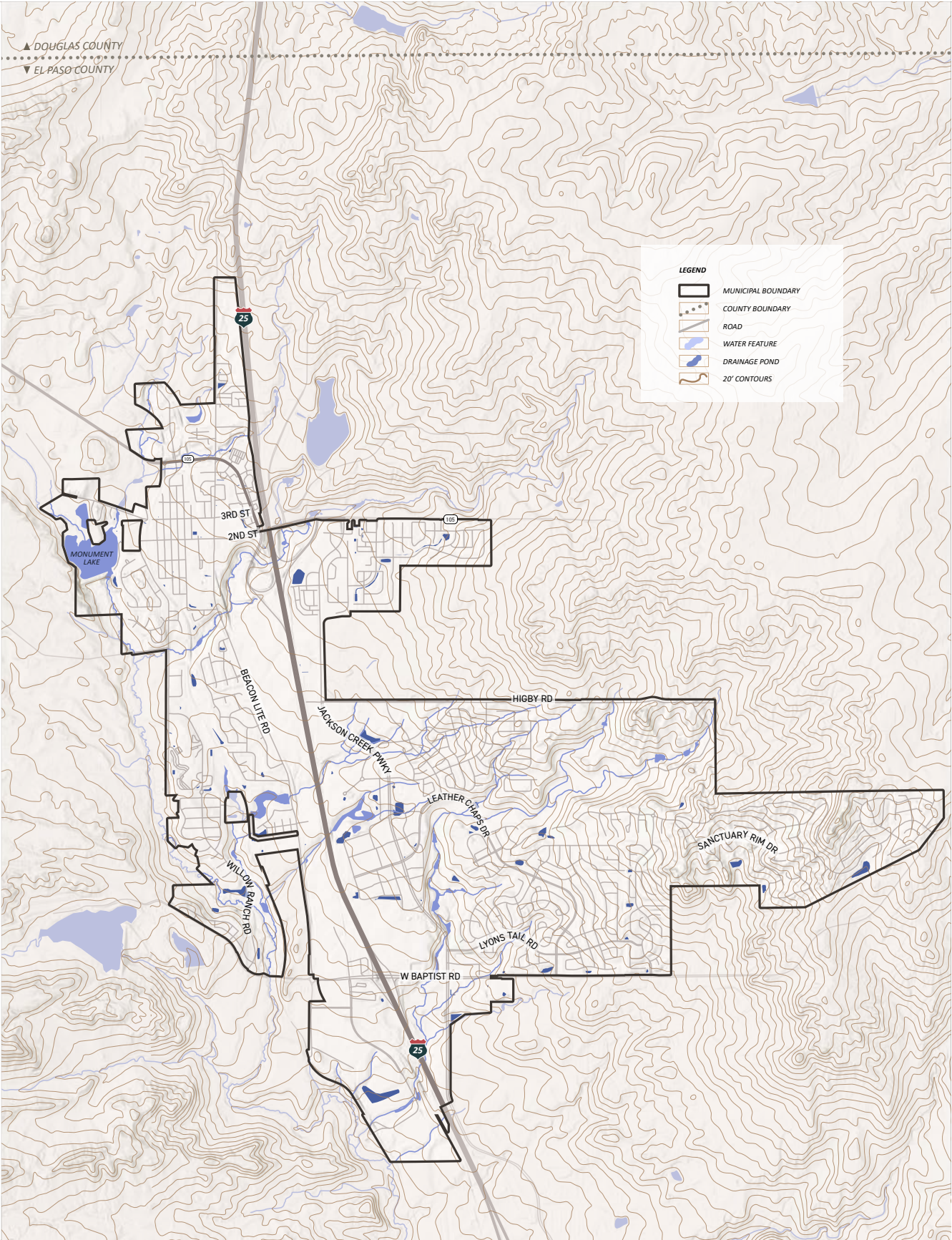
Beyond total acreage, the equitable distribution of parks throughout the community is crucial. NRPA data suggests that the typical park and recreation agency offers one park for every 2,287 residents. For Monument, this translates to a target of approximately five parks (11,000 residents / 2,287 residents per park).

With the Town of Monument and the Triview Metropolitan District collectively managing more than 10 parks, the town appears to meet this benchmark. However, community feedback indicates concerns about the accessibility and connectivity of these parks, particularly regarding safe pedestrian and bicycle access. Residents have highlighted challenges such as sidewalk gaps and the physical barrier posed by railroad tracks separating key recreational areas from the downtown core.

MONUMENT'S BIODIVERSITY AND ECOLOGICAL LANDSCAPES

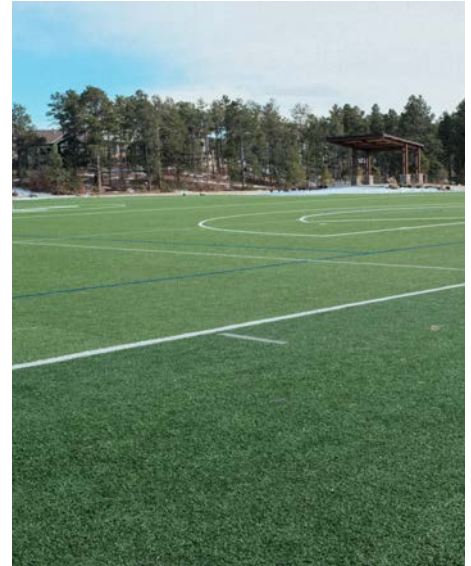
Monument, Colorado, is situated at the confluence of the Palmer Divide and the Front Range, a region that serves as a vital ecological corridor for wildlife movement across the state. The town's parks, open spaces, and undeveloped lands, whether managed by the Town of Monument, Triview Metropolitan District, or private entities, play a crucial role in maintaining habitat connectivity, supporting biodiversity, and preserving the area's natural heritage.

Figure 91: Topography



Wildlife Corridors and Habitat Connectivity

The Palmer Divide functions as a significant wildlife corridor, facilitating the seasonal migration and daily movement of various species, including elk, mule deer, black bears, coyotes, bobcats, and mountain lions. These animals rely on continuous tracts of natural habitat to access food, water, and breeding grounds. Fragmentation of these corridors due to development poses a threat to their survival. Recognizing this, Colorado has been proactive in protecting wildlife migration corridors through initiatives like the Colorado Corridors Project, which engages volunteers in wildlife monitoring and aims to enhance habitat connectivity statewide.



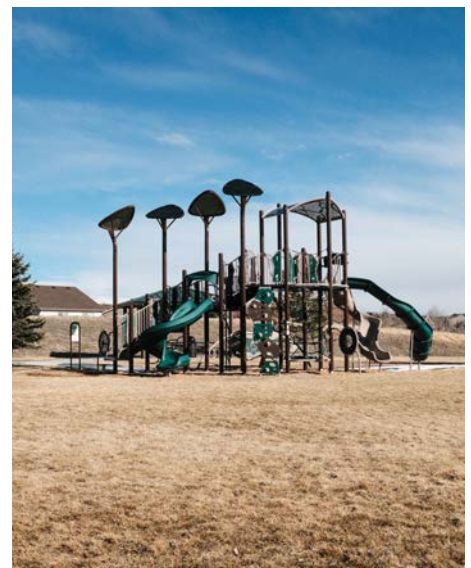
PREBLE'S MEADOW JUMPING MOUSE

The Preble's meadow jumping mouse (*Zapus hudsonius preblei*) is a small, nocturnal rodent native to the riparian corridors of Colorado and southeastern Wyoming. Recognized for its long tail and remarkable jumping ability, this species is federally listed as Threatened under the Endangered Species Act since 1998 due to significant habitat loss and fragmentation.



HABITAT AND DISTRIBUTION

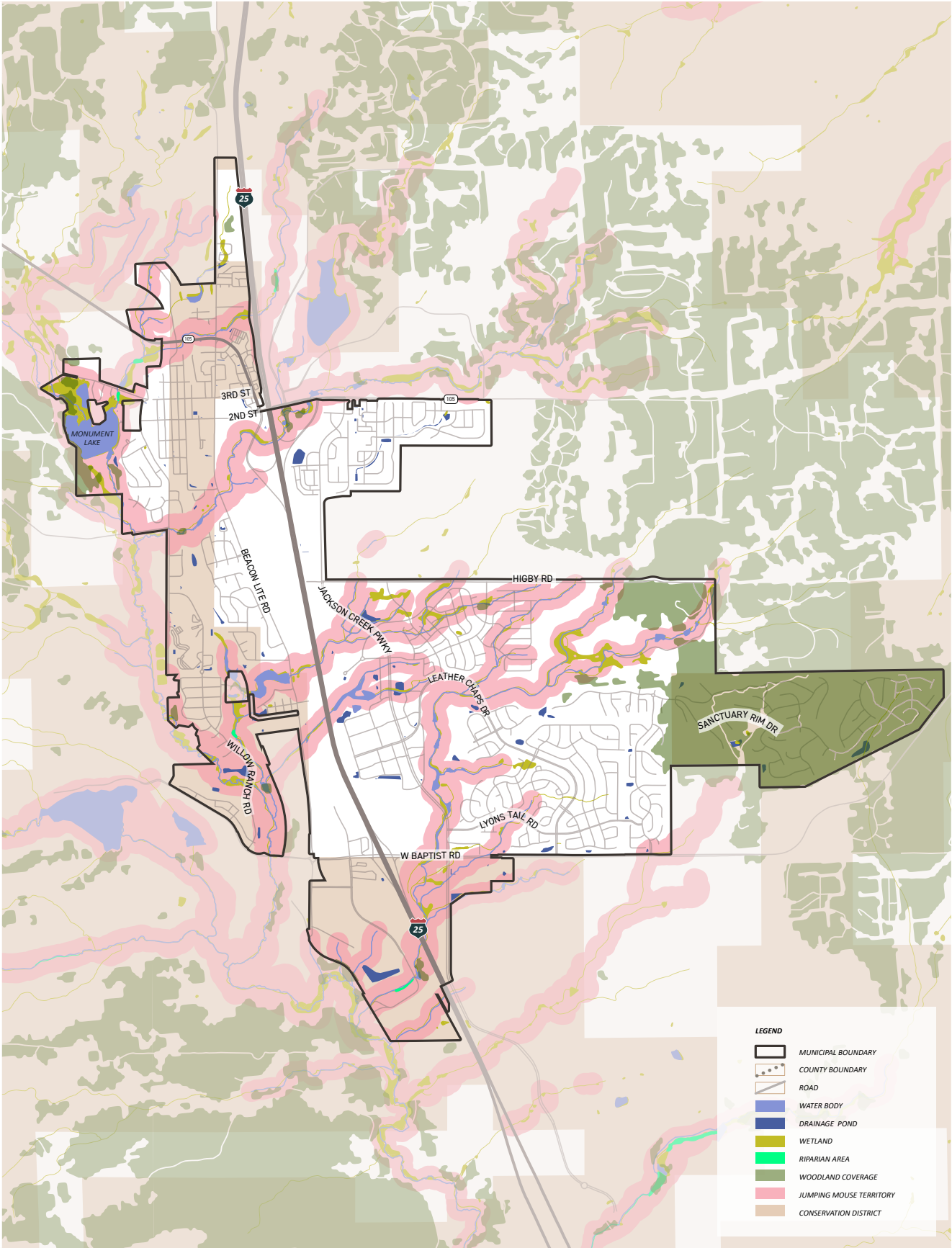
Preble's mice are highly specialized, relying on dense, streamside riparian vegetation, including shrubs, grasses, and forbs, found along rivers and streams below 7,600 feet in elevation. In Monument, critical habitats are concentrated along Monument Creek and its tributaries, with substantial populations documented within the U.S. Air Force Academy grounds. These areas provide the necessary cover and food resources essential for the mouse's survival.



ECOLOGICAL SIGNIFICANCE

The presence of the Preble's meadow jumping mouse serves as an indicator of healthy riparian ecosystems. Their reliance on intact streamside habitats means that their well-being reflects the overall health of these environments, which are also crucial for other wildlife species such as songbirds, amphibians, and native fish. Protecting the mouse's habitat thus contributes to broader conservation efforts benefiting multiple species.

Figure 92: Habitats and Conservation



CONSERVATION EFFORTS AND CHALLENGES

Conservation strategies for the Preble's mouse in the Monument area include habitat protection, restoration of riparian zones, and the establishment of Site Conservation Teams (SCTs). These multidisciplinary teams work collaboratively to identify and implement recovery actions, aiming to stabilize and increase mouse populations. However, challenges persist, particularly from ongoing urban development and land-use changes that threaten to degrade or eliminate critical habitats.

IMPLICATIONS FOR LAND USE AND DEVELOPMENT

The designation of critical habitats for the Preble's mouse imposes certain land-use restrictions to prevent further habitat loss. Activities such as construction, landscaping, and water management within these areas require careful planning and, in some cases, permits to ensure compliance with conservation objectives. While these measures are essential for the species' survival, they also necessitate a balance between development and environmental stewardship within the community.

NATIVE FLORA AND FAUNA

Monument's diverse ecosystems support a rich array of native plant and animal species. The area's flora includes species such as big sagebrush, rabbitbrush, greasewood, single-leaf ash, broom snakeweed, Utah serviceberry, yucca, Mormon tea, mountain mahogany, and cliffrose. These plants provide essential habitat and food sources for pollinators like bees and butterflies, as well as for birds and mammals.

Among the fauna, the region is home to species such as elk, mule deer, black bears, coyotes, bobcats, mountain lions, and various bird species. The presence of these animals indicates a healthy ecosystem and underscores the importance of preserving natural habitats and corridors for their continued survival.

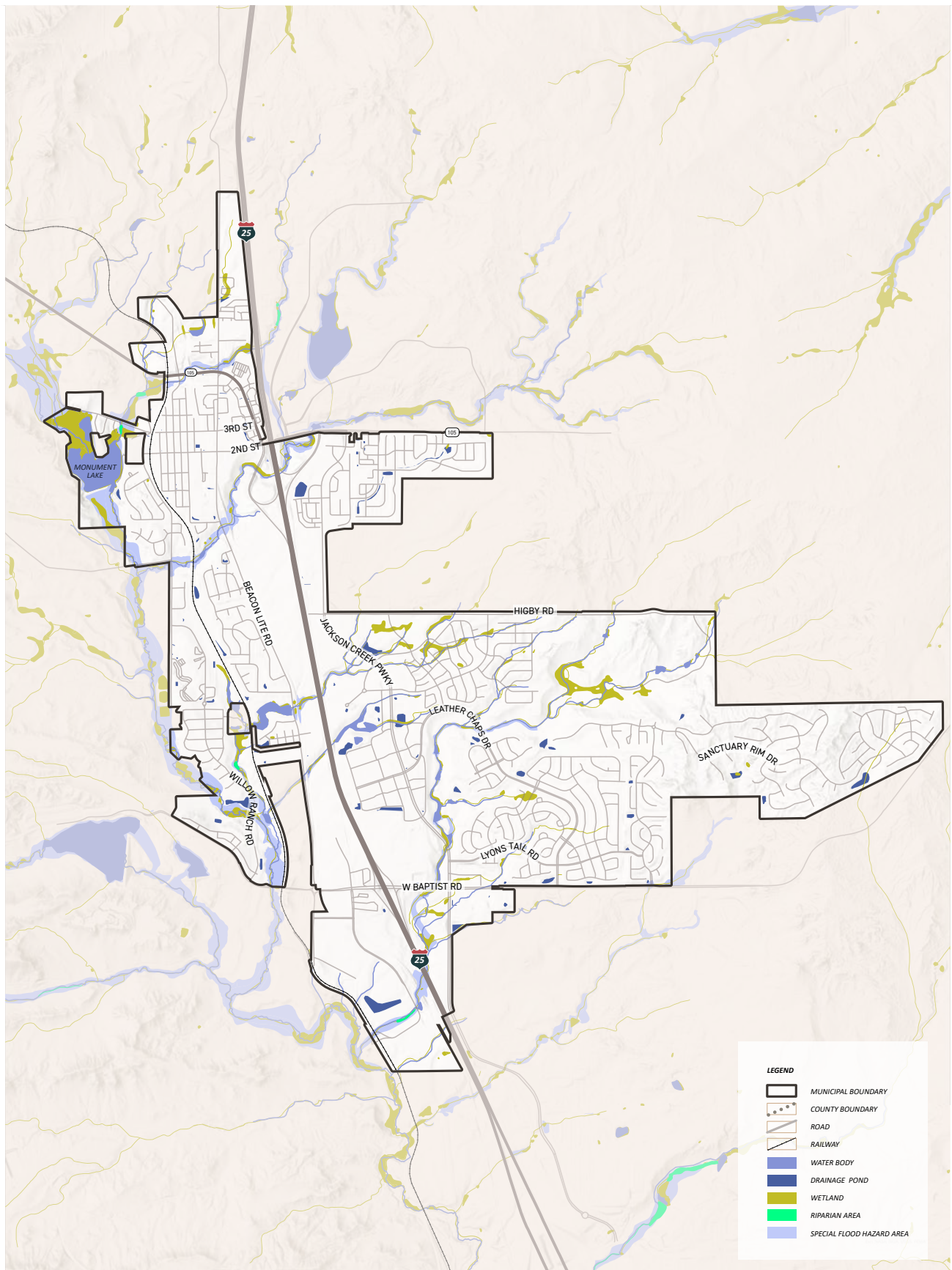
WETLANDS AND RIPARIAN AREAS

Although wetlands cover less than 3% of Colorado's land area, they are among the state's most ecologically significant ecosystems. In and around Monument, wetlands and riparian zones, such as those along Monument Creek and other tributaries, provide critical habitat for amphibians, waterfowl, and other wildlife. These areas also offer ecosystem services like water filtration, flood mitigation, and groundwater recharge. The conservation and restoration of wetlands are vital for maintaining biodiversity and ecological resilience in the face of climate change and urban development.

CONSERVATION AND STEWARDSHIP

The Town of Monument has implemented landscape guidelines that promote the use of native, drought-tolerant plants, supporting water conservation and providing habitat for local wildlife. Community members have expressed a strong interest in preserving open spaces and natural areas, recognizing their value for recreation, wildlife habitat, and the overall quality of life. Efforts to establish a dedicated park district or foundation could further enhance conservation initiatives, ensuring the protection of critical habitats and the promotion of environmental stewardship throughout the region.

Figure 93: Hydrology



COMMUNITY LIFE & CULTURE

Town Events & Seasonal Traditions

The Town of Monument's Parks and Recreation Department plays a dual role in the community—not only responsible for maintaining and planning park facilities, but also for organizing a calendar of events that bring residents together and activate public spaces throughout the year. These events are often the most visible and memorable ways that residents experience their local government and gather as a community. From patriotic traditions to weekly summer concerts, these offerings reinforce a shared identity and build social cohesion. However, the current events calendar, while meaningful, is limited in both scope and seasonal coverage. As the town continues to grow and diversify, there is a clear opportunity to expand event programming to meet a broader range of interests and ensure that high-quality events are accessible year-round.

Monument's annual events calendar revolves around a core set of traditional offerings. The town begins its programming each year with a spring focus on environmental stewardship and beautification, kicking off with an Arbor Day Celebration held on April 25, typically located at 130 2nd Street near the Monument Sanitation District. This event emphasizes the importance of tree planting, native landscaping, and ecological awareness, reinforcing the town's commitment to its natural setting.

Shortly after, Monument participates in the Great American Cleanup Pikes Peak Partners (GACPP) initiative in early May. This townwide effort engages residents in local cleanup projects, often focused on parks, trailheads, and public rights-of-way. The event is organized by the Parks and Recreation Department in coordination with regional partners, and it functions as both a civic responsibility and a visible expression of community pride.

Memorial Day is marked with a formal remembrance ceremony at Monument Cemetery, held on the Saturday prior to the holiday. This ceremony provides a solemn and meaningful opportunity for residents to honor military service members who lost their lives while serving. Attendance typically includes veterans' groups, civic organizations, and families from throughout the region.



The signature event of the summer is the Concerts in the Park series, which spans nearly three months from early June through the end of August. Hosted every Wednesday evening in Limbach Park, these free concerts feature local and regional bands, food trucks, and family-friendly programming. The series draws hundreds of attendees each week and serves as a key social event during the summer months. Concerts typically run from 6:30 to 8:30 PM, and while they are well-loved, they represent one of the few regularly occurring events on the calendar.

Monument's most high-profile annual celebration is the Tri-Lakes 4th of July festival, which includes a full day of festivities ranging from a pancake breakfast and parade to a street fair, live music, and a family-focused beer garden in Limbach Park. This event draws thousands from the greater Tri-Lakes region and is often seen as a hallmark of small-town Americana. Despite its popularity, however, it is largely limited to a single day of programming, meaning the rest of the summer calendar does not feature other similarly scaled experiences.

In the fall, the town participates in the regional Creek Week Clean-Up, a volunteer-driven event focused on protecting local waterways. Dates for this program vary year to year, but participation often includes students, civic groups, and families. It builds on the environmental stewardship values already embedded in Monument's identity.

Finally, the year concludes with the Monument Tree Lighting Ceremony, which typically takes place on the first Saturday of December. This festive kickoff to the holiday season is held in downtown Monument and features live music, seasonal decorations, and family-oriented activities.

“

There should be more gatherings and events throughout Monument to connect more businesses and communities.

— COMMUNITY STAKEHOLDER



Where and When Events Happen

Most town-sponsored events are held in Limbach Park, which serves as the de facto venue for civic life in Monument. The park's central location makes it an attractive setting, but its accessibility challenges, most notably the railroad tracks that separate it from the heart of downtown, limit its potential. Similarly, Monument Lake and Dirty Woman Creek Park are rarely used for events beyond environmental clean-ups, despite their size and scenic beauty. There is growing recognition that these spaces could serve as additional venues for seasonal events, particularly if access and infrastructure are improved.

Programming is also heavily seasonal, with the majority of events taking place between April and early August. There are few or no public events in late fall or throughout the winter months, aside from the December tree lighting. There is also a gap in September and October, which could be an ideal window for harvest-themed festivals, cultural events, or health and wellness activities. Similarly, indoor events, such as art shows, wellness classes, or winter pop-ups, are completely absent from the calendar, largely due to a lack of available indoor civic venues.



Fourth of July Parade

Event Gaps and Potential Unmet Needs

While residents express appreciation for the events currently offered, several gaps stand out when analyzing the full calendar year and types of programming:

Age-Specific Offerings: There is little to no event programming that specifically targets youth, teens, or older adults. While the concert series is family-friendly, there are few active recreation events, arts workshops, or intergenerational festivals that meet the full spectrum of community needs.

Cultural and Heritage Events: There are no town-sponsored events that celebrate cultural diversity, local history (outside of national holidays), or regional identity beyond the 4th of July. As Monument diversifies, culturally responsive programming could help foster inclusion and community pride.

Fall and Winter Activation: Between August and December, only the tree lighting ceremony provides structured community programming. Creating a fall festival, Halloween event, or winter market could ensure year-round engagement and bring life to parks and downtown during quieter months.

Wellness and Fitness Events: Despite the town's proximity to natural trails and open space, there are no regularly scheduled outdoor wellness activities, such as guided hikes, yoga in the park, or walking clubs, that could reinforce Monument's health and recreation values.

Event Variety and Scale: With the exception of the 4th of July, most events are either single-day or weekly low-scale engagements. The town does not currently offer any multi-day festivals, seasonal fairs, or destination-level events that could draw tourism and support local businesses.

MONUMENT'S PUBLIC ART PROGRAM

In recent years, the Town of Monument has taken deliberate steps to integrate public art into its civic landscape, recognizing the role of creative expression in shaping community identity and enhancing public spaces. This effort builds upon the legacy of Tri-Lakes Views, a local nonprofit that managed the ArtSites program for over a decade, curating both permanent and rotating outdoor sculptures throughout the Monument area.

In 2023, the Town assumed management of the ArtSites program, signaling a commitment to sustaining and expanding public art initiatives. The program features a collection of permanent sculptures and annually rotates new pieces through a juried selection process. A committee comprising Town Council members, staff, and community representatives selects each year's artworks, ensuring a diverse representation of artistic voices.

The 2023–2024 exhibit includes works such as “SailFish” by Ivan Kosta, “Blade Of Grass” by Louis De Angelis, and “Community Creation,” a collaborative piece by Monument residents. These installations are strategically placed on pedestals throughout the town, transforming everyday spaces into engaging art experiences.

To enhance accessibility and engagement, the Town partnered with Otocast, a mobile app providing audio tours of the sculptures. Visitors can scan QR codes at each installation to hear artists discuss their work, fostering a deeper connection between the community and the art.

Additionally, the ArtSites program aligns with the downtown Art Hop events, held every fourth Friday from May through September, further integrating art into the community's cultural fabric. A public mural project is also planned for August 2024, aiming to involve residents in the creation process and expand the town's visual storytelling.

While the ArtSites program has enriched Monument's cultural offerings, its scale remains modest. Opportunities exist to broaden the program's reach, including incorporating diverse art forms, engaging underrepresented artists, and expanding installations to underserved areas. As Monument continues to grow, integrating public art into broader planning initiatives can further enhance the town's identity and community cohesion.



Sculpture



Fence Mural

KEY OBSERVATIONS

As Monument grows, its approach to parks and recreation must evolve to meet changing needs and rising expectations. The existing system, while beloved, is under increasing strain from development pressures, demographic shifts, and evolving recreational trends. Building on community feedback and existing conditions analysis, several key opportunities and considerations have emerged that can guide future decision-making and investment.

Plan for Growth with Equity and Capacity in Mind

Monument's current parks are not sized to meet the community's long-term needs. Growth projections suggest a need for more land acquisition, particularly for active recreation, regional parks, and larger civic destinations. This includes both traditional fields and multi-functional green spaces that can host sports, festivals, farmers markets, and other cultural events. Planning for equitable geographic distribution and ensuring underserved areas have quality access is critical to system-wide success.

Create a Clear Governance Structure for the Future

The idea of establishing a dedicated park district resonated with many stakeholders. Whether through a special taxing district, a joint agreement with the watershed district, or a phased pilot model, formalizing park governance will help secure resources and build accountability. At the same time, a Parks Foundation or "Friends of Monument Parks" group could serve as a first step, helping raise private funds and build momentum for a more permanent entity.

Expand and Connect the Trail System

Connectivity remains one of the biggest challenges in the existing park and recreation system. Monument should pursue a long-term trail and bikeway plan that prioritizes off-street, low-stress connections between neighborhoods, parks, and the Santa Fe Trail. Priority routes should address key sidewalk gaps, rail crossings near downtown, and corridors that support wildlife and natural features. The Town should also consider locating trails adjacent to or within wetlands and open space areas in order to connect neighborhoods. Trail amenities, such as benches, rest nodes, and wayfinding, should be part of the design approach.

Rethink Open Space Design and Land Development Standards

As Monument expands, new development must be held to higher expectations for meaningful open space. Detention ponds labeled as “parks” are not acceptable replacements for functional public spaces. The Town should consider updated open space guidelines and incentives for native landscaping, climate-responsive design, and long-term stewardship models. Agricultural easements and conservation tools could offer another pathway, particularly on the community’s edges.

Position Parks as Environmental and Cultural Infrastructure

Parks are more than recreational assets, they are part of the community’s ecological health, stormwater system, and culture. Planning for Monument’s parks should incorporate green infrastructure principles, clear creek buffer regulations, and low-impact amenities like boardwalks and wildlife blinds. Cultural interpretation should be embedded into public spaces, ensuring places like Dirty Woman Creek Park are not just used, but understood and valued for their history.

Protect and Strengthen Wildlife Corridors and Habitat Networks

Monument’s parks and open spaces are part of a larger ecological system that supports regional wildlife movement, particularly along creeks and the Palmer Divide. As development continues, protecting these corridors will be critical. Planning efforts should identify and preserve key habitat areas, promote native plantings, and incorporate low-impact access points like boardwalks and viewing areas.

Build Year-Round Public Life Through Events

Community events are highly valued but largely limited to spring and summer. The Town has an opportunity to expand its programming calendar with more fall and winter activities, targeted events for teens and older adults, and greater use of underutilized venues like Monument Lake or Dirty Woman Creek Park.

Elevate Public Art as a Tool for Placemaking and Local Expression

The Town’s ArtSites program is a growing asset but remains modest in scope. Future efforts could integrate public art more broadly across parks and trails, support temporary or youth-led installations, and use art as a storytelling tool to celebrate local identity and culture.

MONUMENT 2040



**COMPREHENSIVE PLAN
MONUMENT, CO**



Observations and Recommendations

10

The Lakota Group team assembled a list of preliminary observations and recommendations based on research, field work, and input from the public engagement process. These are based on analysis of the existing conditions in Monument in a variety of areas, but are categorized broadly by topic below. The recommendations will inform elements of the visioning and strategizing in Phase 2 of the comprehensive planning process.

Community Character

DOWNTOWN MONUMENT

Downtown Monument has tremendous potential as an asset for the town and the Tri-Lakes region. The following initial observations will inform strategies for a master plan charting a path for the downtown area to realize this potential.

- *Previous planning efforts have identified assets and challenges in the downtown. The 2018 downtown plan created strategies for gateway signs, wayfinding signs, and streetscape improvements. These were developed through a public process and have support from residents and downtown business community. The strategies should remain part of a Downtown Master Plan and pursued actively.*



- *The Sante Fe Trail represents a key asset for the downtown. Low-cost, achievable strategies can give trail users an experience that is “distinctly Monument” and leverage the trail to bring visitors downtown.*
- *Changes to the regulatory environment should be explored:*
 - » *Reevaluate how multifamily development is approached in the DB zoning district. Realistic density regulations should be established to set expectations among property owners and the development community. Further, the district’s bulk, parking, and associated regulations should facilitate profitable, practical development.*
 - » *Sign regulations specific to the downtown should allow creative, impactful signs that contribute to the historic character. An example is barber poles – would they allowed by-right under the current sign code? Another example are old signs that appear in historic photos of downtown Monument. Would similar concepts be allowed now if they contributed to the historic feel?*
- *Houses of worship should be engaged as members of the business community. While not businesses, their presence in the downtown is significant. They could represent strong allies if included in conversations and downtown initiatives.*
- *Most visitors to downtown Monument are not residents, with just 14% of visits from Monument residents. About 30% of visits are from residents of Unincorporated Monument and 43% of visits from residents elsewhere in the county. This suggests there may be barriers impacting local trips downtown.*



COMMUNITY IDENTITY AND COMMUNICATION

The Town of Monument is well-recognized in the region and Colorado residents throughout the 80132 area code will say they live in Monument even if their homes are outside the town's municipal boundary. While this is not harmful, problems arise when residents think they are in the town limits when they are not. Several factors contribute to this confusion, including irregular boundary lines, public services provided by multiple organizations, and a lack of unified messaging among government and public entities. Efforts to improve coordination and communication between Woodmore, Triview, El Paso County, and the Town can help address this.

GROWTH & ANNEXATION

The Town's current annexation plan, or Three-Mile Plan, comes from the 2017 comprehensive plan and has been reapproved semi-annually since then. While it may have reflected current conditions and Monument's vision for growth at the time, the plan warrants a thorough update. There are growth opportunities in unincorporated land north, south, and east of current town borders that should be contemplated by a new Annexation Plan. Aspirations for growth in the Plan will broadcast the town's vision to important stakeholders like the Woodmore and Triview Metropolitan Districts. This can start meaningful conversations about growth scenarios that are beneficial to both the Town of Monument and these partner organizations.

Community Character

"Reputation is Everything"

From a development and investment perspective, Monument has acquired a reputation as an insular community that is difficult to work with. The development review process has been unpredictable and inconsistent, often leaving builders, residents, and Town leadership at odds. Reasons for this include a misunderstanding of the Comprehensive Plan's role as a planning tool, over-reliance on PUD's and outdated elements in the Zoning Code, and inconsistent guidance and leadership of the Town's appointed and elected officials.

Education and clarity on Monument's regulatory framework, planning tools, and approval processes for appointed and elected officials will be paramount as the town works to improve its reputation in the region to encourage development and investment. As improvements are made, the town will be seen as an ally for growth and development instead of an impediment.

"Tale of Two Cities"

The history of Monument's growth and the Interstate 25 corridor have created a divide between the west and east sides of Monument. The west side has the historic downtown with a traditional street grid, small established residential neighborhoods, and a range of light industrial land uses that include manufacturing, warehousing, and outdoor storage.

The east side of Monument has subdivisions full of new housing, new school facilities, the YMCA, and the town's concentration of big box retail stores. Residents on the east side are disconnected from the west half of town by physical and lifestyle barriers. Efforts to address this can include mobility improvements supporting non-motorized connections between the two sides of town, as well as identity and branding initiatives so the east side still "feels" like part of historic Monument.

LAND USE & ZONING FRAMEWORK

The PUD zoning district is overrepresented in Monument, especially given that it's not defined in the Zoning Code. A contributing cause is the single multifamily zoning district for all multifamily development. A range of multifamily districts with varying densities and bulk regulations could facilitate more by-right development and allow a more carefully crafted vision of where different scales of multifamily development could be appropriate and more impactful.

It is understood that Planned Unit Developments become a de facto zoning district under Colorado State Law. While this should be represented on Monument's Zoning Map in some way, an underlying base zoning district should still be shown in areas under a PUD. This will help the Zoning Map remain a useful guide for the Town's vision for land use, planning, and development.

The town has a healthy land use mix with a variety of retail, services, and light industry. This diverse mix of commercial land uses lends resiliency to the local economy as economic trends favor one sector or another over time.



Parks, Mobility, and Infrastructure

MOBILITY & CONNECTIVITY

The transportation network is comprised of regional and local facilities that allow the community to travel within the Town and to other nearby communities. The mobility system is constrained by Interstate 25, the BNSF railroad, and the surrounding topography. The Interstate Highway creates a barrier between the west and east sides of Monument that limits connectivity between them. Current connections for active, non-motorized transportation from the east side to west side require traveling along busy roadways and unprotected pathways. This discourages travel unless driving in a motorized vehicle.

There are sidewalks downtown and in recently developed areas. There are opportunities, however, to improve the sidewalk network by completing gaps and widening sidewalks for enhanced pedestrian experiences. The Town has identified some of the key gaps in the sidewalk system and made progress in addressing them.

Bicycle facilities are limited and the ability to move around Monument by walking and cycling is challenging. The Town of Monument values active transportation and recent projects have been designed specifically to provide more facilities for pedestrians and bicycles. For example, planned improvements to Jackson Creek Parkway will add bicycle lanes on this roadway. Further planning and investment in non-motorized and active transportation networks in Monument can address the community's interest in reducing reliance on automobiles to travel around town.

INFRASTRUCTURE & STORMWATER MANAGEMENT

The Town of Monument's infrastructure systems are managed by multiple entities, each with its own responsibilities and challenges. The following key observations and recommendations highlight the main issues and opportunities for improvement:

Complexity and Coordination

Water and sewer services are provided by multiple organizations, including the Monument Water Department, Monument Sanitation District, Woodmoor Water and Sanitation District, and Triview Metropolitan District. This adds complexity and fragmentation to infrastructure management leading to inefficiencies and challenges in coordination. It will be important to enhance collaboration and communication among the various entities to streamline operations and improve service delivery. Efforts should also be made to explore opportunities for consolidation to reduce redundancy and improve efficiency.

Water Supply and Fire Suppression

Fire suppression efforts could be improved by consolidating water supply and storage infrastructure to ensure adequate supply and water pressure. The Denver Basin continues to experience depletion, making redundancy among groundwater well sources important, as well. Consolidating water supply systems and storage facilities may involve joint planning and investment by the Town and the special districts. The Town Council has not yet committed to any actions regarding the Town's future water supply situation. While a member of the Loop Water Authority, no agreements have been signed committing to the future renewable water supply.

Fee Structure and Funding

Monument lacks a proper fee structure to support future capital improvement needs, particularly for roadway and storm system improvements. It will be important to develop and implement a comprehensive fee structure that adequately funds infrastructure maintenance and upgrades. This should include impact fees for new developments and user fees that reflect the true cost of service provision.

Stormwater Management

Ensuring compliance with current standards for stormwater detention, water quality, and release rates into the Monument Creek Watershed is essential to prevent flooding and protect water quality. The Town must enforce stringent stormwater management standards for new developments, requiring full drainage reports instead of drainage letters. Regularly review and update stormwater management practices to align with best management practices (BMPs).

Public Awareness and Education

There is a need to educate residents about the Town boundaries and the services provided by the Town versus those provided by special districts and metro districts. Future efforts to develop public awareness campaigns to inform residents about the different service providers and their respective responsibilities will be important. This can help manage expectations and improve community engagement.

Habitat Preservation

New developments next to Preble's Mouse habitat must consider the impacts on this federally listed species and take measures to mitigate any adverse effects. Monument should require developers to conduct thorough environmental assessments and implement habitat preservation measures as part of their project plans. There may also be opportunities to collaborate with environmental agencies to ensure compliance with habitat protection regulations.

By addressing these key observations and implementing the recommended actions, the Town of Monument can enhance the efficiency, reliability, and sustainability of its infrastructure systems, ultimately benefiting the entire community.

ECONOMICS AND HOUSING

Below are key takeaways from detailed research and analyses of existing conditions and trends in employment, housing, and the local economy in Monument. The information will inform a slate of strategies that address areas for growth and opportunity.

Workforce and Employment

Comparatively few Monument residents work in the town. 65% commute to a destination in El Paso County and 30% work outside of the County. That being said, job growth in Monument has been steady over the past two decades, with approximately 2,500 jobs added since 2002.

Manufacturing offered the most jobs in Monument in recent years, but has not seen large growth in the last 20 years. This is likely related to a reduction of operations at a major manufacturing employer in town. Growing employment sectors in Monument include administration and support, waste management and remediation; health care, social assistance and education; and retail trade.

Retail Market in Monument

Monument has a substantial inventory of 1.2 million SF of retail space, which is more than double the retail space per capita of El Paso County overall. However, the retail stock is aging. 180,000 SF of new retail space has been built since 2015, but this has primarily been smaller developments, including freestanding single-tenant retail buildings and small-scale strip centers.

The retail supply appears to meet the daily needs of residents. They frequently visit shopping centers and retailers in town and seem to travel outside of Monument primarily for specialty retail and entertainment. While there is a surplus of certain retailers in Monument, including general merchandise stores and automotive parts stores, there is retail leakage from limited-service restaurants and clothing stores. This may indicate additional demand for new retail in Monument. However, the town's leverage to attract significant new retail development is challenged by its location between two major retail destinations with existing regional draws and the newest inventory in the region.

Office Market

Monument's office space accounts for a small share of El Paso County's overall inventory. The spaces in Monument are older and smaller than available inventory in other parts of the county. It is primarily characterized as Class B and C, which serves local professional office tenants rather than larger corporate tenants who prefer Class A properties. Recent office development in El Paso County has been concentrated in Colorado Springs, and there is no planned office space in Monument. It's likely there is limited demand for additional office development in Monument, as new development has primarily occurred in areas of El Paso County with a higher concentration of recent retail development and residential density.

Light Industry in Monument

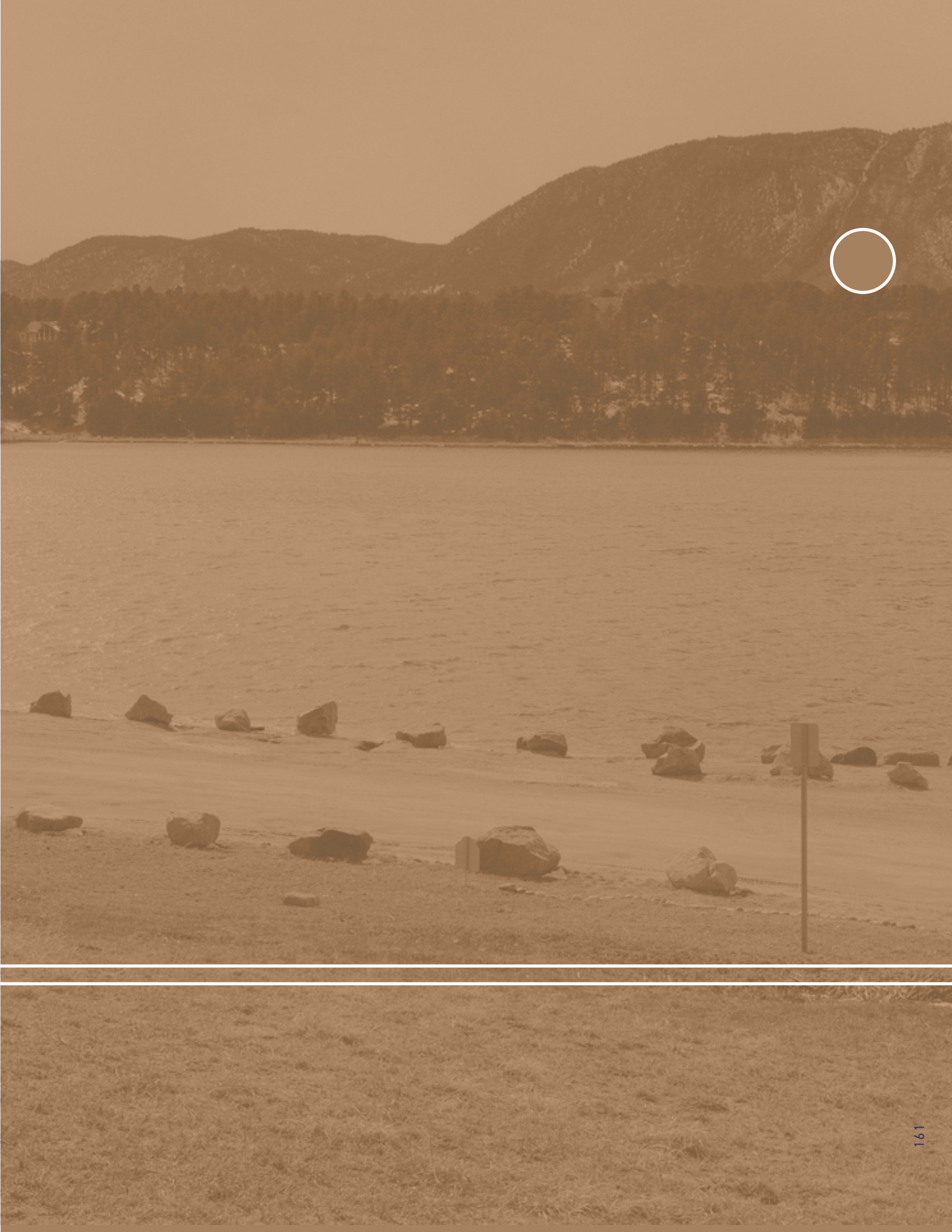
Monument has a small share of the county's overall industrial inventory, but the town's location along Interstate 25 makes it attractive for industrial development. This is reflected in the 441,000 SF of retail developed in Monument since 2015 and the 364,000 SF currently in the development pipeline. New industrial buildings in Monument reflect the type of development being built throughout the county, though at a smaller scale. These include smaller buildings with less than 25,000 SF, primarily along Beacon Lite Road to the north, as well as larger warehouse and distribution properties with 100,000 to 250,000+ SF in southwest Monument. The Town's proximity to Colorado Springs and its access to I-25 is likely to provide an opportunity for additional industrial development.

Housing in Monument

Monument's supply of housing has more than doubled since 2010, reflecting the rapid household growth over the last fifteen years. Despite this significant increase, the housing continues to be primarily single-family units. Single-family attached and detached homes accounting for approximately 86% of all housing. While Monument's Peer communities have also added a significant number of housing units since 2010, they have added a broader mix of housing types.

Monument's housing is primarily owner-occupied; only 21% of all homes are occupied by renters. All multifamily properties in Monument are renter-occupied, with limited opportunities for condominium ownership.

Sales prices for single-family homes throughout El Paso County have increased significantly since 2014, outpacing inflation. The average sale price for a single-family home in Monument is higher than the average sale price for a single-family home elsewhere in El Paso County. Apartment rents in Monument are consistent with newer inventory elsewhere in El Paso County.





COMPREHENSIVE PLAN
MONUMENT, CO