MONUMENT TOWN COUNCIL
STUDY SESSION AGENDA
MONDAY, JULY 21, 2025 – 5:00 PM

Monument Town Hall - Council Chambers
645 Beacon Lite Road - Monument, CO 80132
Participate Via Microsoft Teams
Participate Via Telephone: 719-300-6099 ID 393 385 561#
Council Packet

1. Joint Town Council/Planning Commission Study Session:

a. Monument 2040 Existing Conditions Report – Presentation and Discussion - *(Dan Ungerleider)*

MONUMENT 2040

COMPREHENSIVE PLAN
MONUMENT, CO

JOINT MEETING - PLAN COMMISSION & TOWN COUNCIL

July 21, 2025

THE LAKOTA GROUP.

SB Friedman
V3 Engineering
Rollins LLC
Radian

Agenda

- Overview of the State of the Town Report
- Questions & Discussion
- Next Steps

State of the Town Report

Shared Understanding of Where We Are Now

- Wide range of topic areas
- Summaries of key statistics and baseline information
- Summary of public engagement
  - » Approaches used by our team
  - » Key themes that arose
- Initial observations and recommendations

Topic Areas

1. Community History & Profile
2. Public Engagement Summary
3. Market Assessment
4. Housing Assessment
5. Mobility & Connectivity
6. Land Use & Zoning
7. Infrastructure, Utilities, and Stormwater Management
8. Parks, Recreation, and Open Space

Public Engagement

Public Engagement Themes

Strengths & Assets

- Small Town Character
- Strategic Location
- Strong Sense of Community
- High-Quality Schools
- Safe Environment
- Access to Outdoors
- Natural Beauty
- Community Events, Traditions
- Historic Downtown Charm

Concerns & Challenges

- Growth & Development Pressure
- Traffic & Road Infrastructure
- Preservation of Small Town Character
- School Capacity & Resources
- Commercial Development Balance
- Parks & Open Space Amenities
- Governance & Community Engagement

Population Growth

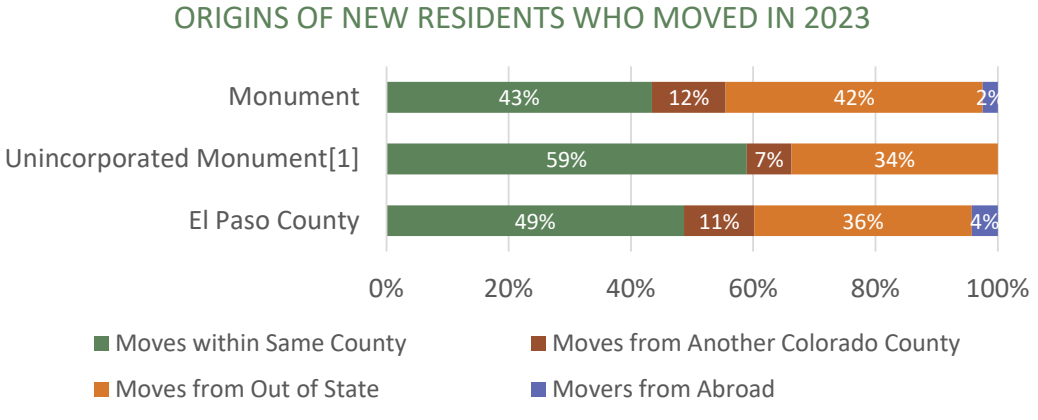
Monument's desirability has led to rapid growth

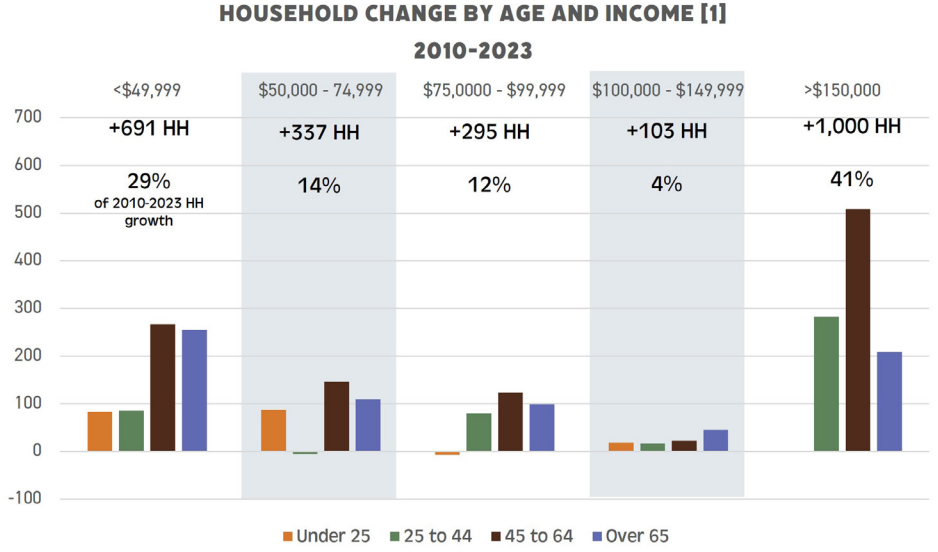
Growing Community

- +2,246 households from 2010-2023
- +6,200 residents

New Monument Residents & Households

- Primarily from out of state or other parts of Colorado
- Are older: 44% ages 45-64 and nearly 30% ages 65+
- Are wealthier: 41% of households earn over $150k annually
- 29% in households earning <$50k annually





Population Growth

Monument has a high share of families and fewer young adults

High Proportion of Families

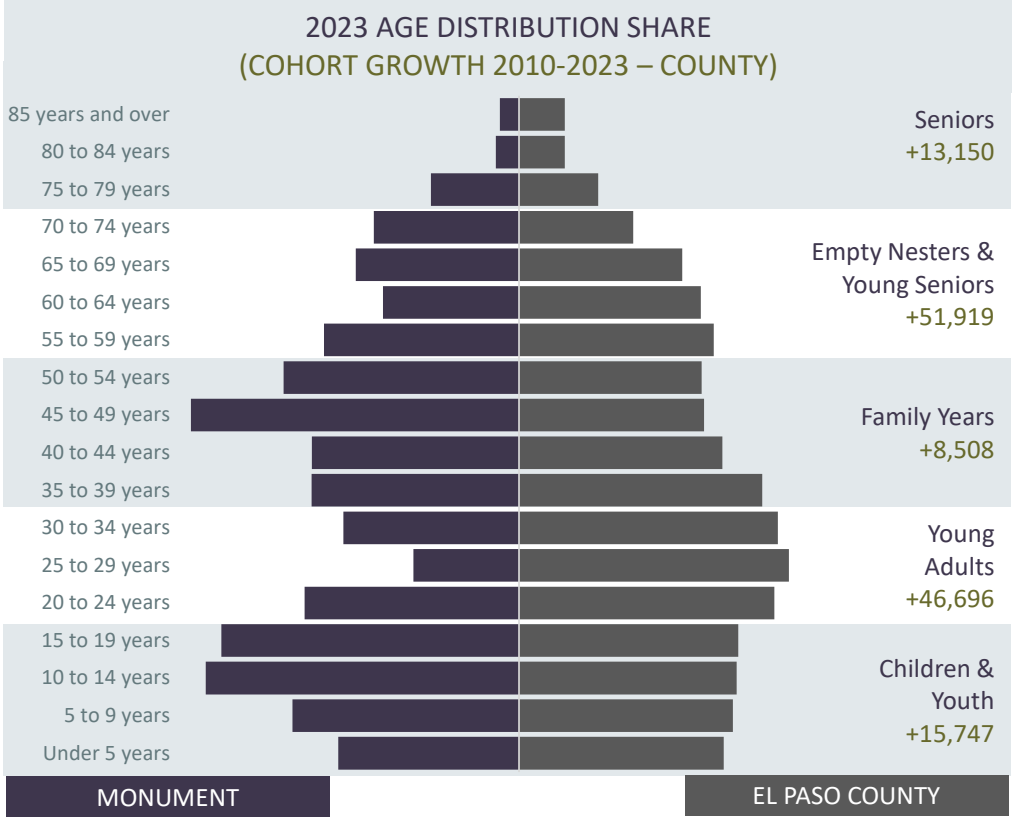
- 61% of Monument residents are adults in their family years and children
  - 51% in Unincorporated Monument and the county

Fewer Young Adults

- 15% of residents are young adults
- 23% in the county
- 34% of the county's recent growth was in young adults, compared to 17% in Monument

Senior Population

- 19% of TOM residents are empty nesters and young seniors, 32% of Unincorporated Monument residents
- Monument residents median age is 38.0, the county's is 35.0



Population Growth

Monument is a well-educated community with high earning households

Well-educated Residents

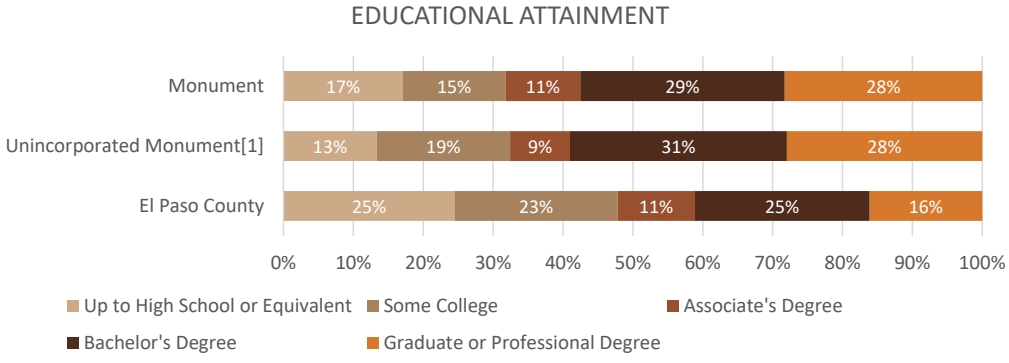
- 57% of Monument and 59% of Unincorporated Monument residents with bachelor's or higher
- Only 41% of El Paso County residents overall

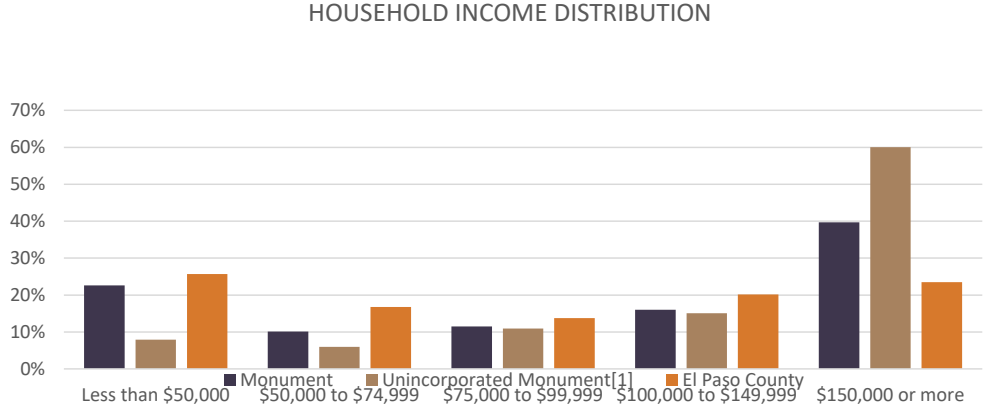
Higher Earning Housholds

- Median household income 31%+ the county median
- 40% of Monument households over $150k
  - 60% in Unincorporated Monument
  - 24% of county households

Fewer Households Earning <$50k Annually

- 23% of households in Monument
- 8% of Unincorporated Monument households
- 26% of county households





Employment

Few Monument residents work here, despite a balanced local job market

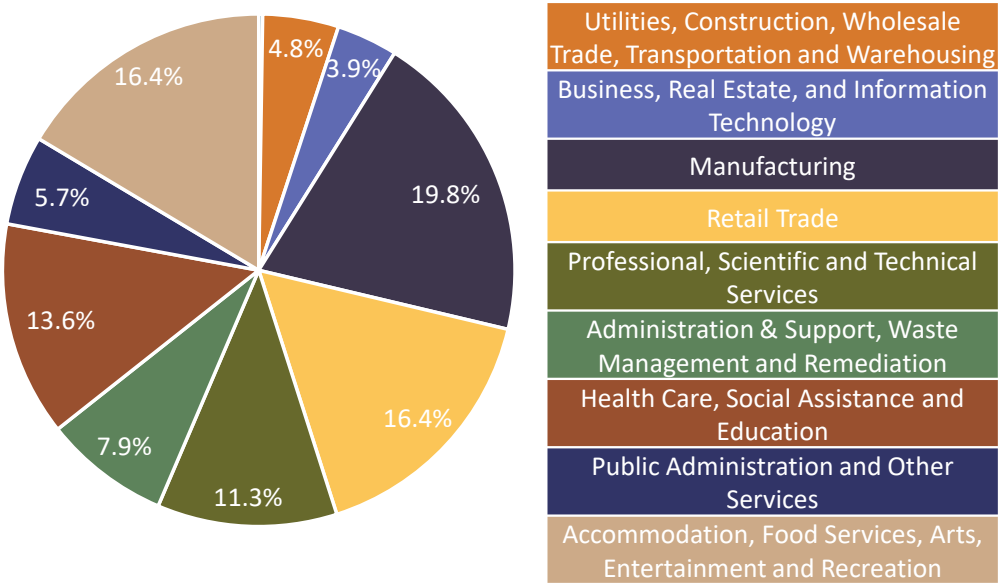
Diverse Local Economy

- 95% of Monument residents commute outside of town
- Manufacturing offers the most jobs in Monument
- Growing employment sectors: health care, retail, administration & support, and social assistance

Strong Light Industrial Market

- Location on I-25 makes Monument ideal for Light Industrial development
- 441,000 SF built since 2015
- 364,000 SF currently in pipeline

EMPLOYMENT SECTORS (2022)



Retail

Daily retail needs of Monument residents are met by retail in town

Monument Retail is Older

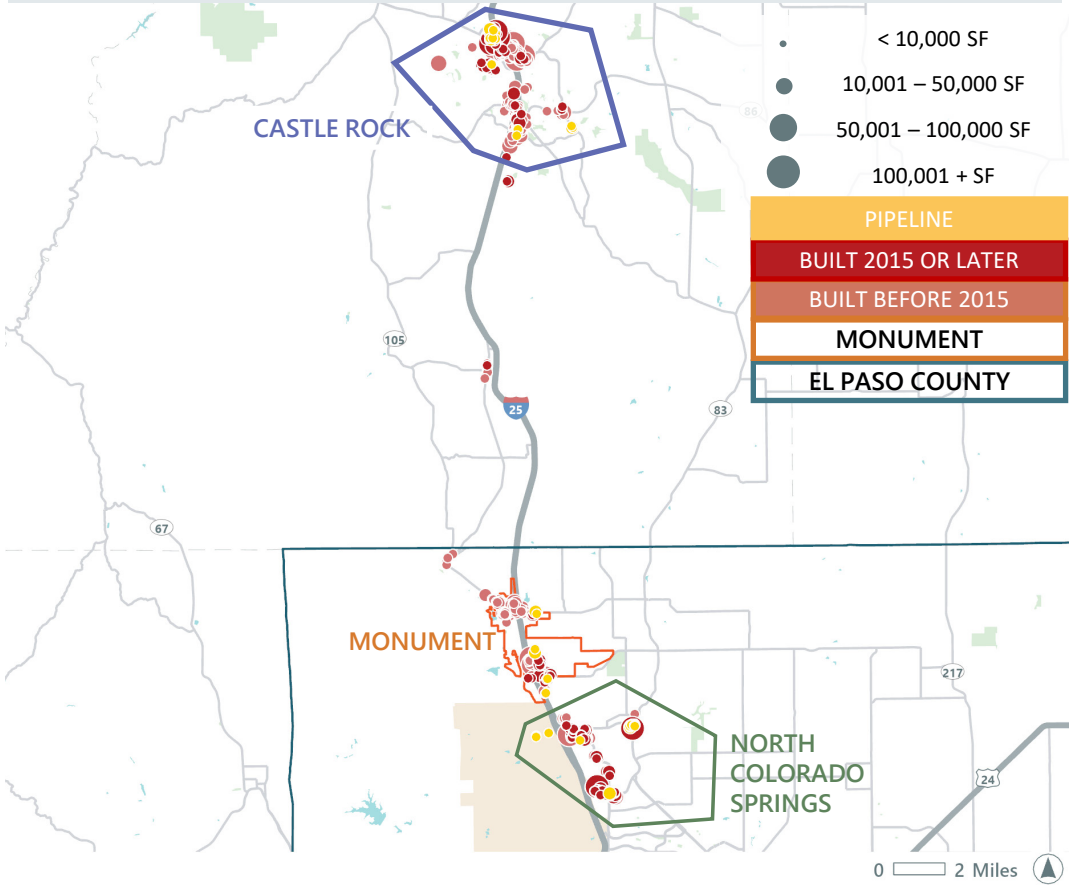
- Primarily developed in the early 2000s
- Recent development primarily smaller infill retail
- Serves daily needs of local residents

Momentum has Shifted to Nearby Markets

- Regional centers captured the majority of recent development
- Residents frequent nearby regional retail centers for:
  - Specialty retail
  - Entertainment destinations

RETAIL MARKET	TOTAL SF	RECENT DEVELOPMENT (SF) BUILT SINCE 2015	PIPELINE SF
Monument	1.2M	180K	30K
North Colorado Springs	1.5M	1.0M	76K
Castle Rock	4.1M	990K	185K

REGIONAL RETAIL INVENTORY



Mobility & Connectivity

Key Observations

- Current connections for non-motorized transportation from east side to west side require traveling on busy roadways, unconnected pathways
- Discourages travel unless by automobile
- Sidewalk gaps should continue to be resolved
- Trail and bike route network should continue to be strengthened
  - » Bike paths along public roadways
  - » Connecting open spaces and natural areas throughout Monument
  - » Coordination with metropolitan districts will be essential

Growth & Identity

Community Identity & Communication

- Residents in the area will benefit from clarity about who provides their services and whether they actually live in the Town of Monument
- Strategies can improve the “Tale of Two Cities” paradigm between the west and east sides of Monument

Growth & Annexation

- The Annexation Plan is from the 2017 Comprehensive Plan and needs to be updated to reflect new growth realities and a more progressive vision of the town’s growth potential

Land Use & Zoning

PUD / Planned Unit Developments

- Over-represented as a zoning district in the Town's zoning framework
- An updated approach can accurately reflect them while still identifying the underlying zoning district and land use

Land Use Mix

- Strong mix of land uses: retail, services, light industry
- This lends resiliency in weathering economic trends over the long term

Downtown Monument

Key Observations

- Strategies from the 2018 downtown plan are sound and realistic. They'll be incorporated into the new Master Plan.
- Sante Fe Trail is a key asset improved by strategies to give users a "distinctly Monument" experience
- Zoning code amendments can increase flexibility, creativity, and clarity to promote future development and reinvestment
- Key opportunity sites will be analyzed for development potential through conceptual designs
- Downtown Monument attracts an average of 823,000 visits annually on average, with a high proportion of visitors residing outside of the Town's boundaries. In 2018, 14% of downtown visitors lived in Monument, 30% lived in Unincorporated Monument, and 53% lived elsewhere in El Paso County

Infrastructure, Utilities, & Stormwater Management

Complexity & Coordination

- Water and sewer services are provided by multiple organizations
- This adds complexity and fragmentation
- Enhance collaboration and communication among various entitites

Water Supply & Fire Suppression

- Fire suppression efforts could be improved by consolidating water supply and storage infrastructure.

Fee Structure & Funding

- It will be important to develop a comprehensive fee structure to fund infrastructure maintenance and upgrades.

Infrastructure, Utilities, & Stormwater Management

Public Awareness & Education

- Educate residents about Town boundaries and services provided by the Town vs. special districts / Metro districts
- This will manage expectations and improve community engagement and communication

Habitat Preservation

- Require developers to conduct environmental assessments and habitat preservation plans as part of project planning

Parks, Recreation, and Open Space

Plan with Equity & Capacity in Mind

- Park system will need to grow to meet Monument's evolving needs
- Consider active & passive recreation, as well as multi-use spaces for festivals, farmers markets, cultural events

Create a Clear Governance Structure

- No type of Park District or dedicated leadership and funding structure exists for parks in Monument now
- A formalized park governance will help secure resources and build accountability

Parks, Recreation, and Open Space

Expand and Connect the Trail System

- Connectivity remains one of the biggest challenges in the parks and recreation system
- Prioritize off-street, low-stress connections between neighborhoods, parks, and the Sante Fe Trail
- Routes to address sidewalk gaps, rail crossings near downtown, and leverage existing natural features in town

Build Year-Round Public Life for the Parks

- Community events largely limited to spring and summer
- Expand with more fall and winter activities
- Increase use of underutilized facilitites

Parks, Recreation, and Open Space

Revisit Land Development Standards

- Hold new development to high standards in providing meaningful open space
- Incentivise native landscaping, climate-responsive design, and long-term stewardship models

Position Parks as Environmental & Cultural Infrastructure

- Parks play a broad role in the community's ecological health, stormwater management, and local culture
- Ensure each park's history should be understood and valued by users

Let's Talk!

» Did anything suprise you in the Report?

» Do you feel like anything was left out?

» Any questions you'd like to ask?

Next Steps

Dive into Phase 2 of the Monument 2040 Comp Plan!

The planning team is creating visions, goals, and strategies to address challenges, build off assets, and forge a plan for Monument.

Presentation this Fall to the Steering Committee and the public.

MONUMENT2040.COM