



TOWN OF MONUMENT
PLANNING COMMISSION MEETING AGENDA
WEDNESDAY, SEPTEMBER 9, 2026 – 6:00 PM

Monument Town Hall - Council Chambers
645 Beacon Lite Road, Monument, Colorado 80132
Participate In-Person or Via [Microsoft Teams](#)

- 1. Call to Order, Pledge of Allegiance, Roll Call**
- 2. Approval of Minutes**
 - a. Planning Commission Meeting Minutes — August 12, 2026
- 3. Public Comments For Items Not on the Agenda** *Individuals attending in person may raise their hand to indicate their desire to comment. Individuals attending via Teams may "raise their hand" digitally to comment via connected devices. Please lower your hand when finished with your comments. Comments are limited to 3 minutes.*
- 4. New Business**
 - a. Consideration and Approval of the draft Monument 2040 Comprehensive Plan Update and the draft Downtown Master Plan [PUBLIC Hearing]
- 5. Hearing Items**
- 6. Reports, Communications and Announcements**
- 7. Adjournment**



**TOWN OF MONUMENT PLANNING COMMISSION - DRAFT
REGULAR MEETING**

Wednesday August 12th, 2026

Hybrid Meeting-In person and remote participation Via Microsoft TEAMS

1. Call to order, Pledge of Allegiance, Roll Call:

- a. Chair Egley called the meeting/hearing of the Planning Commission of the Town of Monument, Colorado, to order at 6:00 pm at Monument Town Hall and led those assembled in the Pledge of Allegiance.
- b. The meeting proceeded with roll call and the Pledge of Allegiance.

PLANNING COMMISSION	TOWN STAFF
PRESENT: Chair Ray Egley Vice-Chair Corey Petersen Commissioner Valerie Baumer Commissioner Donna Hatch Commissioner John Parr Commissioner Martin Trujillo	Rey Medina, Planner Jenna Gorney, Senior Planner
ATTENDED REMOTELY:	
ABSENT: Commissioner Christy Smith	Dan Ungerleider, Director of Planning

2. Approval of Minutes/Agenda Modification

- a. Move to approve the minutes of July 8th, 2026, Planning Commission Meeting.
Commissioner Egley motioned to approve the corrected minutes; Commissioner Baumer seconded; passed 6-0.

3. New Business

- a. N/A

4. Hearing/Meeting Items

- a. Public Hearing was open and closed with members of the public present.
- b. Staff Presentation: Request for Approval of the Native Sun Construction PUD Amendment, Rey Medina, Planner.
 - I. Applicant requested approval of a Major Amendment to the previously approved Native Sun Construction Final Planned Unit Development.
 - II. Proposed amendment includes:
 - a. Relocation of the approved shop building to a more northwesterly location on the site.
 - b. Regrading of Lot 1 to accommodate the revised layout.

- c. Construction of a deceleration lane along Wood Carver Road.
- d. Reconfiguration of the construction yard circulation pattern.
- III. Proposed building consists of a 6,117-square-foot equipment storage and repair facility with wash bay and mechanical equipment area.
- IV. Additional employee parking spaces are proposed to satisfy Town parking requirements.
- V. Landscaping plan includes preservation of 21 existing trees and installation of 66 new trees along with native restoration seed mixes.
- VI. Traffic analysis concluded roadway impacts are minimal and can be accommodated by existing infrastructure.
- VII. Drainage analysis concluded that stormwater requirements are met and no adverse downstream impacts are anticipated.
- VIII. Staff determined the proposal qualifies as a Major Amendment and satisfies applicable review criteria.
- IX. Public Comments: N/A

Commissioner Comments:

Commissioner Hatch

- No additional comments.

Commissioner Baumer

- Requested clarification regarding maximum equipment heights and outdoor storage visibility.

Commissioner Trujillo

- Requested confirmation regarding available water service capacity for the expanded facility.
- Asked who would be responsible for long-term maintenance of the proposed deceleration lane.
- Requested clarification regarding outdoor storage activities, visual screening, and treatment of remaining untreated drainage areas.

Vice Chair Peterson

- Requested clarification regarding wash bay operations and protection of stormwater systems.

Chair Egley

- Requested clarification regarding roadway improvements to Wood Carver Road and associated curb and gutter requirements.
- Discussed maintenance responsibilities and long-term roadway improvements.
- Staff and applicant explained that roadside drainage ditches were preferable under existing site conditions and that future roadway improvements would be required if traffic volumes warrant upgrades.

Commissioner Hatch made a motion:

Commissioner Hatch moved to recommend approval of the Native Sun Construction Major PUD Amendment for property located at 15010 Wood Carver Road to Town Council.

Vice-Chair Petersen seconded the motion; motion passed (6-0).

- c) Staff Presentation: Request for Approval of the 7 Brew Drive Thru Coffee Final PUD Plan, *Rey Medina, Town Planner*.
- i. Applicant requested approval of a Final Planned Unit Development Plan for Seven Brew Coffee within Monument Marketplace.
 - ii. Proposal consists of a 510-square-foot drive-through coffee facility on approximately 0.9 acres.
 - iii. Development includes:
 1. Dual drive-through ordering lanes.
 2. Bypass lane.
 3. Parking.
 4. Sidewalk and pedestrian improvements.
 5. Landscaping.
 6. Utilities and drainage infrastructure.
 - iv. Staff found the proposal consistent with the Monument Marketplace PUD and applicable development standards.
 - v. Traffic study projected approximately 358 daily trips, significantly fewer than originally contemplated under prior development assumptions.
 - vi. Drainage analysis demonstrated adequate capacity within existing regional stormwater facilities.
- d) Public Comments: N/A

Commissioner Comments:

Commissioner Trujillo

- Asked questions regarding drive-through stacking capacity and spillback prevention.
- Requested clarification regarding pedestrian safety.
- Asked about access agreements with adjacent Monument Marketplace businesses.
- Requested information on snow storage management and employee parking.

Commissioner Hatch

- Requested information regarding drive-through capacity and customer parking.
- Asked questions regarding shared parking opportunities throughout Monument Marketplace.

Chair Egley

- Requested clarification regarding sidewalk connections and site accessibility.
- Discussed long-term maintenance of Monument Marketplace roadways.
- Requested confirmation regarding architectural elevations and lighting compliance.

Commissioner Baumer

- Requested additional traffic-control measures within the bypass lane.
- Discussed maintenance expectations for parking and circulation areas.
- Expressed concerns regarding snow storage and employee parking availability.

Commissioner Parr

- Expressed concerns regarding snow storage impacts on landscaping.
- Encouraged coordination with Monument Marketplace for off-site snow storage opportunities.

Vice Chair Peterson

- No comments.

Commissioner Baumer made a motion:

Motion: Commissioner Baumer moved to recommend approval of the Seven Brew Coffee Final PUD Plan with a condition requiring installation of a stop, yield, or equivalent traffic-control measure within the bypass lane to improve vehicle safety.

Vice-Chair Petersen seconded the motion; motion passed (6-0).

- d) **Adjournment:** Chair Egley, seconded by Commissioner Hatch moved to adjourn the meeting/hearing of the Planning Commission at 7:09pm.

Next Planning Commission Meeting: September 9th, 2026.

The public is welcome to attend either in person or online for the Planning Commission meetings. Town of Monument meetings/hearings Live Stream or video Meetings Online

- **Monument meetings/hearings live stream or video meeting recordings can be found online** - Please follow this (YouTube) link to view all PC meetings/hearings: <http://bit.ly/2uZxjfa>
- **Streaming meetings:** Instructions can be found on the Town website: <https://www.townofmonument.org/263/Planning-Commission-Board-of-Adjustment>
- **Meeting Minutes:** Minutes taken by staff are action summaries. As per the Planning Commission Bylaws, all public meetings of the Commission shall be recorded by electronic device. Any person desiring to have a meeting recorded by a stenographic reporter, at his or her expense, may do so, provided that it does not otherwise disrupt the proceedings.

IMPORTANT NOTE: Accommodations for the hearing impaired can be made upon request with 24 hours' notice. Please call 719-481-2954.

Reference: All Development project information can be found on the town website at <https://www.townofmonument.org/235/Development-Projects>.

Note that each project application submitted to the Town of Monument is reviewed fully by the Planning Department Staff prior to placement on the agenda of the Planning Commission or Town Council. At the meetings/hearings, applicants and Staff will provide details such as possible conditions, density, development capacity and all current and previous approvals. This will include project referrals, which are completed prior to all projects to verify conformance and approval criteria before being brought forth to the Planning Commission.



TO: Planning Commission Chair Egley and Commission Members
FROM: Dan Ungerleider, Director of Planning
DATE: September 9, 2026
SUBJECT: Consideration and Approval of the draft Monument 2040 Comprehensive Plan Update and the draft Downtown Master Plan [PUBLIC Hearing]

PURPOSE AND REQUESTED ACTION

Staff requests that the Planning Commission conduct a public hearing, receive public testimony, review the draft Monument 2040 Comprehensive Plan Update and the draft Downtown Master Plan, as a component to the Monument 2040 Comprehensive Plan, and recommend approval of both documents to the Town Council. The Commission's recommendation would advance the plans for final consideration and approval by the Town Council, consistent with the Town's local review process and Colorado's statutory framework for municipal comprehensive planning.

BACKGROUND

The Town initiated the Monument 2040 planning process to update its long-range policy framework and establish a coordinated vision for growth, housing, economic development, mobility, infrastructure, community character, parks and recreation, public facilities, environmental stewardship, and implementation. The effort also produced the Town's first Downtown Master Plan, which provides more focused direction for preserving, enhancing, and investing in Monument's historic downtown.

The planning process began in early 2025 and was completed with assistance from The Lakota Group and an interdisciplinary consultant team. The draft plans reflect multiple rounds of engagement with residents, business and property owners, regional partners, Town staff, appointed officials, and elected officials. The Town released draft versions dated August 26, 2026, for community review and hosted an open house on September 9, 2026, earlier today.

PLAN OVERVIEW

The draft Monument 2040 Comprehensive Plan Update, including its associated Downtown Master Plan, establishes the Town's long-range vision, goals, policies, and implementation strategies for the next 10 to 15 years. It is intended to guide future land use decisions, public investment, regulatory updates, intergovernmental coordination, and other actions necessary to implement the community's desired future.

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- Land Use and Community Character: Directing compatible growth while preserving the qualities that distinguish Monument.
- Housing: Supporting a range of housing choices that respond to community needs.
- Economic Development: Strengthening the local economy and expanding opportunities for businesses and residents.
- Mobility and Connectivity: Improving transportation choices, safety, and connections among neighborhoods, activity centers, and regional systems.
- Infrastructure and Resilience: Coordinating growth with water, stormwater, utilities, public facilities, and other essential services.
- Parks, Recreation, and Natural Resources: Protecting valued resources and expanding access to parks, trails, and recreation.
- Implementation: Establishing priorities, responsible parties, partnerships, and measurable actions to carry the plan forward.

The draft Downtown Master Plan complements the Comprehensive Plan by providing a place-specific strategy for downtown. Its recommendations address land use, development character, the public realm, access and circulation, parking, placemaking, economic vitality, historic identity, and phased implementation.

PLANNING COMMISSION REVIEW

Under C.R.S. § 31-23-206, a municipal planning commission is charged with making and adopting a master plan for the physical development of the municipality. The plan serves as an advisory guide for land development decisions, and the commission must conduct a noticed public hearing and consider oral and written public comments before final adoption.

Staff recommends that the Commission evaluate whether the draft plans:

- Accurately reflect the community's vision and the direction developed through the public engagement process.
- Provide a coherent and internally consistent framework for future land use, growth, mobility, infrastructure, housing, economic development, and public investment decisions.
- Preserve Monument's community character while preparing for anticipated growth and changing needs.
- Provide clear, practical, and appropriately prioritized implementation actions.
- Coordinate the communitywide framework with the more detailed recommendations for downtown.

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- Provide sufficient policy direction for subsequent updates to the zoning map, Land Development Code, development review procedures, capital planning, and related Town programs.

STAFF ANALYSIS

Staff finds that the draft Monument 2040 Comprehensive Plan Update and Downtown Master Plan establish a coordinated, forward-looking policy framework that responds to the issues identified through the planning process. Together, the plans translate the community's vision into goals, policies, strategies, and implementation actions that can guide future Town decisions.

The drafts appropriately recognize that adoption is the beginning of implementation rather than the conclusion of the Town's planning work. Future actions—including regulatory amendments, capital investments, partnerships, and program development—will require separate review, prioritization, funding, and public processes as applicable. Adoption of the plans does not rezone property or approve a specific development application; instead, it would establish the policy basis for future decisions in land use, capital improvement planning, and consideration of private investment within the Town of Monument and within its 3-Mile Growth Area.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend **APPROVAL** of the draft Monument 2040 Comprehensive Plan Update and the draft Downtown Master Plan, as a component to the Monument 2040 Comprehensive Plan, to the Town Council, subject to incorporation of any non-substantive corrections and revisions directed by the Commission.

If Planning Commission concurs with the recommendation, their recommendation, the testimony received during this evening public hearing, and both documents would be forwarded to the Town Council for final consideration and approval during their October 5, 2026, regular meeting.

SUGGESTED MOTION

"I move to recommend **APPROVAL** of the draft Monument 2040 Comprehensive Plan Update and the draft Downtown Master Plan, as a component to the Monument 2040 Comprehensive Plan, to the Town Council, subject to incorporation of any non-substantive corrections and revisions directed by the Planning Commission."

Attached and Referenced Documents.

- Presentation [attached]
- Draft Monument 2040 Comprehensive Plan, dated 8/26/2026 [[link](#)]

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- Draft Monument 2040 Downtown Master Plan, dated 8/26/2026 [[link](#)]



**COMPREHENSIVE PLAN
MONUMENT, CO**

PLAN COMMISSION MEETING

September 9, 2026

**THE
LAKOTA
GROUP.**

SB Friedman
V3 Engineering
Rollins LLC
Radian

Agenda

- » Project Overview
- » Monument 2040
Comprehensive Plan
- » Downtown Master Plan
- » Implement M2040



Planning Team

THE LAKOTA GROUP



SCOTT FRERES
President &
Principal In Charge



SIRAJ ASFAHANI
Vice President



ANDY CROSS
Senior Planner



HANNAH BADER
Senior Associate



ALEXIS STEIN
Associate Planner

SB FRIEDMAN



FRAN LEFOR ROOD
Partner



CAREN KAY, AICP
Senior Vice President

V3 ENGINEERING



NOAH NEMMERS, P.E.
Regional Office Manager



CHRISTIAN SMITH, P.E.
Contract Senior
Project Manager

ROLLINS CONSULT, LLC



RUTH ROLLINS
Principal/Owner

RADIAN



DEE DEE DEVUYST
Executive Director



ANN DANG
Project Manager,
Architecture

The Planning Process



PHASE 1

Engage & Assess.

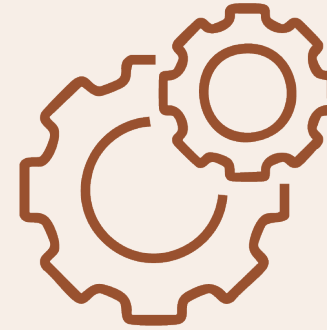
Build a solid foundation of knowledge based on planning analyses and robust community engagement.



PHASE 2

Envision.

Test ideas and define a unified community driven vision that crosses multiple planning principles and themes.



PHASE 3

Plan & Implement.

Develop a framework of strategies to achieve the unified vision. Define a roadmap for implementation.

Public Engagement



What is a Comp Plan?

- **Strategic Roadmap:** Outlines long-term vision and growth strategy for a community.
- **Guidance for Development:** Informs Town decisions on land use and zoning.
- **Community Vision:** Captures public input, values, and goals.
- **Policy and Direction:** Sets policies and direction, not specific development plans.
- **Evolving:** Flexible to evolve with the community's changing needs.



Plan Structure

VISION STATEMENT

COMMUNITY PILLARS

FOCUS AREAS

GOALS

STRATEGIES

ACTIONS

Community Vision

In 2040, Monument is a sought-after community on the front range of the Rocky Mountains known for its vibrant and historic Downtown, network of trails connecting neighborhoods, and thriving commercial corridors. The Downtown is busy with year-round activities leveraging Monument Lake, community parks, and a culture of local businesses and regional events. The Town is a recognized leader in progressive planning and an active participant in local, regional, and statewide initiatives. There is a strong sense of shared identity throughout Monument with residents on the east and west sides of the Interstate feeling part of the town's special history and place in the region.

- **Effective** in providing essential public service to residents with ongoing investment in staff, equipment, and infrastructure.
- **Livable** with a variety of housing options that meet the needs of the community's population, ranging from young families to senior citizens.
- **Thriving and resilient** with a local economy driven by support for local businesses, the downtown, and bustling commercial corridors.
- **Connected** with commitments to bicycle transportation and pedestrian safety throughout the community.

Community Pillars



POSITIVE GROWTH

This Pillar focuses on guiding growth and development in a coordinated, intentional manner that is supported by resilient infrastructure and long-term planning.



CONNECTED MOBILITY

This Pillar focuses on creating a safe, connected, and efficient transportation network that enhances mobility and reduces reliance on automobiles.



THRIVING LOCAL ECONOMY

This Pillar focuses on strengthening Monument's economy by supporting local businesses, attracting investment, and fostering sustainable economic growth.



VIBRANT DOWNTOWN

This Pillar focuses on enhancing Downtown Monument as the heart of the community and a vibrant destination for residents, businesses, and visitors.



RESILIENT NEIGHBORHOODS

This Pillar focuses on expanding housing opportunities and addressing community housing needs to support all residents at all stages of life while maintaining neighborhood character.



HEALTHY NATURAL ENVIRONMENT

This Pillar focuses on preserving Monument's parks, open spaces, trails, and natural resources to support community health, recreation, and environmental stewardship.



COLLABORATIVE STEWARDSHIP

This Pillar focuses on strengthening partnerships, leadership, and community collaboration to support effective governance and long-term success.



Pillar 1: Positive Growth

PILLAR STATEMENT

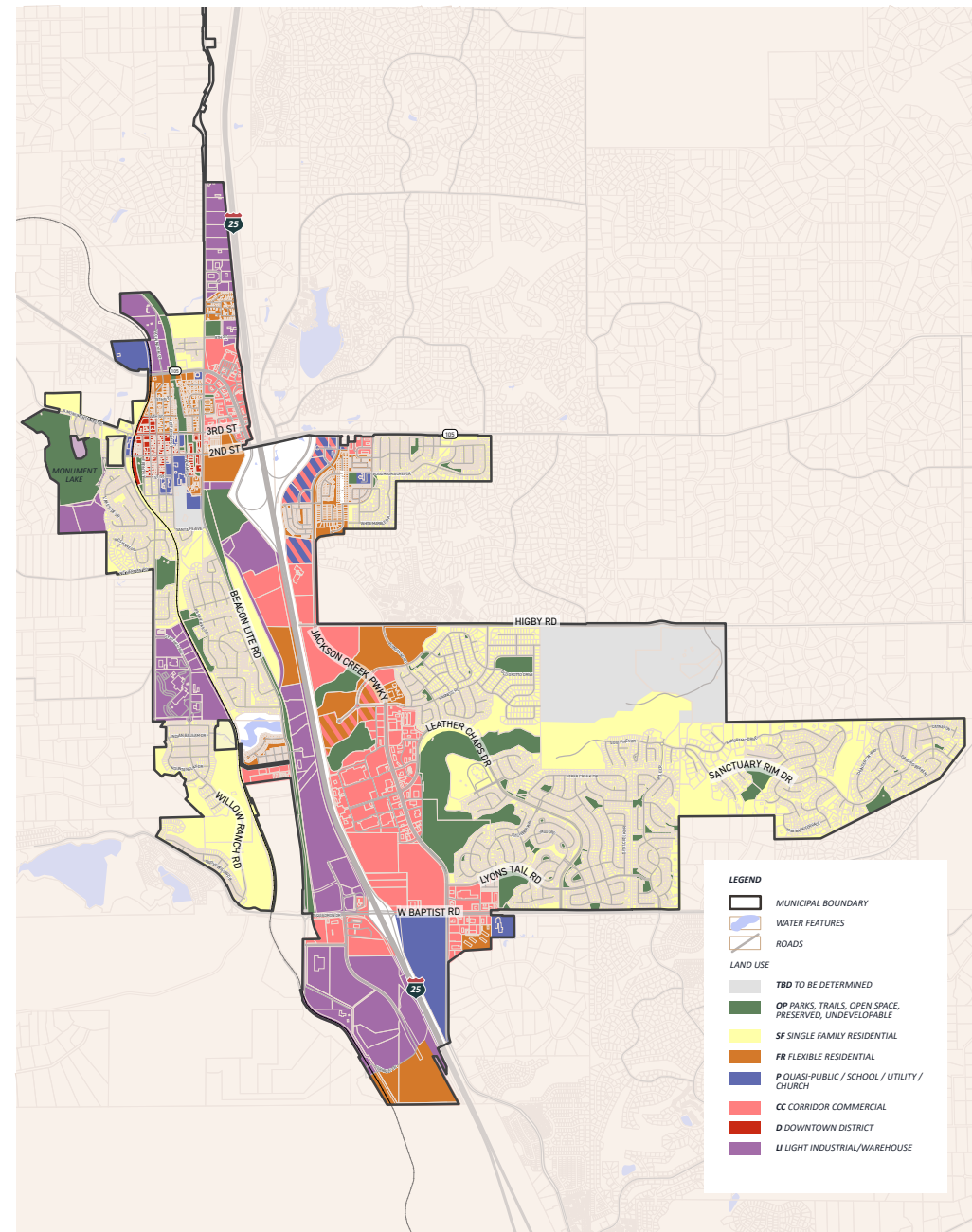
In 2040, the Town of Monument is a community that has grown thoughtfully and sustainability to meet the needs of both current and future residents. The Town guides development with a clear vision and deliberate purpose, balancing new growth with the preservation of the landscapes, small-town character, and community values that make Monument unique. Through strategic investment in infrastructure, public services, and civic resources, Monument continues to build the capacity needed to support a high quality of life, a resilient local economy, and long-term community prosperity.

FOCUS AREAS

- Future Land Use and Regulatory Framework
- TOM Three-Mile Plan
- Infrastructure Planning
- Stormwater Management

OBJECTIVES FOR FUTURE LAND USE PLANNING

1. Equip the Town to provide a quantity of housing consistent with projected population growth, as well as housing types that reflect the diverse needs of the community in terms of age, income, and mobility.
2. Support existing commercial corridors and districts by promoting complementary land uses and appropriate building intensity near them.
3. Strengthen downtown Monument by envisioning mixed-use and multifamily development to support the pedestrian-oriented commercial area.
4. Allow flexibility in future land use decisions to promote creative and impactful development concepts in the future.



FUTURE LAND USE CATEGORIES

-  *SF - Single Family Residential*
-  *FR - Flexible Residential*
-  *DD - Downtown District*
-  *CC - Commercial Corridor*
-  *LI - Light Industrial*
-  *P - Public / Quasi Public*
-  *Open Space / Preserved Land / Undevelopable Land*



Pillar 1: Positive Growth

THREE-MILE PLAN

GOAL 1: Reevaluate Monument's Three-Mile Plan to capture anticipated growth trends, land use changes, and aspirational growth areas.

REGULATORY FRAMEWORK

GOAL 2: Modernize and streamline Monument's Land Development Code.

INFRASTRUCTURE PLANNING

GOAL 3: Establish sustainable funding for infrastructure expansion and maintenance.

GOAL 4: Improve coordination across infrastructure providers.

GOAL 5: Expand infrastructure capacity to meet future demand in a fiscally and operationally responsible manner.

GOAL 6: Align local infrastructure planning with regional initiatives.

STORMWATER MANAGEMENT

GOAL 7: Protect and enhance Monument's watersheds and aquatic habitats.

GOAL 8: Ensure stormwater planning is data-driven and environmentally responsive.

GOAL 9: Coordinate regionally to address watershed challenges.



Pillar 2: Connected Mobility

PILLAR STATEMENT

In 2040, Monument is a fully connected, multimodal community that provides safe and integrated networks that link community assets, strengthen connections across all parts of town, and foster a strong sense of place for residents and visitors.

ACTIVE TRANSPORTATION

Goal 1: Connect the east and west side of Monument for non-vehicular transportation.

Goal 2: Enhance and create pedestrian facilities that allow for residents, visitors, and employees to move around Monument.

Goal 3: Provide a safe, connected bicycle network that accommodates riders of all ages and skill levels.

Goal 4: Work with PPACG to determine Complete Streets Standards and transitional goals for Monument.

TRANSPORTATION SYSTEM

Goal 5: Leverage transit services to expand mobility opportunities for residents and employees.

Goal 6: Ensure roadway improvements complement surrounding land uses.

Goal 7: Prioritize transportation improvements based on safety, mobility needs, and travel patterns in Monument.

Goal 8: Support emerging transportation technologies that enhance system efficiency.

CORRIDOR PLACEMAKING & IDENTITY

Goal 9: Give the Jackson Creek Parkway a feel that is distinctly Monument.

Goal 10: Strengthen the identity of Beacon Lite / Olde Denver Roads as a historic and vital corridor in Monument.

Goal 11: Revitalize the auto-oriented commercial district on State Highway 105 between 2nd Street and Beacon Lite Road.



Pillar 3: Thriving Local Economy

PILLAR STATEMENT

In 2040, Monument has a robust local economy bolstered by growth across multiple sectors: retail and services, light industry, office, and more. Residents support local businesses while benefiting from a strong base of national retailers. Residents enjoy myriad opportunities for dining and entertainment, both downtown and along commercial corridors.

SMALL BUSINESS SUCCESS

Goal 1: Promote the growth and development of locally-owned small businesses.

ECONOMIC GROWTH

Goal 2: Maintain a stable and diverse local economy.

Goal 3: Support new opportunities for retailers — both small businesses and national retailers — to ensure commercial needs are met locally.



Pillar 4: Downtown Monument

PILLAR STATEMENT

In 2040, Downtown Monument is the historic and cultural heart of the community. It is a thriving, year-round destination that serves residents, attracts visitors, and reinforces Monument’s identity throughout the region.

DOWNTOWN VIBRANCY
Goal 1: Improve the sense of connection and visibility between downtown Monument, the Interstate 25 Commercial Corridor, and the east side of town.
Goal 2: Strengthen downtown as a vibrant, year-round destination through programming, events, and placemaking.
Goal 3: Support a resilient and diverse downtown economy.
Goal 4: Improve connectivity and access to and within Downtown Monument.
Goal 5: Improve the built environment and streetscape in downtown Monument.
Goal 6: Facilitate impactful redevelopment in downtown Monument.
Goal 7: Update the regulatory framework that guides development in downtown Monument.



5

Pillar 5: Resilient Neighborhoods

PILLAR STATEMENT

In 2040, Monument's housing supply will provide a diverse range of housing choices that support residents at every stage of life, preserve the Town's unique character and connection to natural resources, and create a framework for continued housing opportunities that meet future community needs.

HOUSING NEEDS & COMMUNITY AWARENESS

Goal 1: Proactively plan for housing options and policy solutions to address the needs identified in the El Paso County Housing Needs Assessment (HNA).

Goal 2: Increase awareness of Monument's current housing landscape, including the housing needs of residents and the importance of housing choice.

HOUSING CHOICE & STRATEGIC GROWTH

Goal 3: Provide a diversity of housing options to meet the needs of current and future Monument residents.

Goal 4: Promote the development of infill housing.

Goal 7: Update the regulatory framework that guides development in downtown Monument.



Pillar 6: Healthy Natural Environment

PILLAR STATEMENT

In 2040, Monument's parks, trails, and open spaces form a connected, well-maintained system that serves all residents regardless of where they live in the community, reflects a shared culture of stewardship and conservation, and is supported by a coordinated framework across providers that ensures the long-term resilience and accessibility of the Town's natural assets.

Monument's Parks & Open Space Planning

Goal 1: Expand and equitably distribute parks and open spaces to serve all Monument residents.

Goal 2: Establish sustainable governance and funding structures to support Monument's long-term parks and recreation system.

Goal 3: Expand and connect Monument's trail system.

Goal 4: Strengthen open space development and design standards.

Goal 5: Protect surrounding wildlife corridors and habitat area.

Goal 6: Build year-round public life through events.

Goal 7: Leverage Monument's recreational assets to attract regional visitors and tourists.

Goal 8: Preserve Monument's night skies through lighting standards and community stewardship.

Goal 9: Reduce wildfire risk through updated building standards, vegetation management, and community preparedness.



Pillar 7: Collaborative Stewardship

PILLAR STATEMENT

In 2040, Monument is a community that governs and engages, where elected and appointed officials are well-prepared and well-supported, residents are informed and connected, and strong relationships with metropolitan districts and regional partners allow the Town to deliver services that meet the needs of a growing population.

FOCUS AREAS:

1: One Monument (Identity and Placemaking)

2: Regional Relationships

3: Leadership and Education of Elected & Appointed Officials

4: A Culture of Service



Pillar 7: Collaborative Stewardship

ONE MONUMENT

Goal 1: Strengthen Monument's shared identity and sense of connection across all parts of the Town.

Goal 2: Improve communication and outreach between Monument and Tri-Lakes residents.

REGIONAL RELATIONSHIPS

Goal 3: Strengthen relationships with the Metropolitan Districts in and around Monument.

Goal 4: Establish the Town of Monument as a leader in planning and communication in the Tri-Lakes region and El Paso County.

Goal 5: Leverage resources available to local governments.

LEADERSHIP AND EDUCATION OF ELECTED AND APPOINTED OFFICIALS

Goal 6: Strengthen training and support for elected and appointed officials to promote effective, informed, and collaborative local government.

A CULTURE OF SERVICE

Goal 7: Ensure public safety departments have adequate staffing and resources to serve the population over the next 10-15 years.

MONUMENT 2040



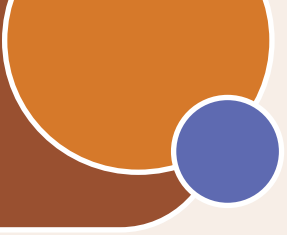
COMPREHENSIVE PLAN
MONUMENT, CO

DOWNTOWN MASTER PLAN

Downtown Study Area

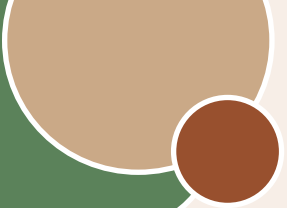


Themes from Community Input



- 1. Downtown is integral to Monument's identity.**
- 2. Downtown has a strong foundation, but unrealized potential.**
- 3. Some people aren't aware of downtown.**
- 4. People want to shop, dine, and spend time downtown.**
- 5. Activation through events & programming can support downtown businesses.**
- 6. A walkable downtown requires targeted investments.**
- 7. More housing means more customers.**

Planning Goals



- 1 Improve the sense of connection and visibility.**
- 2 Year-round programming, events, and placemaking.**
- 3 Resilient and diverse economy.**
- 4 Improve access and connectivity to and within downtown.**
- 5 Improve the built environment and streetscape.**
- 6 Facilitate impactful redevelopment.**
- 7 Update the regulatory framework in Downtown.**

Redevelopment Concepts

1 *FRONT ST DOWNTOWN*



2 *DOWNTOWN GATEWAY*



3 *GRACE BEST SITE*



Site 1: Front Street

Concept Highlights

A Three-Story Mixed-Use Development.

- » 60 upper-story residential units
- » 20,200 SF ground floor commercial space
- » 40 internal parking spaces + 19 on-street spaces (1 cars/unit)

B Enhanced Streetscape.

- » Street trees
- » Landscaping and beautification
- » Intersection enhancements at 2nd and 3rd Streets



Site 2: Downtown Gateway

Concept Highlights

- A Rowhomes.**
 - » 12 2.5-story rearloaded rowhomes with 2-car garage
 - » 11 surface spaces
- B Anchor Retail.**
 - » 20,000 SF commercial space
 - » 73 surface spaces
- C Downtown Gateway Signage and Improved Streetscape.**
- D 2nd Street Retail.**
 - » 60,000 SF commercial space
 - » 189 surface spaces
- E Rowhomes.**
 - » 24 2.5-story rearloaded rowhomes with 2-car garage
- F 4.5-Story Residential Development.**
 - » 140 residential units
 - » 151 surface spaces (1 car/unit)



Implementation

STRATEGY	ACTION STEPS	PRIORITY	TIME FRAME	RESPONSIBILITY	METRICS FOR SUCCESS
GOAL 2: Strengthen downtown as a vibrant, year-round destination through programming, events, and placemaking.					
STRATEGY 1: Develop and consistently market programming across all four seasons to attract additional visitors to the downtown year-round.	Work with the Downtown Merchants Association, Chamber of Commerce, and other local organizations to develop a programming calendar with at least two signature events per quarter.	High Priority	Mid Term	TOM Administration Tri Lakes Chamber of Commerce Downtown Merchants Association	Plan for holiday celebrations in the downtown. Outreach plan to potential sponsors and community leaders about this strategy and future events.
	Prioritize Sunday programming by establishing a recurring Sunday market or event series that will increase activity and support more consistent business hours.				
	Develop holiday-season programming, lighting, and events between Thanksgiving and New Year's to consistently draw visitors.				
	Assign clear ownership and tasks for each event on the calendar. This included a lead organizer, budget, and plan for promotion.				
STRATEGY 2: Expand event footprints outside of 2nd Street to benefit additional downtown businesses.	Work with event organizers to evaluate how existing and future events can be configured to draw foot traffic to businesses on 3rd Street, Front Street, and Washington Street.	Low Priority	Mid Term	TOM Planning, Administration	Documentation on expanded, more impactful event spaces in the downtown.
	Create a vendor and pop-up map/guide that shows event organizers how and where to utilize alley spaces, parking lots, and adjacent streets.				

Responsibility

- It's essential to identify who is leading the action on each Strategy, as well as potential partners. Note this can evolve over time.

Metrics for Success

- What does progress look like? Often it's incremental, so it is important to identify benchmarks for success that lead to accomplishment.

Priority Level

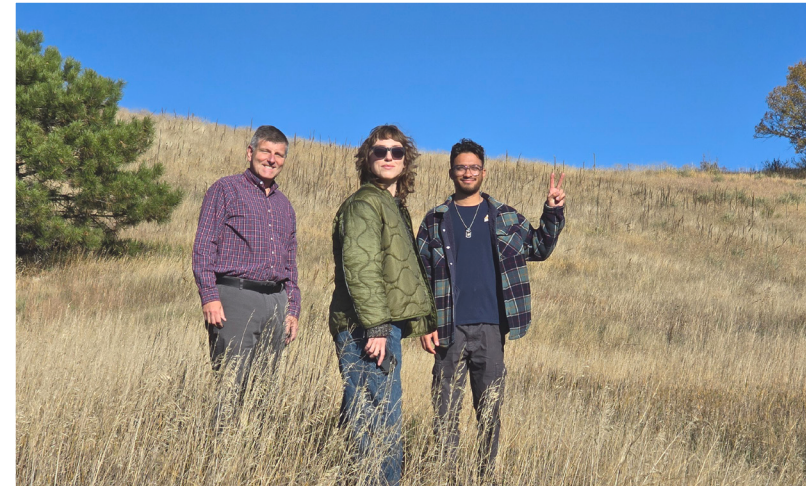
- Each action has a priority level designation - high, medium, and low priority. Note these can change and evolve over time.

Time Frame

- A suggested time frame for completion.

Using the Comprehensive Plan

- Establish an individual or group responsible for Comprehensive Plan implementation oversight.
- Prepare annual departmental work plans and budgets.
- Prepare future capital improvement plans
- Publicize actions and initiatives that implement the Comprehensive Plan.
- Implement a Comprehensive Plan Annual Review





THANK YOU!

MONUMENT 2040 COMPREHENSIVE PLAN