Town of Monument
Parks, Trails, and Open Space Master Plan
November 2003

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# Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>1</td>
</tr>
<tr>
<td>Future Land Use Map</td>
<td>3</td>
</tr>
<tr>
<td>Service Radii/Park Standards Map</td>
<td>4</td>
</tr>
<tr>
<td>Park and Open Space Goals and Features</td>
<td>5</td>
</tr>
<tr>
<td>Parks and Open Space Map</td>
<td>8</td>
</tr>
<tr>
<td>Trail Goals and Features</td>
<td>9</td>
</tr>
<tr>
<td>Trails Map</td>
<td>12</td>
</tr>
<tr>
<td>Viewsheds Goals and Feature</td>
<td>13</td>
</tr>
<tr>
<td>Current Viewsheds Map</td>
<td>14</td>
</tr>
<tr>
<td>Summary</td>
<td>15</td>
</tr>
<tr>
<td>Parks, Trails, and Open Space Master Plan</td>
<td>16</td>
</tr>
<tr>
<td>Standards for Parks Areas, Trails and Recreation Facilities</td>
<td>17</td>
</tr>
<tr>
<td>Implementation: Parks and Trail Cost</td>
<td>20</td>
</tr>
<tr>
<td>Goals and Policies</td>
<td>22</td>
</tr>
</tbody>
</table>
Introduction

Town of Monument is located between Denver and Colorado Springs along the front range I-25 highway corridor of eastern Colorado. The town has a population of approximately 3,300, and is located on the edge of the Black Forest area of ponderosa pine and Colorado high plains grassland. The town has many distinguishing attributes not the least of which is the setting serving as the northern gateway to the Pikes Peak region, with the Front Range mountains at the Town’s western doorstep. Access from I-25 is easy and development pressures have stimulated the need for more and better parks and trails within the community and the region.

The Town of Monument asked the Colorado Center for Community Development (CCCD) to assist the Town in preparing a Parks, Trails and Open Space Master Plan. This plan identifies existing conditions and future community expansion and it documents the direction viewed necessary to achieve the Parks, Trails and Open Space goals of the community.

Existing conditions are identified in the plan and include flood plains, habitat for Prebles Meadow Jumping Mouse (PMJM), wetlands, and other environmental constraints. This plan also considered several earlier focus projects (Main Street Corridor, downtown entry monument, and an interstate crossing) and input gained from several public meetings. Hard data was collected from census information and mapping as provided by El Paso County and contained in the Tri-Lakes Region Trails, Parks and Open Space Master Plan.

Goals were established to identify the importance of linking existing Monument trails with:
Regional Trails
Development areas around the town of Monument
Future Trail Heads in the town and around the community
Existing and Proposed Parks

Trails should provide connections between the east and west side of Monument (across I-25) and were shown in particular locations with the knowledge that future plans for these particular routes could ultimately ease construction costs if trails were included in future development or construction projects.

Existing parks were examined and all parks that have been proposed are either suggested by the Town of Monument or by the residents at public input meetings held by the Parks & Landscape committee of the Town. Recommended parks standards were set forth by the National Recreation and Park Association (NRPA). These guidelines deal with areas of service per number of residents and a service area is defined by a pre-determined radius to define the type of park to
be provided within the town's boundary. The park type descriptions and distance radius are illustrated on the Service Radli and Park Standards mapping included in the report.

A view shed analysis was also conducted and mapped and is included in the report. This documents' important views from within the town and provides recommendations for zoning to protect this important asset of Monument. Recommendations include height restrictions, special open space landscape easements and landscape buffers. A view shed analysis can help the town identify and protect its character, as future development places pressures on open space and can ultimately change the visual character of the community.
Parks

Introduction

This master plan describes several community and neighborhood parks that provide residents different kinds and types of recreational spaces. Most of the existing parks are located in the northwest area of the town. The primary purpose of a parks master plan is to extend recreational opportunities by:

1. Improving and better utilizing existing parks.
2. Developing new parks.
3. Cooperating with other jurisdictions, particularly the Lewis-Palmer school district and El Paso County, in providing park and recreation facilities.

Any one or all of these alternatives could be used to meet all local recreational needs in the Town of Monument. All are illustrated on the Parks and Open Space Plan. (See the following map.)

Facilities and Areas

(1) Skate Park (existing) 0.8 acres
The only skateboard park in the Town of Monument is located at the corner of Beacon Lite Road and Buttonwood Place. It is one block east of the Santa Fe Trail (H) and two blocks south of Highway-105. The fenced park provides several concrete skateboarding features for skateboarders of all ages and experiences.

(2) Lavelett Park (existing) 2.1 acres
Lavelett Park is a linear north-south park between Beacon Lite Road and Woodworth Street. The Santa Fe Trail (H) is a block west and Highway-105 is two blocks north. This park provides picnic/seating area and open space for residents and visitors.
(3) Civic Plaza (proposed) 0.6 acres
A Civic Plaza is proposed next to a possible future town hall site on Second Street between Adam Street and Jefferson Street. Proposed Second Street Trail (C) would run along the north side of the site and Santa Fe Trail (H) is one block away to the east. This proposed park would provide seating, passive open space, an interactive fountain, and public art. It can also provide a kiosk with community and trail information.

(4) Limbach Park (existing) 2.0 acres
This neighborhood park is located on Second Street between Front Street and Mitchel Road. Second Street Trail (C) runs east-west along the north side of the site and the Southern Pacific Railroad runs north-south along the west side of this park. The park was developed in downtown Monument for picnic and informal play. It is the major park in the downtown area. This park provides a playground, portable restrooms, mature trees, nice open space and mountain views. A proposed bandshell, an upgraded comfort station, and increased parking, will improve opportunities for summer outdoor events.

(5) Dirty Woman Creek Park (existing and in development) 9.8 acres
The site is on Dirty Woman Creek between Mitchel Road and the Southern Pacific Railroad. Mitchel Road Trail and Dirty Woman Creek Trail (E) meet here. Dirty Woman Creek runs through the site and feeds a recreation pond. This park includes a nature park with a nature trail going through a densely forested area at the south end of the site. In addition, it includes a tot-lot, a basketball court, multi-use playfields (baseball field, softball field, soccer, and football fields), a pavilion, parking lots, and open space. The park has 4 portable restrooms. Providing permanent rest room facilities would improve the park but add maintenance.

(6) School Complex / Teachout Creek Park (proposed) 30 acres
This site is surrounded by Jackson Creek Trail (D) and Higby Trail (F). Proposed Teachout Creek Park would include soccer and ball fields south of the high school. Its adjacency provides an opportunity to be used in conjunction with the existing high school sport fields. Its development and central location will serve the needs of the entire town based on the standard for community parks within a service radius of one mile.

(7) Santa Fe Park (proposed) 5.5 acres
This proposed park is part of neighborhoods southeast of Dirty Woman Creek Park between the Southern Pacific Railroad and Old Denver Highway (Old Santa Fe Trail). This park will provide a tot-lot and passive open spaces based on comments received at a public meeting. Further design development, and community input will be needed to create a park that fits the needs of these neighborhoods.

(8) Jackson Creek Park (proposed) 5.7 acres
Jackson Creek Park would be located in the southeast section of the town. The site is also on Leather Chaps Trail. (H) This location is under study with the present developer to serve the park needs of existing Jackson Creek neighborhood.
(9) Creekside Park (proposed) 3.0 acres

Creekside Park would be located at the southwest corner of the Middle School site. This park site is in close proximity to Leather Chaps Trail (H) and Jackson Creek Trail (D), providing access to additional Monument and El Paso trails.

YMCA (proposed private facility)

Although non-public with membership fees, it will increase recreation opportunities within the Town of Monument, including a much in demand swimming pool.

Open Space

In 1987 the Town of Monument approximately doubled its size by annexing a large tract of land on the east side of I-25 called Regency Park. The original Regency Park plan approved by El Paso County set aside land for parks and open space along the stream and creek corridors. These areas are now designated PMJM habitat — land serves as visual open space but cannot otherwise be used for passive or active recreation. Further design development for use of Open Space will need to evaluate opportunities based on the habitat. PMJM habitat in Regency Park and elsewhere makes up most of the open space within the Town.
Trails

Goals

This master plan has looked at and determined ways to provide an extensive trail system through Monument linking important points within town and with the El Paso County Regional Trail system.

The goals of future/existing trails are:
1. Provide safety especially in school district.
2. Develop multiple access points and trail linkages to the Santa Fe Trail (K) and other planned El Paso County regional trails.
3. Provide opportunities for pedestrian access neighborhoods, schools, parks, open space, and regional trails.
4. Preserve land within the 100-year floodplain for trails.
5. Build pedestrian bridges or underpasses for trails to cross I-25 to link the east and west sides of Monument.

All are illustrated on the Trail Map. (See the following map.)

Facilities

(A) Monument Trail (proposed)

Monument Trail starts from the Santa Fe Trail (K) and Hwy-105 going south along Monument Creek to Monument Lake. Trail goes around the lake and keeps going south. It stops at Dirty Woman Creek Trail (E). Monument Trail also has a connection to Second Street Trail (C) and downtown Monument. This proposed gravel trail will provide a nice open space and lake experience west of the Santa Fe Trail (K). It is a link to a major state highway, recreation area (Monument Lake), and a business district.

(B) Woodmoor Trail (proposed)

Woodmoor Trail is along Woodmoor Drive from Deer Creek Road to Hwy-105, continuing west to the Santa Fe Trail (K) and east to El Paso County Regional Trails. This on-street proposed trail will connect west of the town to the Woodmoor residential area. It is also a short distance from Lake Woodmoor. Jackson Creek Trail (D) starts from this trail at Hwy-105.
(C) Second Street Trail (proposed)
   This trail is along Second Street from the Santa Fe Trail (K) to Mitchell Road Trail (J). It runs through downtown Monument along Second Street as a major Bike Route. Proposed on-street Second Street Bike Route will, in addition to the bike path, provide a safe pedestrian area along the sidewalk of the Business District and connects Civic Plaza (3), Limbach Park (4), and Monument Lake.

(D) Jackson Creek Trail (proposed)
   Jackson Creek Trail is a north-south trail from Woodmoor Trail (B) at Highway-105 to Baptist Road. This proposed off-street trail will connect Woodmoor communities, the existing high school, the proposed Teachout Creek Park (6), and the Jackson Creek development.

(E) Dirty Woman Creek Trail (proposed)
   Dirty Woman Creek Trail will run along Dirty Woman Creek from Dirty Woman Creek Park (5) and extend to Pike National Forest. Both Mitchell Road Trail (J) and Monument Trail (A) stop here. This proposed on-street trail will provide a corridor to Pike National Forest and also a link to Monument Lake and downtown Monument.

(F) Higby Trail (proposed)
   Higby Trail starts from southeast corner of the existing Lewis-Palmer High School on Higby Road along the east side of the proposed Teachout Creek Park (6) and Teachout Creek crossing Jackson Creek Trail (D) and I-25 to the Santa Fe Trail (K). The proposed off-street Higby Trail will connect the high school, Teachout Creek Park (6), and the Business Park on the west side of I-25. It also connects to Jackson Trail (D) and the Santa Fe Trail (K).

(G) West Baptist Trail (proposed)
   The on-street West Baptist Trail runs west from the Santa Fe Trail (K) along a future development area to Spaatz Road and Pike National Forest.

(H) Leather Chaps Trail (proposed)
   Leather Chaps Trail starts from east side of the existing Creekside Middle School along Leather Chaps Drive to Lyons Tail Trail (l). This proposed off-street trail will connect the existing Creekside Middle School and the proposed Jackson Creek Park (6).

(I) Lyons Tail Trail (proposed)
   Lyons Tail Trail starts from the south end of Jackson Creek Trail (D) along Lyons Tail Road to Fox Run Regional Park and El Paso County Trails. The proposed on-street Lyons Tail Trail will connect Jackson Creek Trail (D), Leather Chaps Trail (H), and proposed Jackson Creek Development.

(J) Mitchell Road Trail (existing)
   Mitchell Road Trail is along Mitchell Road from Second Street Bike Route (C) to Dirty Woman Creek Trail (E). It also has a connection to Monument Trail (A). This existing on-street trail connects the downtown Business District of Monument, Limbach Park (4), Monument Lake, and Dirty Woman Creek Park (5).
(K) Santa Fe Trail (existing)

The Santa Fe Trail is a north-south regional trail through Town of Monument from Palmer Lake to the Air Force Academy. The existing gravel trail connects Palmer Lake, downtown Monument, proposed I-25 Business Park, and the Air Force Academy. This El Paso Regional Trail is also the major existing trail within the Monument area.

(M) Wahlborh Trail (proposed)

The Whalboro Trail runs southwest beginning in Woodmoor at Highway 105. The proposed trail will connect Woodmoor with the Jackson Creek Trail (D) and would further lead to the Jackson Creek Development.
Viewsheds
Goals and Features

Goals

- To preserve and protect the view to the mountains, lower foothills, and plains.
- To provide landscaping buffers between structures and natural landscape.

Feature

- The majority of the Town of Monument is back dropped by the Front Range of the Rocky Mountains. Those views include Pikes Peak, Monument Peak, and the Hogback Ridge.
- By providing view shed corridors and landscape ordinances the Town of Monument can protect open space and background views to preserve their unique character.
- Special zoning can preserve open space, native scrub oak, and grassland so that development doesn't block views of the foreground along I-25 and the Foothills background.
- Long views to Pikes Peak will not be blocked unless considerable highrise development is present, but could be a concern in the future.

* All are illustrated on the Current View sheds Plan. (See following map.)
Summary

Goals

This master plan has described several community and neighborhood parks that provide residents different kinds of recreational spaces.

Most of the existing parks are located in the northwest area of the town. The goal of the master plan is to extend recreational opportunities by:

1. Using existing parks.
2. Developing new neighborhood parks.
3. Developing/extending school grounds into a neighborhood park.

These parks will be used to meet all local recreational needs in the Town of Monument.

This master plan has looked at and determined ways to provide an extensive trail system through Monument linking important nodes within town and with the El Paso County Regional Trail system.

The goals of future/existing trails are:

1. Provide safety especially in school district.
2. Develop multiple access points and trail linkages to the Santa Fe Trail and other planned El Paso County regional trails.
3. Provide opportunities for pedestrian access neighborhoods, schools, parks, open space, and regional trails.
4. Preserve land within the 100-year floodplain for wildlife habitat or other open space.
5. Build pedestrian bridges or underpasses for trails to cross I-25 to link the east and west sides of the Town of Monument.

This master plan has looked at and suggested view shed ordinances along the I-25 Corridor and residential development especially in the south east area of Monument.

1. To preserve and protect the view to the mountains, lower foothills, and plains.
2. To provide landscaping buffers between structures and natural landscape.
| Parks and Recreation Facilities Standards for Park Areas, Trails, and Recreation Facilities |
|---|---|---|
| Level of Service | Size | Service Availability and Convenience |
| Title | \( F \text{ fixed} \) | \( F \text{ fixed} \) | \( F \text{ fixed} \) |
| Description | \( F \text{ fixed} \) | \( F \text{ fixed} \) | \( F \text{ fixed} \) |
| Objectives | \( F \text{ fixed} \) | \( F \text{ fixed} \) | \( F \text{ fixed} \) |
| Park Type | \( F \text{ fixed} \) | \( F \text{ fixed} \) | \( F \text{ fixed} \) |
| Goals | \( F \text{ fixed} \) | \( F \text{ fixed} \) | \( F \text{ fixed} \) |
| Objectives | \( F \text{ fixed} \) | \( F \text{ fixed} \) | \( F \text{ fixed} \) |
| Park Type | \( F \text{ fixed} \) | \( F \text{ fixed} \) | \( F \text{ fixed} \) |
| Goals | \( F \text{ fixed} \) | \( F \text{ fixed} \) | \( F \text{ fixed} \) |
| Objectives | \( F \text{ fixed} \) | \( F \text{ fixed} \) | \( F \text{ fixed} \) |
| Park Type | \( F \text{ fixed} \) | \( F \text{ fixed} \) | \( F \text{ fixed} \) |
| Goals | \( F \text{ fixed} \) | \( F \text{ fixed} \) | \( F \text{ fixed} \) |
## Implementation: Parks and Trail Cost

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Goals and Policies

This master plan has described several community and neighborhood parks that provide residents different kinds of recreational spaces. A trail system master plan and corridor view shed preservation are also included. The next steps to obtain the goals set forth in this document include:

1. Establishing priorities for park development.
2. Establishing priorities for Trail construction.
3. Seek ordinances for the preservation of views and landscape protection.
4. Seek landscape development buffers.

Parks and Recreation

Parks and Recreation Principles

PR-A Provide a coordinated and continuous system of parks, trails, and recreation facilities that serves the present and future needs of Monument residents.

Parks and Recreation Policies

PR-1 Establish various funding methods for acquiring, developing and maintaining park and recreation facilities in the Town.

PR-2 Develop a parks, trails and open space plan which establishes criteria and mechanisms for acquiring land, including provisions for dedication, fees in lieu, and purchase. Integrate the recommendations of this plan into the development review process.

PR-3 Develop neighborhood and community parks which are of an economically manageable size. Use open space and pedestrian path systems to link these parks.

PR-4 Locate, develop and maintain community and neighborhood parks and recreation facilities with schools and other local jurisdictions.
Trails

Trails Principles

TL-A  Provide safe, efficient, and interconnected bicycle, pedestrian and equestrian trail options for non-motorized access to neighborhoods, schools, activity centers and regional trails.

TL-B  Coordinate trail links and overall planning with adjacent jurisdictions.

Trails Policies

TL-1  Support efforts to develop a County-wide multi-modal, non-motorized plan for bicycle, pedestrian and equestrian trails. Where possible, provide separate corridors for different uses.

TL-2  Support the dedication of logical pedestrian and bicycle trail connections as part of the subdivision process.

TL-3  Provide incentives for private land dedications and/or easements for non-motorized use.

Open Space

Open Space Principles

OS-A  Acquire and maintain diverse open space areas to meet the present and future needs of Monument residents and visitors.

OS-B  Develop a unified open space system for the entire town.

Open Space Policies

OS-1  Ensure protection of the Monument and Tri-Lakes area legacy of unique natural features, open space and natural areas.

OS-2  Dedicate open space in contiguous parcels unless otherwise approved by the Town.

OS-3  Encourage public access onto open space lands, or a portion thereof, and consider access on a case-by-case basis.

OS-4  Permanently preserve open space in its natural state or as continuing agricultural operations through adequate legal and regulatory mechanisms, such as conservation easements.
**Visual Resources**

**Visual Resources Principles**

VR-A  Preserve and protect significant visual resources.

VR-B  Protect the rural character and unencumbered viewsheds toward the foothills and mountains.

**Visual Resource Policies**

VR-1  Encourage site design and development standards that protect and preserve the character of the natural landscape.

VR-2  Preserve and reinforce panoramic views of the mountains from the I-25 corridor by clustering new development or requesting that structures that block views be stepped back.

VR-3  Protect the environmental and visual quality of surface waters, parks, historic properties and monuments.

VR-4  Strongly discourage development on open ridge tops.
Appendix 1
Box Culvert: Pedestrian / Bicycle Underpass at I-25
Town of Monument, Colorado

Colorado Center for Community Development
Judith Bergquist, Project Manager
Jeff Server, Intern
# Table of Contents

Location Map................................................................. 2  
Introduction........................................................................ 3  
Site Overview...................................................................... 3  
  Site Location .................................................................... 3  
  Existing Structure ......................................................... 4  
Site Considerations & Options ............................................. 5  
  Existing / Flood Plane Option ........................................... 5  
    Conceptual Section ....................................................... 5  
    Conceptual Plan .......................................................... 5  
    Description ................................................................... 5  
    Requirements & Considerations .................................... 6  
'Boardwalk' Option ............................................................ 7  
  Conceptual Section ......................................................... 7  
  Conceptual Plan ............................................................. 7  
  Description .................................................................... 7  
  Requirements & Considerations ..................................... 8  
Grated Walkway Option ....................................................... 9  
  Conceptual Sections (Alternates A & B) ......................... 9  
    Conceptual Plan .......................................................... 10  
    Description .................................................................. 10  
    Requirement & Considerations ................................... 11  
One-Way Option .................................................................. 13  
  Conceptual Section ........................................................ 13  
  Conceptual Plan ............................................................ 13  
  Description .................................................................... 13  
  Requirements & Considerations .................................... 14  
Recommendations .................................................................. 16  
Conclusion ........................................................................ 18  
Sources ........................................................................... 20  
Concept Cost Estimate........................................................ 21
Introduction

Monument requested the Colorado Center for Community Development (University of Colorado at Denver and Department of Local Affairs funded) to evaluate the feasibility of using an existing box culvert underneath I-25 as a pedestrian / bicycle underpass located on I-25, one mile north of the Baptist Road exit. C.C.C.D. will attempt to determine the feasibility of developing an underpass in this existing box culvert by considering its restraints and opportunities and present four design alternatives. If this location proves successful it will eventually connect existing regional and local trails that serve residential areas and several schools.

Site Overview

Site Location:

The primary site that was chosen for study is a box culvert located on I-25 one mile north of the Baptist Road exit and running perpendicular to the north-south frontage road on the east side of I-25. The box culvert was chosen as being an ideal location because of general community interest and strong accessibility to the high school, middle school, future residential developments, and the Santa Fe Trail, which is a heavily used regional trail within El Paso County. This location also provides the opportunity for the retail businesses along the western side of I-25.
to be connected with the eastern side, where the schools are located for increased revenue. The frontage road east of I-25 will eventually be removed within the next 3–10 years, which will allow for easier connections with trails that will run from the residential areas to the schools, thus providing an ideal pedestrian / bicycle corridor for the town of Monument.

Existing Structure:

The existing structure on the site is a box culvert that runs east-to-west beneath I-25 and carries the long-term concern of being located in Prebles Meadow Jumping Mouse habitat. The box culvert, itself, is a double-channeled structure with approximate interior dimensions of 10'-0" wide x 10'-0" high, for each box at an approximate length of 75'-0". It is currently in use for drainages from surrounding undeveloped land and runoff from the roadways and two reinforced concrete pipes that are located just east of I-25 beneath the frontage road. The floor of the box culvert accumulates tremendous amounts of silt buildup from drainage and in addition there are grates located in the ceiling of the culvert that allows for drainage of I-25.
Site Considerations and Options

The exploration and the feasibility of using the box culvert as a pedestrian / bicycle underpass is explored through four different options, each of which has inherently different requirements, constraints, and opportunities. The four different options are the Existing / Floor Plane Option, the 'Boardwalk' Option, the Grated Walkway Option, and the One-Way Option. They are described in detail as follows:

Existing / Floor Plane Option:

This option would make use of the box culvert in its existing configuration and effectively accommodate pedestrian / bicycle traffic, without any major
reconfiguration or build-out. Using the box culvert for pedestrian / bicycle path in its existing configuration will require the following items:

- Provide major lighting improvements as required for security and visibility.
- Provide the sense of security by lighting, viewpoints, and signage.
- Substantial grading is needed at both ends for access, security, trail connections, and maintaining existing drainage.
- Create a maintenance program that would address silt / debris buildup and removal from the culvert, in addition to general maintenance and upkeep of walls, path, and lighting.
- Would require a city employee to have additional duties.
- Design development must answer the buildup of silt and debris that would occur periodically.
- Design development must answer the question of how the maintenance might disturb the natural processes that occurs within the drainage down stream or flood issues as they currently exist.
- An environmental assessment must answer the question of how this change in culvert use may impact the existing Prebles Meadow Jumping Mouse habitat surrounding the culverts location.

- Provide informational signage such as trail, educational, danger, and high water signs.

'Boardwalk' Option:

This option introduces a 'boardwalk' that would have a central or side raised pedestrian / bicycle path that would allow for drainage across the top and
along the sides. The 'boardwalk' would be constructed of site-cast concrete or masonry materials with a concrete deck. Either method of construction would provide for adequate traction, while at the same time accepting some silt and debris buildup. Using the existing box culvert with a 'boardwalk' located within one side of the culverts will require the following items:

- Create a maintenance program, though maintain it as in the Existing / Floor Plane Option.
- Would require a city employee to have additional duties.
- Design development must address vertical clearance with the introduction of an elevated surface as a 'boardwalk', but C.C.C.D. believes that there is appropriate clearance.
- Provide A.D.A. requirements with the introduction of the 'boardwalk' at entry points.
- Design development must address how existing drainage would be accommodated by the introduction of a 'boardwalk'.
- Design development must answer the question of how the maintenance might disturb the natural processes that occurs within the drainage down stream or flood issues as they currently exist.
• An environmental assessment must answer the question of how this change in culvert use may impact the existing Prebles Meadow Jumping Mouse habitat surrounding the culverts location.

• Provide major lighting improvements as required for security and visibility.

• Provide the sense of security by lighting, viewpoints, and signage.

• Substantial grading is needed at both ends for access, security, trail connections, and maintaining existing drainage.

• Provide informational signage such as trail, educational, danger, and high water signs.

Grated Walkway Option:
This option is comprised of Alternate A and Alternate B, both of which utilize a metal grate system to provide a walkway for pedestrian / bicycle traffic. The structural system of the walkway would have to be of a galvanized, stainless, or treated metal fabrication to deal with the repeated contact with water and the minimum live loading requirements for pedestrian / bicycle traffic. Structural development must address the box culvert's structural integrity with any modifications made to the existing pre-cast box culvert concrete system. Using the existing box culvert with a structural system that would either be suspended from the ceiling (Alternate B) or built-up from the
floor (Alternate A) within one side of the culverts, to provide an iteration of the ‘Boardwalk’ Option, and will require the following items:

- The ceiling of the box culvert could require additional structural reinforcing to accommodate a suspended walkway system for Alternate B.
- The suspended or built-up walkway would need to be able to withstand the shear forces of water flowing through the culvert and enable silt and debris to either pass through or accumulate in a way that could be serviced and maintained.
- The silt and debris could be handled through the use of a structural perforated metal grate / catwalk for the walkway and would allow the materials to filter and pass through unobstructed.
- Would require a city employee to have additional duties.
- Design development must address vertical clearance with the introduction of an elevated surface as a walkway, but C.C.C.D. believes that there is appropriate clearance.
- Provide A.D.A. requirements with the introduction of a walkway.
- Design development must answer the question of how the maintenance might disturb the natural processes that occur within the drainage downstream or flood issues as they currently exist.
- An environmental assessment must answer the question of how this change in culvert use may impact the existing Prebles Meadow Jumping Mouse habitat surrounding the culverts location.
- Provide major lighting improvements as required for security and visibility.
- Provide the sense of security by lighting, viewpoints, and signage.
- Substantial grading is needed at both ends for access, security, trail connections, and maintaining existing drainage.
- Provide informational signage such as trail, educational, danger, and high water signs.
One-Way Option:

This option would incorporate a system that would be built-up or structural from the floor within both channels of the culvert to create a 'boardwalk' pedestrian / bicycle path. The 'boardwalk' would have a side located and elevated pedestrian / bicycle path that would allow for drainage across the top and along the sides. The built-up system would be constructed of site-cast concrete or masonry materials with a concrete deck. Either method of construction would provide for adequate traction, while at the same time accepting some silt and debris buildup. The structural system would have to be
of a galvanized, stainless, or treated metal fabrication to deal with the repeated contact with water and the minimum live loading requirements for pedestrian / bicycle traffic. The structural system would make use of a perforated metal grate / catwalk for the walkway and would allow the silt and debris to filter and pass through unobstructed. The center wall between the two channels would be perforated with slots and openings to provide visual access and security between the two pedestrian / bicycle 'boardwalks', while still accommodating drainage. The grates in the ceiling would be enlarged to open up within the entirety between the north- and south- bound lanes of I-25, to provide increased natural illumination and lighting for the 2 channels. The increased lighting would create an improved sense of security and comfort when pedestrians / bicycles utilize the culvert. Using the existing box culvert with some of the primary features from all options will require the following items:

- The built-up walkway would need to be able to withstand the shear forces of water flowing through the culvert and enable silt and debris to either pass through or accumulate in a way that could be serviced and maintained.
- The silt and debris could be handled through the use of a structural perforated metal grate / catwalk for the walkway and would allow the materials to filter and pass through unobstructed.
- Create a maintenance program that would address silt / debris buildup and removal from the culvert, in addition to general maintenance and upkeep of walls, path, and lighting.

- Would require a city employee to have additional duties.

- Design development must address vertical clearance with the introduction of an elevated surface as a walkway, but C.C.C.D. believes that there is appropriate clearance.

- Provide A.D.A. requirements with the introduction of a walkway.

- Address how existing drainage would be accommodated by the introduction of a built-up area.

- Design development must answer the question of how the maintenance might disturb the natural processes that occurs within the drainage downstream or flood issues as they currently exist.

- An environmental assessment must answer the question of how this change in culvert use may impact the existing Prebles Meadow Jumping Mouse habitat surrounding the culverts location.
- Provide major lighting improvements as required for security and visibility.
- Provide the sense of security by lighting, viewpoints, and signage.
- Substantial grading is needed at both ends for access, security, trail connections, and maintaining existing drainage.
- Provide informational signage such as trail, educational, danger, and high water signs.

Recommendations

The recommendations for a pedestrian / bicycle underpass are a composite of recurring issues common in all of the design options and process based suggestions, which include the following:

- Investigate which design options are most feasible to best serve the town and peoples of Monument.
- Evaluate what construction system and materials are needed to best meet the goals and vision for the underpass.
- Address any structural issues, systems, or alterations to the box culvert.
- Consider what maintenance requirements and options would be necessary for an underpass.
- Implement grading that 'opens up' the underpass for pedestrians / bicycles, while still accommodating existing drainage.
- Incorporate complementary plantings to provide for seasonal color, connectivity, and visual interest.
- Include and design with the A.D.A. requirements at the inception of the concept stage.
- Evaluate the natural and artificial lighting needs for a culvert of this size.
- Provide well above the minimum requirements for security and public safety to create a strong sense and perception of security.
- Investigate and map the impact upon the existing Prebles Meadow Jumping Mouse habitat and existing drainage.
- Work with different groups, organizations, and C.D.O.T. (Colorado Department of Transportation) collaboratively to provide a plan and process.
- Evaluate liability concerns and issues involving a new public underpass.
- Articulate and clearly express the connection of the pedestrian / bicycle underpass to a new trails system.
- Develop the trails system to express and utilize the underpass as a place of importance.
- Incorporate appropriate signage and way-finding.

Conclusion

The position that the Colorado Department of Transportation, Region 2, has taken regarding grade-separated crossings is that they desire not to create new ones. If there is a trail or crossing warranting the underpass they may allow it to go forward for consideration by working with the different entities or groups. Some of the primary concerns that deter C.D.O.T. from creating new grade-separated crossings are liability, security, and the stringent guidelines for A.D.A. access and vertical clearance.

Many of the grade-separated crossings along I-25 near Colorado Springs have been replaced with overpasses or are in the process of being closed down. One exception to this is an underpass near the Air Force Academy and the North Gate community. It was implemented about 20 years ago and still receives heavy use because of its connection with a heavily used trail system that runs along the freeway. The nature of future construction of grade-separated crossings along I-25 appears to be pretty conservative, but with possibilities where warranted.

This location could work for an underpass for Monument, however, many of the recommendations made would need to be accounted for in design development and planning if it were to succeed, in addition to further
coordination and consultation with C.D.O.T.
Sources


Main Street Corridor
Monument, CO
Final Cost Estimate
July, 2003
Table of Contents
Introduction 1
Summary 1
Second St. Extension 2
Proposed roadway 3
Overlook 3
Downtown 4
Santa Fe Trail parking 5
Rest/picnic area 5
Pump house 6
Civic Park 6
Side street parking 7
Extension to lake 8
Limbach Park 8

Town of Monument Main Street Corridor, Cost Estimates

Introduction
Following are the estimated costs for the Town of Monument Main Street Corridor conceptual plan. These estimates are based on publications by RSMeans Company, Inc. and the National Park Service, as well as previous Colorado Center for Community Development (CCCD) estimates. The calculations are based on the concept drawing, and do not represent final construction costs. These estimates are intended merely as a tool to guide the development process, drawing attention to cost considerations, and providing an idea of the possible range of costs.

Summary

<table>
<thead>
<tr>
<th>Town of Monument Main Street Corridor, Cost Estimates</th>
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<th>High Cost</th>
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Prepared by Colorado Center for Community Development, Hsin-Yi Chou and Victor Norman Kusmin - Interns
July 2003
## Town of Monument Main Street Corridor, Cost Estimates

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<tr>
<th>Item</th>
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<th>High Unit Cost</th>
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July 2003
## Town of Monument Main Street Corridor, Cost Estimates

<table>
<thead>
<tr>
<th>Item</th>
<th>Minimum Quantity</th>
<th>Maximum Quantity</th>
<th>Unit</th>
<th>Low Unit Cost</th>
<th>High Unit Cost</th>
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<td></td>
<td></td>
<td></td>
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<td>$237,784</td>
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<td></td>
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</table>

Prepared by Colorado Center for Community Development, Hsin-Yi Chou and Victor Norman Kusmin - Interns
July 2003
# Town of Monument Main Street Corridor, Cost Estimates

## Side street parking

### Beacon Light Rd.

<table>
<thead>
<tr>
<th>Description</th>
<th>Length</th>
<th>Width</th>
<th>Base</th>
<th>Cost per LF</th>
<th>Total</th>
</tr>
</thead>
<tbody>
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### Adams St.

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### Washington St.

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<th>Cost per LF</th>
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**Side street parking TOTAL** $259,014.00 $466,628.00

Prepared by Colorado Center for Community Development, Hsin-Yi Chou and Victor Norman Kusmin - Interns

July 2003
Main Street Corridor  
Monument, Colorado  

Notes & Comments on Final Concept  
From July 8, 2003 Meeting

- Third Street a concern!! (need to broaden not the scope but the concerns of project)
- Need to preserve view to mountains
- How to draw visitors to downtown? What would draw them? Why would they go there? - What does Monument want to be?
- Highway travelers are going to pass Monument (not stop here) because of the new interchange.
- Winter conditions need to be considered. Visitors will not want to walk downtown in winter.
- Water problems in landscaping - also for property use. (landscaping could be taken care of with xeric design standards - Town improving with water/zoning issues!)
- Theater - brand new business (buildings) too costly! How to fee it? - How to create a venue for people to come (in the evening) - Others liked the idea
- Would like the feeling of more green space, not retail, as you come in (like Ute Pass - Cripple Creek - more open space) - the land is too valuable to remain as open space and will likely be commercial
- Liked the corridor plan overall
- Questions about use of mouse as part of Plan/Signage/Furniture etc. Some really “hate” the mouse due to property issues, loss of value/revenue - others think its still a good idea to embrace the mouse as an icon and to make that icon a revenue generator
- One citizen did not like the corridor plan but was moved to greater approval by the end of the meeting - still had concerns (winter season considerations, the mouse, the interchange) but on the whole thought it was a good approach
- One citizen did not like so much attention being paid to changing the appearance of the Pump House to fit in with the proposed aesthetic - (others liked the idea) - this citizen was also concerned about the lack of attention to Third St., and left the meeting during the presentation
• Wondered if Artist Village could happen (conversation moved around this but unable to keep up with notes) - perhaps put off by mouse sculpture(s)
• No additional comments on Second St. extension to lake
• No additional comments on park with amphitheater
• No new comments on parking
• No new comments on bike lanes/path
Main Street Corridor
Monument, CO
Open Space, Trails, Second St. Corridor
March 11, 2003 – MEETING NOTES
Monument has several existing plans regarding
- zoning for future development
- parks
- trails
- visual resources
- open space
- main street corridor

PARKS & OPEN SPACE: GOALS (Concerns)
PARKS
Jackson Creek Area – Southeast of I-25
   Developing area
   Currently one existing park – considered insufficient
   Open Space areas in Jackson Park development are mouse habitat – not useable for recreation
   General Need for additional parks east of I-25

General insufficiency of athletic fields
Limbach Park – the most heavily used park
   May receive an extension from a new development to the south
   Monument Merchants Group is in the process (3rd year) of
   sponsoring a band shell for Limbach Park, by sponsoring 5 weeks
   of concerts in the park, during the summer
   This may be the more logical location for the band shell in
   reference to the corridor plan, and proximity to Town Center

Dirty Woman Park - underused due to lack of facilities
   Fields need improvement
Some feel that upgrading existing parks is more important than creating new ones
Parks & Recreation is somehow run through the school system
Public access to schools recreational facilities will diminish due to overuse
General consensus on the need to enhance family oriented recreation
Drought considerations – athletic fields
While there is general agreement that there is logic in combining recreational and
   school facilities, there is also concern about recreation areas being
   "overrun" with adolescents who could detract from passive recreation and
   family recreation experiences.
Restrooms/comfort facilities need to be added/improved
Portalettes/ portalettes with screens/ comfort stations
Monument Lake - Some interest (one person) in fishing/bate shop
   Restaurant?
   Pavilion (rentable)?
   Band shell (merchants might support this alternate location)
   Land is available for band shell & facilities around lake?

Pedestrian safety, crossing major streets to get to parks is not desirable
“Field of Dreams” – former park plan for east side (Jackson Creek Development?) the developer is still required to make a public land dedication for a park 30 - 40 AC with 6 soccer fields, 6 - 8 baseball (still desired) A large park on east-side is desirable The mouse has been dedicated 180 AC, in the Monument area, for its protection Jackson Creek? Regency Park? Teen Center needed – existing skate park has no additional land YMCA in the planning process, 5 – 10 AC from the Jackson Creek Land Co., near High School, just north of Higby Rd., their exact plan is unknown Also a Tri-Rec proposal – both are considering the same site near the High School (both would involve pool facilities) Existing pools in Woodmoore and Palmer Lake are not ideal facilities Some concern with YMCA as it is a membership organization The official Recreation District no longer exists, due to lack of funding A new High School is planned? – that would increase the number of available recreation facilities – possible park incorporation Old Santa Fe Railroad site (in town, North of Third St.) is a possible park location by moving the trail (this is El Paso County Parks land) may require some reclamation Senior Center/ activity room(s) – at YMCA? Lavelette Park – existing historic structure (has not been improved since it was relocated) Narrow park – 80’ wide Site for Christmas nativity Used for picnicking/lunch Ideas for a quiet seating area at the south end of the park have previously been discussed – mounded planting areas, sculpture, shelter, seating The north end of the park is a memorial area (trees) Possible site for ‘historic park’ – but likely to be undesirable to neighboring residents, and limited space Cemetery – is lumped in with Parks Maintenance Is it included in Parks Plan? Possibility of creating a special cemetery district Current cemetery is assumed 60% full – 400 available sites Additional space is desired 9 AC south of cemetery belonging to Colorado Structures of which 5-6 AC may be usable - barring ROW issues on Beacon Light Rd Proposed town square/plaza/central park - @ SE corner of Second St. & Jefferson

OPEN SPACE Areas where preservation is desired: View over Dirty Woman Creek from HWY 105 and Second St. Tree framed views of Monument valley on Southbound I-25, and westbound from Woodmoore Wetlands @ Dirty Woman Creek (by well 4, 5)
Jackson Creek Area – mouse and scrub oak habitat – existing development standards stipulate that tree cutting should be minimized
Native plants are valued – should be preserved/incorporated
View from I-25 is of concern – light pollution from commercial area
Desire to make view inviting – building planning
Development standards in regard to Hwy views are desired

TRAILS
Trails vs. Prebel’s Meadow Jumping Mouse – possible solutions?
   Federal jurisdiction – (EPA?)
Trail from Dirty Woman Creek Park east to I-25 along Dirty Woman Creek
Santa Fe Regional Trail – seen as the main artery of the trails system – focal point
Silver Lake? Woodmoore Lake, Forest Lake? – connections
New trails in subdivisions (desirable?) – limited feedback on this
   “sidewalks suffice as trails” – one opinion
   general consensus was that safety of trails away from roadways was desirable (for families)
To Fox Run Park through Jackson Creek
Trails considered important for preserving ‘out of town’ character which attracts
   many homebuyers away from Colorado Springs market
Teachuck Creek? – trail underpass (I-25) through existing box culverts
   mouse habitat
Along Jackson Creek Parkway – Baptist Rd. to Higby Rd. to Hwy 105
   trail parallel to parkway desired
Extending trails to Lake – past West Oakridge, south to Dirty Woman Creek Park
   Prominent crosswalks at trail/street intersections desired
Wheatkins? Property – crossing over tracks – Simfies?
   Trail from Monument Dam to Baptist Rd. (or even the Airforce Academy) along Monument Creek

SECOND ST. CORRIDOR
Main Street emphasis desired
2nd and Washington – dangerous intersection – requires 4-way stop
2nd may be wide enough to have neck-down crosswalks
West bound traffic can be too fast
Space is limited due to existing building set backs
Existing historic school administration building (big brick building, “Big Red”) could function as a source of design standards for main street buildings
Proposed town square/plaza/central park - @ SE corner of Second St. & Jefferson
   farmers market
Town owns the land adjacent to the well at 2nd and Beacon Light – possible park?
Commercial development (big box stores) anticipated in Jackson Creek area
2nd street could be the focal point – with specialty shops, restaurants, old town center character – the more retail the better
Main Street Corridor
Monument, CO
Notes & Comments on Initial Concepts
From April 29, 2003 Meeting
Main Street Corridor
Monument, Colorado

Notes & Comments on Initial Concepts
From April 29, 2003 Meeting

CONCEPT 1 - "Villages"

- "Bike path on 3rd Route." - it is assumed that this comment means that a Third St. bike route is desired
- "The idea of the farmers market/temporary structures is intriguing, but concerned that it could easily look 'junky'. Would need tight standards and controls."
- "Central Market (good idea). Mix it with zero lot line retail"
- "Concern: buildings in Central Market too small to be viable considering the cost of land."
- "Don't like the scattered stores as much - a little spotty and confusing."
- "I like the idea of the development of an artist village!"
- "Would like to see 'facade' on well house or sculpture. Space needs to be broken up & chain link fence replaced with decorative fence."
- "Mural relevant to Santa Fe Trail on pump house good."
- "Like wide sidewalks."
- "Like: all the trees to soften the environment and make it more 'friendly.'"
- "Concern: Parking - may need more - especially near the half-way point."
- "Like clock tower, interlocking pavers on cross walks"
- "Like: -15' sidewalk for pedestrians, benches, outdoor cafes etc. Concern: -bicycle traffic mixed with pedestrian (safety)."
- "Like: 1)15' sidewalks 2) the clock tower (confused on bike paths - not on sidewalk) 3)like signage pointing to existing Santa Fe Trail parking lot."
- "Like: wide sidewalks, bikeway, & pedestrian friendly feel."
- "Like: new Town Hall & Civic Center Park."
- "Like: wide sidewalk on North side of Second St."
- "Like: central 'mall' divider & arch drawing you to the West" - it is assumed that this refers to the landscaped median west of Front St.
- "I really like the clock - I don't like the arch at Front St. - too rustic."
Main Street Corridor  
Monument, Colorado  

Notes & Comments on Initial Concepts  
From April 29, 2003 Meeting  

CONCEPT 2 - High Density  
- "Like: 1. the neck down for cross walks 2. brick façade on well #8"  
- "Scenic overlook and information kiosk good" - this note was placed near Option 1 for the kiosk and overlook  
- "Like: trees and landscaping as integral part of the vision."  
- "Like the scenic overlook." - this note was placed near Option 1 for the kiosk and overlook  
- "Mouse statue good idea." "Ditto"  
- "Clock tower/bell tower, mouse statue's, stone arch and walks. Like the more broken up look. The further West the more rustic. Signs describing history of town as you move along walkway."  
- "Evening entertainment & where. Proposed here but where else! - this note was placed in the area labeled 'Proposed Residential', just right of the proposed alley extension.  
- "Like the higher density retail/ business space at this end of town - but limit sq ft of each - no big box stores!" - this note was placed along the new Second St. extension  
- "Mix zero lot line buildings with one open space retail (on other plan)." - this note was placed along the new Second St. extension  
- "Kids downtown." - it is assumed this refers to the need to plan for accommodating/attracting children and families downtown, per discussion at meeting  
- "Like: higher density of commercially designated space. We need to create a 'commercial' feel but not 'mega stores' like big box Walmart etc."  
- "Like: neck down at intersections."  
- "Like the higher density of retail."  
- "Like the designated bike route. Like the pedestrian crosswalks the entire length of Second St."  
- "Existing Buildings can easily convert to retail." - this note was placed on the Monteverde building  
- "Like: clock tower idea - would add bells & make it a bell/clock tower."
o "Would rather keep a park by Big Red rather than making another parking lot." Big Red = School administration building
o "Most want park not parking"

o "Like the idea of expanding Town Hall instead of new town center."

o "Like side street parking." - this note was placed along Washington Street

o "Like the idea of using side streets for parking." - this note was placed along Washington Street

o "Positive: side street parking" - this note was placed along Washington Street

o "Like the bumped-out cross walk areas. Like the clock tower - like the mouse character idea."

o "Consider: bridge over railroad, - for safety vehicles, - as a focal point for the 'mouse'."

o "Suggest - a children's park where strollers can be parked & children allowed to "burn off energy". Perhaps with 'water jets' to play in e.g. like Aspen."

o "Like - neck down pedestrian crossings."

o "Very important to have Second St. go straight to Lake. (no detour)"

o "I like the mouse sculpture and the bike trails"
Main Street Corridor
Monument, CO
Final Concept Illustrations
Scenic area with information kiosk and viewing scopes overlooks southwest mountain ridge including Pike's Peak and jumping mouse habitat.
Village market is a plaza style area with vendors and seating for people to enjoy landscaping and sculptures.
residential windows look over the street.
and eaves. Amnigs can cover outdoor seating and
The nostalgic mid-use buildings have varied street front

50% off.

50% off.

50% off.
The village includes galleries, art spaces, sculpture garden, and art.

Modern buildings host contemporary art at this space.
- The existing pump house can be transformed into a building similar to school Administration building with decorated brick exterior, false front with windows.
- Landscaping can enhance the area around the building and the brickwork behind the trees can appear shadows.
The path in civic park leads people to the seating walls, water feature, sculptures, plaza, and the new town hall that has a clock tower on it.
outdoor seating area.

Pedestrians between the building and sidewalk become an appropriately and create the sidewalk experience for cars parked in front of the building.
Comfort stations should be brick, to match proposed aesthetic
The amphitheater with gently raised grassy steps looks slightly down to the performance stage.
Main Street Corridor
Monument, CO
Final Recommendations
July, 2003
Main Street Corridor
Monument, CO
Final Recommendations
July, 2003

Hwy105 and 2nd Street

- Previously proposed entry sign, southwest corner of Hwy 105 and 2nd Street.
- Turn-lanes on 2nd Street at Hwy 105.

From Hwy105 to Beacon Light Street

2nd Street:
- Parallel parking on both sides of 2nd Street.
- 6'-wide sidewalk on south side of 2nd Street, 10'-wide on north.
- Painted Crosswalks and neck-down street design for pedestrian safety and visual interest (increasing landscaping, trees).
- Retail/mixed-use buildings along the north side of the street, with a variety of facades.
- 10'-wide patio / garden strip in front of the retail buildings.
- Proposed parking lots in the back of the retail buildings.
- Proposed mid-block street to connect parking, Second St. and Third St.
- View-shed (to southwest) should be preserved.
- Scenic area with information kiosk and viewing scopes overlooking Dirty Woman Creek (mouse habitat), to southwest mountain ridge including Pike’s Peak and jumping

Village Market:
- Village market is a plaza style area with vendors and seating for people to enjoy landscaping and sculptures.
- Have Permanent and / or semi-permanent structures, such as vendors, patio furniture, park / plaza features.

Artists' Village:
- The village includes galleries, artisans, sculpture garden, and modern buildings that reflect contemporary art at this space.
- 10' sidewalk north of Artists' Village, along Second St.
- Retail/mixed-use buildings along the south side of Second St., with a variety of facades.
Beacon Light Road

- Proposed angle parking in southeast side that is next to Artists’ Village.
- 6’ sidewalks.
- Raised/paved crosswalk alert drivers to crossing pedestrians.

From Beacon Light Road to Front Street

2nd Street:
- 10’ side walk along north side, 6’ sidewalk along south side
- 6’ one-way bike lane begins from Santa Fe Trail to the west.
- Convert street side office to retail and open street.
- Proposed movie theater/retail on 2nd Street and Adams Street.
- 3 residential buildings on 2nd Street and Jefferson Street convert to retail and consolidate with a plaza.
- Additional proposals for increasing retail density (see plan)

Pump House:
- Add brick facade and mural relevant to Santa Fe Trail on pump house.
- Replace chain link and barbed wire with ornamental security fence.
- Landscaping can enhance the area around the building and the brickwork can imitate the shadows of the trees.

Santa Fe Trail:
- Relocate Santa Fe Trail parking and signage to 2nd Street.
- Add a comfort station between Santa Fe Trail and its parking lot.
- A picnic area replaces the original Santa Fe Trail parking lot.

Civic Park:
- The path in civic park leads people to the seating walls, water feature, sculptures, plaza, and the new town hall that has a clock tower on it.
- Park feature includes spray/play fountain, climbable sculptures (mouse theme), stroller parking, raised lawn with seat walls, and paved plaza.
- New parking: proposed closure of 2nd Street entry, to expand park and strengthen connection to town hall.

Adams Street:
- Proposed parking for the new town hall.
- Raised/paved crosswalk alerts drivers to crossing pedestrians.
Jefferson Street:
- Raised/paved crosswalk and neck-down street design for pedestrian safety and visual interest.
- Formalize and expand parking with curb and gutter.

Washington Street:
- Add 6’ sidewalk length of block.
- Raised/paved crosswalk and neck-down street design for pedestrians and visual interest.
- Formalize and expand parking with curb and gutter.

Front Street:
- Raised/paved crosswalk and neck-down street design for pedestrians and visual interest.
- Add 6’ sidewalk length of block.
- Formalize and expand parking with curb and gutter.

From Front Street to Monument Lake
- East bound bike lane ends Front Street. Signage directing bike traffic north along designated route.
- Landscaped median from Front Street to Mitchell Avenue.
- 6’ sidewalk on both sides.
- Proposed 2nd Street extension to Monument Lake.

Limbach Park:
- Viewshed to Mountains needs to be preserved.
- Add a comfort station in the park.
- A band shell has been proposed. A proposed amphitheater with gently raised grassy steps looks slightly down to the performance stage.
Main Street Corridor
Monument, CO
Proposed Site Furniture & Precedents
The jumping Pebble mouse images can be used throughout the 2nd street corridor as symbols on street furniture, banners, and sculptures. This will provide significant imagery and name recognition for downtown Monument.
Appendix 2
Main Street Corridor
Monument, CO
Final Concept Plan
July, 2003

CONTENTS

- Final Concept Plan Drawing and Details
- Final Concept Illustrations
- Proposed Site Furniture & Precedents
- Final Recommendations
- Final Cost Estimate
- Notes & Comments from the Final Presentation
- Notes & Comments from the Open Space, Trails, Second St. Corridor Meeting – March 11, 2003
- Notes & Comments from the Initial Concepts Presentation – April 29, 2003

Prepared by the Colorado Center for Community Development
Victor N. Kusmin & Hsin Yi Chou, Interns
Main Street Corridor
Monument, CO
Final Concept Plan Drawing and Details
Appendix 3
Table of Contents

Preliminary Concept ................................................................. 1-3
Design Concept ........................................................................ 4-7
Cost Estimate ........................................................................... 8-9
Plant List ................................................................................ 10-11
# Monument, Colorado
## Town Entry Concept: Cost Estimate

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Prepared by the Colorado Center for Community Development, Victor N. Kusmin - Intern
## Monument, Colorado
### Town Entry Concept: Cost Estimate

### Phase 2

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<tr>
<td>Banner Poles, 22'</td>
<td>2</td>
<td>ea</td>
<td>NOT</td>
<td></td>
<td></td>
<td>INCLUDED</td>
</tr>
<tr>
<td>Banners, 4' X 6'</td>
<td>4</td>
<td>ea</td>
<td>$1,000</td>
<td>$2,000</td>
<td>$2,000</td>
<td>$4,000</td>
</tr>
<tr>
<td><strong>LANDSCAPING</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Perennial Bed</td>
<td>140</td>
<td>SF</td>
<td>$3</td>
<td>$8</td>
<td>$420</td>
<td>$1,120</td>
</tr>
<tr>
<td>Shrubs 5gal.</td>
<td>40</td>
<td>ea</td>
<td>$11</td>
<td>$35</td>
<td>$440</td>
<td>$1,400</td>
</tr>
<tr>
<td>Trees, 2&quot; - caliper</td>
<td>3</td>
<td>ea</td>
<td>$200</td>
<td>$350</td>
<td>$600</td>
<td>$1,050</td>
</tr>
<tr>
<td>Mulch, 3&quot; deep</td>
<td>70</td>
<td>SY</td>
<td>$4</td>
<td>$6</td>
<td>$260</td>
<td>$420</td>
</tr>
<tr>
<td>Decorative Stones</td>
<td>16</td>
<td>ea</td>
<td>$5</td>
<td>$20</td>
<td>$80</td>
<td>$320</td>
</tr>
<tr>
<td><strong>SUBTOTAL:</strong></td>
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<td></td>
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</tr>
<tr>
<td><strong>15% Contingency:</strong></td>
<td></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td><strong>GRAND TOTAL:</strong></td>
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</tr>
</tbody>
</table>

Prepared by the Colorado Center for Community Development, Victor N. Kasmin - Intern
Monument, Colorado
Town Entry Concept: Plants List

SMALL SHRUBS 3' – 6'
Blue Avena Grass Helictotrichon sempervirens
Redleaf Barberry Berberis thunbergii 'Atropurpurea'
Cheyenne Privet Ligustrum vulgare 'Cheyenne'
Purple Leaf Plum Prunus x cistena
White Snowberry Symphoricarpos albus
Spreading Coloneaster Coloneaster divaricatus
American Compact Cranberrybush Viburnum trilobum 'Compactum'
Scandia Juniper Juniperus Sabina 'Scandia'

LARGE SHRUBS 6' – 8'
'Big Tuna' Mugo Pine Pinus mugo

TREES 15' – 30'
'Spring Snow' Crabapple Malus
Cockspur Hawthorn Crataegus crus-galli

Prepared by the Colorado Center for Community Development, Victor N. Kusmin – Intern January, 2003
PERENNIALS
Serbian Yarrow Achillea serbica
Silvermound Sage Artemisia schmidtiana
Little Bluebells Campanula cochlearifolia
Snow-in-Summer Cerastium tomentosum
Blue Fescue Festuca glauca
White Sunrose Helianthemum ‘St. Mary’s’
Butterfly Weed Asclepias tuberosa
White Daylily Hemerocallis ‘Ice Carnival’
White Repeat Iris Iris x germanica ‘Immortality’
Dwarf Blue & Dark Blue Iris x pumila ‘Branbury Ruffled’ & ‘Little Sapphire’
Deep Blue Lavender Lavandula angustifolia ‘Hidcote’
White Evening Primrose Oenothera caespitosa marginata
‘Autumn Joy’ Stonecrop Sedum
Stokes’ Blue Danube Aster Stokesia laevis ‘Blue Danube’
Green Mound Juniper Juniperus procumbens ‘Green Mound’
Prostrate Speedwell Veronica prostrata
Silver Speedwell Veronica spicata incana
Creeping Baby's Breath Gypsophila paniculata 'Bristol Fairy'
White Valerian Centranthus ruber 'Albus'
Starburst Iceplant Delosperma floribunda ‘Starburst’
Globe Thistle Echinops ritro
Cut-leaf Daisy Erigeron compositus
Dwarf Fleeceflower Fallopia japonica compacta
Blue Flax Linum perenne