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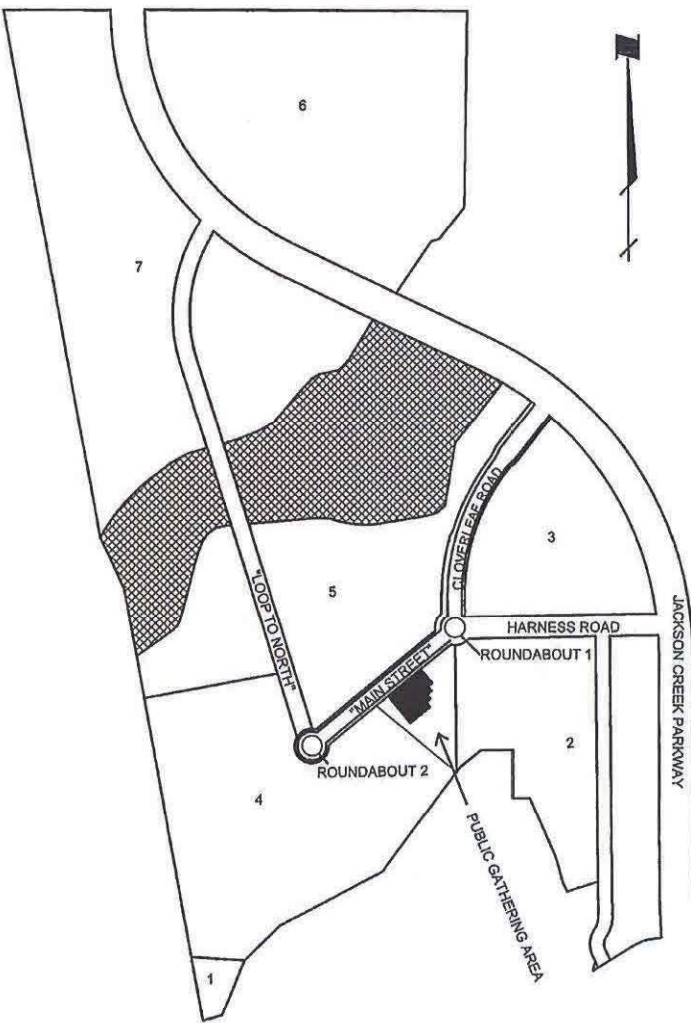
The Aug. 24 meeting agenda may be accessed via https://triviewmetro.com/assets/documents/board/agenda/2020/Agenda_SpecialMeeting_2020-08-24.pdf

Walkable, bikeable Village includes library land donation

The proposed JCCMD would principally lie south of Teachout Creek, north of the wetlands and detention area behind Walmart, east of I-25, and west of Jackson Creek Parkway (JCP). The development would also expand north of Teachout Creek, straddle JCP, and bump north into Higby Road. A commercial area within the JCCMD's boundaries, currently named The Village at Jackson Creek, would consume a significant portion of the development.

Oldach described a conceptual configuration of the Village as a variety of retail, office, medical, restaurant, hotel, employment, and flex-industrial businesses with streetscaping and enhanced architecture. A potential residential area would likely include three-story market-rate apartments with tuck-under garages. Castle Rock's Festival Park, which Oldach characterized as attractive and frequently visited, is the vision that Creekside designers are using as a model.

The mixed-use walkable and bikeable area would also feature a land donation from Creekside to the Pikes Peak Library District (PPLD) for a new Monument library and an adjacent 1½-acre civic park. Oldach confirmed that PPLD expressed excitement about the land donation and is working to budget for and plan creative fundraising endeavors to support a building project in several years. See pages 3, 4, 5, and 10 of the Aug. 18 board packet for preliminary render-



Above: A preliminary conceptual rendering of the proposed Jackson Creek Commercial Metropolitan District (JCCMD), located primarily north of the wetlands behind Walmart, east of I-25, west of Jackson Creek Parkway, and south of Teachout Creek. The commercial area within the district will be called The Village at Jackson Creek and is being planned as a community-driven destination that would feature a new Monument library with an adjacent civic area. Creekside Developers Inc. plans to donate the land for the library as well as the civic area. *Map courtesy of Creekside Developers Inc.*

ings of an aerial view, PD site plan and plat, division of JCCMD into seven smaller infrastructure-funding districts, and the library and civic area.

Financial impacts of the new commercial district were estimated to include:

- An overall construction budget for public improvements in all areas of JCCMD of \$24.89 million.
- A budget of \$7.51 million for The Village at Jackson Creek, which includes the library and apartments plus roads, utilities, streetscape, lighting, landscaping, and irrigation.
- A \$3.56 million expense for the civic area next to the library with its district welcome sign and monument, lighting, furnishings, planters, pavers, pavilion, amphitheater, sound system, and art-

work.

- \$500,000 for traffic signals if required for Jackson Creek Parkway.
- \$11.63 million for roads and utilities for the areas north of Teachout Creek.
- \$1.69 million for roads and utilities for Monument Marketplace North, the planned commercial area immediately south of Harness Road.
- A total expected bond capacity of \$13.36 million. The bond would likely terminate upon meeting specific thresholds.
- A public improvement fee of up to 1.5%.

The area within JCCMD's currently unnamed main avenue, Cloverleaf Road, and Harness Road would be dedicated to the Town of Monument and maintained by Triview. The remaining areas with furnishings and streetscaping in JCCMD would be maintained by the commercial district. A 10-mill JCCMD-specific levy assessed on property taxes will pay for operations and maintenance costs. See pages 6 through 9 and 11 through 51 of the Aug. 18 board packet for additional financial information and the Creekside service plan.

Triview's directors responded to the presentation with many questions. They asked about the types of businesses Creekside was seeking to attract and if the proposed library would serve as the area's main destination feature; whether the apartment rents would be competitive so that people seeking to work in the

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