

commercial district could also afford to live in the district; if Creekside would nurture hiking and biking trail connectivity; and how the developer would mitigate traffic flow issues.

Oldach explained that Monument's scale influences the types of businesses that will eventually establish themselves commercially in the district. With an eye directed to creating a community-driven destination, the developer supported the library as a commerce anchor stating that national real estate publications rank libraries as driving more traffic than theaters. However, if a large retailer such as Costco were to express interest in JCCMD, "we'd certainly find a way to figure that out," he said. Oldach added that Ferrari Films had been slated to expand into a larger business space as an anchor in Monument Marketplace North, but the project had to be put on hold indefinitely. One director expressed support for an extended-stay hotel as a potential anchor because of the district's intended mixed-use environment and proximity to I-25.

Regarding the apartment affordability, Oldach theorized that competition from current residential opportunities such as the Vistas at Jackson Creek and future apartments such as what may be built in the area north of Teachout Creek,

would likely keep rents "honest."

Responding to the trail connectivity question, Oldach expressed enthusiasm for incorporating district trails with the Santa Fe trail but stated that he hadn't explored how to encourage that process. Solutions to traffic mitigation included odd speed limits such as 15.5 miles per hour, roundabouts, street and

parking designs that naturally slow traffic, and architecture and landscaping with a zero lot-line effect that also discourages speeding. Oldach added that access between Monument Marketplace and The Village at Jackson Creek should be possible, so motorists wouldn't need to drive on JCP to travel between the two commercial areas.

After the question-and-

answer session, the board unanimously voted to express support for the plan and for the formation of the Jackson Creek Commercial Metropolitan District. Note: All business and residential developments must be approved by the Town of Monument Board of Trustees.

A mixture of votes approved

The first of several board de-

isions pertained to the public hearing for Triview's 2019 budget amendment resolution 11-2020 that closed without public comment. District accountant Cathy Fromm explained that the general/capital fund was amended from \$11.77 million to \$12.03 million primarily to adjust for 2019 road improvements. The water and wastewater enterprise fund appropriation in-

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