



23 August 2024, Questions from the Speaker Panel Event

This is a collection of questions that were received over the course of our first event kicking off the AnnexCOS public engagement. With a limited time and to effectively address the most common thoughts many questions were consolidated for the panel to speak about. In addition, many questions were not focused on annexation policy and were not then brought forward to the panel. These other questions about growth will be welcome in our PlanCOS update process which will begin in 2025. For the response to these questions please see the video link on our project page to listen in to the panel and the discussion around these topics.

1. Why not grow up?
2. Are we running out of water? What type of housing is CO Springs lacking the most? What would make more affordable housing options available?
3. Has Colorado Springs leadership considered a more planned and controlled approach to the city growth? Why or why not? What do you see as the upside of that? What do you see as the downside of that?"
4. What happens if/when growth eventually stops?
5. What are your thoughts on including middle class families in affordable housing?
6. Does the city plan to observe state legislation regarding annexation?
7. What work is going on to expand and maintain bikeways in Colorado Springs?
8. What industry do you think is best suited to support our growth ecosystem?
9. Isn't it true that the supply for expensive "market rate" apartment complexes has far exceeded true demand?
10. Are there plans for city funding to go toward residential water softeners for the poor water quality throughout Colorado Springs?
11. If a city is growing, what are the consequences of attempting to restrict its growth instead of embracing it and planning accordingly?
12. What percent of military members end up staying in the Springs?
13. Does suburban growth make cities seek short-term cash advantages and discount long-term liabilities, creating higher taxes, reduced services, and deferred infrastructure maintenance, and insolvency?
14. What should we be most worried and most hopeful about in El Paso County from each of your perspectives?
15. What do you think of city growth in terms of multi-modal travel and being less car-centric?
16. What is the negative impact on revenues by the creation of metro districts?



17. How is the city going to reduce the environmental damage caused by car traffic on roads—air pollution, noise, risk of injury from collisions, and habitat destruction?
18. At what point should new developments be incorporated into a new city rather than be annexed by Colorado Springs?
19. Global population growth is projected to peak sometime from 2060 to 2090. Can you imagine a future in which Colorado Springs stops growing?
20. How do you think the new state law allowing ADUs and larger number of occupants to single family homes help our current problem?
21. How do we improve the existing house stock while growing affordable housing?
22. How do we address a balance between covering the costs of new development with the exorbitant costs of new housing?
23. In the eyes of a City, from an economic opportunity standpoint - who stands to gain and who stands to lose if growth is stalled?
24. Where do parks and open space fit in with how we plan to grow?
25. Better support for zero energy projects. How can individual developers get better access and ease to these?
26. What does a resilient community look like to you?
27. Is our fiscal model addicted to growth? How do we stay vibrant and have a healthy economy while being agnostic about growth?
28. Does the annexation plan simply address additions to the perimeter of the City? Or, does it address infill within the existing perimeter of the city? Is it an annexation plan or a growth plan?
29. Why are infill/high density apartments being approved without consideration of walkability, transportation, parkland, fire safety?
30. Our city council asked for a guiding document for annexation and growth. What is the timeline for that?
31. What are the hopeful signs for well-designed development at non-luxury price points?
32. Colorado Springs is touted by its leaders as a "World Class City" and is frequently ranked in the top 10 most desirable places to live in the US. While this is and should be an ongoing source of pride, the City's revenue per capita is ranked among the lowest of the largest 100 cities in the country. The result of this is a city government that is grossly underfunded to support its growing infrastructure and operating needs and, just as importantly, to address the growing list of unfunded/underfunded capital needs, currently in the amount of hundreds of millions of dollars. My question: Hope and grants aside, what are three concrete solutions to this funding shortfall?



33. In local cities across Colorado, we're seeing a mounting sense of fear and rejection of municipal growth and development. How can we combat these strong no growth sentiments?
34. Please explain how annexations impact the water supply forecast in the current Integrated Water Resource Plan that predicts 129,000-acre-feet of water needed by buildout. What annexations, if any, are included in "buildout"?
35. What are the pros and cons of increasing density and allowing for taller downtown buildings versus expanding the city boundaries?
36. How can COS and the region grow in a sustainable and resilient way and in accordance with the regional sustainability framework "Looking to Our Future: Pikes Peak Region 2030" (2012)?
Built and Natural Environment Goal: By 2030, the built and natural environments complement one another and reflect our commitment to enhancing the lives of people; promoting community, culture, and commerce; and preserving and protecting the natural environment.
The full report, including the Built and Natural Environment discussion, goals, objectives, and operational strategies, may be accessed at this URL:
<https://peakallianceco.org/>
37. Is light rail or increasing bus service being considered?
38. Will more sidewalks or bike paths be added to make the city more walkable and bikeable?
39. Has there been, or will there be, a precedence analysis? Lessons learned from municipalities in a similar situation of growth and annexation.
40. Where do marginalized sections of Colorado Springs advent economic development, revitalization of community and gain traction in generational success?
41. Which annexations are next in the queue to be submitted?
42. What is the best way to balance the multiple competing approaches for growth that our community believes in? For example, limit the height of buildings to preserve our views, but increase city infill and density to reduce urban sprawl and reduce tax payer expenses or reduce population and housing density to preserve the openness of current neighborhoods and don't add more housing, but create affordable housing (unaffordability is often driven by demand which exceeds our housing supply).
43. How can we protect the beautiful setting and views that led General Palmer to choose our townsite? The budget for Parks has never recovered from the economic downturn of 2008/09. Given that CS was long known as City of Parks, how might the budget share be returned, and missing years compensated?
44. How can we best integrate growth of an efficient transportation system along with growth in housing, and commercial and manufacturing opportunities, when the state-wide transportation funding and major decision-making is not controlled at a local level?



45. Are care of both elderly and childcare addressed in the planning? How can government and private business cooperate on these issues?
46. Can any of the TischlerBise one-time development impact fee projects adopted in Colorado be redesigned to fund stormwater volume reduction (infiltration) facilities in public streetscapes? The purposes of which would be to prevent new development runoff from increasing current stream channel degradation and habitat loss, and to conserve public water supplies by minimizing the irrigation of public landscapes. Examples of such public facilities elsewhere are pictured at https://wiki.sustainabletechnologies.ca/wiki/Bioretenion:_Streetscapes. Would it be feasible to undertake such a one-time development impact fee project for the City of Colorado Springs and/or El Paso County?
47. Why does Colorado Springs need to add more "dirt" to the city? Please don't use the Canard of Affordable Housing. That isn't reason enough.
48. In a warming world, energy efficiency is ever more important. Pikes Peak Regional Building has NOT been a Front Range advocate in adopting the most energy efficient codes which MAY cost more for the builder initially but substantial savings to homeowners later.
49. Are there plans to review precedent jurisdictions facing similar growth opportunities / challenges?
50. There often seems to be strong opposition to densification in established neighborhoods for various reasons. The Amara annexation also just failed. We can agree there is a need to increase the supply of affordable & attainable housing, but how do we do that if there is little appetite for densification and large annexations seem doomed?
51. This city greenlights development projects, then does infrastructure work as an afterthought. What are city leaders doing to change their reactionary way of doing business?
52. Why are the Natives' concerns not being addressed? How will you assist with the crime rate, which has already risen? Why is this so important to you and are you a Native?
53. Earlier developments to grow Colorado Springs have promised 'low-income housing' to balance economic equity. Sadly, Banning Lewis has not delivered upon their promise. I propose an assessment placed upon each new property owner in the development to surrender a one and one-half percent of County Assessment be provided to construct fire-proof, flood-proof (25 vertical feet above storm water drainage swales) new homes for a 20-year future cycle affixed to every property on an annual basis. Future property improvements or modifications beginning at the building permit shall serve commensurate with the original assessment. New 'low-income housing' tenants must qualify by petition stating racial, sexual, or religious discrimination by their own hand, metering children, sentence structure, grammar, educational needs, and community service experiences. These petitions shall be evaluated by each City Council Member appointing two representatives from their district citizens.



54. What are elected and appointed officials' roles and responsibilities to the public in planning, zoning, and regulating growth of cities?
55. Where is the water coming from to maintain growth?
56. What lessons has the city learned from now well-established previous annexations such as the 300-500 series annexations (North of Palmer Park)?
57. How will growth in the geographical area of our city help improve Public Safety and Existing Infrastructure?
58. What potential are the potential negative consequences of annexation?
59. Is AnnexCOS considering a method for de-annexing parts of the city or starting new cities?
60. How will increasing the geographical size of our city improve my quality of life?
61. How should our annexation policy support the need for affordable / attainable housing in the City, especially in light of feelings by neighbors against some densification and votes by City Council to reject large annexations like Amara?
62. Can any of the TischlerBise one-time development impact fee projects adopted in Colorado be redesigned to fund stormwater volume reduction infiltration facilities in public streetscapes? The purposes of which would be to prevent new development runoff from increasing current stream channel degradation and habitat loss, and to conserve public water supplies by minimizing the irrigation of public landscapes. Examples of such public facilities elsewhere are pictured at https://wiki.sustainabletechnologies.ca/wiki/Bioretenction:_Streetscapes. Would it be feasible to undertake such a one-time development impact fee project for the City of Colorado Springs and/or El Paso County?
63. Have you read UCCS Professor John Harner's Profiting From the Peak Landscape and Liberty in Colorado Springs, especially the chapter on water. Critical resource for understanding the context of the annexation issue.
64. Water Resources and meeting future demand.
65. What are some ways we can fund affordable housing?
66. How do you plan to address sprawl in Colorado Springs?