

# Attachment #2

**BRYNN GREY**

BRYNN GREY PARTNERS LTD

July 3, 2018

President Lacy and Steamboat Springs City Council

Re: West Steamboat Neighborhoods (“WSN”)  
City Council Work Session  
July 3<sup>rd</sup>, 2018

Dear President Lacy and Members of the City Council,

We are drilling down on the Annexation Agreement in three steps:

- First, at the May 22<sup>nd</sup> Council work session, we focused on the first draft of the WSN Annexation Agreement to see if it accurately reflected our discussions.
- Second, at the July 3<sup>rd</sup> work session, we will review: a) redlines of changes to the Annexation Agreement resulting from the May 22<sup>nd</sup> work session; and b) Annexation Agreement Exhibits. For purposes of this work session, in your packets you will find a redlined Annexation Agreement highlighting changes from the May 22<sup>nd</sup> Work Session.
- Finally, at the July 31<sup>st</sup> Council meeting, we propose pulling it all together and finalizing the Annexation Agreement and Exhibits. Council may, at the meeting that evening, have first reading the Annexation Agreement.

The redlined documents speak for themselves. The only major unresolved issue at this juncture, which staff has suggested and we concur, be delayed until the next meeting, relates to the Annexation Agreement, Definitions “Traditional Neighborhood Development” and Exhibit F relating to the street standards. The Annexation Agreement provides that WSN shall use the Steamboat 700 Form-Based Code, Chapter 6, Street and Circulation Standards (“Chapter 6”); however, it does not address what happens if there is a conflict between Chapter 6 and the conventional City Street Standards. We feel strongly that there

should be a “conflicts clause”, so that in the event of conflict between the two standards, Chapter 6 shall apply.

Our thinking is essentially this: The architectural portion of the TND District closely reflects the Steamboat 700 Form-Based Code created by the nationally-regarded TND architectural design firm Opticos (and reviewed by Planning Staff and their outside consultants) and is consistent with the design patterns we have successfully used in the Wellington and Peak One Neighborhoods. **While the TND architectural patterns are critically important to the overall esthetic quality, function, and ultimate success of West Steamboat Neighborhoods, consistent Street Standards are equally important.** Thus, to preserve the integrity of a TND Neighborhood, it is important to have matching TND street types and patterns as set forth in Chapter 6 — one cannot mix TND architectural patterns with conventional suburban street standards. We are doing research for public works and will be working with them over the next couple of weeks.

Thank you and we look forward to your feedback and direction.

Very truly yours,

WEST STEAMBOAT NEIGHBORHOODS, LLC



David G. O'Neil  
*CEO / Founder*



Melissa Sherburne  
*Managing Partner*