



MANAGER'S REPORT

Tuesday, April 1, 2025



Table of Contents

Introduction **3-4**

Manager's Office: Communications, Sustainability, Grants, IT, Housing Development **5-10**

Building & Planning, Historic Preservation **11**

Public Works **12**



INTRODUCTION

The Town of Telluride Manager's Report provides a comprehensive overview of the efforts, projects, and priorities shaping our community. Compiled by the Town Manager and department leaders, this report offers transparency and insight into municipal operations and is a resource for residents to stay informed about the work happening across Town departments. This report embodies the Town's commitment to open communication and a collaborative approach to addressing the needs of our residents, businesses, and visitors.

The Manager's Office oversees the town's strategic goals, partnerships, and policies to align projects with Telluride's values. It also comprises the following divisions:

- Communications keeps the public updated on town news, events, and developments through clear and timely outreach.
- Housing Development addresses affordable housing needs by managing current projects and planning for new housing solutions.
- Sustainability focuses on environmental initiatives, including renewable energy, waste reduction, and climate resiliency.

Clerk's Department manages town records, public meetings, elections, and licensing, ensuring transparency and accessibility in municipal processes.

Community Services manages town facilities and amenities to provide a clean, welcoming environment for all. Community Services also includes the following divisions:

- Childcare provides high-quality, accessible childcare services to support local families and foster community growth.
- Facilities Maintenance ensures that town-owned buildings and assets are well-maintained and safe for public use.
- Rental Housing manages town-owned rental units, offering affordable housing options to eligible residents and monitoring tenant satisfaction.

The Finance Department oversees the town's budget, financial planning, and fiscal policies, safeguarding Telluride's financial health and ensuring responsible stewardship of public funds.

The Historic Preservation, Building, and Planning Department protects Telluride's architectural heritage while ensuring sustainable development through comprehensive planning and regulatory oversight.

Marshal's Department is dedicated to maintaining public safety, focusing on law enforcement, crime prevention, and community engagement to enhance the well-being of residents and visitors.

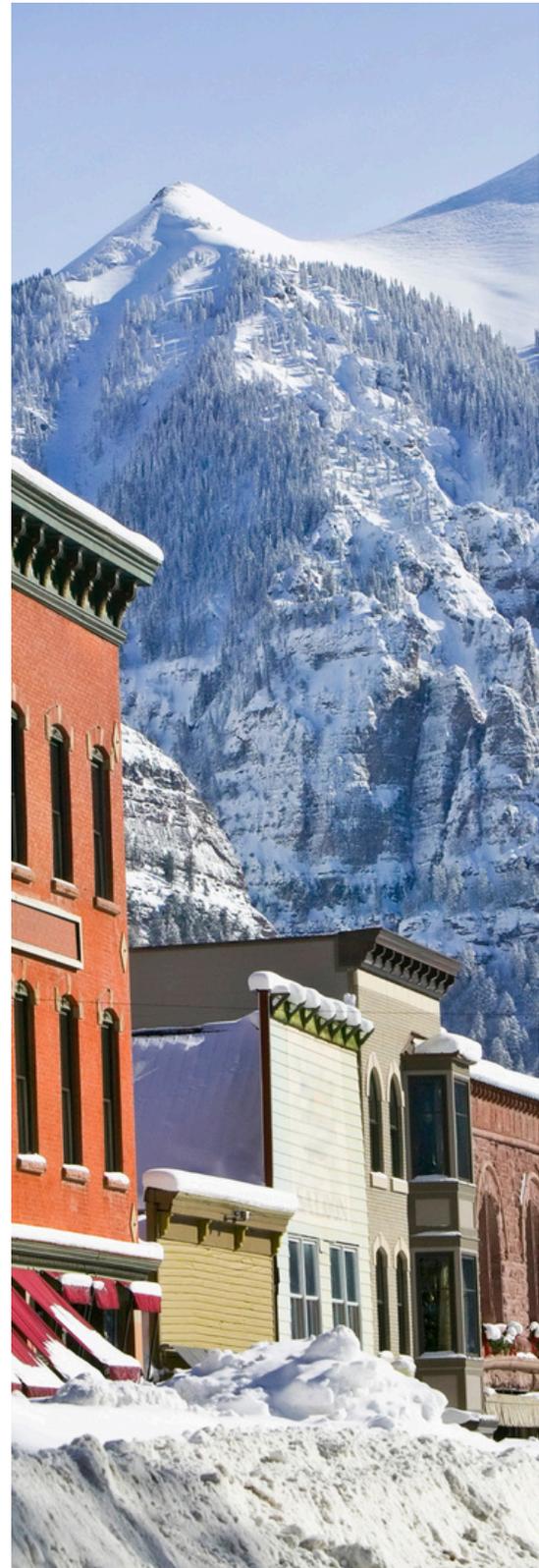
Parks and Recreation supports Telluride's outdoor lifestyle by maintaining parks, recreational facilities, and special events.

INTRODUCTION

Public Works maintains essential infrastructure, including streets, utilities, and water systems, ensuring safe and functional public spaces. It includes the following divisions:

- Streets and Sidewalks keeps town roads and sidewalks in safe, navigable condition through regular maintenance, upgrades, and seasonal work.
- Transit and Transportation works to improve public transit, road safety, and sustainable travel options within the town.
- Water and Wastewater oversees the town's water quality and treatment systems, ensuring clean drinking water and responsible wastewater management.

This Manager's Report serves as a snapshot of the town's ongoing projects, achievements, and future goals. By sharing updates from each department, the report enables residents to understand how Telluride's municipal government operates and how each division contributes to the town's mission and values. Our goal is for this report to be an open invitation to all residents to engage with their local government, stay informed, and participate in Telluride's continuous growth and improvement. Thank you for your interest in Telluride's future and for supporting a strong, connected community.



MANAGER'S OFFICE

In this week's Manager's Report, the Town of Telluride updates the public on several initiatives across departments:

Communications and Sustainability:

Highlights surrounding Town Merchant Meetings, Gondola Station Planning, Lift 7 Neighborhood Planning, and Wildfire Preparedness. Updates surrounding the Climate Action Plan.

Housing Development: Updates on affordable housing projects, including Shandoka Building F, Voodoo Affordable Housing, and the Canyonlands/Townhouse partnership.

Building & Planning Department:

Updates on Comprehensive Plan and happening with Planning & Zoning and HARC.

Public Works: Main street accessibility project overview, sewer line cleaning, and parking pilot for angled parking.

Communications

- **Town of Telluride Merchant Meetings:** The Town will host its second bi-monthly Telluride Merchant Meetings on Tuesday, April 8, to discuss a variety of topics, including the single-use plastics ordinance, wayfinding, and more. The next meeting will take place on Tuesday, April 8 at 1 pm. More information at bit.ly/totmerchantmtgs.

Gondola Station Planning

- **Pop-Up:** The Gondola Station Planning Pop-Up was very well attended, drawing strong participation from both residents and visitors. Community members provided valuable input on potential station improvements, engaging in meaningful discussions with Town staff and project planners. The feedback gathered will help shape the next phase of gondola station design, ensuring a more efficient and accessible transit experience for Telluride.

Lift 7 Neighborhood Planning

- The Lift 7 Neighborhood Planning Project continues to gain momentum, with targeted stakeholder meetings scheduled for Thursday, April 3 to explore key themes shaping the area's future. At 9:00 a.m., discussions will focus on "Land, History, and Character," while the 10:30 a.m. session will cover "Housing, Sustainability, and Recreation."

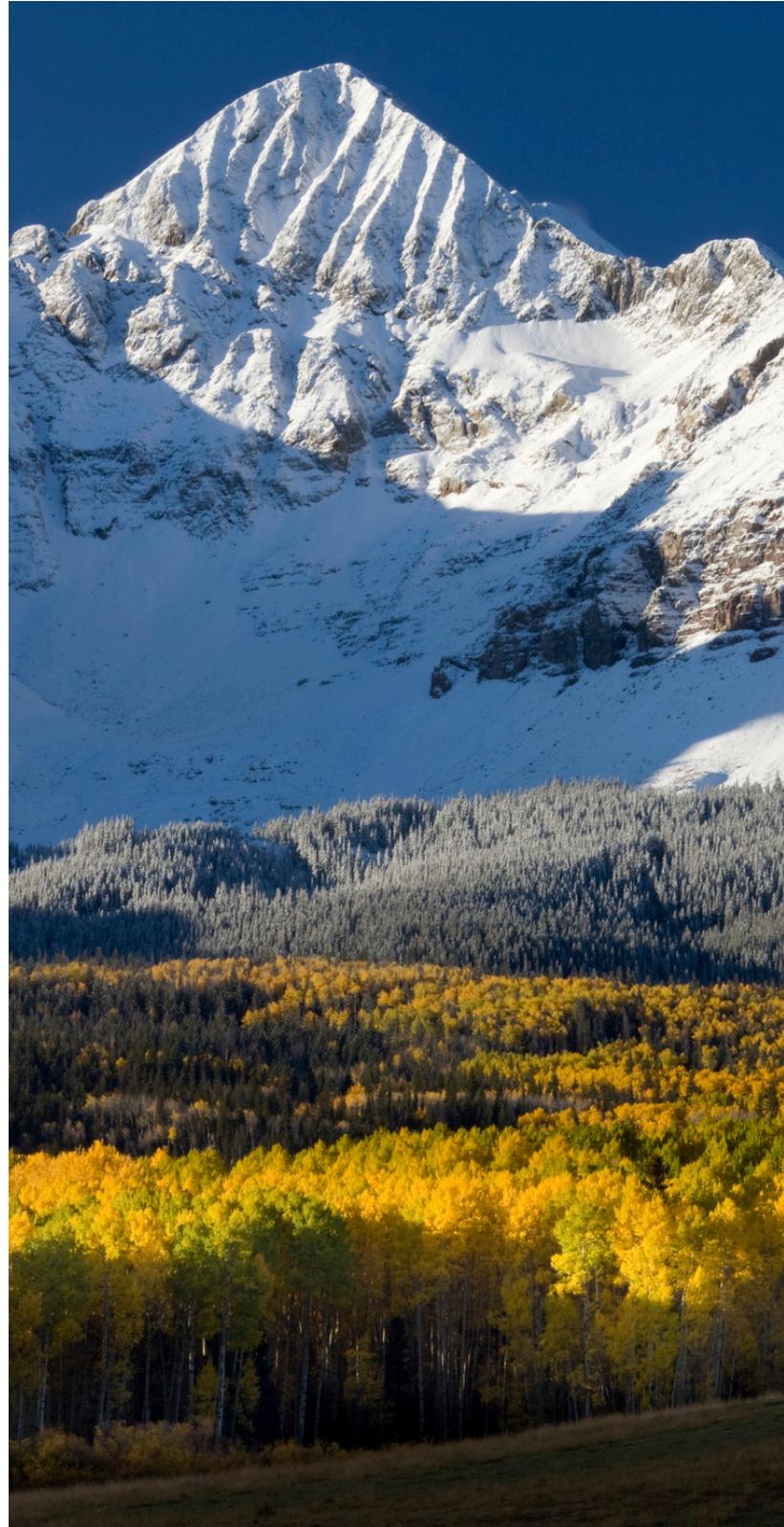
MANAGER'S OFFICE

Lift 7 Neighborhood Planning (cont'd):

- These meetings provide an opportunity for in-depth conversations with key stakeholders, ensuring that community values and priorities guide the planning process. Broader public engagement will continue into early summer, allowing for ongoing input and collaboration.

Wildfire Preparedness

- **Plan Update:** San Miguel County's Emergency Management Department is leading a comprehensive overhaul of the Wildfire Preparedness Plan, which was last updated in 2009. This revision will incorporate the latest fire mitigation strategies, climate data, and emergency response protocols to better protect the community. The updated plan will be developed in collaboration with local, state, and federal partners to ensure a coordinated and effective approach to wildfire preparedness.



MANAGER'S OFFICE

Sustainability and Grant Administration

Q1 2025 Climate Action Plan (CAP) Tracking Dashboard

- The public CAP tracking dashboard has been updated for Q1 2025, reflecting progress on key sustainability initiatives.

Buildings & Energy

- Staff is researching community-wide building benchmarking programs in consultation with the Legal Department and HPPB to assess feasibility for Telluride. A funding opportunity for policy adoption and implementation is expected through the Colorado Energy Office this summer.
- Work is underway to explore thermal energy network (geothermal) potential at Shandoka Lot L, Carhenge, and other locations. The Town has secured cost-free technical assistance through the Department of Energy and National Renewable Energy Lab's "Energy to Communities" program, supporting feasibility studies.
- Potential 2024 IECC building code adoption is under consideration for 2025.

Materials & Consumption

- A possible update to the bag fee is being evaluated to align with Mountain Village and state regulations.
- Town staff is collaborating with Mountain Village on a regional reusable takeout container and cup program, leveraging economies of scale.
- A state-funded plastic film recycling program is in development, with Town working to establish collection sites and standard operating procedures.



MANAGER'S OFFICE

Housing Development

- The Town of Telluride continues to make significant progress on several impactful housing and development projects, aimed at addressing community needs and supporting long-term growth:
- **Canyonlands/Townhouse Public-Private Partnership**
 - Project Description: This project consists of approximately 28-29 rental units, 8 for-sale deed-restricted housing units, and 3 free-market units, aimed at increasing workforce housing opportunities through a public-private partnership.
 - Team: Servitas LLC / BCC
 - Past Activities: Ground Lease, Replenishment Resolution, and THA Resolution approved on November 19th.
 - Status: Financing closed on February 13th; building permit issued—project underway.
 - Projected Completion Date: March 2026.
- **Virginia Placer Phases 2A & 2B**
 - Project Description: Virginia Placer Phase 2A includes 9 units designated for Town operational needs, such as on-call, temporary, recruitment, seasonal, and long-term housing. Phase 2B will provide an estimated 10-12 rental units to support in-town taxing districts and workforce housing needs.
 - Team: Caddis Design / Shaw Construction
 - Past Activities: HARC approval completed. First reading of COP financing ordinance approved on November 19th, with the second reading approved on February 4th.
 - Status: Value engineering continuing to optimize project costs and feasibility.
 - Projected Completion Date: TBD
- **Shandoka Building F Phase 1**
 - Project Description: This phase involved the remodel and refresh of 9 existing rental units, along with the addition of 3 new studio rental units, providing updated and expanded housing options for the local workforce.
 - Team: Cushing Terrell Architects / Shaw Construction
 - Past Activities: Certificate of Occupancy (CO) obtained on November 7th. Project is complete and currently in the warranty period.
 - Status: Move-ins completed.
 - Projected Completion Date: Project complete and under warranty.
 - Approx. AMI Target: 120%

MANAGER'S OFFICE

Housing Development

- The Town of Telluride continues to make significant progress on several impactful housing and development projects, aimed at addressing community needs and supporting long-term growth:
- **Shandoka Building F Phase 2**
 - **Project Description:** This phase includes the remodel and refresh of 14 existing rental units, expansion of 2-3 units to increase capacity, and the addition of 3 new studio rental units, ensuring the continued improvement and availability of workforce housing.
 - **Team:** Cushing Terrell Architects / Shaw Construction
 - **Past Activities:** Authorization to proceed approved on November 5th. Financing ordinance approved on November 19th.
 - **Status:** Building permit issued—project is underway.
 - **Projected Completion Date:** November 2025.
 - **Approx. AMI Target:** 120%
- **Lot L Redevelopment**
 - **Project Description:** Designed to align with the Southwest Area Conceptual Plan (SACP), this project will incorporate approximately 30-40 housing units, a 900-vehicle parking structure, 2,000 sq. ft. of transit-oriented commercial space, and a childcare site to support local families and workforce retention.
 - **Team:**
 - **Feasibility Study & Conceptual Plan:** Cushing Terrell Architects / Desman
 - **Preliminary Plan Development:** Design Workshop / Cushing Terrell Architects
 - **Past Activities:** Feasibility Study & Conceptual Plan completed in 2022-2023. Town Council approved the MOU for Preliminary Plan development on January 14th.
 - **Status:** Preliminary planning and cost estimation process is currently underway.
 - **Next Steps:** Preliminary Plan, cost estimate, and financing approach expected to be completed by mid-year 2025.

MANAGER'S OFFICE

Housing Development

- The Town of Telluride continues to make significant progress on several impactful housing and development projects, aimed at addressing community needs and supporting long-term growth:
- **Lift 7 Neighborhood Planning**
 - **Project Description:** As a key component of the Southwest Area Conceptual Plan (SACP), this redevelopment project will feature 200-300 housing units, 10,000-20,000 sq. ft. of neighborhood-scale commercial space, community-supporting accommodations, and childcare facilities to enhance local livability and workforce sustainability.
 - **Team:** Design Workshop
 - **Past Activities:** In 2024, the Town entered into a Phase 1 MOU with TSG to jointly develop conceptual plans for the Carhenge and adjacent Lift 7 area. The Phase 2 MOU, aimed at advancing public engagement and plan development, was approved by Council on January 14th.
 - **Status:** Phase 2 planning and preliminary engineering are currently underway.
 - **Next Steps:** Neighborhood meetings are scheduled for late March / early April to gather community input. Conceptual PUD and preliminary subdivision applications are anticipated by mid-year 2025.
- **Voodoo Employee Rental Housing Project**
 - **Project Description:** This project consists of 27 rental housing units and 3,600 sq. ft. of commercial space, including the Youth Center and Free Box, providing much-needed workforce housing while also supporting community services.
 - **Team:** CCY Architects / Shaw Construction
 - **Past Activities:** Certificate of Occupancy (CO) obtained on October 1st. Commercial space leased to tenants.
 - **Status:** The Youth Center Shed white box finish has been completed, and tenant finish work is underway.
 - **Projected Completion Date:** Project is complete and currently in the warranty period.
 - **Approx. AMI Target:** 110-170%, averaging 140% (120% with grant assistance).

BUILDING & PLANNING

Town of Telluride Comprehensive Plan

- The Historic Preservation & Planning Director has been working with consulting firm Logan Simpson in preparation for the launch of the year-long comprehensive planning process which will include numerous community input and engagement opportunities. A brief update will be provided to Town Council at the 4/1/25 Town Council meeting.

Boards & Commissions

- The Historic & Architectural Review Committee (HARC) held a strategic planning retreat on February 20, 2025, followed by a full-day interactive training with facilitator Nore Winter on March 20, 2025.
- The Planning & Zoning Commission (P&Z) is scheduled to hold its strategic planning retreat and training on May 6, 2025.



PUBLIC WORKS

Streets and Utilities

- **Colorado Accessibility Ramp Project:** KSK is set to begin construction at the intersection of Colorado and Pine on May 5, 2025. The contractor will engage directly with affected businesses before the construction starts. Work on each intersection along Colorado, from Aspen to Alder, will be finished before proceeding to the next one. An updated construction schedule will be made available online as soon as it becomes available.
- **Main Street Parking Pilot Test:** Public Works will implement a pilot test for angled parking on the north side of Colorado between Aspen and Davis and parallel parking on the south side. There is not enough room to angle park on both sides of Colorado to accommodate snow storage in the winter. Angled parking on the north side will add approximately 14 additional parking spaces.

Regional Wastewater Treatment Plant

- Sanitary Sewer Collection System Improvements: C&L will start the sewer main CCTV and cleaning in mid-April to prepare for the pipelining project.

