



MANAGER'S REPORT

Tuesday, June 3, 2025



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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.

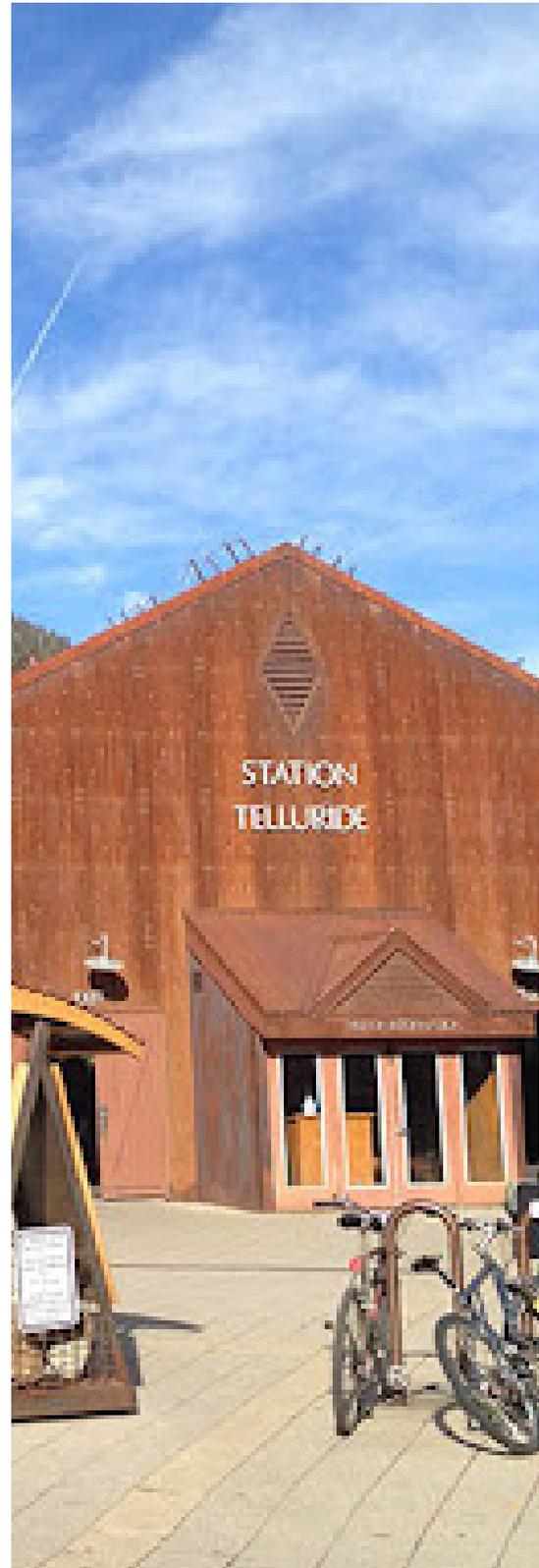
Parks and Recreation supports Telluride's outdoor lifestyle by maintaining parks, recreational facilities, and special events.

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:

- **Manager's Office:** Merchant meetings, gondola station planning, Lift 7 neighborhood planning, wayfinding project, Engage Telluride
- **Housing Development:** Canyonlands, Shandoka Building F, Voodoo Housing, Virginia Placer, Lift 7, Lot L, Carhenge, regional housing needs
- **Public Works:** Main Street ramps, Pacific Ave upgrades, crack seal & bike path repairs, paving program, Mahoney Bridge, facility expansion, East End traffic calming, sewer rehabilitation
- **Parks & Recreation:** Town Park projects, campground and pool opening, spring/summer programs, upcoming special events
- **Marshal's Department:** Bike and pathway safety enforcement, updated signage and speed regulations
- **Community Services:** Childcare openings at Elaine's Place, rental housing updates for Voodoo units
- **Finance:** Transfer tax, sales tax, STR excise tax, and lodgers' tax revenue performance
- **Historic Preservation, Planning & Building:** Preservation award nominations, new Planner II hire, building code review

Communications

- **Joint Merchant Meetings:** The Towns of Mountain Village and Telluride will host the first Joint Merchant Meeting on Tuesday, June 10 at 11:00 a.m. Agenda items include marketing and lodging pace insights from the Telluride Tourism Board, air service and flight updates from Colorado Flights Alliance, Town updates from both Telluride and Mountain Village, and TMVOA's latest economic snapshot and vibrancy initiatives. Learn more at bit.ly/totmerchantmtgs.
- **Lift 7 Neighborhood Planning:** Town staff will also continue public engagement efforts related to the Lift 7 Redevelopment, with a Public Open House planned for Tuesday, June 10, from 5:30 to 7:30. This event will offer an opportunity for residents and stakeholders to view conceptual plans and provide input. Learn more at bit.ly/chair7carhenge.
- **Telluride Gondola Station Planning:** The Town will host a Gondola Station Planning Pop-Up on Wednesday, June 11, from 2:00–4:00 p.m. in the Oak Street Gondola Plaza, followed by a Community Open House from 5:30–7:30 p.m. at Camel's Garden Hotel. These events are part of a broader planning effort to improve the gondola station area and surrounding public space. (Continued...)

MANAGER'S OFFICE

Communications

- **Telluride Gondola Station**
Planning: Attendees will have the opportunity to view concept alternatives, share feedback, and help shape the future of this vital community and transit hub. Learn more at bit.ly/totgondolastation
- **Wayfinding, Placemaking, and Signage Project:** Internal reviews are underway for updated Town-wide wayfinding signage. This project aims to enhance navigation and consistency throughout Telluride for pedestrians, cyclists, and drivers. Staff is working with design consultants to finalize sign styles, placement strategies, and accessibility considerations. Public updates will be shared this summer, with installation anticipated in Fall 2025. Learn more at bit.ly/totwayfinding
- **Engage Telluride:** Engage Telluride is the Town's central platform for learning about projects and sharing feedback. Visit engagetelluride.org to explore active initiatives, participate in surveys, and stay informed about what's happening in your community. Visit engagetelluride.org to stay informed and have your voice heard on the future of Telluride.



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**
 - Scope: 36 deed-restricted units (28 rental, 8 for-sale) and 3 free-market units.
 - Team: Servitas LLC / BCC
 - Past Activities: Ground Lease, Replenishment Resolution, and THA Resolution approved in 2024. Financing closed in February. Preliminary/demo permits issued for Canyonlands Building & Tower House in January.
 - Status: Under construction
 - Projected Completion Date: March 2026 Approx.
 - AMI Target: 120% average
- **Shandoka Building F Phase 1**
 - Scope: Remodel of 9 existing rental units and addition of 3 studio units.
 - Team: Cushing Terrell Architects / Shaw Construction
 - Past Activities: CO obtained November 7th
 - Status: Complete and in warranty Move-ins: Complete
 - Approx. AMI Target: 120%
- **Shandoka Building F Phase 2**
 - Scope: Remodel of 14 existing units, expansion of 3 units, and addition of 2 new studio units and one new 2 bedroom unit.
 - Team: Cushing Terrell Architects / Shaw Construction
 - Past Activities: Authorization to Proceed, Building Permit, and Financing approved in late 2024.
 - Status: Under construction
 - Projected Completion Date: November 2025 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:
- **Voodoo Employee Rental Housing Project**
 - Scope: 27 rental units and 3,600 sq. ft. of tenant-finished commercial space including the Youth Center (Shed) and Free Box.
 - Team: CCY Architects / Shaw Construction
 - Past Activities: CO obtained October 1st; Shed tenant finish completed. Commercial tenant improvements underway.
 - Status: Project complete and under warranty. Youth Center occupied and commercial space leased.
 - Projected Completion Date: Residency occupancy began October 2024, Shed occupancy began May 2025, Commercial tenant improvements underway.
 - Approx. AMI Target: 110–170%, averaging 140% (120% with grant)
- **Virginia Placer Phases 2A & 2B**
 - Scope: Phase 2A includes 9 units for Town operational needs (on-call, temporary, recruitment, seasonal, long-term). Phase 2B includes an estimated 10–12 rental units serving in-town taxing districts.
 - Team: Keo Studioworks / Shaw Construction
 - Past Activities: HARC approvals obtained for both phases. COP financing approved February 4th. Value engineering in progress; revised GMP expected in late May.
 - Status: Pre-construction
 - Projected Completion Date: TBD Approx.
 - AMI Target: TBD



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:**
 - Continue public engagement for the Chair 7 Redevelopment— Public Open House to be conducted on June 10.
- **Carhenge Redevelopment**
 - Scope: Conceptual Redevelopment of Carhenge property with 200–300 housing units, 10,000–20,000 sq. ft. of neighborhood commercial space, community-supporting accommodations, and childcare.
 - Team: Design Workshop / OK Architects
 - Past Activities: Phase 1 MOU with TSG approved in 2024; Phase 2 MOU approved in January. Neighborhood meetings held in March and April.
 - Status: Phase 2 planning and preliminary engineering underway
 - Next Steps: Complete Conceptual PUD and preliminary subdivision applications by August
- **Lot L Redevelopment**
 - Scope: Conceptual 900-vehicle parking structure, 30–40 housing units, 2,000 sq. ft. of transit-oriented commercial space, and a childcare facility, consistent with the SACP.
 - Team: Cushing Terrell Architects / Desman (Feasibility & Conceptual Planning), Design Workshop / Cushing Terrell Architects (Preliminary Plan)
 - Past Activities: Feasibility study and conceptual plan completed in 2022– 2023; MOU for Preliminary Plan development approved in January.
 - Status: Preliminary planning, cost estimation, and public process underway
 - Next Steps: Complete the Preliminary Plan, cost estimates, and financing strategy by mid-2025



HOUSING NEEDS ASSESSMENT

The Regional Housing Needs Assessment, led by the San Miguel Regional Housing Authority (SMRHA) in collaboration with the Town of Telluride, San Miguel County, and the Town of Mountain Village, is currently in progress.

This comprehensive analysis will identify workforce housing demand across the region and serve as a key tool to guide future policy, development priorities, and funding strategies.

Final Report: The final Housing Needs Assessment will be released to the public and discussed at the Intergovernmental Meeting held on June 9, following two rounds of revisions.

For more information and to view a visual project timeline, visit: [SMRHA Housing Needs Assessment Page](#)



COMMUNITY SERVICES

Rental Housing

- Staff continues to manage tenant occupancy for Town-owned units, including finalizing leases for the remaining Voodoo project units. Nearly all units are now leased, with one studio unit still available. Staff continues to process applications and match eligible tenants with available housing.

Childcare

- **Elaine's Place Program Openings:** Elaine's Place currently has openings following recent transitions of children to preschool programs. Daily availability exists, with limited space on Thursdays. Families seeking childcare are encouraged to visit the Town website or contact the department at childcare@telluride-co.gov for enrollment information.
- To learn more or to inquire about enrollment, please visit bit.ly/totchildcare or email childcare@telluride-co.gov.



FINANCE

Distinguished Budget Presentation Award

- Our Finance team has been awarded the GFOA Distinguished Budget Presentation Award for the 2025 budget.

Discussion and Financial Analysis of Real Estate Transfer Tax, Sales & Excise Taxes

- **Real Estate Transfer Tax (3%):** A 3% tax is imposed on all transfers of real property located in the Town, whether by deeds, instruments, writings, leases, or any other documents.
 - Real Estate Transfer Tax revenues through April are at 37% of the budget, which closely aligns with being 34% through the year. This revenue source can be difficult to compare year over year for each month due to historical variability. It is, however, on track to meet the 2025 budgeted revenue.
- **Sales Tax (4.5%):** A sales tax of 4.5%, including a 0.5% sales tax for affordable housing, is levied on all sales of tangible personal property and specified services within the Town. This tax applies to all retail sales, certain leases of tangible property, and the provision of certain services.
 - February sales tax revenues collected in March have increased by 3% overall. Retail In-Town has decreased by 6% compared to 2024 and out-of-town retail has increased by 38%, while retail food and beverage sales have increased by 1%. Revenues from lodging, property management, and short-term rentals have also grown by 13%.
- **Short Term Rental Excise Tax for Affordable Housing (2.5%):** All bookings for short-term rentals in the Town of Telluride are subject to a 2.5% excise tax. This tax does not apply to hotel units, accommodations, or other short-term rental units classified as commercial property by the San Miguel County Assessor. The purpose of this tax is to fund affordable housing and related programs.
 - This revenue source has increased by 27.3 % in March compared to 2024.
- **Town Lodgers' Tax (2%):** Effective January 1, 2022, the Town imposes a 2% Lodgers' Tax on room rentals or accommodations for twenty-nine days or less. This tax funds activities related to tourism or marketing, managing the effects of tourism on the community, or other purposes as determined by the Town Council, including improving transportation services, the Town's wastewater treatment facility, and affordable housing.
 - Revenue from this source has increased by 18.6% for March compared to 2024.

Tax Reports



bit.ly/tottaxes

HISTORIC PRESERVATION, PLANNING, BUILDING

Historic Preservation Division

- Applications are now being accepted for the 2025 Telluride Preservation Awards. The deadline for submitting nominations is Thursday, June 12, at 4:00 p.m. HARC continues to conduct preliminary design-phase work sessions with Town project applicants to ensure compliance with local design guidelines.

Planning Division

- The department welcomes Ben Tribble as the new Planner II. He will be formally introduced at the June 3 Town Council meeting.

Building Division

- The Building Official and Inspector are finalizing reviews and proposed amendments to the 2024 International Code Council (ICC) building codes, which are expected to be adopted by the Town later in 2025.





MARSHAL'S DEPARTMENT

Bike Safety, Street and Pathway Enforcement

With increased bike use during the summer months, the Marshal's Department has implemented enhanced enforcement to ensure safe cycling behavior.

Additionally, new signage is now in place on Town pathways within Town Park to communicate updated regulations.

- All electric bikes must be pedaled (throttle-only operation is not allowed), and electric/motorized scooters, motorcycles, dirt bikes, and one-wheelers are prohibited.
- A 7 mph speed limit is in effect.
- Motorized vehicles are strictly prohibited on the Town Park fields and the skatepark.

These actions aim to maintain the safety and shared use of public spaces.



PARKS & REC

Facilities and Parks Maintenance

- Construction continues on multiple improvement projects in Town Park. The Warming Hut & Washstand project is progressing, with demolition, utility installation, and foundation work completed. The Shed Youth Hangout is open and serving as a new space for youth programming. Recent infrastructure work includes the installation of a new sidewalk, curb, gutter, and valley pan between the pool fence and Pavilion entrance, improving pedestrian access and stormwater management.

Facility Operations

- Town Park Campground opened for the season on May 16, and reservation booking windows are posted on the Town website. The second window, covering dates from June 23 to August 6, opened on May 20. The Town Park Pool will open for the summer season on May 30, with the full facility schedule available online. Seasonal beautification efforts are underway, with flower baskets and planters scheduled for installation along Colorado Avenue the week of June 9.

Recreation Programming

- Registration is currently open for several spring and summer programs, including youth baseball, swim team, and adult softball. Additional registration for swim lessons will open in early June. These offerings support community wellness and provide recreational opportunities for residents of all ages.

Special Events

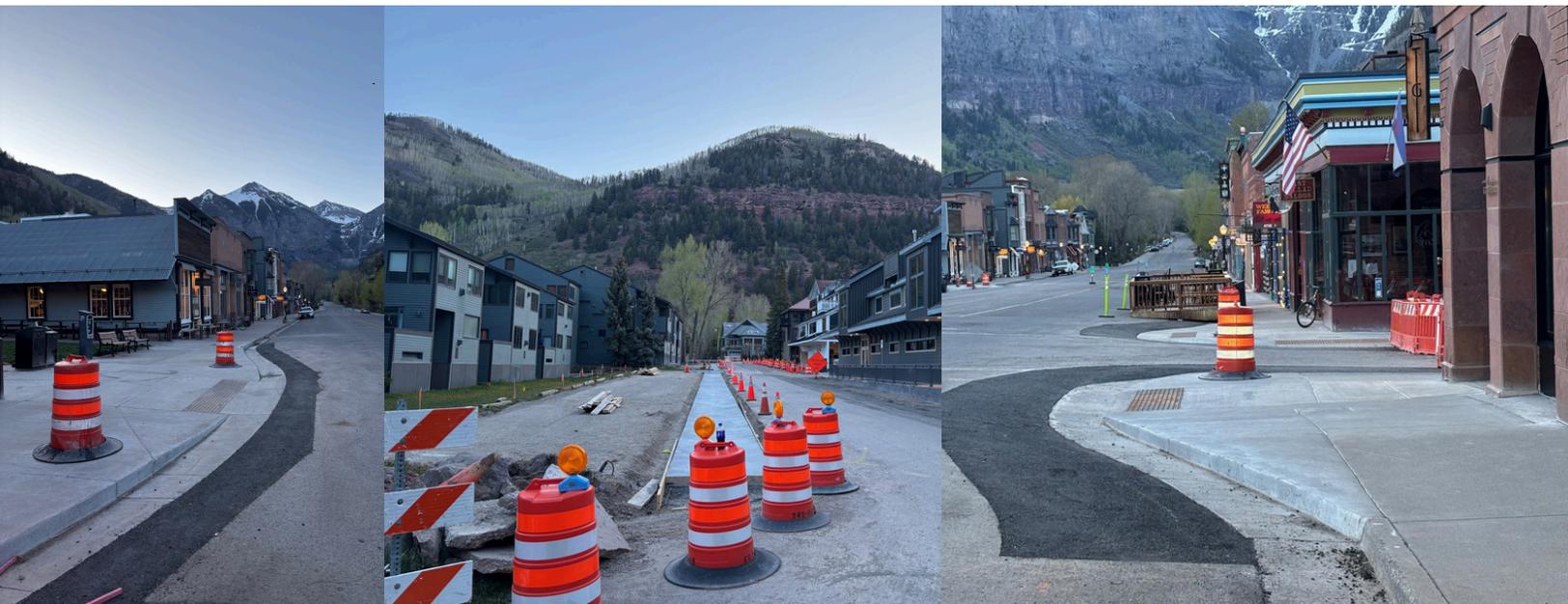
- Recent events hosted on Town property include the Trash Bash (May 18), Telluride Youth Lacrosse Tournament (May 17–18), and Mountainfilm Festival (May 22–26). Upcoming events include the Telluride Education Foundation Supper Club (May 31), KOTO Live @ Drive (June 6), Balloon Festival (June 6–8), and Huck Finn Day (June 7). The Parks & Recreation team continues to support event coordination, permitting, and on-site logistics.



PUBLIC WORKS

Streets and Utilities

- **Main Street Accessibility Improvements:** Construction continues on ADA-accessible ramp installations as part of the Main Street Accessibility Project. Ramps at the southwest and southeast corners of Colorado and Pine, as well as the north mid-block ramp at Colorado and Spruce, are now complete. Crews will begin work on Oak Street (north side mid-block) and Pine Street (north side) from May 27 through June 6. Fir Street is next in the project sequence. Pedestrian access to all businesses remains open. Detour signage is posted, and crews are working to minimize disruptions. Residents are encouraged to support local businesses throughout the construction period. Learn more at bit.ly/totmainstreet
- **Pacific Avenue Improvements:** The Complete Streets project along Pacific Avenue continues. Telluride Gravel has completed concrete work on S. Tomboy Street and will now prepare the surrounding area for road reconstruction. The sidewalk on the north side of S. Pacific Ave. between Tomboy and Davis has been demolished and is being formed for new concrete installation. On the south side, clearing and replanting activities will occur simultaneously. Parking on W. Pacific remains impacted, with affected residents temporarily allowed to use the Carhenge lot. Learn more at bit.ly/totpacificave
- **Crack Seal & Spur Bike Path Repairs:** Crews have completed crack sealing on the Spur bike path near Mahoney Drive. Work will continue on streets paved within the past four years as part of the Town's annual maintenance program.
- **2025 Paving Program:** TGI will lead the 2025 paving program, which includes resurfacing priority streets identified in the 2024 Pavement Condition Index study. The project will be conducted in two phases: spring (starting June) and fall (early October). The work includes milling and overlay for the following areas: Prospect Ave & Smuggler Ave, E. Pacific Ave, Townsend St (including intersection with Columbia), Pine St, and several sections of E. Colorado Ave. Notices will be issued once street schedules are finalized.



PUBLIC WORKS

Streets and Utilities

- **Mahoney Bridge Replacement:** The Town has hired KLJ to design a new bridge to replace the aging Mahoney Drive culverts. The design will improve road alignment, flood resilience, and pedestrian safety. Two bridge concepts are under development, including one with a below-grade trail crossing. The 30% concept design is expected this summer, with environmental review and final design work continuing through 2025.
- **Public Works Facility Expansion:** Phase I of the Public Works Campus expansion includes new offices, staff facilities, and relocation of the Streets & Utilities Division. Design is complete and approved by HARC. An FTA grant has been awarded but is on hold pending confirmation. Phase II will include material storage, fuel systems, and expanded parking, with a kickoff expected mid-2025.
- **East End Traffic Calming:** Seasonal water barricades have been reinstalled to improve traffic safety on the East End. Public Works and the Marshal's Department continue to evaluate long-term solutions.

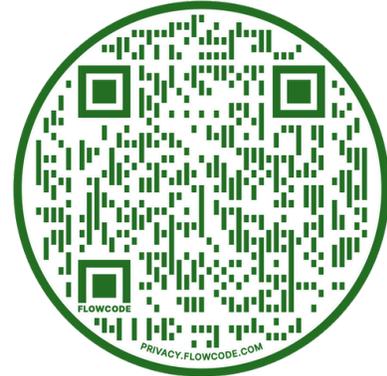
Water and Wastewater

- **Sanitary Sewer Rehabilitation:** Contractor C&L is inspecting and cleaning sewer mains in preparation for trenchless pipe lining. These repairs will reduce groundwater infiltration and extend the lifespan of aging infrastructure. Residents in affected areas have received direct mailers outlining the work and schedule. Learn more at bit.ly/totsewerlining





ENGAGE TELLURIDE



engagetelluride.org

QUESTIONS?

Zoe Dohnal | zdohnal@telluride.gov
Hayden Brodowsky | hbrodowsky@telluride.gov
Town Clerk | townclerk@telluride.gov
Finance | finance@telluride.gov
Rental Housing | rentalhousing@telluride.gov
Parks & Recreation | parksandrec@telluride.gov
Public Works | pw@telluride.gov
Town of Telluride | info@telluride.gov