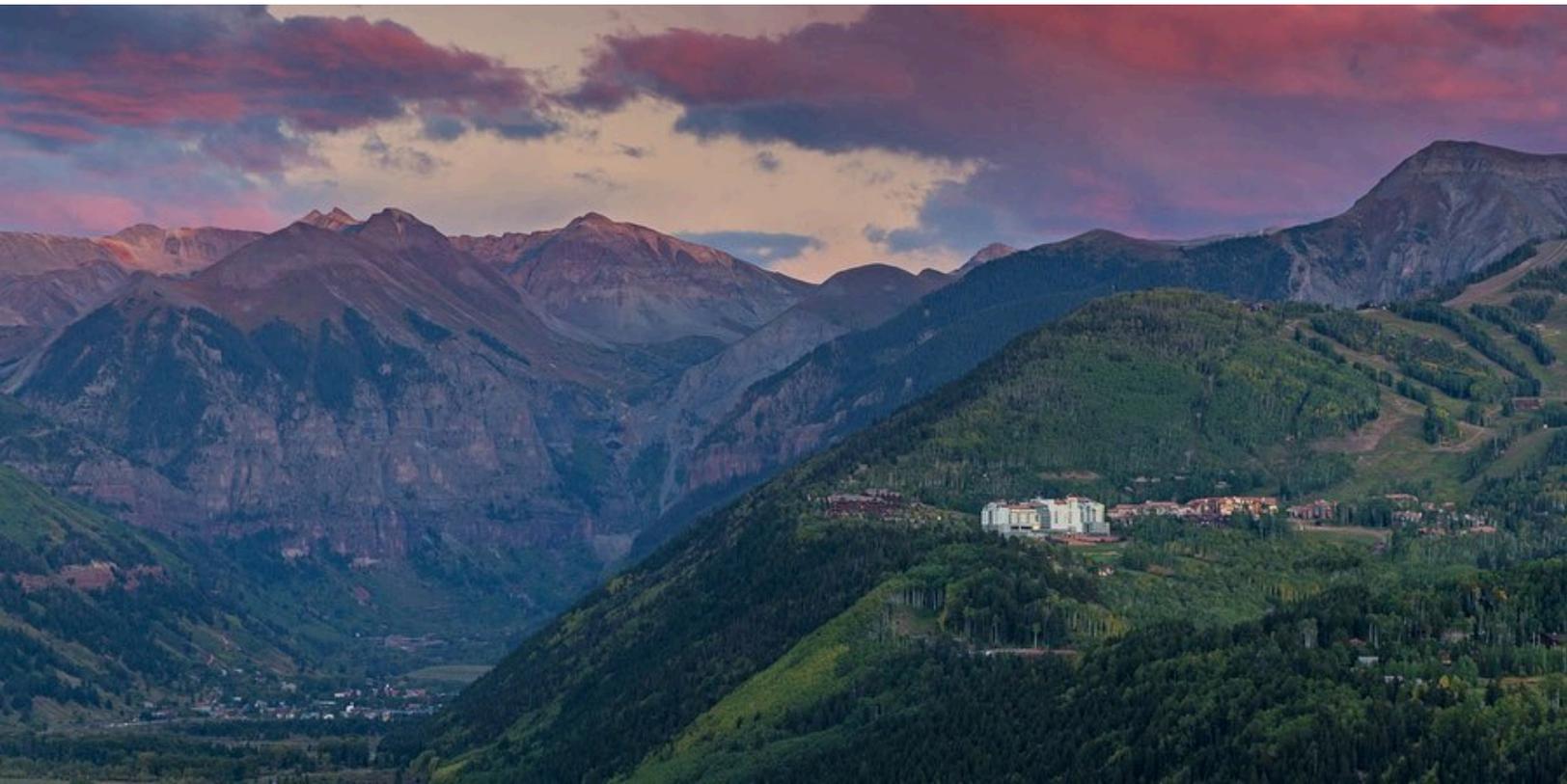




# **MANAGER'S REPORT**

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**Tuesday, May 13, 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.

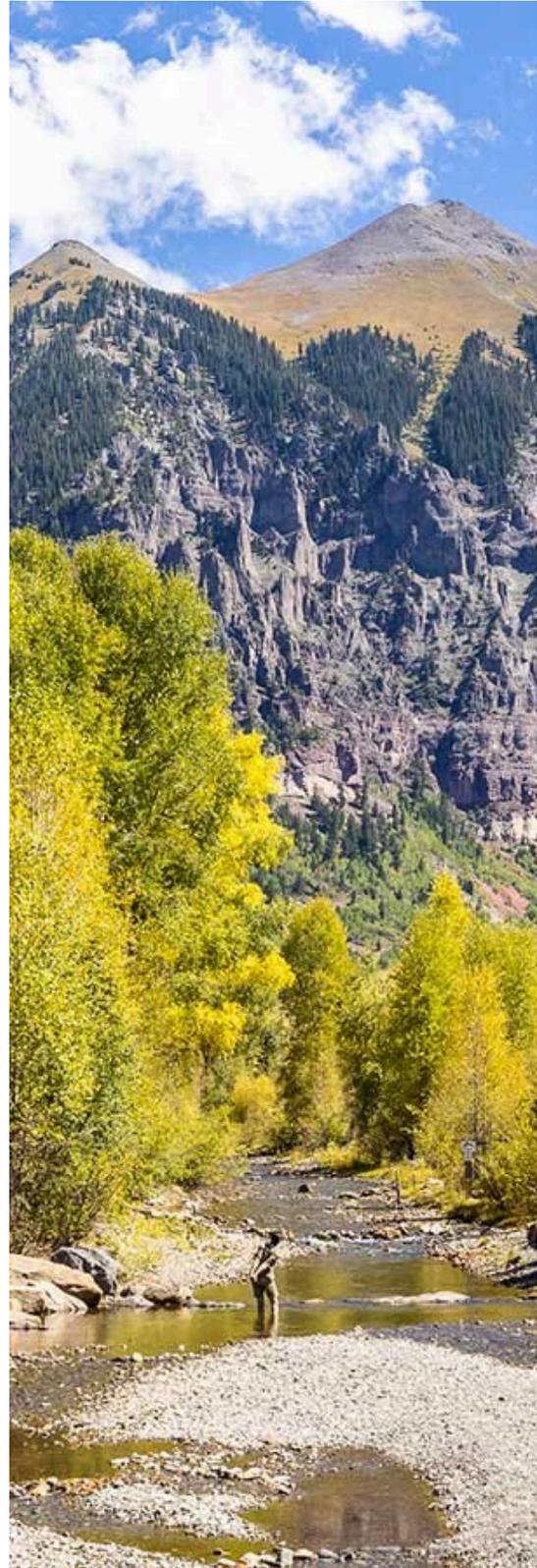
Parks and Recreation supports Telluride's outdoor lifestyle by maintaining parks, recreational facilities, and special events.

# 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:

**Communications and Sustainability:**

Next Town Merchant Meetings, Town of Telluride Website, Spring Clean Up, and New Electric Street Sweeper

**Housing Development:** Updates on affordable housing projects, including Shandoka Building F, Voodoo Affordable Housing, Canyonlands/Townhouse partnership, and the Lift 7 Neighborhood Redevelopment.

**Parks and Recreation:** Shed Grand Opening

**Community Services:** Openings at Elaine's Place

**Planning and Building:** HARC Awards, CLG Forum, Project Hearing Update, Building Code Update, Comp Plan Engagement

**Public Works:** MSewer Main Rehab, Ilium WWTP Entitlements, Pretreatment Program Progress, FSE Grease Trap Compliance, Facility Tours & Coordination, Spring Outreach

## Communications

- **Town of Telluride Merchant Meetings:** The next meeting will be joint with Mountain Village and will take place on Tuesday, June 10 at 11 am. More information at [bit.ly/totmerchantmtgs](https://bit.ly/totmerchantmtgs).
- **Town of Telluride Website:** The Town of Telluride launched its website redesign on April 2 and is continuing to overhaul existing content to enhance the end-user experience, improve navigation, and ensure accessibility for all. For questions, concerns, errors, or missing information, please don't hesitate to reach out to the Communications Division by emailing [info@telluride.gov](mailto:info@telluride.gov).

# MANAGER'S OFFICE

## Sustainability

- **Spring Clean Up and Trash Bash:** Spring Cleanup and Trash Bash will be held this weekend, with the Telluride Cleanup event being held at Carhenge Friday the 16<sup>th</sup> and Saturday the 17<sup>th</sup>. Trash Bash will kick off from Elks Park on Sunday the 18<sup>th</sup> at noon, with drinks and snacks provided and a raffle for all participants who come out, collect trash, and bring it back for weighing and disposal. Gloves, trash grabbers, and bags will be provided to all trash pickers. Full details are available at [bit.ly/2025springcleanup](https://bit.ly/2025springcleanup).
- **New All-Electric Street Sweeper:** The Public Works Department and Sustainability & Grant Administrator paired on two successful grant applications in 2024 to enable the purchase of a new all-electric street sweeper. The new sweeper will be delivered and put into operation in 2026. Built in-state, the new sweeper will eliminate hundreds of gallons of diesel fuel consumption per season compared to the current street sweeper—equivalent to over 5,500 pounds of CO2 emissions reductions per year.



# 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.
  - **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

- **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** Shed occupancy began May 2025
  - **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 Design / 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

- **Lift 7 Neighborhood Planning**: Continue public engagement for the Chair 7 Redevelopment—Neighborhood Meetings will be held virtually on May 21, from 10:00–11:00 AM and 12:00–1:00 PM. These two sessions will provide project updates and gather input from stakeholders and nearby residents.
  - **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
  - **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:** Submit Conceptual PUD and preliminary subdivision applications by end of Q3

# PARKS & REC

## Facilities and Parks Maintenance

- **The Shed Youth Hangout - Grand Opening and Program Launch:** On May 2nd, the Town celebrated the grand opening of The Shed Youth Hangout—a project years in the making. The event, coordinated by Communities That Care (CTC), was well attended by youth, parents, school staff, regional government representatives, and local nonprofit partners.
  - The Shed officially opened for after-school programming on May 5th. The completion of this long-envisioned community facility is a testament to the decades of advocacy and dedication from both youth and adult champions.
  - This achievement would not have been possible without the leadership of the Telluride Town Council, who recognized the need for a dedicated youth space and prioritized its development as a strategic community goal.
  - Special recognition is also extended to the following project leaders for their efforts over the past year:
    - Ryan McGovern, who led the tenant finish design and construction on behalf of the Town, in partnership with CCY Architects and Shaw Construction.
    - Dawn Katz and Ryan Daigle of CTC, who oversaw youth engagement throughout the design and operational planning process.
    - Zoe Dohnal, who led the negotiations and approvals for the Intergovernmental Agreement for regional capital and operational funding.



# COMMUNITY SERVICES

## Childcare

- **Elaine's Place Program**

**Openings:** Elaine's Place currently has openings in its childcare program following several children "graduating" to preschool. Daily availability is open, with limited space on Thursdays. To learn more or to inquire about enrollment, please visit [bit.ly/totchildcare](http://bit.ly/totchildcare) or email [childcare@telluride-co.gov](mailto:childcare@telluride-co.gov).



# PLANNING & BUILDING

## Historic Preservation

- **HARC Awards Applications Open May 16:** Applications for the annual HARC Awards will open by Friday, May 16th. The awards recognize outstanding efforts in historic preservation within the Town of Telluride.
- **Staff Participates in CLG Ski Town Forum:** Staff recently participated in the annual Certified Local Government (CLG) Ski Town Forum, held virtually. The forum provides a platform for peer exchange on preservation practices and shared challenges in mountain communities.
- **Active Project Review and Public Hearing Volume Continues:** HARC staff continue to process applications across a wide range of project scales. Each monthly HARC meeting includes approximately four public hearings, reflecting sustained development interest and activity in the historic district.

## Building

- **Building Code Update Underway:** Staff are actively working on a comprehensive update to the Town's building codes, with plans to adopt the 2024 International Code Council (ICC) code set later this year. Proposed updates and amendments will be presented to Town Council during a work session in July 2025.
- **Regional Energy Code Collaboration:** Building staff continue to participate in the Regional Energy Code Cohort, a working group facilitated by EcoAction Partners to support energy code alignment and sustainability efforts across jurisdictions.
- **Comprehensive Plan Engagement Launching in July:** The community engagement kickoff for the Town's Comprehensive Plan update is scheduled for mid-to-late July 2025. The Logan Simpson consulting team will lead 3–4 days of in-person outreach events to gather input from residents and stakeholders.

## Planning

- **Comprehensive Plan Engagement Launching July 2025:** The community engagement kickoff for the Town's Comprehensive Plan update is scheduled for mid-to-late July 2025. The Logan Simpson consulting team will lead 3–4 days of in-person outreach events to gather input from residents and stakeholders. In preparation, Communications and Planning staff are collaborating with the consultants to develop a robust, multi-media outreach strategy to ensure broad and inclusive community participation throughout the process.

# PUBLIC WORKS

## Streets and Utilities -

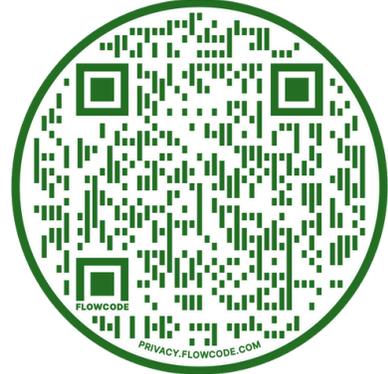
*SEE AGENDA ITEM 1.B. - UPDATE ON SUMMER CONSTRUCTION PROJECTS FOR MORE DETAILS*

## Water & Wastewater Divisions

- **Sanitary Sewer Main Rehabilitation:** C&L is completing sewer main cleaning and CCTV inspections to prepare for trenchless lining of pipes with known infiltration issues. Impacted residents are receiving advance notification with contact details.
- **Ilium Wastewater Treatment Plant - Update from the Town of Mountain Village:** Approving a Memorandum of Understanding between the Alexander Family, the County and Mountain Village is the next step prior to submitting the necessary applications to the county to perfect the land entitlements for land area to be used for a regional wastewater treatment plant. This is on MV May agenda and also on the County's May agenda. Staff is prepared to prioritize the applications next so that we can begin the public review process with San Miguel County this spring/summer.
- **Pretreatment Program Development:** Wastewater staff recently attended the EPA Region 8 Annual Pretreatment Conference. The team gained key technical insights and formed industry connections that will help advance the Town's pretreatment program. A central objective is to continue developing the program with the long-term goal of hiring a full-time Pretreatment Coordinator.
- **FSE Engagement and Grease Trap Compliance:** Staff are currently conducting site visits to local Food Service Establishments (FSEs) to introduce a new software platform for tracking grease trap maintenance. This initiative is designed to enhance compliance and improve data accuracy across the program.
- **Regional Collaboration and Facility Tour:** The Water/Wastewater Department is hosting quarterly "coffee tours" with the fire department to improve emergency response planning and interdepartmental coordination. A separate tour is also being organized for the Mountain Village Town Council to support regional collaboration and inform future infrastructure investments.
- **Spring Public Outreach Initiatives:** Several community engagement efforts are planned for the spring, including:
  - A "bug talk" at a local daycare to introduce children to the biology behind wastewater treatment,
  - A water conservation awareness campaign launched via social media, and
  - Ongoing public education around the Backflow Prevention and Fats, Oils, and Grease (FOG) programs.



## ENGAGE TELLURIDE



[engagetelluride.org](https://engagetelluride.org)

## QUESTIONS?

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