



# MANAGER'S REPORT

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**Tuesday, August 12, 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:** Wayfinding, placemaking, and signage project, Targeted Stakeholder Meetings, Merchant Meeting.
- **Housing Development:** Canyonlands, Shandoka Building F, Voodoo Housing, Virginia Placer, Lift 7, Lot L, Carhenge, regional housing needs
- **Clerks Department:** Regular Municipal Election coming up.
- **Community Services:** Childcare openings at Elaine's Place, facilities maintenance updates.
- **Historic Preservation, Planning & Building:** Comprehensive plan kickoff week July 21-24 recap and next steps
- **Public Works:** Main Street ramps, Pacific Ave upgrades, paving program, sewer rehabilitation, facilities projects.
- **Parks & Recreation:** CCAASE grant applications, fall programming, recent and upcoming special events

## Communications

- **Wayfinding, Placemaking, and Signage Project:** The steering committee will meet with Guide next week to review the 90% design of Priority 1 signage, which includes parking, street, campground, facility ID, and directional signage. Unfortunately, due to the impending bid process, fabrication time, and ground freezing, installation is expected to take place in the Spring of 2026.
- **Carhenge/Lot L Targeted Stakeholder Meetings:** The Town and Design Workshop hosted two targeted stakeholder meetings on Wednesday, August 6 to discuss the process and current development plan for the Carhenge and Lot L sites. The meetings included employee rental housing tenants, deed-restricted owners, and neighbors of the two projects. Meeting recordings and the presentation can be found at [bit.ly/chair7carhenge](https://bit.ly/chair7carhenge).
- **August Merchant Meeting:** The Town hosted a Merchant Meeting on Tuesday, August 5, to discuss the mid-point parking pilot check-in, bears, wayfinding, the comprehensive plan, and other topics. The recording can be found at [bit.ly/totmerchantmtgs](https://bit.ly/totmerchantmtgs). The next Merchant Meeting will take place on Tuesday, October 14 at 1:00 pm.

# MANAGER'S

## Housing Development

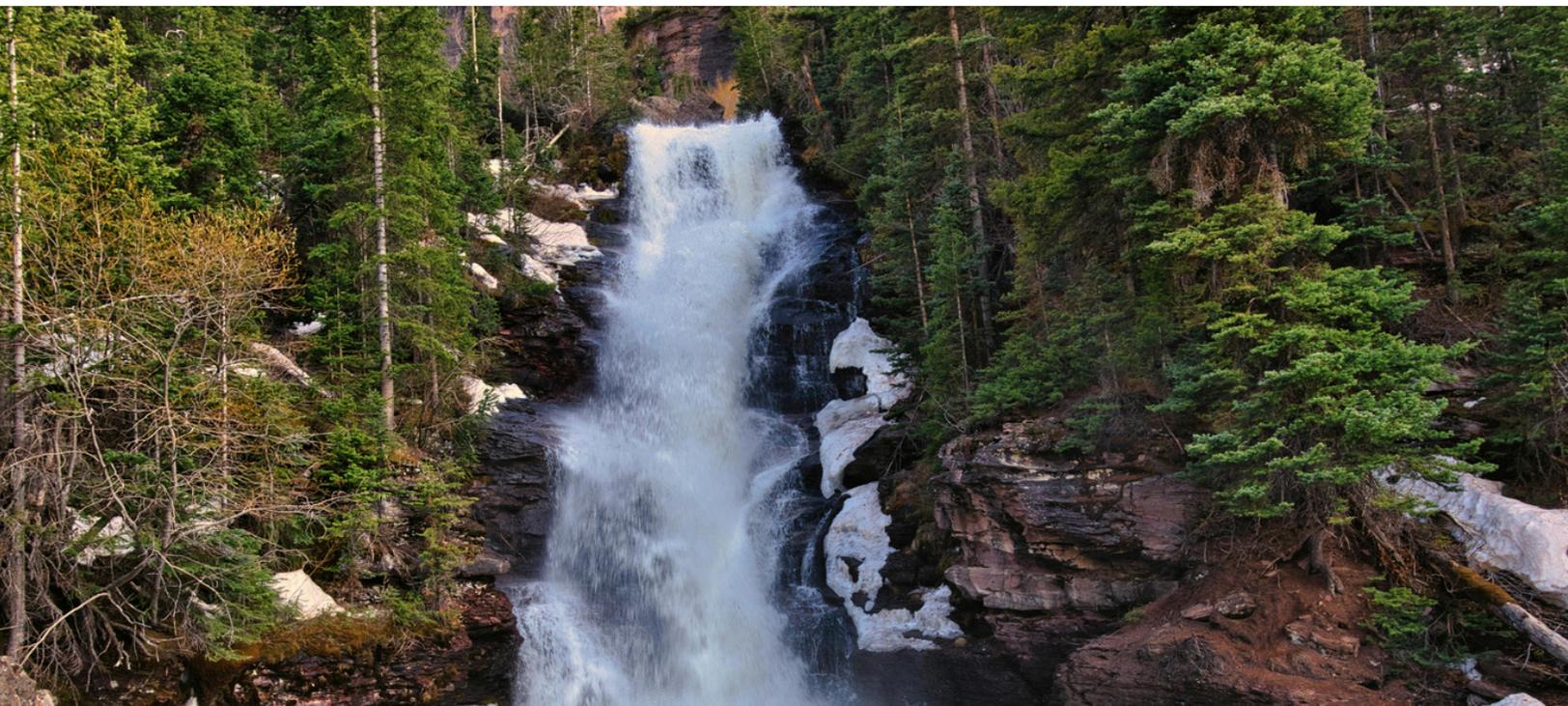
- The Town of Telluride continues to make significant progress on several impactful housing and development projects, aimed at addressing community needs and supporting long-term growth:
- **Canyonlands/Townhouse Public-Private Partnership**
  - Scope: 36 deed-restricted units (28 rental, 8 for-sale) 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. Building permit for Canyonlands and Demo permit for Tower House issued in January. Building permits for Tower House issued in July.
  - Status: Under construction
  - Projected Completion Date: Spring/Summer 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: Late November 2025 Approx.
  - AMI Target: 120%



# MANAGER'S

## Housing Development

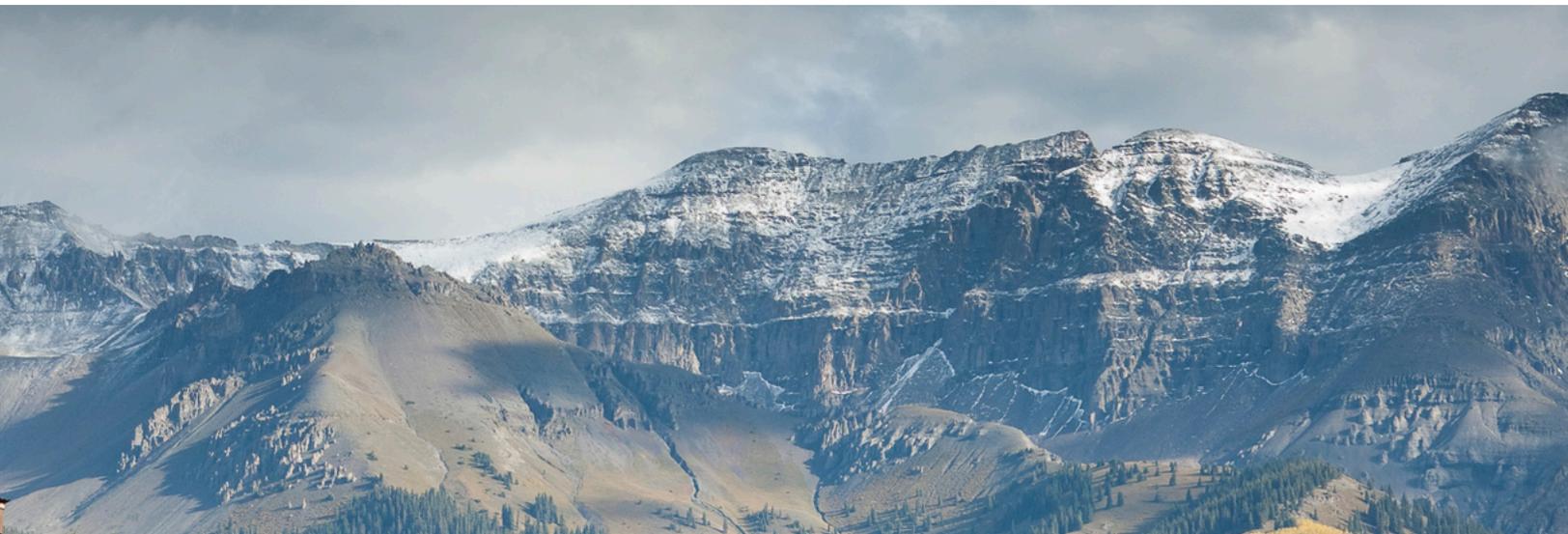
- **Voodoo Employee Rental Housing Project**
  - Scope: 27 rental units and 3,600 sq. ft. of tenant-finished commercial space including the Youth Center (Shed) and Free Box.
  - Team: CCY Architects / Shaw Construction
  - Past Activities: CO obtained October 1st; Shed tenant finish completed. Commercial tenant improvements underway.
  - Status: Project complete and under warranty. Youth Center occupied and commercial space leased.
  - Projected Completion Date: Residency 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 for Phase 2A approved by TC at June meeting.
  - Status: Building Permit submitted for 2A; Pre-construction for 2B
  - Projected Completion Date: TBD Approx.
  - AMI Target: TBD



# MANAGER'S

## 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. Stakeholder meetings held on August 5 and 7.
- **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; HARC WS held on June 18th;
  - 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. Open House held in June
  - Status: Phase 2 planning and preliminary engineering underway;
  - Next Steps: Complete Conceptual PUD and preliminary subdivision applications by August



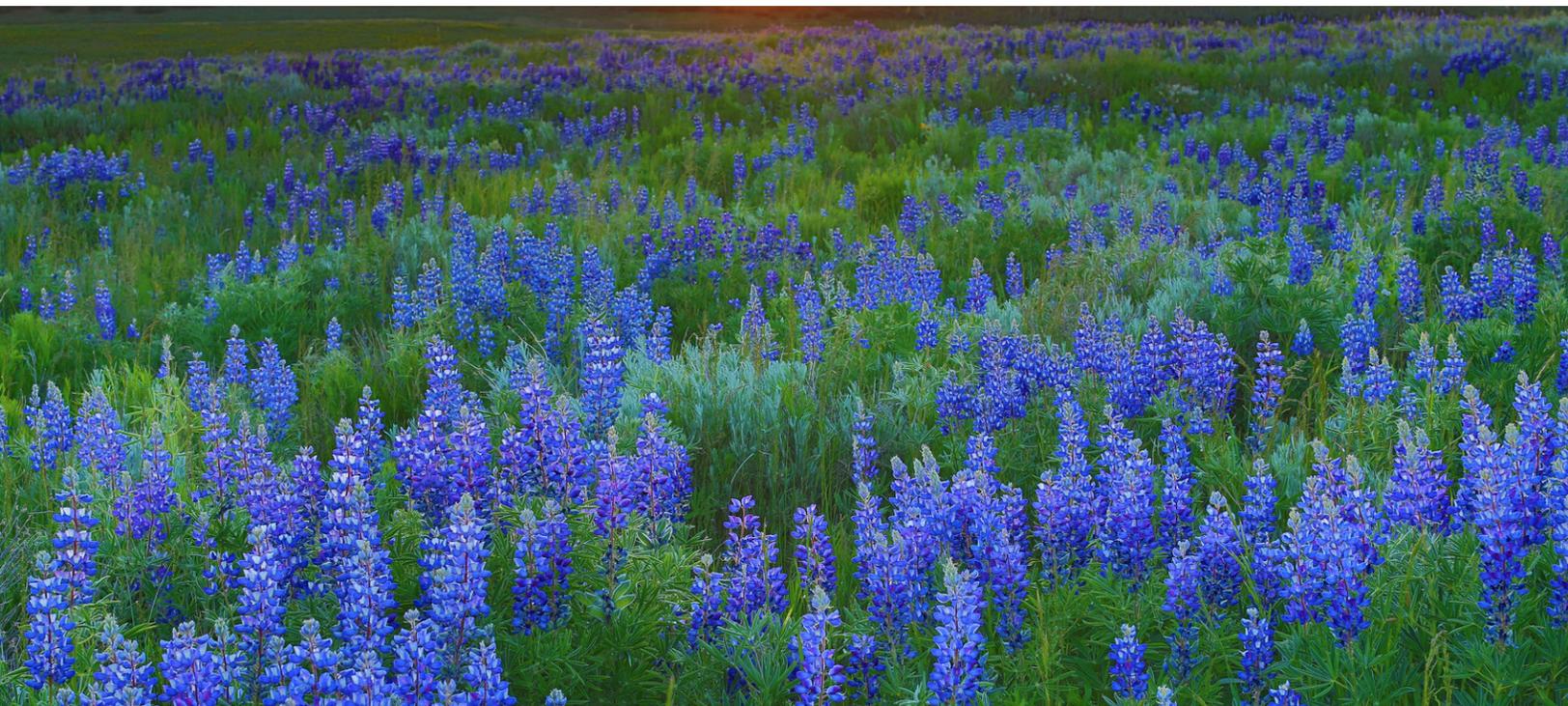
# CLERKS

## 2025 Regular Municipal Election

- **Key Dates/Information**

- The 2025 Municipal Election will be held November 4, 2025
- There are four council seat vacancies and a partial term for the Town Meeting Moderator
- Updated information can be found at [bit.ly/totelection](https://bit.ly/totelection)
- Nomination Petitions are released August 5th. Petitions must be returned by August 25, 2025.

## KEY DATES FOR THE 2025 MUNICIPAL ELECTION



# COMMUNITY SERVICES

## Childcare

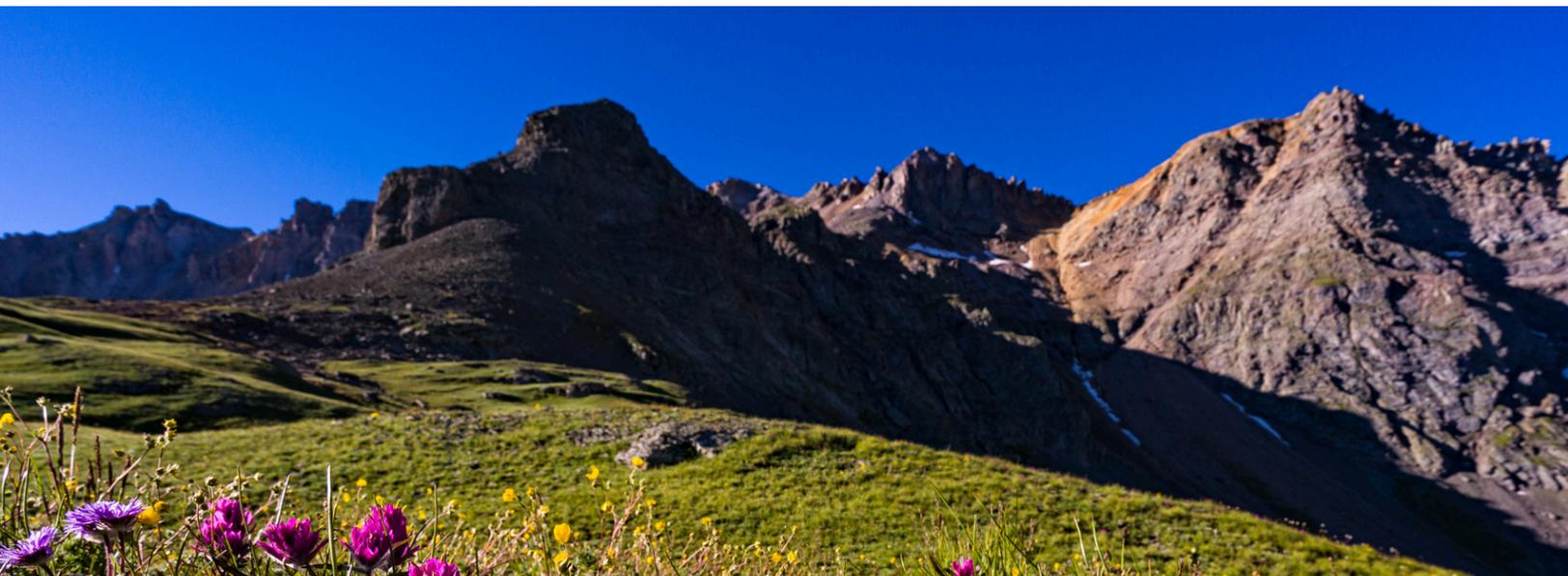
- **Elaine's Place Program Openings:** Elaine's Place currently has openings following recent transitions of children to preschool programs. Daily availability exists, with limited space on Thursdays. Families seeking childcare are encouraged to visit the Town website or contact the department at [childcare@telluride-co.gov](mailto:childcare@telluride-co.gov)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

## Rental Housing

- Staffing Update - The Administrative Assistant position has been successfully filled.

## Facilities Maintenance

- Temporary Maintenance Facility – The previous maintenance facility was relocated to accommodate the remodel of Building F. A new, permanent facility is planned as part of the Public Works Campus expansion; however, this project is currently delayed due to a hold on FTA funding. In the interim, a temporary maintenance facility is scheduled for delivery on August 18 at the property directly west of the Wastewater Treatment Plant (WWTP).
- Clark's Restroom – Due to recent vandalism and ongoing plumbing issues, the public restrooms near Clark's Market will experience intermittent closures over the next several weeks. Staff is working to resolve these issues as quickly as possible.



# HISTORIC PRES, PLANNING, BUILDING

## **Comprehensive Plan Kickoff Week Recap & Next Steps**

- In partnership with the consulting firm Logan Simpson, the Historic Preservation, Planning, and Building Department staff implemented a series of Comprehensive Plan Kickoff events from July 21 to 24, 2025.
- Kickoff events & programs included various engaging pop-ups throughout Town, interactive roundtable discussions, and the launch of the first of a series of brief surveys to collect community input at this early stage of the year-long Comprehensive Plan development process. Additionally, staff and consultants conducted work sessions with members of the Town Council, the Planning & Zoning Commission, the Historic & Architectural Review Commission, and the Comprehensive Plan Community Advisory Committee.
- Everyone's collective input will help craft a strategic roadmap to guide the Town in the years ahead and shape a connected, authentic, and sustainable Telluride for current and future generations.
- Next Steps:
  - [Click here](#) to take our first brief survey and let us know what matters most to you.
  - [Click here](#) to interact with our community engagement map.
  - [Click here](#) to stay connected throughout the planning process.



# PARKS & REC

## Facilities and Parks Maintenance

- Town Park Campground is open and the online reservation booking windows are posted on the Town website. The last reservation booking window opens at 9am on August 12 for reservations between September 15 and October 5.
- Town Park Pool is open and the facility schedule is available online. The last day of the 2025 pool season is Sunday, August 24.

## Recreation Programming

- **Fall Programming**
  - Current P&R Department program operations:
    - Adult Coed Soccer League started August 4
    - P&R Youth Soccer (kindergarten and first grade) starts on August 21, and registration is currently open online
  - Club Youth Soccer starts on August 18

## Special Events

- **2026 CCAASE Grant Process**
  - The 2026 CCAASE grant application will be available for submission from August 8 to 11:59 p.m. on September 22.
- **Recent Events on Town Property:**
  - Mountain Club BBQ
  - SHOW Bar Concert Series
  - KOTO Live @ the Drive
  - Box Canyon Trail Races
  - KOTO Duck Race
  - Church in the Park
  - Augment Community Concert Series
- **Upcoming events on Town property**
  - Telluride Jazz Festival: August 8 – 10
  - Mushroom Festival: August 13 – 17
  - SHOW Bar Concert Series: August 21
  - Camp Alderwild (Planet Bluegrass Concert): August 22 & 23
  - Mountain Run: August 23
  - Film Festival: August 27 – September 1
  - Imogene Pass Run: September 6



# PUBLIC WORKS

## Streets and Utilities

- **Main Street Accessibility Improvements:** Construction continues on ADA-accessible ramp installations as part of the Main Street Accessibility Project.
- The Main Street Accessibility Project is nearing completion. KSK is wrapping up their last at Colorado and Alder. This intersection presents the most challenges due to the complexity of the stormwater infrastructure installation. As KSK wraps up the installation of the new stormwater system at Colorado and Alder, they will return to address any punchlist items identified during inspections.
- Significant punchlist items include the removal and replacement of a section of the ramp at the southwest corner of Colorado and Fir, where ponding issues have been noted. Additionally, the contractor will need to repair the asphalt patchback at S. Aspen, N. Pine, Willow, and Alder.
- Public Works has received feedback regarding the stormwater management and the new ramps. The severe storm that struck the town on August 1, 2025, was unusual, and the incomplete asphalt patchback worsened the water flow up the ramp. KSK, the project's contractor, intends to repave the road to its correct elevation in the coming weeks. This action should alleviate the current ramp issues during heavy rain events.
- Stay Informed
  - Learn more on Engage Telluride: [bit.ly/totmainstreet](https://bit.ly/totmainstreet)
  - Sign up for project-specific text notifications by texting MAIN to 38276.
  - Call: (970) 728-5700
  - Email: [pw@telluride-co.gov](mailto:pw@telluride-co.gov)



# PUBLIC WORKS

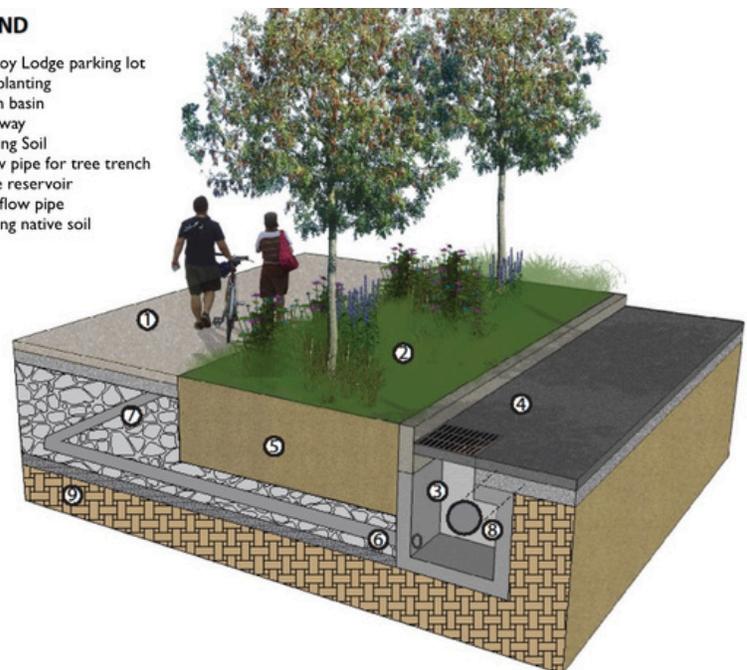
## Streets and Utilities

- **Pacific Avenue Improvements:** Telluride Gravel (TGI) is making progress on finishing all the ramps at the intersection of W. Pacific and S. Davis, as well as completing the 10-foot sidewalk that connects Davis and Tomboy. A portion of the sidewalk near Davis will remain unpoured because Public Works plans to return to the area to install a new pressure-reducing valve. Additionally, TGI has shifted its focus to W. Pacific, west of Tomboy, to install stormwater infrastructure that will replace the current inlets and piping. The impact on parking along S. Tomboy and W. Pacific Ave. continues; however, residents and those affected along W. Pacific Ave. are permitted to temporarily use the Carhenge lot for parking.
- As part of the broader West Pacific Avenue improvements, the Town is also collaborating with the Telluride Lodge HOA to enhance the area along their frontage. Rather than replacing the existing 5-foot sidewalk, this section will be transformed into a unified green space with trees and low plantings. This design direction reflects Council's guidance from the September 13, 2022, meeting, when the final sidewalk alignment was still under review. The approach also supports the overall vision for the corridor by creating a natural landscape buffer and preserving scenic views along Pacific Avenue.
- *Stay Informed*
  - Learn more on Engage Telluride: [bit.ly/totpacificfave](https://bit.ly/totpacificfave)
  - Sign up for project-specific text notifications by texting PACIFIC to 38276.
  - Call: (970) 728-5700
  - Email: [pw@telluride-co.gov](mailto:pw@telluride-co.gov)



## LEGEND

1. Tomboy Lodge parking lot
2. Tree planting
3. Catch basin
4. Roadway
5. Planting Soil
6. Inflow pipe for tree trench
7. Stone reservoir
8. Overflow pipe
9. Existing native soil



# PUBLIC WORKS

## Streets and Utilities

- **Mahoney Bridge Replacement - Design Phase:** The Town has contracted KLJ to design a replacement for the aging twin 72” corrugated metal pipe (CMP) culverts at Mahoney Drive. The new clear-span bridge will improve road alignment, increase flood resilience, and enhance pedestrian safety and connectivity in the area.
  - Project Goal: Improve long-term infrastructure reliability, meet CDOT and FEMA compliance standards, and provide a safer, more accessible crossing for all users.
  - Current Status: 30% single span bridge concept approved and approved to move towards 90% design
  - Next Steps: Final design this fall.
- **Public Works Facility Expansion – Phases I and II:** This multi-phase capital project will expand and modernize the Town’s Public Works Campus.
  - Phase I Scope: New office and admin space, transit staff facilities, training room, kitchen, restrooms, and relocation of Streets & Utilities Division
  - Status: Design complete, HARC-approved (Oct 2024), FTA grant (\$2.2M) awarded but currently on hold
  - Next Steps: Release for bid upon confirmation of funding availability
  - Phase II Scope: Material/equipment storage buildings, site redesign, fuel and snow/ice control systems, and expanded parking
  - Status: Design approved; kickoff expected mid-2025
- **2025 Paving Program:** The paving program will address priority streets identified in the 2024 Pavement Condition Index (PCI) Study.
  - Contractor: TGI
  - Schedule: The project is scheduled to occur this Fall. Work is set to begin in October 2025 and will not coincide with major festivals.
  - There will be a few changes to the 2025 overlay program as Public Works seeks to improve stormwater infrastructure along S. Mahoney and its associated side streets, which interconnect the stormwater system.
  - Portions of eastern Colorado will also be removed from the 2025 overlay program to develop options that help with vehicle speed control and pedestrian safety.
  - Public Outreach: Notifications will be issued when the schedule and street segments are confirmed.



# PUBLIC WORKS

## Water and Wastewater

- **Sanitary Sewer Rehabilitation**

- Contractor C&L has completed the planned pipe lining within the Town. Phase two will commence in late September and will focus on lining the existing sewer main along the valley floor using UV trenchless technologies.
- Stay Informed:
  - Visit [bit.ly/totsewerlining](http://bit.ly/totsewerlining) for meeting information, project updates, and more.
  - Visit [bit.ly/totnews](http://bit.ly/totnews) to sign up for Construction/Parking updates via email.
  - Text 'TELLURIDE' to 38276 to sign up for text notifications for all water outages and more.

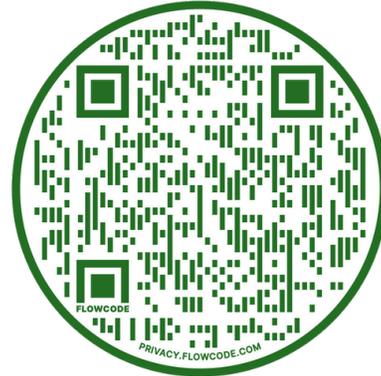
- **Emergency Sanitary Sewer Main Line Repairs in the alley south of Colorado between Aspen and Townsend**

- Public Works has identified a significant sewer backup caused by a blockage that seems to be construction grout. Over 40 feet of pipe have already been removed and replaced, with an additional 40 feet expected to require removal as well. Public Works has observed an increasing amount of grout entering the system and suspects it may originate from grout used to support new foundations during construction and/or from grout used in internal finishing work.





## ENGAGE TELLURIDE



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

## QUESTIONS?

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