



# **MANAGER'S REPORT**

---

**Tuesday, September 30, 2025**



# Table of Contents

Introduction

**3-4**

Manager’s Office: Communications,  
Sustainability, Grants, IT, Housing Development

**5-9**

Community Services

**10**

Finance

**11**

Historic Preservation, Planning, and Building

**12-13**

Parks & Recreation

**14**

Public Works

**15-19**

# 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.

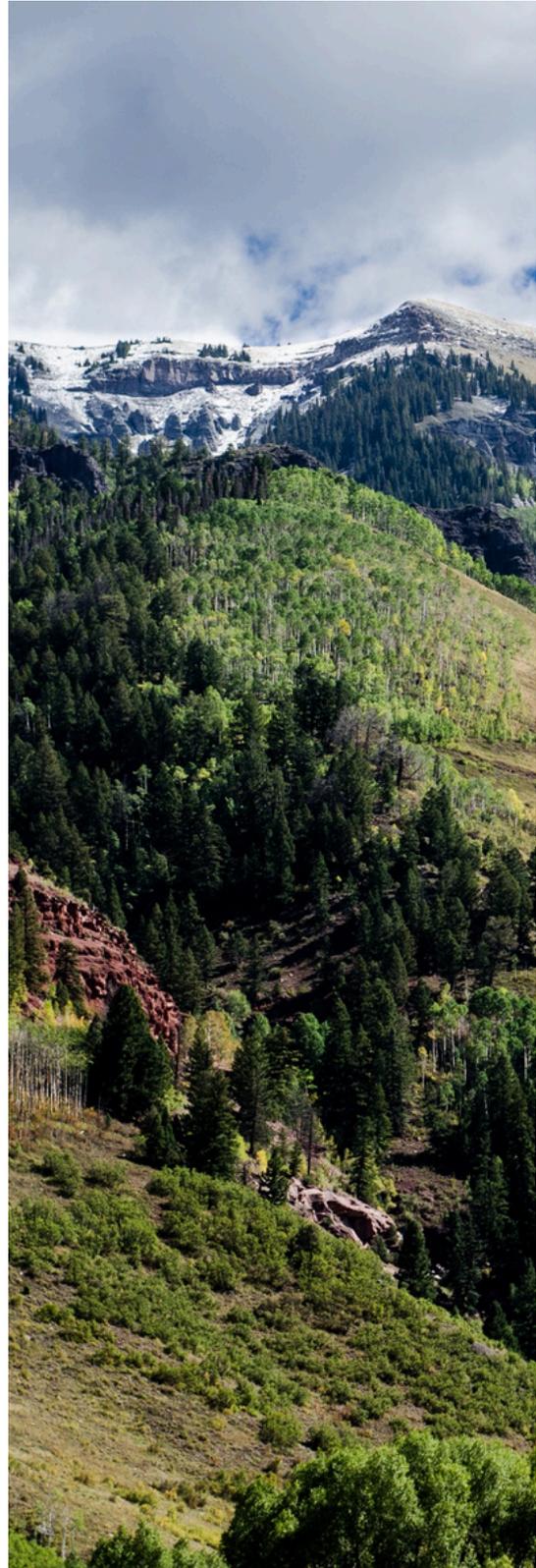
Parks and Recreation supports Telluride's outdoor lifestyle by maintaining parks, recreational facilities, and special events.

# 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 Town has officially initiated the bid process for Phase 1 of the Wayfinding Signage Project. This first phase focuses on creating a clear, consistent, and user-friendly signage system to help both residents and visitors navigate Telluride more easily. Specifically, Phase 1 includes the design, fabrication, and installation of:
  - Vehicular wayfinding signage to guide drivers to key destinations within town.
  - Parking signage for metered zones to improve clarity around parking availability, regulations, and payment.
  - Wayfinding for Town Park, including both vehicular and pedestrian signage, to help people easily locate amenities, event spaces, and recreational areas.
- This project represents the beginning of a larger, multi-phase effort to improve wayfinding and placemaking across the community, supporting better mobility, visitor experience, and neighborhood character.
- **Merchant Meeting:** The next Town of Telluride Merchant Meeting will be held on Tuesday, October 14 at 1:00 pm. During the meeting, Town staff will update businesses on Noel Night, Wayfinding, Construction and more.

# MANAGER'S OFFICE

## Sustainability

- **Electric Vehicle Showcase, October 10:** The Town of Telluride is partnering with the Town of Mountain Village, EcoAction Partners, and 4CORE to put on its annual Electric Vehicle Showcase, which will run from 10 am to 2 pm on October 10th. This year's event will take place in the Telluride Town Park parking lot. Both towns, San Miguel Power Association, and local EV owners will showcase and answer questions about their electric vehicles and equipment, ranging from an electric off-road utility vehicle, to electric pickup trucks, to one of the Town of Telluride's electric Zambonis and all-electric Galloping Goose bus. Staff will be on hand to share information about charging, driving and using incentives to help pay for battery electric and plug-in hybrid electric vehicles.

## Open Space

- **Valley Floor Reach 3 River Restoration Project:** In late-August, work commenced on the Reach 3 River Restoration Project on the Telluride Valley Floor Open Space. This project is being constructed in coordination with the Trout Unlimited/USFS river restoration project on federal land up- and downstream of the Boomerang Rd. Bridge. The Reach 3 Project will create 1,320 linear feet of new meandering channel downstream of the USFS/TU site and is projected to be completed by mid-November 2025. The Project is approximately 60% complete.



# 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 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
  - AMI Target: 120%



# MANAGER'S

## Housing Development

- **Virginia Place Phases 2A and 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, potential partnerships with in-town taxing districts.
- Team: Keo Studioworks / Shaw Construction
- Past Activities: HARC approvals obtained for both phases. COP financing approved February 4th; revised GMP for Phase 2A approved by TC at June meeting.
- Status: Building Permit submitted for 2A – utility work underway; COP financing completed; 2B value-engineering in progress
- Projected Completion Date: 2A- September 2026
- AMI Target: TBD

- **Carhenge Redevelopment**

- Scope: Conceptual Redevelopment of Carhenge property with 220-240 housing units, +/-10,000 sq. ft. of neighborhood-serving and public uses (restaurant/bar, fitness center, music room and retail)
- Team: Design Workshop / Olson Kundig Architects
- Past Activities: Phase 1 MOU with TSG approved in 2024; Phase 2 MOU approved in January. Neighborhood meetings held in March, April, and August; Open House held in June; Town Council worksession in July. Town Council review of Concept Plan on September 9th; HARC worksession on September 17th.
- Status: Phase 2 Concept Plan/Engineering completed
- Next Steps: Complete Conceptual PUD and Preliminary Subdivision applications

- **Lot L Redevelopment**

- Scope: Preliminary Plans for 900-vehicle parking structure, 50-60 housing units, 7,600 sq. ft. of transit-oriented and neighborhood-serving commercial/public uses, including childcare facility, fitness, food bank and small food and beverage 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. Neighborhood meetings held in March, April, and August; Open House held in June; HARC worksession in June; Town Council worksession in July.
- Status: Preliminary Plan completed (with an “Alternate 2”) and reviewed at September 9th Town Council worksession.
- Next Steps: Conduct additional community meetings on Alt. 2, develop plans for reviewing boards’ consideration, cost estimates, and operational and financing strategies, for the Alt. 2 Plan.

# MANAGER'S

## Housing Development: Complete Projects

- **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)
- **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%

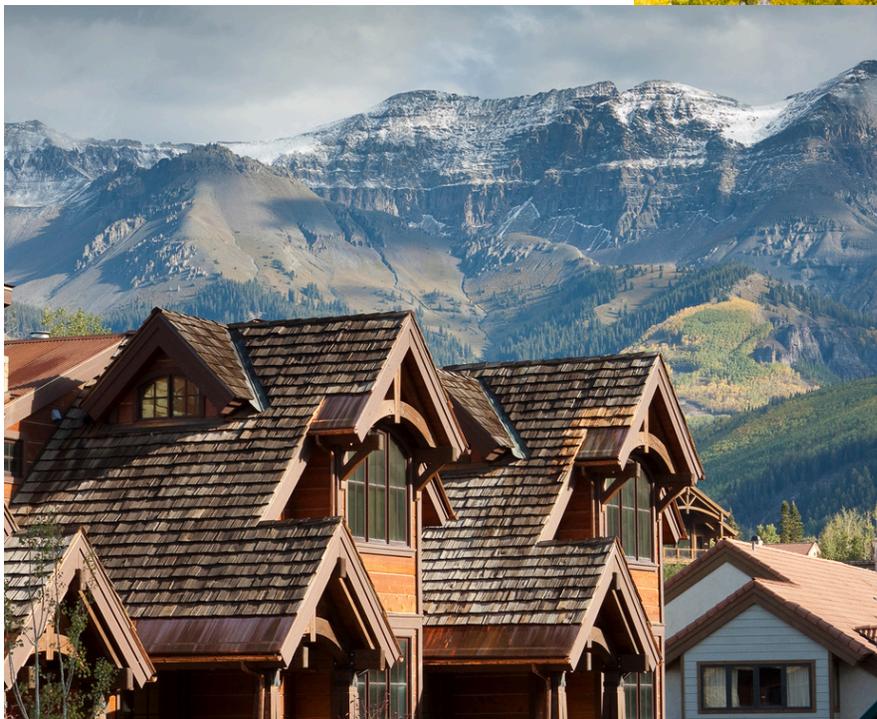


# COMMUNITY SERVICES

## Childcare

- **Elaine's Place Program**

**Openings:** Elaine's Place is back on track with enrollment and currently has only one open spot remaining. That space is expected to be filled in early December when a child becomes eligible upon turning one year old.



# FINANCE

## 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 August are at 63% of the budget, which is slightly lower than anticipated as we are 67% 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, staff will continue to monitor this revenue closely.
- **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.
  - June sales tax revenues collected in July have increased by 1% overall. Retail In-Town is down 25% compared to 2024, while retail food and beverage sales are up 6% compared to 2024. Revenues from lodging, property management, and short-term rentals have grown by 15%. July sales tax revenues collected in August have declined 2% Year over year. Retail is up 2% while Food and Beverage is down 8%. Lodging is flat.
- **Short Term Rental Excise Tax for Affordable Housing (2.5%):** All bookings on 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 15.9% for June compared to 2024 and .4% for July. Year to date this tax is up 19% year over year 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 increased by 14.8% for June compared to 2024 and decreased by 0.7% for July. Year to date, this tax revenue is up 12% year over year compared to 2024.

### Tax Reports



[bit.ly/tottaxes](https://bit.ly/tottaxes)

# HISTORIC PRES, PLANNING, BUILDING

## Historic Preservation Division

- **2025 Preservation Awards:** HARC will review nominations and recommend recipients at its October meeting; Town Council will approve and announce the awards in November.
- **CLG Annual Report:** Staff are preparing the Certified Local Government Annual Report (Oct. 2024–Sept. 2025). A draft will be presented to HARC in October for input and approval before submission in early November.

## Planning Division

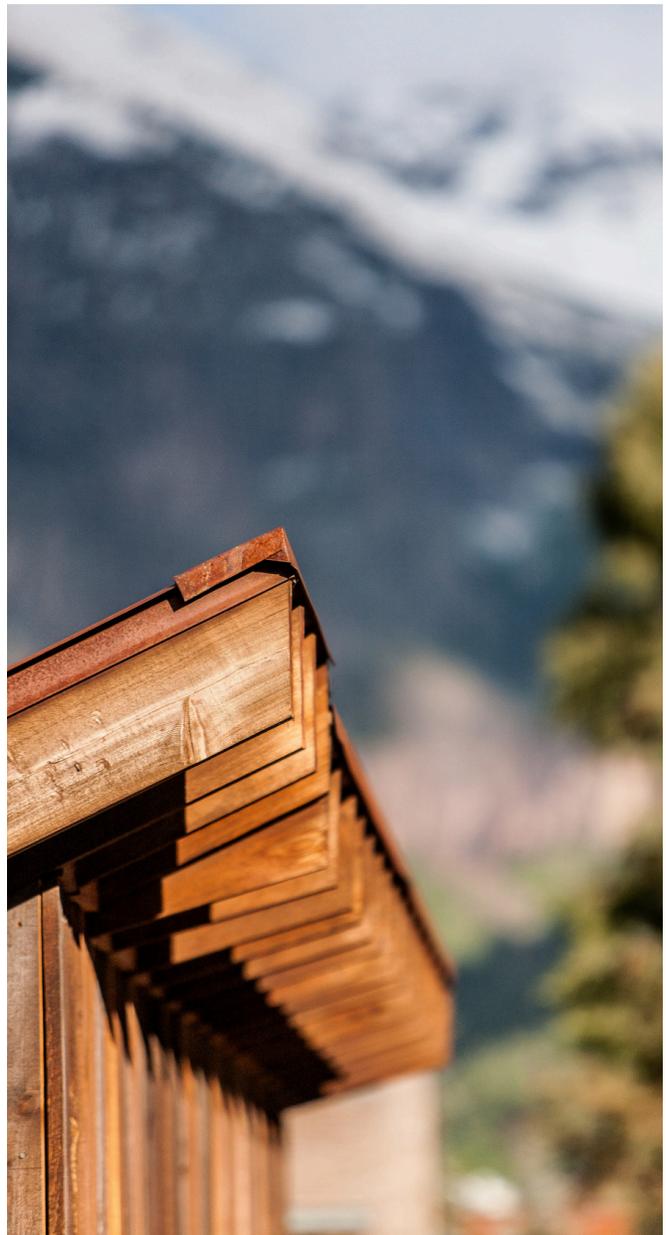
- **Comprehensive Plan Update:** On Sept. 11, P&Z held a work session to provide early input using prior planning documents as discussion points.
  - A Community Advisory Committee roundtable is planned for late October, in partnership with consultant Logan Simpson, to gather additional community input.
  - Community Engagement Opportunities:
    - [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.
- **Annual P&Z Training:** On Sept. 25, P&Z will participate in training facilitated by Assistant Town Attorney Allie Slaten, covering legal/ethics refreshers and the public hearing process.
- **Western Slope Planning Conference:** HPPB Director Kristen Clothier and Planner II Ben Tribble will attend the conference in Grand Junction in late October, hosted by the Colorado Chapter of APA.



# HISTORIC PRES, PLANNING, BUILDING

## Building Division

- **Building Code Lunch-and-Learn:** On Oct. 7, the Building Division will host a free lunch at Rebekah Hall (and via Zoom) to share updates on recently adopted building codes with contractors, builders, architects, and engineers.
- **Code Readiness Training:** On Aug. 27, the Building Official and Inspector attended training in Eagle hosted by Mountain Towns 2030 on the new State-mandated Wildfire & Resiliency Code and the Model Low Energy & Carbon Code (LECC).



# PARKS & REC

## **Facilities and Parks Maintenance**

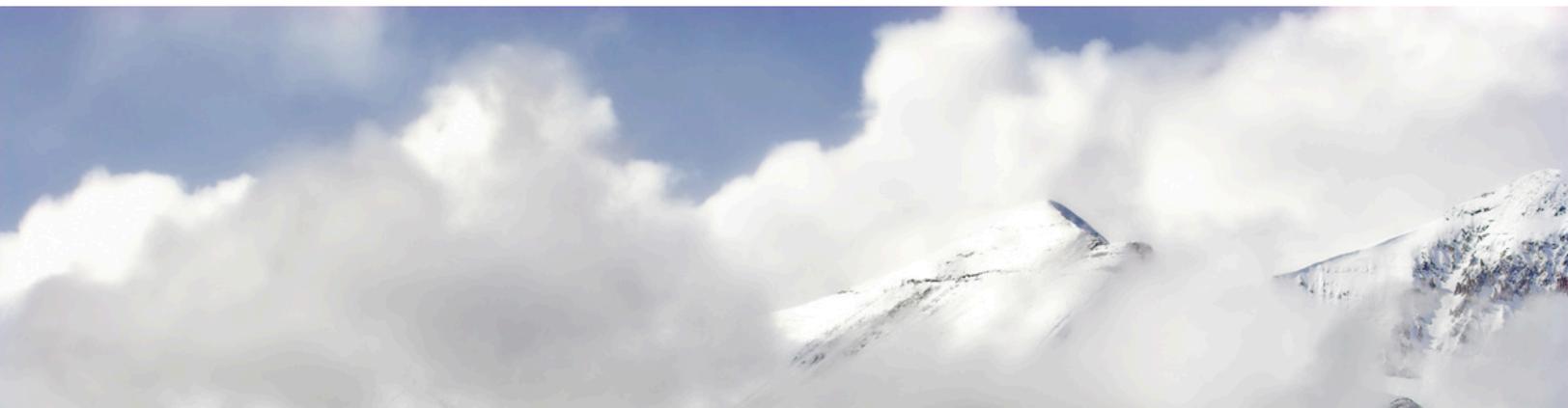
- Town Park curfew changes from 10pm to 9pm on October 1
- Town Park Campground closes for the 2025 season on October 6
- Hanley Rink opens for the 2025 -2026 season on October 8. Facility preparation and ice making begins September 26

## **Recreation Programming**

- **Fall Programming**
  - Current P&R Department program operations:
    - Adult Coed Soccer League
    - P&R Youth Soccer (kindergarten and first grade)
  - Club Youth Soccer
- **Winter Programming**
  - Coed Hockey registration and discounted access to adult and youth drop-in rink programs opens on September 24

## **Special Events**

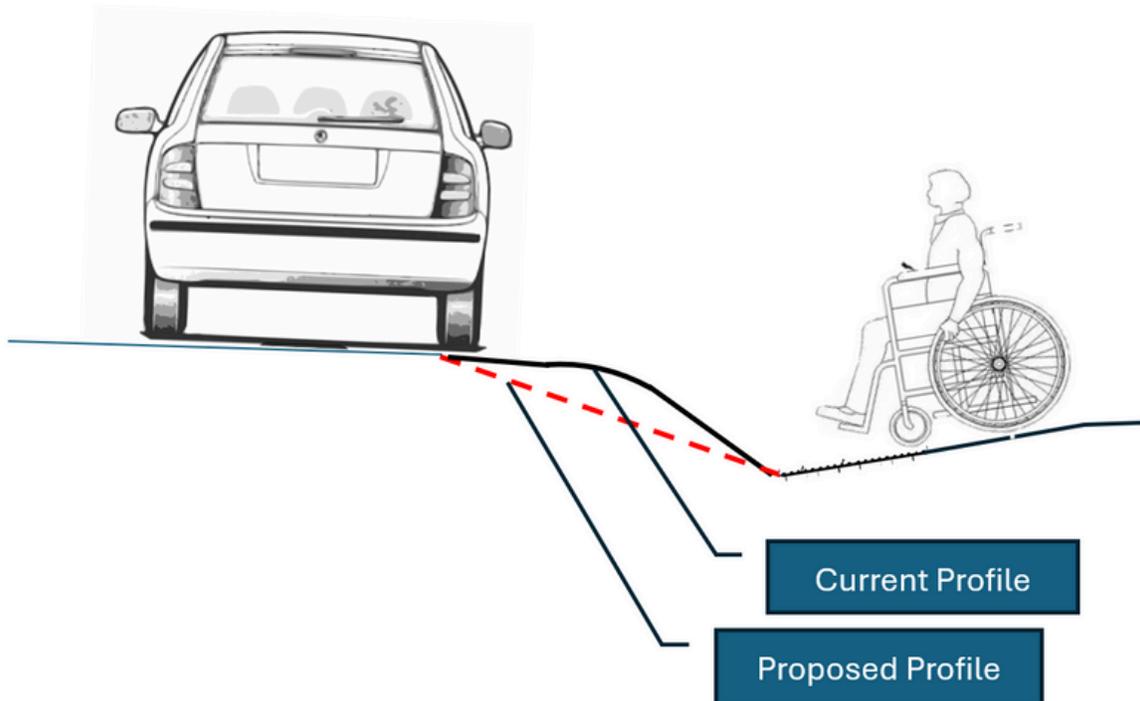
- **2026 CCAASE Grant Process**
  - The 2026 CCAASE grant application will be available for submission from August 8 to 11:59 p.m. on September 22.
- **Recent Events on Town Property:**
  - Augment Concert Series: September 9
  - When Dishwashers Were King Premiere: September 10
  - Blues & Brews Festival: September 12 - 14
  - Mountains to Desert Classic: September 20
  - Show Bar Concert Series: September 25
  - Autumn Classic: September 25 – October 1
  - Deep Creek: September 27
  - Suicide Awareness and Prevention Walk for Hope: September 28
- **Upcoming events on Town property**
  - KOTO 50th Birthday Bash: October 4
  - Horror Show: October 3 – 4



# PUBLIC WORKS

## Streets and Utilities

- **Colorado Avenue Bump-Out – Accessibility Improvements:** The Accessibility Ramp Project is now complete.
- On October 1, 2025, Telluride Gravel (TGI) will mill the asphalt patchbacks on the newly installed ramps along Colorado Avenue (between Aspen Street and Alder Street) to ensure smoother transitions and better blending with the roadway.
- **Special Attention Area – Chase Bank (Aspen & Colorado):** The asphalt patch in front of Chase Bank requires additional adjustments to remove a hump currently present at the center of the patch. Once complete, this will improve accessibility and create a smoother transition. However, due to the steep grade of South Aspen, the slope at this location will remain steeper than other ramps. Key considerations at this location include:
  - **Drainage:** The current flow line is less than 1%, which is not ideal. Raising the sidewalk is not feasible, as this would obstruct drainage and prevent compliance with accessibility standards.
  - **Slope Compliance:** To remain within ADA guidelines, the ramps must meet a minimum cross slope of 2% and a maximum ramp slope of 8%. The existing sidewalk was significantly non-compliant, and the street's steep grades contribute to the steeper transition.
- Despite these challenges, the adjustments will bring the site closer to compliance and improve accessibility relative to its prior condition. The image below illustrates the current state and planned improvements.



# PUBLIC WORKS

## Streets and Utilities

- **Pacific Avenue Improvements:** The Town is undertaking critical improvements at the intersection of South Davis Street and West Pacific Avenue to strengthen roadway conditions, improve stormwater drainage, and enhance pedestrian safety with new stamped concrete crosswalks. By addressing these needs now, we are ensuring safer, more durable infrastructure for all users.
  - The intersection of South Davis Street and West Pacific Avenue will be fully closed from Monday, September 22, 2025, through Friday, October 10, 2025, to accommodate critical roadway and safety improvements.
- **Scope of Work**
  - Installation of stamped concrete crosswalks
  - Construction of stormwater valley pans to improve drainage
  - Asphalt patching and roadway restoration
- **Traffic & Access**
  - South Davis Street will be closed to through traffic during construction.
  - Access north of the Davis/Pacific intersection will remain open.
  - Access south of the intersection will be maintained via South Townsend Street and the southern alley, ensuring resident and business access along Pacific Avenue east of Davis, as well as South Davis and the alley south of West Pacific.
  - Carhenge and all businesses will remain accessible throughout the project.
  - Pedestrian and multimodal detours will be in place—please use caution and consider alternate routes.
- **Next Steps**
  - The Davis/Pacific intersection closure is scheduled to remain in place through Friday, October 10, 2025, to complete concrete crosswalks, stormwater valley pans, and paving.
  - Once the intersection reopens, crews will shift work to the 700 block of West Pacific Avenue (west of South Tomboy Street) for asphalt paving and final improvements. Paving in this area is anticipated the week of October 6–10, 2025, pending weather.
  - The 600 block of West Pacific Avenue will follow, with demolition, concrete prep, and paving scheduled for early October through mid-October.
  - Landscaping and irrigation restoration will be deferred due to late-season constraints and will be finalized in the spring of 2026.
- **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)

# PUBLIC WORKS

## Streets and Utilities

- **2025 Paving Program: Mahoney Bridge Replacement - Design Phase:** The paving program will address priority streets identified in the 2024 Pavement Condition Index (PCI) Study.
  - Contractor: TGI
  - Schedule: Milling is scheduled for September 29–October 1, with asphalt overlay planned the following week.
  - Colorado Avenue (Pine St. to Alder St.): Full closure on October 1 for milling. The street will also close again for paving (date to be confirmed, anticipated the week of October 6). Side streets will remain open to detour traffic.
  - Parklets: Any parklets located within the 2025 overlay zone on Colorado Avenue must be removed by October 1.
- **Mahoney Bridge Replacement:** 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: The project’s 90% design is delayed pending completion of the final Geotechnical Report, which is required to finalize the foundation design. The overall schedule remains subject to change.
  - Next Steps: Final design this fall. Public Works will pursue and the Off System Bridge Grant opportunity through CDOT.
- **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) Gran releases. Waiting on official reward letter.
  - Next Steps: Engage an external party to offer a second opinion on the project cost estimate in accordance with grant requirements.
  - Phase II Scope: Material/equipment storage buildings, site redesign, fuel and snow/ice control systems, and expanded parking
  - Status: Design approved; kickoff expected mid-2027



# PUBLIC WORKS

## Water and Wastewater

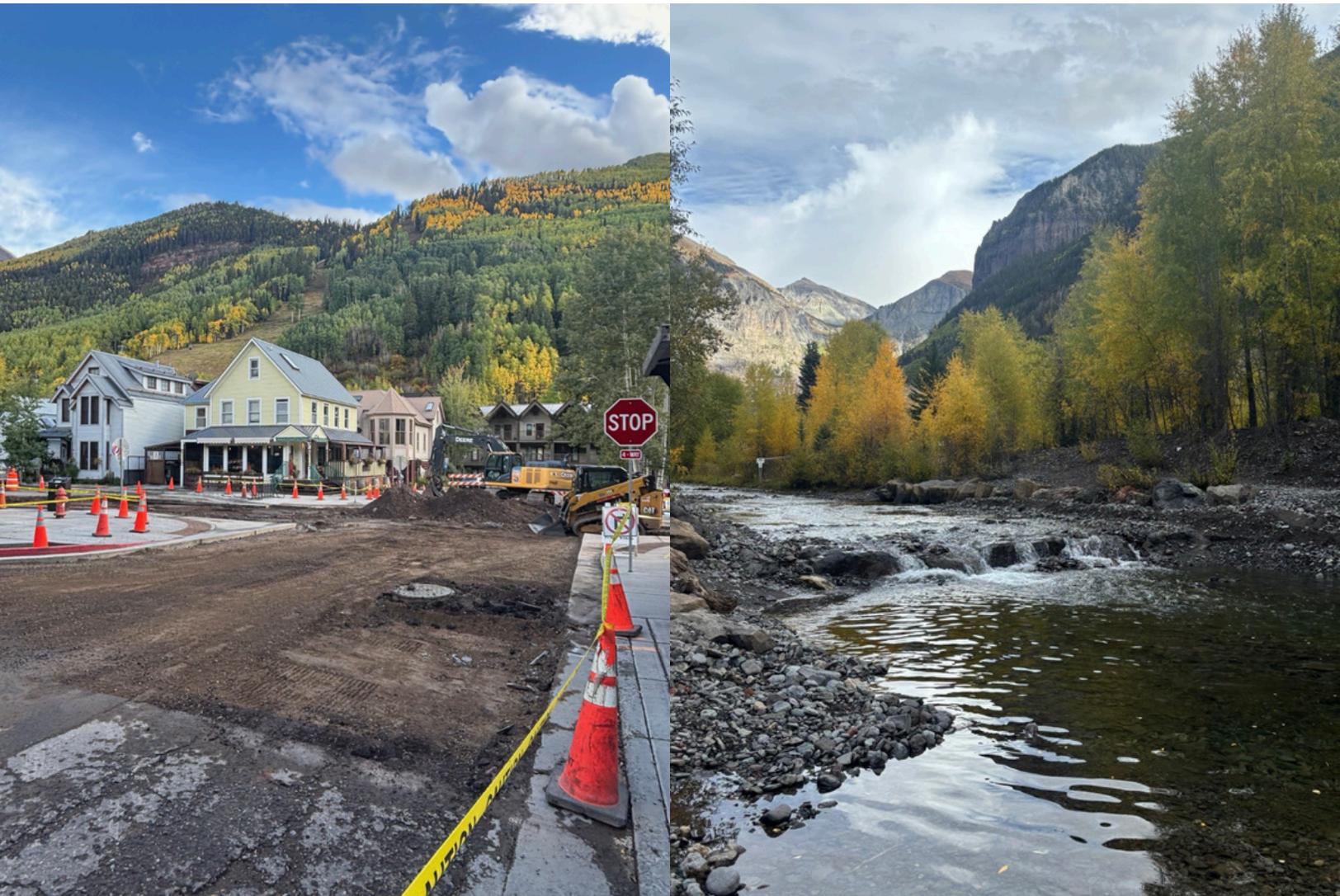
- **Sanitary Sewer Rehabilitation:** Contractor C&L has completed the planned pipe lining within the Town. Phase two will commence in late September and will focus on lining the existing sewer main along the valley floor using UV trenchless technologies. Several runs have been successfully installed along the valley floor.
- **Backflow Testing Requirements:** Backflow is when water flows the wrong way in a pipe and can let contaminants into the drinking water system. To protect public health, the State of Colorado requires all backflow prevention assemblies to be tested annually by a licensed tester. In Telluride, the Water Division manages this program using Backflow BMP software, which licensed testers use to submit results. Property owners are responsible for knowing if they have a backflow assembly and arranging for testing; examples of where backflow assemblies are installed are in buildings with fire suppression or irrigation systems, including single family homes. A reminder was included with the most recent water utility bill, informing customers that if their backflow assembly has not yet been tested this year, it needs to be, as many homeowners may not realize they have one. The next communication Noticing process will include:
  - A courtesy notice when testing is due (within 45 days of the previous year's test).
  - Overdue/failed test notice if not completed within 45 days of previous year's test.
  - Water shut-off notice if testing or failed-test notice is ignored.
  - If property owners have questions about their backflow assembly, please call the Water Division at 970.729.8548.



# PUBLIC WORKS

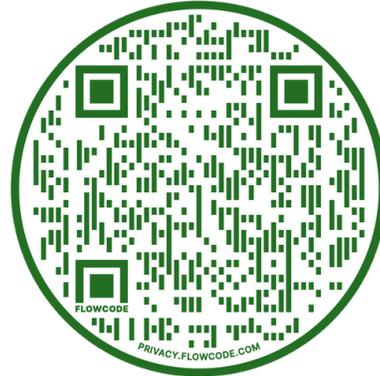
## Water and Wastewater

- **River Confluence Restoration Project:** Public Works, in partnership with Access in Motion, completed gravel and rock extraction at the San Miguel/Black Bear Confluence on September 22, 2025. This work is critical to maintaining the natural flow of the river, preventing downstream flooding and erosion, and supporting ecological stability.
  - Due to a significant accumulation of material—largely the result of two major 2024 rainfall events that triggered mudslides and debris flows from Royer Gulch—Public Works initiated the project earlier than usual to secure contractor availability and mitigate the risk of further rock migration. Those 2024 flows caused backups that overflowed Royer Lane and East Spur and buried the county river trail.
  - Trail restoration is scheduled for completion by Friday, September 26, 2025. Public Works typically conducts this confluence work once or twice annually, depending on seasonal river flows.





## ENGAGE TELLURIDE



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

## QUESTIONS?

Zoe Dohnal | [zdohnal@telluride.gov](mailto:zdohnal@telluride.gov)

Hayden Brodowsky | [hbrodowsky@telluride.gov](mailto:hbrodowsky@telluride.gov)

Building & Planning | [planningandbuilding@telluride.gov](mailto:planningandbuilding@telluride.gov)

Town Clerk | [townclerk@telluride.gov](mailto:townclerk@telluride.gov)

Finance | [finance@telluride.gov](mailto:finance@telluride.gov)

Marshals | [marshals@telluride.gov](mailto:marshals@telluride.gov)

Rental Housing | [rentalhousing@telluride.gov](mailto:rentalhousing@telluride.gov)

Parks & Recreation | [parksandrec@telluride.gov](mailto:parksandrec@telluride.gov)

Public Works | [pw@telluride.gov](mailto:pw@telluride.gov)

Town of Telluride | [info@telluride.gov](mailto:info@telluride.gov)