

CASE STUDY: CANYONLANDS & TOWERHOUSE AFFORDABLE HOUSING, Telluride, Colorado

GOAL: Turn a stalled approval process into a contextually appropriate, approvable and financially viable outcome.

KEO'S THREE-STEP STRATEGY

THE CHALLENGE & APPROACH

After a seven-month design effort failed to secure HARC approval, KEO Studioworks was hired to lead a complete redesign.

Start fresh: Rather than modify the failed design, KEO approached the project from the ground up.

Assess constraints: Evaluated site conditions, historic context, setbacks, building heights, and HARC (Historic Architecture Review Committee) requirements.

Identify barriers: Determined what was preventing the project from gaining approval.

1. ESTABLISHING DIRECTION: LISTEN & ASSESS

Tested **unit plans, building stacking, and massing** together against site constraints and opportunities. Established a clear direction early to guide subsequent phases.

2. DIRECTION DEFINED

Tested the design against **Telluride precedents and HARC criteria**. Used massing, roof forms, sketches, material selections, and 3D studies to confirm the direction before detailed design.

3. DESIGN + DELIVERING

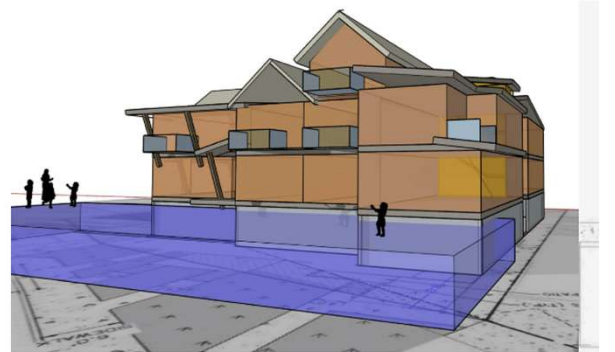
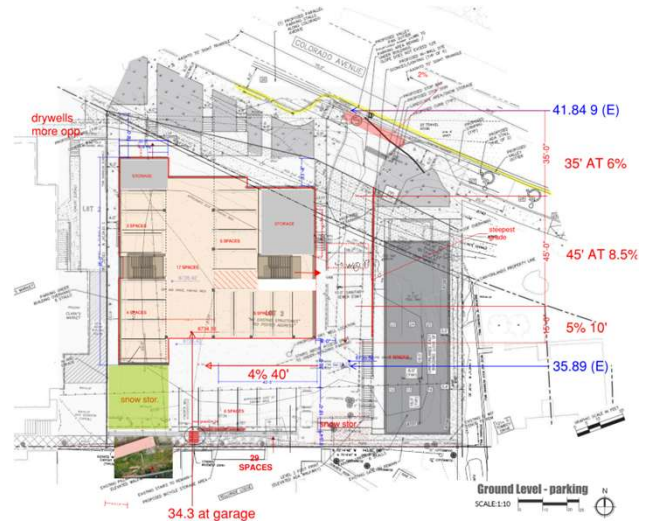
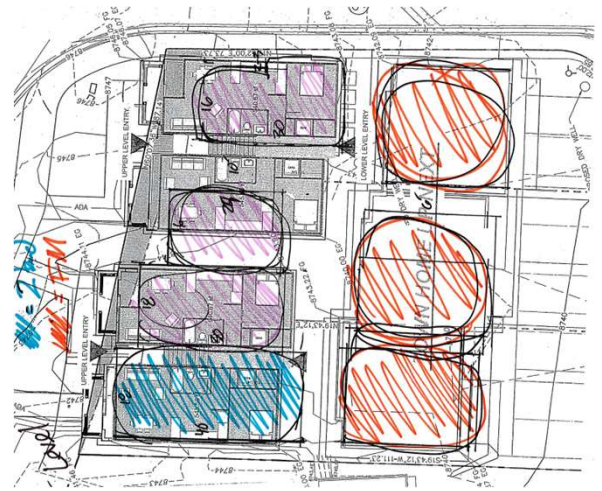
Coordinated **all three buildings on one integrated schedule**. Tackled the most complex **20-unit building first**. Applied lessons and approvals from the first building to streamline the remaining submissions.

PROJECT OUTCOME: BREAKDOWN & RESULTS

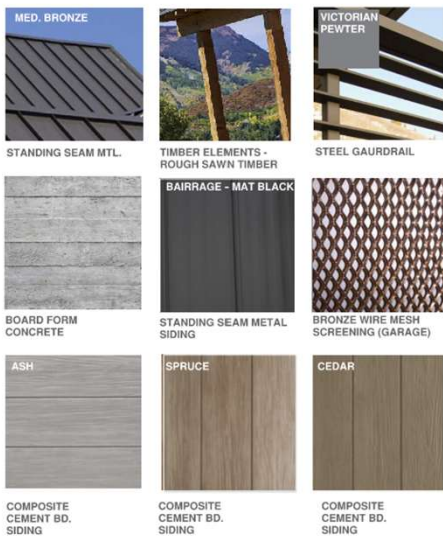
31 units: 28 affordable + 3 market-rate units supporting project financing.

Balanced: Density, historic context, and market value.

Result: All three projects achieved **100% Design Development and HARC approval in 8 months**, replacing a stalled seven-month process with a clear path forward.



The result is a coordinated development that **balances affordability, site constraints, historic context, density, market value, and long-term project viability**, transforming a stalled design and approval process into a successful, approved **100% Design Development** for all three projects within **8 months**.



EXTERIOR MATERIALS

