



October 6, 2026
City Council Study Session

Downtown's Next Step: Final Plans Update & Cost Estimates

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Mission (Why we exist)

“We provide outstanding services and experiences for the entire community.”

Vision (What we want to be)

“A multigenerational community which is authentic, diverse, engaged, thriving, and environmentally responsible.”

Values (What we believe in)

Teamwork | Dependability | Professionalism | Service | Respect |
Innovation | Well-Being

Downtown’s Next Steps (DNS) Update



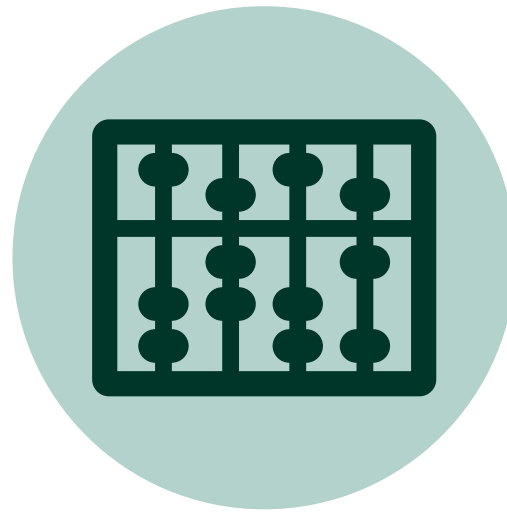
PRESENTATION OVERVIEW

FINAL PLANS OVERVIEW

POTENTIAL NEXT STEPS



PROJECT BACKGROUND



COST ESTIMATES



BACKGROUND OF DOWNTOWN PEDESTRIAN AND UTILITY IMPROVEMENTS

- **2006:** Strategic Downtown Vision and Strategic Plan
- **2016:** MTP adopted by Council and identifies downtown pedestrian safety improvements as a proposed project
- **2022:** Multimodal Advisory Board (MAB) ranked this project as a high priority for capital funding
- **2022:** Conceptual design and community engagement
- **2023:** Full corridor study and site analysis
- **2024-2025:** 30% engineering design of full corridor and community engagement
- **2024:** Resolution R-2024-0054 Adopted
- **2025:** 60% engineering design of full corridor and community engagement
- **2026:** 100% engineering design of full corridor complete & cost estimates received

**** Throughout: Community Engagement opportunities (Community Meetings, Questionnaires and Surveys, Engage Durango Forums & City Council updates)***

RESOLUTION 2024-0054

- Police Department & City Hall facility is a high priority
- DNS will be expensive to construct
- Complete designs & construction cost estimates will be necessary for Council to decide whether to prioritize this project
- Spending and planning on the construction phase of Downtown's Next Step should be suspended pending direction to staff to move forward after the Police Department and City [Hall] have begun construction

Note: The City and community contemplated that utility improvements were intended to be standalone and were not included in the resolution. Public Works will continue to prioritize utility upgrades and identify funding.

A RESOLUTION PROVIDING DIRECTION TO CITY STAFF TO COMPLETE THE DESIGN PHASE AND PILOT PROJECT FOR DOWNTOWN'S NEXT STEP BUT NOT PURSUE THE CONSTRUCTION PHASE AND SUSPEND ANY SPENDING TOWARDS THE CONSTRUCTION PHASE OF DOWNTOWN'S NEXT STEP

WHEREAS, funding the construction of a new Police Department and City Hall facility is a high priority of the City Council and should be prioritized; and

WHEREAS, construction of the Downtown's Next Step project is anticipated to be an additional significant cost investment to the community; and

WHEREAS, the City has received \$640,000 in grant funding to finalize the design phase of the Downtown's Next Step project, with a City match of \$160,000; and

WHEREAS, the completion of the design phase is necessary for the City Council to have construction estimates, allowing them to make informed decisions about whether to prioritize the project for construction in the future; and

WHEREAS, the City Council understands that both the construction of the Downtown's Next Step project and the construction of a new Police Department and City Hall facility would require substantial financial commitments and would not be fiscally responsible to be done simultaneously; and

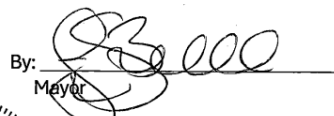
WHEREAS, spending on the construction phase of Downtown's Next Steps should be suspended pending direction to staff to move forward after the Police Department and City have begun construction,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Durango in the Regular meeting assembled on September 17, 2024:

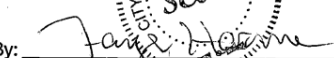
The City Council of the City of Durango approves a resolution providing direction to City staff to complete the design phase and pilot project for Downtown's Next Step but not pursue the construction phase and suspend any spending towards the construction phase of Downtown's Next Step.

Approved and adopted this 17th day of September, 2024.

CITY OF DURANGO, COLORADO

By: 
Mayor

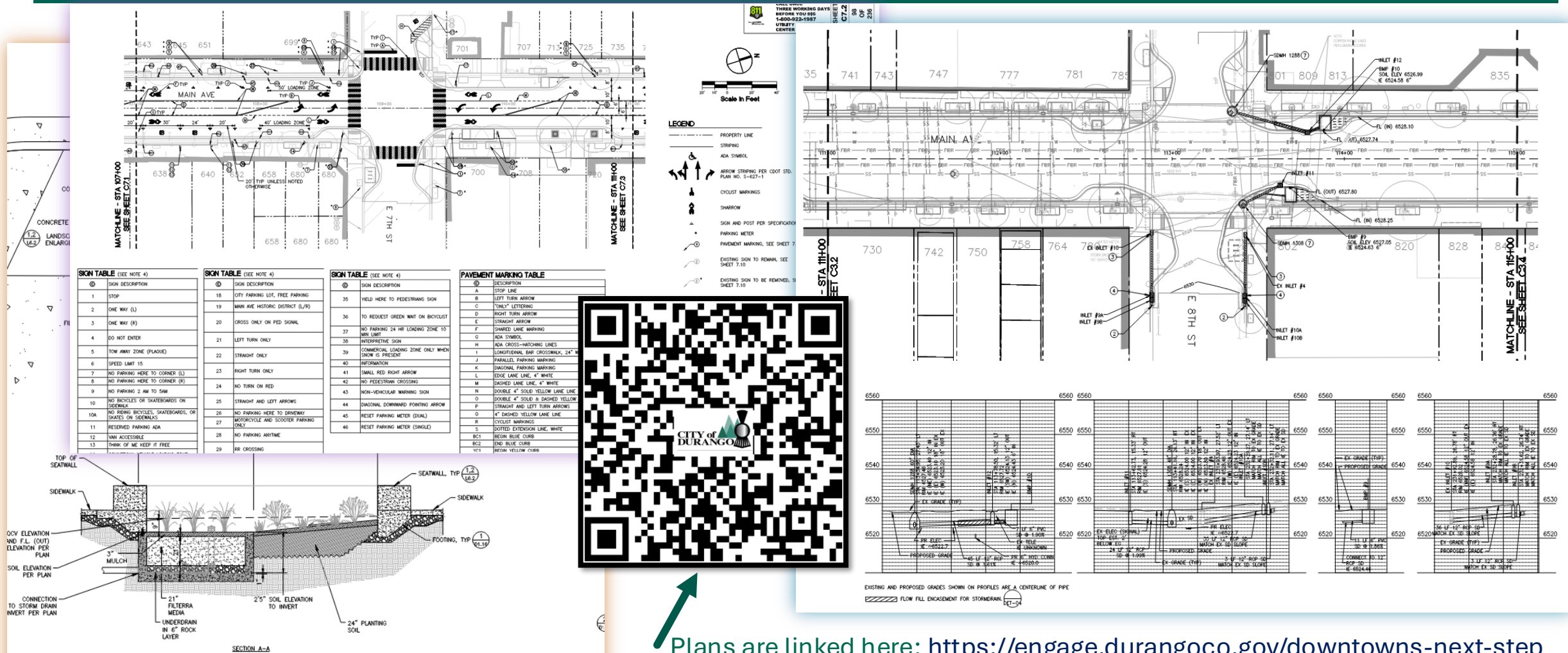
ATTEST:

By: 
Faye Harmer, City Clerk



FINAL PLANS

The final plans are 236 pages of highly technical, engineered, stamped plans for the construction of a full build-out, per Council direction. These plans include the full project scope (i.e., utility and streetscape improvements) and represent current standards for 2026.



ENGINEER'S COST ESTIMATES (SOURCE: MIG)

Cost Estimate A – Utility Improvements

- **\$7,338,944.10** (2026 cost estimate)
- Estimate assumes some quantities are equal to 'full project scope' costs.
 - Ex: removal of concrete sidewalk; new curb ramps; pavement markings; water and sewer improvements.
- Estimate assumes some quantities are 10%, 20%, or 50% of 'full project scope' cost
 - Ex: tree protection fencing (50% of full cost); radioactive material off-site disposal (10% of full cost); traffic control (20% of full cost).

Cost Estimate B – Utility & Streetscape Improvements

- **\$18,199,144.56** (2026 cost estimate)
- Includes water, sewer, landscaping, and accessibility improvements along Main Avenue.
- Includes comprehensive drainage, electrical, and lighting improvements.
- Includes street furnishings and landscaping additions (incl. street trees, bioretention areas, seating areas, transit improvements, etc.)

POSSIBLE NEXT STEPS FOR DOWNTOWN'S NEXT STEP

1. **No action = Action.** The City has received complete design plans, per Resolution 24-0054. Without further direction from Council, staff will not plan for construction or seek funding assistance.
2. **Direct staff with a direction to proceed.** Council may choose to add a New Business agenda item at an upcoming regular City Council meeting to direct staff further.