



for
City Hall and Police Department
Durango Project Updates

Project Summary Report



Topics

- General Update
 - Historic Rehabilitation
- Design Progress
 - Project Requirements
 - Information Gathered
 - Design Progression and Alternatives
- Project Schedule
 - Community Outreach
- Upcoming Activities

Historic Rehabilitation - Approach

Historic Durango High School

- National & State Register of Historic Places (listed 2001)
- City of Durango Historic Landmark (listed 2025)

Statement of Significance

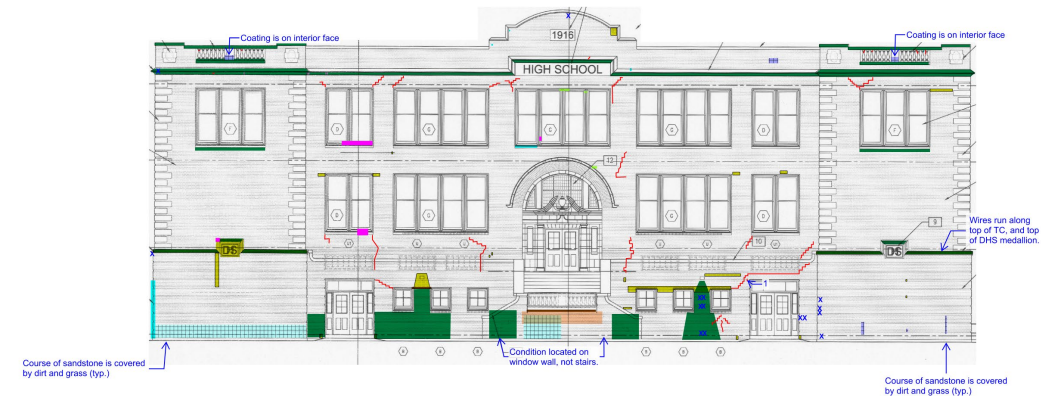
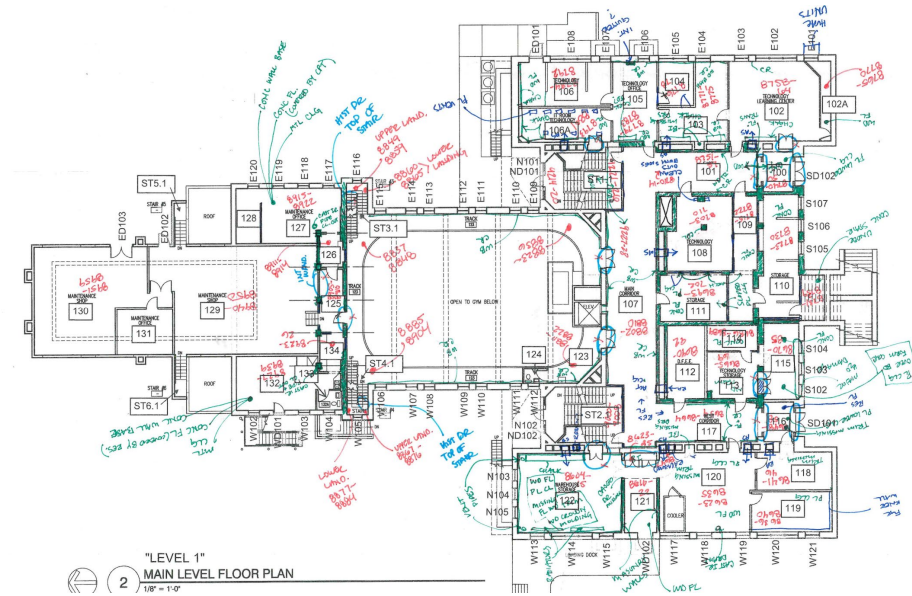
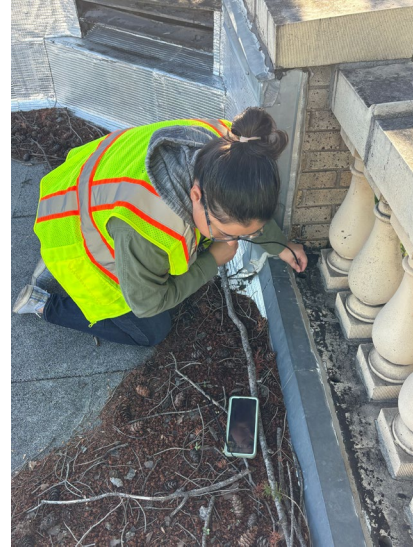
- Period of Significance: 1917-1951
- Areas of Significance: Education & Architecture
- Architects: Charles Thomas, Thomas MacLaren, Eugene Groves
- Style: Classical Revival

Secretary of the Interior's Standards: Rehabilitation

- Adaptive Reuse project
- *The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*



Historic Rehabilitation - Documentation



Guiding Principles



Ensure Safety & Security for All

- Prioritize safety and well-being of all community members
- Deliver dependable, proactive, and professional service
- Build trust and confidence across generations
- Foster secure, respectful, team-oriented environment



Campus to Foster Engagement and a Connected Community

- Encourage authentic relationships and civic participation
- Create inspired experiences through innovative services
- Serve with professionalism, respect, and engagement
- Empower a multigenerational community to thrive



Advance Equity, Access, & Inclusion

- Serve the entire community with fairness and opportunity
- Promote diversity and engagement through inclusive practices
- Encourage respectful dialogue and innovation
- Strengthen Durango's cultural richness and uniqueness



Steward City Assets Responsibly

- Maintain infrastructure, public spaces, and resources with care
- Manage physical and fiscal assets for long-term value
- Ensure accessibility and environmental responsibility
- Align with Reliable Infrastructure, Connectivity, and Stewardship goals



Promote Health, Wellness, & Environmental Stewardship

- Provide spaces and programs supporting physical, mental, and environmental health
- Align with Safety & Quality of Life and Organizational Stewardship goals
- Help families and individuals thrive across generations
- Preserve open space, sustainable facilities, and Durango's natural beauty



Uphold Accountability & Sustainability

- Commit to openness, responsibility, and continuous improvement
- Advance innovation and teamwork in city services
- Support sustainable decision-making and community trust
- Preserve Durango's unique landscape, culture, and character

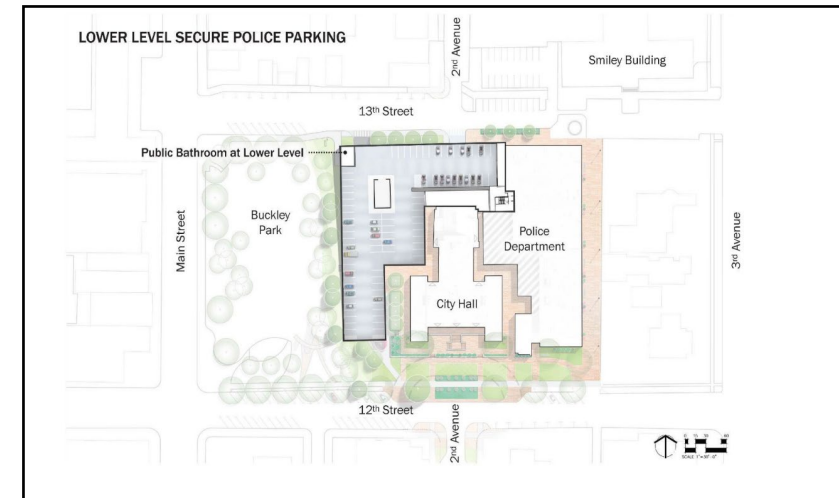
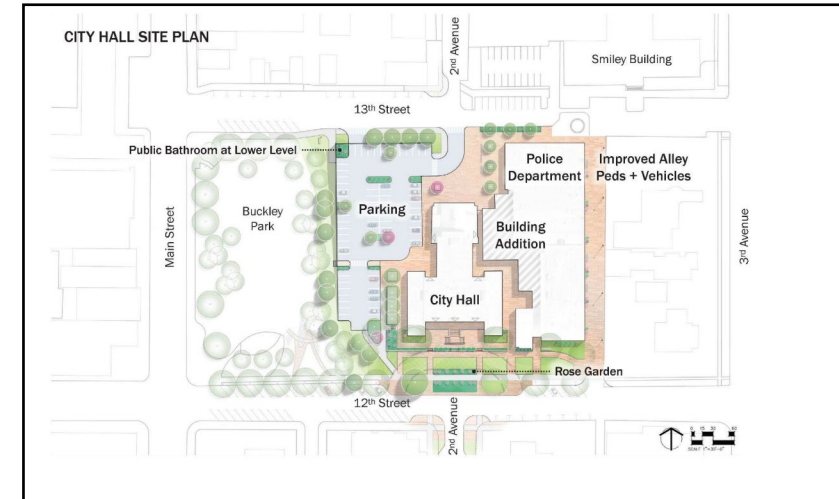
Bond Mandates

“FINANCING THE RESTORATION AND EQUIPPING OF THE HISTORIC HIGH SCHOOL BUILDING, AND ADJACENT FACILITIES FOR USE AS A NEW CITY HALL AND NEW POLICE FACILITY.”

Design Progress – Conceptual Master Plan



- Existing conditions
- Parking study summary
- Site plan early concepts
- Architectural program study
- Overall project goals and key considerations
- Public forums



Information Gathering



Geotechnical Examination

Examination of the site's soils for future construction.

Historical Preservation

Met with Historic Preservation Board on December 10, 2025.

Land Use Development

Coordination with the City to ensure all codes and uses are properly met.



Traffic/Multi Modal Analysis

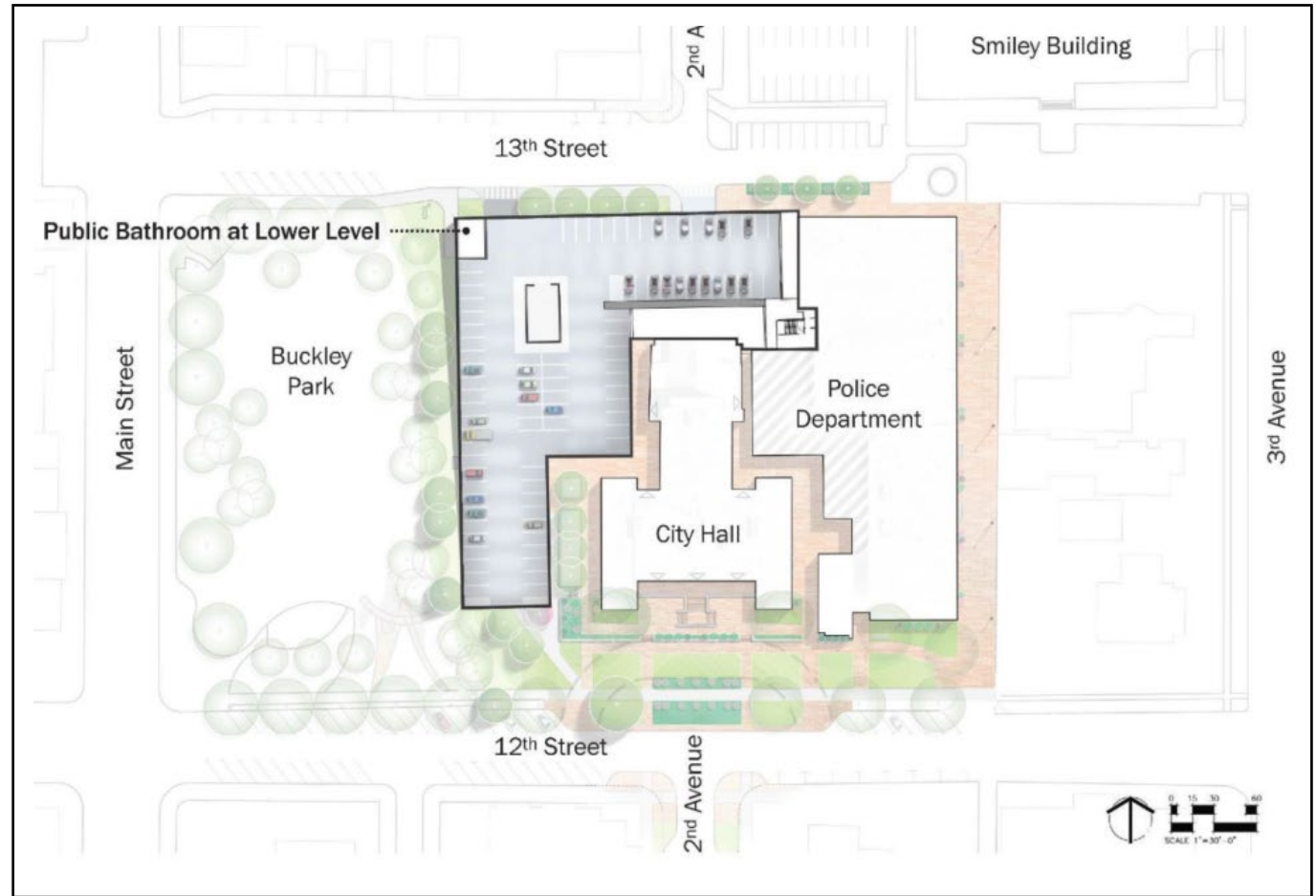
Examination of the surrounding streets and potential impacts to vehicular, cyclist, and pedestrian flows.

Cost Validation

FCI worked with project team to provide cost opinions of project design.

Design Progress

- Due Diligence
- Historic Rehabilitation
- Information Gathered
- Cost Validation
- Considered Design Solutions



Original Feasibility Analysis Design

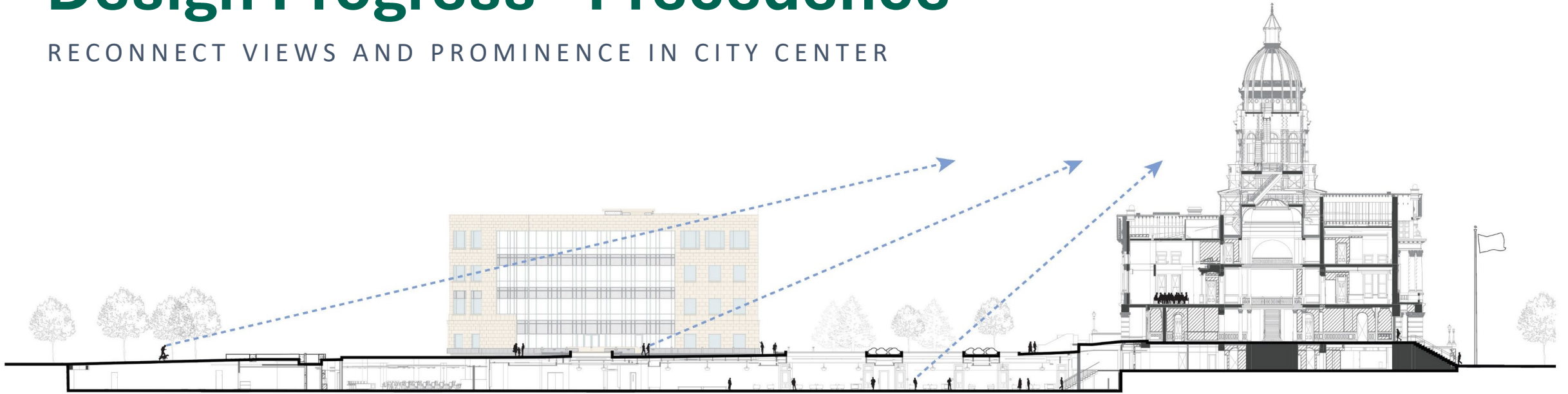
Design Progress - Information Gathered

- Risk Category IV
- Refined Building Programs
- Preliminary Cost Estimates
- Facility Tours
- Civic Anchor for Community



Design Progress - Precedence

RECONNECT VIEWS AND PROMINENCE IN CITY CENTER

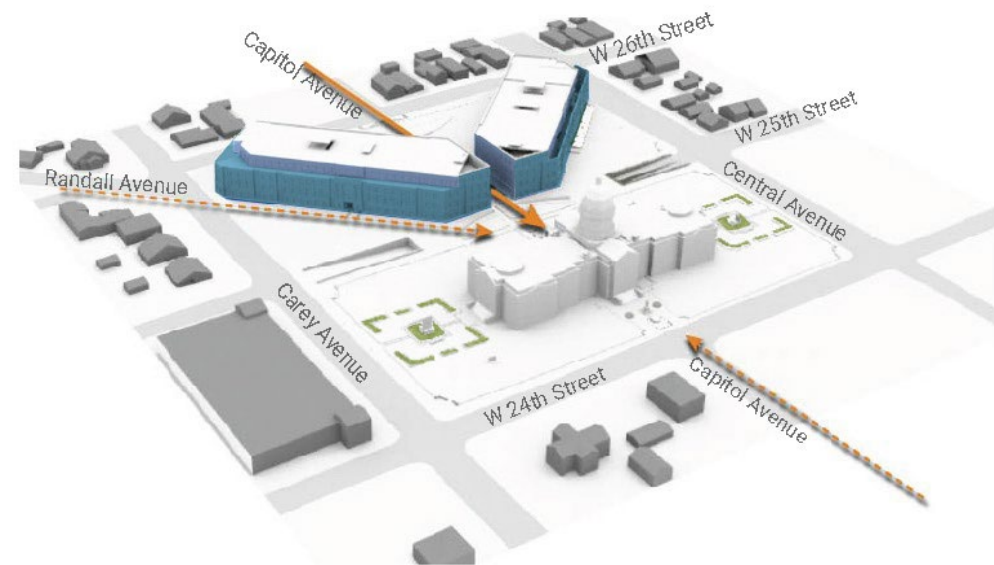
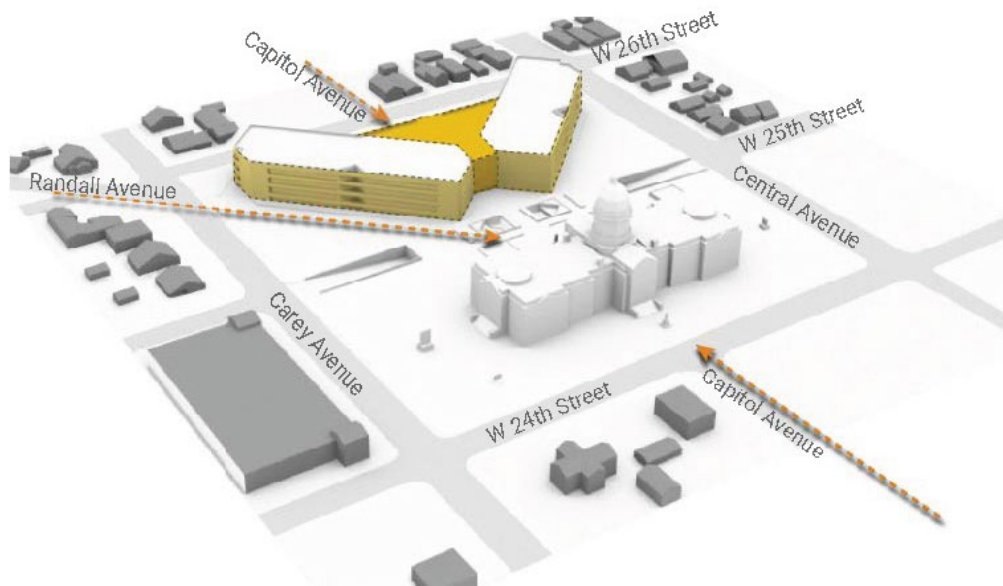


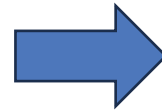


Herschler Building North

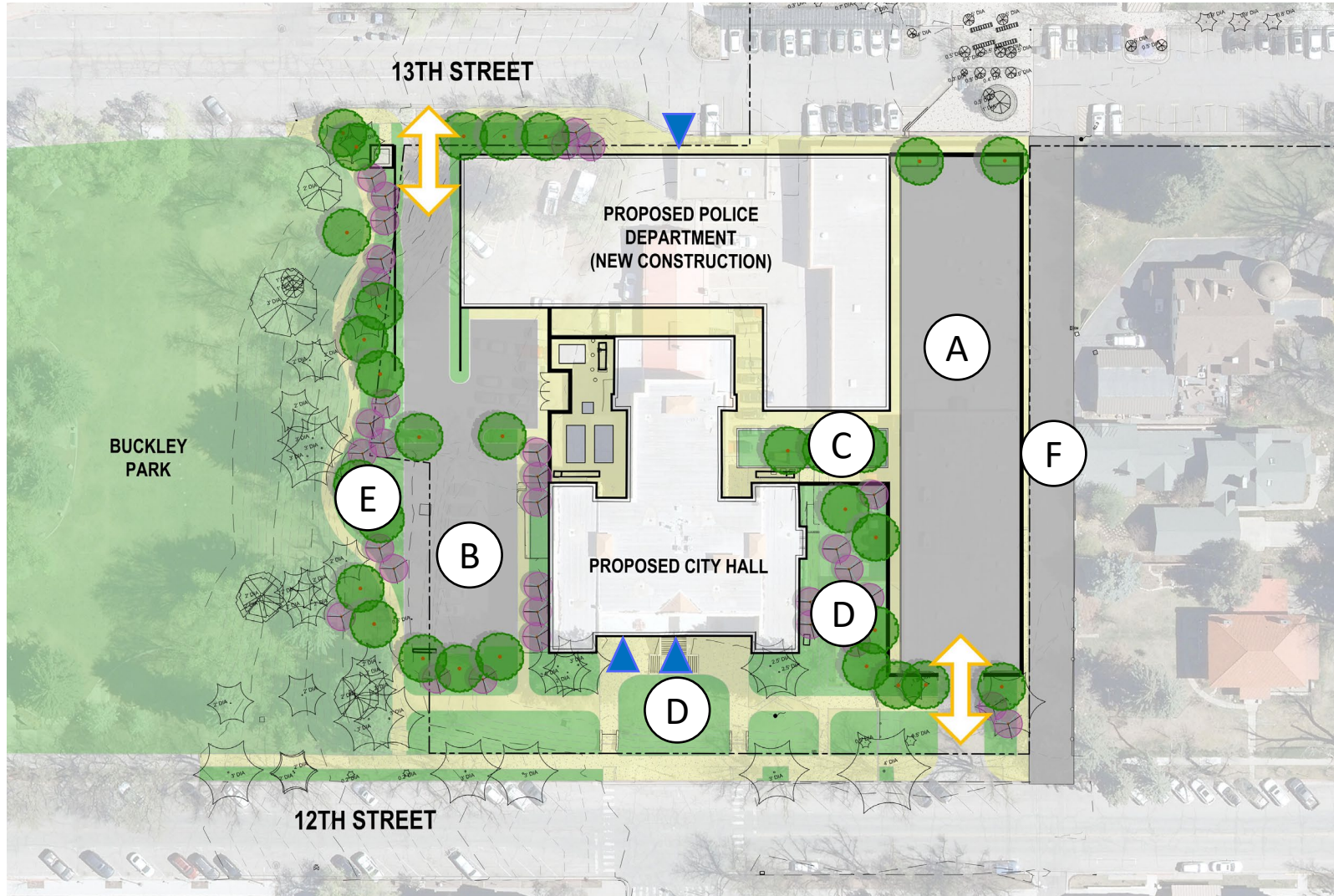


Renovated/Expanded Herschler





Design Progress - Alternative Project Concept



LEGEND

- (A) Police Dept. Parking**
 - Shielded
- (B) City Hall Parking**
 - Open - dual use for public parking after hours
- (C) Private Open Space**
 - Secure
- (D) Public Gardens**
 - Enhanced Rose Garden
 - Pollinator Garden
 - Woodland Garden
- (E) Buckley Park Promenade**
 - North South Ped Connection
 - Enhanced Plantings
 - Sledding Hill
- (F) Public Alley**
 - Potential Multiuse: bikes, pedestrians, and service vehicles
 - Enhanced Paving

-  **Building Public Entries**
-  **Vehicular Entries**

Park Integration



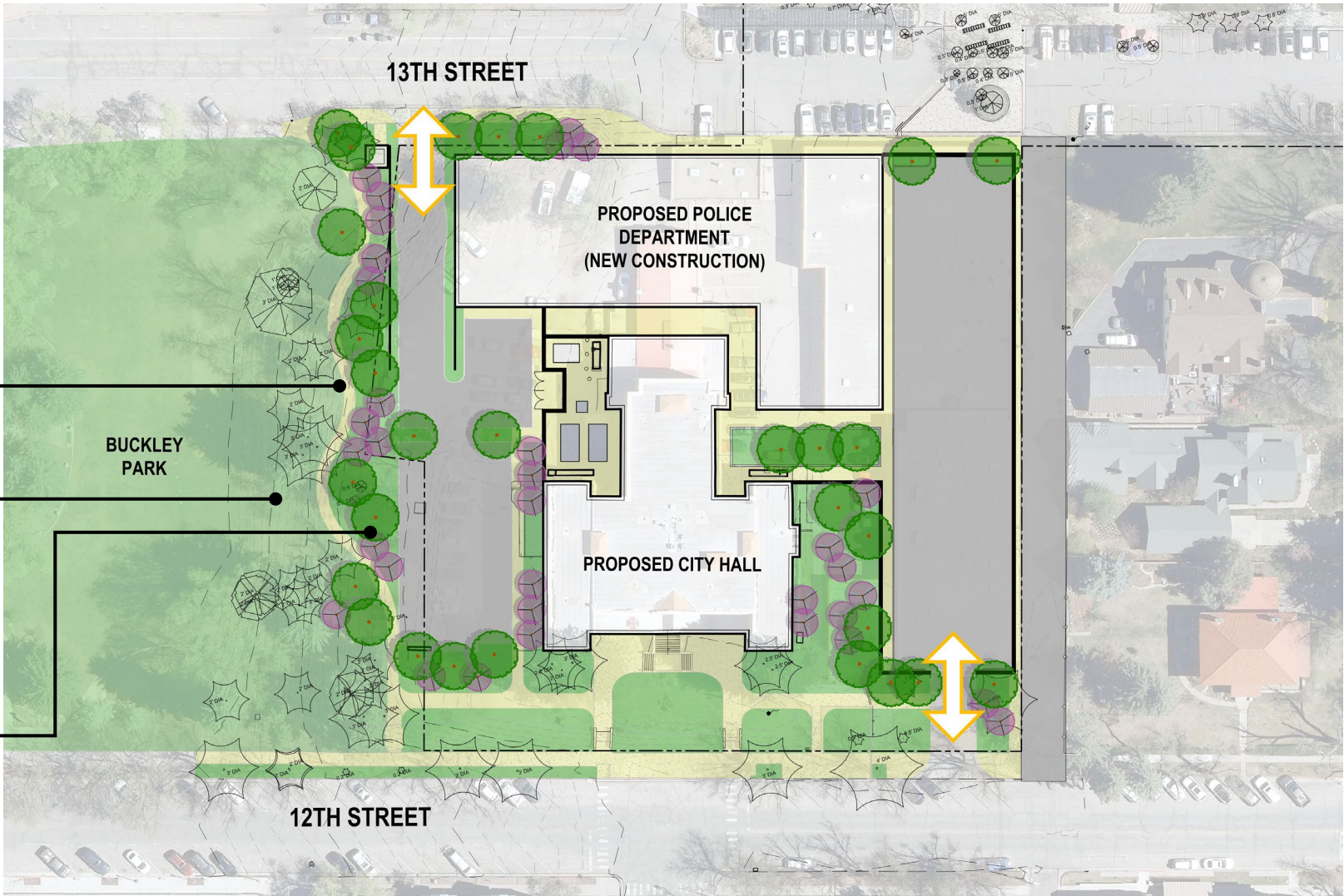
Sled Hill



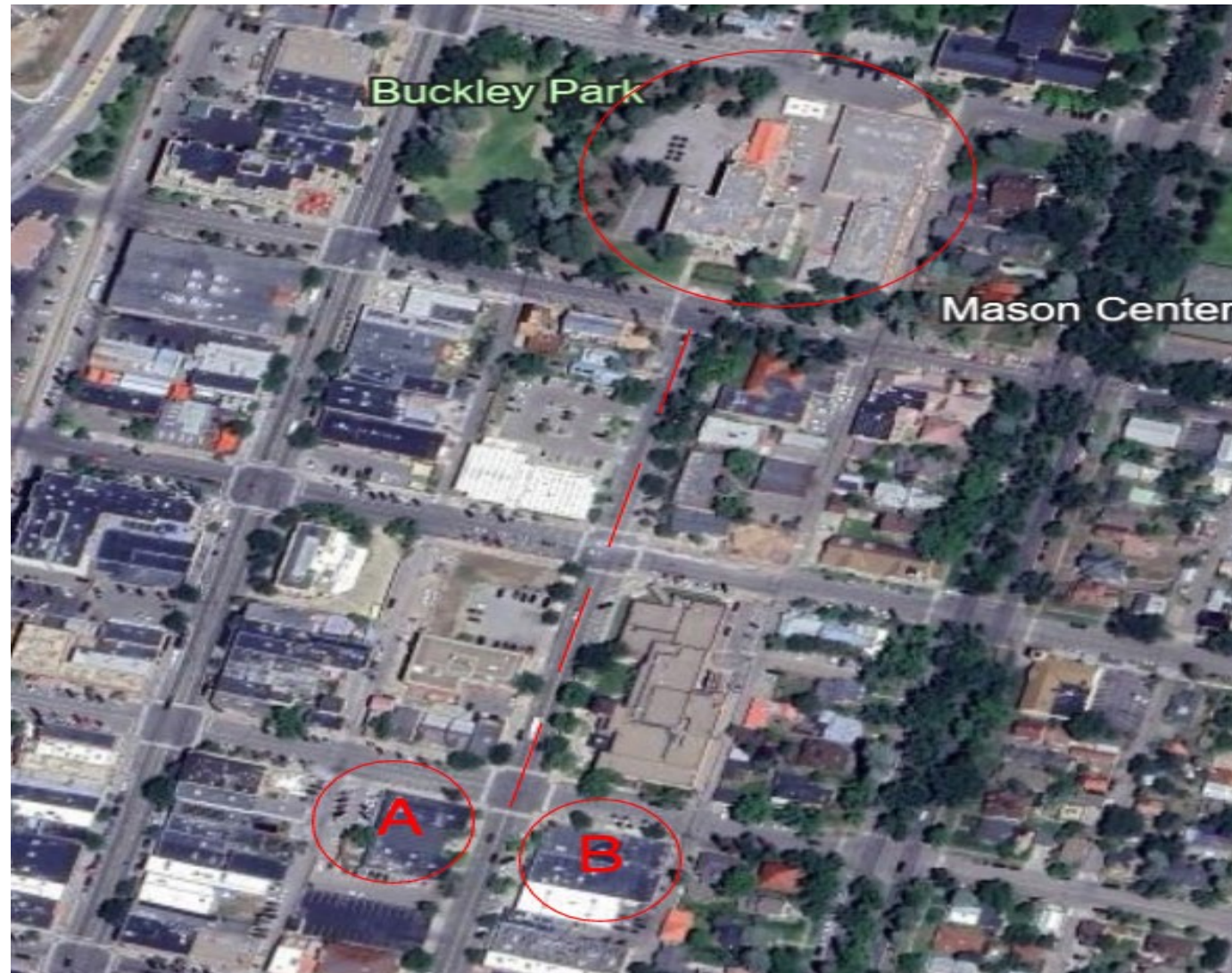
Perch



Sample Park Connections



Potential Off-Site Parking



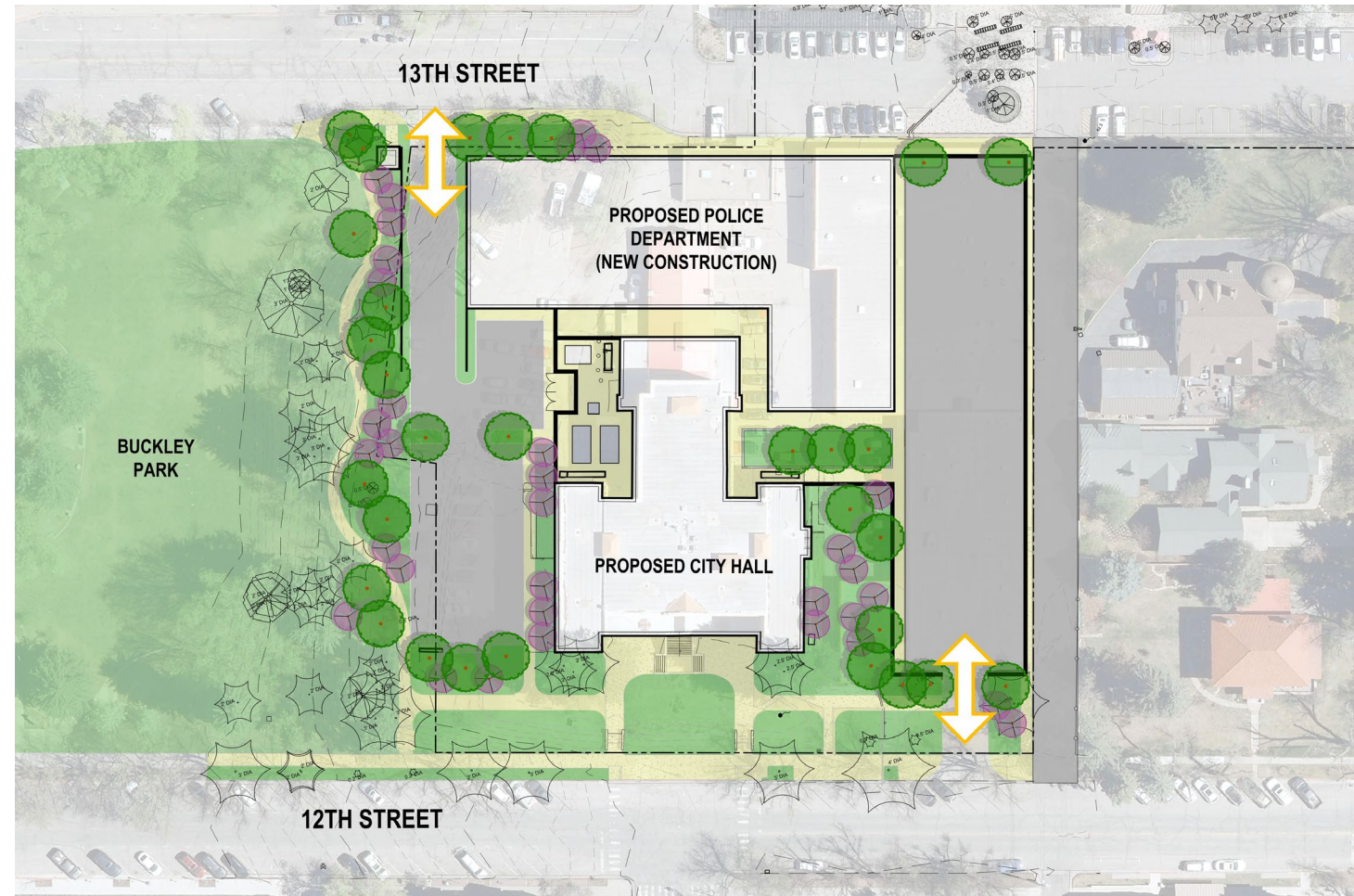
Project Design Alternate Concept

Plan Modifications

- Budget Aligned
- Preservation of additional trees
- Preservation of sledding hill
- Historical building as a focal point
- Public alley usage

Key Project Compliant

- City codes
- Programming



Community Project Update Opportunities

1. Conceptual Design – January through February
2. Landscape Design – Spring 2026
3. Campus to Community Connectivity – Spring 2026
4. Police Department Community Spaces and Exterior – Late Spring 2026
5. City Hall Community Space Interior Design – Late Spring 2026



Conceptual Community Update Opportunities

1. Historic Preservation Board Meeting Project Updates and Financial Advisory Board – January 28th
2. Updates to Community Groups (Chamber of Commerce, Kiwanis Group, and Rotary Group)
3. Neighborhood (Boulevard Group, Alley Neighbors, Adjacent Businesses, 12th Street and 13th Street Neighbors) – Date Forthcoming
4. Engage Durango Forum – February 24th





Upcoming Activities

- Schematic Design Phase – Spring 2026
- City Council Updates – Spring 2026