

An aerial photograph of the City of Durango, Colorado, showing a mix of residential and commercial buildings nestled in a valley. In the background, there are prominent, rugged mountains under a clear sky. The foreground shows a dirt path or road on the right side.

City of Durango
City Council Meeting

October 6, 2026

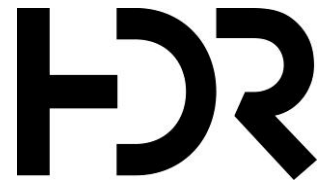
BUILDING
COMMUNITY
TOGETHER

Meeting Agenda

- 1 Team
- 2 Guiding Principles/Project Goals
- 3 Community Engagement
- 4 Campus Integration
- 5 Construction
- 6 Look Ahead
- 7 Q&A



1 TEAM



2 GUIDING PRINCIPALS / PROJECT GOALS

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



Project Goals

1. Utilize and Revitalize Community Landmark

The project's aim is to breathe new life into Durango's urban fabric by repurposing an existing community landmark while honoring its historical significance.

2. Create a Welcoming and Inclusive Environment

Envisioning a space that fosters a sense of belonging for all residents, regardless of background, by designing with inclusivity and universal accessibility at the forefront. This space will encourage community engagement for years to come.

3. Consolidate City Services

Creating a centralized hub that enhances teamwork and productivity, while also fostering a positive and enriching environment for city employees and visitors. Wellness and future flexibility are key design drivers for this new hub.

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.*



3 COMMUNITY ENGAGEMENT

Community Project Outreach

Timeline



Historic High School Identified as Option for City Hall

1994 - **City of Durango Master Facility Program**, Reynolds-Larson Associates identifies building as option for City Hall, including the demolition of the Arts and Sciences building (currently the Community Development/Engineering building at 215 E. 12th St.).



City of Durango Master Plan Mentions Use of Site for City Hall

2015 - **City of Durango Master Plan** mentions use of historical high school site for City Hall



9-R School District Votes to Sell Building to Durango Fire Protection District

August 2021 - After months of negotiations, the **school board voted unanimously** Tuesday to approve a purchase agreement with the fire district.



Agreement Approved by City Council to Swap River City Hall for Historic High School

August 2023



Discussion with City Council About Cost of Conceptual Design

May 21 study session, June 4 regular council meeting.



City Council to Consider Authorization of 2005 Sales Tax

Summer 2024

Community Project Outreach



- **March 14, 2023** – City Civic Center Public Comment
- **March 1, 2024** – PD/City Hall Public Forums (exterior)
- **May 7, 2024** – PD/City Hall Public Forum (interior)
- **January 28, 2026** – Historic Preservation Board
- **January 29** – Kiwanis
- **January 28** – Daybreak Rotary Club
- **February 5** – Financial Advisory Board
- **February 22** – Boulevard Neighborhood Association
- **February 13** – Business Improvement District
- **February 15** – Meeting with Past Mayors
- **February 24** – Durango Engage Meeting
- **February 26** – High Noon Rotary Club
- **March 4** – 100 Club
- **May 20** – City Hall and Site Design Input
- **June 8** – PD and Multimodal Input
- **June 15** – Buckley Park Input
- **August 19** – Buckley Park Output
- **October 27** – Engage Durango Output



Follow the
Project!



<https://engage.durangoco.gov/police-department-city-hall>

History & Identity

FRONTIER | GATEWAY | RAILROAD | SMELTING | RESOURCES | TRANSPORTATION & INDUSTRIAL HUB | GEOGRAPHY



Durango Today

COMMUNITY | RECREATION | INDEPENDENT | VIBRANT | ADAPTIVE



Downtown & Neighborhoods

HISTORIC | ECLECTIC | LAYERED | CRAFTED | VARIED | SCALED | INVITING



Community Engagement Photos

5/20 & 6/08 Community Sessions & Staff INPUT



Campus Context

5/20 & 6/08 Community Sessions + Engage Durango (Website) INPUT

- Keep landscape as natural as possible
- Provide public seating / gathering places out front
- Reuse “bubblers” in garden
- Keep rose garden
- 6’ ornamental fence
- Provide relief of lights from parking to neighbors
- Be dark sky compliant yet safe

COMMUNITY INPUT - 12TH STREET GARDENS



PROPOSED CONCEPT DESIGN



EXISTING CONDITION

GARDEN PLANTING PALETTE CONSIDERATIONS



COMMUNITY INPUT - SECURE SITE FENCE



#1: FENCE ONLY



#2: FENCE WITH BRICK COLUMNS



#3: LOW BRICK WALL WITH FENCE ABOVE



#4: MASONRY WALL



FENCE ONLY

- PROVIDES PHYSICAL SEPARATION.
- PROVIDES TRANSPARENCY.
- INCORPORATES A 5' LANDSCAPE BUFFER.

FENCE WITH BRICK COLUMNS

- PROVIDES PHYSICAL SEPARATION.
- PROVIDES TRANSPARENCY.
- INCORPORATES A 5' LANDSCAPE BUFFER.

LOW BRICK WALL WITH FENCE ABOVE

- PROVIDES PHYSICAL SEPARATION.
- PROVIDES TRANSPARENCY AND PRIVACY.
- INCORPORATES A 5' LANDSCAPE BUFFER.

MASONRY WALL

- PROVIDES PHYSICAL SEPARATION.
- PROVIDES FULL PRIVACY.
- MINIMAL LANDSCAPE BUFFER.

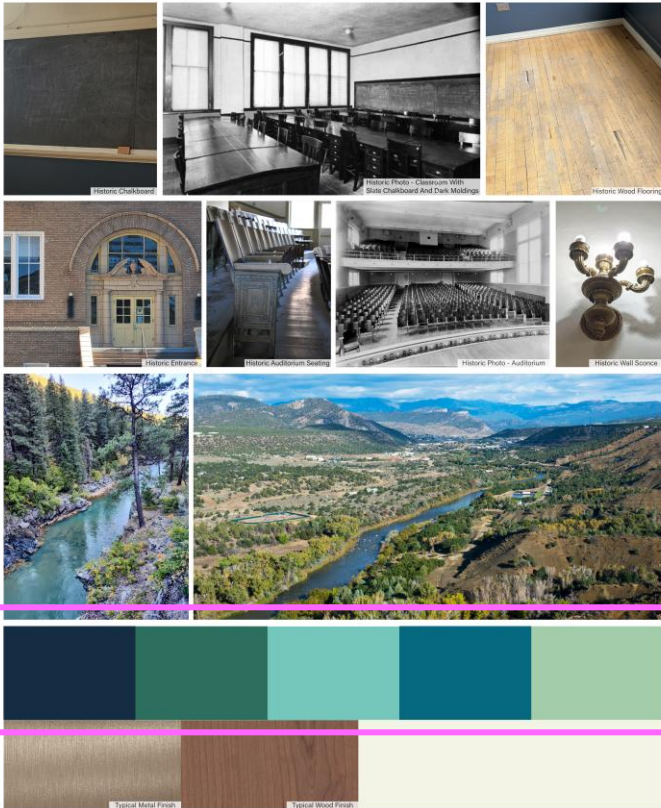


City Hall/Police Department Interiors

5/20 & 6/08 Community Sessions + Engage Durango (Website) + 5/21-6/05 Staff INPUT

COMMUNITY INPUT - COLOR PALETTE

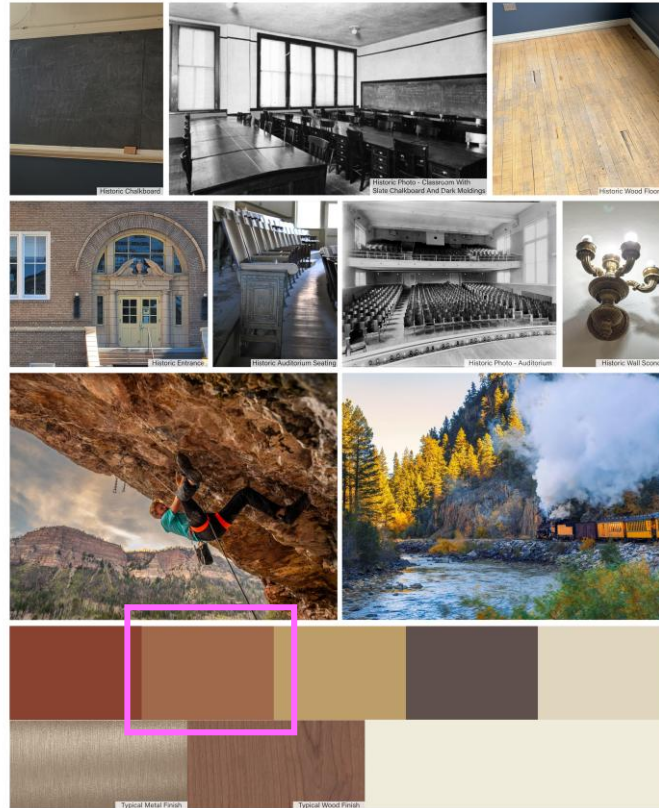
#1 CARVING RIVER



Calming

COMMUNITY INPUT - COLOR PALETTE

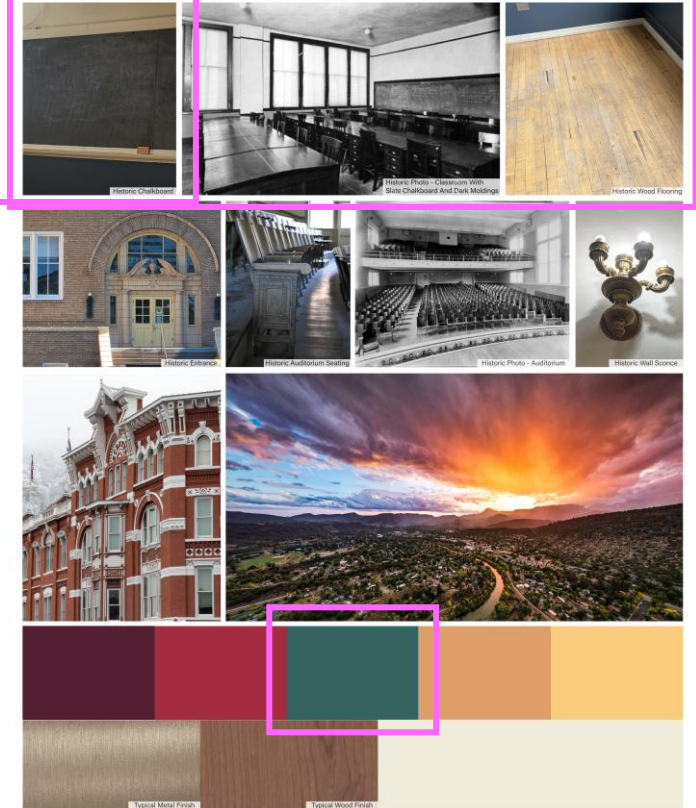
#2 HIGH-DESERT TERRAIN



Warmth

COMMUNITY INPUT - COLOR PALETTE

#3 ALPINE SUNSET

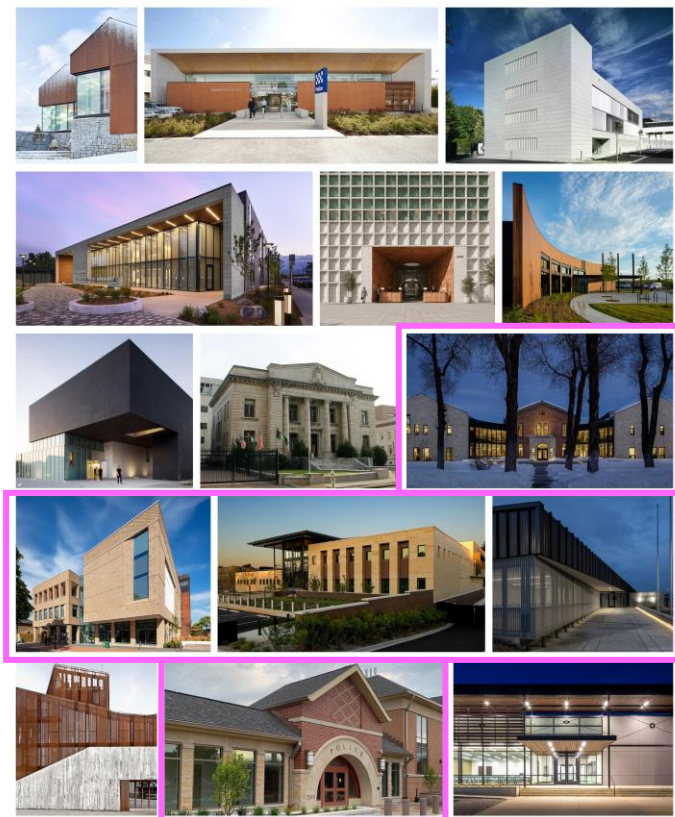


Variation

Police Department Exterior

5/20 & 6/08 Community Sessions + Engage Durango (Website) INPUT

COMMUNITY INPUT - BUILDING & ENTRY



Defined, Sympathetic

COMMUNITY INPUT - MATERIAL PALETTE



CIVIC GEOLOGY

DURANGO, COLORADO
CIVIC MATERIAL PALETTE | ROOTED IN GEOLOGY, CULTURE & PLACE
Material samples derived from the layered rock, mineral veins, and ancient stars found in the landscape of the Anasazi Valley. The materials honor the region's geology through color, texture, and tectonic expression.

1 STRATIFIED SANDSTONE GEOLOGICAL + TEXTURAL NATURAL + ENDURING	2 PIGMENTED CONCRETE STRATIFIED + EARTHY HONEST + MODERN	3 IRON-SPOT BRICK WARM + LAYERED CRAFTED + REGIONAL	4 VEINED STONE TECTONIC + REFINED DURABLE + TIMELESS	5 DARK METAL MINIMAL CONTRAST CRISP + CONTEMPORARY
Natural regional sandstone with subtle banding and earthy range from buff to rufous.	Board-formed concrete with integral pigments and exposed aggregate that echo sedimentary layers.	Manganese and iron-flashed brick with rich variation in tone and subtle mineral mottling.	Metamorphic stone (quartzite or gneiss) with natural, linear movement and mineral veining.	Blackened or weathered accents provide contrast, referencing the dark seams in stone.
6 SANDSTONE MODULAR + UNIFIED ASSEMBLED APPEARANCE	7 PIGMENTED CONCRETE UNIFORM + MONOTONE MONOLITHIC	8 IRON-SPOT BRICK LESS FLASHING PURPLE UNDERTONES	9 STONE VENEER LAYERED + GEOLOGIC TEXTURAL	10 PERFORATED METAL MODULARIZED + FILTERED PERFORATIVE + CONTEXTUAL
Split-face, locally quarried or regional stone.	Board-formed concrete with integral pigments and exposed aggregate.	Variegated tones echoing Jasper Canyon sediments.	Smaller modules that abstract the veining and tonal variation in regional quartzite and gneiss formations.	Perforated panel with a weathered patina, inspired by historic textures of the region.

PALETTE INTENT | HONEST, ENDURING, CONNECTED TO LAND.
These materials ground a civic building in Durango's story - strata of time, movement and mineral beauty - while creating spaces that feel warm, timeless and deeply of this place.



Natural, Warm

COMMUNITY INPUT - SECURE SITE FENCE



#1: FENCE ONLY



- FENCE ONLY
- PROVIDES PHYSICAL SEPARATION.
 - PROVIDES TRANSPARENCY.
 - INCORPORATES A 5' LANDSCAPE BUFFER.



#2: FENCE WITH BRICK COLUMNS



- FENCE WITH BRICK COLUMNS
- PROVIDES PHYSICAL SEPARATION.
 - PROVIDES TRANSPARENCY.
 - INCORPORATES A 5' LANDSCAPE BUFFER.



#3: LOW BRICK WALL WITH FENCE ABOVE



- LOW BRICK WALL WITH FENCE ABOVE
- PROVIDES PHYSICAL SEPARATION.
 - PROVIDES TRANSPARENCY AND PRIVACY.
 - INCORPORATES A 5' LANDSCAPE BUFFER.



#4: MASONRY WALL



- MASONRY WALL
- PROVIDES PHYSICAL SEPARATION.
 - PROVIDES FULL PRIVACY.
 - MINIMAL LANDSCAPE BUFFER.



Secure, Transparent

4 CAMPUS INTEGRATION*

**disclaimer: renderings in the following section are computer generated. the built environment may vary due to existing conditions.*

Campus Integration

A. City Hall Parking

- Open – Public Parking after hours
- Trees/Plantings

B. Police Department Parking

- Secure
- Trees/Plantings

C. Private Open Space

- Secure
- Trees/Plantings

D. Public Gardens

- Enhanced Rose Garden
- Pollinator Garden/Native Plantings
- Seating

E. Buckley Park Connection

- Natural Path/Stair
- Trees/Plantings
- Sledding Hill

F. Public Alley

- Landscaped edge

↔ Multimodal Connections

- Connect to Camino & Midtown Projects

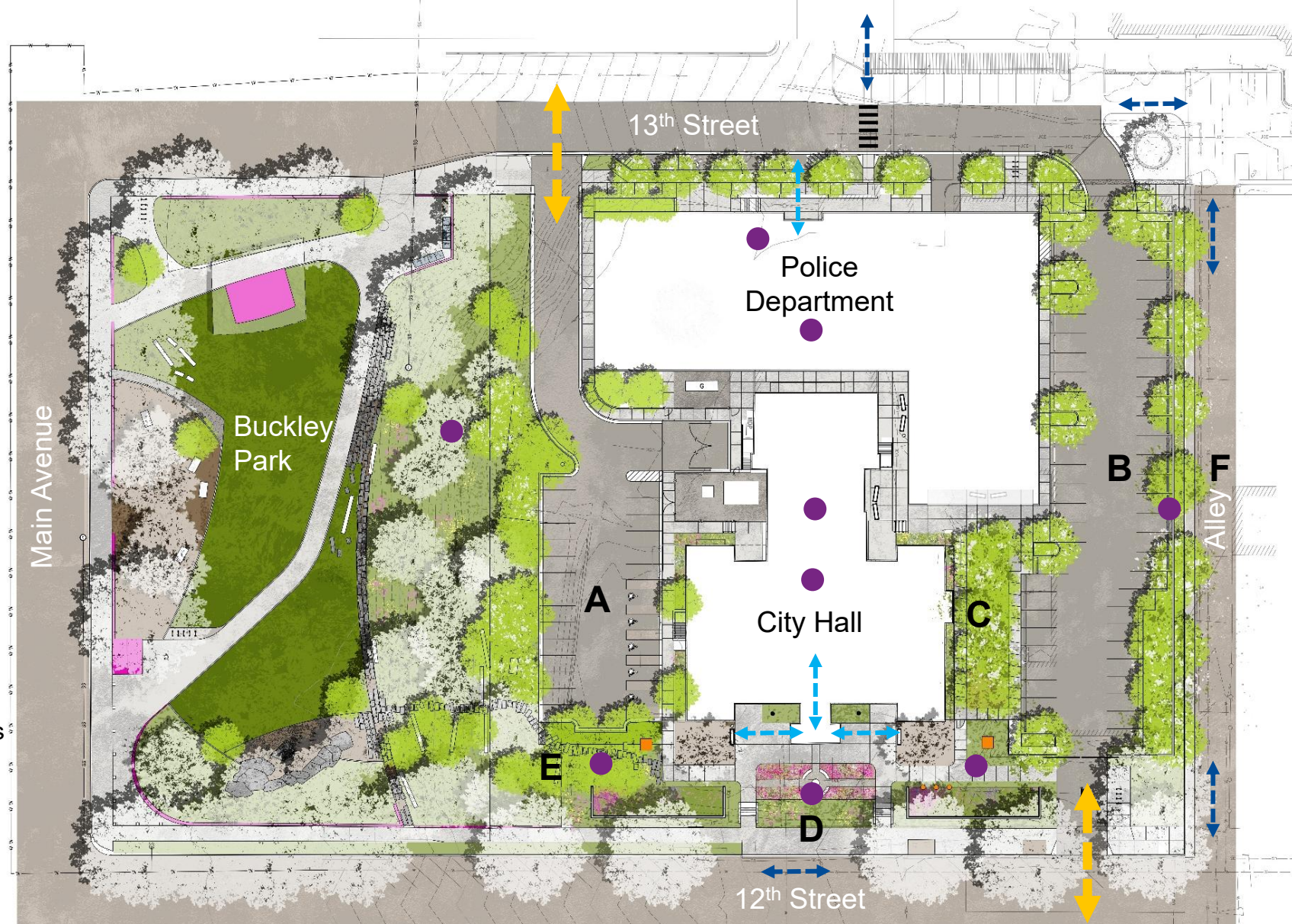
↔ Vehicular Entries

↔ Building Public Entries

■ Relocated Public Art

● Flagpole

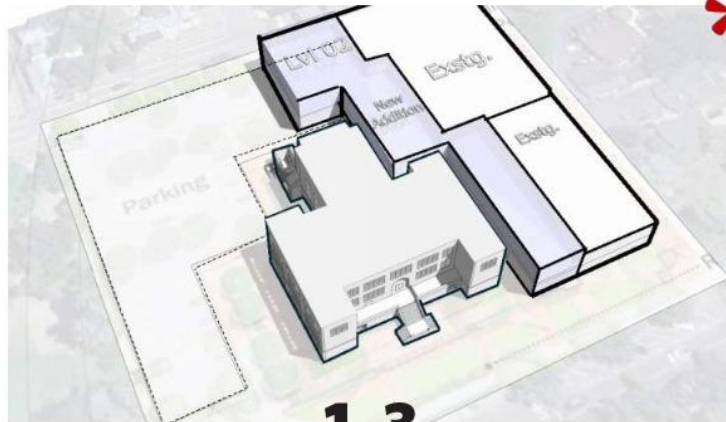
● Community Input



Concepts Considered

Path to Budget: Concept Summary

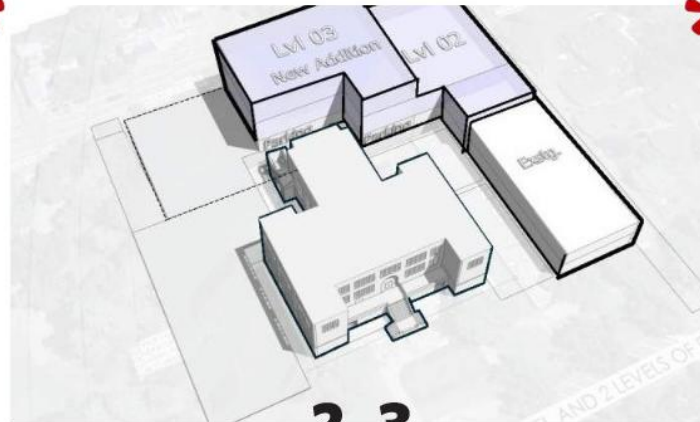
CONCEPT 1: RFP SCHEME



1.3

Option 1.3: Similar to Concept 1, this approach prioritizes revitalizing the existing building to enhance connectivity and operational efficiency across the municipal campus. To align the project closer to the budget, scope reductions are necessary, including a scaled-down parking structure, shared program spaces between City Hall and the Police Department (located within City Hall), which reduces the Police Department's program to under 40,000 square feet, and a decrease in square footage requiring Risk Category IV structural standards. *Images above do not represent the reductions in scope needed for the path to budget. Recommended reductions are explored further in Section E, Recommendations.

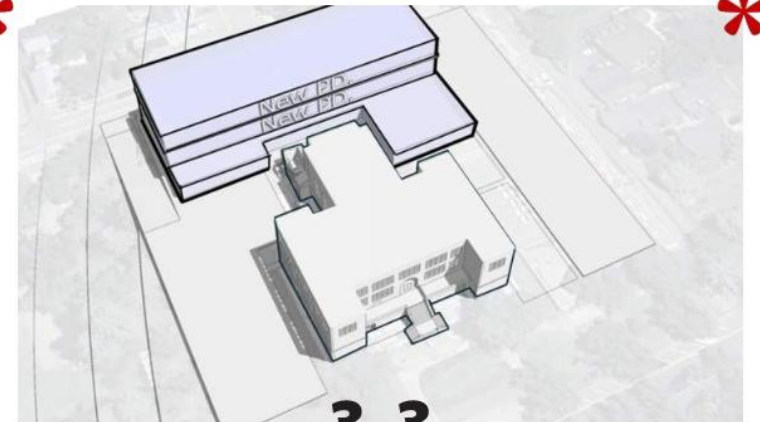
CONCEPT 2: STRATEGIC RENOVATION & NEW



2.3

Option 2.3: Similar to Concept 2.2, this approach combines strategic renovation and new construction to improve operations, circulation, and connectivity. To align the project closer to the budget, scope reductions are necessary, including a scaled-down parking structure, shared program spaces between City Hall and the Police Department (located within City Hall), which reduces the Police Department's program to under 40,000 square feet, and upgrading the existing structure to meet Risk Category IV structural standards. *Images above do not represent the reductions in scope needed for the path to budget. Recommended reductions are explored further in Section E, Recommendations.

CONCEPT 3: NEW, NEW



3.3

Option 3.3: Similar to Concept 3.2, this approach proposes a new Police Department facility allowing the contractor full access to the site to determine the means and methods of construction for schedule efficiencies, maximized operational efficiency with a new structural grid, higher floor-to-floor heights, and improved daylight access. To align the project closer to the budget, scope reductions are necessary, including a future parking structure and shared program spaces between City Hall and the Police Department (located within City Hall). With a new facility, the Police Department's program can achieve operational efficiency at approximately 41,000 square feet. *Images above do not represent the reductions in scope needed for the path to budget. Recommended reductions are explored further in Section E, Recommendations.

Campus Integration

City Hall



Campus Integration

City Hall



Campus Integration

City Hall



Campus Integration

City Hall



Historic Photos

Auditorium

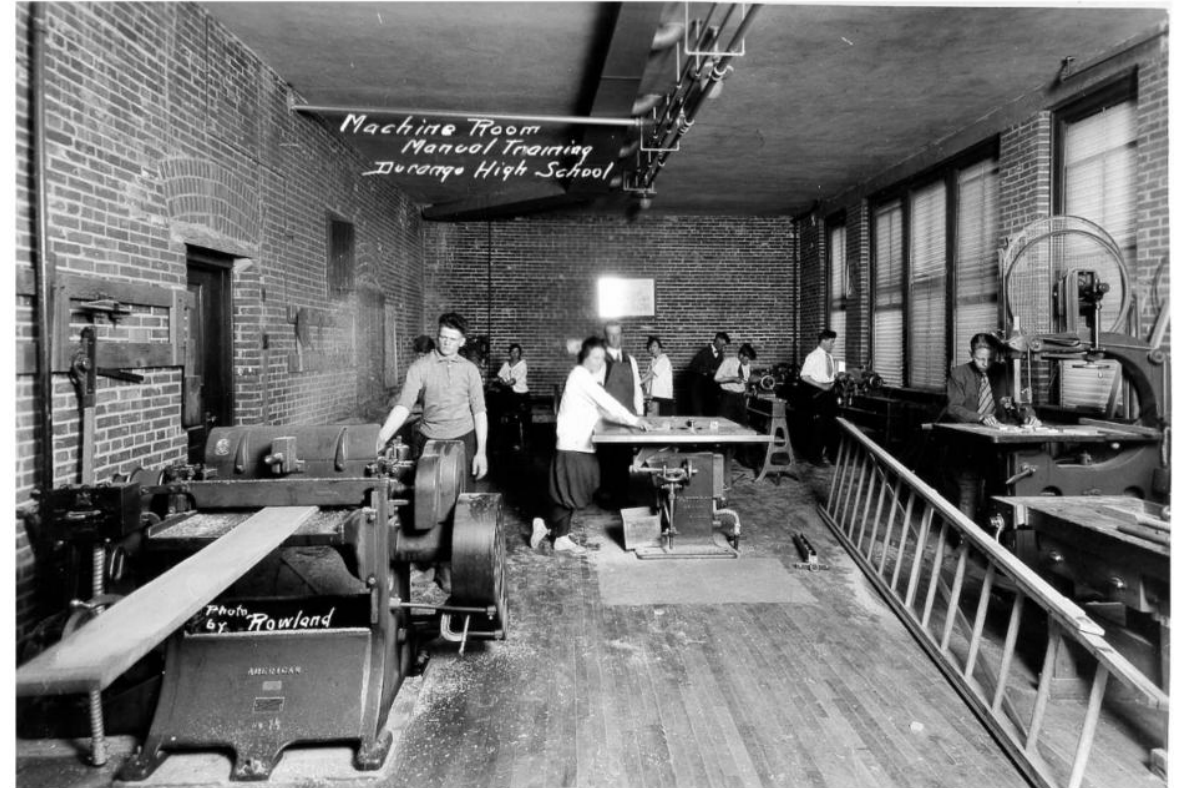




Community/Council Chambers/Court

Historic Photo

Home Economics & Wood Shop Classrooms

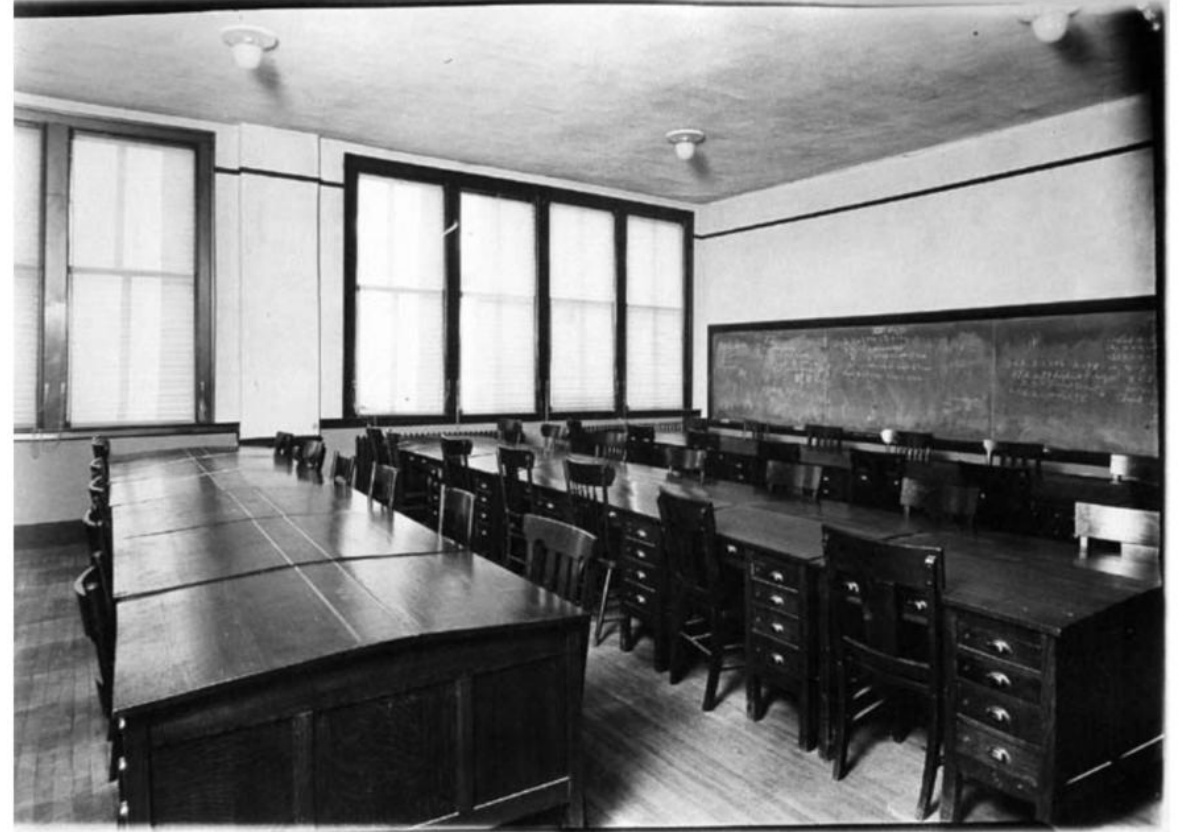
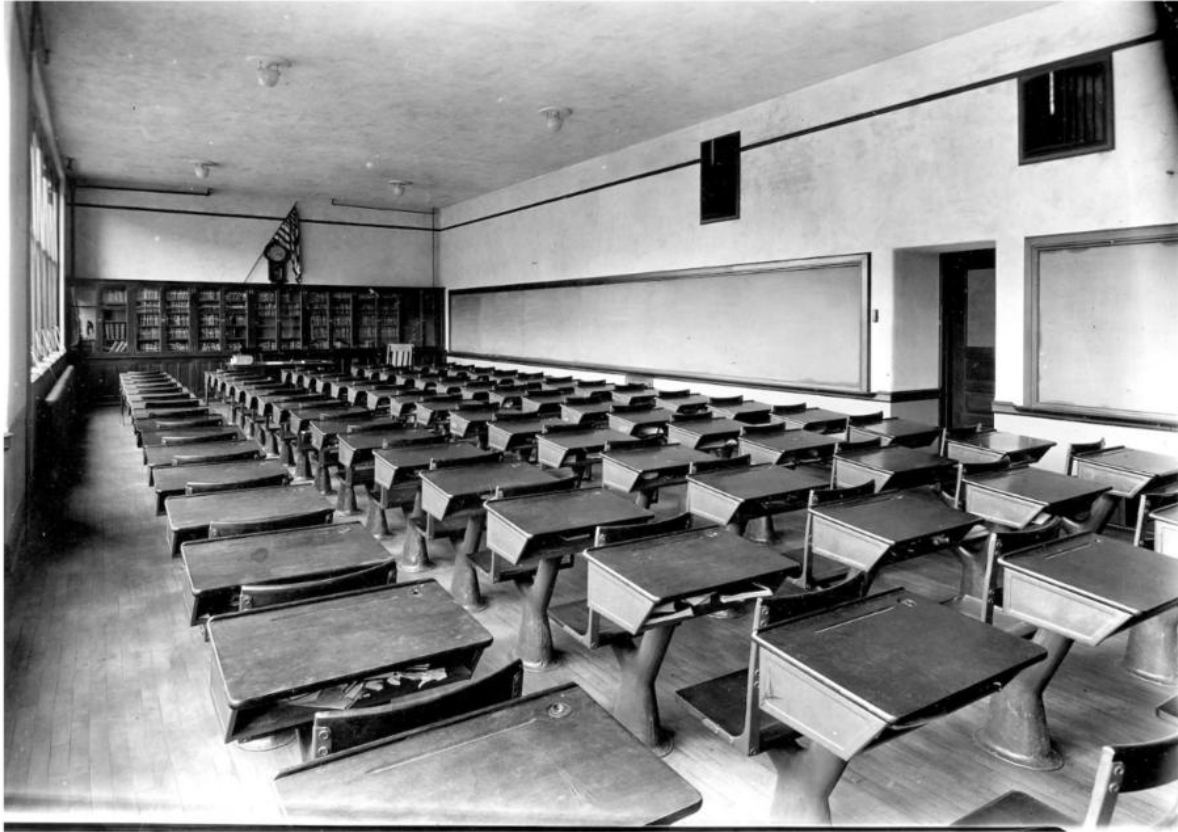




Staff Breakroom

Historic Photos

Classrooms





Workplace



Workplace

Historic Photo

Main Corridor





Lobby

Campus Integration

Restored Emphasis on Historic Highschool



HISTORIC PHOTO - circa 1917



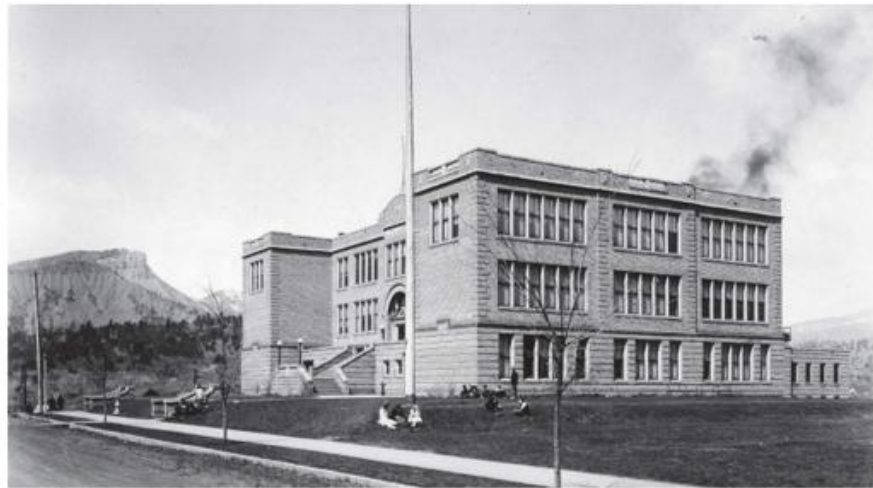
VIEW TODAY



PROPOSED RENDERED VIEW

Campus Integration

Restored Emphasis on Historic Highschool



HISTORIC PHOTO - circa 1920 (after landscaping complete)



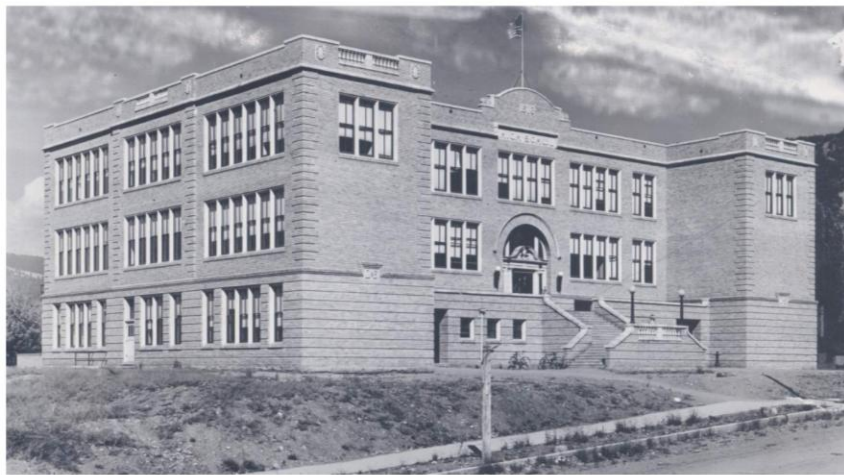
VIEW TODAY



PROPOSED RENDERED VIEW

Campus Integration

Restored Emphasis on Historic Highschool



HISTORIC PHOTO - circa 1917



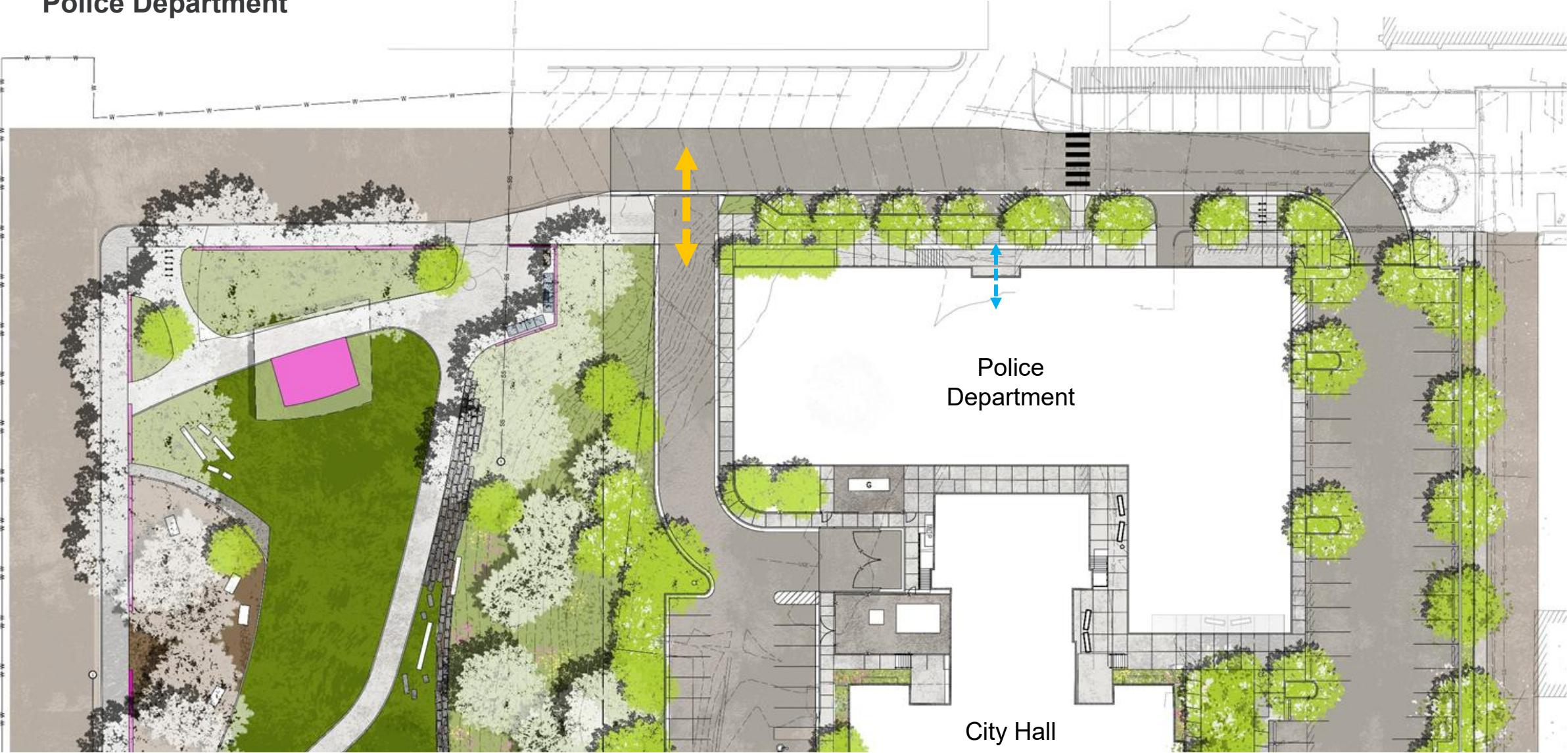
VIEW TODAY



PROPOSED RENDERED VIEW

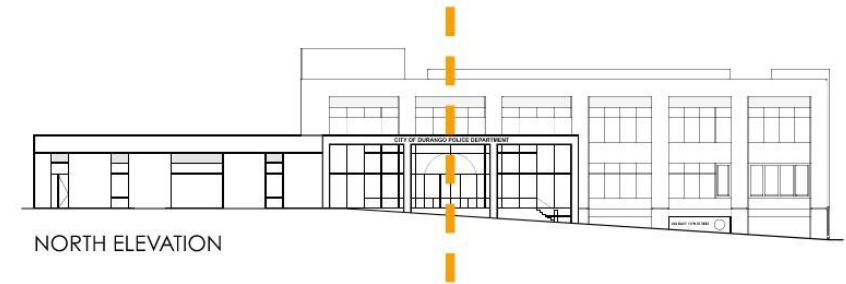
Campus Integration

Police Department



Axial Dialogue

SITE PLAN



2ND AVE AXIS

CORRIDOR

A - VIEW

B - CIRCULATION

C - HISTORIC/CONTEXT CONNECTOR

PUBLIC ENTRY

WELCOMING

PROMINENT

DEFINED

ARRIVAL

THRESHOLD

SEQUENCE

ANCHOR

PD ENTRY

TRANSITION

BUFFER

SECURE

THRESHOLD

SEQUENCE

ANCHOR

Existing Views

13th Street



Campus Integration

Police Department



Campus Integration

Police Department



Campus Integration

Police Department



Campus Integration

Police Department



Vignettes

LOBBY



PALETTE 01 - WARM, OXIDIZED, CRAFTED



PALETTE 02 - COOL, MINERAL, LAYERED

Vignettes

COMMUNITY ROOM | BRIEFING | TRAINING



PALETTE 01 - WARM, OXIDIZED, CRAFTED



PALETTE 02 - COOL, MINERAL, LAYERED

Vignettes

BREAKROOM



PALETTE 01 - WARM, OXIDIZED, CRAFTED



PALETTE 02 - COOL, MINERAL, LAYERED

Vignettes

REPORT WRITING | PATROL BRIEFING



PALETTE 01 - WARM, OXIDIZED, CRAFTED



PALETTE 02 - COOL, MINERAL, LAYERED

5 CONSTRUCTION

Phase 1 – Site Logistics & Traffic Control Plan

-
- Construction Traffic & Deliveries to Use E 14th St & E 2nd Ave**
- Construction working hours 7am-7pm**
- Construction Parking & Staging**
- Entry/Exit Gates**
- Pool Area**
- High School**
- Full Perimeter Fencing**
- With the exception of temporary utility work, All City Streets, Alley and Sidewalks shall remain Open to Normal Public Use**
- Phase 1 - Historical Remodel, Selective Demo, & Structural Upgrades to High School**
- Site Logistics & Traffic Control Plan 10/19/26 - 01/01/27**
- CITY OF DURANGO CIVIC CAMPUS - CITY HALL & SITE**
- 201 E. 12TH ST. DURANGO, CO 81301
- Project Manager: [Name]
 Project Engineer: [Name]
 Project Architect: [Name]
 Civil Engineer: [Name]
 Structural Engineer: [Name]
 Mechanical Engineer: [Name]
 Electrical Engineer: [Name]
 Landscape Architect: [Name]
 Surveyor: [Name]
 Planner: [Name]
 Designer: [Name]
 Writer: [Name]
 Checker: [Name]
 Approver: [Name]

6 LOOK AHEAD

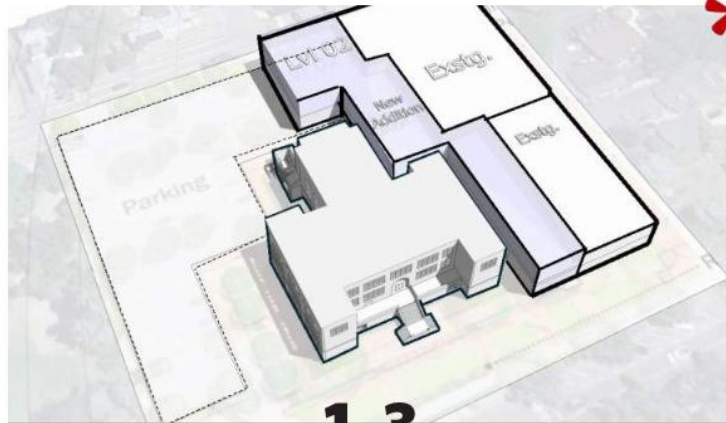
Look Ahead

- **10/06 – City Council Update**
- Week of 10/05 – Bid Pack #1 CDs Estimate
- Week of 10/12 – Bid Pack #2 CDs Issued
- Week of 10/19 – Construction Mobilization
- Week of 10/26 – CDC Presentation Major SPR & CUP
Bid Pack #3 DDs Issued for Bidding (PD)
Staff Presentations/Open House
- 10/27 – Engage Durango Forum
- Week of 11/02 – Bid Pack #2 CDs Estimate
- Week of 11/23 – Bid Pack #3 DDs Estimate (PD)
- Week of 12/07 – SPR/CUP Presentation for Approval
- Week of 12/17 – Groundbreaking Celebration

Concepts Considered

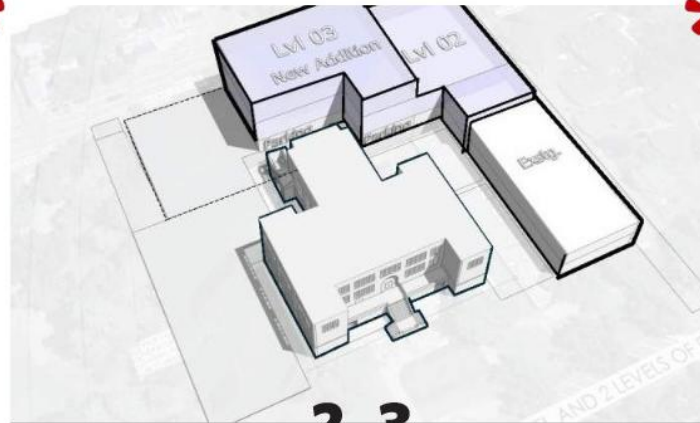
Path to Budget: Concept Summary

CONCEPT 1: RFP SCHEME



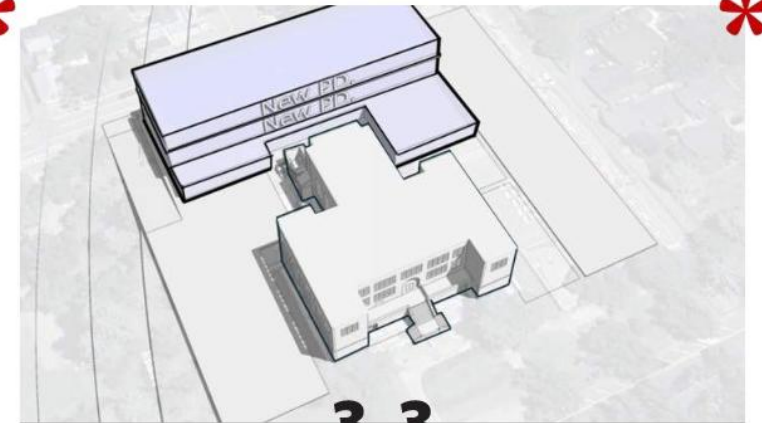
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7 Q & A