

MESTIZO-CURTIS PARK BUILDING PLAN

City Council – Staff Report

June 2 2025



DENVER
PARKS & RECREATION

GAME PLAN
for a Healthy City

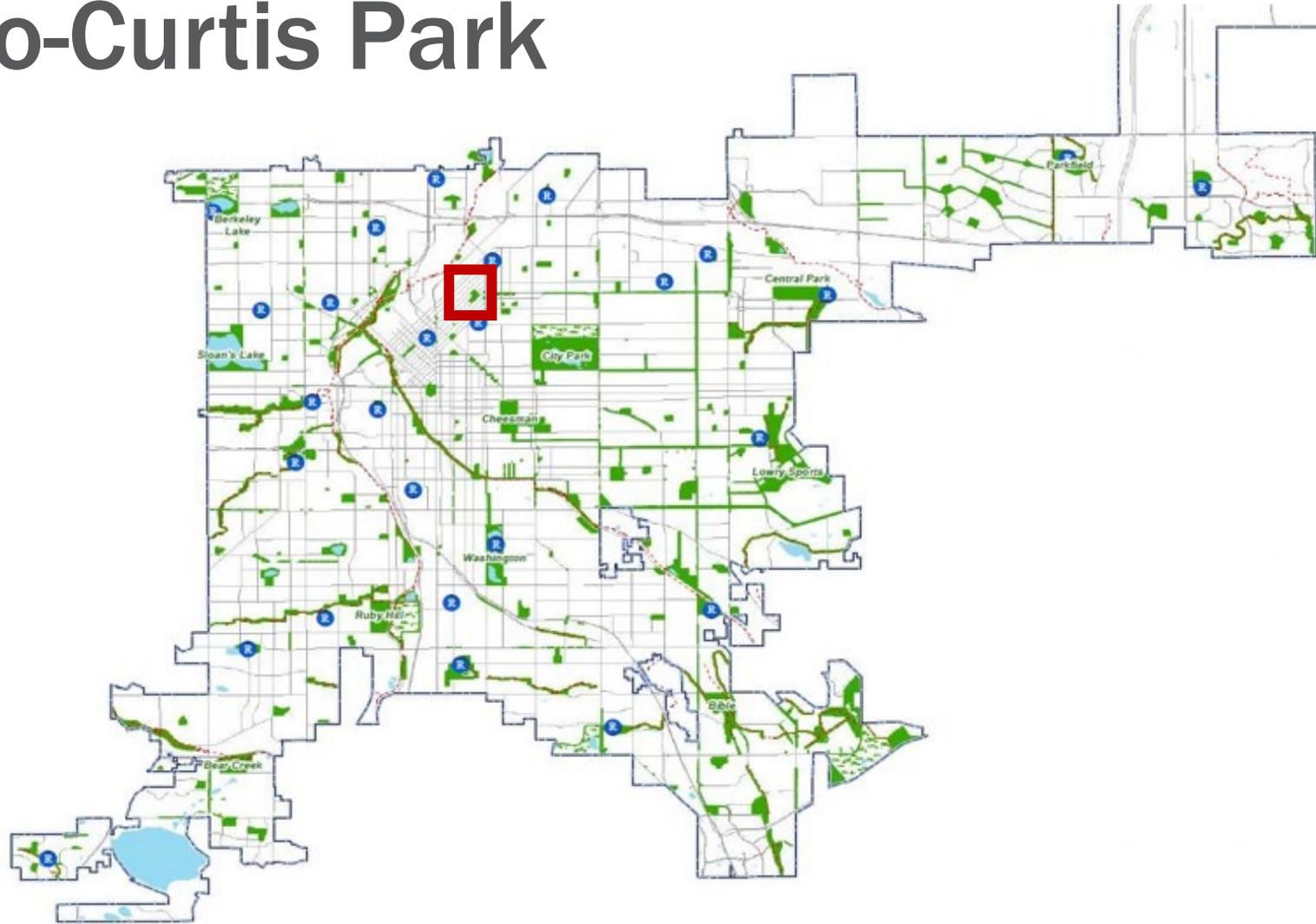


COUNCIL BILL 25-0629

Request for approval of
Park Building Plan for New
Bathhouse at
Mestizo-Curtis Park as
Part of the Pool
Replacement

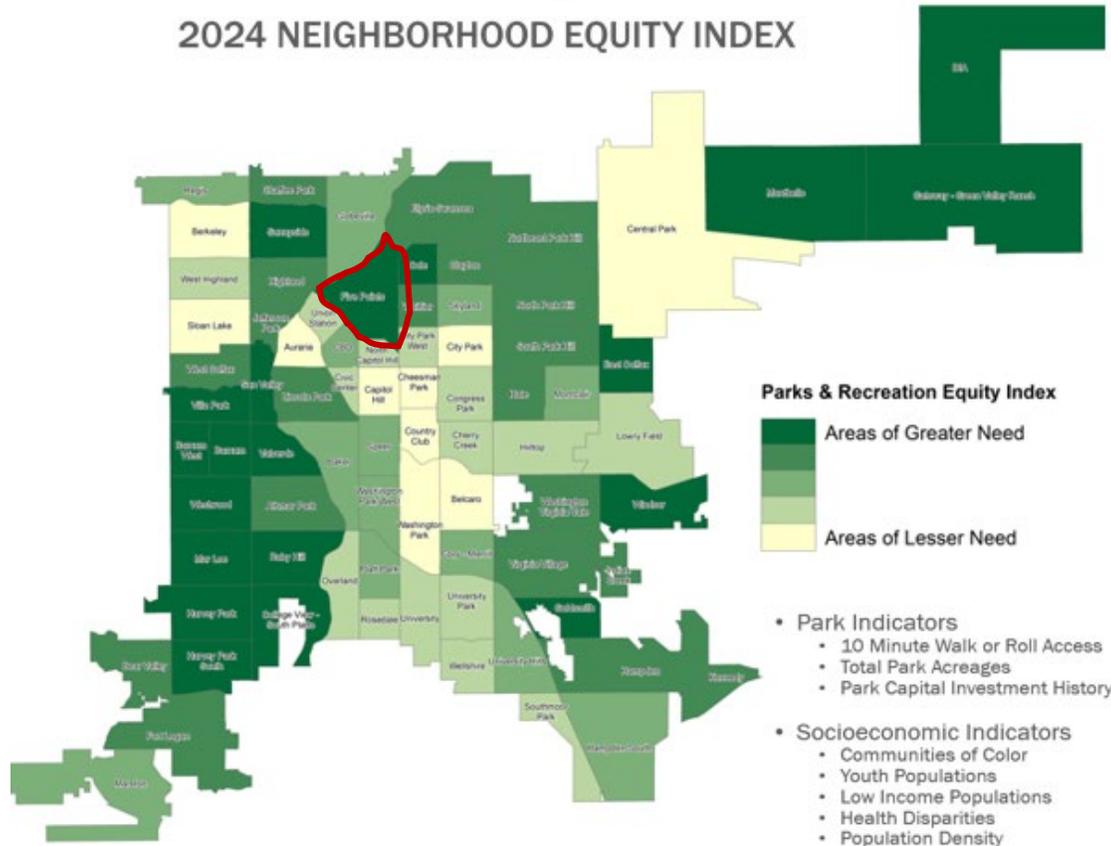


Mestizo-Curtis Park



EQUITY AND ACCESSIBILITY

2024 NEIGHBORHOOD EQUITY INDEX

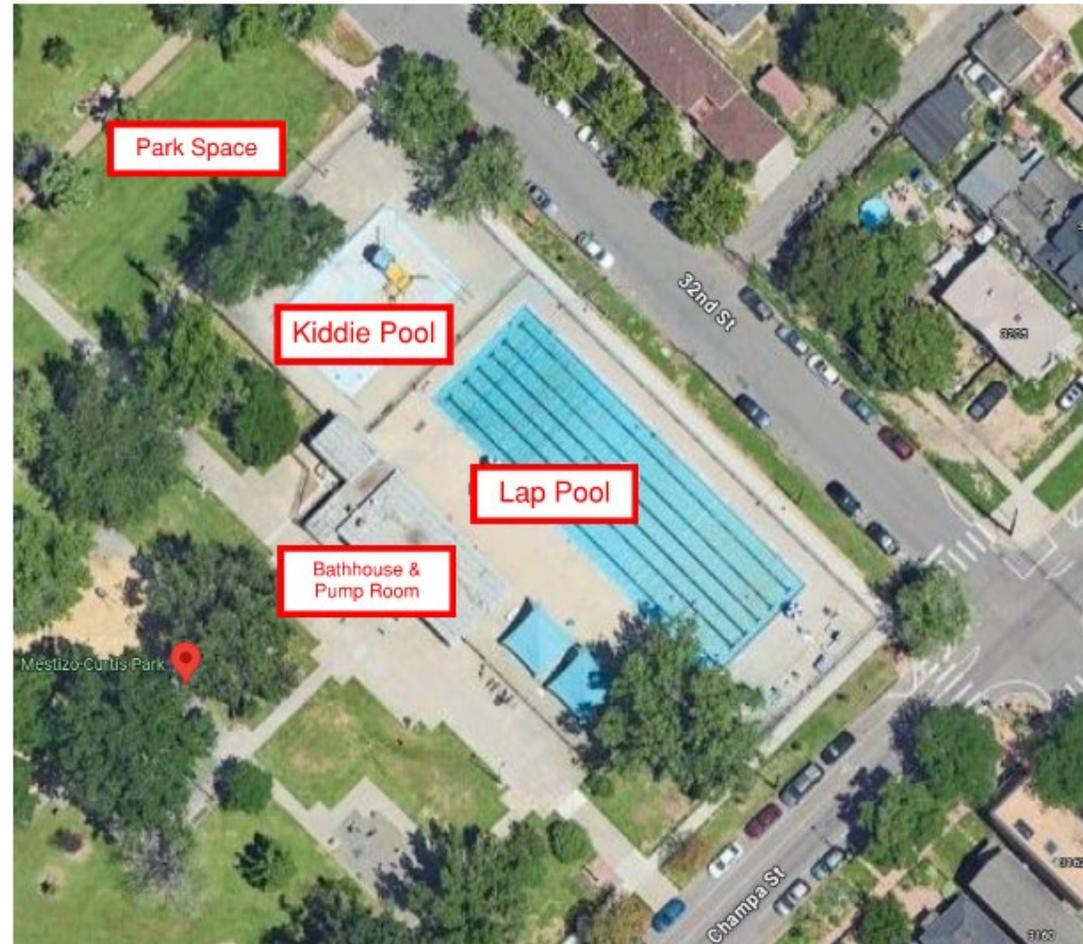


- Mestizo Curtis Park is part of the Five Points Neighborhood and rated as an “Area of Greater Need”
- Accessibility integrated into the design
 - Pool Chair Lifts
 - ADA Compliant Site and Bathhouse
 - Zero Depth and Ramp Entry

MESTIZO-CURTIS PARK POOL – PROJECT SITE



EXISTING SITE CONDITIONS OF POOL



DESIGN AND COMMUNITY ENGAGEMENT

- Project Background

- Replace entire pool system originally built in the 50s
- \$14.5M Funded Rise Bond, DPR Legacy and CIP
- Additional project information on DPR's project page

- Community Outreach Timeline

- 09/24/2024 – Public Meeting #1 (Virtual)
- 09/29/2024 – Survey 1 Closed after being open 1 month
- 11/24/2024 – Survey 2 Closed after being open 2 weeks
- 12/3/2024 – Public Meeting #2 (In-person)
- 6/18/2025 – Public Meeting #3 (Virtual)
- During Construction – Updates via the DPR website, social media accounts and through Council notifications

- Primary Feedback Received

- Larger leisure pool
- Accelerate schedule where possible
- Increase green space



MESTIZO-CURTIS OUTDOOR POOL DESIGN

- Project Details

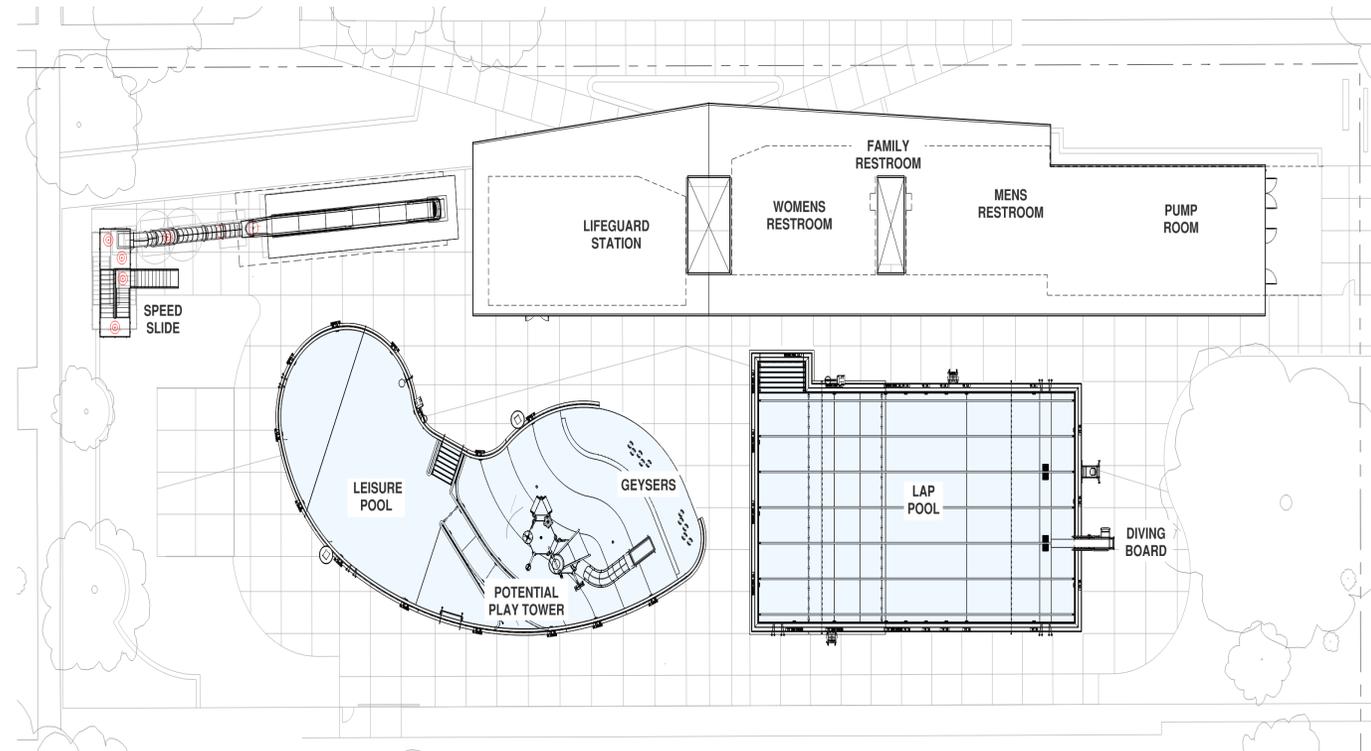
- 5,493 SF Bathhouse
- 3,768 SF Water Surface Water
- 17'6" FT at tallest roof point

- Aquatic Amenities

- 6 lane 25-yard lap pool with 12' deep end
- Leisure pool with open water and zero depth entry
- Slide & Aquatic play features for all ages
- Diving Board

- Aquatic Programming

- Swimming lessons and Youth swim team
- lifeguard training
- Aqua aerobics
- Lap swimming



RENDERING OF BATHHOUSE



CODE OVERVIEW

• Summary of Applicable Ordinances

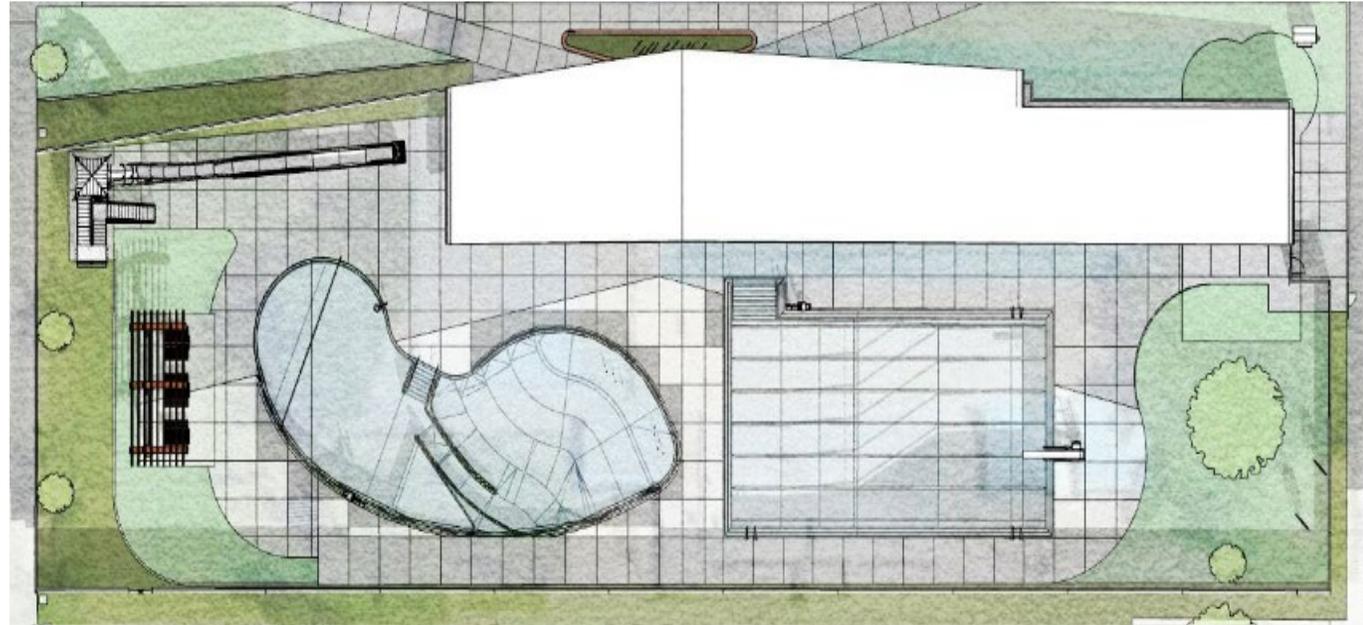
- Denver Zoning Code - Structures in zone district OS-A shall be determined by City Council per D.R.M.C., Chapter 39
- Buildings in city parks with footprints over 3,000 SF or over 35 FT in height must be approved as part of a Park Building Plan by City Council

Park Building Plan (PBP) Requirements

- Indicate adjacent existing structures and open spaces
- Locate proposed buildings (or additions) in excess of 3,000 SF or over 35 FT in height
- Identify maximum SF of building footprint (or addition)
- Identify maximum height of building (or addition)
- Provide notification to Registered Neighborhood Organizations (RNOs)
- City Council Public Hearing

PARK BUILDING PLAN COUNCIL ACTION TIMELINE

- April 25, 2025 – Notification to RNOs
- May 1, 2025 – Presentation at Curtis Park Neighbors
- May 6, 2025 – LUTI Committee
- May 13, 2025 – Mayor-Council
- May 19, 2025 – First Reading
- June 2, 2025 – Public Hearing and Second Reading



REQUEST FOR APPROVAL OF COUNCIL BILL 25-0629

Approval of Park Building
Plan for New Bathhouse at
Mestizo-Curtis Park





QUESTIONS?