

CITY OF CUERNAVACA PARK BUILDING PLAN

City Council – Staff Report

January 12, 2026



DENVER
PARKS & RECREATION

GAME PLAN
for a Healthy City



COUNCIL BILL 25-1704

Request for approval of
Park Building Plan for a
New Maintenance
Facility at City of
Cuernavaca Park

CODE OVERVIEW

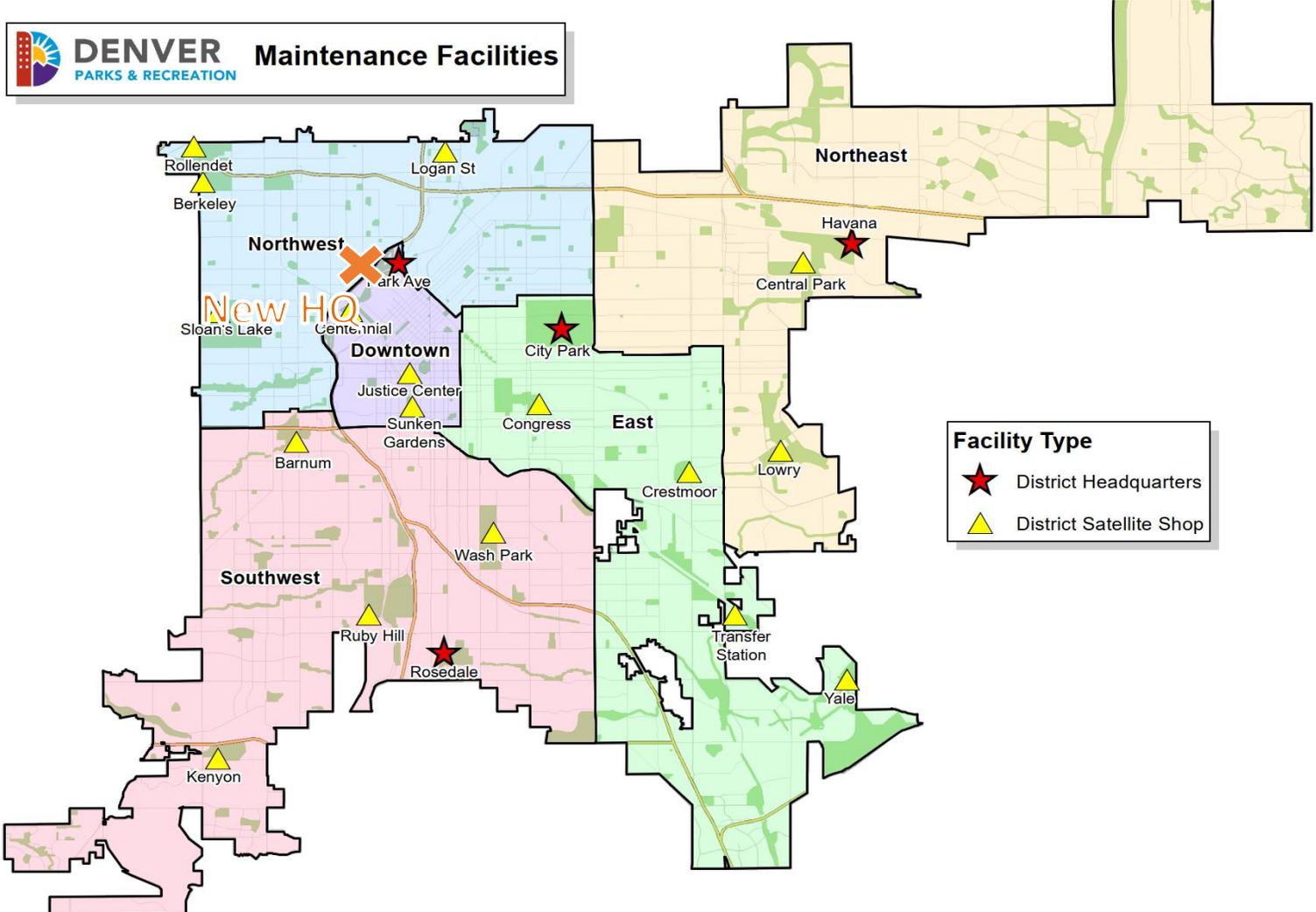
Summary of Applicable Ordinances

- 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

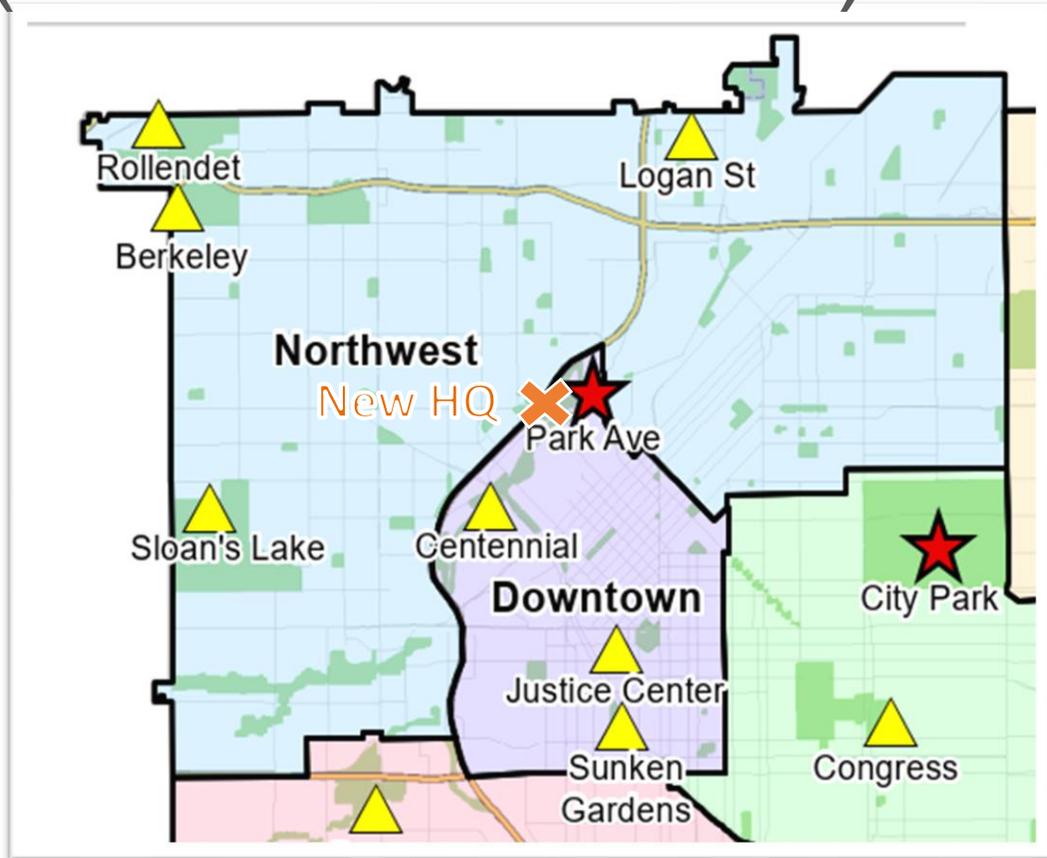
Park Building Plan (PBP) Requirements

- 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

NEW MAINTENANCE HEADQUARTERS



MAINTENANCE HQ: 3500 Rockmont Dr. (Cuernavaca Park)

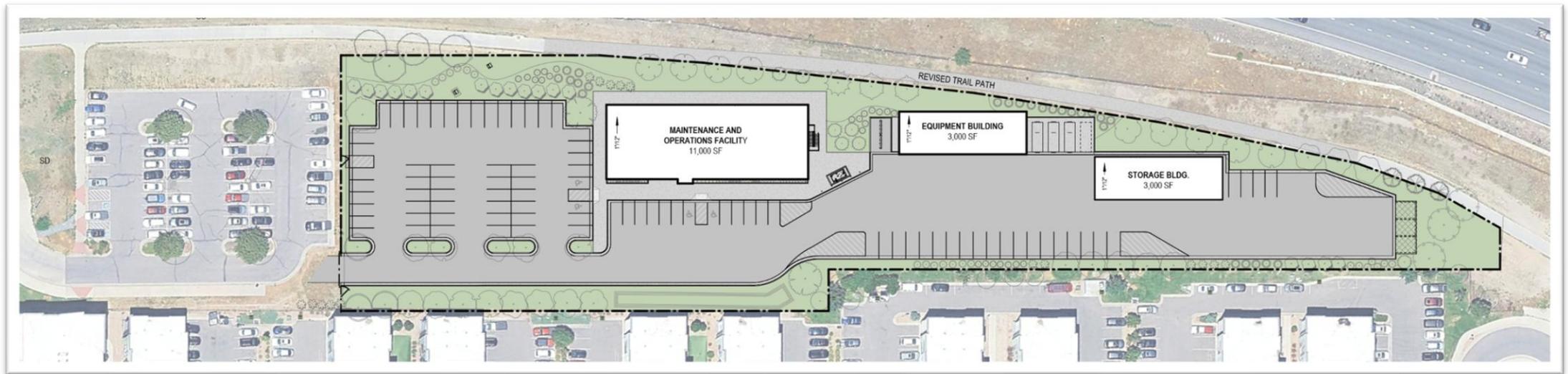


Who / What this new HQ Serves:

- Director of Operations and Managers of Downtown & NW will office at site
- The following teams and all staff that currently report to the Park Ave Warehouse:
 - Downtown operations
 - Globeville operations
 - I-70 cap operations
 - Ranger Teams that support Downtown, Trails, Rec Support, and Night Ops
 - Vehicle/equipment storage and maintenance for the above

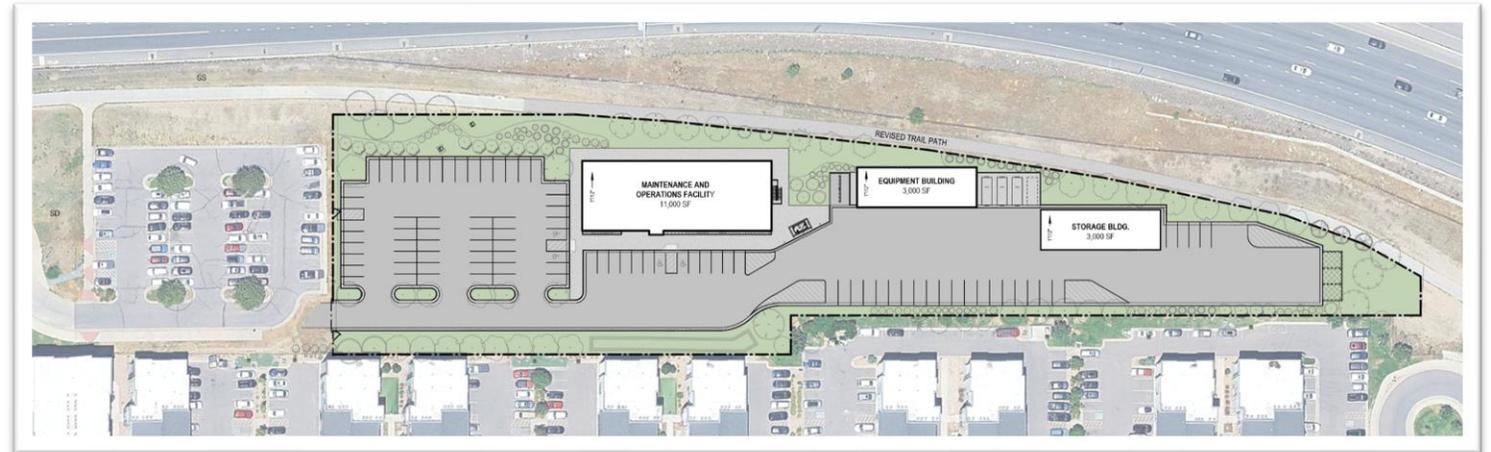
PARK BUILDING PLAN

- Maintenance & Operations Building
 - 11,000 square foot pre-engineered metal building (PEMB)
 - 26'-11 1/8" height
 - 150' x 53'
- Secured Storage Building
 - 3,000 square foot PEMB
 - 17'-4" building height
 - 92' x 29'-10"
- Equipment Building
 - 3,000 square foot PEMB
 - 17'-4" building height
 - 92' x 29'-10"



PARK BUILDING PLAN COUNCIL ACTION TIMELINE

- November 12, 2025 – South Platte River Committee
- November 18, 2025 - Mayor-Council
- November 24, 2025 – First Reading
- December 1, 2025 – Public Hearing and Second Reading - postponed until January 12, 2026
- December 3, 2025 – RNO Notification sent out



REQUEST FOR APPROVAL OF COUNCIL BILL 25-1704

Approval of Park Building Plan for new
maintenance facility at City of Cuernavaca Park



QUESTIONS?