MESTIZO-CURTIS PARK BUILDING PLAN

City Council – Staff Report

June 2 2025

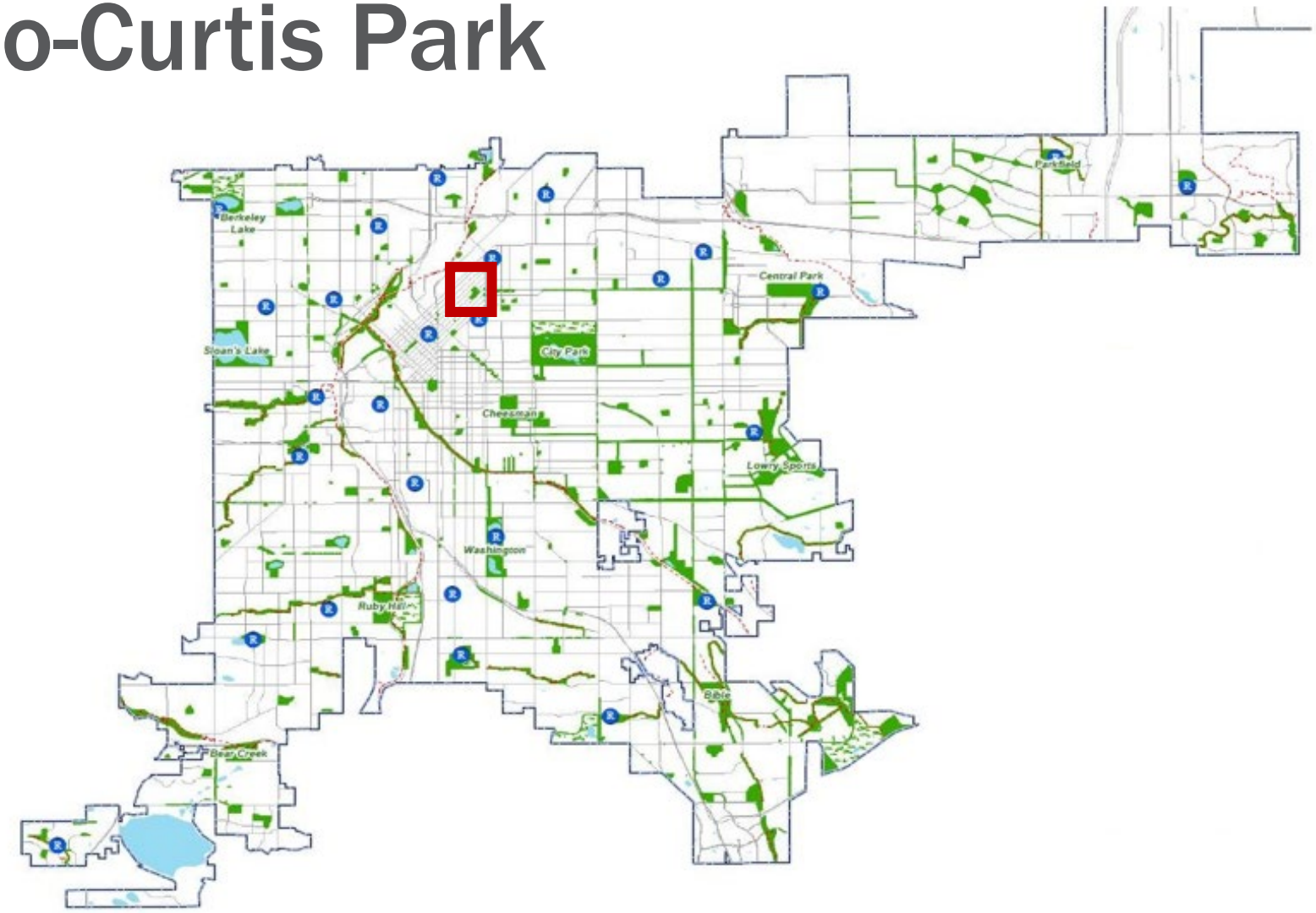
DENVER PARKS & RECREATION

GAME PLAN for a Healthy City

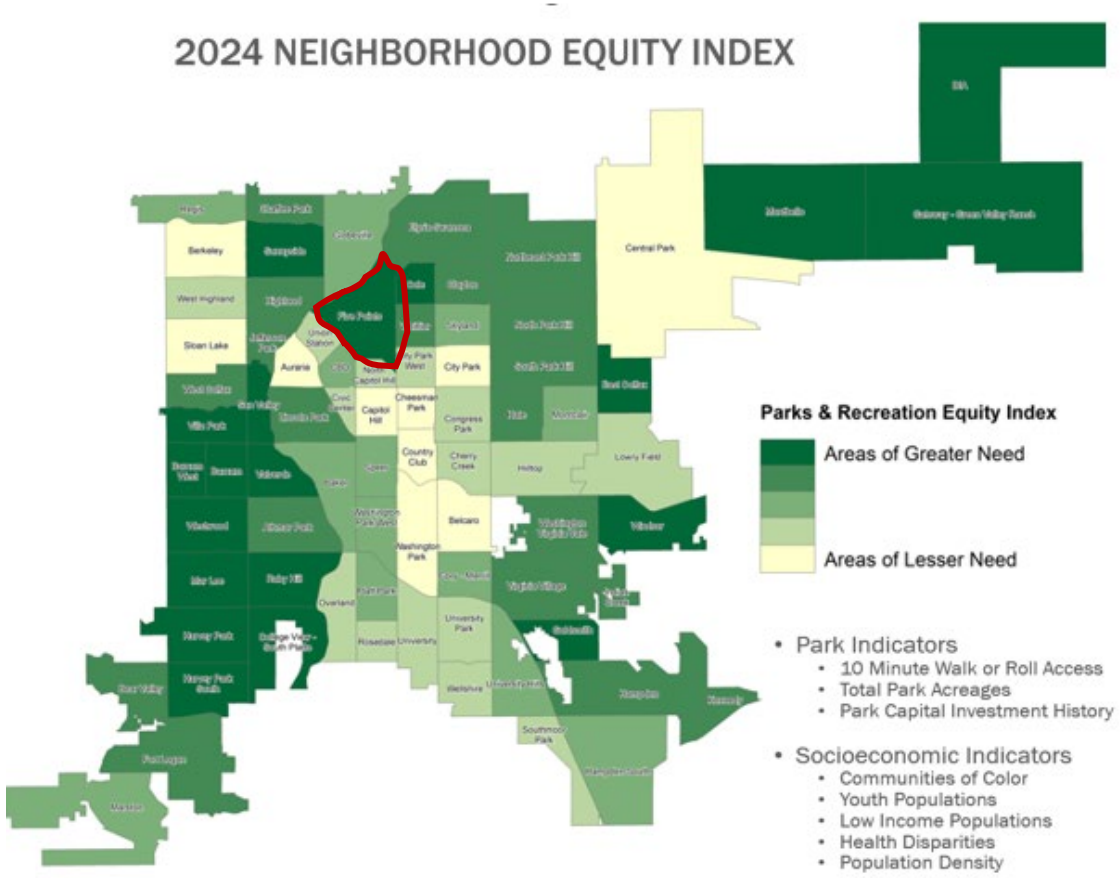
COUNCIL BILL 25-0629

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



- 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

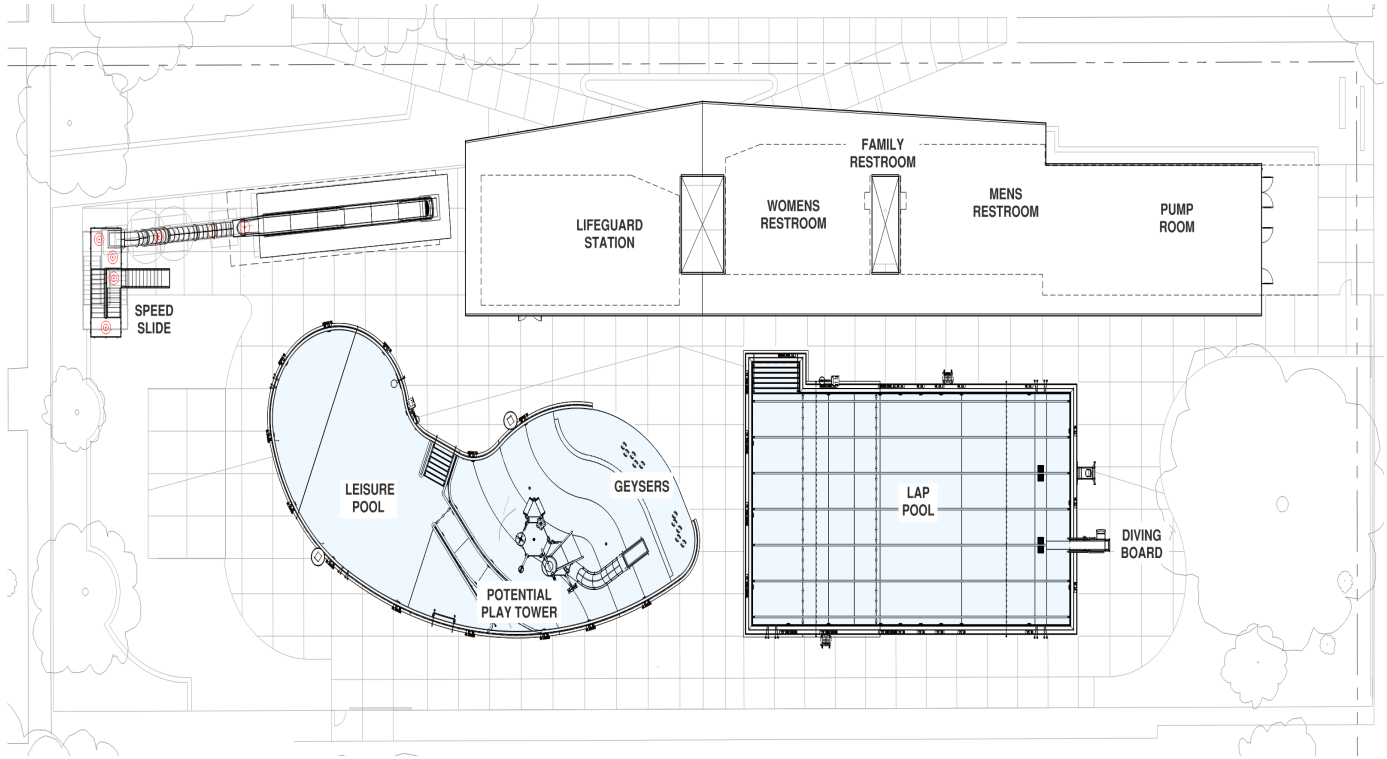
EXISTING SITE CONDITIONS OF POOL

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

View of entrance outside pool area

View of bathhouse from inside the pool area

CODE OVERVIEW

• Summary of Applicable Ordinances

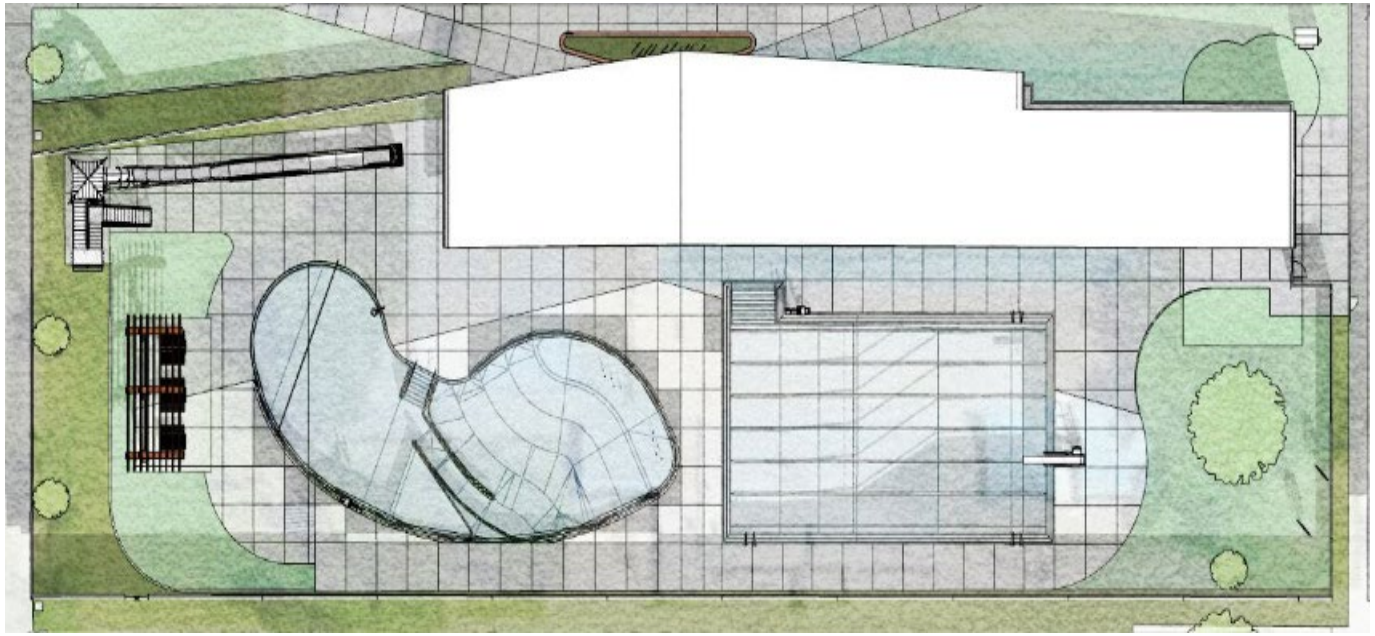
- Denver Zoning Code - Structures in zone district OS-A shall be determined by City Council per D.R.M.C., Chapter 39
- Buildings in city parks with footprints over 3,000 SF or over 35 FT in height must be approved as part of a Park Building Plan by City Council

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?