
An Application for Measure J Funding for BARISTO PARK IMPROVEMENTS PALM SPRINGS CA

SEPTEMBER 30, 2024



BARISTO NEIGHBORHOOD ORGANIZATION



Table of Contents

[TOC NOTE: THE SECTION BELOW WHICH IS SHADED LIGHT BLUE REFERS TO THE RFP WHICH IS EMBEDDED WITHIN THIS DOCUMENT]

1	Application Form Information	4
2	Introduction and Background	6
2.1	Executive Summary	6
2.2	The Link Between the Baristo Channel and Crime	10
2.3	The Baristo Channel and Park Usability	15
3	Community Outreach	18
3.1	Research, Planning and Announcement	18
3.2	Outreach to the Community's Infrastructure	20
3.3	Outreach to the Neighborhood	21
4	Fixing the Channel and Park Usability: PROCESS	24
4.1	Our Process	24
4.2	The Request for Proposal	25
	Our RFP Process	29
	Article I. Introduction	30
Section 1.01	Location and Sponsor	30
Section 1.02	Management	30
Section 1.03	Contact Information	30
Section 1.04	Background: the Baristo Community	31
	Article II. The Project	33
Section 2.01	Mission	33
Section 2.02	Project Specifications: the Improvements	33
	Additional Park Improvements	34
Section 2.03	Contractor Requirements / Project Deliverables	36
Section 2.04	Timeline	37
	Article III. The Proposal	38
Section 3.01	Summary of Proposal	38
Section 3.02	Proposal Details	39
(a)	<i>Contractor Summary</i>	39
(b)	<i>Capabilities and Methodology</i>	39
4.3	<i>Inspirational Examples</i>	41

<i>Baristo Park</i>	42
<i>Additional Images</i>	43
4.4 List of Companies that Provided Letters of Intent	45
4.5 Selected Proposal	45
4.6 Estimated Costs	46
4.7 Phase I Feasibility Cost Details	47
4.8 Phase II – Design and Approvals Cost Details.....	48
4.9 Phase III – Construction Cost Details [Approximation].....	49
4.10 Project Duration / Timeline.....	50
4.11 Project Management and Oversight.....	51
5 The Improvements and Benefits for the Park, the Community and the City	51
5.2 Art in Baristo Park	53
5.3 Baristo Neighborhood Park and Street Names	54
5.4 The Benefits of Baristo Park Improvements, to the Community and to the City	54
6 Potential Funding Resources to Complete Phase III	57
6.1 Potential Statewide and Regional Grant Resources.....	57
6.2 Potential Federal or National Grant Resources	59
7 Conclusion	59

1 Application Form Information

Measure J Application Form Information

Date Submitted

SEPTEMBER 29, 2024

Project Name

BARISTO PARK IMPROVEMENTS

Project Address

296 South Calle Encilia
Palm Springs CA 92262

Applicant Name

Ned Barker, Board Chair
436 Tan Oak Drive
Palm Springs CA 92262

Applicant's Phone Number

(760) 898-9192

Applicant's Email

admin@baristops.com

Name of Organization (if applicable)

Baristo Neighborhood Organization, a 501(c)(4) organization certified by the Palm Springs Office of Neighborhoods.

Additional Board Members are:

Patrick Vincent, Vice Chair
David Reilly, Treasurer
Andria Antoine, Communications Officer
Michael Conway, At Large

Applicant Type

☐ Individual

☒ **Non-Profit Organization**

☒ **Neighborhood**

☐ Other Organization

☐ City Commission

Non-Profit Organization's - Provide Federal Tax ID#

92-2898253

Project Type

☐ City Implemented Project

☒ **Organizational - Implemented Project (Grant)**

Tell us about your project:

1. Does this project improve...? (check all that apply)

☐ Business Community

☒ **Downtown Enhancements**

☐ Educational Services

☐ Government Services

☐ Health Services

☐ Historic Preservation

☒ **Park/Recreation/Hiking Facilities**

☐ Police/Fire/Emergency Services

☒ **Public Art**

☐ Streets/Roads

☐ Sustainability/Conservation

☐ Technology

☐ The Economy

☐ Tourism

☒ **Other: SAFETY / AFFORDABLE HOUSING**

☐ Select All

2. What demographic(s) does this project serve? (check all that apply)

☐ Animal Welfare

☒ **Children/Students**

☒ **Entire Palm Springs Community**

☒ **Individuals with Disabilities**

☒ **LGBTQ+**

☒ **Seniors**

☒ **Families and other Residents of Baristo, Tourists & Customers of Arenas District, other nearby hotels & restaurants**

☐ Select All

Baristo Neighborhood Organization Board of Directors <https://www.BaristoPS.com>



Ned Barker (Village Traditions)

Board Chair



Patrick Vincent (Village Traditions)

Vice Chair



Michael Conway (48@Baristo)

At Large



Andria Antoine (The Modern Cactus)

Communications Officer



David Reilly (VUE PS)

Treasurer

Please see our full narrative below, however all of the following topics specifically called out by Measure J can be quickly accessed via these quick links:

APPLICATION REQUIREMENTS	Quick Link
Provide a detailed description of the concept and benefits of your proposal	
Baristo Park Improvements to the Park	Link
The Benefits of Park Improvements	Link
Describe and identify any substantive discussions or endorsements you have developed with City staff, commissions, or volunteer groups to shape your proposal and to identify any potential duplication of efforts	Link
Phase I Costs*	Link
Phase II Costs	Link
Phase III Cost Approximations	Link
Designated Project Manager	Link
For organizational implemented grants, identify your other funding sources to complete the project and the percentage of total this represents	Link
Project Duration, including lead time to order materials and mobilize contractors	Link

*In order to optimize clarity, we have listed the Commission’s requested costs individually for each Phase. The Three Phase approach is explained in more detail [here](#).

2 Introduction and Background

2.1 Executive Summary

The core elements of the Baristo Neighborhood are:

- Its 21 residential developments
- Its DOWNTOWN to Sunrise location
- Its Section 14 identity
- Its role in the Palm Springs General Plan’s Housing Element, as the City’s primary location for new affordable housing
- Baristo Park
- The Baristo Channel

2.1.1 The Baristo Neighborhood

The Baristo Neighborhood is unique among Palm Springs Neighborhoods.

- We are likely the largest of all 52 ONE-PS Neighborhoods by population. We have 21 community developments, and zero free-standing homes outside of those developments. 7 of our communities are apartment complexes, and the other 14 are condominium developments. We estimate that our residents make up between 5 and 6 percent of the city's population.
- Baristo is a highly diverse Neighborhood, with hundreds of rented apartment homes, and with condominium homes from the low 6-figures to the low 7-figures. Our residents consist of retirees, active Boomers, Gen-X, Millennials, Gen-Z, and young families.

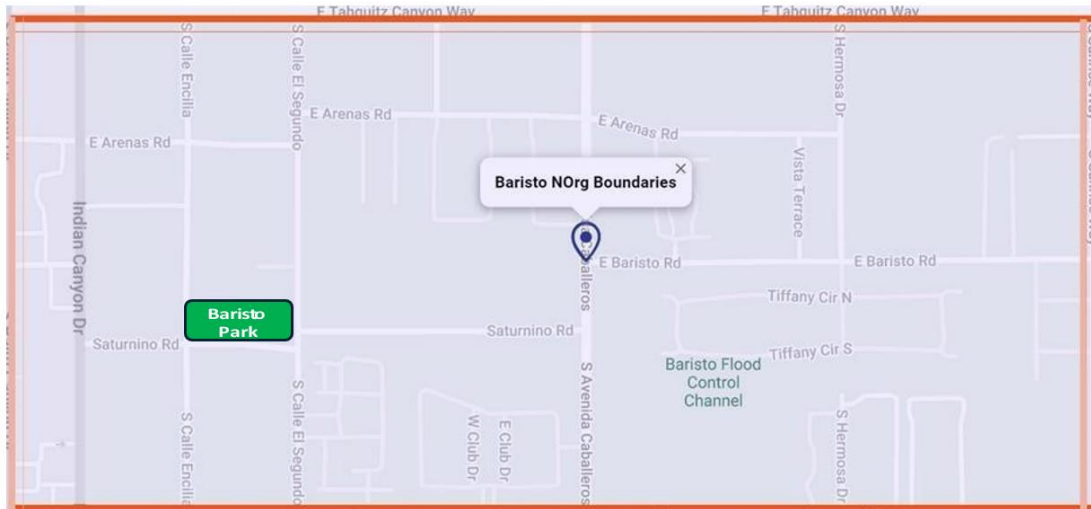


Figure 2.1.1 Baristo is Bordered by S. Palm Canyon (west), Sunrise Way (east), Tahquitz Canyon (north) and Ramon (south)

- Until 2018, renters were excluded from Palm Springs' Neighborhood Organizations. We have made a concerted effort to involve the apartment residents of our Neighborhood. We have worked to engage our rental residents, but these residents tend to be extremely busy earning income and taking care of families. Earlier this year we were privileged to have **Andria Antoine** join our board. She manages an apartment complex in our Neighborhood and two others within the City. Park usability and fear of crime are important issues to everyone, and perhaps most important to our renters.
- **Baristo Neighborhood.** This neighborhood is in Section 14, in the historic core of Palm Springs. The neighborhood is considered a high resource neighborhood, with a mix of vacant and developed sites, predominantly White, and with residents of generally lower incomes. The housing sites in this area could accommodate 78 moderate and 562 lower income units, although that includes a significant buffer.

Figure 2.1.1-A From the Current HOUSING ELEMENT

- Three of the apartment complexes are adjacent to Baristo Park. Two others are a very short walk away.
- Located in the center of Palm Springs, our Neighborhood comprises exactly one-half of Section 14. The other half, "Midtown", is primarily commercial with fewer than half of Baristo's number of residential communities.

- The City's plan for housing, the Housing Element, projects that most of the City's affordable / workforce housing in the next 8 years will be developed within Baristo.
- The City's affordable housing plan for the next several years has "cleared" 17 potential locations for new affordable housing. TEN OF THESE ARE WITHIN THE BARISTO NEIGHBORHOOD, AND ARE WITHIN WALKING DISTANCE OF THE PARK!
- The graphic below was prepared by David Newell who presented at the Baristo annual meeting in March [Park location arrow added for this document].

All of this leads to the importance of Baristo Park, more importantly to the usage of the Park. The Board has found that creating social events for the residents of individual communities, all of which have physical-visual barriers, is a great challenge.



Figure 2.1.1-B TEN of the City's 17 Proposed Locations for Affordable Housing are walking Distance from Baristo Park

"If Baristo Park is the Neighborhood's heart, it will take EVENTS to make its heart beat."

2.1.2 Section 14

The Baristo Neighborhood is one-half of Section 14. Many tribal members live within and / or own homes within the Baristo Neighborhood.



Marble marker at the southeast corner of Section 14, part of the original Agua Caliente Indian Reservation. Located at Sunrise and Ramon. Courtesy Of Jim Kresge

The monument pictured here is located in the Neighborhood at the corner of Sunrise Way and Ramon, the southeast corner of Section 14.

The Desert Sun Reported that "Section 14 is very important to the tribal members because it's where the Sek-hi — boiling mineral water — springs from the ground. It is the ground on which the first bathhouse was located and is considered the birthplace of the Coachella Valley's tourism industry."

A renewed public interest in Section 14 has evolved over the last ten or so years. Its story is now known all over the world. The New York Times published a comprehensive and elaborately illustrated article about Section 14 on May 21 of this year. It was entitled: **Their Palm Springs Neighborhood Burned More Than 50 Years Ago. They Want Compensation.**

This is an important and controversial topic, and our NOrg, as per our Bylaws, does not take an official position on these issues. However, the Board believes that the City, as the steward of this sacred land, should support efforts to honor tribal history and recognize its role in our Neighborhood. How does this relate to the Baristo Park Improvements Project? We share some specific thoughts below, in our [Public Arts Section](#).

2.1.2.1 The Section 14 Specific Plan

The City and the Agua Caliente Tribe of Cahuilla Indians worked together to create the “Section 14 Specific Plan”. The Plan was approved by City Council in July of 2014, ironically the same year that the Parks and Recreation Master Plan was approved and released. BOTH Plans call for pedestrian use along flood channels!

The Section 14 Specific Plan envisioned the transforming the flood channels into key portions of “an extensively landscaped pedestrian/bikeway/shuttle network that connects with the City of Palm Spring General Plan proposed bikeways.”¹

Key to accomplishing this is “**A pedestrian and bicycle system on all major arterials, along the flood control system.**”²

2.1.3 The Baristo Channel

The Baristo Channel is at the heart of this Application. No other City park has a flood channel running through it. While additional improvements are called for in order to optimize the park’s usability, no single factor is more in need of improvements than the Baristo Channel. We address the details of this problem, as well as the solutions, later in this Application. NOTE: we have no recommendations, nor would RivCo Flood Control accept any, that could hinder the **functionality** of the Channel.

The Baristo Channel was developed 75 years ago, decades prior to anyone envisioning a park in the area. The bridges over South Calle Encilia and El Segundo came many years later.

Over the years internal improvements and extensions have been added. In 1962, up-to-date plans did not exist, so an extensive set of “as built” plans was developed. There is a two-page update for some changes made in 2002.

When Baristo Park was built, it was “sculpted” around the Channel, which runs 547 feet through the Park, slicing it into two unequal portions.

¹ “Chapter 4: Features of the Specific Plan”

² Ibid.

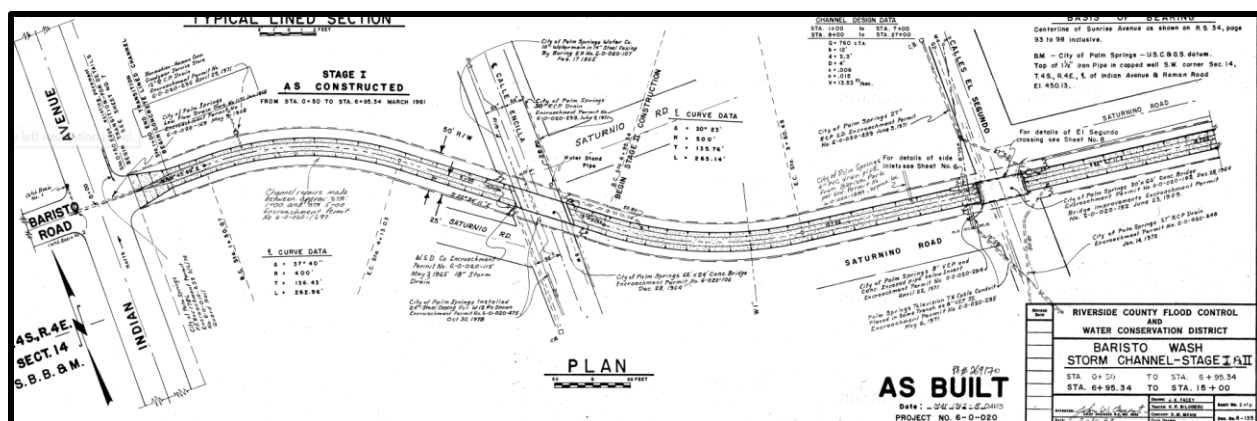


Figure 2.1.3 A Portion of the 1962 As Built Channel Plans

2.1.4 Baristo Park

Baristo Park opened to moderate fanfare (the Desert Sun covered it) in February of 1981. The land had been purchased in the mid-seventies for this purpose, but bureaucracy and funding sources took a while to navigate.

Surprisingly, the rationale for building the Park was crime: City leaders believed that a park could help reduce or eliminate the illicit activity that surrounded the Channel. These and other relevant facts are explored and documented in the section that follows, “The Link Between the Baristo Channel and Crime”.

2.2 The Link Between the Baristo Channel and Crime

2.2.1 Park Design is the Problem

Baristo Park, **surrounded by families in apartment complexes**, is the only greenspace for the City’s densest Neighborhood, Baristo. The Park is underutilized and continues to attract illicit activity. The problem has persisted for decades. **Why?**

Significant police and City responsiveness to complaints and petitions have borne results in the short term. The underlying problem, however, goes back to the 70’s if not further. It is rooted in the **DESIGN** of the Park.

Baristo Park was developed in the mid-seventies, and opened in early 1981. The Baristo Channel, however, had already existed for about 30 years. In fact, **Baristo Park was actually conceived as a solution to the vagrancy and other illicit activities carried on around the Channel.**

We, the Baristo Neighborhood Organization, contend that the enclosed Channel, which effectively closes a large portion of the Park on three sides, is the underlying problem at Baristo Park. It is detrimental to the Park in numerous ways:

- It makes the small Park even smaller.

- It provides spaces in which someone contemplating illicit activity can hide.
- It prevents pedestrians from walking from one end of the Park to the other.
- The fencing conjures up the image of a prison.
- The claustrophobic feeling discourages Park use. It feels unsafe.

How do we solve this without impacting the Channel's function? The City's Parks & Recreation Master Plan calls for connecting or "bridging" the two sides of the Channel. But there is more to consider, and by using the research and techniques associated with **Crime Prevention Through Environmental Design** (CPTED), we can better understand exactly what should be done. Recent significant enhancements to flood channels throughout the County (CV Link, Perris Valley Trail) support this point.

Opening the Baristo Channel, and transforming it into a visual and functional asset, will naturally encourage Park use. This in turn discourages illicit activity.

2.2.2 Why is this important to the city and to the Baristo neighborhood?

Residents, families, and children deserve a safe and usable space for recreational activities, picnics, and community gatherings. Equally important is the Park's overall attractiveness as well as unrestricted access to and from its west and south sides.

Our Neighbors reside in 21 residential developments, 7 of which are apartment complexes. Many restaurants, shops, and hotels, including the Arenas District, are close to the Park.

The City itself has targeted the **Baristo Neighborhood for the majority of its new affordable and workforce housing developments** to meet its State mandated responsibilities. Baristo is ideal for this development due to its infrastructure and proximity to downtown jobs. Yet this bisected, challenged Park is Baristo's only greenspace.

2.2.3 Park-Related Principles of (CPTED)³

What is CPTED? CPTED is an acronym for CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN⁴. Around the world, CPTED principles are used in the design and improvements of parks. An article in the National Recreation and Park Association's magazine details the issues. [Using Design to Reduce Crime | Feature | Parks and Recreation Magazine | NRPA](#). Baristo Park "fails" several core CPTED principles, mostly because of the Baristo Channel:

Natural Surveillance—This refers to designing areas where park users and their activities can be regularly observed. Law enforcement and other users can easily have eyes on the park space. This helps deter criminal activity.

Natural Surveillance in Baristo Park. The double-layer of fencing surrounding the channel diminishes the Park's natural surveillance. The area inside the channel fencing is a great place to hide. The chain link fencing, as evidenced by numerous breaks, is easy to breach.

³ CPTED is pronounced SEP-TED

⁴ For additional information see: [The International CPTED Association \(ICA\) - Primer in CPTED - What is CPTED?](#)

Natural Access Control—Controlling access to a site by clearly defining park entranceways and exits. Signage, monument signs, pathways with lighting are methods that can help create a natural flow. Celebrating a park entry(s) with an arch marks it as a primary means of ingress and egress. It feels safe. Parks must **be** safe, but also, parks must **FEEL SAFE**.

Natural Access Control in Baristo Park. The Park is basically walled or fenced in on three of its four sides, with two sides enclosed because of the Channel. It is a giant entrapment area! There is no Park entry. The address of the Park, its natural entry, is 296 S. Calle Encilia, the corner of Encilia and Saturnino. There is no Park access point within 500 feet of this address, unless one considers the “dirt entry” down a bit on Encilia, where someone has removed the gate. At the El Segundo end there is a concrete marker that says “Baristo Park”, mostly hidden by its landscaping, and unconnected to any pathways.



The Park's Main Area, Surrounded by Fencing, is an Entrapment Area

Image—A park that is attractive and maintained adds to the feeling that it's safe, that people care, that the city cares. A park that is not maintained may be perceived as unsafe.

Baristo Park Image. The perennially broken fence, coupled with the look of the channel, reminds one of a prison. The Channel often contains debris. Some of the debris, such as mattresses and trash cans, is clearly dumped there. Normal park features remain unrepaired or have not been updated for years. The Channel didn't directly cause features to break, but such failures occur when features are abused, often in the course of conducting illicit activities.

Movement Predictors—Walkways, paths and trails can be significant deterrents to crime, or they can place pedestrians at risk. Examples of positive Movement Predictors include well-lit pathways, effective wayfinding, good site lines to the paths, and ample options for access or egress. Movement Predictors without these features might allow a pedestrian to be entrapped, or allow potential criminals places to hide.

Baristo Park Movement Predictors. Baristo Park does not have a single walkway from one end to the other. This is because of the current Channel configuration, which does not allow for access at its westernmost end, except when citizens remove the gate. Where there is no pathway, there is no lighting.

Cohesion—Bringing neighbors together in ways that enhance their relationships and in so doing, enhance the neighborhood, is a core element of cohesion. This might include neighborhood activities, special events, celebrations, even competitions, or just simple gatherings. It might include forming a Neighborhood Watch program, or perhaps a softball team.

Cohesion in the Baristo Neighborhood. The Baristo Neighborhood consists of 21 separate residential developments. There are no homes outside of the 21 developments. A safe park with open and usable spaces, and access on all sides, can help us bring neighbors together.

Over the years, some improvements have been made. Recent improvements include new shade structures and some landscaping. But crime and vagrancy remain, while park use remains low. **One item remains unchanged throughout: the Baristo Channel.** The Parks & Recreation Current Master Plan, nearly ten years old, acknowledges that the Channel is the real problem for Baristo Park:

“The small park is made even smaller by the concrete-lined canal that bisects it...The park is accessed primarily from the east end, making it feel somewhat claustrophobic to enter. Bridging the canal to connect the two parts of this park would improve its connection to the neighborhood west of it and to downtown. It is possible that opening the park for better access as described above would lower the vandalism and other undesired activities by encouraging more through-traffic and use of the park, resulting in more “eyes on the park”.

2.2.4 The solution: open up the channel, create an open park

Open up the Channel!

- Add foot bridges to connect both sides of the Park.
- Replace the damaged and ugly cyclone fencing with decorative fencing where fencing is necessary.
- Transform the Channel’s maintenance-service paths into open pedestrian paths.
- Create a welcoming main entrance.

An open park with park users and pedestrians is unattractive to criminals and vagrants who prefer hidey-holes and privacy to conduct their “business”. Precedents for the above recommendations include the CV Link and the Perris Valley Trail. A nearby precedent for allowing the maintenance paths to double as pedestrian paths, exists just off S. Indian Canyon Drive, where pedestrian access to the Channel is unencumbered.

2.2.5 History of The Baristo Channel and Baristo Park

Source: Desert Sun Archives

Desert Sun Issue	Comments	Article Content
September 21, 1948	Headline	"Work on Baristo Flood Channel Starts This Fall."
December 31, 1948	Headline	"Flood Work Right of Way Is Approved"
July 28, 1976	It was always known that the Channel would be the park's dominant feature.	"the local citizens committee chose several other projects for implementation...and acquisition of land for a park in the Baristo Channel. "
October 13, 1978	Interview with nearby resident 3 years prior to opening the Park.	"Mrs. Allen [a neighbor] said the Palm Springs Police Department told her the lot has one of the highest vagrancy rates in the city because people can conceal themselves in the brush and under trees."
February 27, 1981	Park opening day: Desert Sun Headline.	"Former hideout becomes park".
February 27, 1981	Acknowledgement that the Park's purpose was to reduce crime at the Baristo Channel.	"What was once a hideout for transients and a debris-filled vacant lot has been put to use as the city's newest mini park ".
October 26, 2021	2007 - 2021	"Palm Springs Police Department officers have gone to Baristo Park 2,673 times since 2007 , according to Sgt. Mike Casavan."
October 26, 2021	Forty Years Later...	"The City of Palm Springs announced Tuesday it will temporarily close Baristo Park for several weeks in order to address public health and homeless issues and unsafe activities that have taken place."

SOURCE: 2022-2024, per City FOIA Request for crime data at Baristo and Ruth Hardy Parks	Most recent 2 years (after homeless services ceased on Encilia).	<p>Police responses to the Park and crimes in the Park decreased significantly due to improvements / repairs made in 2021 and relocating the homeless services facility. However, the crime rate in Baristo Park "per acre", compared to Ruth Hardy, is four times higher, eight times higher if we consider only Baristo Park's useable space. Why compare to Ruth Hardy? Ruth Hardy Park is wide open, easily accessed, pedestrian-friendly, full-featured and well-used.</p> <p>Baristo Park can be modified to have these same qualities and features. See Figure 2.2.5 for more detail.</p>
---	--	---

Crime Comparison Baristo Park vs. Ruth Hardy Park		
Last 24 Months Sept. 2022 - Aug. 2024		
	Baristo Park	Ruth Hardy Park
Size (Acres)	2	22
Report Beginning Date	9/1/2022	9/1/2022
Report Ending Date	8/31/2024	8/31/2024
Number of Weeks in Report	104	104
Reports Run Date	9/4/2024	9/4/2024
PSPD Calls to Park Address	70	715
PSPD Calls per Week	0.7	6.9
PSPD Calls per Acre	35.0	32.5
CRIMES Committed	8.0	24.0
Crimes per Week	0.08	0.23
Crimes per Acre	4	1
NOTE: the Calls and Crimes per Acre at Baristo Park DOUBLE if one considers only its useable single acre. PSPD 70 calls per acre, 8 crimes per acre.		
PARK DIFFERENCES		
Park is OPEN	No	Yes
Park has facilities to promote USAGE	No (basketball court only)	Yes (restrooms, tennis courts, pickleball courts, grandstands, citywide events, parking, wellness park, etc.)
Park has a lot of USAGE	No	Yes
Park is bisected by fences / channel	Yes	No
Park is fenced in on 3 sides	Yes	No

Figure 2.2.5 This compares Ruth Hardy's 22 acres to Baristo Park's "official" 2 acres, but Baristo Park has only one usable acre.

2.3 The Baristo Channel and Park Usability

2.3.1 Baristo Park's Usability is ONE-HALF of its 2-Acre Published Size

The Baristo Channel consumes nearly one-third of Baristo Park's two acres. As detailed in the graphic below, figure 2.3.1, the Channel is approximately 547 feet in length, and 51 feet in width. This is nearly two-thirds of one acre, or one-third of the Park's published two-acre size.⁵

⁵ Throughout this Application, pictures of Baristo Park, unless otherwise indicated, are taken from the most current Google Earth depiction. Our own estimate, based on construction status of the nearby DRIFT Hotel, is 2022.

The main problem with the Park is the Baristo Channel

BARISTO CHANNEL CONSUMES ONE-THIRD OF BARISTO PARK'S TWO ACRES

CHANNEL WIDTH CALCULATION

25 feet, width of concrete portion of Channel (per Sotelo)
12 feet, width of each side of Channel (Maintenance Path)
12 feet, width of each side of Channel (Maintenance Path)
2 feet, unusable
51 Total width of channel

CHANNEL LENGTH

547 feet, length of channel per Google Maps



CHANNEL SQUARE FOOTAGE CALCULATION

51 feet, width of Channel
547 feet, length of Channel
27,897 square feet, total Channel surface
43,560 square feet in 1 acre
2 acres, total size of Baristo Park
64.0% Channel square footage is equal to 64% of 1 acre
32.0% Channel consumes nearly ONE-THIRD of total Park space

Figure 2.3.1

Figure 2.3.1-A below details the estimated square footage of the Park's bisected corner. This section is not useable for an event or gathering of any kind, as it is totally unconnected to the main body of the Park. When one approaches the Park from South Calle Encilia (this is the Park's "official" street address), one must walk about 500 feet to actually enter the Park.

The bisected section accounts for one-sixth of one acre. See Figure 2.3.1-A below.

BARISTO CHANNEL CONSUMES ONE-THIRD OF BARISTO PARK'S TWO ACRES

BISECTED TRIANGLE CALCULATION

280 Triangle, Side 1

260 Triangle, Side 2

127 Triangle, Side 3

667 Total of three sides of Bisected Triangle



BISECTED SQUARE FOOTAGE CALCULATION

280 Triangle, Side 1

260 Triangle, Side 2

127 Triangle, Side 3

16,456 Square feet of Triangle

43,560 square feet in 1 acre

2 acres, total size of Baristo Park

37.8% Bisected Triangle square footage is equal to 37.8% of 1 acre

18.9% Bisected Triangle consumes nearly ONE-SIXTH of total Park space

Figure 2.3.1-A

Taken together, without the ability to use the one-third of the Park space due to the Channel, and another one-sixth of the Park space due to the bifurcation of the Park, the effective size of the Park is only one-half of its published two-acre size: $\frac{1}{3} (\frac{2}{6}) + \frac{1}{6} = \frac{3}{6} = \frac{1}{2}$.

Actually, the usable space is even less, as the northwest corner of the Park is nothing more than an abundance of loose dirt.

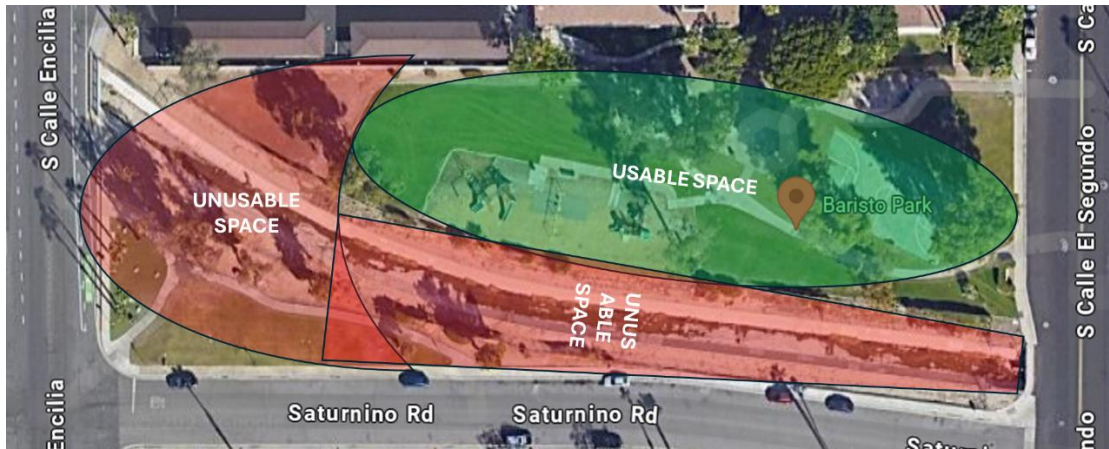


Figure 2.3.1-B



Figure 2.3.1-C The “Loose Dirt” Section

3 Community Outreach

Shortly after learning about a potential new community-initiated Measure J funding via a ONE-PS meeting, the board began to discuss possible Neighborhood projects, but soon leaned strongly toward improving the Park. We had discussed the Park’s channel on many occasions over the prior year and a half, but we realized that it would be expensive and complicated. Now, with Measure J, there was an opportunity.

3.1 Research, Planning and Announcement

3.1.1 Research

Our research included:

- Board member “surveys” of the Park, occasional informal board meetups at the Park
- Review of the Parks & Recreation Master Plan (2014)
- Attending 2024 Parks & Recreation Master Plan development meetings
- Review of the Section 14 Specific Plan
- Review of Desert Sun articles going back to 1948
- LOTS of website searching via Google, focused on flood channels that were transformed into pedestrian walkways
- Parks & Recreation Commission presentations and videos
- FOIA requests for police and fire department responses to Baristo Park, and to Ruth Hardy Park – we wanted to compare the enclosed and infrequently used Baristo Park with the wide-open and oft-used Ruth Hardy Park
- Other documents we have requested and received include:
 - Riverside County sample encroachment permit
 - Riverside County sample letter of understanding with Perris
 - Riverside County Flood Control As-Built Plans for the Baristo Channel

In-person outreach turned out to be a critical part of research. We “cold called” a Riverside County Flood Control Commission member. At the time, we were simply trying to confirm that the Baristo Channel was indeed controlled by Riverside County. The Commission member was very helpful, and very supportive of our intentions to open the Channel, and especially liked the idea of adding murals to a portion of the Channel. They also liked the idea of transforming the Channel into a functional and attractive asset for the City.

That call led to a connection with Andrew Leung, PE, Project Planning Section | Engineering Project Manager, Riverside County Flood Control And Water Conservation District. Mr. Leung arranged to two Flood Control engineers to meet with us at Baristo Park. Two days later! It turned out that the engineers would be in Palm Springs to evaluate Encroachment Permit compliance for the CV Link area beginning at Vista Chino.

Meeting the engineers at the Park turned into a serious educational opportunity for us. In short, we were schooled on what was possible and what was not possible, regarding the Channel and the County.

Four of our five board members accompanied the engineers on June 11 taking notes, as we began to understand that this would indeed be a complex and challenging project. But the engineers were positive, and they encouraged us. They explained how similar objectives were achieved at much larger venues, including the Perris Valley Trail and the aforementioned CV Link.

3.1.2 Planning

Board members had several discussions regarding how to go about presenting such a complex and potentially expensive plan to the Measure J. Commission. We knew that our own estimates of cost would not be taken seriously.

We eventually developed the RFP-Proposal process as a solution. We expound on this process in Section 4.

3.1.3 Announcement

The Board formally introduced the Park Project to the Neighborhood at its Zoom meeting on June 8. Meeting attendees were supportive. And of course the meeting content was documented in our meeting minutes as well as our meeting video, both posted on our website.

3.2 Outreach to the Community's Infrastructure

3.2.1 Parks & Recreation Commission

We were unable to secure a spot on the Commission's **June 24** agenda, so we opted to use the Public Comments section and explain our case for three minutes. Prior to this, with the helpful assistance of Rylee Bates, we developed and provided a cover letter with handouts a few days prior to the presentation date.

On **September 12** two board members had a very productive and helpful 45-minute phone conversation with the Department's Acting Director, Lauri Aylaian. This call permitted us to explain our Project, and it set up the requirements to participate in the meeting on the 23rd.

On **September 23** we were given 5 minutes to again state our case to the Commission. We had submitted handouts a week in advance along with an unfinished version of the Measure J Application as requested. The Commission evaluated all seven of the presentations given on the 23rd, and the Baristo Park Improvements Project was found to rank (tied for) #2, and to therefore receive an endorsement for Measure J funding.

3.2.2 Public Arts Commission

On August 8 we presented to the Public Arts Commission. As we were listed on the agenda, we were able to ask and answer questions, a most helpful process. The Commission was very supportive of our Project, as art is key to a revived Baristo Park.

In fact, they were so supportive that they asked us to appoint a liaison from the Neighborhood to work with the Commission on Baristo Park artwork. It so happens that one of our board members has extensive experience as an art curator, and was therefore appointed. Public Arts Commission Chair Gary Armstrong attended our September 21 board meeting, and informed us that Baristo Park had been selected to receive a sculpture as part of the Commission's ARTSCAPE IN THE PARKS program!

3.2.3 Parks Task Force

Mr. Armstrong invited two of the board members to join the upcoming Parks Task Force on September 25. We prepared a few handouts for the presentation. Our esteemed audience included Mayor Bernstein, Councilmember Holstege, Assistant City Manager Gallavan, ONE-PS Chair Chris Ruetz, J.R. Roberts, Naomi Soto, Gary Armstrong, and others. The attendees were positively enthusiastic about the Baristo Park Improvements Project.

3.2.4 Councilmember and Mayor Pro Tem Ron deHarte

On September 26 Baristo NOrg Board Chair Barker had a one-on-one meeting with Councilmember and Mayor Pro Tem deHarte, who is very supportive of the Project, and was especially enthusiastic about our outreach efforts.

3.2.5 City Treasurer Kris Mooney

On September 4 two board members had a conference call with City Treasurer Mooney. We were concerned about our “three phase” approach to the Project, as well as about a cost that we knew would exceed the Commission’s state limit. Mr. Mooney encouraged us to move forward with our plan.

3.3 Outreach to the Neighborhood

Part of our plan was to run a membership “campaign” for support during the final week prior to the submission of the Application. We kicked this off at our September 21 Board Meetings, and then followed up with several group emails. To that end we developed a digital petition, in English and in Spanish, to allow Members to express support.

We created a flyer in English and Spanish, with QR Codes linking to the digital petition. The digital petitions were also shown as new tabs on our website, baristops.com.

Our current resident Membership email database lists 83 valid residential email addresses.

- We had 37 “YES” answers to: “I Support the Application for Measure J Funds to Improve Baristo Park”
- We had ZERO “NO” answers
- We had at least one response from 7 of the 14 Condominium developments
- We had responses and comments from 6 of the 7 Apartment developments
- Two business owners within the Neighborhood were among the respondents

3.3.1 RESIDENT COMMENTS VIA DIGITAL PETITION

Comments on the Survey were optional. Here are all of them:

- *Baristo Park has improved tremendously in the past two years or so, and I strongly support even more improvements to make the park a great place for everyone to enjoy. My home has a view of the park and, when the weather is cooler and my windows are open, I can hear activities at the park. It's much nicer now and we can continue to make it even better.*
- *Needs improvement asap*
- *Requesting a nice area for us residents and for our pets. Encourage exercise and healthy life style.*
- *Can't wait to hear more - we are so excited about this initiative!*
- *Hope this goes gets approved.*
- *My dog and I love this park.*

- *Please upgrade park! We desperately need it!*
- *So excited*
- *Sooo excited!*
- *one hundred support Measure J*
- *This area needs to continue to be improved and become a safe family area instead of a wasteland for the homeless. [Business Owner]*
- *I love the idea of a splash pad for my son. It would be nice to have a small, fenced area for dogs also.*
- *Looking forward to a safe refreshed park*
- *There's a unique opportunity to create a message that sets us apart from other cities. An opportunity to show that the city values quality of life and the importance of environment and restate the importance of place. We must continue to take pride and take the lead in this world class city. [Business Owner]*

3.3.2 Canvassing the Apartments

Per Section 2.1.1., our Neighborhood is likely to have more new affordable housing added than any other neighborhood in the City:

The City's plan for housing, the Housing Element, projects that most of the City's affordable / workforce housing in the next 8 years will be developed within Baristo.

The City's affordable housing plan for the next several years has "cleared" 17 potential locations for new affordable housing. TEN OF THESE ARE WITHIN THE BARISTO NEIGHBORHOOD, AND ARE WITHIN WALKING DISTANCE OF THE PARK!

Board members canvassed all seven of the apartment developments in the Baristo Neighborhood. We spoke with managers at each one. Six of the seven were very supportive. The one that couldn't comment stated that they would have to check with their corporate offices before supporting any initiatives, although they did agree to post our flyer with the QR codes. However, that particular development is the furthest of all from the Park; the other six are

3.3.2.1 *Pacific Palms*

Pacific Palms is directly south of the Park, residents cross Saturnino to access it. The manager stated that "all of the improvements are good for our residents."

3.3.2.2 *Rancheria Del Sol*

Former Manager: "I don't think our residents go there because it's scary and seems unsafe."

New manager: "Consider including some playground equipment that works for people with impaired sensory motor skills. She recommends a swing set with one swing adapted for children in wheelchairs." There were 4 office employees when we visited, and all seemed excited about this and would share with the residents."

3.3.2.3 *La Ventana*

La Ventana is across the street from the Park. At La Ventana we interviewed the Maintenance Engineer, as their Community Engineer was out of the office. The Engineer, also a resident of La Ventana, use the Park with his young son who enjoys the playground. He was excited to hear of the Park's potential renovation, and commented in his petition that "I love the idea of a splash pad for my son. It would be nice to have a small, fenced area for dogs also". After we left, he debriefed the manager who also signed the digital petition and commented: "Hope this goes gets approved."

3.3.2.4 *Latitude 33*

The new manager at Latitude 33 stated that "The Team at Latitude 33 is excited to hear about the Park, we feel it will be a great improvement for the neighborhood and for the residents and neighbors."

3.3.2.5 *San Jacinto Racquet Club*

Manager "I'm an exercise guy. When I've taken my son there I'd like a small track to run on, or some other exercise or wellness equipment." He was excited about all of this and said he would post the flyer in the community laundry room.

3.3.2.6 *The Gallery*

The manager stated that she had "to check with the corporate offices." But then after talking to her and the assistant we believe they will give feedback, and they also promised to post the sign by the community mail or laundry.

3.3.2.7 *The Modern Cactus*

Regional Manager for multiple apartments, including The Modern Cactus. (Disclosure: she is also a NOrg board member.) "Aesthetically this park needs a lot of work - It's view is off putting and feels very dangerous at times. There are also safety concerns and fencing that need attention. As a resort and vacation destination - especially given this is in a neighborhood in/near downtown, Palm Springs should make all proposed improvements so the community can enjoy this outdoor area."

3.3.3 Random Interviews at the Park

Lunchtime, Park interview. Two thirty-ish male residents from **Pacific Palms** were sitting in the park and talking around lunchtime. I approached them and they were interested in what was being done with the park although they hadn't heard about the Project. They were concerned that the Park felt unsafe, and they were most concerned about people using the grills in the park for illicit purposes such as drug use. They were delighted to learn that we have asked as part of our Project to have the grills removed. This was lunchtime in the park.

Park Interview, early afternoon. A young mother and her 3-year-old daughter visit the Park often as her daughter loves the playground. They live at **Pacific Palms**. Unfortunately her favorite part of the playground, the slide, was too dirty to use on this day. She loves the park improvements, especially the idea of a splash pad. She fears the homeless, has discovered human feces and needles in the park on some previous visits. She brought up homeless "cooking" drugs on grills, while we stood there and watch a homeless person cooking "something" on one of the grills. The mother recalled an experience in the Park when she heard a small explosion while someone was cooking something,

perhaps meth? She was relieved to hear that the renovation recommendations propose to eliminate all grills for exactly this reason.

An early evening event hosted by (and at) **Latitude 33**. A mother with young children. She is afraid to go into park, but would love a splash pad and would love having Park improvements made.

An early morning interview on an August weekday. **Basketball Court**. A 50-ish man was using the basketball court. He stated that he's used the Park for basketball for 20 years. He did not offer information regarding his residence. He did say that he lives in the area. He cautioned that we should be sure to use rubberized coating on the basketball court surface when we repair and refinish it. He called attention to his biggest concern, that the sprinklers water the court thus making sections of it unusable.

Unsolicited email, **Village Racquet Club**:

Hi Ned, I walk past Baristo Park at least once a week but haven't paid much attention to it since it was leaned up.

Today I actually walked through it. My sense is that very little of the park is on the south side of the fences. There are bubblers in the ground over there adjacent to the sidewalk which probably will feed new desert plants. I didn't see any evidence of sprinklers that would suggest the planting of new grass.

The fences are incredibly unattractive so replacing them with attractive barriers would definitely help. At least one bridge (e.g. in the halfway point between east and west ends of the area) would make the park more accessible to people parking their cars on Saturnino.

Baristo Park continues to be, in my opinion, rather creepy.

Thanks to you and the board members for all the great accomplishments.

4 Fixing the Channel and Park Usability: PROCESS

4.1 Our Process

The process for fixing the Channel and optimizing the Park's usability is complex. We are not qualified to design a solution to the Park. Nor are we sufficiently expert to prove that the project is feasible⁶. Let alone how much it would cost. Our Board members have varied skills, with backgrounds in business, government, education and the arts. Some of us have experience preparing RFP's. Creating an RFP helped address the complexity of the Project. Next we divided the Project itself into three phases.

⁶ However, one of our earliest actions was to invite RivCo Flood Control Engineers to walk Baristo Channel with us. They did. Four of us, Board members, left the meeting believing that the project was indeed feasible.

4.1.1 Three Phases

The first phase is a consulting contract whereby we require a feasibility study. We knew that the Commission could, and likely would, require us to demonstrate feasibility, since the precedents for this type of project are different (mostly much larger than) the Baristo Channel.

We also realize that it would be inappropriate to ask for design and construction funding without being able to demonstrate feasibility.

Phase I is essentially a **consulting contract**, developed to include feasibility for the Project as well as a conceptual design which will show what the outcome of these changes might look like.

We also required an estimated cost for **Phase II (design)** and **Phase III (construction)**.

4.2 The Request for Proposal

Upon advice of the RivCo Flood Control engineers, we looked for companies that met three criteria for this Project:

1. Landscape architect capabilities
2. Experience working with RivCo Flood Control, or a business relationship with a firm that meets this requirement
3. Experience with parks

The RFP follows. It was sent to five companies. Four of them responded with Letters of Intent to submit a proposal. However, two companies actual provided a Proposal: **Alta Planning + Design** (office in San Diego) and **Sotelo Landscape Architects** (based in San Diego).

Please note that we have opted to highlight the RFP for reading clarity by providing a light peach background for the document, as it is embedded within the Application. We thought that the RFP should be embedded within the Application, as the selected Proposal is also be embedded within the Application.

Proposals were due by September 23, 2024, and both companies met this deadline.

If desired, select this link to [SKIP RFP AND GO TO NEXT SECTION](#).

REQUEST FOR PROPOSAL BARISTO PARK IMPROVEMENTS PALM SPRINGS CA



BARISTO NEIGHBORHOOD
ORGANIZATION

Contents

Our RFP Process	29
Article I. Introduction	30
Section 1.01 Location and Sponsor	30
Section 1.02 Management	30
Section 1.03 Contact Information.....	30
Section 1.04 Background: the Baristo Community.....	31
PARK USAGE	32
SAFETY	32
PARK SERVICES	33
RECREATION	33
BEAUTIFICATION	33
Article II. The Project	33
Section 2.01 Mission	33
Section 2.02 Project Specifications: the Improvements	33
IMPROVEMENTS RELATED TO BARISTO FLOOD CONTROL CHANNEL	33
Additional Park Improvements	34
ESSENTIAL PARK FEATURES	34
LANDSCAPING	35
LIGHTING	35
CROSSWALKS	35
ART.....	35
Section 2.03 Contractor Requirements / Project Deliverables	36
PROJECT DELIVERABLES.....	36
Section 2.04 Timeline	37
Article III. The Proposal.....	38
Section 3.01 Summary of Proposal	38
(a) Expectations	38
(b) Response Deadline	38
(c) Proposal Deadline	38
(d) Selection Criteria.....	38

Proposal Format	38
Section 3.02 Proposal Details	Error! Bookmark not defined.
(a) Contractor Summary	39
(b) Capabilities and Methodology	39
IMAGES	41
Inspirational Examples	41
Baristo Park.....	42
Additional Images.....	43

Our RFP Process

This RFP is submitted by a Palm Springs neighborhood organization, the Baristo Neighborhood Organization. We are incorporated as a 501(C)(4), and are certified by the City of Palm Springs Office of Neighborhoods.

We intend to fund the Project through the City of Palm Springs via its Measure J Community Initiated Projects grant program. This program allows for individual projects of up to \$500,000 (exceptions may be made by the City Council), and the recently announced total planned allocation is \$6+ Million.

The Community Initiated funding was announced in June, and our Application is due September 30, 2024. The selected Proposal in response to this RFP will be submitted as part of our application. Decisions will be announced by the Measure J Commission on or before January 31, 2025.

More information is available at the City's Measure J website. [Measure J Community Initiated Projects | City of Palm Springs \(palmspringsca.gov\)](https://www.palmspringsca.gov/measure-j-community-initiated-projects).

Due to the complexity of this Project, we wish to divide it into three Phases. The first phase calls for a feasibility study and estimated cost ranges with sketches of the proposed completed Project. The second and third phases relate to Design and Construction, respectively. We are requesting an exact cost for Phase I, but only an estimated cost range for Phases II and III, as it would not be possible to cost out Phase III prior to Phase II completed and fully approved. And Phase II should not move forward until there is some assurance that the Project is feasible. Fortunately there are precedents for similar projects within Riverside County, which leads us to be optimistic.

Article I. Introduction

Baristo Neighborhood Organization requests that your company make a proposal for your services on Baristo Park. The following proposal request will outline the project goals and detail the format and process for submitting your proposal. Please read the timeline carefully. In order for your proposal to be considered, your proposal must meet our deadlines included in the timeline under **Section 2.02**.

Section 1.01 Location and Sponsor

Your bid is for improvements at a Palm Springs CA public park located at **320 S. Calle Encilia, Palm Springs CA 92262**.

The Sponsor of this project is the **Baristo Neighborhood Organization**, incorporated as a 501(C)(4) organization and duly certified by the **Palm Springs Office of Neighborhoods**, established by City Ordinance in April 2005.

The owner of the Park is the **City of Palm Springs, California**.

Section 1.02 Management

As the Sponsor of this Project, the Baristo Neighborhood Organization has conceived the Project, based upon extensive research, and will complete the process for funding the project by the City of Palm Springs via its Measure J Community Initiated Grants Program.

The Neighborhood Organization will also serve as a liaison to the City of Palm Springs and to the Riverside County Department of Flood Control as needed.

While Palm Springs is the owner of Baristo Park, Riverside County controls the Baristo Flood Channel, a portion of which runs through the Park, and is the focal point of several Improvements.

Design and construction will be subject to the regulations of and approval by Palm Springs and Riverside County (Flood Control).

We have asked the Public Arts Commission to assist with the design and placement of a small monument which explains the origin of the Park's name. This work will be done by others, although the placement decision should be made during the design phase.

Section 1.03 Contact Information

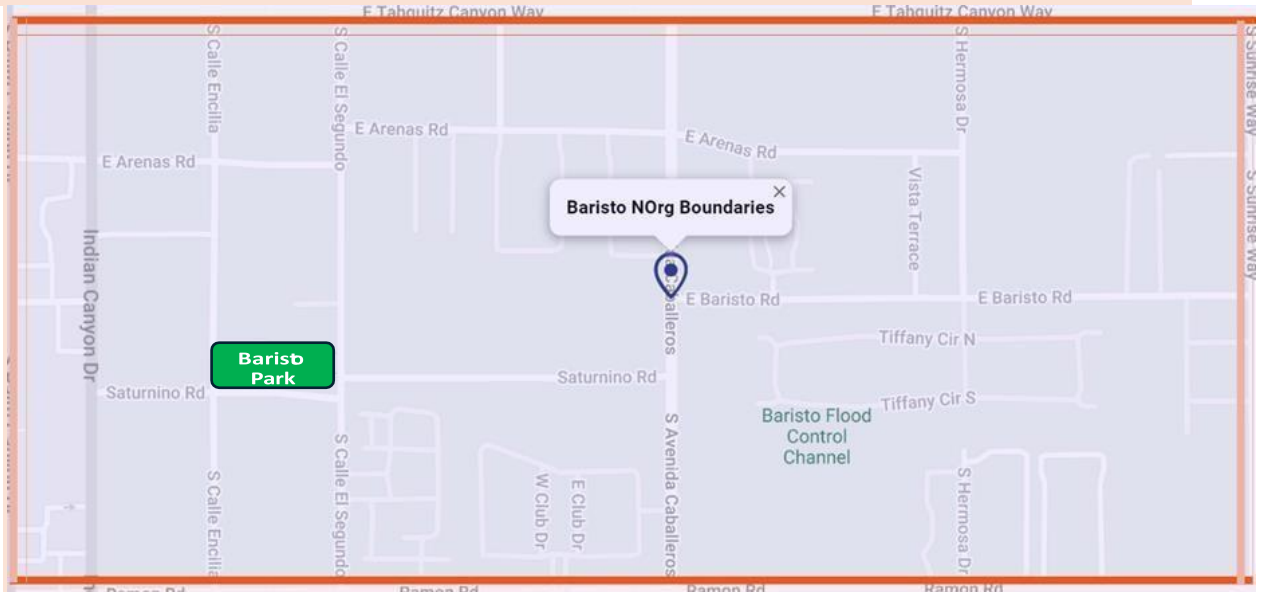
The Board Chair of the Baristo Neighborhood Organization, Ned Barker, will be the contact for this RFP. Additional neighborhood and board information is available via the Organization's website, <https://baristops.com>.

Please contact Board Chair Ned Barker for questions about the proposal submission details:

Ned Barker, Board Chair
Baristo Neighborhood Organization
436 Tan Oak Drive

Palm Springs, California 92262
PH: (760) 898-9192
admin@baristops.com

Section 1.04 Background: the Baristo Community



Baristo Neighborhood is one of the most dense and diverse Neighborhoods in the City of Palm Springs. Baristo is considered gateway to downtown Palm Springs. It contains a mix of apartments, condominiums, and detached family residences. The city has also slated several vacant lots as prime areas for the development of mid- or low-income residences. The proximity to downtown and the number of service industry jobs makes the neighborhood attractive to residents. The current and future density of the Neighborhood leads toward the need for additional greenspace for families.

Pursuant to NeighborhoodScout's website, the residents in the Baristo neighborhood have lower-middle income, making it a below average income neighborhood. The neighborhood has an income lower than 68.2% of U.S. neighborhoods. With 62.2% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 97.3% of U.S. neighborhoods.

In the Baristo neighborhood, 39.2% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 36.1% of the residents employed. Other residents here are employed in clerical, assistant, and tech support occupations (12.8%), and 11.8% in manufacturing and laborer occupations.

Baristo is also known as a hub for LGBTQ+ businesses and events in Palm Springs, with events like Pride, Halloween, the White Party Weekend and the Dinah Shore Weekend attracting tens of thousands of people annually.

PARK USAGE

The park currently has limited usage in its current condition with amenities. The city has made improvements such as shade structures and some revamped landscaping. However, the park lacks an overall welcoming appearance and there are no public restroom facilities, water access, or electricity.

The community needs a usable space for pet walking, a safe pathway for neighbors to walk to the Palm Springs downtown corridor, an area for community gathering or city events, adequate seating, cooling area/splash pad for the summer heat.

SAFETY

A major challenge to safety at Baristo Park is its flood or storm channel (wash) running through it. This is unique, no other Palm Springs park has this. The channel slices the Park in half, which makes it smaller, confining, and dangerous. All of these issues are called out in the Palm Springs Parks C Recreation Master Plan written in 2014 (yet still our current Parks Master Plan), but have never been addressed.

The wash was built in 1948. The Park opened in 1981, and The Desert Sun headline read: "**Former hideout becomes park.**" A truly safe park must be "open", but with the wash, this is complicated and expensive, requiring City funding through its Measure J. Community Grants Program.

Our "model" or inspiration for dealing with a flood channel running through a neighborhood can be found just 100 miles from Baristo Park. Our inspiration is in Los Angeles, where the **Great Wall of Los Angeles** built foot bridges over a portion of a large flood channel, with walkways on each side and murals along the channel.

We've already met with and walked the wash with Riverside County Flood Control engineers. We believe it's feasible and we learned from the engineers that, on a larger scale, similar work has been accomplished with CV Link and the Perris Valley Trail, both of which border flood channels.

Back to "Safety", Baristo Park has had crime-related issues since its inception. In fact crime was an issue with this plot of land when it was just that – a plot of land with a fenced in wash running through it.

Criminal activity has followed the wash-divided land because the wash provides hiding places and entrapment areas for illicit activities.

More recently, the Park has had a history of being an area for unhoused residents that have deterred the use of the park by the public. This occupancy brought along drug use and paraphernalia refuse including needles, plus indecent exposure with public defecation. The park became so overrun, the community complained to the City and the park was completely fenced and closed. The city cleaned the refuse, added new lighting and cameras, then reopened the park. Safety has improved since that time, but the community has not embraced the park, as it is still enclosed on three of its four sides and therefore, has severely limited emergency egress as well as limited usage. Research indicates that increased usage levels will improve safety concerns.

Residents need to feel safe. If they don't have anywhere to go without feeling in danger, they will remain in their homes. In communities where no one leaves their homes, residents do not get the benefits of outdoor activity or engaging with each other. Parks can help solve this problem by providing residents and their kids with a safe place to go.

Studies with different groups and communities in New York City show that parents feel safe at parks with their kids when amenities are available. Parks with open spaces, regular upkeep, maintenance and services can help create safe gathering spaces for all ages.

Parks give community members a safe location to gather and play. By having a safe place for their kids, parents may be more likely to let their children outside. As already noted, when kids engage in physical activity outside, they enjoy more significant benefits.

PARK SERVICES

The Project should increase Park services so as to increase usage. Some services may include water fountains, restrooms, bike racks, electricity available for community/city events.

RECREATION

The park currently has a basketball court and playground equipment. The city has approved new playground equipment for the 2025 calendar year. Current recreation facilities would remain, and this project should incorporate the existing recreation facilities.

BEAUTIFICATION

The overall appearance of the park should be improved. The Baristo name holds historical significance for the Agua Caliente Band of Cahuilla Indians and the City of Palm Springs. Historical marker/monuments would be desired at the park's main entrance on S Calle Encilia at E Saturnino. Further park signage, water features, landscaping, upgraded walking paths, event pads, and art would assist in the beautification and usage of the park.

Article II. The Project

Section 2.01 Mission

By the end of this Project we expect to achieve the following:

Residents are able to safely use the full space of the park with expanded ingress and egress, improved beautification, increased seating, cooling water features, drinking water, and available electricity for local and city events. The bifurcation of the Park is eliminated to the fullest extent possible within Riverside County Flood Control regulations.

Section 2.02 Project Specifications: the Improvements

IMPROVEMENTS RELATED TO BARISTO FLOOD CONTROL CHANNEL

1. Fulfill the intent of the Parks and Recreation Department Master Plan (2014), to connect both sides of the Park by foot bridges that span the channel beginning at the surface concrete on one side, and ending at the same point on the opposite side.
2. A minimum of two bridges connecting the two sides of the Park is required. One should be accessible via the southwest corner of S. Calle El Encilia and Saturnino, the second

approximately midway between S. Calle El Segundo and S. Calle El Encilia, on the Saturnino side, with the bridge terminating at the playground.

- a. Foot bridges, as with other changes / additions to the channel, must be attractive, but must also be designed (or procured) **to minimize ongoing maintenance**.
 - b. The foot bridges must have one or more **removable** bollards on each side, so as to ensure that a motorized vehicle cannot drive across the bridge. The bollards must be removeable so as to allow for County maintenance equipment to access the path.
 - c. The middle point of the foot bridges may be raised slightly, as per RCFC (Riverside County Flood Control) regulations, for decorative purposes. However, ADA regulations must also be followed.
 - d. The foot bridges may be level with or raised above the maintenance service area. However, they may not encroach upon the maintenance service paths of the channel.
3. The existing (broken) cyclone fence border runs approximately 300 feet on each side of the channel, 600 feet total. This is the Park's chief eyesore, and its chief danger. It should be removed and discarded.
4. New decorative fencing is to be purchased and installed as needed in areas outside of the RCFC area of control. By "as needed" we mean:
 - a. The fencing must meet RCFC requirements that anticipate a pending flood emergency.
 - b. The fencing must meet all additional requirements of RCFC.
 - c. The fencing solution detailed in the Proposal **must address the lack of open space** which is the hallmark of the current state of the Park.
 - d. The fencing must be decorative in nature, with its attractiveness supported by appropriate landscaping.
5. New fencing should not prohibit use of the maintenance service paths by pedestrians. See, for example, Tahquitz River, CV Link and Perris Valley Trail, all along RCFC channels. This will contribute significantly toward opening up the Park.

Additional Park Improvements

ESSENTIAL PARK FEATURES

- A. Replace the water fountain with a current model currently used by the City. Ensure dog water fountain is attached.
- B. Baristo Park monument sign near (new) Encilia entry (per City's address for the Park)
- C. Remove the cooking grills, they are mostly broken, and fires are an environmental and safety problem.
- D. Repair and update the water feature?
- E. Add benches throughout the Park, with at least three focused on the playground area. No bench should be placed in front of or close to a potential entrapment area.

- F. Purchase and install spectator benches along the west side of the basketball court. These should be the same type of benches adjacent to the tennis courts on Via Miraleste at Ruth Hardy Park. The benches must be shaded.

LANDSCAPING

- G. Improve / modernize the overall “look and feel”
- H. Replace the fading artificial turf running along Encilia with non-turf landscaping
- I. Replace the dirt at the current Encilia entry way with turf.
- J. Add attractive but low-maintenance landscaping along new fencing where appropriate
- K. Extend the two walkways of the park to their appropriate ending at the new entries to the Park.
- L. Trim or replace landscaping where bushes or trees create potential entrapment areas. Bushes that may allow hiding should be four feet or less, with an expectation that they will be continually trimmed to that height.
- M. Replace the landscaping around the monument sign (east side of Park), as the current bushes literally hide the sign. Use the same landscaping approach for the new Encilia entry monument sign.

LIGHTING

- N. Add lighting to cover the new extended walkways
- O. Resurface the basketball court to eliminate puddles and cracks and allow for murals and other markings appropriate to basketball
- P. Provide lighting where needed for all bench areas.

CROSSWALKS

- Q. Add new crosswalks with appropriate signage as needed – by others (the City)
 - a. East entrance, corner of Saturnino (the La Ventana corner where school children wait for their bus) and S. Calle El Segundo straight across to the Park
 - b. West entrance crossing Encilia from the corner (where the back end of the new Dunes hotel is) to the corner of Encilia and Saturnino. THIS SHOULD BE THE PARK’S MAIN ENTRY, as the City’s address for the Park is at this location.

ART

- R. Channel murals and / or additional artwork – by others
- S. Small monument to tribal members whose names are integral to the Baristo Neighborhood – by others

T. Add mural(s) to basketball court – by others

Section 2.03 Contractor Requirements / Project Deliverables

Should your proposal be accepted, we expect you to contribute the following to the Project:

Contractor shall design, build, and manage the project, coordinate with the Riverside Flood Control Authority and City of Palm Springs governmental entities, and provide periodic plan construction and completion report to the Baristo Neighborhood Organization.

PROJECT DELIVERABLES

The Project is divided into three phases.

PHASE I: Feasibility and Cost

The intent of Phase I is to produce a document and presentation (the Phase I Report) with sufficient information to allow stakeholders to decide if the Project can proceed to Phases II and III.

The Phase I Report will answer these questions, at minimum:

1. Is the Project feasible?

- a. Is it reasonably possible to “open” the Baristo Flood Channel in a way that allows for pedestrians to cross the channel from one side of the Park to the other, without diminishing the channel’s effectiveness regarding flood control?
- b. Is it reasonably possible to “open” the Baristo Flood Channel in a way that allows for pedestrians to walk alongside the channel pathways from its West end to its East end without diminishing the channel’s effectiveness regarding flood control?
- c. To what extent is it reasonably possible to “open” the Park by reducing the amount of fencing, or by relocating fencing, without diminishing the channel’s effectiveness regarding flood control?
- d. Are sufficient utilities available for the Improvements that require electricity and / or water?

2. How much will the Project cost?

- a. Provide an **estimated range** of costs for each of the primary Deliverables for Phase II i. Develop Plans ii. Submit Plans for Review
- b. Provide an **estimated range** of costs for each of the Deliverables for Phase III i. Construction ii. Purchasing iii. Project Management

3. What might the completed Project look like?

- a. Provide conceptual sketches of the Park overall and of the Channel specifically

PHASE II: Design

1. Develop Plans

- a. Develop Plans for IMPROVEMENTS RELATED TO BARISTO FLOOD CONTROL CHANNEL (Section 2.02 above, #1 through #5)
- b. Develop Plans for ADDITIONAL IMPROVEMENTS (Section 2.02 above, “A” through “P”)

2. Submit Plans for Approval

- a. Submit Encroachment Permit Applications to Riverside County as needed for changes related to the Baristo Flood Control Channel
- b. Submit plans as required to the City of Palm Springs

NOTE: Encroachment Permits will require License Agreements for maintenance of specific added items (e.g., foot bridges) between the City and the County.

PHASE III: Construction, Purchasing and Project Management

- 1. Construction
- 2. Purchasing
- 3. Project Management

Section 2.04 Timeline

In order to complete our mission, we have set the following timetable. This timetable is subject to change by the managers of this project.

Milestone:	Date:
Requests for Proposals Sent Out	August 19, 2024
Letter of Intent or No-Bid Letters Sent	August 26, 2024
Deadline for Proposals	September 23, 2024
Project Start Date	TBD
Measure J Funding Proposal	September 30, 2024
Measure J Funding Grant	December 30, 2024
Project Completion Date	TBD

Article III. The Proposal

Section 3.01 Summary of Proposal

(a) Expectations

Contracts will be awarded based on the information presented in the proposals received. We will award contracts based on the proposal expected to be the most beneficial to our project based on a variety of factors. Baristo Neighborhood Organization reserves the right to award more than one contract, accept the lowest price offer, award contracts before the proposal deadline listed in the timeline, award contracts before all proposals are received, and refuse any contract without obligation to Baristo Neighborhood Organization or to the company offering the proposal.

(b) Response Deadline

Please forward a letter of intent to the Baristo Board of Directors at Admin@baristops.com, by August 26, 2024, if you intend to submit a proposal. Likewise, if you do not intend to make a proposal, please forward a no-bid letter by the same date.

(c) Proposal Deadline

All proposals must be submitted to the Baristo Board of Directors at Admin@baristops.com by September 23, 2024 to be considered for their contribution to Baristo Park.

(d) Selection Criteria

All offers submitted will be considered based upon the materials provided in the proposal. Consideration will be given to performance projections as well as cost and staff requirements. Only those proposals submitted by the deadline above will be considered. The following criteria will be the primary considerations for selecting a proposal:

1. Submission of all proposals in the correct format by the stated deadline.
2. The perceived effectiveness of the proposal's solution for Baristo Neighborhood Organization's stated mission.
3. The perceived ability for the proposing company's ability to deliver their services as set forth in their proposal.
4. The proposing company's past performance in delivering such services.
5. Availability of sufficient high-quality personnel with the required skills for the specific approach proposed.
6. Overall cost of the proposal.

The Baristo Neighborhood Organization may suspend or discontinue proposals at any time without notice or obligation to the company that submitted the proposal.

Proposal Format

The Baristo Neighborhood Organization suggests that you include the following information in your proposal. Proposals should adequately address the details of the proposed contract.

1. Contractor Summary
2. Capabilities and Methodology
3. Expected Results,
4. Executives, Staffing, and Management
5. Communication
6. Equipment
7. Expense Breakdown
8. Expense Summary
9. Licensing and Bonding
10. Insurance
11. References

Section 3.02 Proposal Details

For some of the requested items below, a breakdown by Phase is suggested, with the bulk of detail expected for Phase I.

(a) Contractor Summary

Include a brief history of your company including your past experience in dealing with similar projects. Also include the owners' names or those persons authorized to sign contracts for your business.

(b) Capabilities and Methodology

Detail your company's capabilities in delivering the requests in this proposal. You should use this section to outline specifically your proposed method for achieving your goal. – Riverside County Flood Control engineers have listed these capabilities as essential:

1. In-house or working relationship with a company that provides **engineering services** relevant to the requirements of this RFP.
2. In-house or working relationship with a company that provides **landscaping architect services** relevant to the requirements of this RFP.
3. In-house or working relationship with a company that has **experience working with the Riverside County Flood Control Department** on issues relevant to the requirements of this RFP.

(c) Expected Results

Use this section to summarize the expected results of your methodology listed above. Please focus on Phase I.

(d) Executives, Staffing, and Management

List the high-level executives or officers in charge of completing the project and a summary of their background. You should also use this section to list the projected staffing and management necessities and their estimated cost. Specify how you will obtain the staff to complete the project.

(e) Communication

Explain how you intend to communicate between executives, management, and staff in addition to how you will communicate to the project manager to ensure the project stays on schedule.

(f) Equipment

Detail the equipment necessities as well as their estimated cost. If you need additional services or space from Baristo Neighborhood Organization you should list those requirements here with a brief explanation.

(g) Expense Breakdown

Build a detailed list of all expected expenses.

(h) Expense Summary

Give a brief summary of the total costs for your proposed contract. You may also include a brief explanation of the contributing costs to the total cost.

(i) Licensing and Bonding

If applicable, include the details of your licenses and bonds for the services you are proposing. If possible, enclose proof of your licenses and bonds.

(j) Insurance

If applicable, provide the details of insurance your company will provide for your staff and the project.

(k) References

Provide 3 references for similar past projects, with an emphasis on working on / developing parks, and / or working in the Palm Springs area, or the greater Coachella Valley.

IMAGES

4.3 Inspirational Examples



Figure 4.3 The Great Wall of Los Angeles

All the desired elements of the Baristo Flood Channel, Baristo Park Section: footbridge crossing the channel, attractive walkways along the channel, artwork (murals) along channel. Note: artwork will be “by others”.



Figure 4.3-A Pearson Park, Anaheim, Kobe Bryant Memorial Basketball Court

Baristo Park



Additional Images





End RFP

4.4 List of Companies that Provided Letters of Intent

Company Name	Website	HQ Location	Local Location
Sotelo	https://www.asotelo.com/index.html	San Diego	1 Team member lives in PS
RHA Landscape Architects-Planners	https://www.rhala.com/	Riverside	N/A
Community Works	https://www.cwdg.online/	Riverside	N/A
Alta	https://altago.com/	National / Canada	San Diego

***Proposals are due on September 23, 2024.**

4.5 Selected Proposal

The Baristo Neighborhood Organization Board of Directors voted unanimously to select the proposal of **Sotelo Landscape Architects** on September 28, 2024. This was one of two Proposals submitted for our consideration by companies that requested the RFP.

The selection process relied upon the criteria set in the RFP. From the RFP, here are the criteria for bid selection:

“All offers submitted will be considered based upon the materials provided in the proposal.

Consideration will be given to performance projections as well as cost and staff requirements. Only those proposals submitted by the deadline above will be considered.

The following criteria will be the primary considerations for selecting a proposal:

1. Submission of all proposals in the correct format by the stated deadline.
2. The perceived effectiveness of the proposal's solution for Baristo Neighborhood Organization's stated mission.
3. The perceived ability for the proposing company's ability to deliver their services as set forth in their proposal.
4. The proposing company's past performance in delivering such services.
5. Availability of sufficient high-quality personnel with the required skills for the specific approach proposed.
6. Overall cost of the proposal.

“The Baristo Neighborhood Organization may suspend or discontinue proposals at any time without notice or obligation to the company that submitted the proposal.”

For information about Sotelo Landscape Architects, please see the two documents **submitted with this Application**:

- Baristo Park Phase 1

- Baristo Park Phases 2 & 3

It should be noted that Sotelo Landscape Architects' most recent project in the Valley is just 3 ½ blocks from Baristo Park: the **Agua Caliente Cultural Museum**. In fact, Sotelo was recommended to the Baristo NOrg by the Tribe's Planning Department.

Additional information is available at Sotelo's website, <https://www.asotelo.com/index.html>.

4.6 Estimated Costs

We are requesting 537,210 for Phases 1 and 2 of this Project.

AMOUNT	OUTCOME	RECIPIENT
148,800	Phase I (Feasibility including Conceptual Design) Details	Sotelo
15,500	Restroom Feasibility	Sotelo
283,850	Phase II (Design) Details	Sotelo
37,500	Restroom Design (if feasible)	Sotelo
485,650	SUBTOTAL, Phases 1 & 2	
48,560	Contingency, 10%	Sotelo
3,000	3 Years of 3 rd -party audits of the Baristo NOrg, to ensure that funds from Measure J and other grant sources are handled and managed correctly.	Baristo Neighborhood Organization
537,210	TOTAL, Phases 1 & 2	

4.7 Phase I Feasibility Cost Details

7.	Expense Breakdown	
	1	
PHASE 1. FEASIBILITY AND COST		TOTAL \$148,800.00
IA. CIVIL, STRUCTURAL AND GEOTECHNICAL ENGINEERS		\$48,400
Site Investigations		\$3,100.00
Site Support and Coordination		\$2,500.00
Preliminary Bridge Studies		\$13,000.00
Dry Utility Coordination		\$1,200.00
Storm Drain layout and Analysis		\$2,600.00
Storm Water Hydrology Study		\$5,900.00
Hydrology Study		\$8,900.00
Storm Water Quality Calculations and Analysis		\$4,600.00
Feasibility Exhibits		\$2,600.00
Meetings & Coordination		\$4,000.00
IB. GEOTECHNICAL STUDIES		\$17,300.00
IC. TOPO AND BOUNDARY SURVEY		\$32,100.00
Site Topo Survey		\$14,700.00
Boundary Survey		\$7,300.00
Mapping, Research, Clacs, Analysis, Mapbase		\$5,500.00
Easement Plotting		\$2,000.00
Utility Mapping (AirX)		\$2,600.00
ID. LANDSCAPE ARCHITECT		\$38,500.00
Site Visit and Data Collection		\$2,000.00
Base Map on Survey		\$1,000.00
Preliminary Design		\$9,000.00
Color Site Plan For Board Presentation		\$2,500.00
Schematic Design Details		\$4,500.00
Preliminary Landscape Design And Plant Palette		\$3,500.00
3d Renderings		\$1,500.00
Utility Coordination		\$2,500.00
Up To 2 Revisions To Design		\$2,500.00
Documents For Preliminary Submittal To Rcfc		\$3,500.00
Opinion Of Probable Cost		\$2,000.00
Coordinations, Presentations And Meetings		\$4,000.00
IE. ELECTRICAL ENGINEERING		\$8,000.00
Evaluation of Existing Utilities and Layout of Fixtures		\$8,000.00
IF. CONTRACTOR AND PROJECT MANAGER		\$4,500.00
Cost Estimate and Project Coordination		\$4,500.00
FEASIBILITY ALTERNATE: RESTROOMS		ADDITIONAL \$15,500.00
Architectural Services		\$8,500.00
Structural Engineering Services		\$2,000.00
Mechanical, Plumbing, Electrical, T-24 Services		\$2,000.00
Additional Coordination		\$3,000.00

The Conceptual Design Phase will include “Town Hall” style community outreach, to determine which features are most critical to the entire community.

4.8 Phase II – Design and Approvals Cost Details

7. Expense Breakdown	
2	PHASE 2. DESIGN TOTAL \$283,850.00
	2A. DEVELOP PLANS
	2A.A. CONSTRUCTION DOCUMENTS FOR WORK RELATED TO BARISTO CHANNEL \$95,850.00
	• CIVIL, STRUCTURAL AND GEOTECHNICAL \$75,100.00
	Bridge Foundation Design Calculations \$19,500.00
	Bridge General Plans and Foundation Plans \$39,900.00
	Bridge Special Provisions and QA/QC \$15,700.00
	• LANDSCAPE ARCHITECT \$12,750.00
	Site Construction Plans, Notes & Details \$2,500.00
	Enlarged Plans, Sections & Details \$7,000.00
	Submittal Package to RCFC \$3,250.00
	• ELECTRICAL ENGINEER \$4,000.00
	Electrical Plans, Notes, Details, Diagrams, Calculations and Schedules \$4,000.00
	• GENERAL CONTRACTOR & PROJECT MANAGER \$4,000.00
	Coordination \$4,000.00
	2A.B. CONSTRUCTION DOCUMENTS FOR ADDITIONAL IMPROVEMENTS \$172,000.00
	CIVIL AND STRUCTURAL \$82,100.00
	Cover Sheet \$3,500.00
	Sections \$3,500.00
	Details \$2,200.00
	Grading Studies \$5,800.00
	Grading Plans \$6,800.00
	Site ADA Analysis \$1,900.00
	Vertical Control \$19,500.00
	Horizontal Control \$7,800.00
	Erosion Control Plans \$2,500.00
	BMP Plan \$3,500.00
	Storm Water Quality Management Plan \$7,800.00
	Meetings \$7,000.00
	Project Coordination \$10,300.00
	LANDSCAPE ARCHITECT \$57,400.00
	Site Construction Plans, Notes & Details \$5,400.00
	Enlarged Plans, Sections & Details \$12,000.00

Planting Plans, Notes, Details & Specifications	\$5,000.00
Irrigation Plans, Notes, Details & Specifications	\$5,000.00
Site Furniture Selection	\$3,500.00
Landscape Lighting Layout & Coordination	\$3,500.00
3D Modeling	\$4,000.00
Submittal Documentation	\$7,000.00
Assist in Cost Estimate	\$2,000.00
Value Engineering	\$7,000.00
Meetings and Coordination	\$3,000.00
ELECTRICAL ENGINEER	\$8,000.00
Electrical Plans, Notes, Details, Diagrams, Calculations and Schedules	\$8,000.00
GENERAL CONTRACTOR / PROJECT MANAGER	\$2,500.00
Coordination	\$2,500.00
2B. SUBMITTAL PLANS FOR APPROVAL	\$16,000.00
2B.A. RIVERSIDE COUNTY REGARDING BARISTO FLOOD	ESTIMATE \$8,000.00
Submit Encroachment Permit Application to Riverside County as needed for changes related to the Baristo Flood Control Channel	
2B.B. CITY OF PALM SPRINGS	ESTIMATE \$8,000.00
Submit Plans as Required to the City of Palm Springs	
DESIGN ALTERNATE: RESTROOMS	ADDITIONAL \$37,500.00
Architectural Services	\$22,000.00
Structural Engineering Services	\$5,250.00
Mechanical, Plumbing, Electrical, T-24 Services	\$5,250.00
Additional Coordination	\$5,000.00

4.9 Phase III – Construction Cost Details [Approximation]

Phase III costs will not be absolutely known until Phases I and 2 are completed. However, Sotelo has estimated these costs in the breakdown below.

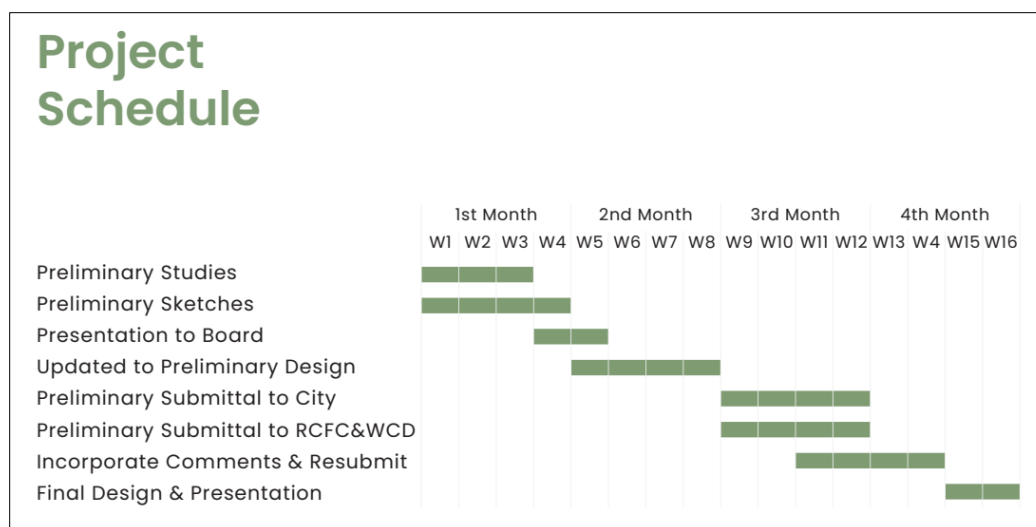
Note that the features that are driving much of the cost in Phase III have not been value engineered yet.

The Baristo NOrg intends to research and source statewide and federal grant opportunities for funding all or a portion of Phase III.

3	PHASE 3. CONSTRUCTION, PURCHASING AND PROJECT MANAGEMENT		\$2,895,725.50
	3A. Construction Administration		\$95,900.00
	3B. Construction & Purchasing	Estimated Cost	\$2,539,825.50
	3C. Alternates	Estimated Cost	\$200,760.00
	3D. Project Management		\$260,000.00
	CONSTRUCTION ADMINISTRATION ALTERNATE: RESTROOMS	ADDITIONAL	\$37,500.00
	CONSTRUCTION & PURCHASING ALTERNATE: RUBBER PLAY SURFACING	ADDITIONAL	\$104,760.00
	CONSTRUCTION & PURCHASING ALTERNATE: 2ND OVERHEAD SIGN STRUCTURE	ADDITIONAL	\$85,000.00
	CONSTRUCTION & PURCHASING ALTERNATE: ADDITIONAL MISTERS TO SHADE STRUCTURES	ADDITIONAL	\$11,000.00
	CONSTRUCTION & PURCHASING ALTERNATE: RESTROOMS	ADDITIONAL	\$750,000.00

4.10 Project Duration / Timeline

Sotelo has developed a timeline for for Phase I. They are projecting a 16-week process.



We are hopeful that Phases 1 and 2 could be completed by the end of 2025, including completion of a thorough community outreach initiative which will take place during Phase I. Phase III, if funding is successfully identified and committed, could be completed by the end of 2026.

4.11 Project Management and Oversight

Project Management will be the contractual obligation of Sotelo. Ned Barker, The Neighborhood Organization and Board Chair, with the assistance of other Members from the NOrg, will monitor the Project progress and activity, and will report accordingly to the City, the Measure J Commission, and other stakeholders as appropriate and / or as requested.

It is the Neighborhood's specific request to liaise with the Parks and Recreation Commission and Staff Members, as deemed appropriate by the Director of the Parks and Recreation Department.

Financial management will be an important aspect of this Project. As such, the Baristo Neighborhood Organization Treasurer David Reily, a retired banking executive, will engage the services of a CPA firm to audit the NORG each year the NOrg receives funds for this project. The audits will be posted on the www.BaristoPS.com website, and be shared with stakeholders upon request. Further, the Neighborhood Organization will join GuideStar and post its financials there.

5 The Improvements and Benefits for the Park, the Community and the City

The following details, Sections 3.1.1 and 3.1.2 are replicated from [Section 2.02](#) of the RFP.

5.1.1 IMPROVEMENTS RELATED TO BARISTO FLOOD CONTROL CHANNEL

1. Fulfill the intent of the Parks and Recreation Department Master Plan (2014), and begin the linear park ("NSPS) envisioned in the Section 14 Specific Plan⁷, to connect both sides of the Park by foot bridges that span the channel beginning at the surface concrete on one side, and ending at the same point on the opposite side.
2. A minimum of two bridges connecting the two sides of the Park is required. One should be accessible via the southwest corner of S. Calle El Encilia and Saturnino, the second approximately midway between S. Calle El Segundo and S. Calle El Encilia, on the Saturnino side, with the bridge terminating at the playground.
 - a. Foot bridges, as with other changes / additions to the channel, must be attractive, but must also be designed (or procured) **to minimize ongoing maintenance**.
 - b. The foot bridges must have one or more **removable** bollards on each side, so as to ensure that a motorized vehicle cannot drive across the bridge. The bollards must be removeable so as to allow for County maintenance equipment to access the path.

⁷ **"A pedestrian and bicycle system on all major arterials, along the flood control system** and along key secondary arterials created with extensive landscape and streetscape features. With its landscaping and its linkages to existing parks and commercial attractions, the network constitutes a linear public park system and provides a focus for leisure-time activities and community services.

- c. The middle point of the foot bridges may be raised slightly, as per RCFC (Riverside County Flood Control) regulations, for decorative purposes. However, ADA regulations must also be followed.
 - d. The foot bridges may be level with or raised above the maintenance service area. However, they may not encroach upon the maintenance service paths of the channel.
- 3. The existing (broken) cyclone fence border runs approximately 300 feet on each side of the channel, 600 feet total. This is the Park's chief eyesore, and its chief danger. It should be removed and discarded.
- 4. New decorative fencing is to be purchased and installed as needed in areas outside of the RCFC area of control. By "as needed" we mean:
 - a. The fencing must meet RCFC requirements that anticipate a pending flood emergency.
 - b. The fencing must meet all additional requirements of RCFC.
 - c. The fencing solution detailed in the Proposal **must address the lack of open space** which is the hallmark of the current state of the Park.
 - d. The fencing must be decorative in nature, with its attractiveness supported by appropriate landscaping.
- 5. New fencing should not prohibit use of the maintenance service paths by pedestrians. See, for example, Tahquitz River, CV Link and Perris Valley Trail, all along RCFC channels. This will contribute significantly toward opening up the Park.

5.1.2 Additional Park Improvements

5.1.2.1 *ESSENTIAL PARK FEATURES*

- Replace the water fountain with a current model currently used by the City. Ensure dog water fountain is attached.
- Baristo Park monument sign near (new) Encilia entry (per City's address for the Park)
- Remove the cooking grills, they are mostly broken, and fires are an environmental and safety problem.
- Repair and update the water feature?
- Add benches throughout the Park, with at least three focused on the playground area. No bench should be placed in front of or close to a potential entrapment area.
- Purchase and install spectator benches along the west side of the basketball court. These should be the same type of benches adjacent to the tennis courts on Via Miraleste at Ruth Hardy Park. The benches must be shaded.

5.1.2.2 *LANDSCAPING*

- Improve / modernize the overall "look and feel"
- Replace the fading artificial turf running along Encilia with non-turf landscaping
- Replace the dirt at the current Encilia entry way with turf.

- Add attractive but low-maintenance landscaping along new fencing where appropriate
- Extend the two walkways of the park to their appropriate ending at the new entries to the Park.
- Trim or replace landscaping where bushes or trees create potential entrapment areas. Bushes that may allow hiding should be four feet or less, with an expectation that they will be continually trimmed to that height.
- Replace the landscaping around the monument sign (east side of Park), as the current bushes literally hide the sign. Use the same landscaping approach for the new Encilia entry monument sign.

5.1.2.3 LIGHTING

- Add lighting to cover the new extended walkways
- Resurface the basketball court to eliminate puddles and cracks and allow for murals and other markings appropriate to basketball P. Provide lighting where needed for all bench areas.

5.1.2.4 CROSSWALKS

- Add new crosswalks with appropriate signage as needed – by others (the City)
 - c. East entrance, corner of Saturnino (the La Ventana corner where school children wait for their bus) and S. Calle El Segundo straight across to the Park
 - d. West entrance crossing Encilia from the corner (where the back end of the new Dunes hotel is) to the corner of Encilia and Saturnino. THIS SHOULD BE THE PARK'S MAIN ENTRY, as the City's address for the Park is at this location.

5.1.2.5 ART

- U. Channel murals and / or additional artwork – **by others**
- V. Small monument to tribal members whose names are integral to the Baristo Neighborhood – **by others**

5.2 Art in Baristo Park

Artwork is an important factor for the Park's stakeholders. We have presented to the Public Arts Commission, and received very positive feedback.

However, the artwork itself is not part of the RFP. It is referenced for its importance, but called out specifically as "by others". In short, we wish to work with the Public Arts Commission rather than our selected contractor for this project.

5.3 Baristo Neighborhood Park and Street Names⁸

We have already presented one concept to the Agua Caliente Band of Cahuilla Indians' Tribal Council. This was accomplished by working through the Tribe's Planning Department. The response was positive.

Our Neighborhood is exactly one-half of Section 14. We have suggested a monument, and perhaps later even murals or other styles of artwork, reflecting the tribal leaders whose names are forever embedded with the Baristo Neighborhood.

The names of these early 20th century tribal leaders' are the basis for our street names, **and also for our Park's name:**

- **Baristo** Sol Santiago (1884-1942), the origin of the Park's name. The street known as Baristo was known as Lime street prior to the renaming.
- Lee **Arenas**, for whom Arenas Road is named. The street was formerly known as Park Street. Arenas was a long-distance runner, known both for his speed and stamina, was also a businessperson and active in tribal politics.
- **Ramon** Manuel. Ramon Road, formerly South Street, was named for Ramon Manuel, a colorful figure who enjoyed wearing a 10-gallon Stetson hat. He attended Palm Springs High School and St. Boniface Indian School in Banning. He managed the tribal bathhouse on Section 14.
- Miguel **Saturnino**. Saturnino was a Cahuilla Indian cowboy who made a living running his own herd and as a farmer. He was politically active in tribal affairs. **Saturmino** Road is actually a misspelling of Miguel Saturnino's name.
- Clemente **Segundo**. the tribal leader who negotiated the first long-term lease, resulting in the construction of the airport on Section 18. The federal lawsuit, Clemente Segundo et al vs. United States demanded that the allotments be redistributed equally between individual tribal members.

We also presented our basketball court as a potential canvas for an artist. Our inspiration images at the end of the RFP include the incredible Kobe Bryant memorial basketball court in Pearson Park, an Anaheim neighborhood park.

5.4 The Benefits of Baristo Park Improvements, to the Community and to the City

5.4.1 The effective or usable size of the Park will double

As demonstrated in Section 1.31 the Park has lost more than half of its usability due to the Baristo Channel. Once the Improvements are implemented, the non-usable size of the Park is diminished

⁸ Sources are *VisitPalmSprings.com*, the *Desert Sun*, and *Palm Springs Life*.

significantly. Only the concrete portion of the Channel would be unusable. This is 547 feet long and just 25 feet wide, less than one-third of one acre.

5.4.2 With increased use of the Park, the instances of illicit activities will be significantly reduced

As demonstrated in Section 1.2, the Channel, directly and indirectly, provides hiding places for illicit activities. These hiding places will be significantly diminished, restricted to a few feet on each side of the Channel. However, perhaps more importantly, the maintenance paths alongside the Channel will be transformed into pedestrian walkways, well-lit in the evenings. This, perhaps more than anything else, will render the Park significantly safer to use.

More specifically, barriers to Natural Surveillance will be largely eliminated. Park users will FEEL SAFE due to the welcoming Park entry, the openness of the Park, the welcoming wayfinding, the additional pathways with lighting, the free access to Park egress by crossing either of the bridges, or exiting the Park at either end. Emergency egress opportunities now will exist in any direction except for the north side wall that abuts the Rancheria Del Sol apartments.

5.4.3 The Baristo Neighborhood will be more attractive to affordable housing developers

As detailed in Section 2.1.1, ten of the City's 17 locations identified as potential locations for new affordable housing, are located within walking distance of Baristo Park.

This could increase the desirability of potential employees and their families to relocated close to downtown: increase workforce available

The effect of a newer better Park on affordable housing is reinforced in the ROI section below.

5.4.4 Return on Investment (ROI)

We often think of Parks as amenities – and of course, they are. However, they are also much more than that.

The “amenity” description is certainly understandable. A 2010 University of Vermont PhD candidate's dissertation on valuing parks phrased it this way:⁹

“Many of the benefits that are generated by the natural environment are external to normal market transactions and are consequently undervalued and under-provisioned even though they substantially contribute to human welfare.”

The Trust for Public Land expounds on evaluating the value of parks:¹⁰

“Parks and green spaces improve water quality, naturally manage stormwater, reduce air pollution, enhance community health, provide recreational opportunities, attract and retain businesses, and support economic development in their region. People who are physically active in parks have reduced healthcare costs. In turn, all

⁹ [A Multilevel Property Hedonic Approach to Valuing Parks and Open Space \(uvm.edu\)](http://uvm.edu)

¹⁰ [Dollars and Sense: Economic Benefits of Community Green Spaces - Trust for Public Land \(tpl.org\)](http://tpl.org)

of this generates local tax revenue both from increased property values and from tourist spending.”

In this Section we will suggest that there may be some ways to **quantify** a downtown park's value.

5.4.4.1 *The Economic Benefit of Downtown Parks*

The National Parks & Recreation Association's magazine, *Parks & Recreation Magazine*, ran a feature in 2017 entitled The Economic Benefit of Downtown Parks.¹¹

We believe that this article speaks to the idea that Baristo Park is central to the location of future affordable housing developments, as explained in Section 1.1.1.

“Amenity infrastructure is so critical that it helps potentially undesirable areas transform into hubs of activity and redevelopment. In many cases, the creation of any type of park space on a vacant or under-utilized parcel can lead to new residential, mixed-use or retail area around these parks, all of which increase the quality of life for residents and visitors to that community.”

5.4.4.2 *The Value of Walkability*

A 2012 Bloomberg City Lab study reported that “...the Brookings Institution created a five-tiered scale of walkability for metropolitan neighborhoods...”.

In fact, this study reported an impressive correlation between “walkability” and the values of our homes and businesses:¹²

“...truly walkable urban communities are much more economically vibrant than their drivable suburban neighbors. For each step up this walkability ladder (which was constructed using the Irvine Minnesota Inventory of urban design dimensions linked to walkability), a store is likely to boost its retail sales by 80 percent, in part thanks to all this sidewalk traffic. The value of your home is likely to go up by \$81.54 per square foot. Average rent per square foot of office space, meanwhile, goes up \$8.88.”*

We note that Bloomberg's examples predict increases in home value and increases in store sales. In turn, these would turn into added sales tax revenue (including Measure J taxes) for the City as well as increases to the County's property taxes.

5.4.4.3 *Parks Offer a Return on Investment of 20X*

Soofa's Smart City Research's *SMART PARKS 2016* white paper cited additional ways that park investments benefit the communities they serve. Their analysis supports a TWENTY-TO-ONE ratio of Return on Investment for Parks.

That certainly seems like a lot. Until one understands the depth of their research. The MIT-based company lists the categories for their return estimate, and a value (with sources) for each:¹³

¹¹ [The Economic Benefit of Downtown Parks | Feature | Parks and Recreation Magazine | NRPA](#)

¹² [Why We Pay More for Walkable Neighborhoods - Bloomberg](#)

¹³ [Soofa_Whitepaper_SmartParks.pdf \(squarespace.com\)](#)

- Property Value Increases
- Direct Use Value
- Physical Health Value
- Mental Health Value
- Stormwater Management Savings
- Community Cohesion Value
- Tourism
- Air Pollution Mitigation Savings

5.4.5 Creation of a “template” for other portions of the Baristo Channel and other such channels throughout the Valley.

The Baristo Channel’s above ground route begins at Indian Canyon and travels above ground nearly all the way to Sunrise Way, close to Sunrise Park. Could we link the two parks in this way?

Baristo Channel eventually links, underground, with the Tahquitz Creek Channel, in the Prescott Preserve.

5.4.6 Creating a connection with Section 14 per examples of street names cited earlier

5.4.7 Increase the desirability of potential employees and their families to relocated close to downtown: **increase workforce availably**

5.4.8 Creates additional art opportunities

5.4.9 Set a new bar for park design

6 Potential Funding Resources to Complete Phase III

The Board will initiate a process for exploring grant opportunities in 2025, in hopes that construction could begin as early as 2026.

6.1 Potential Statewide and Regional Grant Resources

6.1.1 <https://parkscalifornia.org>

6.1.2 <https://ArtsinCaliforniaParks.org>

Arts in California Parks is a new program that supports artists, culture bearers, California Native American tribes, and communities in creating artwork, art installations and programming in state parks and local communities as catalysts for sustainable community connection, health, and well-being.

Since Baristo Park is situated on tribal land, and since it is the only park in Section 14, we believe that we could qualify for funding for mural and other arts on the Baristo Park wall, and on the sides of the Channel itself.

Arts in California Parks states that: “The Local Parks Grants Program will award funds for projects and programs in local parks throughout California through three grant cycles, anticipated for 2024, 2025 and 2026.”

6.1.3 The Office of Grants and Local Services [California State Parks](#)

“The Office of Grants and Local Services (OGALS) develops and administers grant programs that provide funding for local, state, and nonprofit organization projects. Grant projects generally address park, recreation and resources related needs.

“Since 1964, more than 7,700 parks throughout California have been created or improved through OGALS' administered grant funding.

“Since 2000, OGALS has administered approximately \$3.8 billion in grant funding throughout California.

“OGALS' mission is to address California's diverse recreational, cultural and historical resource needs by developing grant programs, administering funds, offering technical assistance, building partnerships and providing leadership through quality customer service.”

6.1.4 State of California Department of Parks and Recreation ([California State Parks](#))

“California State Parks' grants cover a diverse range of projects, such as the renovation and expansion of **local parks'** basketball courts and soccer fields, construction of boat launching facilities on California's waterways, programs for off-highway motor vehicle safety and environmental education, youth theater programs and the repair of playground equipment. And this is just a small sampling of what our grants can accomplish.

“The funding allows for investment and innovation throughout the state. Totalling about \$3 billion so far over the past 60 years, State Parks' grants provide opportunities that bring together local, state, federal and nonprofit grant partnerships in a variety of areas—urban and rural parks, off-highway vehicle areas and thousands of miles of California waterways.”

6.1.5 Route to Parks Grants Program

These grants are designed to improve **access** to nature, and the Baristo Park challenge is about exactly that: access to the Park itself.

The Baristo Flood Channel is approximately one full mile in length. The portion of the Channel that is modified for pedestrian access could serve as a template for making the entire Baristo Channel into a unique pedestrian walkway, and eventually a linear park.

“This program is made possible through a public-private partnership, supported by private fundraising by Parks California, and the California Department of Parks and Recreation's Waterway Connections Initiative. Route to Parks is aligned with the goals of California Natural Resources

Agency's Outdoors for All program. Through this partnership, Parks California is excited to expand the Route to Parks grants program this year with increased opportunities for **water-related outdoor access and experiences.**"

6.2 Potential Federal or National Grant Resources

6.2.1 Outdoor Recreation Legacy Partnership Program

"The Outdoor Recreation Legacy Partnership (ORLP) program, established in 2014, is a nationally competitive grant program funded through the Land and Water Conservation Fund. The ORLP focuses on providing outdoor recreation in disadvantaged communities within urban areas. The National Park Service has funds available for land acquisition, new park development, or the renovation of existing parks, all with the goal of reconnecting people with the outdoors.

"The Department of Interior opened the seventh application round with more than \$224 million in grant funding for local communities across the United States. This is the largest grant funding round since the launch of the program."

Among other publications, this group has created a booklet entitled: *Funding Strategies for Neighborhood Parks*. [*Closing the Gap: Public and Private Funding Strategies for Neighborhood Parks - City Parks Alliance*](#)

6.2.2 The National Recreation and Park Association

This resource publishes a significant list of Grants and Fundraising Resources. [Grant Opportunities, Fundraising Resources, Funding | National Recreation and Park Association \(nrpa.org\)](#)

Another list of potential funders is found at the NRPA address: [Federal Money: Funding for Park and Recreation Projects of all Sizes | Advocacy | Parks and Recreation Magazine | NRPA](#)

7 Conclusion

Baristo Park is the only park in the City's densest Neighborhood, the Baristo Neighborhood.

The Baristo Neighborhood may also be the most-populated of Palm Springs' 52 Neighborhoods.

Baristo Park is the only park within Section 14.

Baristo Park is the only park on downtown's south side.

Baristo Park is the only park with a Channel running through it.

With the new Measure J funding for Community-Initiated Projects, now is the time make the Park and the Park experience worthy of its City's reputation.