

Carr Lake Park Project

Memorandum of Understanding



Kristan Lundquist, LCS Director
Library & Community Services Commission
March 13, 2024

Carr Lake Park Project History

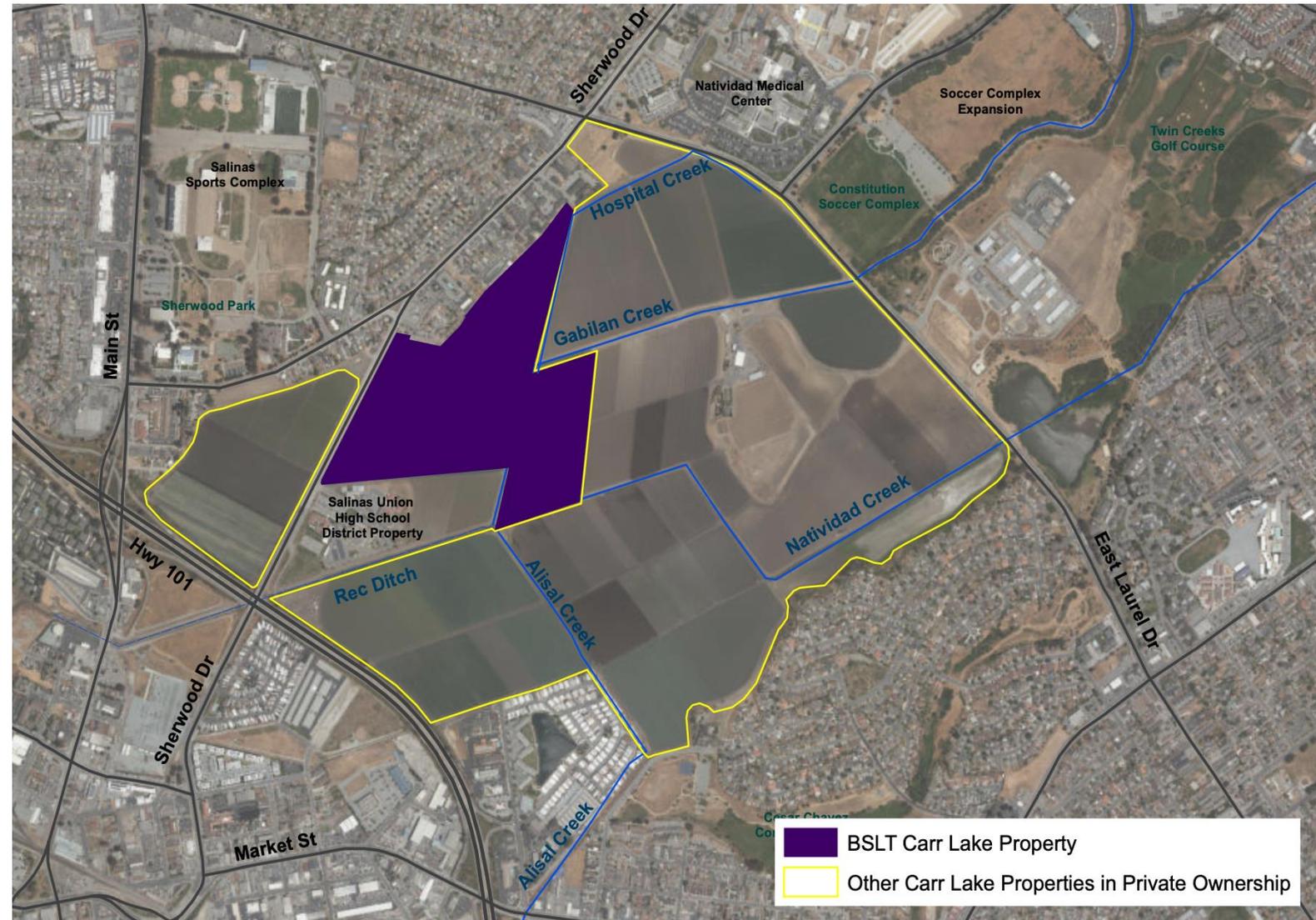
2008: City requested assistance from Big Sur Land Trust (BSLT) in exploring feasibility of acquiring some or all of Carr Lake for public benefit

2009-2011: City and BSLT signed MOU to evaluate constraints and opportunities at Carr Lake and met with property owners. Owners were not ready to sell at that time

2014: Ikeda family put their property up for sale and reached out to BSLT

2016: BSLT entered purchase and sale agreement with Ikeda Farms Partnership

2017: BSLT purchased 73-acre property



Carr Lake Park Project History

2017-2023: BSLT designed, permitted and fundraised for park development project, including robust community outreach efforts

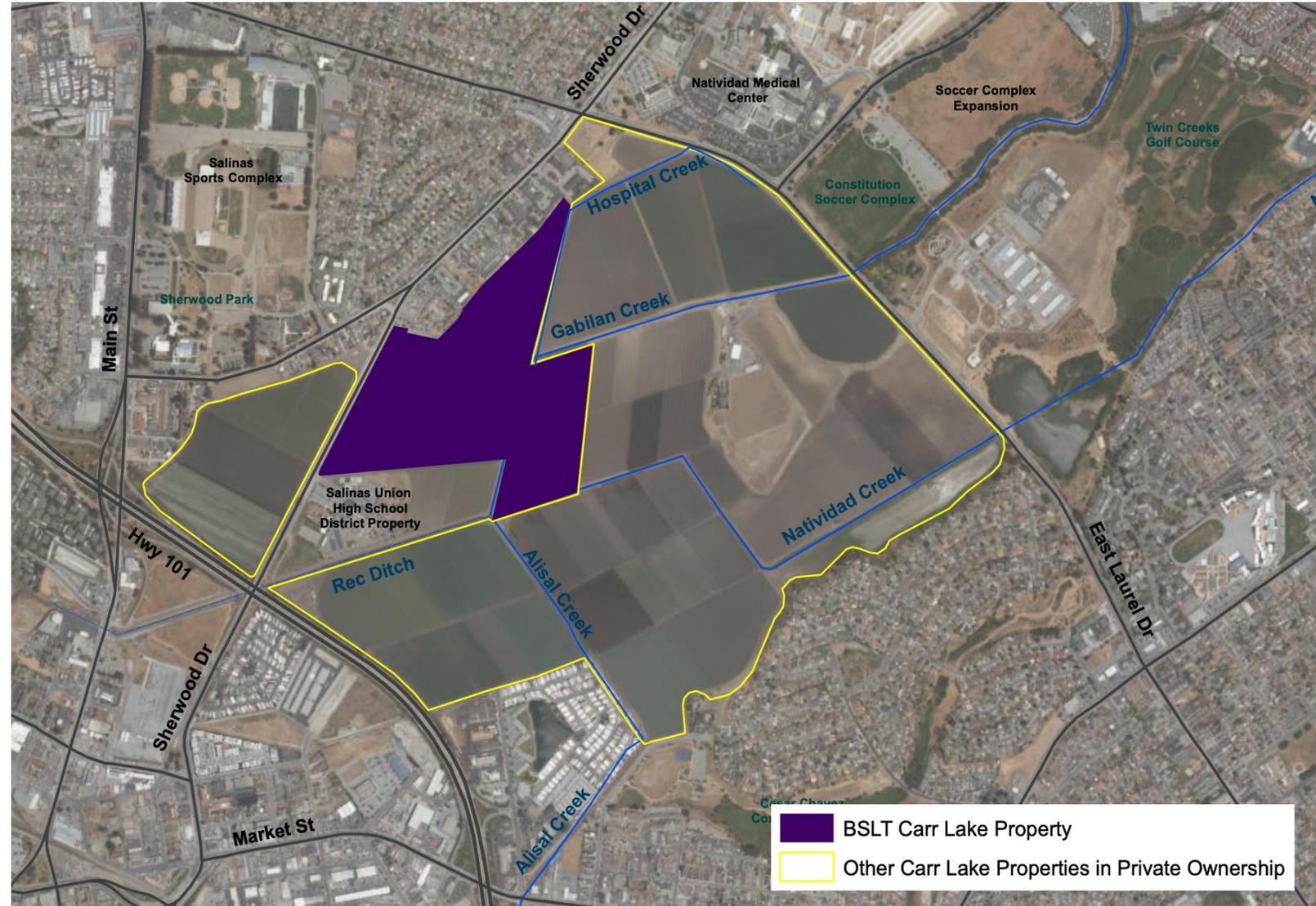
2022-2024: Assistant City Manager, City Attorney, LCS Director & BSLT start meeting regularly to coordinate and memorialize the planning, ownership and long-term management of Carr Lake Park, once constructed. MOU is the final product of that coordination.

2024: 6-acre Park construction

2025: Transfer Park to City

2025: 67-acre Restoration Area construction

2026: Transfer Restoration Area to City



Carr Lake Community Engagement



Planting Days



Community Meetings



Site Tours



School Field Trips



Volunteer Events



Convergence Art Exhibit

Future 6-acre Neighborhood Park



PLANO DEL PARQUE VECINDARIO | NEIGHBORHOOD PARK PLAN



Future 67-acre Restoration Area



PLANO GENERAL DEL SITIO | OVERALL SITE PLAN



Memorandum of Understanding (MOU)

- Memorializes planning, ownership and long-term management of Carr Lake Park
- After completion of construction and transfer of 6-acre Neighborhood Park from BSLT to City, City will open park in a timely manner and assume responsibility for all operations and maintenance activities
- After completion of construction and transfer of 67-acre Restoration Area from BSLT to City:
 - City will open park in a timely manner and assume responsibility for all traditional park operations and management activities
 - BSLT will be responsible for vegetation and habitat management associated with the restoration, implement an adaptive management plan and handle all monitoring and reporting as required under grant agreements and regulatory permits
- Adjacent landowner retains access rights through park to access their farm fields

MOU Continued

- BSLT retains access rights through park to facilitate construction of restoration area and retains access and use of groundwater well for irrigation
- BSLT will work with City and community to investigate and develop supplemental funding mechanisms for long-term maintenance and will explore potential public-private partnership model (e.g., "friends of the park") to support the park and facilitate continued community involvement
- One home associated with property will be transferred to City for affordable housing program (along Sherwood); disposition of home located inside park TBD (cannot be used for residential uses)

Project Schedule

Phase	Date	Milestone
Neighborhood Park (Construction Cost: \$15M; contribution of City \$1M)	October 2023	Hire construction manager
	January 2024	Hire contractor
	March 2024	Start construction!
	Spring 2025	Complete construction
	Spring 2025	Transfer ownership to City and open park to public
Restoration and Open Space Area (Construction Cost: roughly \$16.5M)	Spring 2025	Start construction
	Fall 2025	Complete construction
	Winter 2025	Start planting
	Spring 2026	Transfer ownership to City and open park to public

Strategic Plan Initiative

This action supports City Council goals of:

- Economic Development
- Infrastructure and Environmental Sustainability
- Youth and Seniors

Recommendation

Motion to Recommend to the City Council that it approve a resolution authorizing the Interim City Manager to execute a Memorandum of Understanding with Big Sur Land Trust for the Carr Lake Park Project.

Questions

