



CITY OF
BIG BEAR LAKE *California*

Community Church Big Bear –
December 4, 2023

Leisure Bear Workshop



Today's Agenda

- Introduction
- Background
- Leisure Bear Effort
- City Goals & Priorities
- Questions



This is the start, not
the end.



Introduction



City of Big Bear Lake

Why are we here?

The City has partnered with Tripepi Smith to gain a deeper understanding of the preferences and needs of the Leisure Bear community. The City aims to gather input from the community regarding their aspirations for the future of their community.

Tripepi Smith is here to solely hear the residents' top priorities, concerns and hopes for the future of the Leisure Bear Community.

The feedback collected will be used to bolster the City's long term strategy with the Leisure Bear community.



Background



City of Big Bear Lake

Leisure Bear Background

- Ownership of this 19-acre property has been in the hands of the Bear Valley Mutual Water Company for a significant number of years.
- On November 1, 2021, the City of Big Bear Lake entered into a lease with the Bear Valley Mutual Water Company to operate and control the land that includes Leisure Bear Mobile Home Park.
- The ground lease became effective August 1, 2022, with a duration of 99 years and an option for an additional extension for up to 30 years.



Leisure Bear Background

- The City is now responsible for managing Leisure Bear Mobile Home Park and is committed to collaborating with residents to improve the quality of their housing and the community infrastructure.
- The City hired Caritas Corporation to provide mobile home park management expertise for Leisure Bear Park. Caritas took over the day-to-day management of the mobile home park.
- Birtcher Anderson & Davis offers management services for most of Caritas' mobile home parks and boasts a strong background in mobile home park management and development.
- As of January 1, 2024 Birtcher Anderson & Davis will be the sole management company.



Facts

- 19 total acres of land
- Total of 59 units in Leisure Bear Mobile Home Park
- Approximately 155 residents



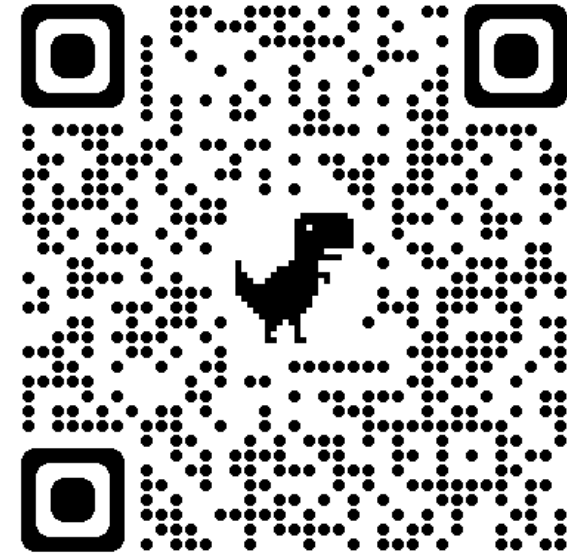
Leisure Bear Effort



City of Big Bear Lake

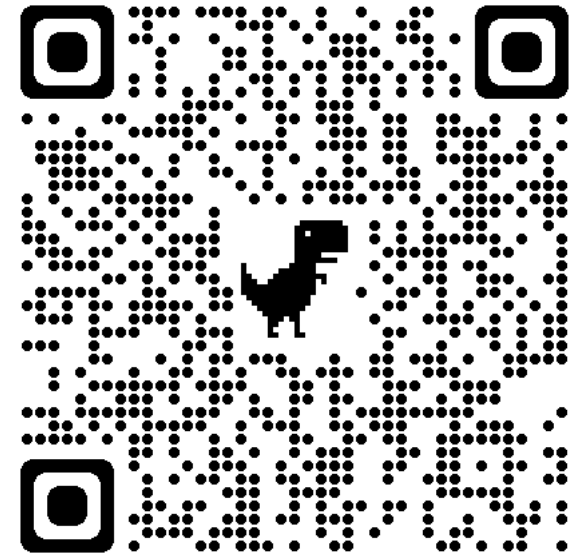
Channels of Outreach

- leisurebearcommunity.com
- leisurebear@tripepismith.com
- (844) 225-2327



Channels of Outreach

Leisure Bear Census



Census Results

- **Received a total of 25 responses out of the 59 spaces within the park.**
- What is your favorite part about living in Leisure Bear?
 - Quiet, neighbors and close to the village and proximity to the lake.
- In a reimagined mobile home park, are there specific amenities you would like to see that you currently do not have?
 - Better parking, more laundry rooms, pool/hot tub, nice streets, working lights and kid activities.
- Are there any concerns/issues you have that you would like to share with the City?
 - Repair streets, fix parking, limit loud music, too many rules, more available manager on-site, lights to be fixed and fixing drainage.



City Goals & Priorities



City of Big Bear Lake

Goals & Priorities

- Expand communication and engagement with residents of the Leisure Bear community.
- Begin long term dialogue and maintain an ongoing relationship with the Leisure Bear residents.
- Birtcher Anderson & Davis to be involved more with the community.
- Study the entire area of the Leisure Bear community, shoreline, parks and restaurants.
- Assess state of infrastructure in the community and evaluate the best approach to correct deferred maintenance and improvement needs cost effectively.



Questions?



City of Big Bear Lake

What do you love about the Leisure Bear community?
What do you wish was improved in the community?
What are your priorities for living in Big Bear Lake?
How did you come to reside in Big Bear Lake?
How well do you feel you know your neighbors?
What changes have you seen in Leisure Bear since the
City took over management?
What is good and what is bad about that?



Next Steps



- Receive responses from all members of the Leisure Bear community.
- Maintain an ongoing relationship with residents.
- Provide ongoing updates to the community as new information becomes available.



Events

- The City will be hosting an open house on **Saturday, December 9 from 10-12** to discuss the proposed Public Park Space on the 19-acres.
- Park Management will be hosting a Holiday Party on **Saturday, December 9 from 12-2**. The party will be in the Leisure Bear office and include refreshments and small gifts for the children.

Big Bear Lake Park Visioning

Envision the Future of the Big Bear Lake Park

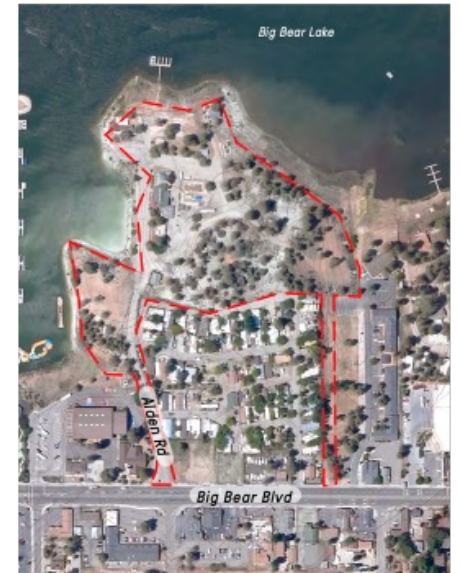
About the Vision...

The City of Big Bear Lake is working to develop a vision and concept plan for the lakefront property between The Dock Club at Pine Knot Landing and Ski Beach Park. This initiative, known as the Big Bear Lake Park Concept Plan, reflects a commitment to enhancing the heart of downtown through a community-driven process that seeks input from the local residents, businesses, and stakeholders.

At its core, the concept plan aims to envision the lakefront property's future, weaving together the natural beauty of the surroundings with the community's needs and desires. A primary objective of this process is to explore park programming opportunities that cater to a broad spectrum of interests and age groups. Whether it's a serene waterfront promenade that establish important linkages, family-friendly recreational areas, or spaces for cultural and community events, the concept plan is intended to enhance the quality of life for residents and contribute to the overall vitality of Big Bear Lake Village.

We Need You!

...your ideas, your vision, your desires to help us visualize the Big Bear Lake Park.



<< How can I get involved? >>

In-Person

Dec. 9, 2023

10am-12pm

Stop in at your convenience

**Hofert Hall
Big Bear Lake City Hall /
Performing Arts Center**

39707 Big Bear Blvd
Big Bear Lake, CA

Refreshments Provided

Virtual

Jan. 11, 2024

6-8pm

Scan the QR code to register for the Workshop:



Website

Join us online to participate at any time!

Scan the QR code to go to the project website:



- Project Information
- Ideas Wall
- Survey Questions

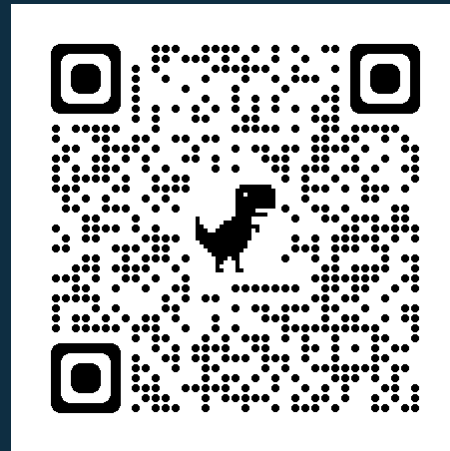
Visit <https://swa.mysocialpinpoint.com/big-bear-lake-park> for more information!



City of Big Bear Lake

Thank You!

Website: leisurebearcommunity.com
Email: leisurebear@tripepismith.com



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