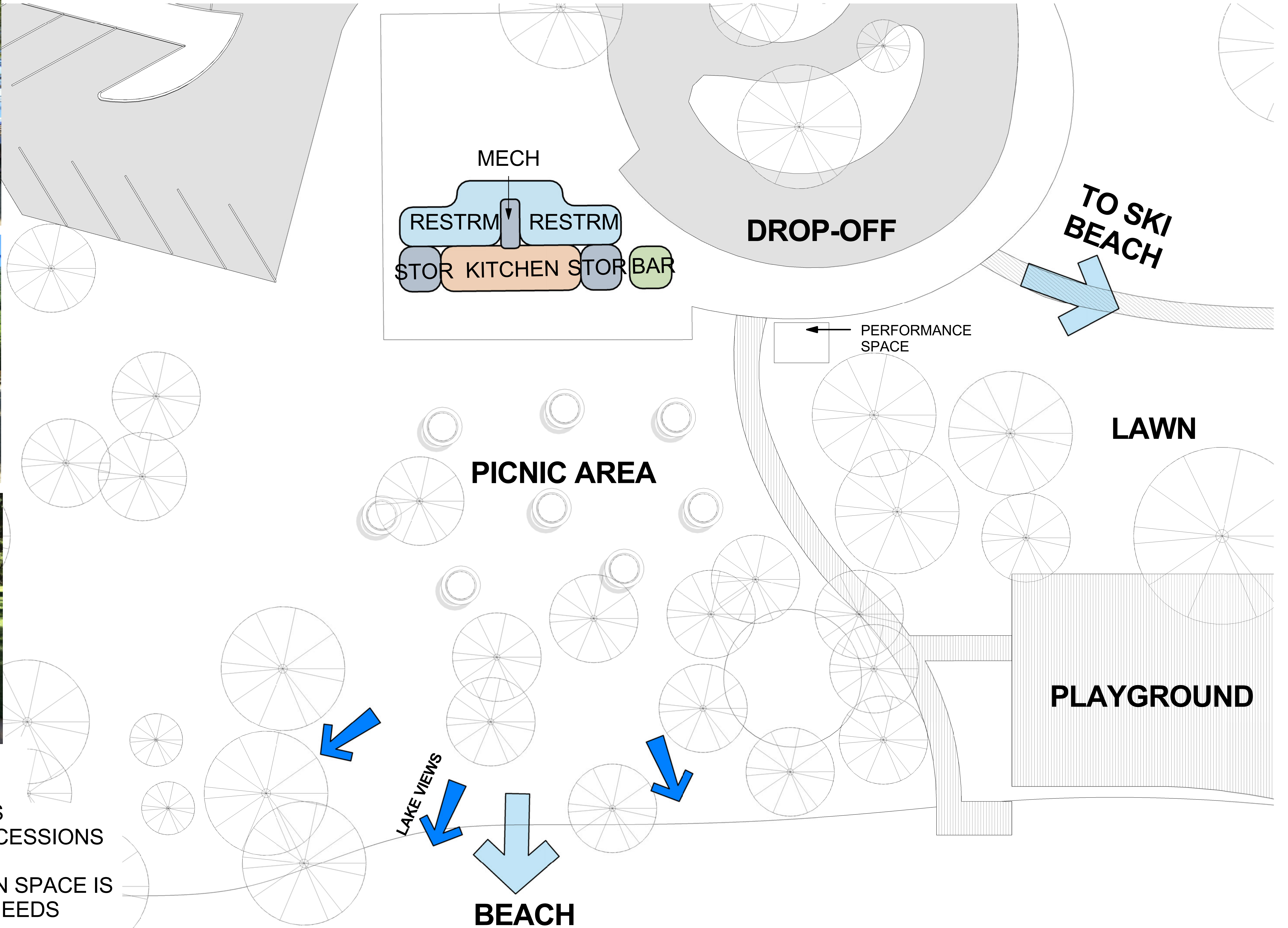


# EXISTING SITE CONSTRAINTS & OPPORTUNITIES



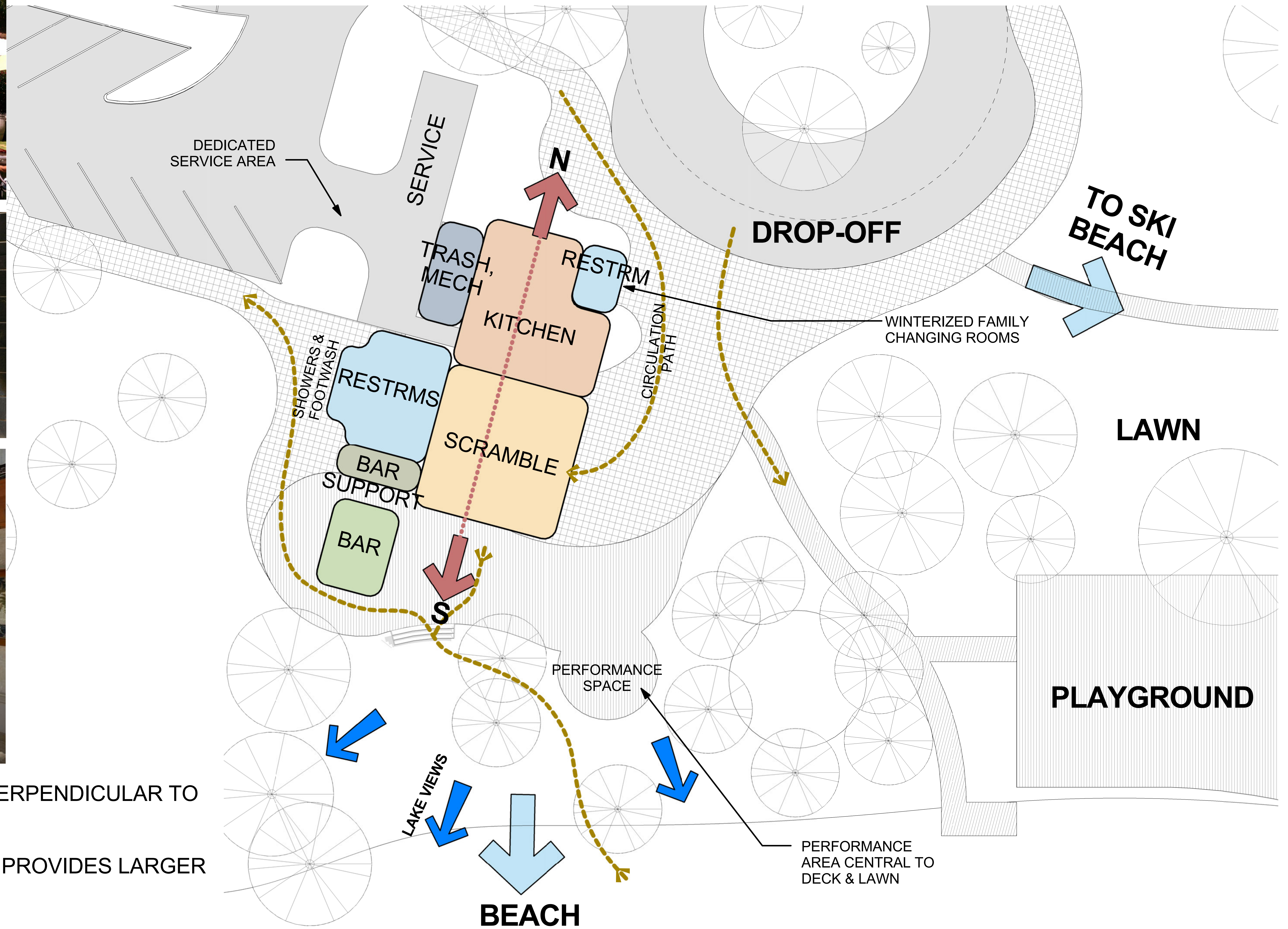
# BUILDING LAYOUT & SPACIAL RELATIONSHIPS "EXISTING"



- BUILT IN EARLY 1970s
- LESS THAN 1/3 OF FACILITY IS DESIGNATED TOWARDS CONCESSIONS
- ALLOCATION OF CONCESSION SPACE IS INADEQUATE FOR CURRENT NEEDS
- RESTROOM PROVIDES INADEQUATE NUMBER OF STALLS FOR DEMAND
- NO OUTDOOR SHOWERS/ FOOTWASH

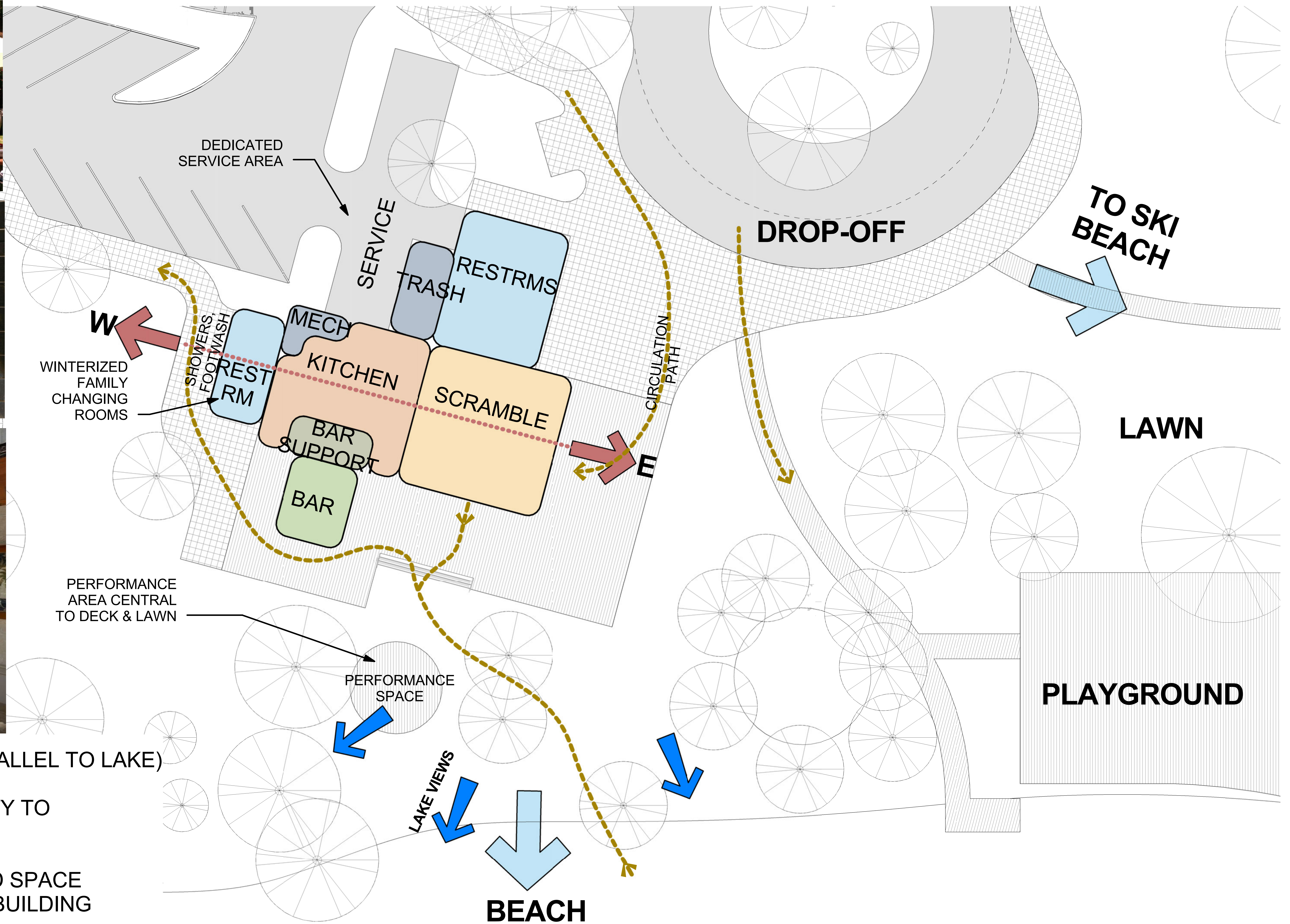
- NO RUNNING WATER FOR BAR OPERATIONS
- INFORMAL PERFORMANCE AREA WITH NO POWER

# BUILDING LAYOUT & SPACIAL RELATIONSHIPS "A"



- ORIENTED NORTH-SOUTH (PERPENDICULAR TO LAKE)
- NARROW BUILDING PROFILE PROVIDES LARGER VIEW CORRIDOR TO LAKE
- BUILDING FOOTPRINT CLOSER TO BEACH
- IMPROVES SERVICE ACCESS AND FACILITATES OPERATIONS AND TRASH MANAGEMENT

# BUILDING LAYOUT & SPACIAL RELATIONSHIPS "B"



- ORIENTED EAST-WEST (PARALLEL TO LAKE)

- LIMITS BUILDING'S PROXIMITY TO BEACH FRONT

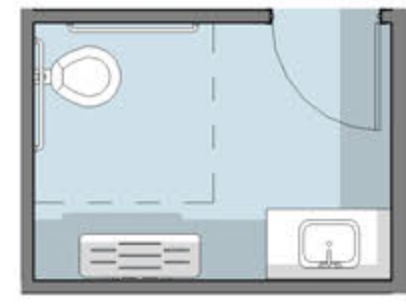
- LEVERAGES UNDERUTILIZED SPACE ON WEST SIDE OF EXISTING BUILDING

- IMPROVES SERVICE ACCESS AND FACILITATES OPERATIONS AND TRASH MANAGEMENT

# RESTROOMS

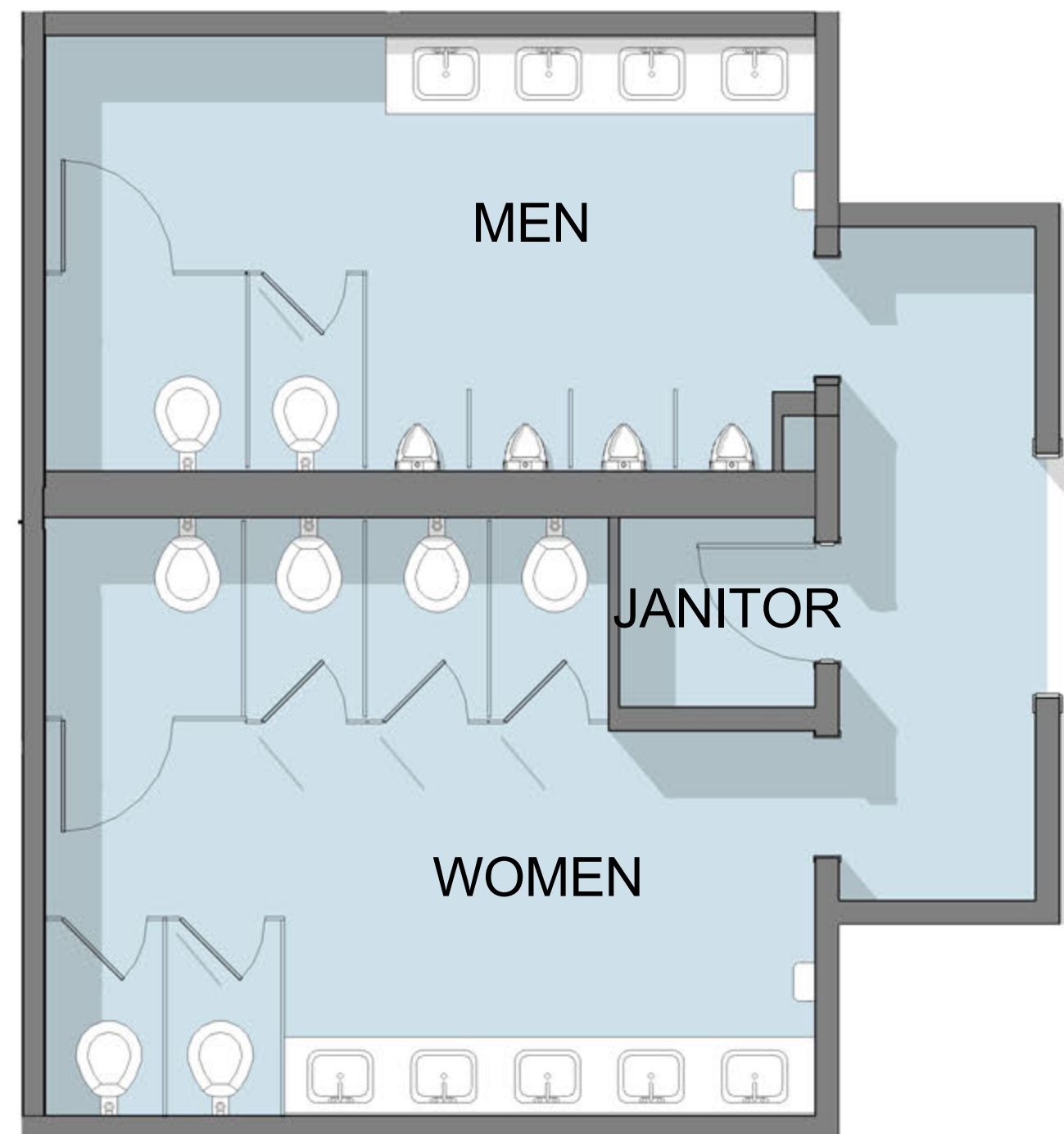
EXISTING: 8

RECOMMENDED: 14 (2 WINTERIZED)



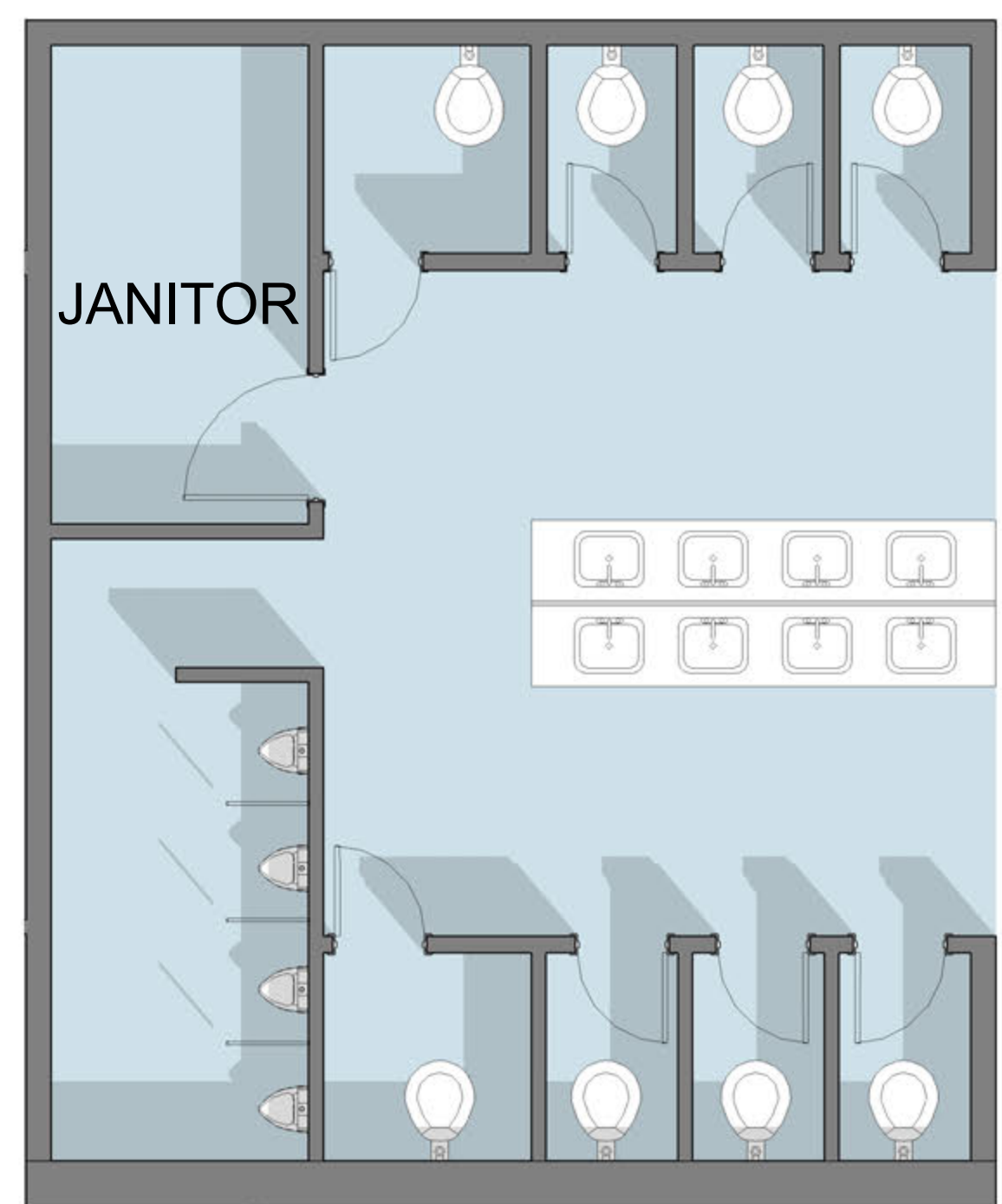
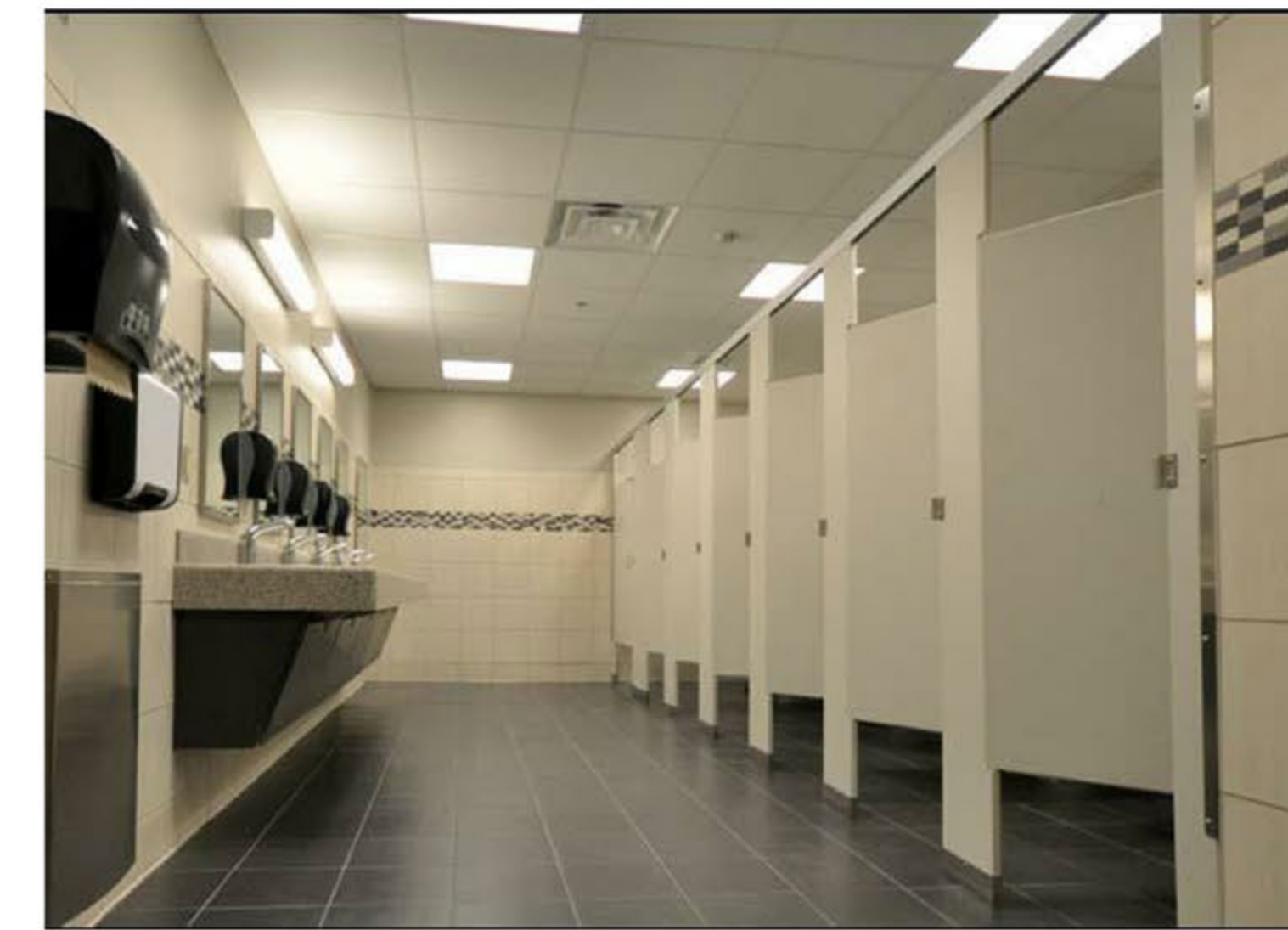
**FAMILY RESTROOM  
& CHANGING ROOM**

- PRIVACY FOR PARENT WITH CHILD
- HEATED; ELIMINATES NEED FOR PORTABLE TOILETS DURING WINTER



**TRADITIONAL**

- MORE ENCLOSED WITH LESS VISIBILITY
- DESIGNATED MEN & WOMEN'S ROOMS
- LAYOUT SIMILAR TO BURNT CEDAR & CURRENT INCLINE BEACH BUILDING

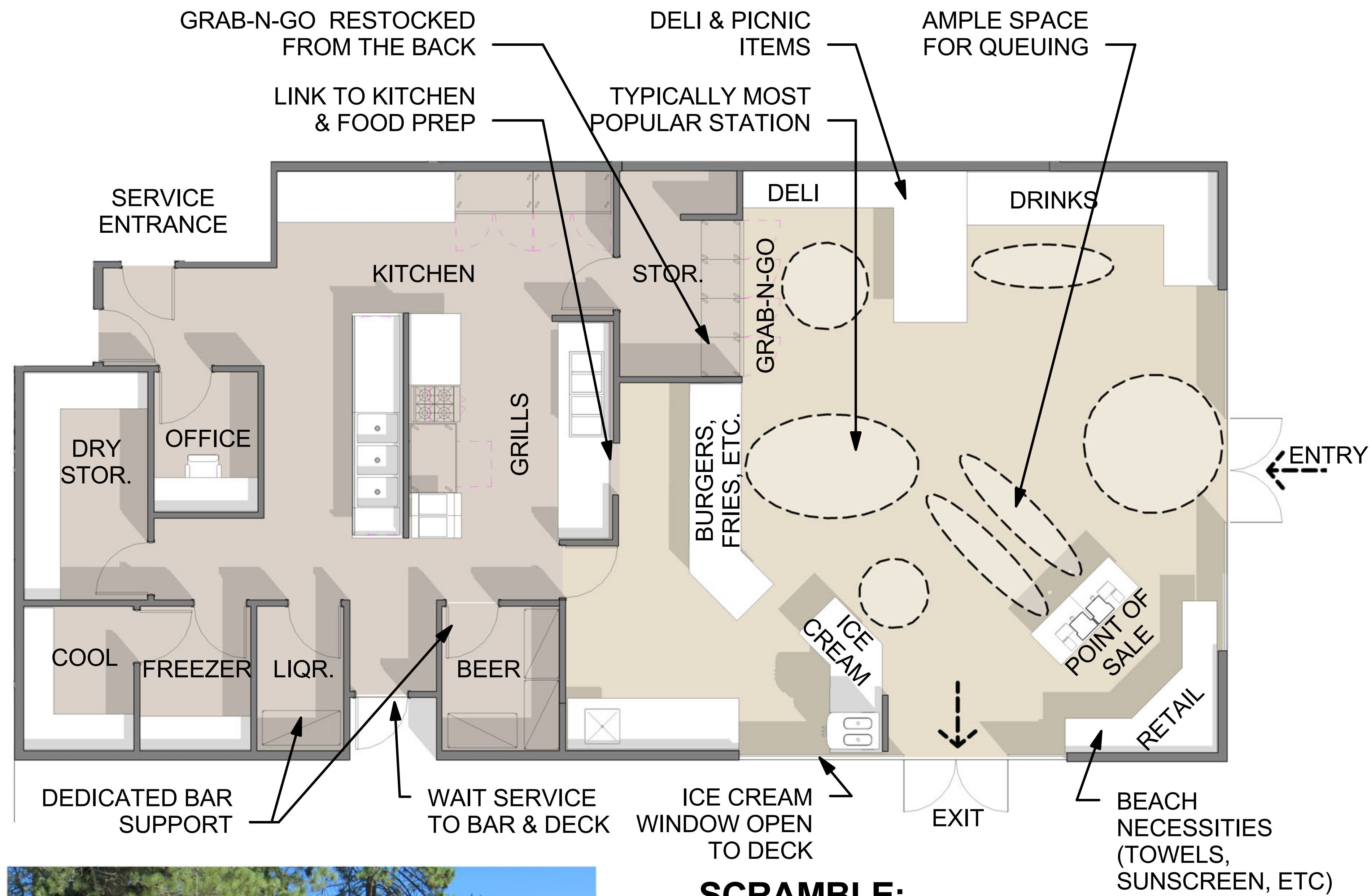


**PRIVATE STALL**



- OPEN WITH COMMON AREAS VISIBLE
- PRIVATE STALLS FOR MORE FLEXIBILITY
- REDUCED WAITING TIMES
- ALLOWS FOR FLEXIBLE STALL MAINTENANCE

# SCRAMBLE-STYLE FOOD SERVICE



## CURRENT OPERATION:

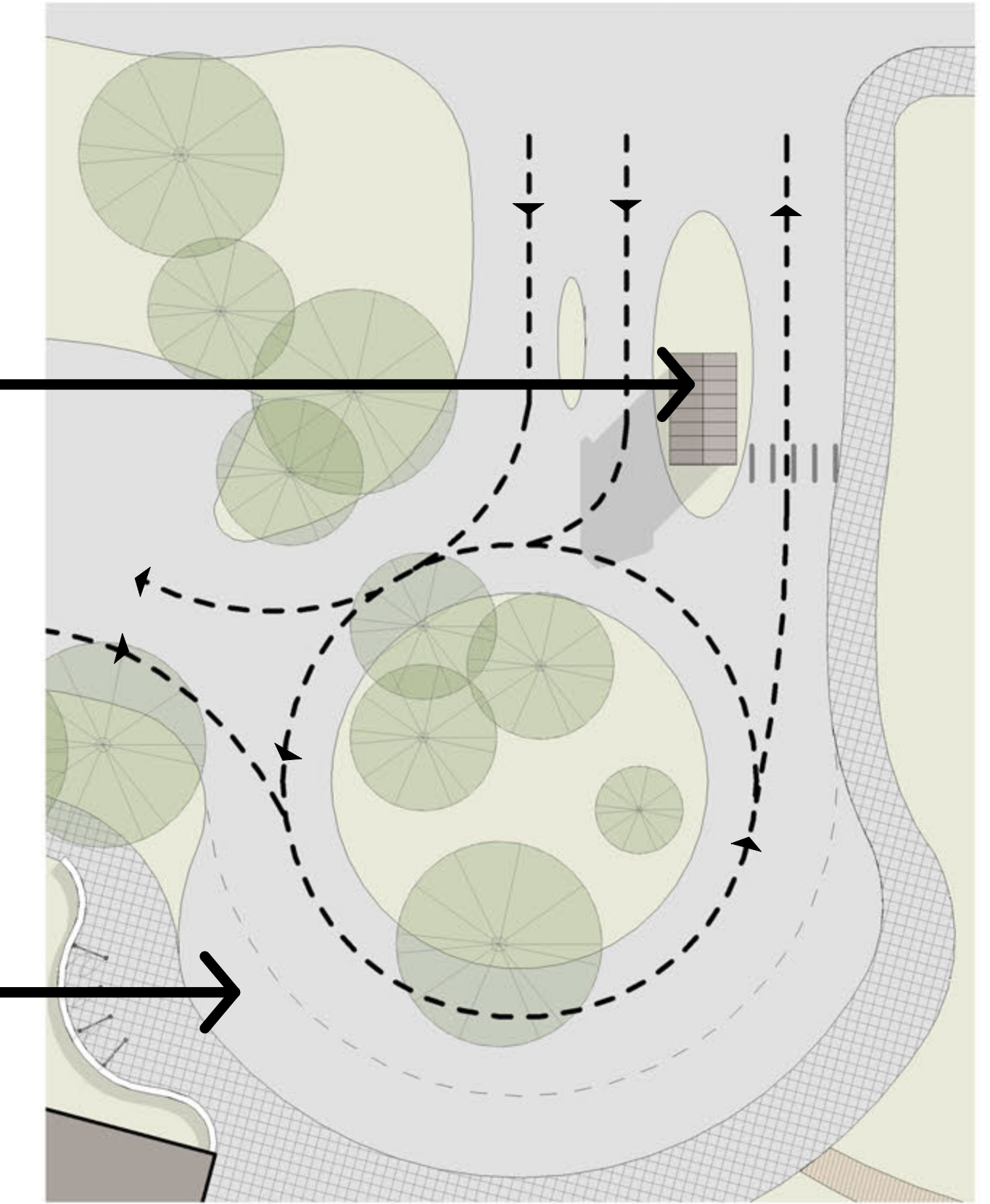
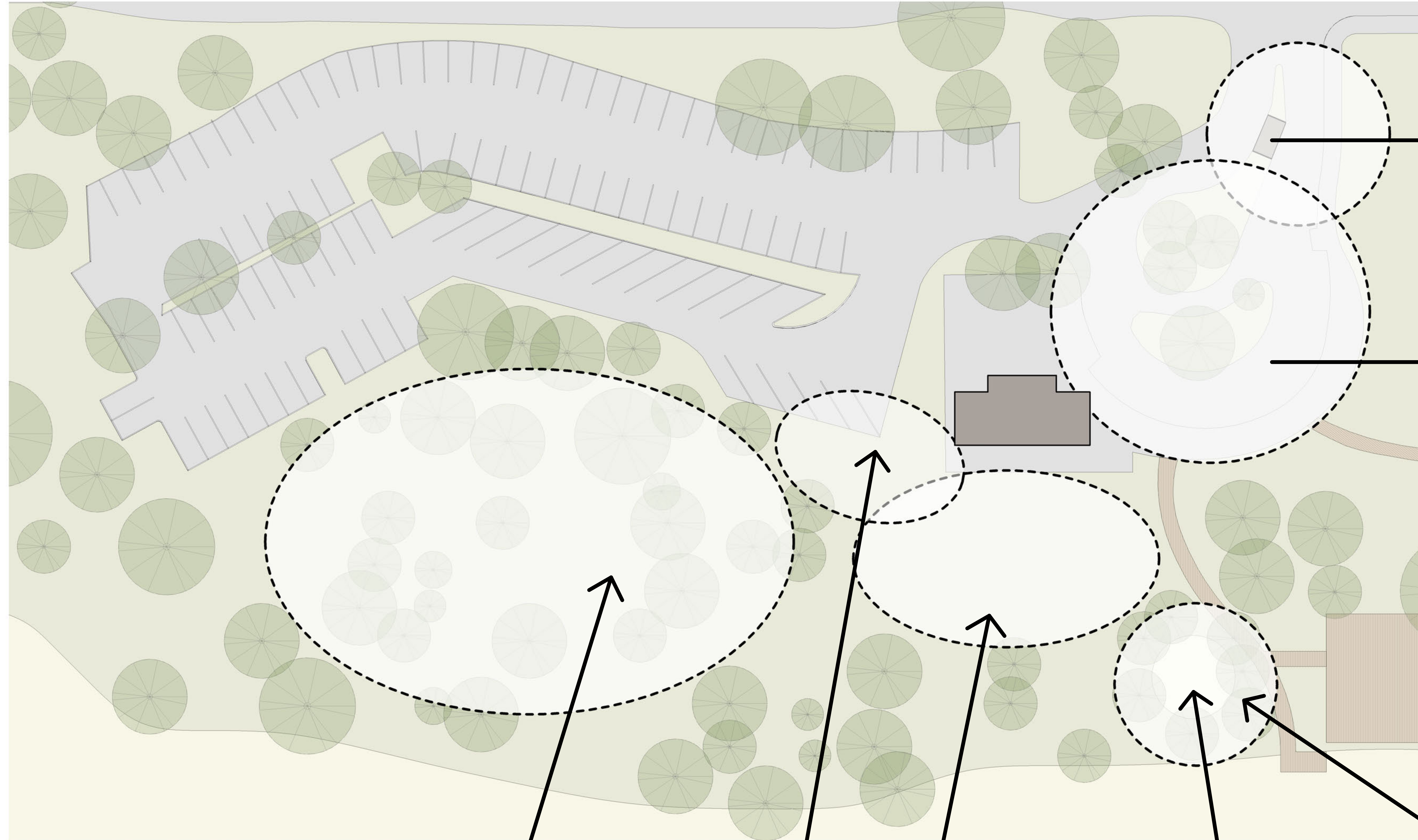
- EARLY 1970s INFRASTRUCTURE
- UNDERSIZED & CREATES BOTTLENECKS FOR OPERATION & USERS
- SINGLE LINE FOR SELECTION, ORDERING AND PAYING
- LIMITED SELECTION

## SCRAMBLE:

- PROVIDES GUESTS WITH A VARIETY OF OPTIONS
- OFFERS CUSTOMIZED DINING
- FLEXIBLE SERVICE OPTIONS
- ALLEVIATES BOTTLE-NECKS & LONG LINES
- WELCOMING BUT CONTROLLED
- KITCHEN TYPICALLY EQUAL TO SCRAMBLE FOR EFFICIENT OPERATION



# POTENTIAL SITE ENHANCEMENTS



## GATEHOUSE AND DROP-OFF IMPROVEMENTS

- IMPROVING THE ARRIVAL PROCESS AT THE GATEHOUSE COULD HELP ALLVIVATE BACK-UP ON BUSY DAYS AND ADDRESS SAFETY CONCERNS FOR PEDESTRIANS
- MODIFICATIONS TO THE DROP-OFF ZONE COULD HELP WITH CONGESTION BY ALLOWING VEHICLES TO BYPASS THE DROP-OFF LANE ONCE THEY ARE DONE UNLOADING



**LANDSCAPE AT WEST SIDE**  
LANDSCAPE IMPROVEMENTS  
COULD PROMOTE USE

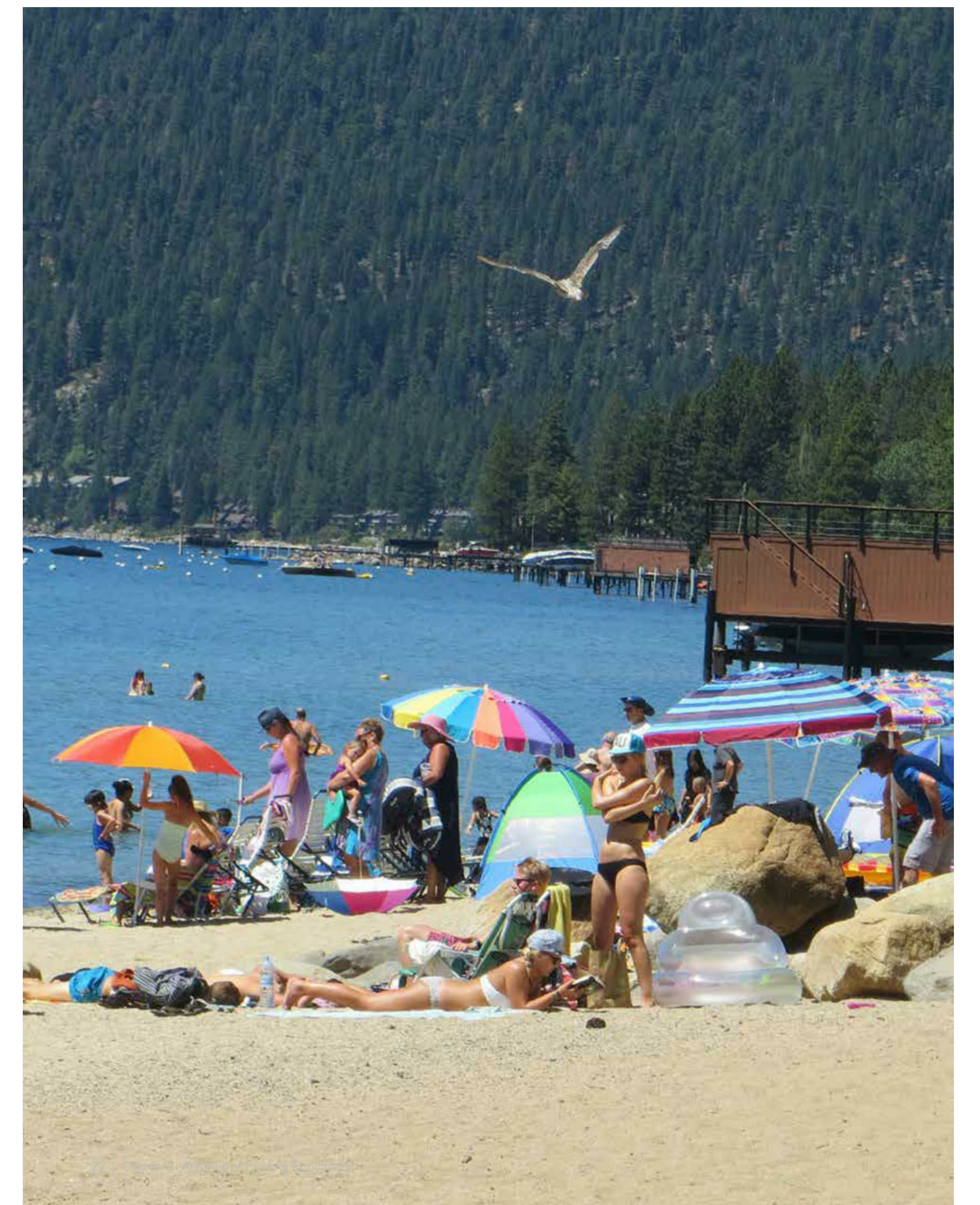
**ENTRY FROM PARKING**  
A PATH COULD IMPROVE  
CONNECTIVITY BETWEEN  
PARKING & BEACH

**OUTDOOR DECK**  
DECK SPACE TO ACCOMODATE  
OUTDOOR SEATING



**ENLIVENING THE "GROVE"**  
POTENTIAL LANDSCAPE IMPROVEMENTS  
TO FORMALIZE & ENHANCE SOCIALIZATION  
SPACE AT THE BEACH

# WHAT DID WE MISS?





# WHAT DID WE MISS?

\* MORE BENCHES/MEMORIAL BENCHES @ BEACHES. ONLY ONE AT INCLINE

KEEP COSTS & M/0 to a minimum

PARKING - MAKE FIELDS PARKING - MOVE FIELDS TO DIAMOND PEAK @ BASE GREAT IDEA

Self check out at Food Service

Parking shuttle - move exclusively to D.P. Shuttle every 15 mins

2 storey building with bar upstairs - fabulous views w/o need to prune trees

Beach bar detached from food - offers light food - windscreen - keep music!

Clear beach with rake ... hire

Rental chairs & umbrellas so people don't have to haul so much.

Totes, w shelves to hold beach stuff

<sup>auto?</sup> Turf @ dirt space on west end

Don't forget the bikes! - need more

How about lockers at the beach (more!)

Ski Beach integrated plan ~ ski beach → Incline beach flow chart for cars

How about a Saturday meeting?

