



Incline Village Beaches Opportunities



Incline Village Beaches Opportunities

Tonight's Agenda

- Review of the project purpose
- Discuss the survey results
- Present beach opportunities
- Open house with District Staff and project consultants

Incline Village Beach Opportunities

Project Origins

- Prompted by feedback from beach visitors to IVGID Trustees and Staff for improvements to the existing beach facilities
- Staff presented to the Board of Trustees on the need for a facility plan prior to undertaking any major improvements
- Board of Trustees awarded a contract for facilities study and land planning services to Design Workshop on June 25, 2014
- Analyses to be completed in multiple phases during the 2014/2015 and 2015/2016 Fiscal Years

Incline Village Beach Opportunities

Project Consultants – **DESIGNWORKSHOP**

- Landscape Architecture and Planning firm with a 45 year history
- Offices through the United States, including Stateline, NV
- Experience ranging from community master plans to detailed design for resorts and public parks
- In 2000, Design Workshop and BSA Architects prepared the Incline Village Recreational Facilities Master Plan

Incline Village Beaches Opportunities

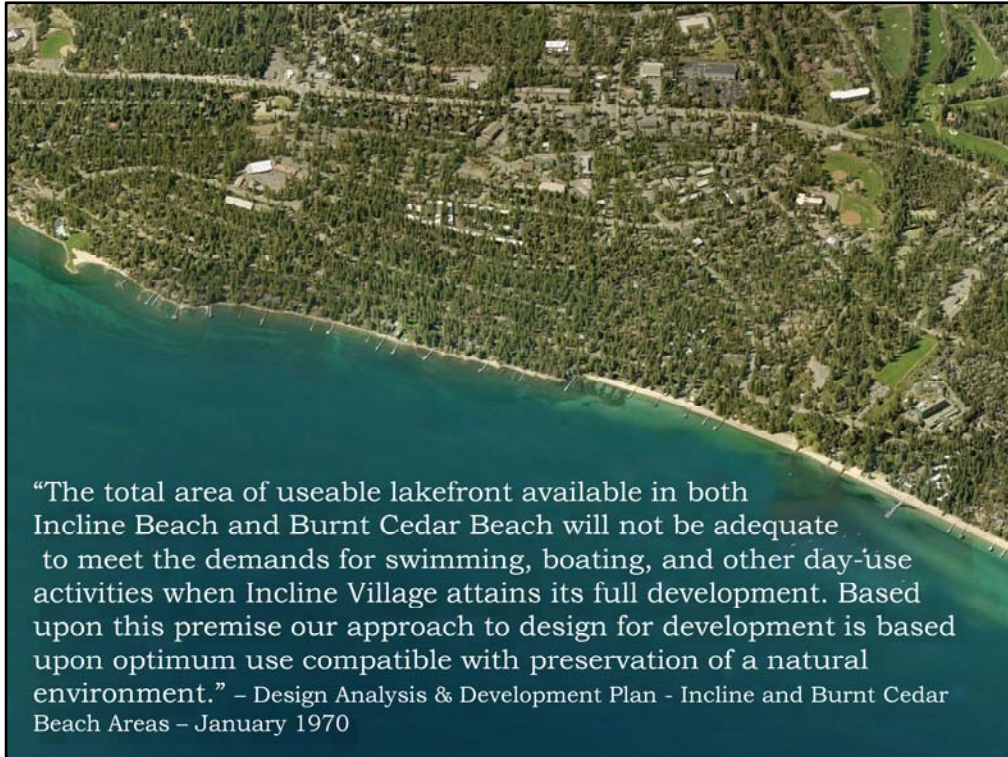
Project Consultants – **bull stockwell allen**
ARCHITECTURE + PLANNING + INTERIORS

- Bay Area Architecture firm with extensive experience working in the Tahoe Region.
- In addition to working on the 2000 IVGID Recreation Master Plan, BSA was the lead architect for nearby facilities at the Mt. Rose Winters Creek Lodge and at Squaw Creek Resort
- Their role on the Beaches study is to evaluate the existing buildings and to provide Opportunities for future building design and space allocations

Incline Village Beach Opportunities

Project Consultants – Chuck Nozicka Consulting

- Recreation planning specialist with 30 years' experience
- Expertise in resident and visitor recreation user surveys
- Project work examples include:
 - Independence Lake Preserve Recreation User Surveys
 - Lake Tahoe Non-Motorized Boating Study Surveys
 - Elks Club Site Recreation Analysis & Surveys
 - Lake Tahoe Recreation User Preference Survey and Focus Group Research
 - Truckee/Donner Visitor Profile Surveys



“The total area of useable lakefront available in both Incline Beach and Burnt Cedar Beach will not be adequate to meet the demands for swimming, boating, and other day-use activities when Incline Village attains its full development. Based upon this premise our approach to design for development is based upon optimum use compatible with preservation of a natural environment.” – Design Analysis & Development Plan - Incline and Burnt Cedar Beach Areas – January 1970

Incline Village Beaches Opportunities

Purpose

To provide professional recommendations for site and building facility improvements for the Incline Village beaches in relation to each beach's site character, the existing conditions, and the expectations of the users.

Goal

To provide a road map for future infrastructure improvements that will enhance the user experience in a sustainable and resilient manner consistent with the community's values and expectations.

Incline Village Beaches
Survey Results

Incline Village Beaches Survey Results

Survey – Purpose

- To provide the District with user and community feedback to help understand the type of experience desired at the different beaches and what types of facilities and amenities may be desired to enhance that experience.

Survey – Approach

- Beach Intercept – visitors on the beaches
- Mailed/On-line Surveys – parcel owners and tenants with beach access

The District, through Design Workshop, hired a firm specializing in community and recreation surveys to help craft the survey questions and analyze the results.

Incline Village Beaches Survey Results

Beach Intercept Surveys

- Conducted during weekdays and weekends during July – August 2014
- 267 surveys completed
 - 155 Incline Beach
 - 83 Burnt Cedar
 - 29 Ski Beach
- 248 of the 267 respondents were picture pass holders (92%)
- Able to cross tabulate between residency type (full time, second home, guest, vacation rental) and beach access method (picture pass, punch card, cash entry)

Incline Village Beaches Survey Results

Mailed Surveys

- 8,193 surveys mailed
 - Mailed to all parcel owners and tenants with beach access that have an address on file
 - 6,603 parcel owners with beach access
 - 1,590 tenants with beach access
- 26% return rate (to date)
 - 1,990 returned via mail
 - 159 completed on-line
 - Typical satisfactory mailed survey return rate: 15%
- Able to differentiate between parcel owner and tenant response
- Able to identify multiple online entries from the same IP address

Respondent Demographics

Incline Village 2014 Beach Survey Results

Respondent Demographic by Preferred Beach

	SKI BEACH	INCLINE BEACH	BURNT CEDAR
GENDER			
MAILED			
Male	56.3%	47.1%	46.6%
Female	43.7%	52.9%	53.4%
ONLINE			
Male	71.9%	43.6%	58.7%
Female	28.1%	56.4%	41.3%
INTERCEPT			
Male	67.6%	40.0%	32.9%
Female	32.4%	60.0%	67.1%
AVERAGE AGE			
MAIL	59.7	64.1	62.2
ONLINE	54.2	50.2	55.8
INTERCEPT	45.7	49.8	54.5



- Ski Beach:
 - Male
 - Higher percentage of single with children and multiple adult households with children

IVGID beach users are a relatively older demographic, with the mailed sample averaging 61.0 years, online 52.9 years, and intercept sample at 52.8 years.

Those over 65 years comprised 42.1% of mailed respondents and 48.0% of online respondents, but about one quarter (24.8%) of intercept respondents; intercept respondents had the largest percentage of those less than 34 years of age.

Incline Village 2014 Beach Survey Results

Respondent Demographic by Preferred Beach

HOUSEHOLD TYPE	SKI BEACH	INCLINE BEACH	BURNT CEDAR
MAILED			
Single, no children	10.0%	9.5%	8.5%
Single, with children	3.4%	4.3%	4.0%
Couple, no children	40.2%	39.2%	41.2%
Couple, with children	36.1%	31.5%	32.5%
Multiple adults, no children	3.8%	5.8%	3.8%
Multiple adults, with children	6.5%	9.7%	10.1%
ONLINE			
Single, no children	3.1%	11.7%	7.8%
Single, with children	12.5%	2.9%	2.6%
Couple, no children	31.3%	36.9%	35.1%
Couple, with children	31.3%	36.9%	44.2%
Multiple adults, no children	6.3%	5.8%	3.9%
Multiple adults, with children	15.6%	5.8%	6.5%
INTERCEPT			
Single, no children	39.4%	9.9%	6.2%
Single, with children	0.0%	7.9%	9.9%
Couple, no children	39.4%	32.5%	38.3%
Couple, with children	18.2%	37.7%	25.9%
Multiple adults, no children	0.0%	6.6%	7.4%
Multiple adults, with children	3.0%	5.3%	12.3%

- Ski Beach:
 - Higher percentage of single with children and multiple adult households with children
- Incline Beach
 - Large percentage of couples with children (37.7% intercept)
- Burnt Cedar Beach
 - More likely to be couples with children (44.2% online) or multiple adult households with children (12.3% intercept)

The majority of those surveyed live in households comprised of couples or multiple adults, both with and without children at home. A minority are single. About half of those surveyed in all samples live in households with no children.

The respondents are similarly well educated with more than 8 in 10 having a college degree or more (85.6% mailed, 89.7% online, 81.3% intercept).

Recreation User Profile

Incline Village 2014 Beach Survey Results

Recreation User Profile

Access	Mailed	Online	Intercept
<i>IVGID picture pass holder</i>	97.1%	95.9%	87.0%
Punch card day use entry	2.7%	3.3%	8.1%
Cash day use entry	0.3%	0.8%	4.9%



Incline Village 2014 Beach Survey Results

Recreation User Profile

Residence	Mailed	Online	Intercept
Full time /year round resident	45.8%	60.8%	48.2%
2nd home – summer or extended vacation	19.5%	13.6%	25.7%
2nd home – weekends, holidays, vacation days	32.4%	23.2%	15.5%
Homeowner guest use	0.4%	1.6%	6.0%
Vacation rental	1.6%	0.0%	3.9%
Resident in neighboring community	0.4%	0.8%	0.7%
Ownership			
Parcel Owner	93.7%	91.2%	
Renter	6.3%	8.8%	
Frequency of Use			
More than one day per week	22.0%	24.6%	44.5%
Weekly	17.3%	20.6%	17.1%
Several times a month	28.3%	32.0%	23.8%
Once a month	12.1%	11.8%	5.0%
Less than once a month	17.0%	7.5%	7.1%
Seldom or never	3.3%	3.5%	2.5%

The vast majority of beach users are either full time residents (45.8% mailed, 60.8% online, 48.2% intercept), or 2nd home owners (combined 51.9% mailed, 36.8% online, 41.2% intercept); more than 90% of mailed and online respondents were parcel owners.

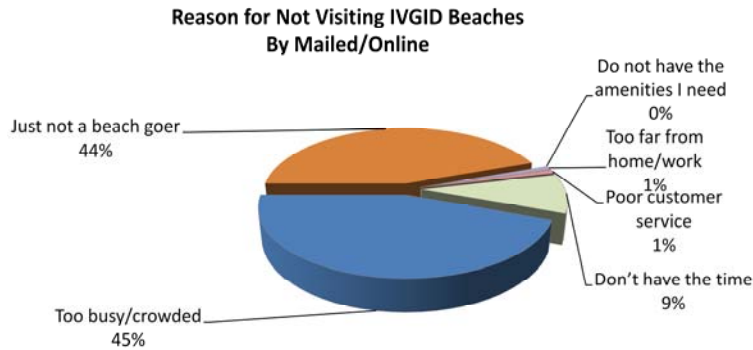
The bulk of those surveyed visit IVGID beaches several times a month or more; those reporting the highest frequency of use were the intercept sample (44.5% more than one day per week).

Those preferring Ski Beach visited more days per season (combined weekly or more than one day per week – mailed 52.9%, online 60.0%, intercept 63.9%), followed by Incline Beach, with a similar percentage among intercept respondents (64.8%).

Incline Village 2014 Beach Survey Results

Recreation User Profile

Beaches Typically Visited	Mailed	Online	Intercept
Ski Beach	42.5%	60.4%	33.6%
Incline Beach	74.0%	81.6%	80.9%
Burnt Cedar Beach	66.4%	67.6%	59.7%
Do not visit IVGID beaches	6.9%	2.4%	



Question: Which IVGID beaches do you **typically** visit? (able to mark all that apply)

The most typically visited beach is Incline Beach (74.0% mailed, 81.6% online, 80.9% intercept), followed by Burnt Cedar and Ski Beach.

A small minority do not visit IVGID beaches (6.9% mailed 2.4% online). The primary reasons for not visiting the beaches are: 1) too crowded (45%) and, 2) just not a beach goer (44%).

Incline Village 2014 Beach Survey Results

Recreation User Profile

Preferred Beach	Mailed	Online	Intercept
Ski Beach	14.9%	15.4%	12.9%
Incline Beach	46.9%	50.2%	56.8%
Burnt Cedar Beach	38.2%	34.4%	30.4%
Average Party Size			2.77
Average Hours Per Visit	3.25	3.94	3.82

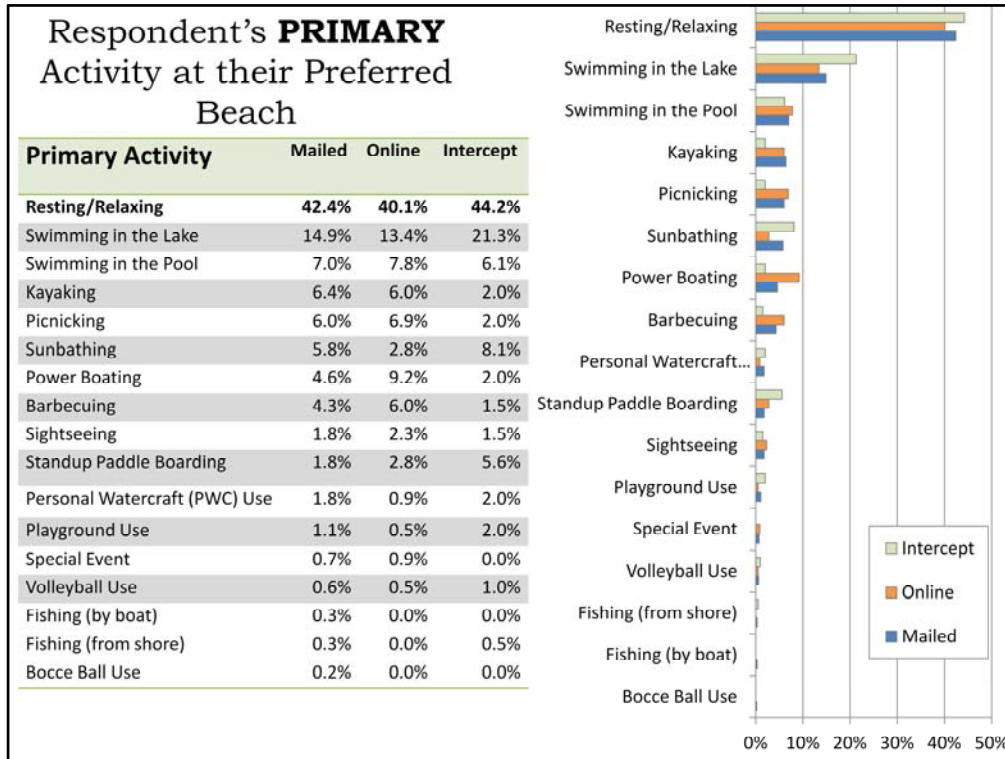


Question: Which of the following IVGID beaches **do you most often visit**? How many hours do you typically stay?

Approximately half of respondents from all samples listed Incline Beach as their preference (mailed 46.9%, online 50.2%, intercept 56.8%), followed by Burnt Cedar Beach (38.2%, 34.4%, and 30.4%), while Ski Beach was less preferred with slightly more the one-in-ten visiting that beach most often (mailed 14.9%, online 15.4%, intercept, 12.9%).

Average party size for the intercept sample was 2.77 persons. The length of stay at IVGID beaches averages well over 3 hours per visit (mailed 3.25 hours, online 3.94 hours, and intercept 3.82 hours).

Recreation Activities



Question: Of the reasons marked above, which is typically your **PRIMARY** activity when you visit this beach?

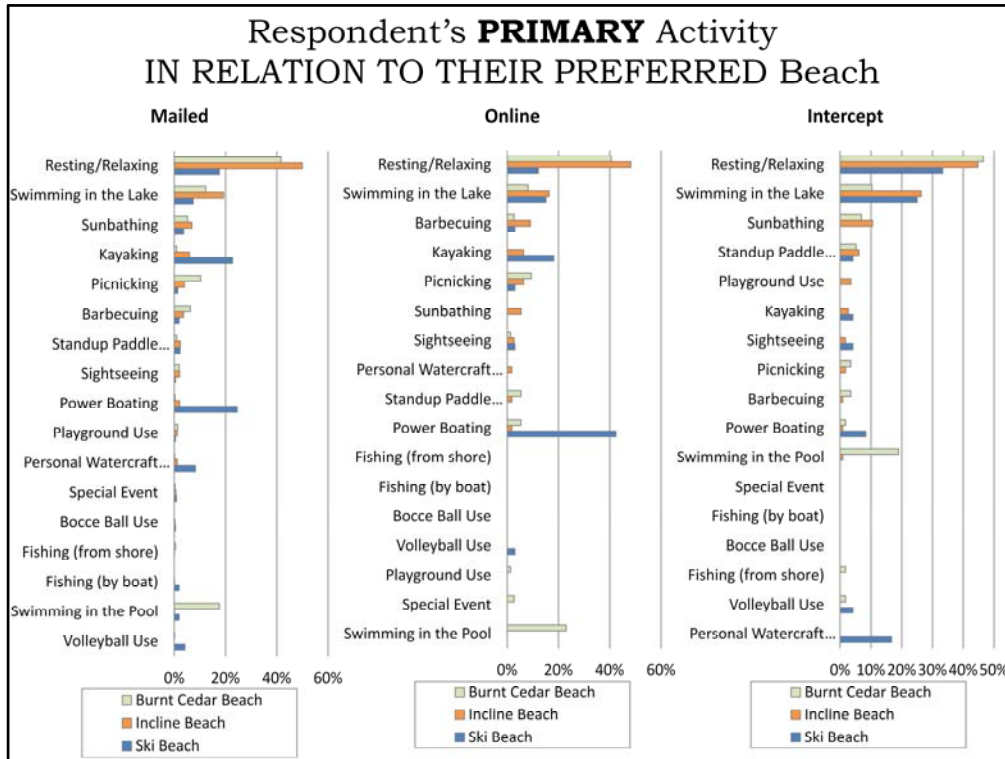
Among the primary activities, the most mentioned by all samples was passive beach enjoyment including resting/relaxing (mailed 42.4%, online 40.1%, intercept 44.2%); the second most mentioned primary reason was swimming in the lake (14.9%, 13.4%, and 21.4% respectively), the remaining primary activities listed covered a full range with each garnering less than 10% of each sample.

Similar results when asked in general about all typical activities at the beach:
 Question: Which of the following activities do you **typically** participate in during your visit to your PREFERRED beach?

Respondents listed a full range of typical beach activities led by resting/relaxing (mailed 87.7%, online 86.6%, and intercept 87.7%); over 50% of each sample also listed swimming in the lake, picnicking, and sunbathing. A second tier of typical activities was listed by one-quarter of respondents in nearly all categories including kayaking, sightseeing, playground use, stand up paddle boarding, and special events.

Among typical recreation activities listed, two were among the top mentions for all three beaches and by all three sample groups – swimming in the lake and resting/relaxing. By varying degrees of order for each specific beach, two other passive recreation categories held for all beaches and for all sample groups – sunbathing and picnicking.

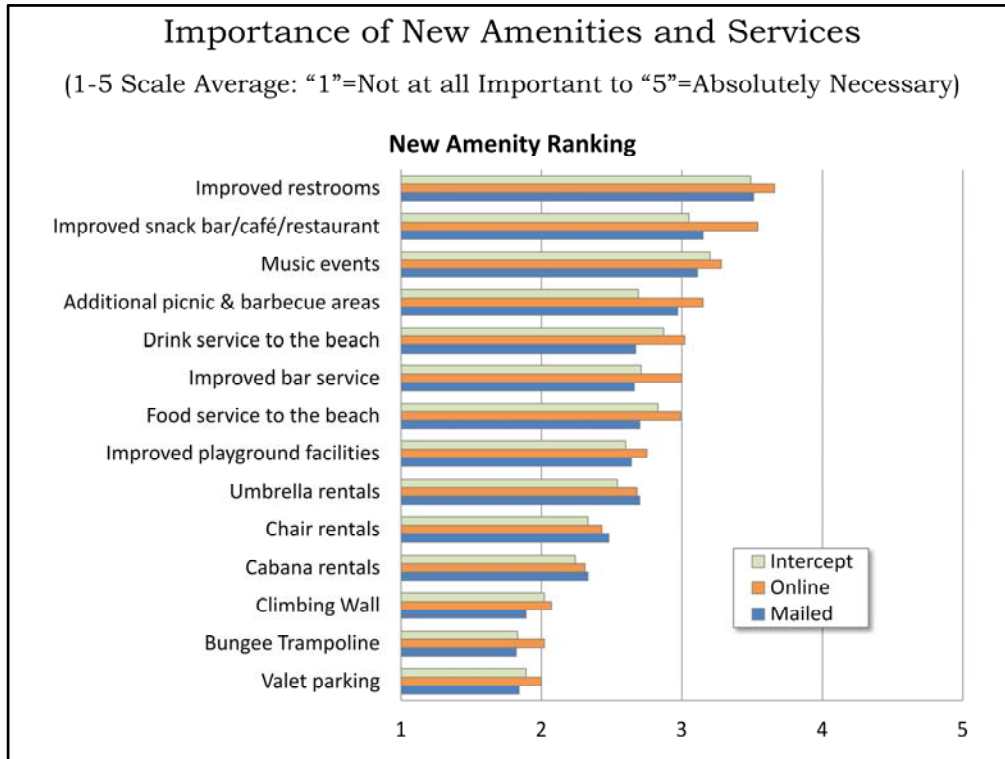
Each beach also featured a full array of other activities in which visitor participated, with the principal distinctions being a preference for boating and kayaking at Ski Beach and swimming in the pool at Burnt Cedar Beach.



Question: Of the reasons marked above, which is typically your **PRIMARY** activity when you visit this beach? (**sorted by preferred beach**)

Each beach indicated its unique position among IVGID properties when respondents listed their primary recreation activities – Incline Beach was distinguished by relaxing and swimming in the lake for all respondents; Ski Beach was clearly a preferred boating destination with power boating, kayaking and PWC use mentioned at varying degrees depending on the sample; Burnt Cedar was again noteworthy for pool use.

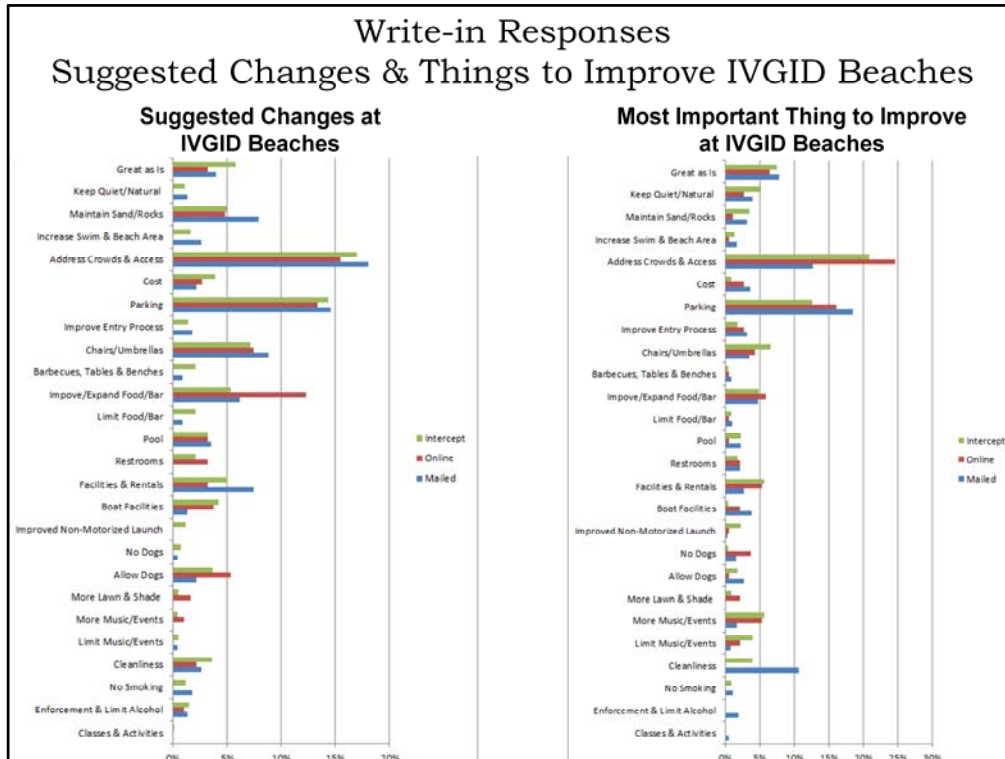
Desired Amenities and Services



Question: If new amenities and services were provided, please indicate whether the following amenities and recreation opportunities would enhance or detract from your beach-going experience at this beach location?

The importance of new amenities and services at each beach was similar to respondent preferences overall, with improved restrooms, improved snack bar/café/restaurant, and music events consistently the top three rated items.

A second tier of new amenities and services desired included food and drink service to the beach, additional picnic and BBQ areas, improved bar service, umbrella rentals, and improved playground facilities also noted. Among the lower tier of new amenity rankings were chair and cabana rentals, valet parking, and bungee trampoline.



Questions:

If you could change one thing at this beach, what would it be?

AND

What is the most important thing that can be done to improve the recreation experience at IVGID beaches or encourage you to visit a beach?

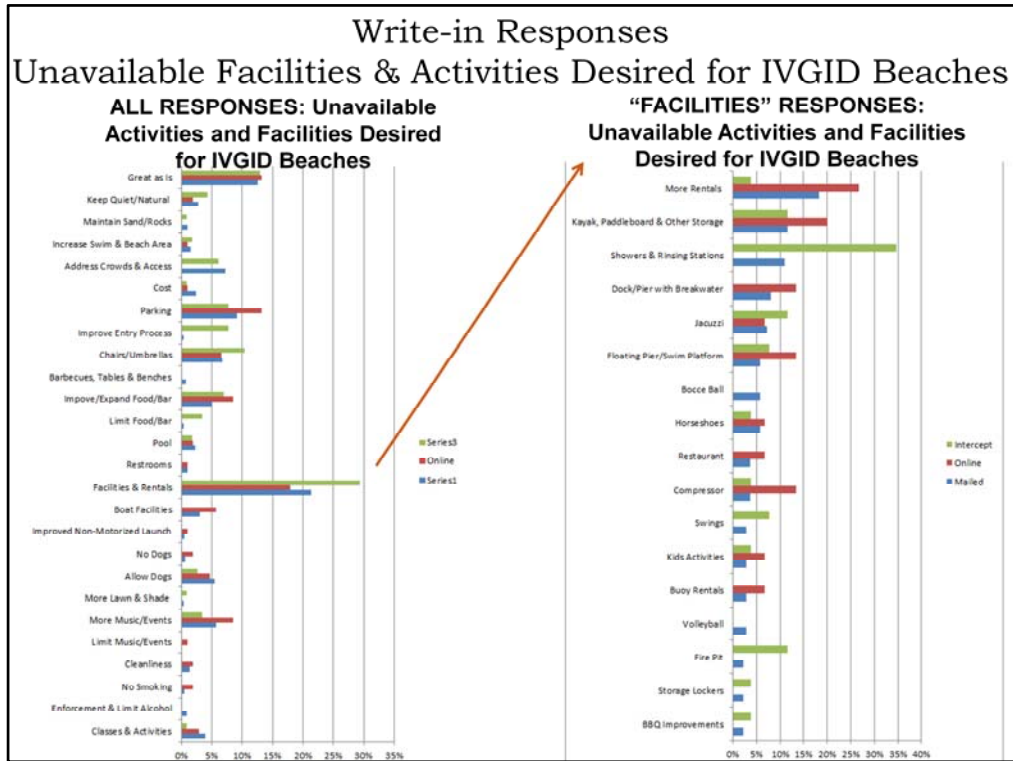
Total of 3550 response ideas

Addressing crowding/access and parking concerns ranked highest for both questions. (12-24% for crowding/access and 13-18% for parking)

More available chairs and umbrellas as well as improved food and bar services (6-10% for both questions)

5-8% also noted that the beaches are great as they are.

Other high-response answers included maintaining or racking the sand and removing rocks, cleanliness, providing some hours in the summer for dog use or designating a dog area and improving the boat and pool facilities.



838 write-in responses for this question

Question:

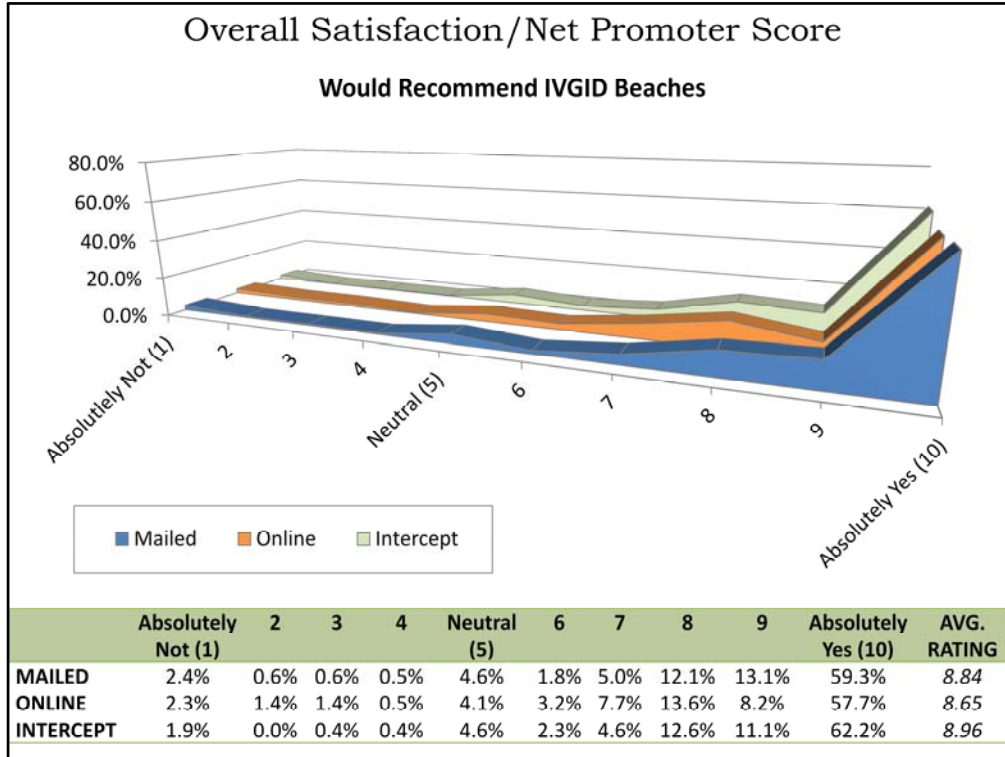
Identify any other activities or facilities that are currently not available that you feel would enhance your beach-going experience or encourage you to visit a beach.

Positive responses that the existing range of facilities are appropriate and the beach is “great as it is” ranked high in addition to the desire for additional parking, beach chairs and improved food and bar service.

5.6% of mailed respondents and 8.5% of online respondents mentioned a desire for additional music or events at the beaches. 7.8% of intercept respondents suggested improving the entry process.

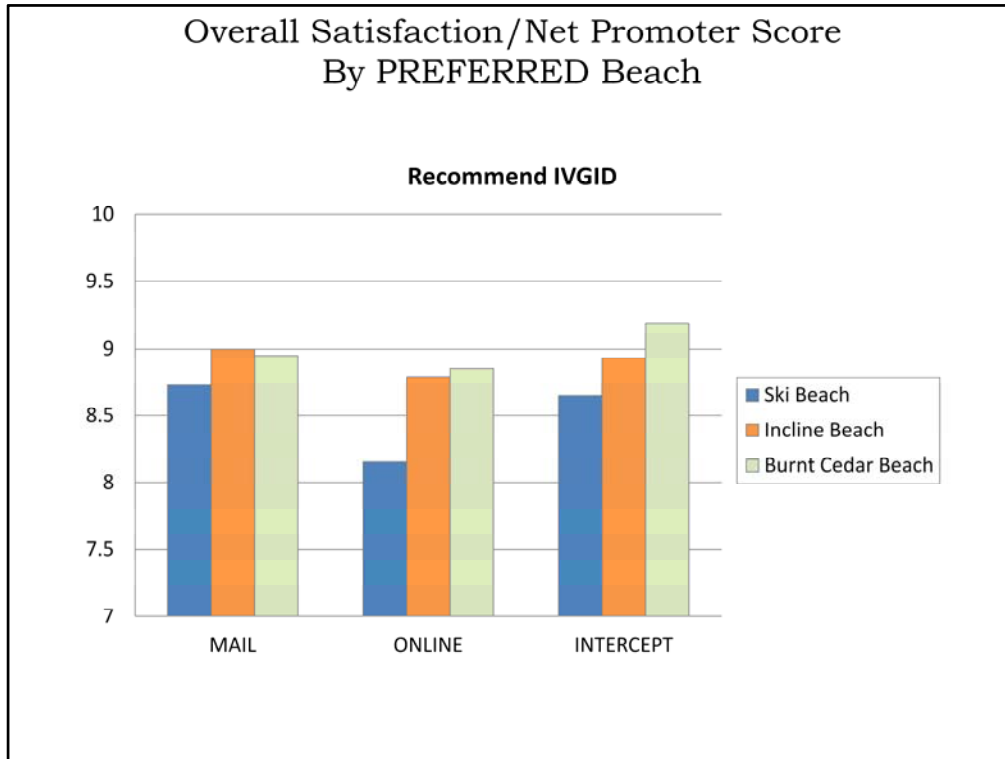
Of those responses (180) that identified a specific facility to add, additional storage, more showers (including outdoor rinse stations), more rentals such as kayaks and SUP, a dock or breakwater, jacuzzi and a swimming/floating platform were identified most often. Firepits were mentioned frequently by intercept survey respondents.

Overall Satisfaction/
Net Promoter Score



Question: Would you recommend the IVGID beaches to your family, friends, and colleagues? (NET PROMOTER SCORE)

IVGID beaches receive extremely high satisfaction ratings by every respondent sample, with an average on a 1 to 10 scale (“1” Absolutely Not Recommend to “10” Absolutely Recommend), with mailed sample at 8.84, online 8.65, and intercept 8.96.



Question: Would you recommend the IVGID beaches to your family, friends, and colleagues? (NET PROMOTER SCORE) sorted by preferred beach

High scores overall, but Ski Beach received a lower score overall than the other beaches and Intercept respondents gave Burnt Cedar a significantly higher score than respondents from other beaches.

Incline Village Beaches 2014 Survey – Summary Thoughts

- While mailed and online respondents indicated that they do use IVGID beaches often, intercept respondents were more frequent visitors. They also tended to be from younger age groups and accordingly lower income households.
- Each beach has a specific use and audience
 - Passive recreation is a predominant use reason for all beaches
 - Incline Beach: Scenic, relaxing location and a place to swim in the lake – perhaps a less active recreation destination and slightly more appeal to those with children
 - Burnt Cedar: Noted for the pool and lawn areas and thus attractive as a family group activity site as indicated by the data
 - Ski Beach: Boating access beach and may attract a younger male user and thus may be a distinct recreation management site

Incline Village Beaches 2014 Survey – Summary Thoughts

- Crowding and parking are consistently critical issues for destinations in the Lake Tahoe Basin during the summer months and were noted in comments.
- Restrooms were typically the single most requested recreation site improvement. Respondents also noted improved snack bar/café/restaurant facilities. Music and events were also mentioned as a desired activity.
- Overall IVGID beaches received very robust positive satisfaction ratings by all respondent groups indicating a management approach that addresses the needs of IVGID recreation users.

Incline Village Beaches
Opportunities



We listened to what the community said about the beaches, and what we heard was that you have an extremely high satisfaction rating of the IVGID Beaches, with score of almost 9 on a scale from 1 to 10 scale (“1” Absolutely Not Recommend to “10” Absolutely Recommend). With that in mind, the following opportunities represent improvements consistent with the community’s desires for better restrooms and improvements to the food and beverage facilities while striving to preserve the existing characteristics which make the beaches so well liked.

Opportunities

- 1. Improve beach entries and pedestrian access**
2. Replace restroom/concession buildings
3. Enhance Burnt Cedar Pool House for functionality and improved concession operations
4. Enhance group areas
5. Enhance Burnt Cedar individual picnic sites
6. Enhance beach access connections
7. Develop a consistent design aesthetic



The opportunities for the beaches can be categorized into seven distinct concepts:

- Improve beach entries and pedestrian access

Opportunities

1. Improve beach entries and pedestrian access
- 2. Replace restroom/concession buildings**
3. Enhance Burnt Cedar Pool House for functionality and improved concession operations
4. Enhance group areas
5. Enhance Burnt Cedar individual picnic sites
6. Enhance beach access connections
7. Develop a consistent design aesthetic



The Opportunities for the beaches can be categorized into seven distinct concepts:

- Replace the restroom/concession buildings (at Incline Beach that includes creating a beachfront hospitality zone)

Opportunities

1. Improve beach entries and pedestrian access
2. Replace restroom/concession buildings
- 3. Enhance Burnt Cedar Pool House for functionality and improved concession operations**
4. Enhance group areas
5. Enhance Burnt Cedar individual picnic sites
6. Enhance beach access connections
7. Develop a consistent design aesthetic



The Opportunities for the beaches can be categorized into seven distinct concepts:

- Remodel the interiors of the Burnt Cedar pool facilities for functionality and improved concession operation

Opportunities

1. Improve beach entries and pedestrian access
2. Replace restroom/concession buildings
3. Enhance Burnt Cedar Pool House for functionality and improved concession operations
- 4. Enhance group areas**
5. Enhance Burnt Cedar individual picnic sites
6. Enhance beach access connections
7. Develop a consistent design aesthetic



The Opportunities for the beaches can be categorized into seven distinct concepts:
1. Enhance the group areas.

Opportunities

1. Improve beach entries and pedestrian access
2. Replace restroom/concession buildings
3. Enhance Burnt Cedar Pool House for functionality and improved concession operations
4. Enhance group areas
- 5. Enhance Burnt Cedar individual picnic sites**
6. Enhance beach access connections
7. Develop a consistent design aesthetic



The Opportunities for the beaches can be categorized into seven distinct concepts:

- Enhance Burnt Cedar's individual picnic sites

Opportunities

1. Improve beach entries and pedestrian access
2. Replace restroom/concession buildings
3. Enhance Burnt Cedar Pool House for functionality and improved concession operations
4. Enhance group areas
5. Enhance Burnt Cedar individual picnic sites
- 6. Enhance beach access connections**
7. Develop a consistent design aesthetic



The Opportunities for the beaches can be categorized into seven distinct concepts:

- Enhance beach access connections

Opportunities

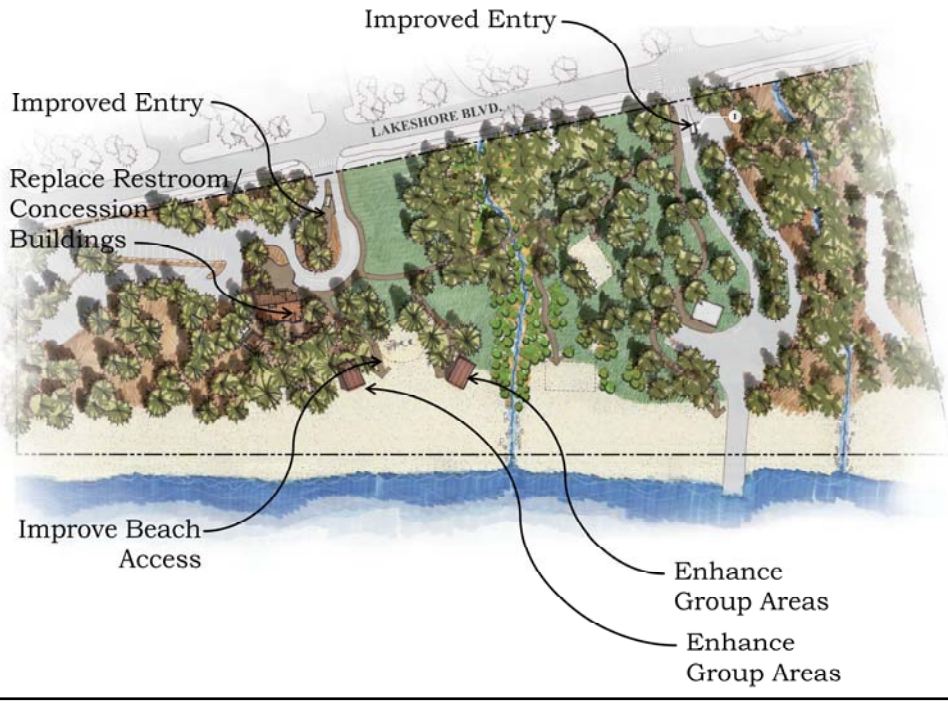
1. Improve beach entries and pedestrian access
2. Replace restroom/concession buildings
3. Enhance Burnt Cedar Pool House for functionality and improved concession operations
4. Enhance group areas
5. Enhance Burnt Cedar individual picnic sites
6. Enhance beach access connections
- 7. Develop a consistent design aesthetic**



The Opportunities for the beaches can be categorized into seven distinct concepts:

- Develop a consistent design aesthetic

Incline Beach and Ski Beach



Burnt Cedar Beach



REC 1: Improve the Beach Entries and Pedestrian Access



- Through our observations of the Guard Shack and in conversations with employees it is clear the entry experience is most important ways IVGID staff interface with beach guests. Contact at the guard shack is an opportunity to welcome beach visitors, but it is complicated by the congestion that can occur during peak visitation times.
- The current Guard Shack was designed to facilitate vehicular access to the beaches, however on busy days, the parking lot fills up and many visitors arrive on foot or bike.
- Pedestrians must stand in the outgoing drive isle while they wait to check in at the beach creating congestion and safety issues.
- Evaluate alternative methods of checking guests in for a smoother arrival sequence



This diagram identifies some ideas for how to improve the entrance at Incline Beach. The key ideas include:

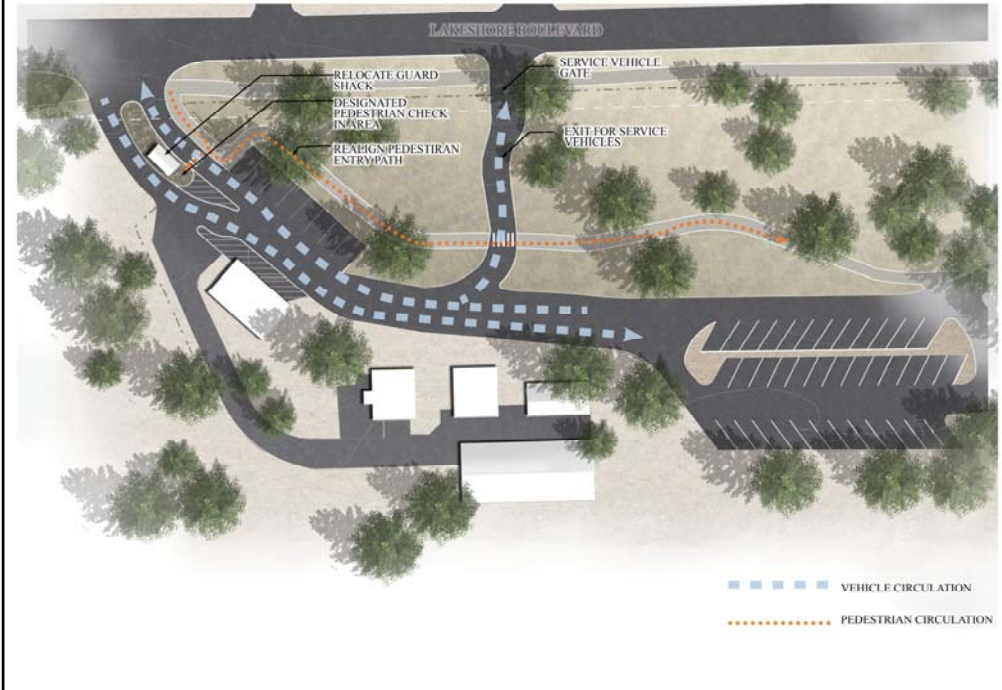
- Providing safe and accessible pedestrian access to the guard shack with striped crossings.
- Once the guard shack has reached the end of its useable life, consider replacing it with a new building that considers the check-in needs of both vehicles and pedestrians.
- Create a pedestrian check-in area that is separate from the vehicular circulation route.
- Reorganize the drop-off/loading area to allow vehicles to bypass waiting vehicles.
- Direct visitors towards a new beach hospitality zone using wayfinding signage and accentuated paving materials.



At Burnt Cedar Beach, the terrain poses an added challenge to improving the entry. To address the steeper slopes we recommend:

- Relocating the guard shack on flatter terrain
- Separate the pedestrian path from the road so that it can meander and have a gentler slope.
- Create a pedestrian check-in area that is separate from the vehicular circulation route.

Key Idea – Reorganize the Entry at Burnt Cedar Beach

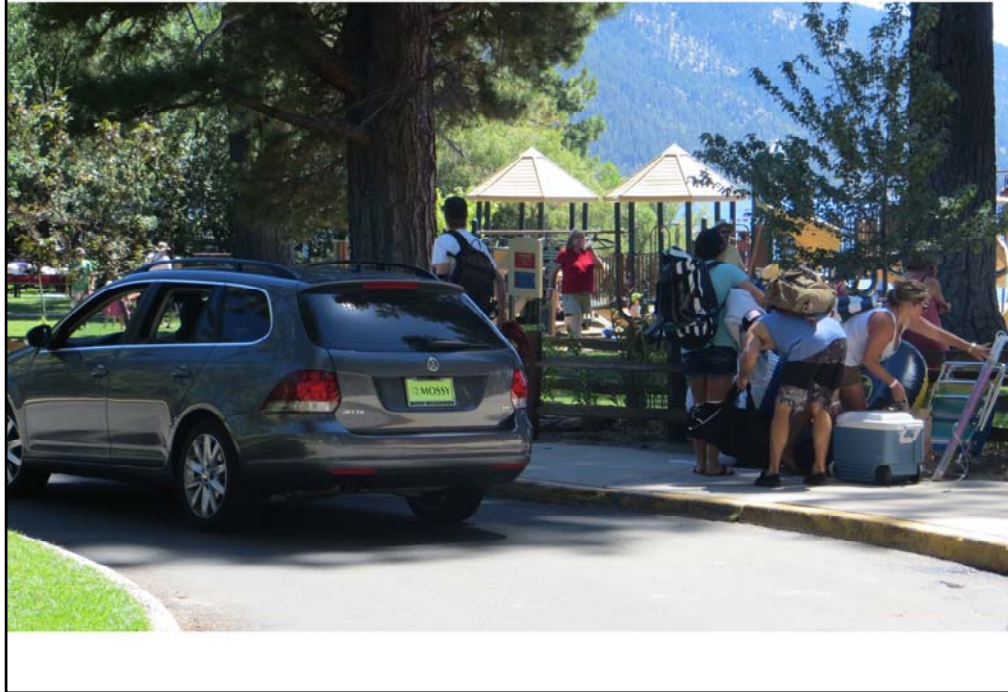


Key Idea – Provide Safe Pedestrian Access to the Guard Shack



- Provide safe and accessible pedestrian access to the guard shack.
- Once the guard shack has reached the end of its useable life, consider replacing it with a new building that considers the check-in needs of both vehicles and pedestrians.
- Create a pedestrian check-in area that is separate from the vehicular circulation route.

Key Idea – Widen Drop-off Area



- Widen the drop-off lane to allow vehicles to bypass other vehicles that require prolonged times to load or unload.
- A reconfigured drop-off should accommodate approximately 6 vehicles.

Key Idea – Provide Wayfinding Signage Near the Entry



- Signage helps to reinforce a welcoming experience and it provides IVGID with a way to communicate with Incline Village resident. Opportunity to consolidate signage to reduce sign pollution. (hours of operation, etc.)

REC 2: Replace Restroom/Concession Buildings



Why should it be replaced:

- The building was constructed in the 70's and is presently largely identical to the original design.
- Allocation of concessionaire space is inadequate based on current needs. Entire building comprises approximately 1250 sqft, only 370 sqft is allocated to concessionaire operations.
- Customers must line up and wait for orders to be processed.
- Current bar location is limited because it relies on the power, water and storage from the adjacent snack bar.
- The bar design is inconsistent with the other structures and detracts from the overall beach aesthetic.
- Insufficient number of restrooms. Using the current standards based on the "average daily use during peak periods of use" you might expect to have between 12-14 restroom stalls at Incline Beach vs. the 8 fixtures that currently exist.

Recommendation- Incline Beach
Create a Beachfront Hospitality Zone



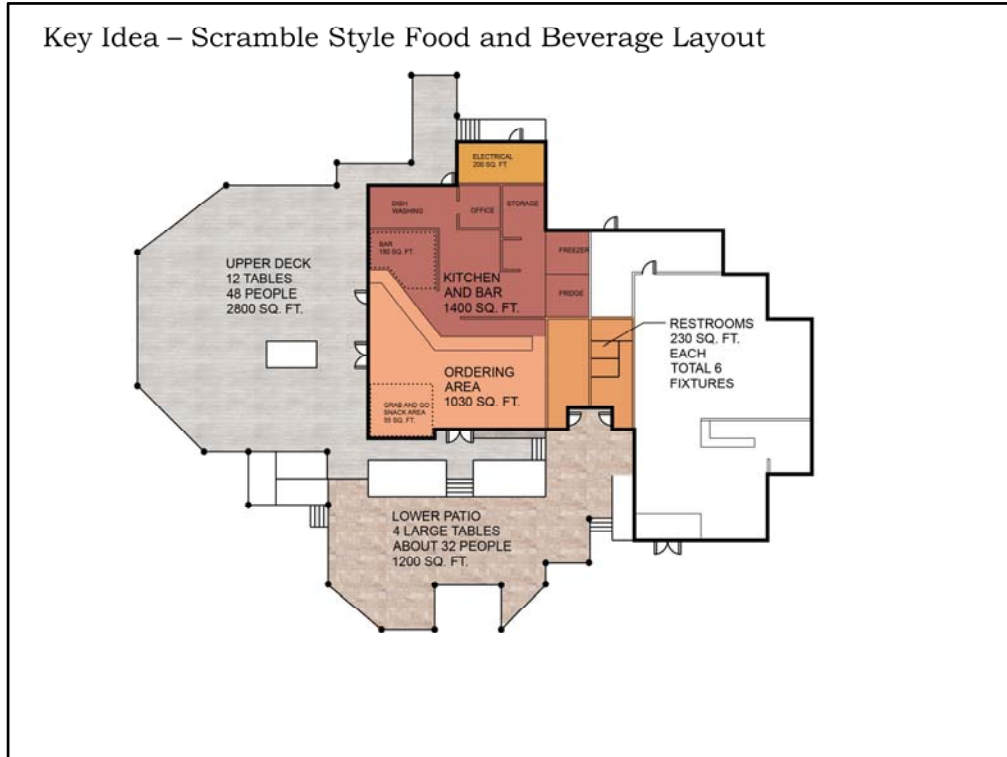
Incline Beach offers a wonderful opportunity to create a beach front hospitality zone defined by a new family friendly concessionaire building. The key ideas for a new Beachfront Hospitality zone include:

- Replace the existing building with a new structure providing contemporary food operation with scramble service,
- Provide restrooms sized to contemporary standards, which can be entered from the beach side
- Provide a large outdoor deck under the existing tree canopy for seating
- Incorporate a stand alone bar pavilion with its own dedicated water and power situated to capitalize on views toward the lake.

Key Idea – Scramble Style Food and Beverage Layout



Incorporate a “scramble” style food and beverage layout similar to Sand Harbor. With a scramble system, guests can survey multiple food options, including ready-made items such as fresh fruit, yogurts, bottled drinks and desserts. Orders can be processed in terms of need and complexity alleviating the need for guests to stand in a long line to purchase ready-made items. The indoor space may also be utilized to sell beach equipment and supplies that are not currently available simply because the layout of the current facilities makes it impractical. The portion of the Sand Harbor facility dedicated to the food concession consists of roughly 1,400 sqft for the kitchen and bar and another 1,050 sqft for grab and go snacks and ordering.



Floor plan from the Sand Harbor Visitor Building illustrating the general space provisions.

Key Idea – New Restrooms with Improved Access From the Lake Side



Provide 12-14 restroom stalls. Restrooms can be in the same building as the food/beverage concessionaire or in an adjacent structure. If located in a separate building, the restrooms should remain in roughly the same area as the current building because of its centralized location near the beach. The restrooms should face the lake to provide clear access to beach users. A building or space allocation of approximately 24'x36' is required to accommodate the number of anticipated fixtures.

Key Idea – Defined Outdoor Seating Area with Lake Views



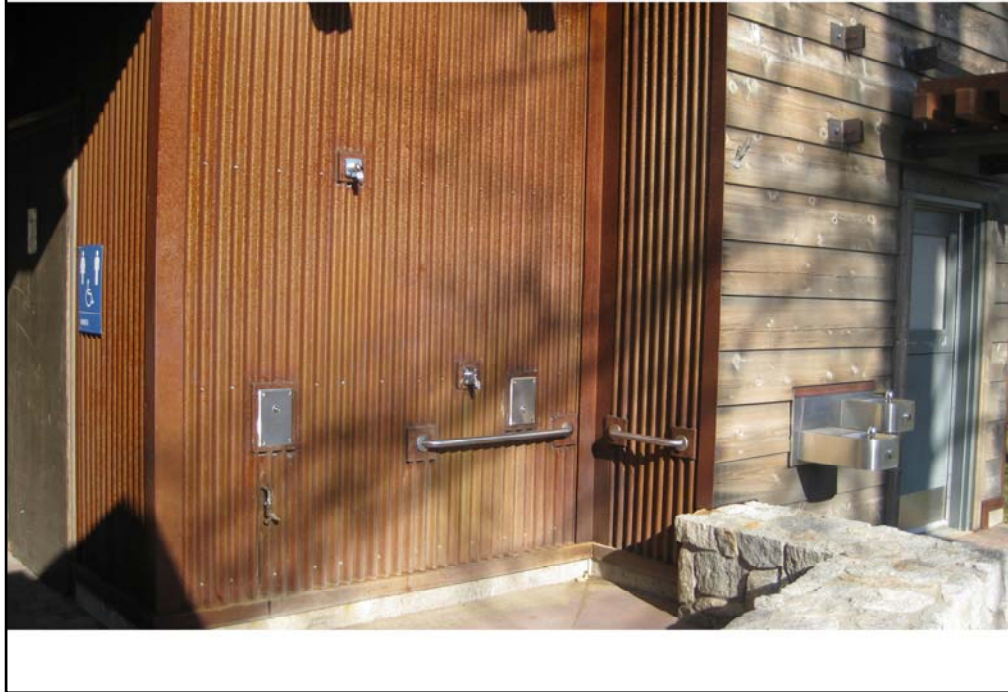
Provide a deck space adjacent to the food/beverage concessionaire that takes advantage of view towards the lake and integrates with the existing trees. The bar might be better located as an island operation on the deck located between a new food/beverage concession building and the beach. A deck approximately 3,000 sqft could accommodate outdoor seating for between 50-70 people.

Recommendation- Burnt Cedar Beach
Replace the Restrooms



- Replace the current restroom/concession building with a new restroom structure in roughly the same location. The restroom should be sized to accommodate the average daily use during peak periods of use.
- Storage
- Enhance restrooms and well thought out operational storage
- Additional concession may be appropriate, additional study to determine use

Key Idea - Rinse Station for Washing Sand Off



Incorporate outdoor rinse stations at the restrooms.

REC 3: Enhance the Burnt Cedar Pool House for Functionality and Improved Concession Operations



While the existing pool house facilities look good, they do not currently function in accordance with their optimum capacity or current standards. A targeted remodel focused on efficient food service would likely improve the situation, particularly with some modest expansion of the facility as outlined further below.

What are the issues with the current design:

- The existing snack bar suffers from an old fashioned design that includes two indoor/outdoor windows under a covered porch.
- The windows tend to disengage customers from food service personnel and are notorious bottlenecks for convenient, time effective service, particularly during periods of high demand.
- The display window on the right is inaccessible to patrons who cannot touch or feel the items on display. Attempts to view, try-on, or check-out these items further exacerbates food service delays.
- The kitchen layout is both inefficient and outdated.
- Too many items line the perimeter walls with the middle left wide open.
- Cold and dry storage is a bare minimum and not optimally laid out for either delivery or food preparation.
- The bar area lacks basic utilities and storage
- The facility's locker, shower and restroom facilities are laid out in a linear, shot-gun fashion intermingling clean, wet, dry and dirty areas.

Key Idea – Reorganize Pool House Layout for Efficiency



This diagram illustrates how the concessionaire pavilion and/or deck space could be expanded allowing for the reconfiguration of the second level to include a more customer friendly food service scramble, including space for additional high margin items in addition to an accessible retail kiosk. A simple shed roof to the west could emulate the existing shed roof on building's east side; thereby allowing the addition to maintain the overall look and feel of the existing building's successful architecture. A qualified architect with commercial food service expertise should be retained in conjunction with an independent kitchen design consultant to reconsider the snack bar's overall flow and function.

The creative reconsideration of the lower level changing rooms/restrooms in conjunction with the remodel above, could potentially accommodate staff needs with no net loss of functional space. This would leave the entire upstairs for food and beverage services. An expansion of the bar into the lifeguard lounge area would free up additional patio for patrons.

Key Idea – Improve Burnt Cedar Pool Mechanical



If investing in pool house need to invest in mechanical – operational requirements

- Existing pool mechanical is largely unchanged since it was installed in 1983.
- Existing pool sees closures during periods of peak use due to water clarity issues.
- Investment in modern and upgraded pool filtration/disinfection technology can improve pool operational reliability.
- Consider installation of UV disinfection similar to Rec Center.
- Need to address pool surface skimmers whether via direct replacement or installation of a gutter system around pool.

REC 4: Enhance Group Facilities

Incline Beach & Ski Beach



Burnt Cedar Beach



Group areas provide opportunities for family and friends to gather together and create memorable experiences. The beach and the lake provide a wonderful setting, however the amenities and arrangements of the spaces dedicated to the existing group areas could be improved to create a more impressive sense of place for group gatherings. Suggestions for improving group areas include:

1. Develop contextually appropriate structures that provide shade from the sun and shelter from the wind
2. Incorporate site furnishings, such as picnic tables and grills, that are unique to the group areas and consistent with the overall design theme
3. Utilize ground surfacing that enables persons of all abilities to easily access the group area and to navigate within the group areas.

Key Idea – Shelters and Enhanced Amenities



This image from North Tahoe Beach in Kings Beach exemplifies how the key group area ideas help to create a distinctive group gathering area.

Water

Multiple grills

REC 5: Enhance Burnt Cedar's Individual Picnic Area



The western half of Burnt Cedar Beach is the most underutilized area at the beaches. This area has excellent views of the lake, but since it is physically separated from the water, guests tend to gravitate towards other regions of Burnt Cedar Beach. This area could be improved by strengthening the connection to other areas of the beach, and by enhancing the landscape with new plantings and possibly some turf.

Key Idea – Enhance Landscaping and Clarify Circulation



REC 6: Enhance Beach Access Connections



There are two areas where improvements to the pedestrian circulation network could enhance the beach experience for guests and improve the overall site function.

Key Idea – Temporary Boardwalk Systems/Accessible Beach Access

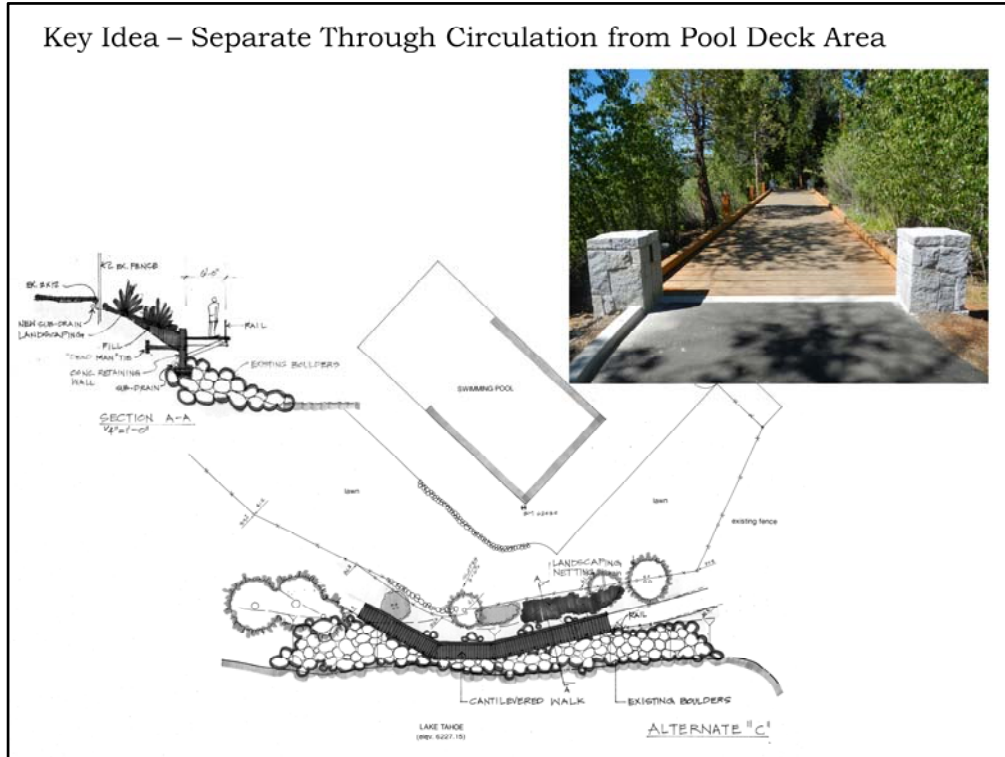


One fairly simple improvement to the beaches would be to better define the intended routes to the beach through the use of decking or paving that provides a firm and stable surface.

The benefit to mobility impaired individuals is obvious, but families with kids and strollers and those carrying coolers and beach gear will also appreciate having a convenient route to the beach.

Here is an example of a flexible boardwalk that rests on the surface of the sand. It's easy to maintain a clean surface by sweeping or by lifting it up to allow the sand to fall between the slats. (Nevada Beach)

Key Idea – Separate Through Circulation from Pool Deck Area



Another idea would be to create a new pathway to connect the east and west sides of Burnt Cedar Beach. A range of trail alternatives were identified in a previous study which would enable guests to take a lakeside route around the pool. Given the proximity of the proposed trail location to the lake and the visibility the trail would have from the lake, it may not be possible to achieve the connection due to permitting issues. Our recommendation is to determine if a trail connection is possible, and if not, reevaluate the trail connection when the time comes to replace the pool. At that time, it may be possible to configure the pool deck space in a way that enables the construction of a lakeside connection.

REC 7: Develop a Consistent Design Aesthetic

Items to Consider

- Buildings
- Shelters
- Signage
- Walls
- Curbs
- Walkways

Hierarchy of style depending upon:

- Visibility
- Location
- Function/Use



Incline Village Beaches Opportunities –
Facility Study Next Steps

- Incorporate findings and identified opportunities into a formal report
- Issue Draft Report to public for review, comment, and feedback
- Incorporate feedback and present Final Report to IVGID Board of Trustees for acceptance
- Fall 2015 – Early Winter 2015/2016

Incline Village Beaches Opportunities – Projects and Priorities

- Projects currently identified in 5-year Capital Improvement Program:
 - Incline Beach Restroom/Concession Facility Replacement
 - Fall 2015 - Spring 2016 – Pre-design
 - Summer 2016 - Winter 2016 – Design
 - Spring 2017 – Permitting
 - Fall 2017 - Spring 2018 – Construction
 - Beach Site Improvements
 - Fall 2015 – Spring 2017
 - On-going Capital Maintenance
 - Pavement
 - Buildings
 - Play Structures

Incline Village Beaches Opportunities –
Other Projects and Priorities

- Community conversation
- Prioritize project opportunities
- Discuss schedule and funding impacts

Incline Village Beach Opportunities

Thank You!

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