



Incline Village Beaches Site Analysis



Incline Village Beaches Site Analysis

Tonight's Agenda

- Discuss the project's origin, purpose and goal, and the project process and schedule
- Discuss the survey process
- Present beach facilities existing conditions
- Open house with District Staff and project consultants

Incline Village Beaches Site Analysis

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 Fiscal Year

Incline Village Beaches Site Analysis

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 Site Analysis

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 Programming study is to evaluate the existing buildings and to provide recommendations for future building design and space allocations

Incline Village Beaches Site Analysis

Project Consultants –

- Both firms also worked on the Sand Harbor Visitor Center



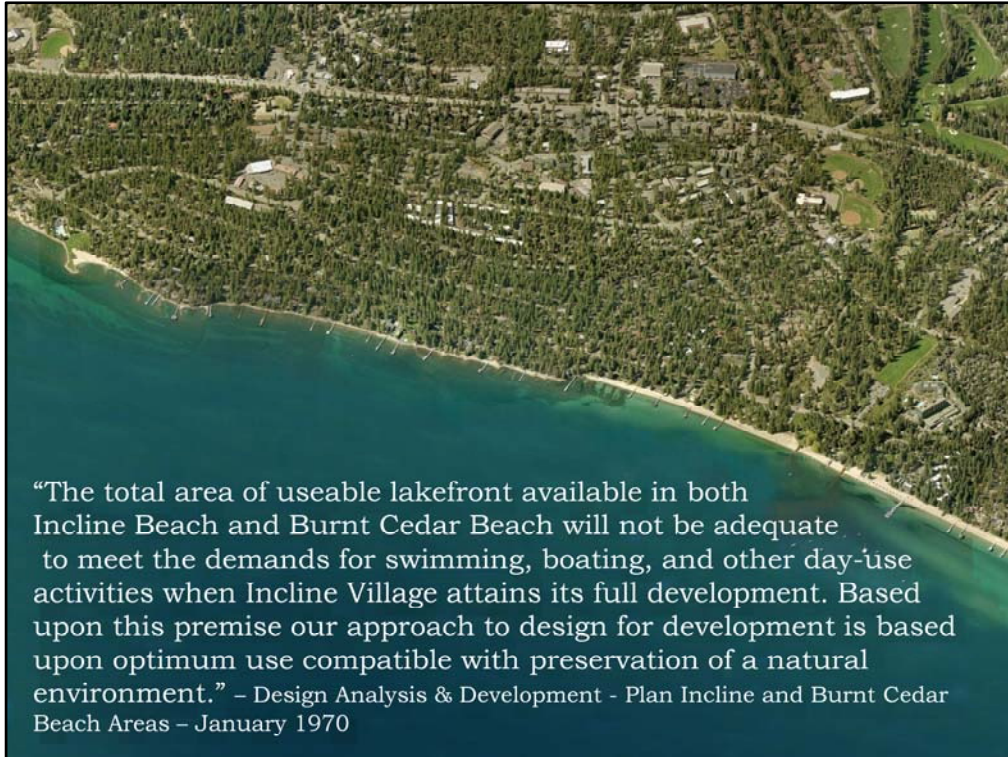
Incline Village Beaches Site Analysis

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.



“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 Site Analysis

Process and Schedule

- Existing Conditions Analysis – Summer/Fall 2014
- User and Community Survey Data Collection – Summer/Fall 2014
- User and Community Survey Results – Winter 2015
- Overall Study Findings – Spring 2015

Incline Village Beaches Site Analysis

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 Site Analysis

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 Site Analysis

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

Incline Village Beaches Site Analysis

Survey – Next Steps

- Complete survey entries
- Compile and evaluate survey results
- Present findings to the community – Early Winter 2015

Incline Village Beaches Site Analysis
Existing Conditions

Incline Village Beaches Site Analysis – Existing Conditions

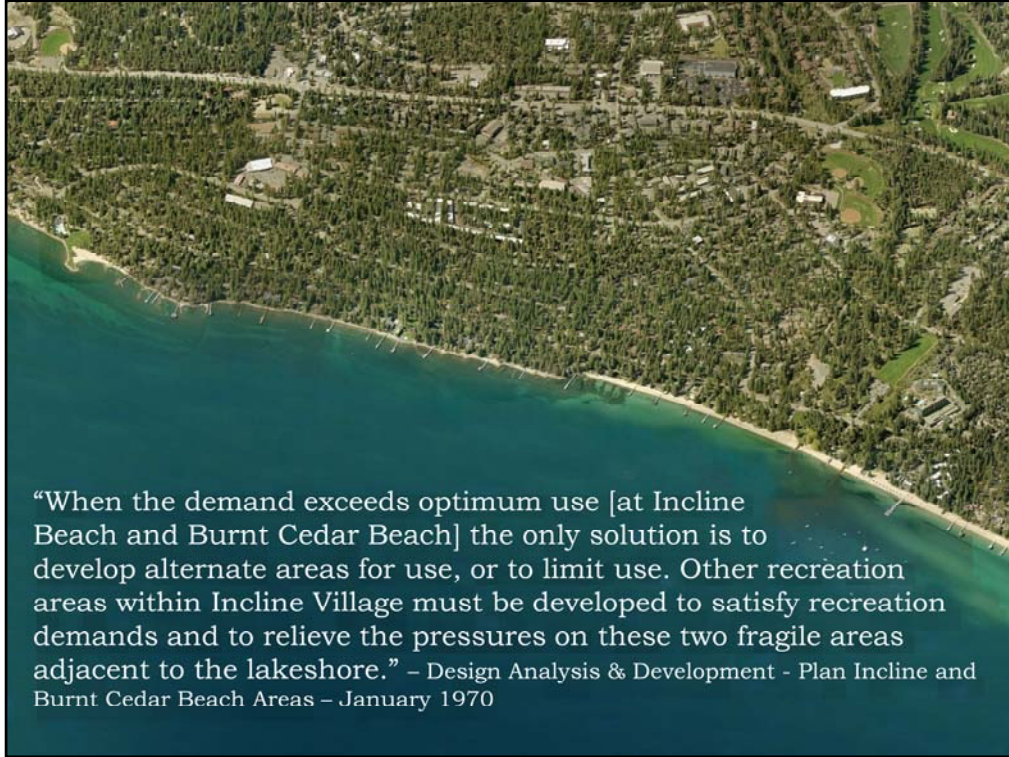
Site Development History

- 1964 – Original Burnt Cedar Pool House
- 1970 – Burnt Cedar and Incline Beach Parking and Circulation, Restrooms/Concessions Buildings, Guard Shacks
- 1972 – Ski Beach Boat Ramp Construction
- 1977 – Ski Beach Storage Building
- 1980 – Burnt Cedar Pool Mechanical Improvements
- 1984 – Ski Beach Storage Building Remodel to Add Restrooms
- 1986 – Incline and Ski Beach Parking Lot Additions (Not Implemented)
- 1987 – Burnt Cedar Beach Lakeside Pedestrian Circulation Enhancements (Not Implemented)

Incline Village Beaches Site Analysis – Existing Conditions

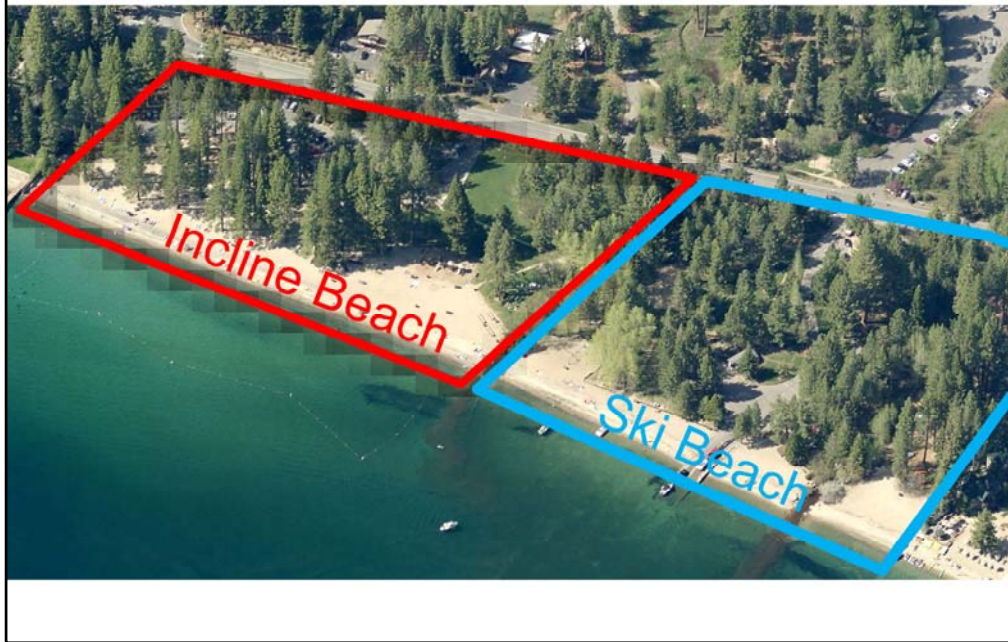
Site Development History - continued

- 1991 – Incline and Ski Beach Fence Replacement
- 1994 – Burnt Cedar Beach Guard Shack Replacement
- 1995 – Incline Beach Restroom Remodel
- 1997 – Incline Beach Parking Lot Improvements (added 59 parking spots)
- 1997 – Burnt Cedar Beach Fence Replacement
- 1998 – Incline and Ski Beach Guard Shack Replacement
- 1999 – Burnt Cedar Pool House Replacement
- 2009 – Burnt Cedar Pool Slide
- 2009 – Burnt Cedar Restrooms ADA Remodel



“When the demand exceeds optimum use [at Incline Beach and Burnt Cedar Beach] the only solution is to develop alternate areas for use, or to limit use. Other recreation areas within Incline Village must be developed to satisfy recreation demands and to relieve the pressures on these two fragile areas adjacent to the lakeshore.” – Design Analysis & Development - Plan Incline and Burnt Cedar Beach Areas – January 1970

Existing Conditions Analysis-Incline and Ski Beach
(includes Hermit Beach)

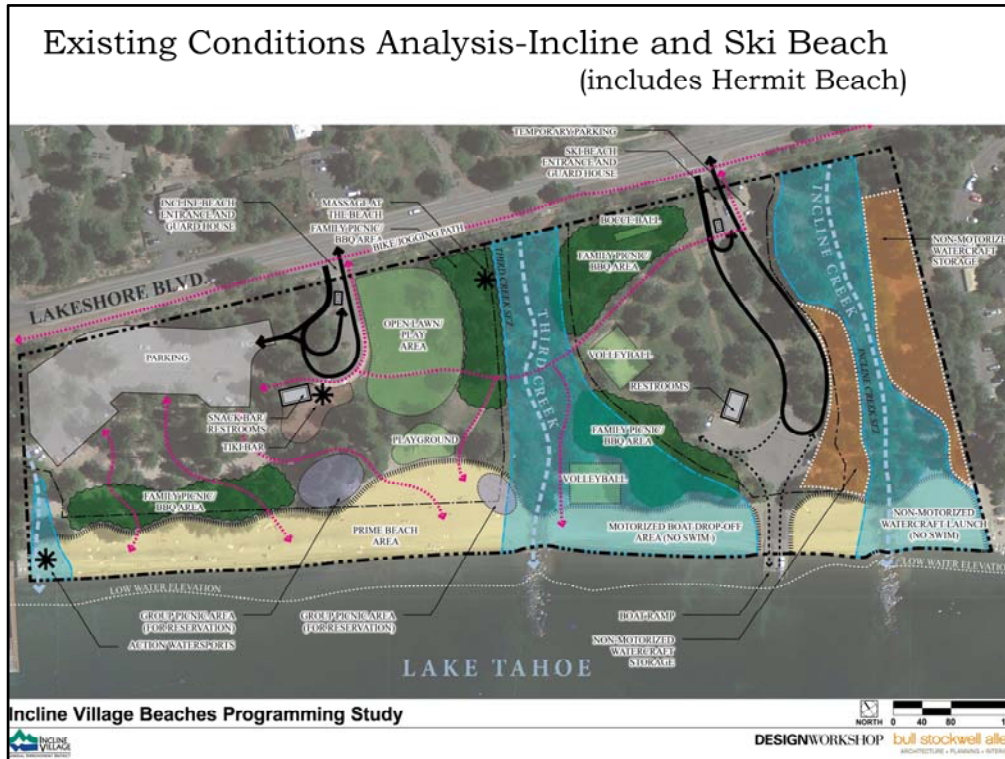


The analysis portion of the presentation is broken into two parts. In the first part, we'll discuss Incline Beach and Ski Beach, and in the second part we'll look at Burnt Cedar Beach.

Existing Conditions Analysis-Incline and Ski Beach (includes Hermit Beach)



- Incline Beach/Ski Beach/Hermit Beach area is comprised of approximately 13 acres.
- The beaches are bisected by creeks that effectively separate the various uses allowed at the three beaches (swimming/motorboats/non-motorized boating)
- The property is bounded on the north edge by Lakeshore Blvd. on the west by residential uses and on the east by the Hyatt Resort.



- The beaches are programmed to include a variety of uses, and those uses can be lumped together in four distinct categories.
 1. Entry/Circulation/Parking
 2. Building and Structures
 3. Recreation Areas
 4. Undeveloped Areas
- Overall the various uses have been appropriately positioned according to the site conditions.
- Vehicular areas are located to accommodate efficient circulation – easy to circulate through the parking lot and to drop off passengers at a central location.
- The highest intensity use areas (beaches, playground, boat launch) are located within close proximity to the parking and restroom facilities
- Areas have been established to provide a diverse mix of experiences for groups and individuals
- Landscape areas have been preserved to screen and buffer uses that would otherwise impact the visual quality of the beach as seen from both the lake and surrounding uses (parking lot is buffered from the lake, non-motorized boat storage is hidden from both the lake and Lakeshore Blvd.)

Existing Conditions Analysis-Incline and Ski Beach



Entry/Circulation/Parking: Guard Shack

- Controlled entrance to the beach
- Offers an obvious location for guests to orient themselves and to be provided with information about the facilities.
- One disadvantage of the current arrival process is that on busy days traffic is prone to backing up onto Lakeshore Boulevard while guests are processed at the guard shack.
- Congestion at the entry gives the impression that the beach is full and also creates some potential traffic safety and emergency access issues.
- Safety concerns at the entry because guests must stand in the outgoing drive isle while they wait to check in at the beach.

Existing Conditions Analysis-Incline and Ski Beach



Entry/Circulation/Parking: Shared pedestrian/vehicle circulation

- Guest arriving on foot or by bike, are required to share the primary circulation route with vehicular traffic.
- Separating pedestrian and vehicular traffic presents an opportunity to improve the arrival and circulation for guests.

Existing Conditions Analysis-Incline and Ski Beach



Entry/Circulation/Parking: Drop-off zone

- Most convenient aspect of the current circulation system is the drop-off zone because it allows guests to unload beach gear and passengers, particularly when parking lot is full.
- The design for the drop-off could be improved by widening the drop-off lane to allow vehicles to bypass other vehicles that require prolonged times to load or unload.

Existing Conditions Analysis-Incline and Ski Beach



Entry/Circulation/Parking: Parking Lots

- The current parking lot configuration accommodates 91 vehicles, plus 5 ADA spaces. Two offsite lots (Village Green and Overflow) are available across Lakeshore Boulevard which add 54 car and 36 boat trailer spots. There are approximately 15 street parking spots immediately outside the gates of Incline Beach.
- On average the parking lot at Incline Beach fills up by 1:00 pm during the average summer weekday and by 10:00 am on a typical weekend.
- Without dramatically altering the quality of the beach experience, it would be impossible to develop an adequate supply of parking to address the demand on peak days or for peak visitation times.
- On a peak day Incline and Ski Beach might have 1,500 guests. If you assume 3 guests per vehicle, that is 500 parking spots required. Assume 100-parking spots per acre... an additional 3 to 4-acres of land would need to be allocated to parking.
- Other parking strategies might need to be considered in the future.

Incline and Ski Beach

Buildings and Structures

Existing Conditions Analysis-Incline and Ski Beach



Buildings and Structures: Food Concessions

- The building was constructed in the 70's and is presently largely identical to the original design.
- Concessionaire facility is ideally situated near the entrance and within equidistance of Incline Beach and Ski Beach
- Entire building comprises approximately 1250 sqft, only 370 sqft is allocated to concessionaire operations.
- Allocation of concessionaire space is inadequate based on current needs
- Design of the facility could also be improved to offer a contemporary food/beverage experience
- Contemporary concession facilities have moved away from lining up their guests in favor of an indoor "scramble" system where guests can survey multiple food options, including ready-made items

Existing Conditions Analysis-Incline and Ski Beach



Buildings and Structures: Food Concessions

Existing Conditions Analysis-Incline and Ski Beach



Buildings and Structures: Food Concessions

Existing Conditions Analysis-Incline and Ski Beach



Buildings and Structures: Bar Concessions

- Current bar location is limited because it relies on the power, water and storage from the adjacent snack bar.
- Makes good sense to have the food and beverage services adjacent to one another because of their compatible service requirements
- In addition to dedicated utilities and storage space, future designs for the bar could be better oriented to capture views towards the lake.

Existing Conditions Analysis-Incline and Ski Beach



Buildings and Structures: Incline Beach restroom facilities

- Building Constructed in the 70s and Restrooms were remodeled in the 90s.
- The restrooms are well located on the site to service the entire beach from a central location
- Contemporary public restroom design has evolved away from the current shared layout to include individual or family style facilities for both safety and maintenance reasons.

Existing Conditions Analysis-Incline and Ski Beach



Buildings and Structures: Incline Beach restroom facilities

- Based on current standards, the facilities provide an insufficient number of restroom fixtures and offer an uninviting experience.
- 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.
- Restroom figures exclude the 4th of July visitation from the calculation so that the numbers are not skewed.

Existing Conditions Analysis-Incline and Ski Beach



Buildings and Structures: Ski Beach restroom and storage facilities

- Conveniently located adjacent to the boat launch the Ski Beach restroom provides a combined storage/bathroom facility.
- The building is presently being replaced with a new facility with heated stalls so that the facility can be open to guests year-round.
- New facility to have 4 restroom stalls which is consistent with current standards.

Incline and Ski Beach

Recreation Areas

Existing Conditions Analysis-Incline and Ski Beach



Recreation Areas: Group and individual picnic areas

- Recreation amenities have been dispersed to provide a range of experiences, some in the sun, others in the shade. Some for large groups, others for families.
- Picnic tables and grills are in good condition.

Existing Conditions Analysis-Incline and Ski Beach



Recreation Areas: Beach zones managed to accommodate a variety of uses

- Incline Beach, Ski Beach and Hermit Beach are each managed differently to accommodate a variety of users.
- Incline Beach offers over 600 linear feet of beach frontage and a protected swim zone.
- Ski Beach allows motor boats to utilize the beach for loading, unloading, and relaxing.
- Hermit Beach offers guests a launch zone for non-motorized watercraft.
- The division of use is clearly delineated by the creeks that bisect the property.
- One area where the beach zone could be improved is through the placement of trash receptacles.
- Although conveniently placed, the trash receptacles location could be improved on the beach as they detract from the scenic quality and create an undesirable zone for beach use.

Existing Conditions Analysis-Incline and Ski Beach



Recreation Areas: Volleyball and active recreation

- On a typical weekend day the volleyball courts are used for competitive games.
- The beach area is a good location for volleyball and active recreation
- Noise from the lake and boats reinforces why active recreation within the beach zone is appropriately located.

Existing Conditions Analysis-Incline and Ski Beach



Recreation Areas: Playground

- The playground is located within close proximity to both the restrooms and the beach making it convenient for families.
- Kids love the playground.
- The number and placement of benches around the playground provide popular seating locations for parents and families while watching their kids
- Future improvements to the playground might include enhancements of the accessible route of travel and installation of fully accessible play features.

Existing Conditions Analysis-Incline and Ski Beach



Recreation Areas: Quiet games located in the forest

- Quieter forms of recreation and relaxation are situated away from the beach to take advantage of the shade and secluded atmosphere.
- Massage tent is another example of a use that benefits from being located away from the highest intensity areas.

Existing Conditions Analysis-Incline and Ski Beach



Recreation Areas: Flexible lawn space

- Turf space at the entry to Incline Beach, is used for lawn games and overflow during heavy visitation.
- Ideally located to accommodate temporary events and activities because of its highly visible location.
- From an experiential standpoint it is nice that the lawn area is open, it allows the site to breath and feel large even on days with heavy visitation.

Incline and Ski Beach

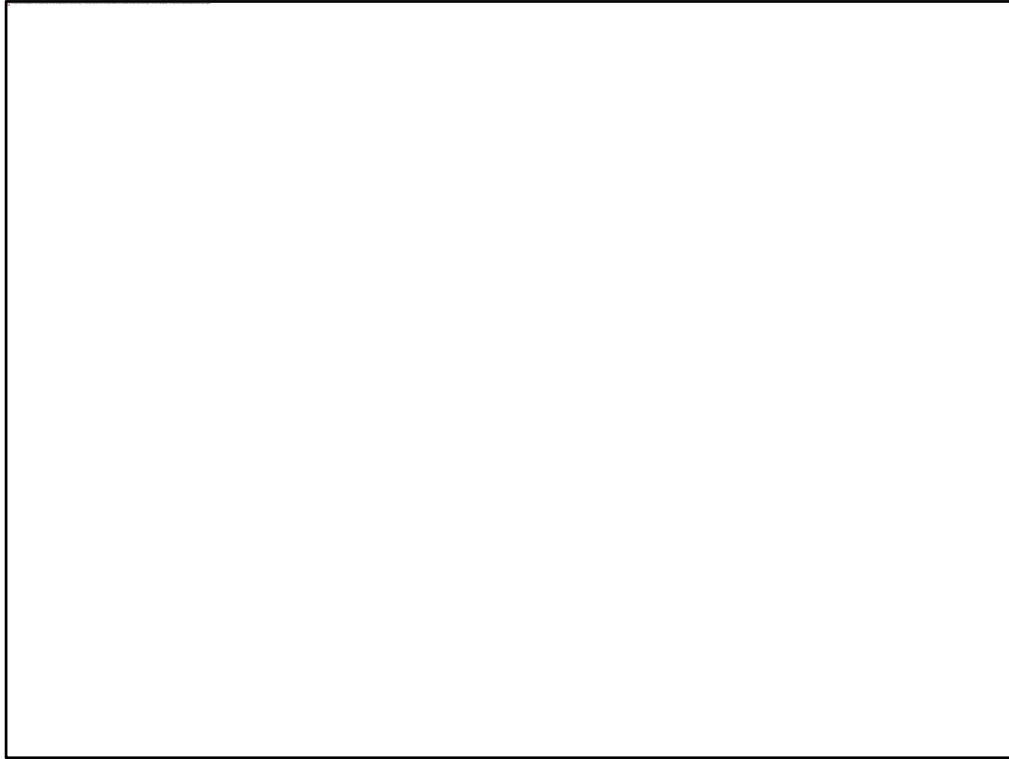
Undeveloped Areas

Existing Conditions Analysis-Incline and Ski Beach

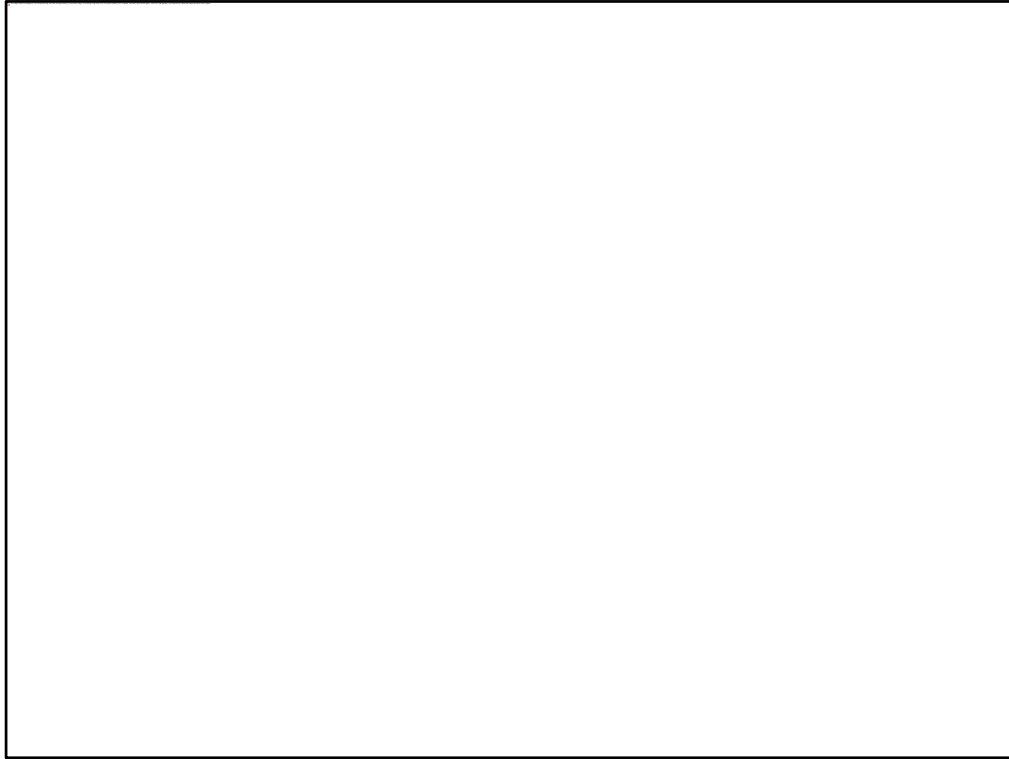


Undeveloped Areas: Creek corridors

- The remaining areas of Incline Beach and Ski Beach can be collectively grouped together as undeveloped or unprogrammed space.
- Creek areas provide natural green space and enhance the setting
- Help to separate the various activity areas and diversify the experiences available at the beach.



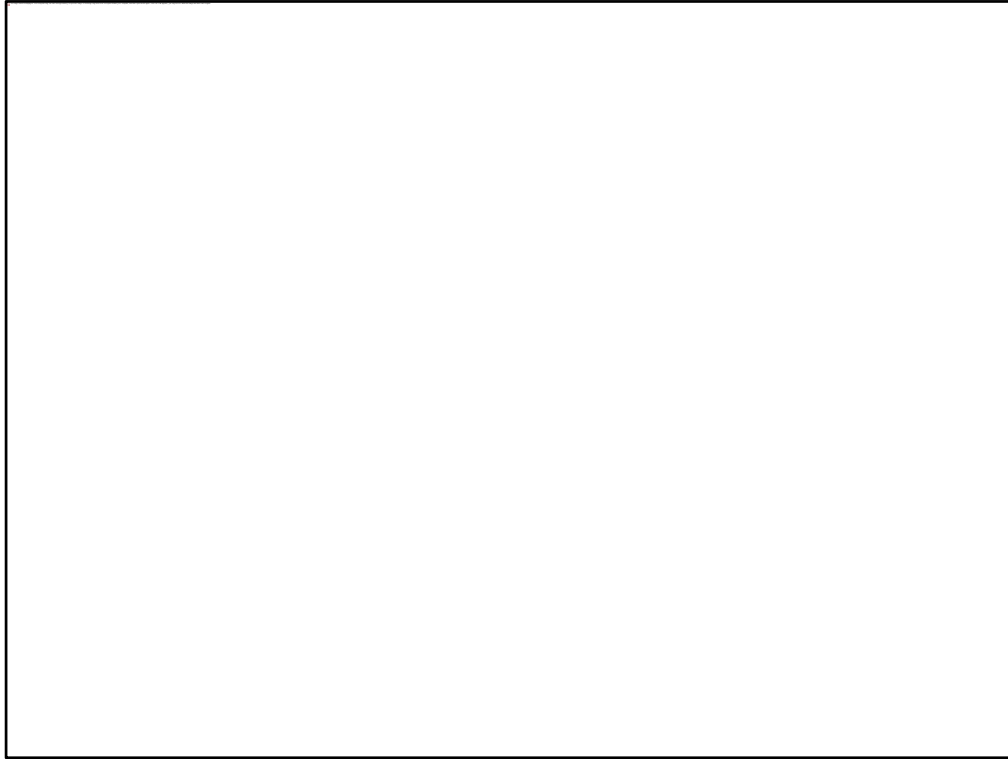
- At the far end of the property adjacent to the Hyatt Resort an area has been designated to accommodate non-motorized boat storage.
- Demand for this use exceeds the current storage area.
- Given the SEZ limitations within this area of the site, there are few other options for how this area could be developed



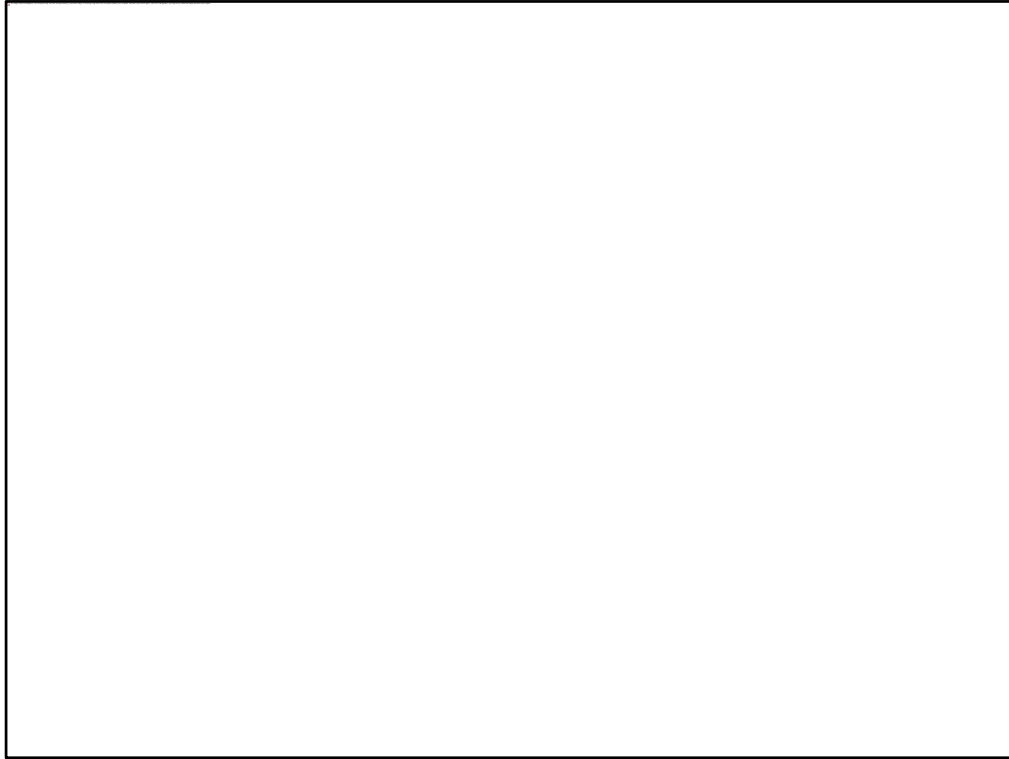
- The undeveloped area with the greatest opportunity for improvement is the zone between the parking lot and the beach.
- Located on higher capability lands, which means it could be designed to accommodate services or functions that are currently inadequate or underrepresented at the beach.
- Proximity to both the parking and beach make it convenient for guests, but the shade, lack of things to do and places to sit result in this area being underutilized.
- This zone might also benefit from landscape improvements to enhance the visual quality, screen the view of the parking lot and to support future forest health.
- An absence of young pine trees to eventually replace the mature vegetation means that at some point in the future, the character of the beach could be significantly different.

Existing Conditions Analysis-Burnt Cedar Beach





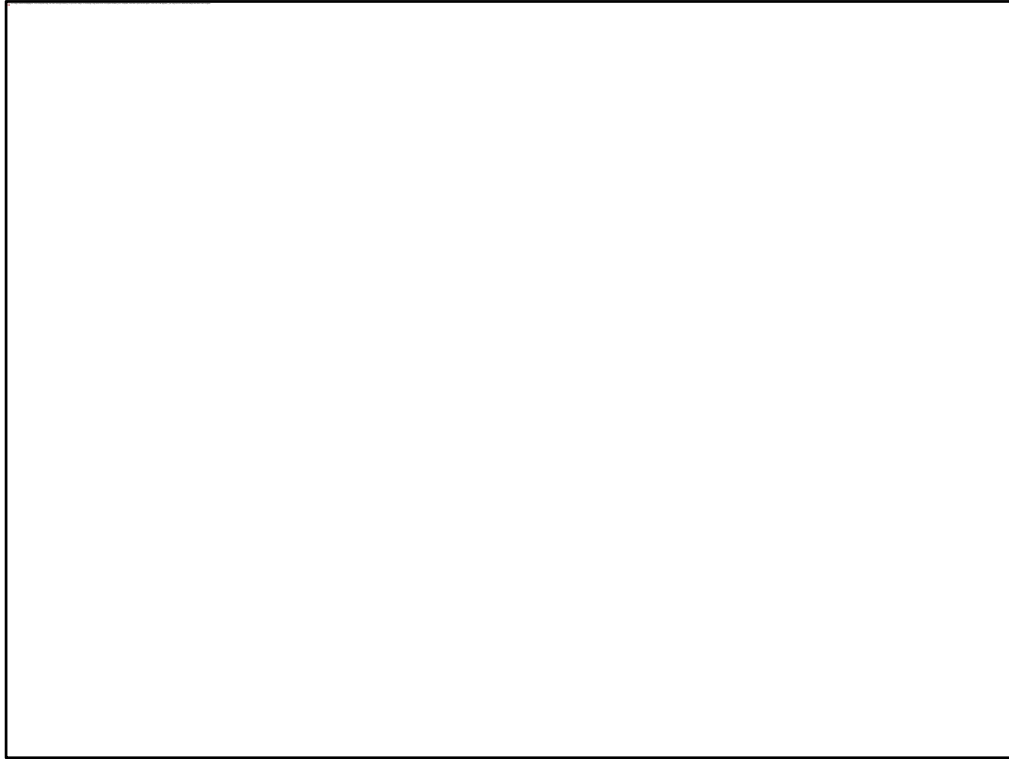
- Burnt Cedar Beach is comprised of approximately 10 acres
- Portion of the area is dedicated to the IVGID water system infrastructure.
- The beach is surrounded entirely by residential uses
- Unlike at Incline and Ski beach where a sandy shoreline extends for the entire length of the lake, Burnt Cedar's beach is limited to a much smaller area protected by the jetty.
- The protected nature and shallow waters make it an ideal spot for kids.
- Besides the lake, the primary attraction at Burnt Cedar Beach is the pool complex.
- Similar to the analysis for Incline Beach and Burnt Cedar Beach, the primary uses can be lumped together in four distinct categories.
 1. Entry/Circulation/Parking
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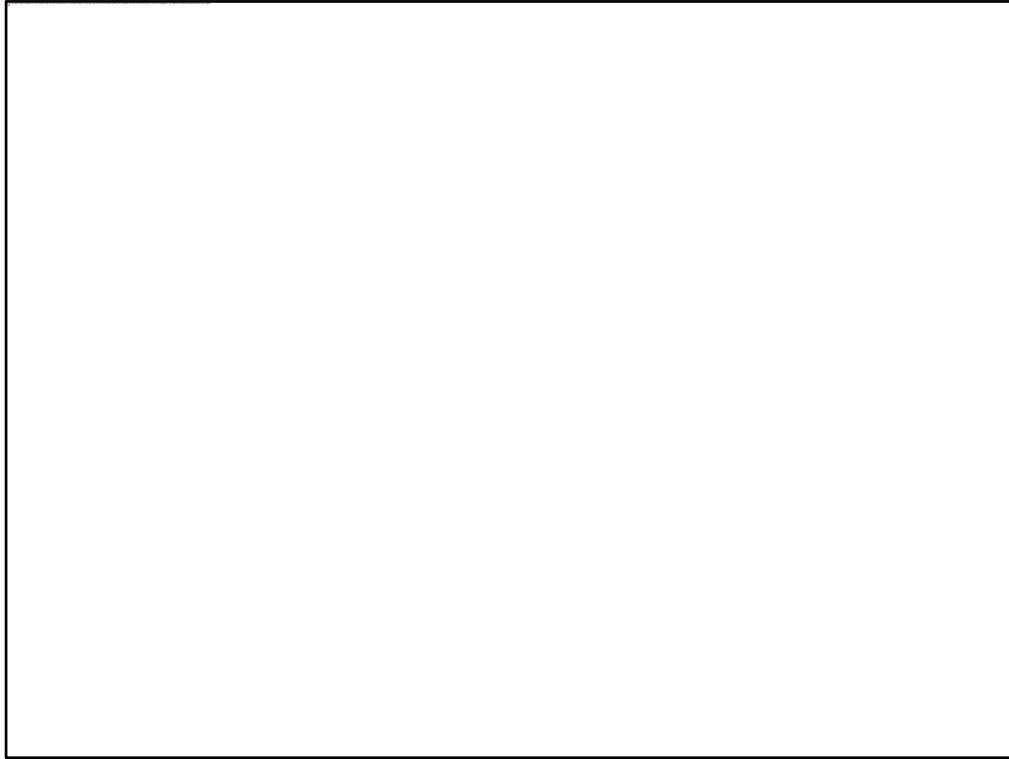
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Burnt Cedar Beach

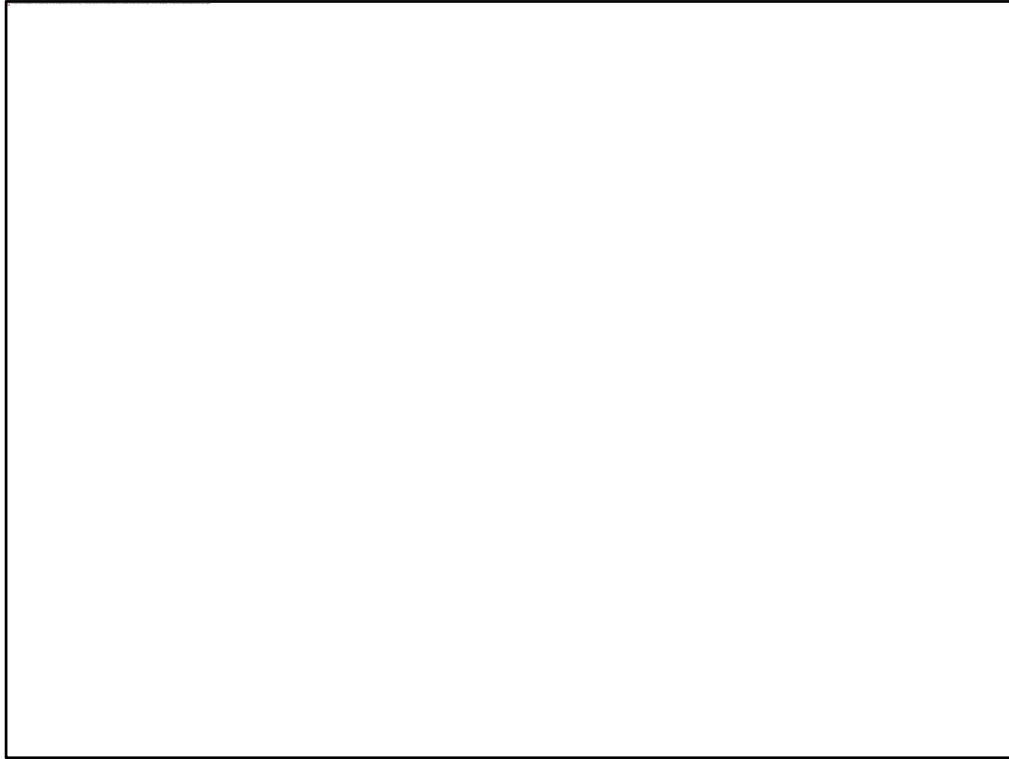
Entry/Circulation/Parking



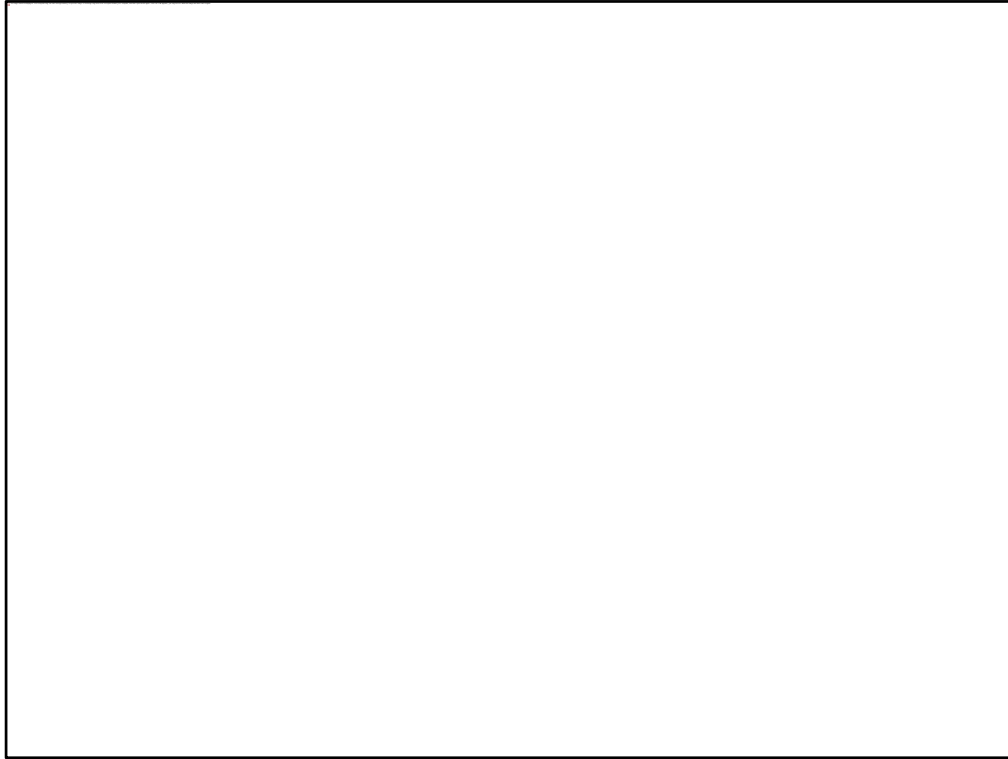
- Entrance to the beach is on a steep slope
- Limited vehicle queuing area results in vehicles blocking traffic on busy days
- Guests arriving by foot or bike are required to stand in the drive isle while awaiting entry.
- The pedestrian path leading into the beach is excessively steep – not ADA compliant.
- Gate attendees relayed stories of children who lost control of their bicycles after gathering too much speed on the pedestrian path and ended up falling in the outbound traffic lane.



- Once past the entry gate, the site offers a separated pedestrian circulation system that allows guests to avoid walking in the roadway
- The path in some areas is inaccessible based on ADA standards
- There are opportunities for the pedestrian circulation system to be improved to create a safer and more enjoyable pedestrian experience that links guests to all the beach amenities



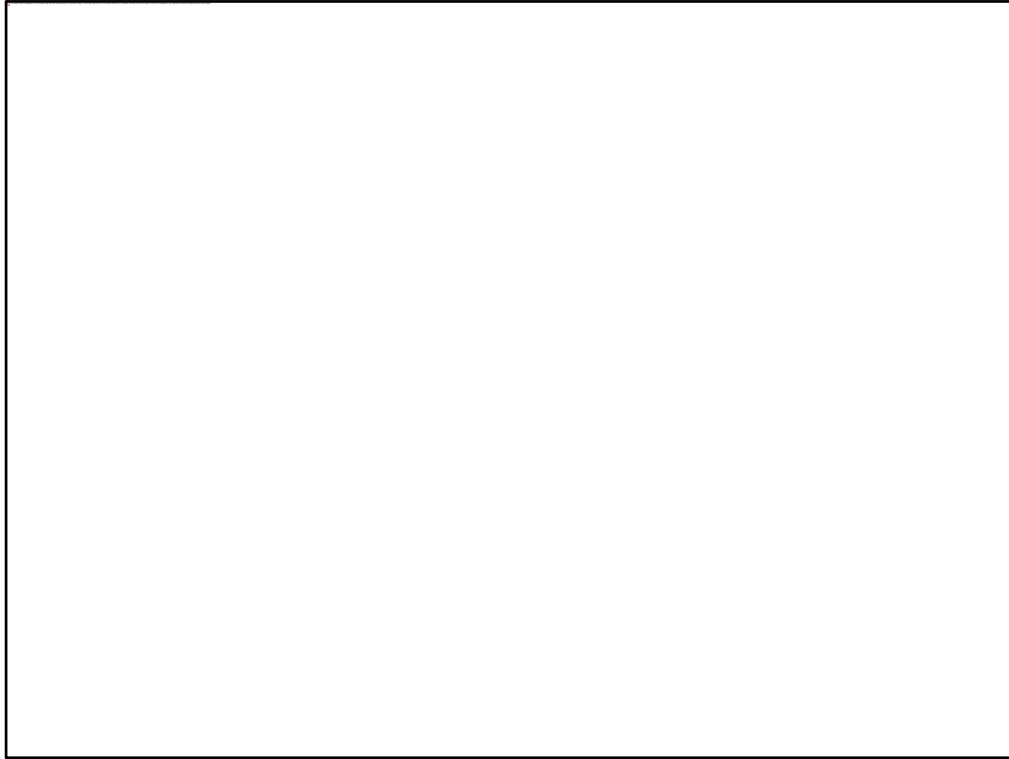
- Centrally located on the site providing convenient access to the various amenities.
- Essential to helping traffic flow smoothly through the site.



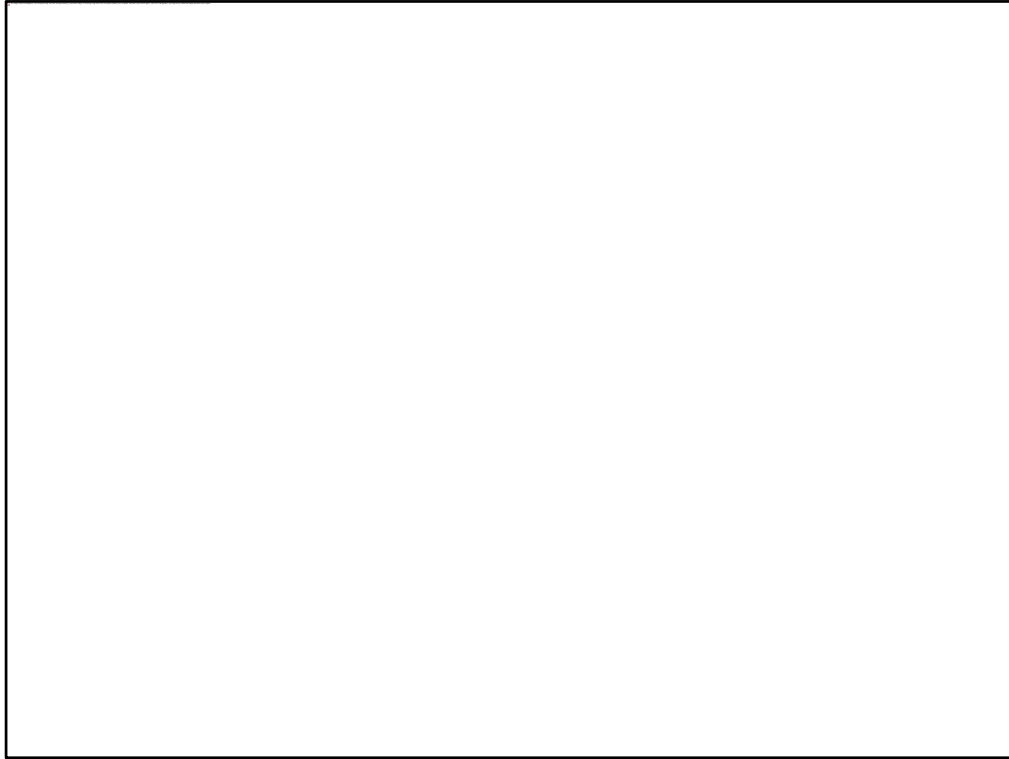
- The current parking lot configuration accommodates 116 vehicles, plus 8 ADA spaces.
- Approximately 1,000 people on a peak weekend. Again, assuming 3 per vehicle, 330 parking spots to accommodate. An additional acre+ in additional parking.
- The design of the lot allows for one-way traffic flow helping to minimize conflicts between vehicles and pedestrians.

Burnt Cedar Beach

Buildings and Structures



- The facility is well situated at the drop-off with impressive views toward the lake.
- The buildings are designed in a traditional Tahoe style comprised of milled, heavy timber structure, stucco wall and relatively steep gable and hipped roof forms punctuated by an occasional shed.
- The architecture feels appropriate to the site, has held up well and forms a welcoming centerpiece to the community's pool facilities.
- The snack bar comprises approximately 950 square feet (including mechanical) and opens onto a partially covered patio area.



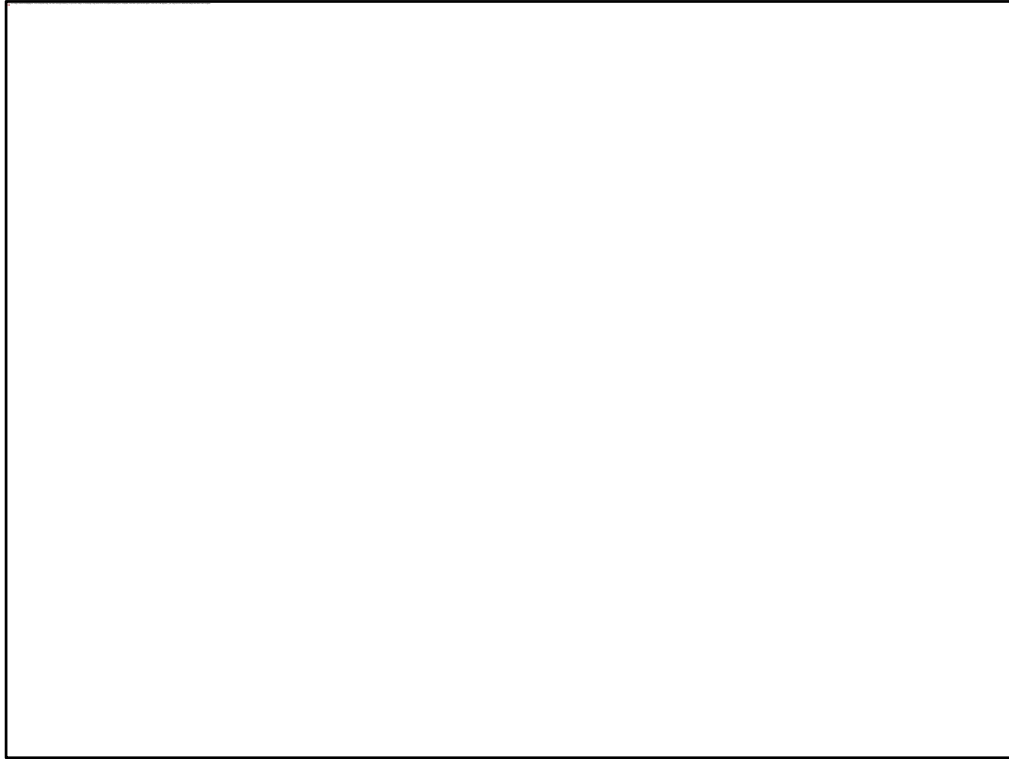
- The existing snack bar suffers from an old fashioned design that includes two indoor/outdoor windows under a covered porch.
- The windows tend to disengage customers from food service personnel and are notorious bottlenecks for convenient, time effective service, particularly during periods of high 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.

Existing Conditions Analysis-Burnt Cedar Beach

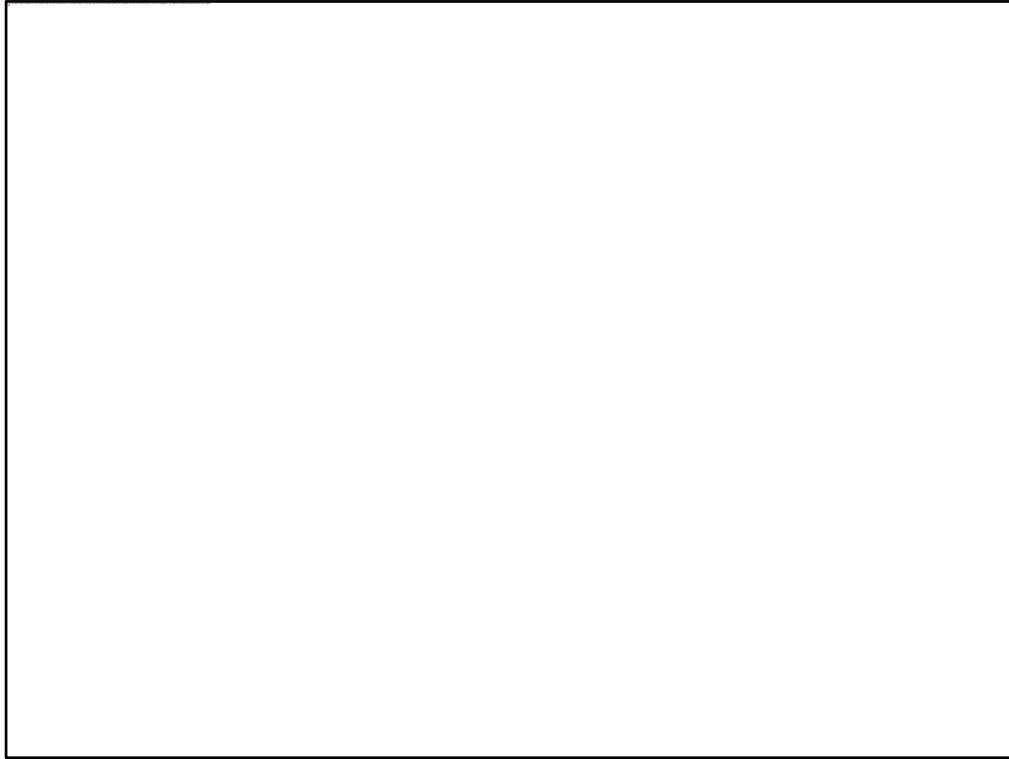


Buildings and Structures: Food Concessions

- 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.
- An efficiently design “back-of-house” could significantly improve service.
- High volume of the kitchen is going to waste and with a modest expansion it could provide the room required for a modern scramble food service design.



- Despite the absence of running water, sinks or dishwashing, the bar overlooking the pool has been a great success.
- The facility is operated on a resort model with employees offering bar service at the beach, requiring orders and drinks to be carried back and forth over a considerable distance.
- The biggest challenge for the bar in its current arrangement is the lack of basic utilities and storage.
- Inadequate ice making and cold storage require the concession operator to make multiple trips to transport supplies from an offsite storage site during busy days.



- The lifeguard pavilion provides needed space for pool employees, including office and break space.

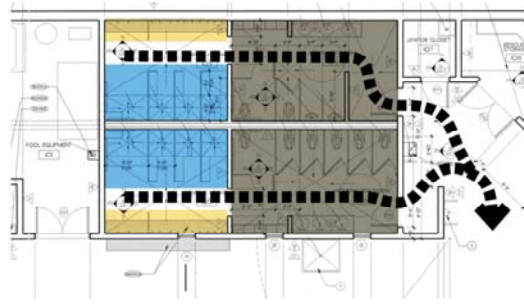
Existing Conditions Analysis-Burnt Cedar Beach



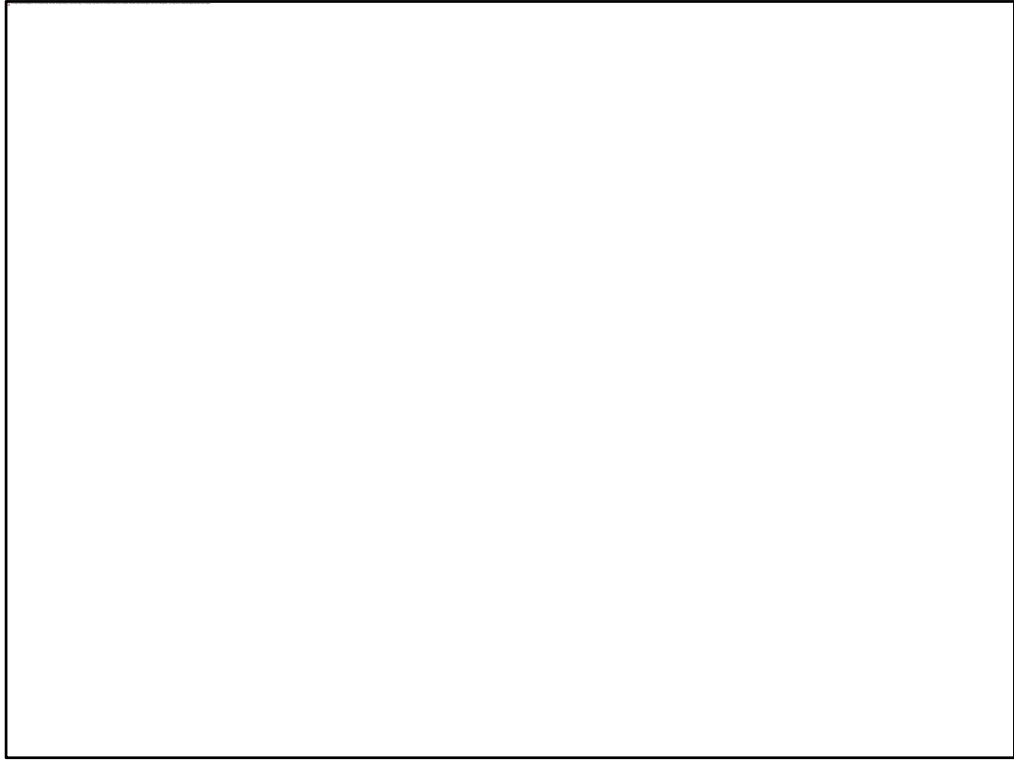
Buildings and Structures: Lockers, showers and restrooms

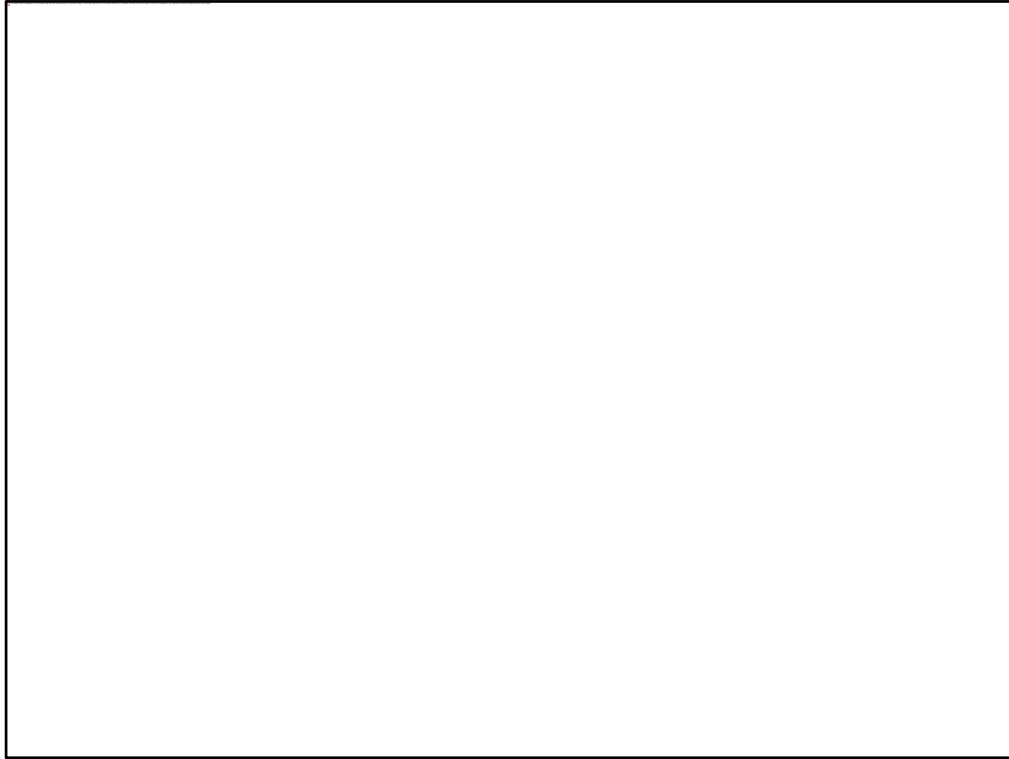
- The facility's locker, shower and restroom facilities are laid out in a linear, shotgun fashion intermingling clean, wet, dry and dirty areas.
- It also appears the shower and locker space is underutilized, particularly as there is an available outdoor shower.
- Contemporary facilities that are predominately designed for resort style use vs. recreation uses, typically are designed to separate clean, dirty, wet, and dry areas.
- Dry locker areas should be easy to access but somewhat private so guests do not feel exposed while changing.
- It is ideal to have a locker room layout where the wet and dry vanities, as well as the showers are in a central location so the travel from wet to dry areas is somewhat close.
- In the current Burnt Cedar configuration, guests who simply want to change must walk through the "dirty" restroom area and into the "wet" shower area.
- The lockers and changing areas are also directly adjacent to the shower which creates the potential of tracking water throughout the entire facility.

Existing Conditions Analysis-Burnt Cedar Beach



- Wet (showers)
- Dry (changing areas)
- Dirty (toilets/lavatories)





- Constructed of cinder block in the 1970's, nearly identical to the restroom/concessionaire building at Incline Beach.
- The building possesses a generic, utilitarian feel, not necessarily appropriate for Tahoe or a spectacular lakeside setting.
- From a restroom and concessionaire perspective, however, the structure is well located.
- Vehicles can drop off at the back and the location's proximity to Burnt Cedar's crescent shaped beach defines the forest edge and helps block the roadway from view.

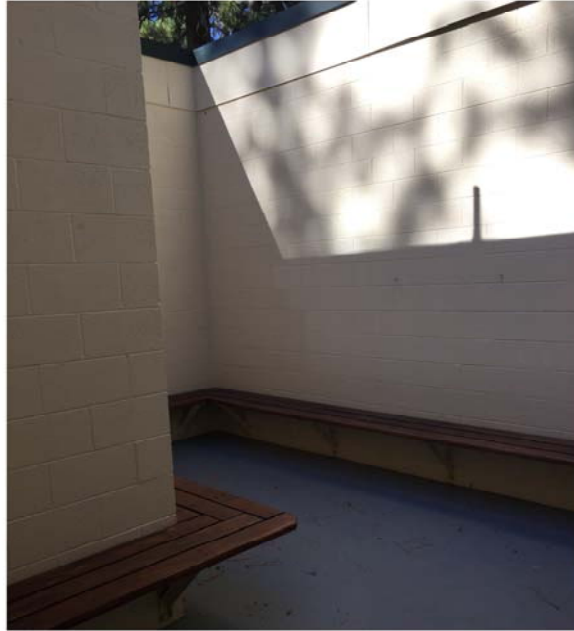
Existing Conditions Analysis-Burnt Cedar Beach



Buildings and Structures: Remote restrooms

- At about 1250 square feet, the building is also quite small, particularly given the number of uses within (restrooms = 440 sqft changing area = 440 sqft, and storage = 370 sqft)

Existing Conditions Analysis-Burnt Cedar Beach



Buildings and Structures: Remote restrooms

- In particular, the changing areas are oversized and underutilized as an amenity.
- The out of site, open-air design, moreover, poses a liability due to the lack of use and the history of graffiti and other mischief.

Existing Conditions Analysis-Burnt Cedar Beach



Buildings and Structures: Remote restrooms

- Space presently allocated to storage, while necessary for operations, is in a location that is better suited for potential additional concessionaire space.

Burnt Cedar Beach

Recreation Areas

Existing Conditions Analysis-Burnt Cedar Beach



Recreation Areas: Pool

- The pool is the defining characteristic of Burnt Cedar offering guests the opportunity to swim and sunbathe at the beach without actually needing to go into Lake Tahoe.
- Pool dates to the 1960s and the mechanical design dates to the early 1980s with limited equipment upgrades/replacement over time.
- Pool/mechanical enhancements were not a component of the 1999 Pool House replacement project.
- Dated mechanical design lead to closures during periods of peak use due to cloudy water from sunscreen use.
- Improvements in pool chemical technology has helped mitigate some of the water visibility issues.
- The design, again dating to the 1960s, is arranged with the adult lap swimmer in mind with the exception of the recently added waterslide.
- Diving well/deep end is underutilized... too shallow to allow a diving board but too deep for casual swim.
- Because of that, the waterslide, which is enjoyed by many, impacts the use of the available shallow pool because the slide requires a roped off safety zone.
- The pool is situated in a commanding position on site. It sits in the center of the site with views over the lake.
- Because of its orientation on the site, the pool has the effect of dividing Burnt Cedar into two halves.
- The active and popular half is the side with the beach while the other side receives limited visitation.
- Better defining the pedestrian connections through and around the pool facility could help to better utilize the entire area.

Existing Conditions Analysis-Burnt Cedar Beach



Recreation Areas: Group and individual picnic areas

- Picnic areas are distributed throughout the site with some attracting heavier use than others.
- The picnic sites closest to the beach on the east side of the pool seem to be the most popular.
- The sites on the west and the sites at the edge of the parking lot are the least popular.
- Landscape improvements may serve to help improve the experience for those picnicking in these areas.
- A greater connection to the rest of the site, while challenging, could enhance use.

Existing Conditions Analysis-Burnt Cedar Beach



Recreation Areas: Beach zone

- Burnt Cedar is managed to allow for swimming.
- Beach is protected by the jetty, the waters are shallow, and visibility of the water from the beach is good which might be one of the reasons that Burnt Cedar is a popular beach for families and kids.

Existing Conditions Analysis-Burnt Cedar Beach



Recreation Areas: Volleyball

- Compared to the competitive volleyball courts at Ski Beach, the court at Burnt Cedar attracts families and groups interested in leisurely play.

Existing Conditions Analysis-Burnt Cedar Beach



Recreation Areas: Flexible lawn space

- Despite its sloping nature, the large lawn area between the parking lot and the beach is popular for throwing the Frisbee and ball games.
- Because it is equidistance between the beach and the pool it seems to attract more spontaneous activity than the lawn area at Incline beach.

Existing Conditions Analysis-Burnt Cedar Beach



Recreation Areas: Playground

- Positioned on a terrace overlooking the beach
- Has the added benefit of a shady location and proximity to the restrooms.
- The experience for adults could be improved by providing additional seating opportunities that offer views of the lake and the play area.
- Despite Burnt Cedar having the family reputation, the playground is smaller than the one at Incline Beach.

Burnt Cedar Beach

Undeveloped Areas

Existing Conditions Analysis-Burnt Cedar Beach



Undeveloped Areas: Landscape buffer

- One of the nicest aspects of the site is that the entire area has not been programmed with buildings or activities.
- Along the northern property boundary is a nicely landscaped buffer helps to screen the facility from the surrounding residential uses
- Maintaining and potentially enhancing this buffer to visually screen the parking lots is a good use for this space.

Incline Village Beaches Site Analysis – Concluding Thoughts

- Overall, the placement of buildings and activities are well organized according to site characteristics and land uses.
- The current restroom and concessionaire facilities are reaching the end of their useful life. The design of future buildings should respond to user expectations, contemporary recreation services and requirements, and should incorporate industry best practices.
- Preserving the desirable qualities of the popular spaces and enhancing the under utilized spaces will improve the overall experience.
- Access and arrival for vehicular traffic and pedestrians/cyclists should be analyzed to provide better separation and identify a safer way to allow non-vehicle check in and access to the facilities.

Incline Village Beaches Site Analysis

Next Steps

- Complete the Survey!
- Sign up for the E-mail List!
- Provide us your feedback and comments!
- Survey Results Open House – Early 2015
- Project Findings Open House – Spring 2015

Incline Village Beaches Site Analysis

Thank You!

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