

IVGID BEACHES RECREATION ENHANCEMENT OPPORTUNITIES PLAN

PREPARED FOR INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
FEBRUARY 2016



bull stockwell allen
ARCHITECTURE

PREPARED BY
DESIGNWORKSHOP
LANDSCAPE ARCHITECTURE
128 MARKET STREET, SUITE 3E
STATELINE, NV 89449

CHUCK NOZICKA CONSULTING
TOURISM AND RECREATION PLANNING



CONTENTS

CHAPTER 1: INTRODUCTION	1
CONTEXT	2
PLAN PURPOSE AND PROCESS	4
SITE DEVELOPMENT HISTORY	6
CHAPTER 2: ANALYSIS OF EXISTING CONDITIONS	9
INCLINE BEACH, SKI BEACH AND HERMIT BEACH	10
BURNT CEDAR BEACH	16
CHAPTER 3: COMMUNITY SURVEYS	23
PURPOSE AND APPROACH	24
KEY TAKEAWAYS	25
DEMOGRAPHICS	26
USER PROFILE	28
BEACH USE MOTIVATIONS	31
RECREATION USE PATTERNS	34
DESIRED AMENITIES AND SERVICES	36
OVERALL SATISFACTION	40
CHAPTER 4: RECREATION ENHANCEMENT OPPORTUNITIES	41
ENHANCEMENT OPPORTUNITIES	42
IMPROVE BEACH ENTRIES AND PEDESTRIAN ACCESS	44
REPLACE RESTROOMS AND CONCESSION BUILDINGS	50
ENHANCE BURNT CEDAR POOL HOUSE	55
ENHANCE GROUP FACILITIES	58
ENHANCE BURNT CEDAR'S INDIVIDUAL PICNIC AREAS	59
ENHANCE BEACH ACCESS AND PEDESTRIAN CONNECTIVITY	60
ADD NON-MOTORIZED WATERCRAFT STORAGE AND LAUNCHING AT BURNT CEDAR BEACH	62
CREATE A CONSISTENT DESIGN AESTHETIC	63
OPERATIONAL ENHANCEMENTS	64
CHAPTER 5: NEXT STEPS	65
NEXT STEPS	66



CHAPTER 1: INTRODUCTION

CONTEXT

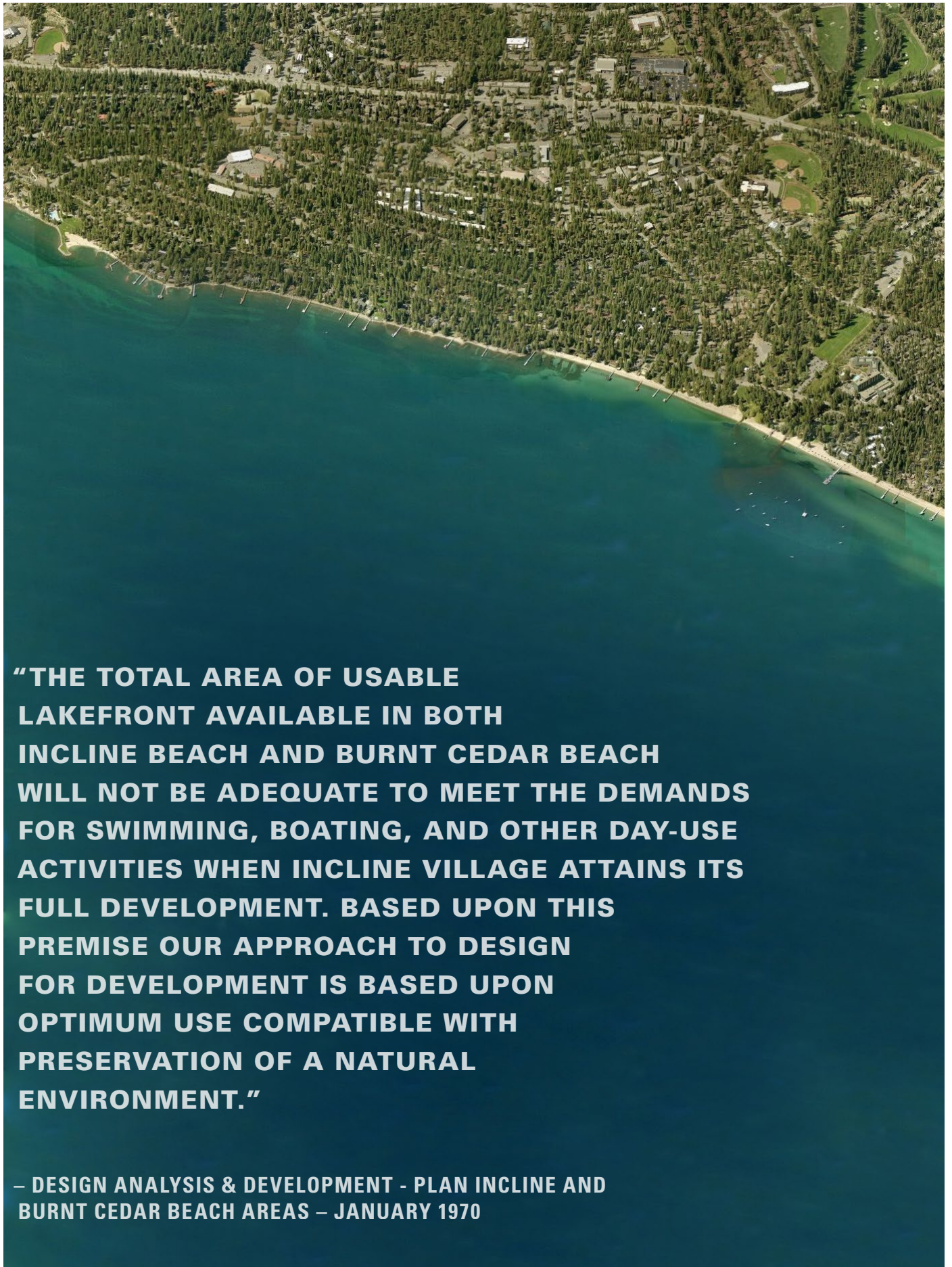
PROJECT ORIGINS/BACKGROUND

Incline Village General Improvement District (IGVID or the District) provides community oriented recreation programs and facilities for the communities of Incline Village and Crystal Bay. In addition to several other recreation facilities, IVGID is responsible for the operation of a series of private beaches that were acquired in 1968 which were referred to as Burnt Cedar Beach and Incline Beach. Today the beaches are delineated as Burnt Cedar Beach, Incline Beach, Ski Beach and Hermit Beach. These facilities provide quality recreational resources to local property owners and their families, but little investment has been made to much of the beach facilities since the 70s.

This Opportunities Plan was prompted by feedback from beach guests to the IVGID Board of Trustees and staff requesting improvements to the existing beach facilities. Staff expressed the need for a facility plan prior to undertaking any major improvements. The Board of Trustees and staff recognized the need to study the properties, analyze their use and receive input from users and property owners in order to understand what improvements are needed and what uses meet community needs and desires while fitting with the dictates of the land.

The last recommendations study that was completed for the beaches was the Design Analysis & Development Plan from 1970. Similar to this effort, that plan also correlated with a time when IVGID was preparing to significantly invest in the beaches. Significantly, the plan noted that the “lakefront available in both Incline Beach and Burnt Cedar Beach will not be adequate to meet the demand... when Incline Village attains its full development.”

This statement remains true today. There is not enough beachfront to meet the demand. Therefore, the recommendations presented in the plan do not include expanding the facility’s footprint or building for peak demand. Improvement opportunities identify the optimal, most compatible uses that work within the constraints of the natural environment and maintain the character of the properties.



“THE TOTAL AREA OF USABLE 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

PLAN PURPOSE AND PROCESS

PLAN PURPOSE AND GOAL

The Opportunities Plan is intended to provide professional recommendations for site and building facility improvements for IVGID beaches in relation to each beach's site character, existing site conditions and user expectations. The plan identifies a number of enhancement opportunities for Incline Beach, Ski Beach and Burnt Cedar Beach.

The goal is 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 community will use the information as they consider how to most effectively invest in the properties over the next 10 to 15 years.

None of the recommendations are mandatory. The plan presents opportunities to enhance the facilities in a manner consistent with the community's desires. The final decisions regarding how much, when and where to invest will be made through a series of future community conversations.

The opportunities described in the plan do not address parking, the boat ramp or crowding as these items are limited by the physical constraints of the beaches. IVGID staff is aware of the concerns regarding these elements, but at this time there are no recommendations for expanding the beachfront. The District has considered a shuttle system similar to the Sand Harbor Express to help address the parking limitations. Improvements to the boat ramp and construction of a breakwater are restricted due to environmental and permitting constraints.

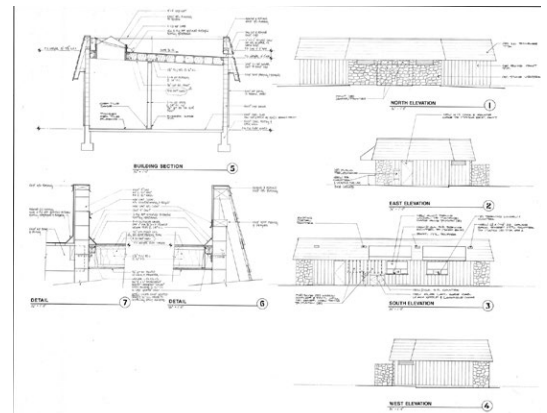
PROCESS

Development of the Opportunities Plan occurred over two years in order to allow adequate time to evaluate use of the beach facilities, research and document existing site conditions, conduct staff and concessionaire interviews, conduct user and community surveys, and engage the community in the plan's development. Following is a summary of the work completed through 2014 and 2015 to develop the plan:

- Site analysis (buildings, site layout and landscape) (summer/fall 2014)
- Review of existing plans and documents
- Use patterns observations (summer 2014)
- Interviews with staff and concession operators (summer 2014)
- Beach users intercept surveys (summer 2014)
- Mailed community survey (summer/fall 2014)
- Analysis of survey results (winter/spring 2014/2015)
- Use patterns observations (summer 2015)
- Development of opportunities plan (fall/winter 2015)



Site analysis of the beach facilities during July 4th weekend



Previous plans and documents reviewed during the process

PUBLIC OUTREACH

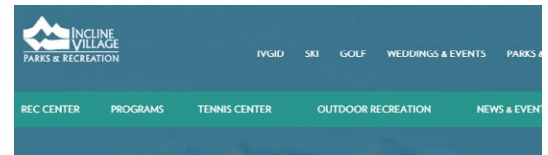
Community input was a central part of the process. And will continue as the Opportunities Plan is reviewed and specific projects move forward into pre-design and design phases. Opportunities for input were presented through face-to-face meetings, surveys and e-mail comments. The intent of the outreach was to better understand the type of experience enjoyed at the different beaches, what types of facilities and amenities may be desired to enhance that experience, and general feedback on the opportunities identified for the beaches.

Following is a summary of the meetings and outreach methods utilized during the process. Refer to Chapter 3 for details and outcomes regarding the surveys.

- User intercept surveys
- Staff interviews
- Updates to and feedback from the District Venue Advisory Team
- Mailed community survey to all parcel owners and tenants with beach access
- Project website with information updates, project materials, sign up for meeting notifications and comment form
- Public Meeting #1: Present site analysis findings
- Public Meeting #2: Present survey results and site improvement opportunities
- News articles
- Press releases
- Notifications of workshops in local papers, flyers, and on-line
- Business card handouts to invite community feedback via e-mail



Public Meeting to review survey results and opportunities



BEACH FACILITIES STUDY



- [View the survey results and draft findings presented August 12, 2015 \(pdf\)](#)
- [Survey Results and Draft Findings Display Boards \(pdf\)](#)
- [View the current conditions of the beaches on the October 15, 2014 IVGID Beaches Site Analysis Presentation \(pdf\)](#)
- [Email comments to beachstudy@ivgid.org](mailto:beachstudy@ivgid.org)
- Sign up for the email list for updates:

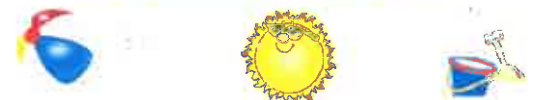
Email Address * indicates required

Project website with information updates, links to project materials and an opportunity to comment

YOUR FEEDBACK MATTERS

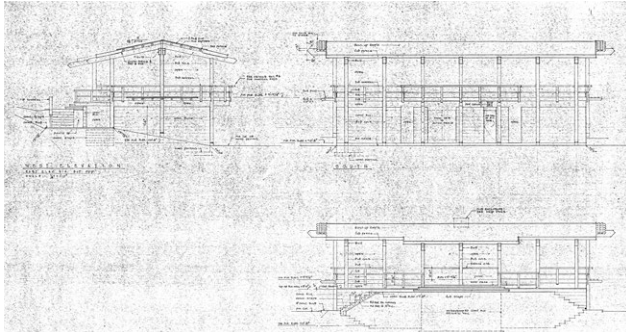
E-Mail Us with your thoughts:
beachstudy@ivgid.org

Visit the website at
www.ivgidbeachstudy.com



Business card handouts to invite community feedback

SITE DEVELOPMENT HISTORY



1964
Original Burnt
Cedar Pool House

1986
Incline and Ski Beach
Parking Lot Additions
(Not Implemented)

1972
Ski Beach Boat
Ramp Construction

1968
IVGID
acquires
beach
properties

1977
Ski Beach
Storage Building

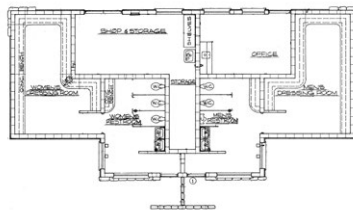
1987
Burnt Cedar Beach
Lakeside Pedestrian
Circulation
Enhancements
(Not Implemented)

1965

1975

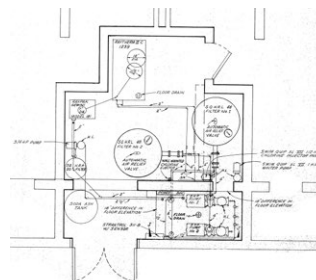
1985

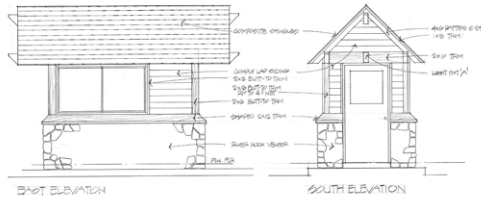
1970
Burnt Cedar and Incline
Beach Parking and Circulation,
Restrooms/Concessions
Buildings, Gate House



1984
Ski Beach Storage
Building Remodel to
Add Restrooms

1980
Burnt Cedar Pool
Mechanical Improvements





1994

Burnt Cedar Beach Gate
House Replacement

1997

Incline Beach Parking
Lot Improvements
(Added 59 Spaces)

Burnt Cedar Beach
Fence Replacement

1998

Incline and Ski Beach
Gate House Replacement

2015

Ski Beach Restroom
Replacement

1990

2000

2005

2010

1999

Burnt Cedar Pool
House Replacement



1995

Incline Beach
Restroom Remodel

2009

Burnt Cedar
Pool Slide

Burnt Cedar Restrooms
ADA Remodel

1991

Incline and Ski Beach
Fence Replacement



CHAPTER 2: ANALYSIS OF EXISTING CONDITIONS

INCLINE BEACH AND SKI BEACH

As a foundation for future decisions regarding improvements to the IVGID beaches it is important to understand how the beaches are currently organized, how well they function and how the existing natural and built features influence operations, maintenance activities and the overall guest experience.

For the purposes of this site analysis the areas of the beaches have been grouped together into four distinct categories; Entry/Circulation/Parking, Buildings and Structures, Recreation Areas, and Undeveloped Areas. Through on-site observations, community surveys, meetings with IVGID Staff and consultation with concessionaires the design team noted aspects of the current facilities to develop recommendations to resolve problems and identify design opportunities for future improvements.

Incline Beach and Ski Beach encompass approximately 13 acres of relatively flat terrain with over 1,300 linear feet of lake frontage. The beaches are divided by Third Creek which helps to naturally separate the motorized boating activities permitted at Ski Beach from the more passive recreation activities at Incline Beach. Parking is accommodated in a 96-vehicle parking lot with additional parking available in the Village Green and Overflow Parking Areas. Picnic areas and barbecues are sporadically spaced beneath mature Jeffrey Pine trees and a concession building/beach bar provides guests with a variety of food options and refreshments. Various other activities are dispersed through the site, however, the primary attraction to Incline Beach and Ski Beach is the wide sandy beach which draws on average nearly 1,500 guests each weekend day during the summer.

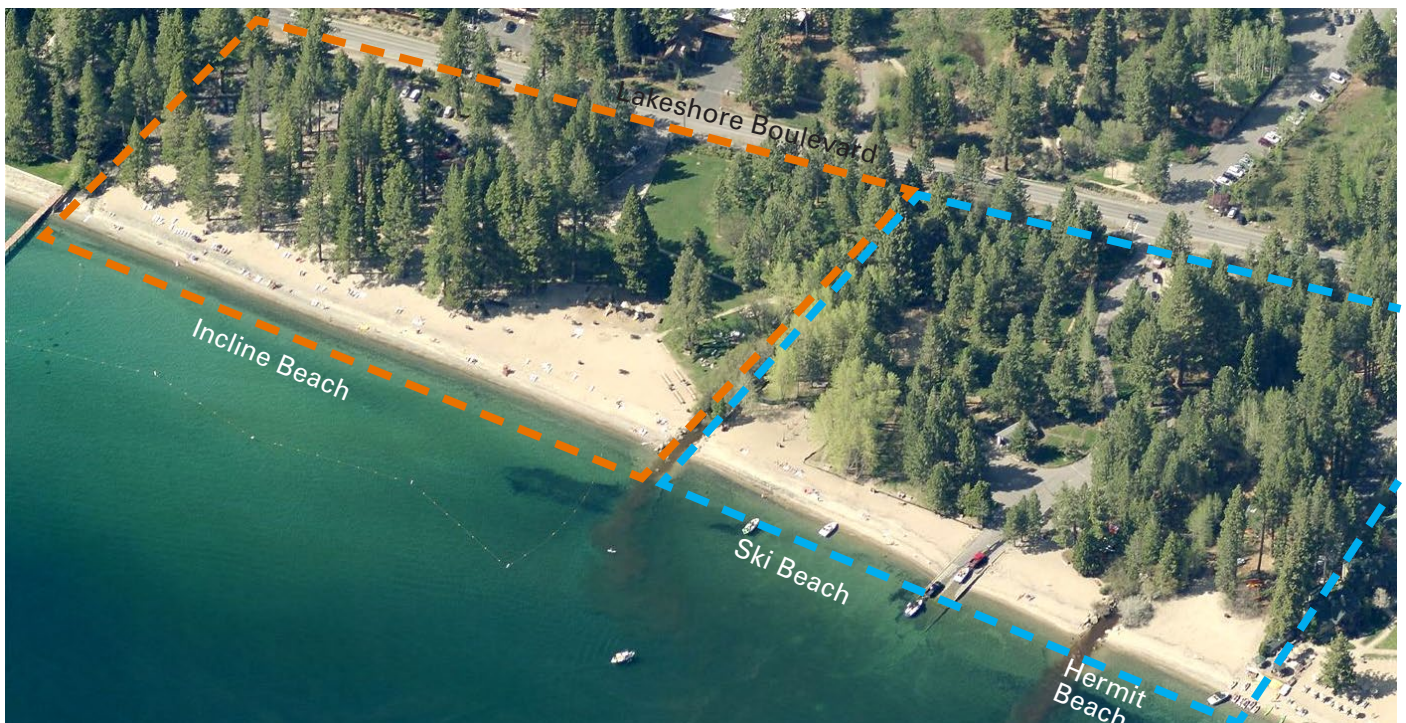


Figure 1: Incline Beach and Ski Beach Study Area

ENTRY/CIRCULATION/PARKING

GATE HOUSE

- The controlled entrance to the gate house allows for face to face contact with guests.
- 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 gate house.
- 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 exist at the entry because guests 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.

DROP-OFF ZONE

- The vehicular circulation system conveniently allows guests to utilize the drop-off zone to unload beach gear and passengers even when the 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.

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 an average peak day Incline Beach and Ski Beach might have 1,500 guests. If you assume three guests per vehicle, 500 parking spots are required. Assuming 100 parking spots per acre, an additional three to four acres of land would need to be accommodate the parking.
- Expansion of the beach parking lots is not likely to occur. Alternative parking strategies and operational elements such as a shuttle system, parking permits or other operational controls may need to be considered in the future.

BUILDINGS AND STRUCTURES

FOOD CONCESSIONS

- The current building was constructed in the 70s and is largely identical to the original design.
- The concessionaire facility is ideally situated near the entrance and is equidistant to Incline Beach and Ski Beach.



Incline Beach gate house



Shared vehicular and pedestrian circulation



Drop-off zone at Incline Beach



Food concession building at Incline Beach

INCLINE BEACH AND SKI BEACH

- The entire building comprises approximately 1,250 square feet with only 370 square feet 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 a “scramble” system where guests can survey multiple food options, including ready-made items.

BAR CONCESSIONS

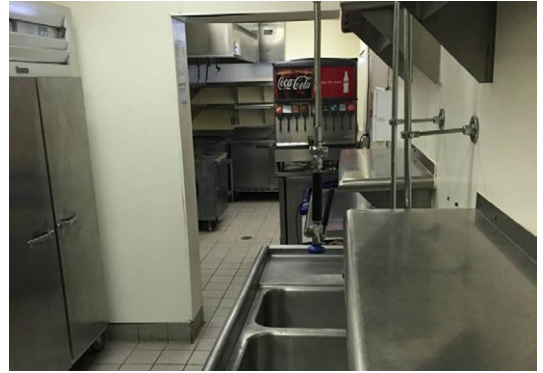
- The current bar location is limited because it relies on power, water and storage from the adjacent concession building.
- It is logical to have the food and beverage services adjacent to one another because of their compatible service requirements.
- In addition to dedicated utilities and storage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

INCLINE BEACH RESTROOM FACILITIES

- The building was constructed in the 70s and the 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.
- Eight restroom stalls (inclusive of men and women) are available. Based on current standards, the facilities provide an insufficient number of restroom stalls and offer an uninviting experience.
 - Using the current standards based on the “average daily use during peak periods of use” 12-14 restroom stalls would be present at Incline Beach and 4-6 restroom stalls at Ski Beach (estimates are calculated using weekend day average visitation with a requirement for 1 stall/50 people).
 - Restroom figures exclude the 4th of July visitation from the calculation so that the numbers are not skewed.
 - The restrooms lack outdoor showers for rinsing.
 - Facilities are compliant with the Americans with Disabilities Act (ADA).

SKI BEACH RESTROOM AND STORAGE FACILITIES

- The Ski Beach restrooms are conveniently located adjacent to the boat launch. They provide a combined storage/bathroom facility.
- The building has recently been replaced with a new facility with heated stalls so that the facility can be open to guests year-round.
- The new facility has four restroom stalls which is consistent with current standards.
- The new facility is ADA compliant.



Concession building interior



Bar concession



Eight-stall Incline Beach restroom



Typical family picnic area

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 and others for families.
- Picnic tables and grills are in good condition.

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 expectations.
- Incline Beach offers over 600 linear feet of beach frontage and a protected swim zone.
- Ski Beach allows motor boat guests 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 moved away from the prime beach area as they detract from the scenic quality and create an undesirable zone for beach use.

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 because of sun exposure and proximity to the lake.
- Noise from the lake, boats and volleyball area reinforces why active recreation along Ski Beach is an appropriate use.
- Quieter forms of recreation and relaxation are situated away from the beach to take advantage of the shade and secluded atmosphere.
- The massage tent is another example of a use that benefits from being located away from the highest intensity 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 to the accessible route of travel and installation of fully accessible play features.

FLEXIBLE LAWN SPACE

- Turf space at the entry to Incline Beach is used for lawn games and overflow during heavy visitation.
- The lawn area is ideally located to accommodate temporary events and activities because of its highly visible location.



Non-motorized watercraft use at Hermit Beach



Beach volleyball court at Ski Beach



Playground at Incline Beach



Flexible lawn space at Incline Beach

INCLINE BEACH AND SKI BEACH

- From an experiential standpoint it is nice that the lawn area is open; it allows the site to breathe and feel large even on days with heavy visitation.
- Dogs are not allowed on Incline Beach year round. Dogs are only allowed on Ski Beach during October 15 through April 15.

UNDEVELOPED AREAS

CREEK CORRIDORS

- Creek areas provide natural green space and enhance the setting by providing visual and noise buffers.
- The creek corridors provide a natural buffer that helps define areas of similar use.
- 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 stream environment zone (SEZ) limitations within the creek corridors, there are few other options for how they could be developed.

BEST MANAGEMENT PRACTICES (BMP)/PARKING LOT BUFFER

- The undeveloped area with the greatest opportunity for improvement is the zone between the parking lot and Incline Beach. This area is 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 and 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 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.



Third Creek riparian corridor



Underutilized area adjacent to Incline Beach parking lot

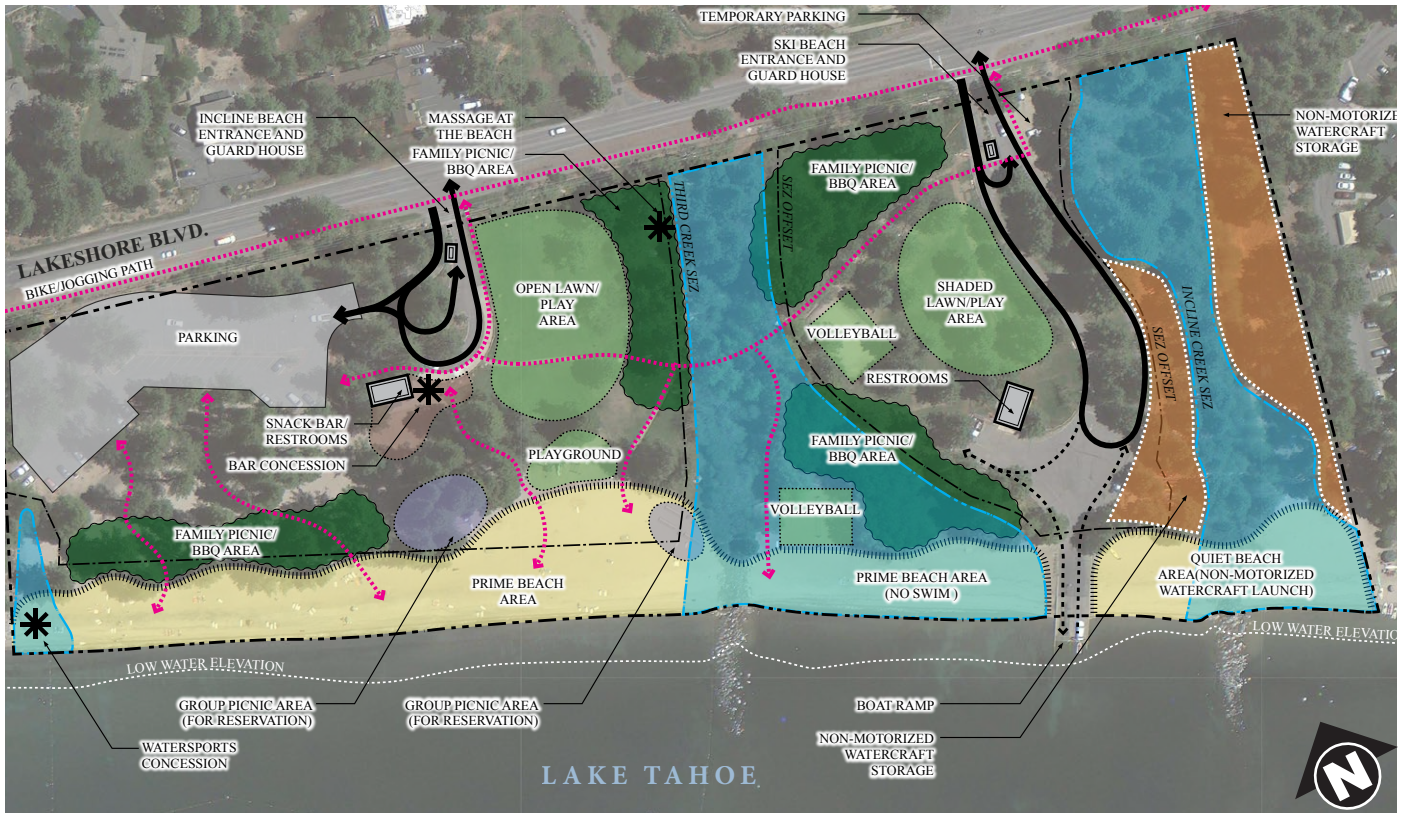


Figure 2: Incline Beach and Ski Beach Site Analysis Summary

SITE ANALYSIS SUMMARY

- Overall the various uses have been appropriately positioned according to the site conditions. Even after nearly 50 years of use at the beaches, the intent of the original guiding design principle “optimum use compatible with preservation of a natural environment” remains relevant.
- Vehicular areas are located to accommodate efficient circulation which allow guests to easily circulate through the parking lot and drop-off passengers at a central location.
- The highest intensity use areas (i.e., beaches, playground, boat launch) are located within close proximity to the parking and restroom facilities.
- A variety of 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 areas (parking lot is buffered from the lake, non-motorized boat storage is hidden from both the lake and Lakeshore Boulevard).
- Concession buildings and restrooms are due for upgrades, however, their general location should remain the same for a variety of reasons including overall visibility, central location, existing utilities and proximity to existing vehicular and pedestrian circulation.

BURNT CEDAR BEACH

Burnt Cedar Beach is comprised of approximately 10 acres of gradually sloping terrain. Unlike Incline Beach 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. The shallow beach at Burnt Cedar is protected by a jetty making it an ideal swimming spot for children. Another difference between the two recreation areas is that a central feature of Burnt Cedar is an outdoor pool complex.

With the pool in the middle of the site, the east and west ends of the beach are effectively separated. This separation combined with the beach being located on the eastern side of the site has resulted in very different use patterns from one end of the beach to the other. The eastern side of Burnt Cedar is heavily programmed with restrooms, a beach concessionaire, group and individual picnic areas, open lawn and a playground. The western side of the site has a more utilitarian feel because it contains the entrance, gate house, and the adjacent IVGID water system infrastructure.

Parking for 124 vehicles is split between the two sides of the site with a central drop-off at the pool. Although there are a few more parking spaces at Burnt Cedar than at Incline Beach, the demand for parking largely exceeds the supply on an average weekend day when as many as 1,000 guests visit the recreation area.

Similar to the analysis for Incline Beach and Ski Beach, the primary uses at Burnt Cedar have been grouped together in four distinct categories; Entry/Circulation/Parking, Buildings and Structures, Recreation Areas, and Undeveloped Areas.



Figure 3: Burnt Cedar Beach Study Area

ENTRY/CIRCULATION/PARKING

GATE HOUSE

- The controlled entrance to the gate house allows for face to face contact with guests.
- The entrance to the beach is on a steep slope.
- Limited vehicle queuing distance results in vehicles blocking traffic along Lakeshore Boulevard on busy days.
- Guests arriving by foot or bike are required to stand in the drive aisle while awaiting entry.
- The pedestrian path leading into the beach is steep – not ADA compliant.

PEDESTRIAN CIRCULATION

- Once past the entry gate, the site offers a separated pedestrian circulation system that allows guests to avoid walking in the roadway.
- In some areas the path is inaccessible based on ADA standards.
- Pedestrian circulation is obstructed by the location of the pool which gives the feeling that Burnt Cedar is divided into two halves.
- 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.

DROP-OFF ZONE

- The centrally located drop-off provides convenient access to the various beach amenities.
- The drop-off helps to minimize conflicts between vehicles and pedestrians.

PARKING

- The current parking lot configuration accommodates 116 vehicles, plus 8 ADA spaces.
- On an average peak day Burnt Cedar Beach might have 1,000 people. Assuming three guests per vehicle, 330 parking spots would be required to accommodate the parking demand. Assuming 100 parking spots per acre, an additional two acres of land would be needed to accommodate the parking.
- The parking lot layout allows for one-way traffic flow which is essential to helping traffic flow smoothly through the site.

BUILDINGS AND STRUCTURES

FOOD CONCESSIONS

- 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.



Incline Beach gate house



East/west circulation through the site is obstructed by the pool



Drop-off zone at Burnt Cedar Beach



Pool house and concession facilities

BURNT CEDAR BEACH

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

BAR CONCESSIONS

- 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. This requires 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.

LIFEGUARD FACILITIES

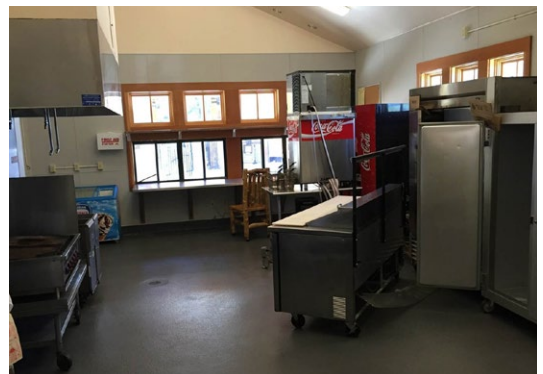
- The lifeguard pavilion provides needed space for pool employees, including office and break space.

LOCKERS, SHOWERS AND RESTROOMS

- The facility’s locker, shower and restroom facilities are laid out in a linear, shot-gun 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 versus recreational use 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.



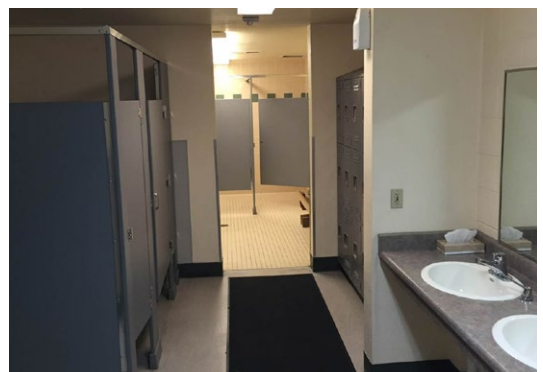
Food Concession exterior



Food Concession interior



Bar Concession overlooking the pool deck



Pool house lockers, showers and restrooms

- The lockers and changing areas are also directly adjacent to the shower which creates the potential of tracking water throughout the entire facility.

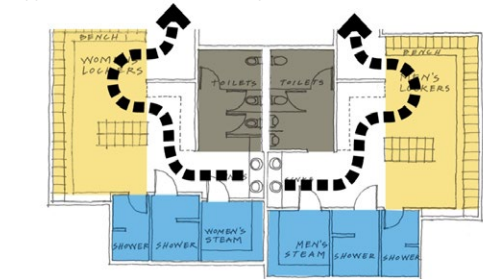
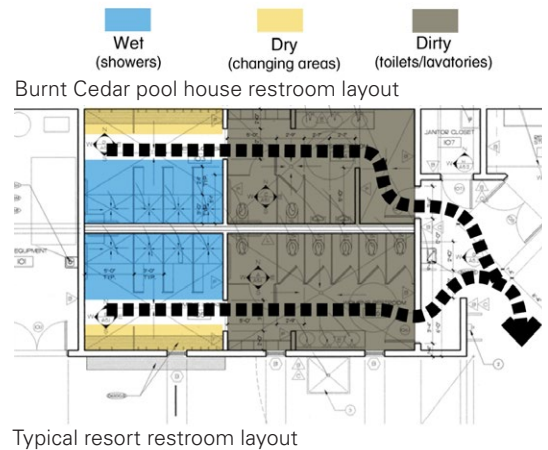
REMOTE RESTROOMS AND STORAGE

- The building was constructed in the 1970s and it possesses a generic, utilitarian feel, not necessarily appropriate for Tahoe or a spectacular lakeside setting.
- From a restroom and concessionaire perspective, the structure is well located.
- Service vehicles have easy access to the back of the building.
- At about 1,250 square feet, the building is also small given the number of uses within (restrooms = 440 sqft, changing area = 440 sqft, and storage = 370 sqft)
- The open-air changing areas are oversized and underutilized as an amenity. Moreover, they are a liability due to the lack of use and the history of graffiti and other mischief.
- Space presently allocated to storage, while necessary for operations, is in a location that is better suited for potential concessionaire space.
- Six restroom stalls (inclusive of men and women) are available. Using the current standards based on the “average daily use during peak periods of use” 8-10 restroom stalls would be located at Burnt Cedar Beach (estimates are calculated using weekend day average visitation with a requirement for 1 stall/50 people).
 - Restroom figures exclude the 4th of July visitation from the calculation so that the numbers are not skewed.
 - The restrooms lack outdoor showers for rinsing.

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.
- The 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 leads 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 of the pool is arranged with the adult lap swimmer in mind with the exception of the recently added waterslide.
- The waterslide is popular with kids, but it impacts the use of the available shallow end 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.



Restroom operations diagrams



Burnt Cedar remote restroom and storage building



Burnt Cedar pool

BURNT CEDAR BEACH

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.
- The picnic sites directly adjacent to the parking area are compromised by the parking lot and feel inconsistent with the other picnic opportunities available at the beach.

BEACH ZONE

- Burnt Cedar Beach is managed to allow for swimming.
- The beach is protected by the jetty, the waters are shallow, and visibility of the water from the beach is good which may be one reason that Burnt Cedar is a popular beach for families and kids.
- A water sports concession is located on the eastern portion of the beach for rentals such as kayak and stand up paddle boards.

VOLLEYBALL

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

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 sandwiched between the beach and the pool it seems to attract more spontaneous activity than the lawn area at Incline Beach.
- No dogs are allowed year round.

PLAYGROUND

- The playground is positioned on a terrace overlooking the beach.
- It has the added benefits of shade and close 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 Beach having a reputation of being a family destination, the playground is smaller than the one at Incline Beach.

UNDEVELOPED AREAS

LANDSCAPE BUFFER

- One of the nicest aspects of the site is that the entire area has not been overly programmed with buildings or activities.
- A nicely landscaped buffer along the northern property boundary helps screen the facility from surrounding residential uses.



West side family picnic and barbecue area



Burnt Cedar Beach managed primarily for swimming



Flexible lawn space at Burnt Cedar Beach



Playground at Burnt Cedar Beach



Figure 4: Burnt Cedar Site Analysis Summary

- Maintaining and potentially enhancing this buffer to visually screen the parking lots is a good use for the existing buffer space.
- The western-most edge of the undeveloped area provides a potential site for non-motorized watercraft storage and launching. Similar to Hermit Beach, the site is separated from the prime beach area and has opportunities for additional landscape buffer to screen it from the lake.

SITE ANALYSIS SUMMARY

- 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 underutilized 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.



CHAPTER 3: COMMUNITY SURVEYS

PURPOSE AND APPROACH

PURPOSE

A two phased survey was developed to provide IVGID with user and community feedback to help understand the type of experience enjoyed at the different beaches and what types of facilities and amenities may be desired to enhance that experience.

APPROACH

Three separate data collection approaches were utilized for purposes of economic and methodological efficiency and to allow for the maximum opportunity for IVGID property owners, tenants with beach access, and beach users to participate. First, staff at IVGID administered an on-site, real time intercept survey to users at the three beaches during the 2014 season. Second, listed property owners were each sent a mailed survey with return envelope. Third, an identical set of survey questions was provided via online access for Incline Village residents. Each sampling approach provided a distinct look at IVGID beach users and residents, with mailed respondents, online, and on-site beach users each showing slightly varied characteristics and preferences.

Highlights of the survey methodology are as follows:

BEACH INTERCEPT SURVEYS – GUESTS ON THE BEACHES

- Conducted during weekdays and weekends during July – August 2014
- Administered by IVGID staff
- 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)

MAILED/ON-LINE SURVEYS – PARCEL OWNERS AND TENANTS WITH BEACH ACCESS

- 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
 - 1,990 returned via mail
 - 159 completed on-line
 - Typical satisfactory mailed survey return rate: 15%
- On-line survey was available in Spanish
- Spanish version of the mailed survey was made available at the library and recreation center
- Able to differentiate between parcel owner and tenant response
- Able to cross tabulate between residency type (full time, second home, guest, vacation rental) and beach access method (picture pass, punch card, cash entry)
- Restricted on-line responses to one entry per IP address
- Able to identify multiple on-line entries from the same IP address, in the event a respondent cleared their history to complete multiple surveys

KEY TAKEAWAYS

- **IVGID Beach Users.** While mailed and online respondents indicated that they do use IVGID beaches often, intercept respondents were more frequent guests. They also tended to be from younger age groups and accordingly lower income households. This may be a result of the older demographic being more apt to spend time to respond to the survey. While responses from the intercept sample were generally not dramatically different from the other groups, managers reviewing the survey findings should note items where the intercept survey responses were significantly different than the mailed survey responses.
- **Beach Use.** Passive recreation, including relaxing and enjoying scenery, is a predominant use reason for all beaches. Each beach has a specific use and audience.
 - **Incline Beach:** Viewed as a scenic, relaxing location and a place to swim in the lake. It is perhaps a less active recreation destination and has slightly more appeal to those with children. Contrary to anecdotal views, Incline Beach is a family destination.
 - **Burnt Cedar:** Noted for the pool and lawn areas and thus attractive as a family group activity site as indicated by the data. The beach is also a place where users take the whole family – barbecue use is high.
 - **Ski Beach:** Stands out as a boating/watercraft access beach. It may attract a younger male user for competitive volleyball and thus may be a distinct recreation management site. Motorized and non-motorized boating uses include power boats, personal watercrafts, and kayaks. It is an access point for waterfront recreation.
- **Crowding and Parking:** Crowding and parking are consistently critical issues for destinations in the Lake Tahoe Basin during the summer months and were noted in comments. Throughout the survey and noted with emphasis in written comments, crowding and associated parking issues remain a perceived issue. Crowded, active beaches are not unique to Incline Village. It is a common issue around the lake due to the desire for residents and guests to be on the water and on the lake during a busy, high-volume compressed peak season. In comparison to other Lake Tahoe public beach facilities, the use density at IVGID beaches is less than the use density seen at other public beaches such as Sand Harbor. In addition, IVGID beaches have auxiliary areas for people to disperse, including open lawn areas, picnic sites and playground areas.
- **Additional or Improved Amenities and Services:** Restrooms were typically the single most requested recreation site improvement. Respondents also noted improved snack bar/café/restaurant facilities. These responses may be driven by Incline Beach being the most preferred beach and it has one of the District's poorest restroom facilities and the food and beverage service is hampered by poor layout and substandard building facilities. Music and events were also mentioned as a desired activity.
- **Overall Satisfaction:** 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. The community loves the beach properties, has great deal of appreciation for them and they are a reason IVGID is a destination for homeowners.



DEMOGRAPHICS

RESPONDENT DEMOGRAPHIC PROFILE

- Respondents were generally older, with mailed respondents tending to be older than those completing the survey on-line or via the intercept surveys at the beach.

AGE

- 61.0 year average (mailed)
- 52.9 year average (online)
- 52.8 year average (intercept)

PERCENT OF RESPONDENTS OVER 65

- 42.1% of mailed respondents
- 48.0% online respondents
- 24.8% intercept respondents

HOUSEHOLD COMPOSITION

- 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.

Table 1: Respondent Household Composition

HOUSEHOLD COMPOSITION	MAILED	ONLINE	INTERCEPT
Single, no children	9.70%	8.80%	12.40%
Single, with children	4.20%	4.20%	7.50%
Couple, no children	40.60%	35.60%	35.30%
Couple, with children	31.50%	38.90%	31.60%
Multiple adults, no children	4.90%	5.10%	6.00%
Multiple adults, with children	9.10%	7.40%	7.10%

EDUCATION

- The respondents are similarly well educated with more than 8 in 10 having a college degree or more.

Table 2: Respondent Education

EDUCATION	MAILED	ONLINE	INTERCEPT
Did not complete high school	0.10%	0.50%	0.80%
High school graduate	3.10%	1.40%	4.00%
Some college or technical training	12.60%	10.80%	13.90%
College graduate	35.80%	41.80%	35.10%
Graduate degree	22.70%	27.70%	12.70%
Post-graduate degrees	27.10%	20.20%	33.50%

RESPONDENT DEMOGRAPHIC BY PREFERRED BEACH

When sorted by preferred beach, the demographics highlight user characteristics for the three beaches. Trends include the following:

- Those with a Ski Beach preference tended to be male.
- Ski Beach also has a higher percentage of those single with children and multiple adult households with children.
- Over one-third of the Ski Beach intercept sample was also from a single no children household, somewhat lower income, and a younger average age (45.7 years).
- Those with an Incline Beach preference included a large percentage of couples with children.
- Burnt Cedar Beach users were also more likely to be couples with children or from households with multiple adults with children.

Table 3: Respondent Demographic by Preferred Beach

GENDER	SKI BEACH	INCLINE BEACH	BURNT CEDAR
MAILED			
Male	56.30%	47.10%	46.60%
Female	43.70%	52.90%	53.40%
ONLINE			
Male	71.90%	43.60%	58.70%
Female	28.10%	56.40%	41.30%
INTERCEPT			
Male	67.60%	40.00%	32.90%
Female	32.40%	60.00%	67.10%
AVERAGE AGE			
MAILED	59.7	64.1	62.2
ONLINE	54.2	50.2	55.8
INTERCEPT	45.7	49.8	54.5



USER PROFILE

The user profile provides indications of the respondent's general beach usage, including their method of access, frequency of use, beaches visited and preferred beach.

RECREATION USER PROFILE

ACCESS METHOD

- The vast majority of beach users are either full time residents or second home owners.
- More than 90% of mailed and online respondents were parcel owners.

Table 4: Respondent Residence

RESIDENCE	MAILED	ONLINE	INTERCEPT
Full time /year round resident	45.8%	60.8%	48.2%
Second home – summer or extended vacation	19.5%	13.6%	25.7%
Second 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%

Table 5: Respondent Ownership

OWNERSHIP	MAILED	ONLINE	INTERCEPT
Parcel owner	93.7%	91.2%	N/A
Renter	6.3%	8.8%	N/A

Table 6: Respondent Access Method

ACCESS	MAILED	ONLINE	INTERCEPT
IVGID picture pass holder	97.10%	95.90%	87.00%
Punch card day use entry	2.70%	3.30%	8.10%
Cash day use entry	0.30%	0.80%	4.90%

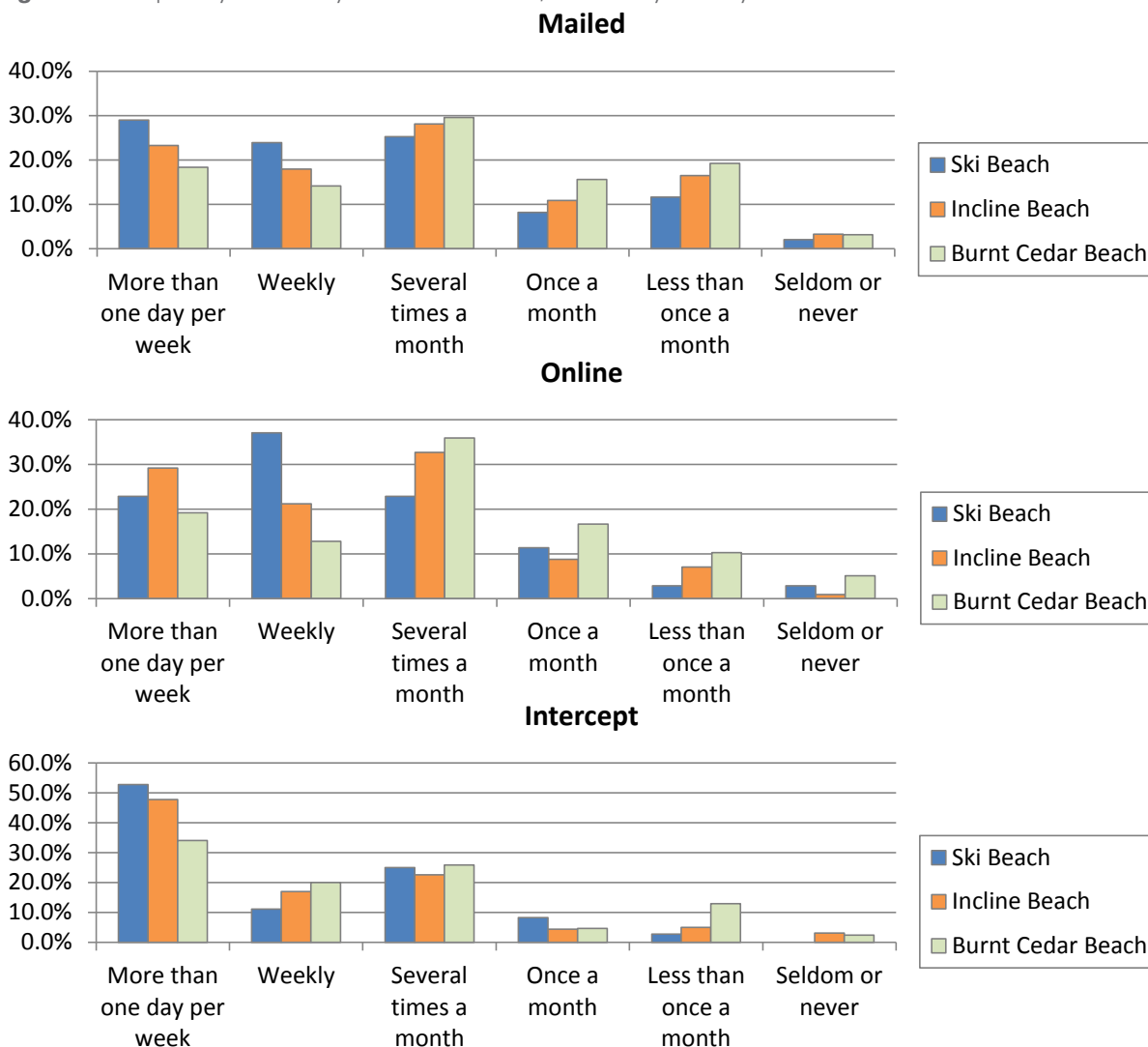
FREQUENCY OF USE BY PREFERRED BEACH

- Incline Beach is the beach visited most often, with half or more saying that they use this beach most often, followed by Burnt Cedar Beach and Ski Beach.
- 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.
- Those preferring Ski Beach visited more days per season (combined weekly or more than one day per week), followed by Incline Beach, with a similar percentage among intercept respondents.

Table 7: Frequency of Use by Preferred Beach

FREQUENCY OF USE	MAILED	ONLINE	INTERCEPT
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%

Figure 5: Frequency of Use by Preferred Beach, Sorted by Survey Method



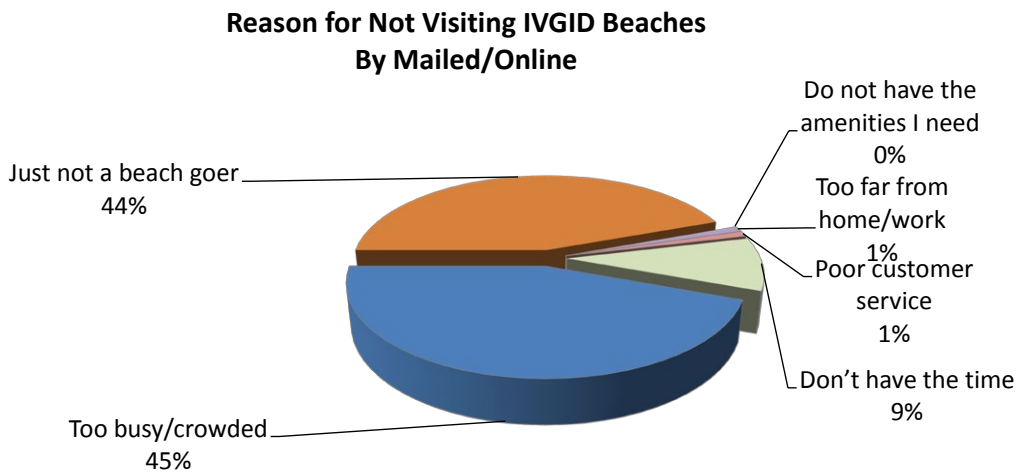
BEACHES TYPICALLY VISITED

- The most typically visited beach is Incline Beach, followed by Burnt Cedar Beach and Ski Beach.
- A small minority do not visit IVGID beaches.
- The primary reasons for not visiting the beaches are: 1) too crowded and, 2) just not a beach goer.

Table 8: Beaches Typically Visited

BEACHES TYPICALLY VISITED	MAILED	ONLINE	INTERCEPT
Ski Beach	42.50%	60.40%	33.60%
Incline Beach	74.00%	81.60%	80.90%
Burnt Cedar Beach	66.40%	67.60%	59.70%
Do not visit IVGID beaches	6.90%	2.40%	

Figure 6: Reason for Not Visiting IVGID Beaches



PREFERRED BEACH

- Approximately half of respondents from all samples listed Incline Beach as their preferred beach.
- Ski Beach was less preferred with slightly more than one-in-ten visiting that beach most often.
- Average party size for the intercept sample was 2.77 persons, indicating that the majority of people go to the beach in small groups such as residents going to the beach with their friends and family.
- The length of stay at IVGID beaches averages well over 3 hours per visit.

Table 9: Preferred Beach

PREFERRED BEACH	MAILED	ONLINE	INTERCEPT
Ski Beach	14.90%	15.40%	12.90%
Incline Beach	46.90%	50.20%	56.80%
Burnt Cedar Beach	38.20%	34.40%	30.40%
Average Party Size			2.77
Average Hours Per Visit	3.25	3.94	3.82

BEACH USE MOTIVATIONS

WHY DO YOU VISIT YOUR PREFERRED BEACH?

Beach use motivations captured the overall reasons and the primary reason users visited their preferred beach. Respondents rated the importance of beach attributes in regards to why they visit their preferred beach. Responses were categorized both by method of survey delivery and by the respondent's preferred beach.

- Among reasons to visit all three beaches, highest scores were for proximity/closeness with scenery/natural environment ranking second.
- A second tier of desirable attributes included BBQ and picnic areas, and open lawn areas.

Figure 7: Reason for Visiting Preferred Beach

REASONS FOR VISITING PREFERRED BEACH

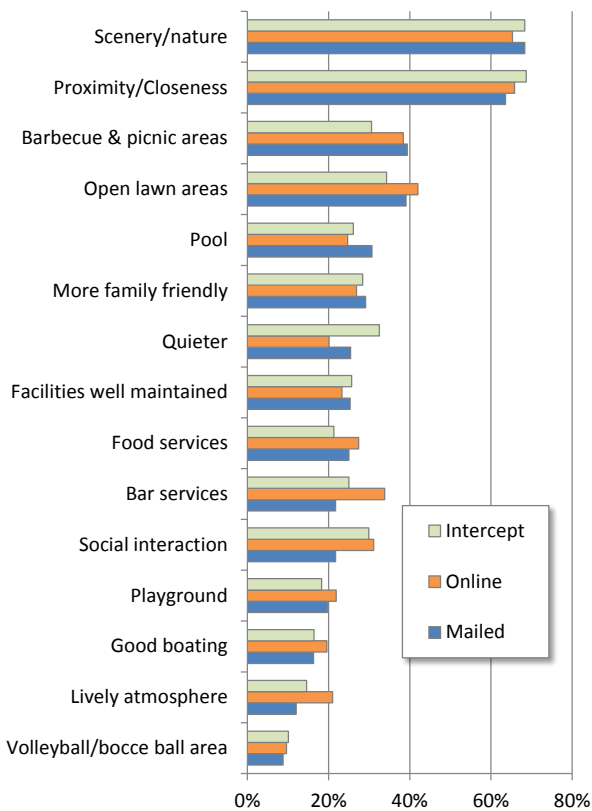
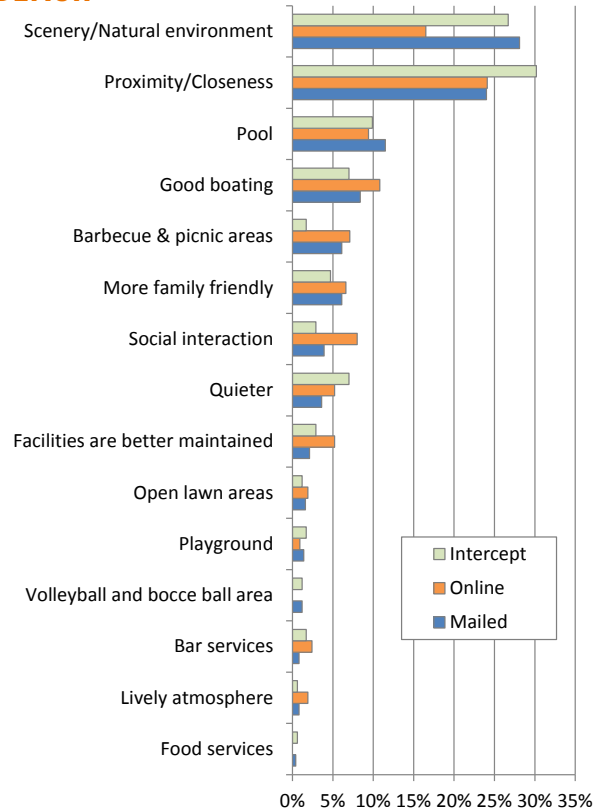


Figure 8: PRIMARY Reason for Visiting Preferred Beach

PRIMARY REASON FOR VISITING PREFERRED BEACH



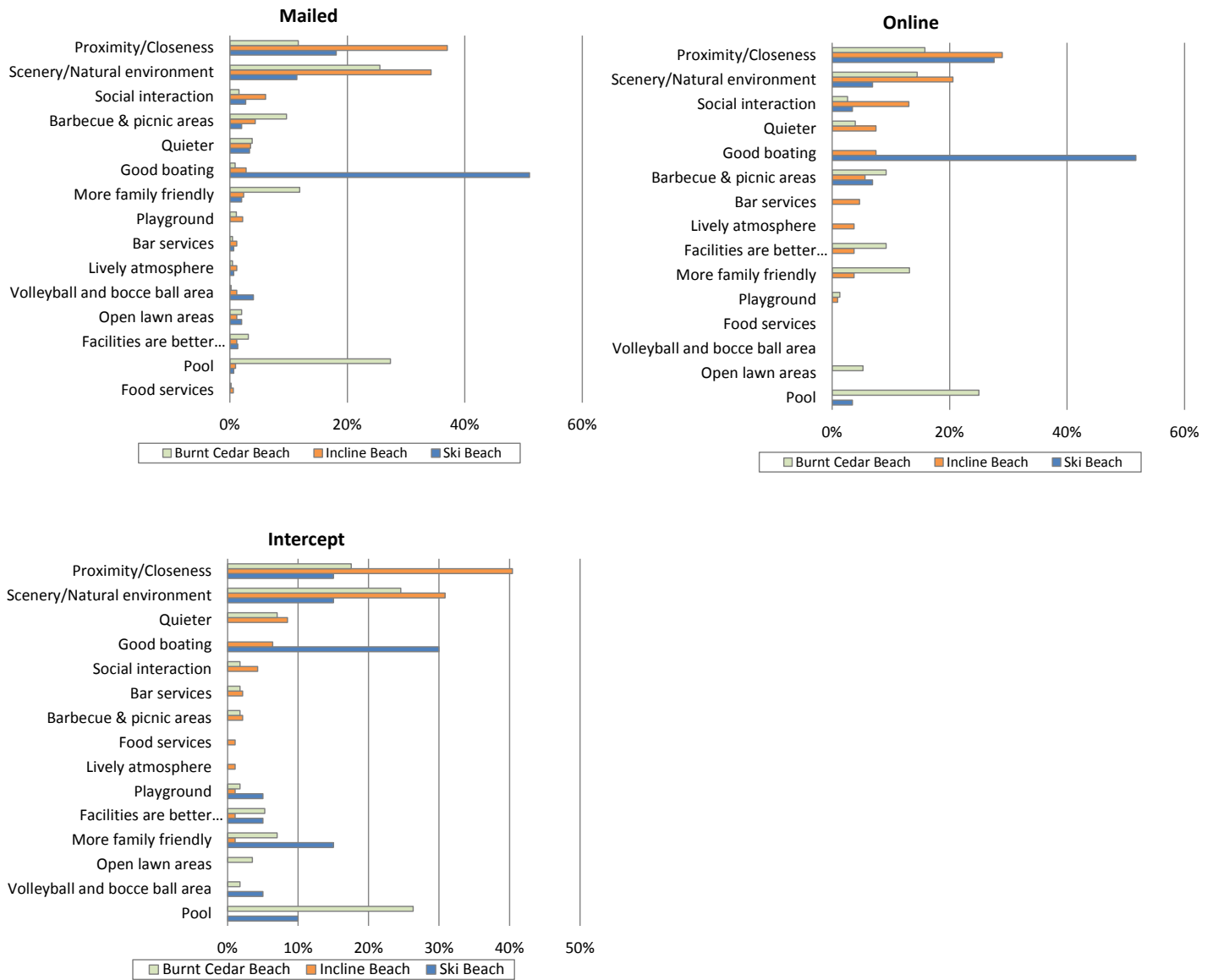
BEACH USE MOTIVATIONS

WHY DO YOU VISIT YOUR PREFERRED BEACH?

PRIMARY REASON TO VISIT SORTED BY PREFERRED BEACH

- Each beach featured characteristics distinct from the others that motivated recreation users to visit.
 - Compared to Incline Beach users of Ski Beach mentioned good boating.
 - Burnt Cedar Beach users noted the pool and open lawn areas.
- Distinctions among beaches were most notable when respondents listed the primary reason to visit. For all sample groups proximity and scenery remained the prime reason to visit Incline Beach, for Ski Beach boating stood out, and for Burnt Cedar Beach the pool was a predominant reason.

Figure 9: PRIMARY Reason for Visiting Preferred Beach, Sorted by Survey Method



RATE THE IMPORTANCE OF THESE ATTRIBUTES AS A REASON FOR VISITING YOUR PREFERRED BEACH.

IMPORTANCE OF DIFFERENT ATTRIBUTES AS A REASON FOR VISITING PREFERRED BEACH

- The most important attributes that attract people to IVGID beaches are ranked as follows:
 1. Being near the water
 2. Outdoors/scenery
 3. Relaxation
 4. Family bonding
 5. Social interaction
 6. Exercise
 7. Partying

Table 10: Importance of different attributes AS A REASON FOR VISITING PREFERRED BEACH

IMPORTANCE OF BEACH ATTRIBUTES	SKI BEACH	INCLINE BEACH	BURNT CEDAR
MAILED			
Being near the water	4.71	4.8	4.77
Enjoying outdoors/scenery	4.6	4.74	4.75
Relaxation	4.38	4.68	4.59
Family bonding	3.87	4.02	4.23
Social interaction	3.64	3.51	3.64
Exercise	3.61	3.56	3.49
Partying	2.85	2.75	2.82
ONLINE			
Being near the water	4.65	4.88	4.72
Enjoying outdoors/scenery	4.56	4.85	4.78
Relaxation	4.27	4.79	4.5
Family bonding	3.79	4.02	4.14
Social interaction	3.5	3.85	3.48
Exercise	3.67	3.43	3.22
Partying	2.58	2.8	2.77
INTERCEPT			
Being near the water	4.8	4.89	4.69
Relaxation	4.58	4.79	4.73
Enjoying outdoors/scenery	4.54	4.77	4.64
Family bonding	3.63	4.12	4.08
Exercise	3.48	3.78	3.58
Social interaction	3.81	3.67	3.44
Partying	3.18	2.68	2.62

RECREATION USE PATTERNS

WHICH OF THE FOLLOWING ACTIVITIES DO YOU TYPICALLY PARTICIPATE IN DURING YOUR VISIT TO YOUR PREFERRED BEACH?

Recreation use patterns identified the primary activities users participated in during visits to their preferred beach. Results were sorted both by method of survey delivery and by preferred beach.

- Respondents listed a full range of typical beach activities led by resting/relaxing.
- 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 the primary activities, the most mentioned by all samples was passive beach enjoyment including resting/relaxing.
- The second most mentioned primary reason was swimming in the lake.
- The remaining primary activities listed covered a full range with each garnering less than 10% of each sample.

Figure 10: Typical Activities at Respondent's Preferred Beach

TYPICAL ACTIVITIES

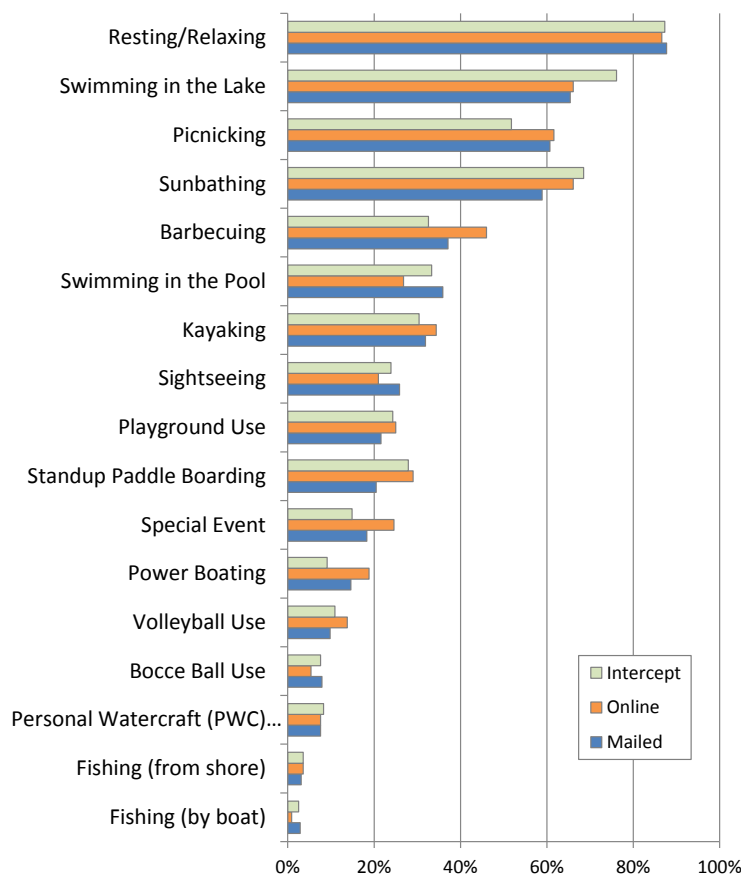
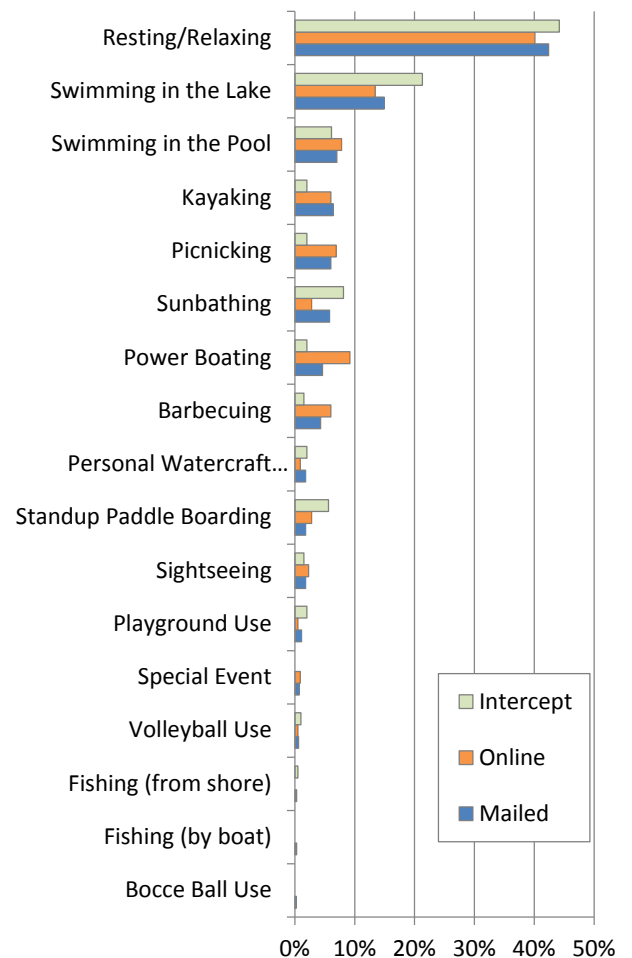


Figure 11: PRIMARY Activity at Respondent's Preferred Beach

PRIMARY ACTIVITY



WHICH OF THE FOLLOWING ACTIVITIES IS THE PRIMARY ACTIVITY YOU PARTICIPATE IN DURING YOUR VISIT TO YOUR PREFERRED BEACH?

PRIMARY ACTIVITY: RESULTS SORTED BY PREFERRED BEACH

- 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 the guest participated, with the principal distinctions being a preference for boating and kayaking at Ski Beach and swimming in the pool at Burnt Cedar 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 was mentioned at varying degrees depending on the sample; Burnt Cedar Beach was again noteworthy for pool use.

Figure 12: PRIMARY Activity at Respondent’s Preferred Beach, Sorted by Survey Method



DESIRED AMENITIES AND SERVICES

IF NEW AMENITIES AND SERVICES WERE PROVIDED, INDICATE WHETHER THE FOLLOWING AMENITIES AND RECREATION OPPORTUNITIES WOULD ENHANCE OR DETRACT FROM YOUR BEACH-GOING EXPERIENCE?

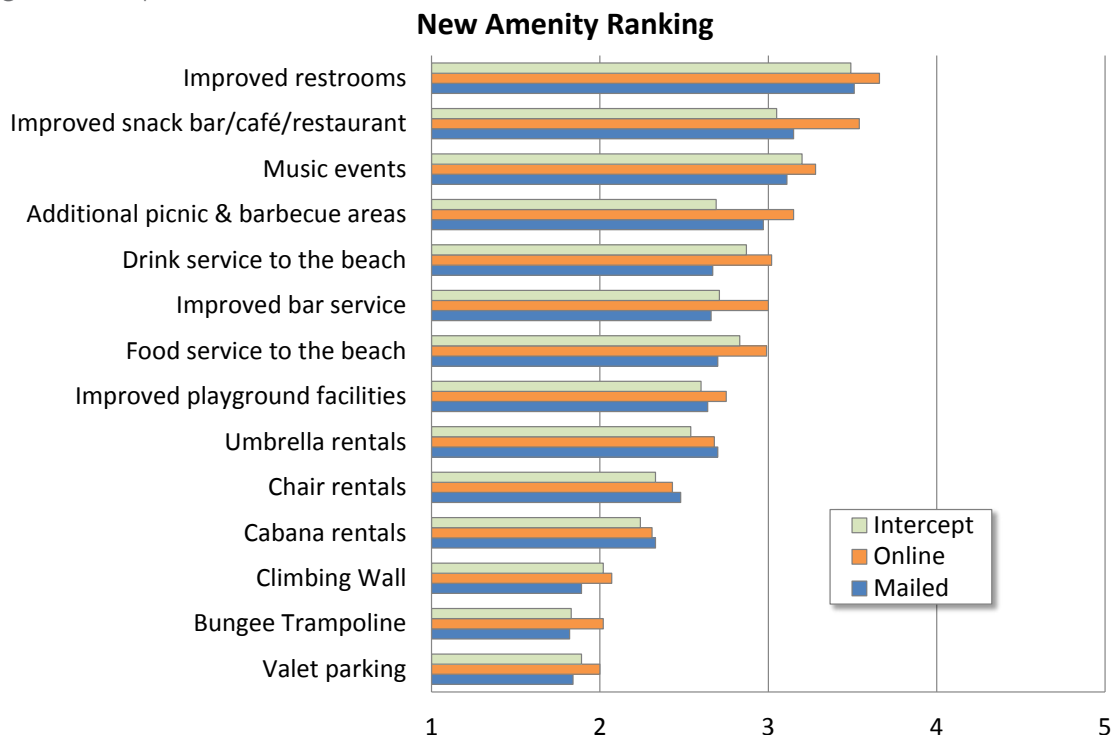
Responses regarding the desire for new amenities and services indicate users do not desire amenities that would detract from the primary reason for going to the beach: resting and relaxing. The amenities that received the highest rankings for their potential to enhance the beach going experience included improved restrooms and improved café/bar/restaurant. These responses align with the data showing that Incline Beach is the most visited beach in the District and the restrooms are one of the worst facilities in the District. Additionally, the existing food and beverage service concessionaire is working in subpar facilities which hamper operations.

- When asked about new amenities or services that could enhance the IVGID beach experience, respondents in all samples with slight variation ranked as follows:
 1. Improved restrooms
 2. Improved café/bar/restaurant
 3. Music events
 4. Additional picnic or BBQ areas
 5. Food and drink service to the beach
 6. Umbrella rentals
 7. Chair and cabana rentals
- 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.
- Among the lower tier of new amenity rankings were chair and cabana rentals, valet parking, and bungee trampoline.

IMPORTANCE OF NEW AMENITIES AND SERVICES

1-5 SCALE AVERAGE: "1"=NOT AT ALL IMPORTANT TO "5"=ABSOLUTELY NECESSARY

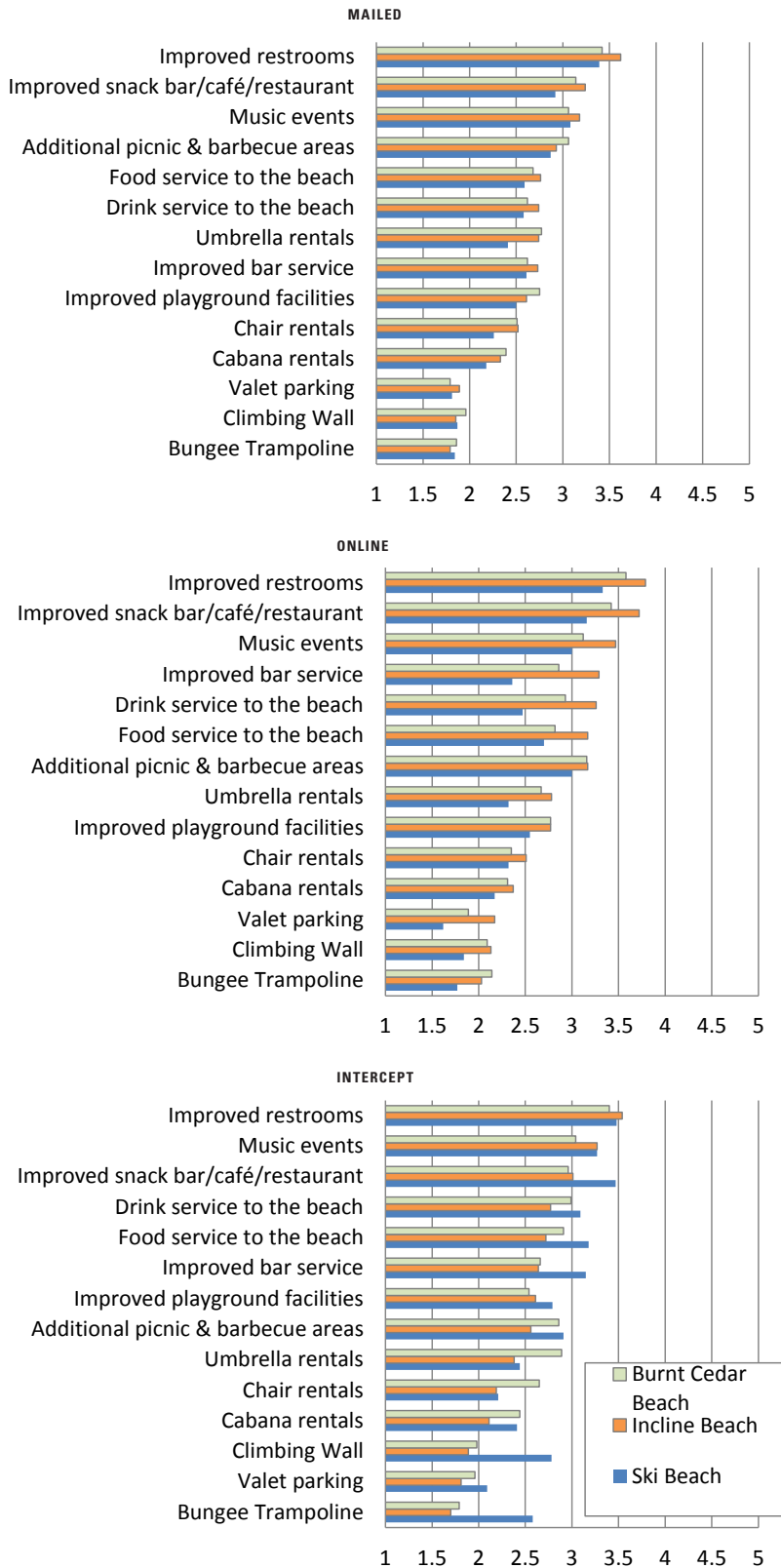
Figure 13: Importance of New Amenities and Services



RESULTS SORTED BY PREFERRED BEACH

1-5 SCALE AVERAGE: "1"=NOT AT ALL IMPORTANT TO "5"=ABSOLUTELY NECESSARY

Figure 14: Importance of New Amenities and Services, Sorted by Preferred Beach



WRITE-IN RESPONSES

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.

- 838 write-in responses were received for this question.
- Responses that only appeared one or two times are not listed.
- Positive responses indicating that the existing range of facilities are appropriate and the beach is “great as it is” ranked high as well as 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.
- 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 out of those responses (180) which identified a specific facility to add. Firepits were mentioned frequently by intercept survey respondents.

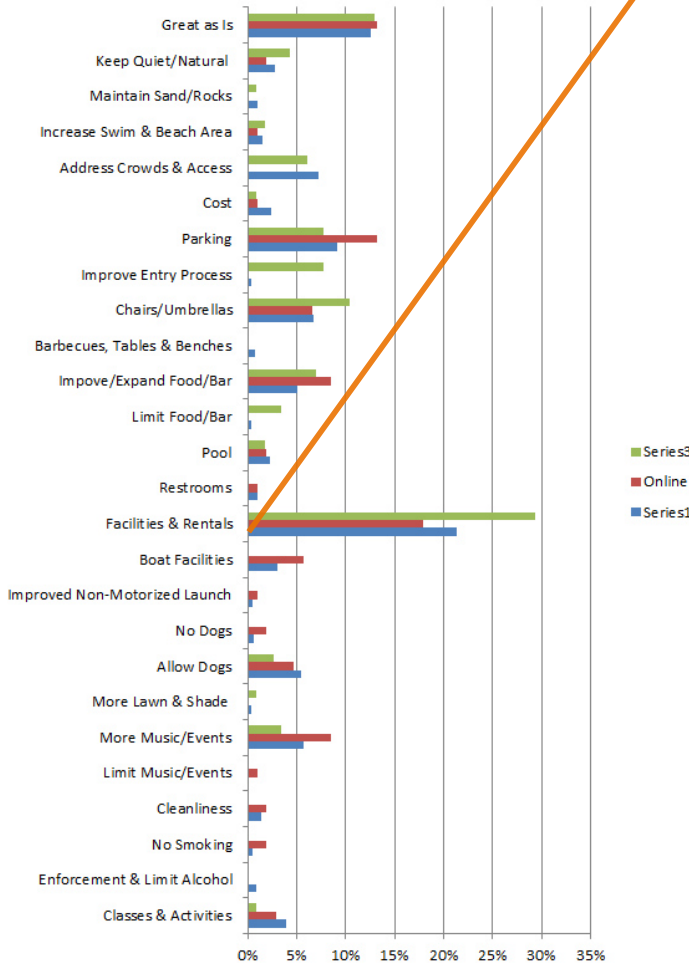
UNAVAILABLE FACILITIES & ACTIVITIES FOR IVGID BEACHES

Figure 15: Write-in Responses for Desired Activities and Facilities that are Currently Not Available

Figure 16: Facilities Identified through Write-in Responses for Desired Activities and Facilities that are Currently Not Available

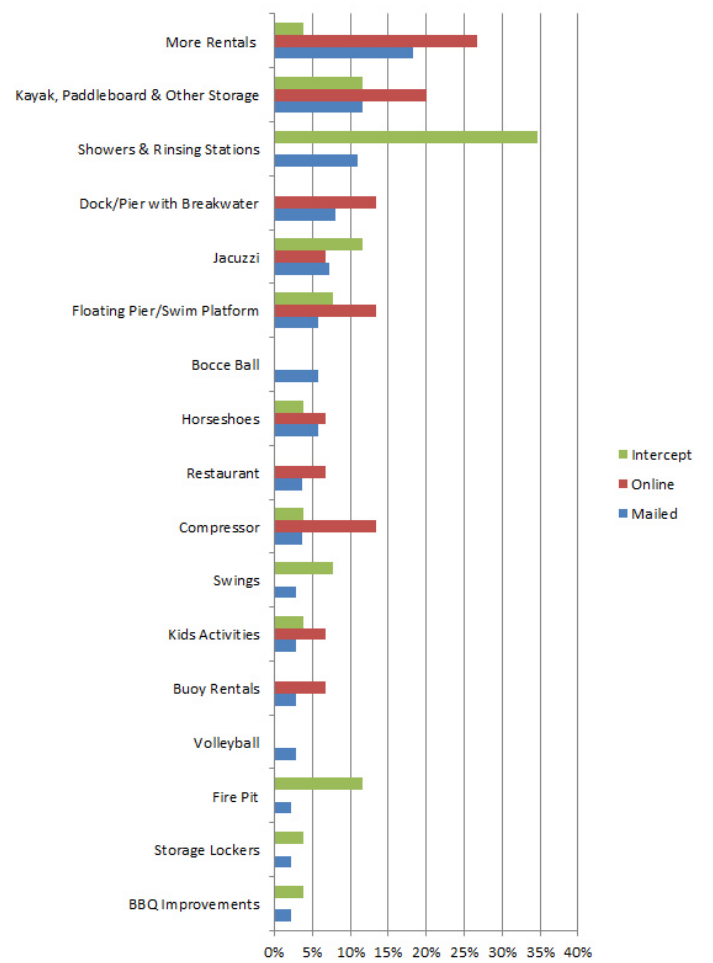
ALL RESPONSES:

UNAVAILABLE ACTIVITIES AND FACILITIES DESIRED FOR IVGID BEACHES



“FACILITIES” RESPONSES:

UNAVAILABLE ACTIVITIES AND FACILITIES DESIRED FOR IVGID BEACHES



WRITE-IN RESPONSES

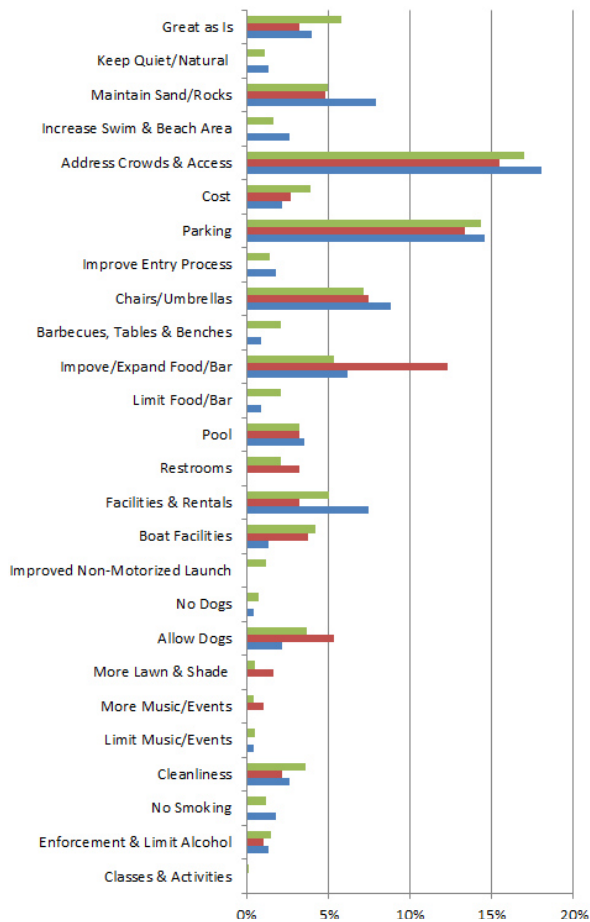
IF YOU COULD CHANGE ONE THING AT THIS BEACH, WHAT WOULD IT BE?

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?

- 3550 write-in responses were received for these two questions.
- Responses that only appeared one or two times are not listed.
- Addressing crowding/access and parking concerns ranked highest for both questions.
- The second tier of desired changes included more available chairs and umbrellas as well as improved food and bar services.
- A number of respondents noted that the beaches are great as they are.
- Other high-response answers included maintaining or raking 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.

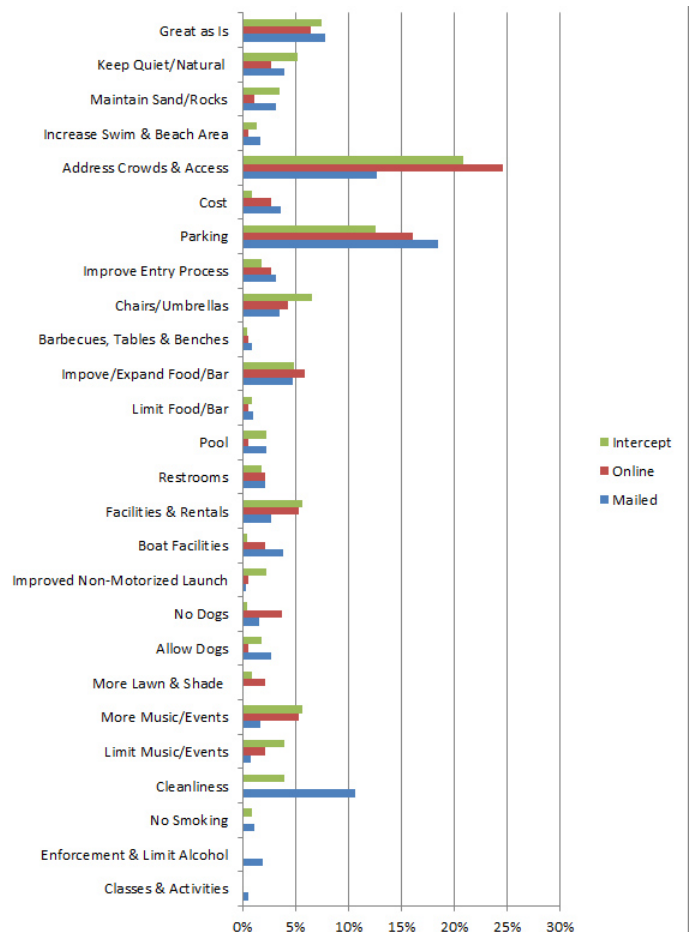
SUGGESTED CHANGES AT IVGID BEACHES

Figure 17: Write-in Responses for If Respondent Could Change One Thing at their Preferred Beach, What it Would Be



THINGS TO IMPROVE AT IVGID BEACHES

Figure 18: Write-in Responses for the Most Important Thing that Could be Done to Improve the Recreation Experience at IVGID Beaches



OVERALL SATISFACTION

OVERALL SATISFACTION

WOULD YOU RECOMMEND THE IVGID BEACHES TO YOUR FAMILY, FRIENDS, AND COLLEAGUES?

- IVGID beaches received extremely high satisfaction ratings by every respondent sample, with an average of 8.84 for the mailed sample, 8.65 for the online sample and 8.96 for the intercept respondents. (1 to 10 scale: "1" Absolutely Not Recommend to "10" Absolutely Recommend)

Figure 19: Overall Satisfaction

1-0 SCALE AVERAGE: "1"=ABSOLUTELY NOT TO "10"=ABSOLUTELY YES
Would Recommend IVGID Beaches

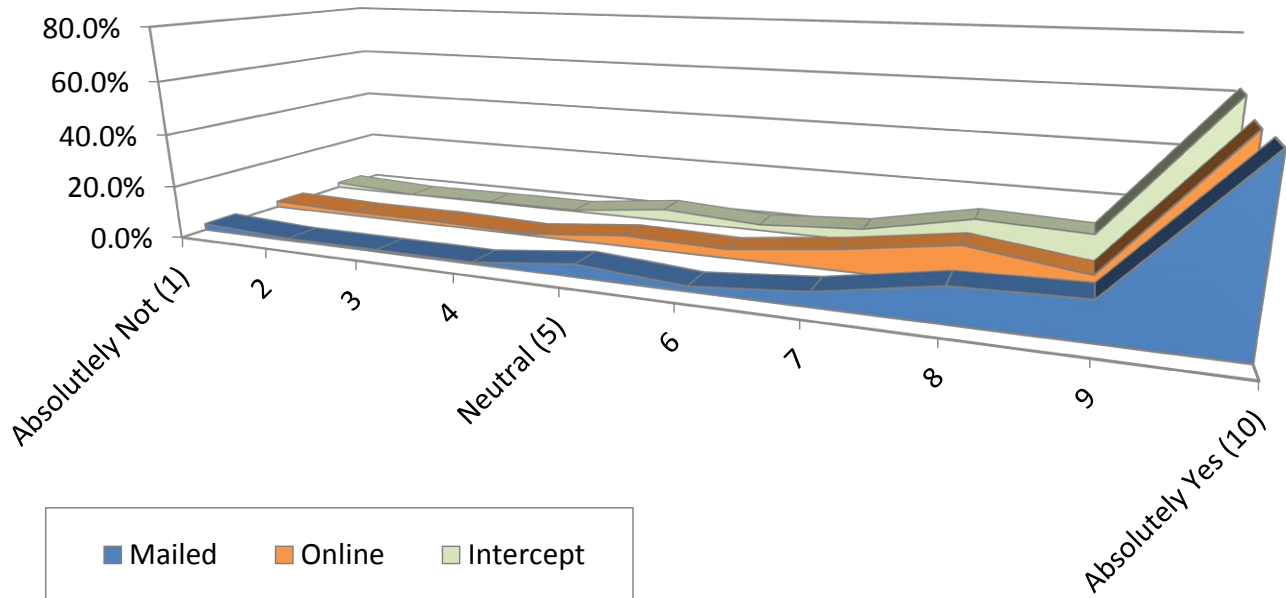
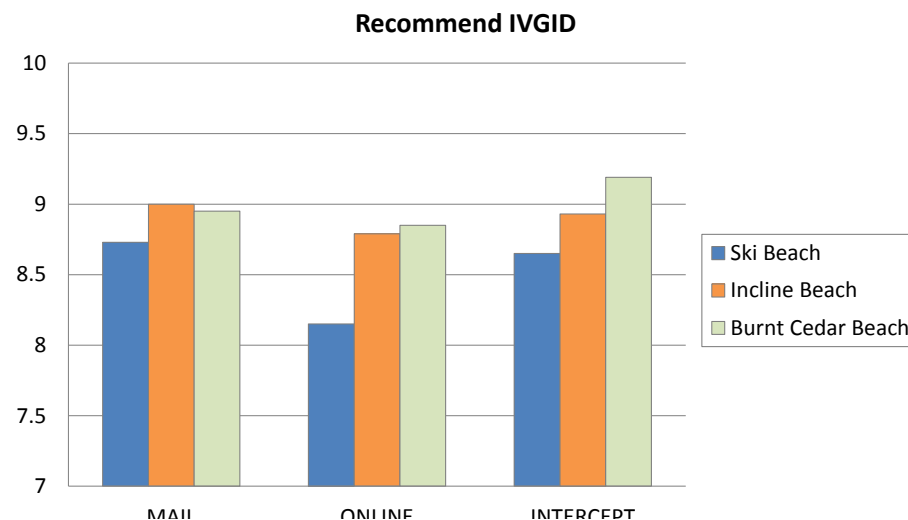


Table 11: Overall Satisfaction

	ABSOLUTELY NOT (1)	2	3	4	NEUTRAL (5)	6	7	8	9	ABSOLUTELY YES (10)	AVG. RATING
MAILED	2.40%	0.60%	0.60%	0.50%	4.60%	1.80%	5.00%	12.10%	13.10%	59.30%	8.84
ONLINE	2.30%	1.40%	1.40%	0.50%	4.10%	3.20%	7.70%	13.60%	8.20%	57.70%	8.65
INTERCEPT	1.90%	0.00%	0.40%	0.40%	4.60%	2.30%	4.60%	12.60%	11.10%	62.20%	8.96

RESULTS SORTED BY PREFERRED BEACH

Figure 20: Overall Satisfaction, Sorted by Preferred Beach



- When sorted by preferred beach, overall the scores are high, but Ski Beach received a lower score overall than the other beaches.
 - This may be an indication of the utilitarian nature of the beach and limitations with the boat ramp: southfacing ramp, unable to install a breakwater, and the drought requires working with restrictive seasons.
 - The survey was also administered prior to restroom upgrades at Ski Beach.
- Intercept respondents gave Burnt Cedar Beach a significantly higher score than respondents from other beaches.

CHAPTER 4 RECREATION ENHANCEMENT OPPORTUNITIES

ENHANCEMENT OPPORTUNITIES

INTRODUCTION

Community survey results, site analysis and staff/stakeholder interviews revealed that overall IVGID beaches serve the community well. They provide value to property owners and receive an extremely high satisfaction rating by users. Opportunities for improvements are centered around community input and the site and facility analysis. Survey responses identified desires for better restrooms and improvements to the food and beverage facilities as well as a desire to preserve the existing characteristics which make the beaches so well liked. This chapter presents a series of opportunities for further consideration by the community. An estimated cost is provided as part of the recommendation description. The costs represent a conceptual estimate of potential construction costs. It does not include soft costs for pre-design or design and permitting. Final costs may vary depending on the ultimate program for each element.

SEVEN PRIMARY OPPORTUNITIES FOR IMPROVEMENTS

The summaries provided in this chapter present a high level, big picture view of the recommended opportunities and the direction IVGID could be moving toward for improving the facilities. The list does not suggest priorities but rather identifies the elements of future investment to improve the properties and enhance the beach going experience while not detracting from the user's desire for relaxation and enjoyment of the Lake and the scenery.

It is not the purpose of this document to describe what the facilities or improvements should look like. As IVGID and the community elects to move forward on specific projects, the design details and program requirements will be tailored to specific community needs, desires and expectations through a series of future community conversations and public engagement efforts.

Overall Enhancement Opportunities (All Beach Facilities)

- Improve beach entries and pedestrian access
- Replace restroom/concession buildings (thereby enhancing food and beverage service)
- Enhance group areas
- Enhance beach access and pedestrian connectivity
- Develop a consistent design aesthetic

Additional Enhancement Opportunities for Incline Beach and Ski Beach

- Replace the restroom/concession building to create a beachfront hospitality zone

Additional Enhancement Opportunities for Burnt Cedar Beach

- Replace the restroom building
- Enhance Burnt Cedar Pool House for improved concession operations and mechanical operations
- Enhance connectivity between the western site amenities and the eastern beach areas
- Enhance Burnt Cedar Beach individual picnic/BBQ areas
- Provide a non-motorized watercraft storage and launching area on the west side of the site

Operational Enhancement Opportunities (All Beach Facilities)

The following opportunities were identified through the community outreach process as desired beach improvements:

- Provide music events
- Enhance rentals
- Enhance the food and beverage service (correlated with improving the physical facilities)
- Improve the guest check-in process (correlated with reorganizing the physical facilities)

INCLINE BEACH AND SKI BEACH SPECIFIC ENHANCEMENT OPPORTUNITIES

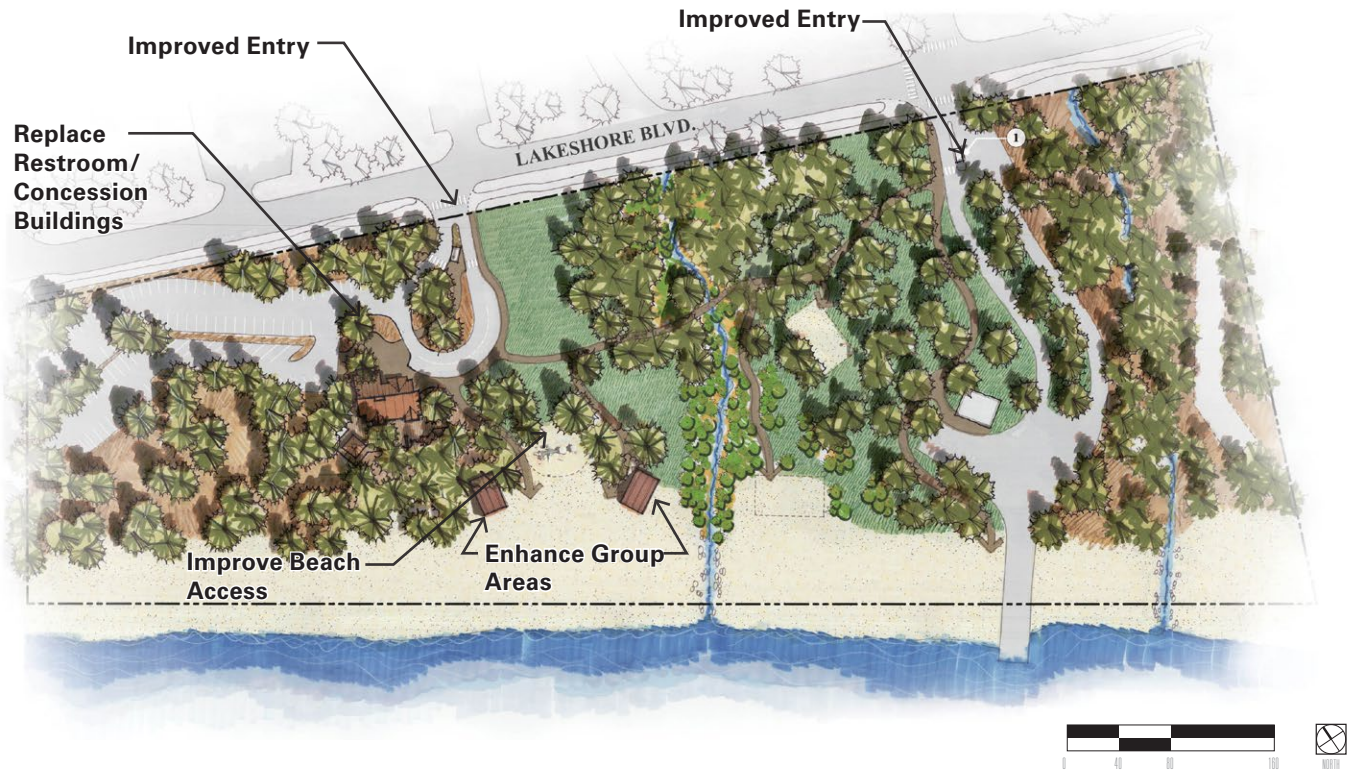


Figure 21: Incline Beach and Ski Beach Specific Enhancement Opportunities

BURNT CEDAR BEACH SPECIFIC ENHANCEMENT OPPORTUNITIES

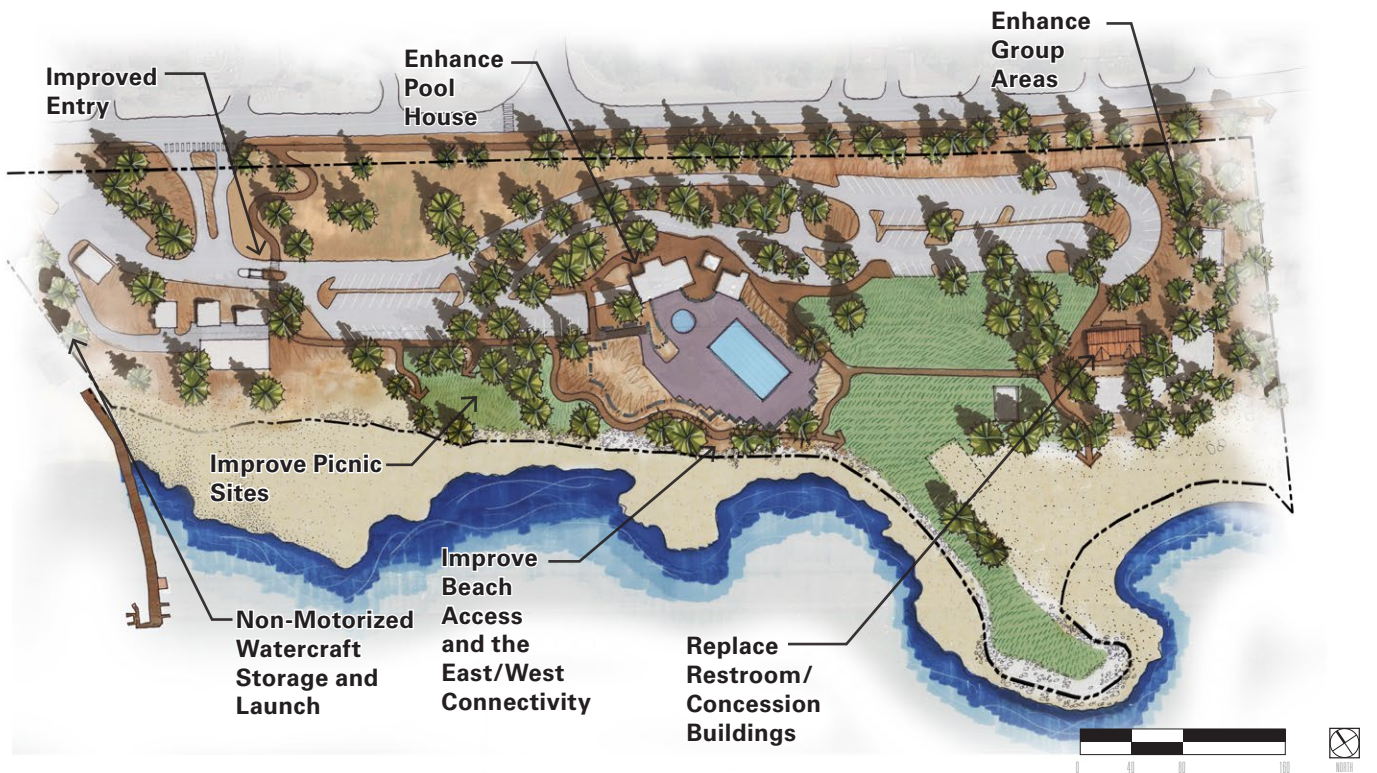


Figure 22: Burnt Cedar Beach Specific Enhancement Opportunities

IMPROVE BEACH ENTRIES AND PEDESTRIAN ACCESS

OVERALL OPPORTUNITIES (ALL BEACHES)

The entry experience is one of the most important opportunities for IVGID staff to interface with beach guests and set the tone for a positive experience. Contact with community members at the gate house is an opportunity to welcome beach guests, but it is complicated by the congestion that can occur during peak visitation times, a layout that does not easily accommodate pedestrians and bicyclists entering the beaches, and a complicated check-in process.

The current gate house was designed to facilitate vehicular access to the beaches. However, when the parking lot fills up many guests arrive on foot or bike. Families with small children, coolers and gear must stand in the outgoing drive aisle while they wait to check-in, creating congestion and safety issues.

The following key ideas identify opportunities to improve safety and the overall experience for all of the beaches.

KEY IDEA: SAFE PEDESTRIAN ACCESS TO GATE HOUSE

- Acknowledge only a limited percentage of guests drive to the beach: a large portion walk or bike to the beach.
- Expand the entrance area to provide safe and accessible pedestrian access to the gate house.
- Remodel or replace the gate house with a 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.
- Provide a designated pedestrian zone for walk-in and bike-in guests to get out of traffic and interact with gate staff.
- Provide ample room for people arriving via bicycle and with children, strollers and trailers.
- Evaluate alternative methods of checking guests in for a smoother arrival sequence.



Key Idea: Safe Pedestrian Access to Gate House

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.
- Provide a designated drop-off zone and a bypass lane.
- Accommodate approximately 6 vehicles.
- Consolidate the two separated lanes into one much wider single lane to facilitate ingress/egress.



Key Idea: Widen Drop-off Area at Incline Beach



Key Idea: Widen Drop-off Area at Burnt Cedar

IMPROVE BEACH ENTRIES AND PEDESTRIAN ACCESS

KEY IDEA: PROVIDE WAYFINDING NEAR THE ENTRY

- Reinforce a welcoming experience.
- Provide IVGID a way to communicate with Incline Village residents.
- Consolidate signage to reduce sign pollution (e.g. hours of operation, events, available facilities).
- Identify a centralized location for signage near the entry and away from the check-in area.
- Convey recommendations of how to use facilities.



Key Idea: Provide Wayfinding and Information Near the Entry

INCLINE BEACH ENTRY AND PEDESTRIAN ACCESS CONCEPT

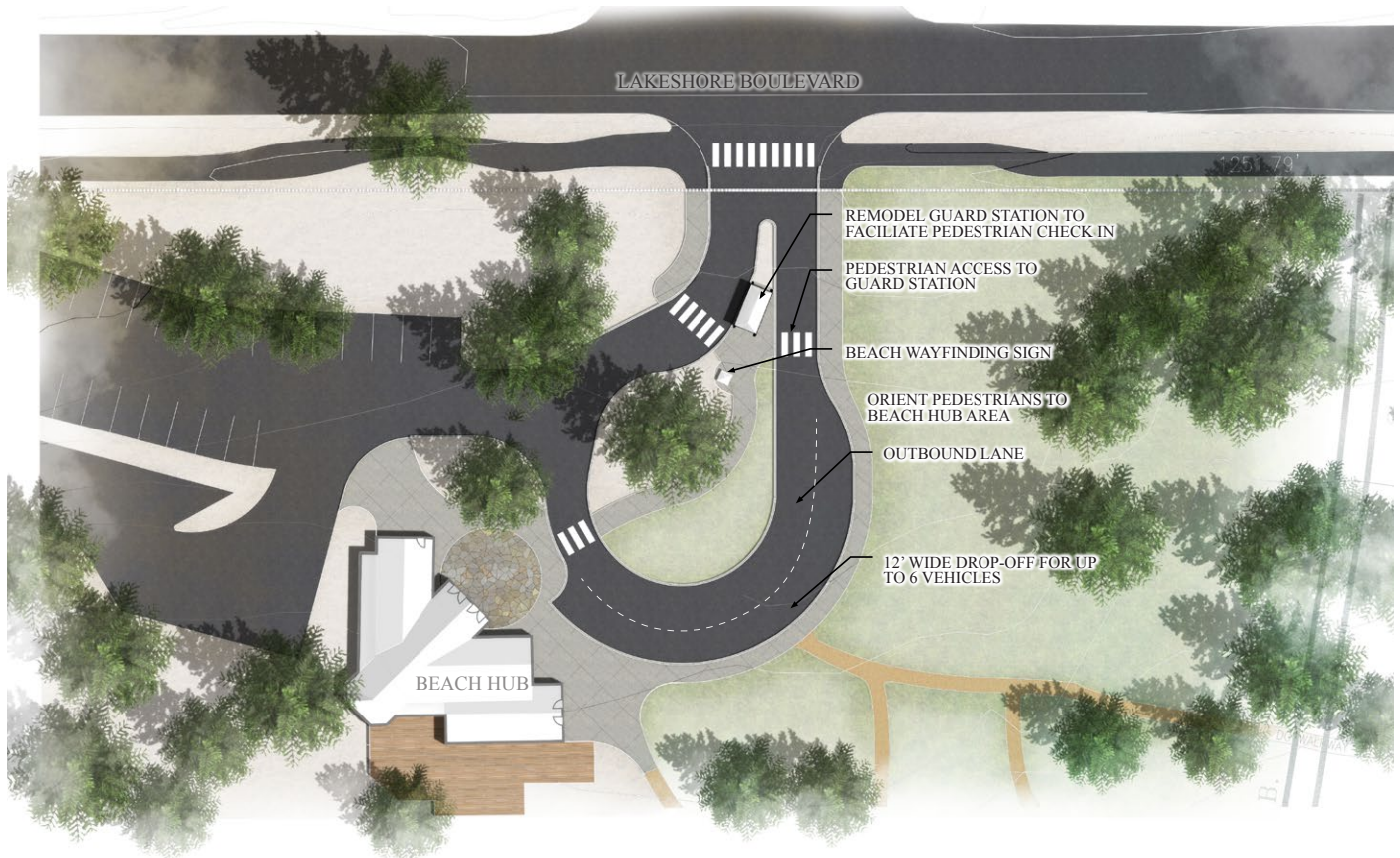


Figure 23: Improved Incline Beach Entry Concept

INCLINE BEACH: ENTRY AND PEDESTRIAN ACCESS CONCEPT

This diagram illustrates some thoughts for improving the entrance at Incline Beach. The key ideas include:

- Remodel or replace the gate house with a new building that meets the check-in needs of both vehicles and pedestrians.
- Provide safe and accessible pedestrian access to the gate house with striped crossings.
 - Create a pedestrian check-in area that is separate from the vehicular circulation route.
 - Enhance walk-in and bike-in access to move pedestrians out of the driveways and into a safe location to interact with gate agent.
 - Direct guests towards a new beach hospitality zone using wayfinding signage and accentuated paving materials.
- Reorganize the drop-off/loading area to allow vehicles to bypass waiting vehicles.
 - Expand and widen the drop-off to allow for a drop-off zone and a bypass lane.
 - Provide a drop-off zone for 6 vehicles.

Estimated Cost: \$180,000-\$200,000

IMPROVE BEACH ENTRIES AND PEDESTRIAN ACCESS

BURNT CEDAR BEACH ENTRY CONCEPT A

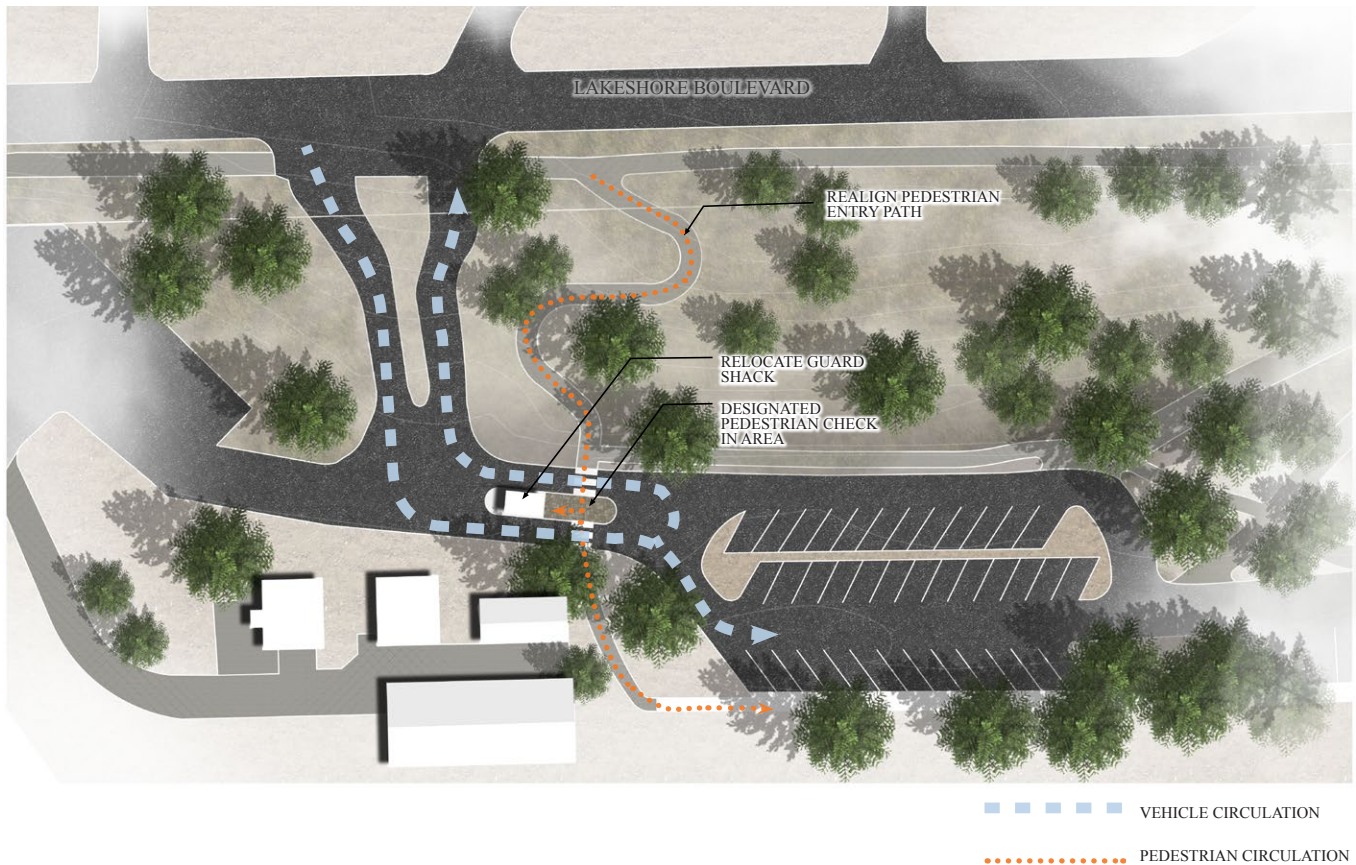


Figure 24: Improved Burnt Cedar Beach Entry Concept A

BURNT CEDAR BEACH: ENTRY AND PEDESTRIAN ACCESS CONCEPT

At Burnt Cedar Beach, the terrain and adjacent land use pose added challenges to improving the entry. Steep grades impact the ability to provide accessible pedestrian and bicycle access. The community's water disinfection plant which makes drinking water for Incline Village is located just west of the existing entry. Operations require unimpeded truck and maintenance vehicle access to service the water equipment. The entry must facilitate deliveries and emergency access. Trucks must be able to access the site at all times, even on peak days when traffic cues can back-up at the gate house.

The following two concepts illustrate considerations for a reconfigured entry to improve the ingress/egress of the property.

BURNT CEDAR BEACH ENTRY CONCEPT A

- Relocate the gate house to 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.
- Direct pedestrians to use the existing, underutilized sidewalk to access the beach.

Estimated Cost: \$300,000 - \$350,000

BURNT CEDAR BEACH ENTRY CONCEPT B



Figure 25: Improved Burnt Cedar Beach Entry Concept B

BURNT CEDAR BEACH ENTRY CONCEPT B

- Demolish the existing entrance and shift it west to use water disinfection plant entry.
- Move the gate house to have a streamlined ingress/egress.
- Create a dedicated service lane ingress/egress of tanker trucks.
- Improve aesthetics of utility facilities through screening or other design elements.

Estimated Cost: \$490,000 - \$540,000

REPLACE RESTROOMS AND CONCESSION BUILDINGS

OVERALL OPPORTUNITIES (ALL BEACHES)

Improved restroom facilities and café/restaurant service received significant support from community survey responses. The site analysis and discussions with staff and concession vendors support the recommendation for enhancing the facilities. The restrooms located at both Incline Beach and Burnt Cedar Beach were constructed in the 1970s and are in need of replacement.

Concession facilities at both Incline Beach and Burnt Cedar Beach are also hampered due insufficient space and inefficient layouts. The following improvements could enhance both beach facilities:

KEY IDEA: SCRAMBLE STYLE FOOD + BEVERAGE LAYOUT

- Incorporate a “scramble” style food and beverage layout similar to Sand Harbor.
 - With a scramble system, guests have multiple service options, including grab and go or placing an order. Guests buying ready-made items such as fresh fruit, yogurts, bottled drinks and desserts do not wait in a long cue as orders are being filled.
 - Alleviate the long cue at the window.



Key Idea: Scramble Style Food + Beverage Layout



Key Idea: Scramble Style Food + Beverage Layout

KEY IDEA: OUTDOOR RINSE STATIONS

- Install outdoor rinse stations with new restroom facilities.
 - Provide a designated area for guests to rinse off sand or chlorine without impacting restroom cues and maintenance.
- Incorporate rinse stations as part of building in order to provide opportunities to utilize existing gas connections for warm water showers in order to provide a first rate experience.



Key Idea: Outdoor Rise Stations at Restrooms

INCLINE BEACH: RESTROOM AND CONCESSION BUILDING REPLACEMENT CONCEPT

Incline Beach is the most visited beach in the IVGID system and has one of the most undersized and dated restroom and concession facilities. Little reinvestment into the facility has occurred over the years. As discussed in the analysis chapter, the allocation of concession space is inadequate based on current need and the layout is subpar. The facility has an insufficient number of restrooms and both the food and beverage and bar services are hampered by the poor facilities.

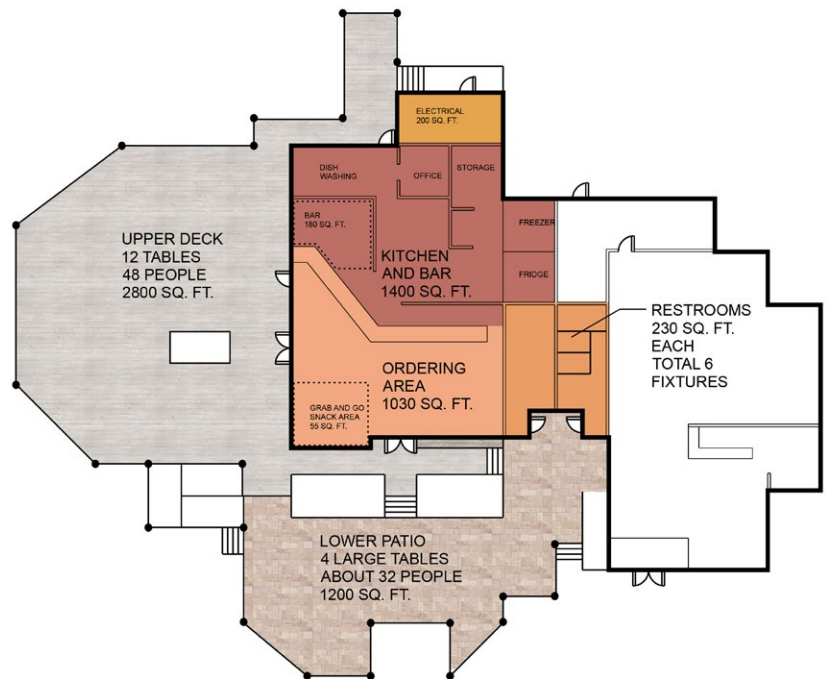
Because the building is dated and aging, the District has the opportunity to replace the facility with a building that meets current beach user needs. In addition to creating a scramble style food and beverage service and incorporating an outdoor rinse station, the following key ideas are opportunities to be incorporated as part of the Incline Beach restroom and concession building.

KEY IDEA: CREATE A BEACHFRONT HOSPITALITY ZONE

- Replace the existing restroom building with a new structure that provides contemporary food operations with scramble service.
- Utilize the Sand Harbor facility as a reference.
 - Create a first rate, family-friendly facility with smart design and good layout to make a busy day move quickly.
 - Enhance the guest’s experience.
 - The existing building is about 1,000 sqft with 300 sqft allocated to food and beverage. Utilize the opportunity to substantially enhance the kitchen and bar area. Hire a professional architect who specializes in commercial kitchens to design a first-rate facility for an expedited process.
- Incorporate a stand alone bar pavilion with its own dedicated water and power.
 - Site the bar pavilion to capitalize on views toward the lake.
- Provide restrooms sized to contemporary standards.



Key Idea: Create a Beachfront Hospitality Zone



Key Idea: Utilize the Sand Harbor facility as a reference project, the above image shows the floor plan and general space provisions from the Sand Harbor Visitor Building

- Improve ingress and egress to restrooms (shift to beach side).
- Provide 12-14 restroom stalls. Study the final number and mix as part of the final design. 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 ft x 36 ft is required to accommodate the number of anticipated fixtures.
- Consider winterization of restrooms.
 - Even if whole facility isn't open for use, a family restroom may be winterized to accommodate the reduced use during the off-season.



Key Idea: Define Outdoor Seating with Lake Views

KEY IDEA: DEFINE OUTDOOR SEATING WITH LAKE VIEWS

- Improve the layout and create an efficient use of space around the Incline Beach concession.
- Provide a large outdoor deck or defined seating area under the existing tree canopy .
- Site the seating area adjacent to the food and beverage concessionaire.
- Takes advantage of lake views and integrate the seating with existing trees.
- Consider locating the bar as an island operation on the deck located between a new food/beverage concession building and the beach.
- Provide approximately 3,000 sqft to accommodate outdoor seating for between 50-70 people.
- Focus on the outdoor area.
 - Consider building a deck or creating an outdoor area that enhances the whole experience: food and beverage service, bar service, and passive recreation and relaxation.



Key Idea: Define Outdoor Seating with Lake Views

Estimated Cost: \$1,900,000-\$2,200,000
approximately \$350-\$450 per square foot

REPLACE RESTROOMS AND CONCESSION BUILDINGS

BURNT CEDAR BEACH: RESTROOM BUILDING REPLACEMENT CONCEPT

The restrooms at Burnt Cedar Beach are frequently used, but the changing rooms are rarely used and have historically been vandalized. The restrooms are nicely located near the beach and the playground. However, there is an opportunity to enhance the facilities to meet current beach goer needs and consider the opportunity to provide operational storage.

BURNT CEDAR BEACH RESTROOM BUILDING REPLACEMENT OPPORTUNITIES

- Replace the current restroom/ concession building with a new restroom structure in roughly the same location.
 - Expand the number of restroom stalls.
 - Provide restrooms sized to contemporary standards to accommodate the average daily use during peak periods of use.
 - Improve ingress and egress to restrooms (shift to beach side).
- Replace the open air changing rooms that do not meet current use patterns with a more needed use.
- Evaluate whether the new facility should include concession operations or additional storage.
 - The District does not have a great deal of storage at the beach facilities. In order to be able to improve overall operation effectiveness, take care of the properties and provide a first rate experience, the District needs to meet storage requirements.

Estimated Cost: \$500,000-\$750,000



Key Idea: Replace Burnt Cedar Beach Restroom



Key Idea: Maintain the Restroom's Current Spatial Relationship with the Playground and Beach Access

ENHANCE BURNT CEDAR BEACH POOL HOUSE

ENHANCE BURNT CEDAR BEACH POOL HOUSE: IMPROVED CONCESSION OPERATIONS

Improvements to the pool house would offer an opportunity to provide an enhanced experience. Even though it is a relatively new facility, the commercial kitchen space is awkward and does not facilitate food and beverage concessions. Recent improvements expanded the windows to streamline service, but it is not conducive to a more functional scramble style service. The bar service occupies a great deal of deck space and lacks basic utilities and storage. An opportunity exists to do strategic expansion/enhancement of the existing facilities to improve the concession operations and customer experience.

KEY IDEA: IMPROVE FLOW OF CONCESSIONS FACILITIES

- Remodel the deck area and adjacent building to incorporate more of a formal bar with potable water, sewer, power, etc.
- Consider a modest expansion/targeted remodel of the building focused on improving food service.
 - Expand the concessionaire pavilion and/or deck space to allow for the reconfiguration of the second level to include a scramble food service.
 - Provide space for additional high margin items in addition to an accessible retail kiosk.
 - Incorporate a simple shed roof to maintain the look and feel of the existing building's architecture.
 - Retain a qualified architect with commercial food service expertise in conjunction with an independent kitchen design consultant to reconsider the snack bar's overall flow and function.
- Creatively reconsider the lower level to accommodate staff needs with no net loss of functional space.
 - Utilize the entire upper level for food and beverage services.
 - Expand the bar into the lifeguard lounge area to free up the patio for patrons.

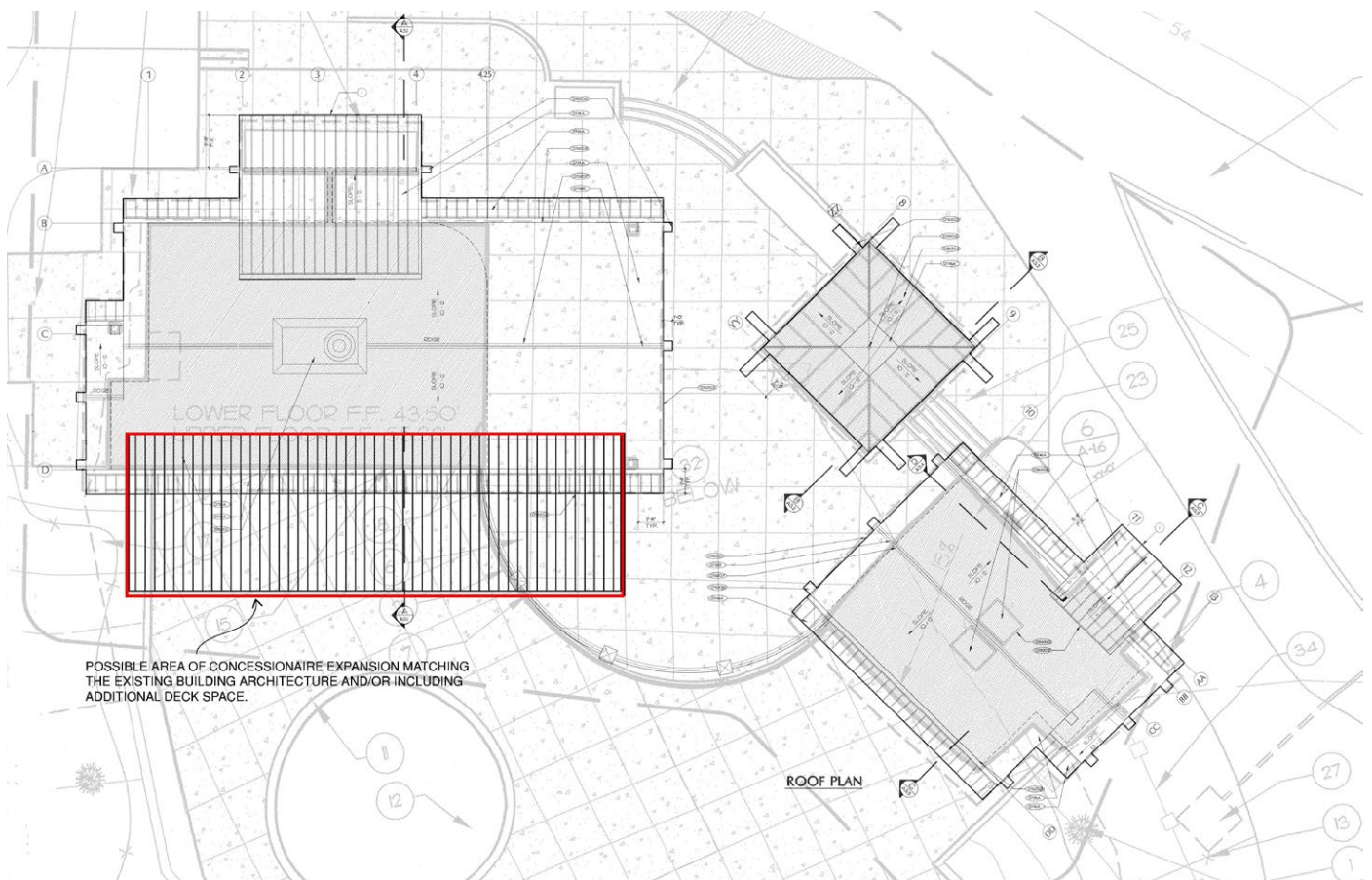


Key Idea: Improve Flow of Concession Facilities

ENHANCE BURNT CEDAR POOL HOUSE

- Efficiently design the “back-of-house” to improve service. Provide dry and cold storage that is optimally laid out for food preparation and delivery.
- Open the existing “sundries” window as a free standing retail kiosk within the public space to offer the concessionaire a viable means to sell the community items they may have forgotten or may need at the beach.
- Incorporate outdoor lighting into patio to improve the overall ambiance and extend the bar’s hours of operation.

Estimated Cost: \$300,000 - \$450,000



Key Idea: Consider a Modest Expansion/Targeted Remodel of the Building

ENHANCE BURNT CEDAR BEACH POOL HOUSE: IMPROVED MECHANICAL OPERATIONS

The pool is a critical component of why people come to Burnt Cedar Beach. When the new pool house was constructed, the 30+ year old pool infrastructure was not upgraded. On peak weekends, the mechanical system is struggling to keep up with the number of people. The result is a reduction of pool clarity. Water quality requirements are being met, but when the clarity reduces to the point the lifeguard can not see the bottom of the pool, the pool has to close. Therefore, periodically throughout the year the Burnt Cedar pool is closed as a direct result of old infrastructure. Additionally, the pool lacks a skimmer gutter. In the event investments are being made to the pool house, the opportunity exists to also invest in the pool mechanical equipment.

KEY IDEA: INCORPORATE MECHANICAL UPGRADES WITH REINVESTMENTS TO BURNT CEDAR POOL HOUSE

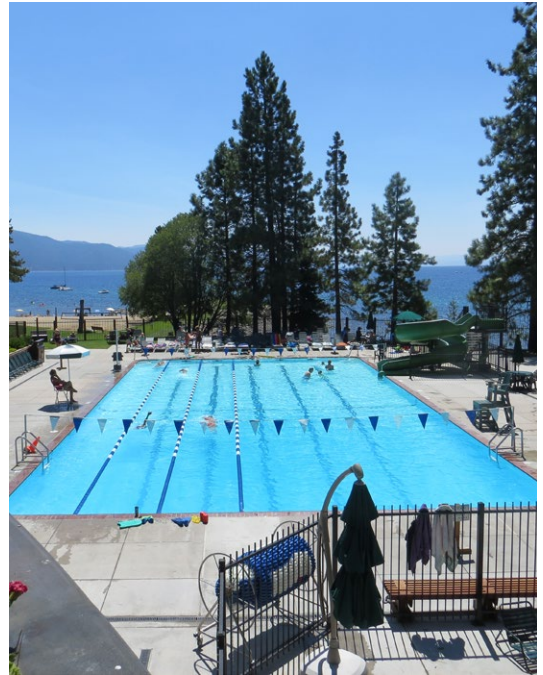
- Improve the filtration system in terms of overall capacity and filtration rates.
 - Overbuild the filtration equipment so the facility can accommodate the increase demand for swimming.
 - Consider investing new technologies similar to the ultra violet disinfection system used at the recreation center. This reduces the amount of chemicals and chlorine required for the pool. It helps with chlorinated issues which are a major contributor to clarity problems.
 - Enhance the pool heater which is undersized.
- Enhance the skimming technology in order to provide a much more reliable facility that will serve the community.
- Ensure the pool infrastructure is robust to meet the community's use demands.

Estimated Cost: \$190,000 - \$200,000

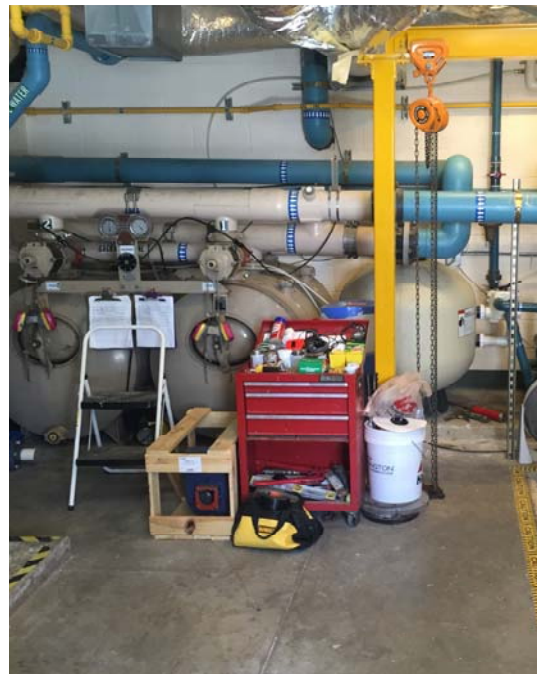
RELATED IDEA: CONSIDER POOL ENHANCEMENTS

- If investments are being made into the pool house and mechanical operations, consider modifications and enhancements to the pool areas to accommodate industry trends. Consider the enhancements in relationship to maintaining adequate pool deck for passive recreation and lounging. Enhancements may include zero entry, splash play, separating lap pool areas from active play areas and other features.
- Depending on the enhancements selected, this work could be a major undertaking that could include rebuilding the pool shell. Should the District wish to move forward with pool enhancements, additional study would be required.

Estimated Cost: Depends upon desired pool area program and design elements.



Key Idea: Utilize New Technologies to Enhance Pool Maintenance



Key Idea: Upgrade Pool Mechanical Equipment

ENHANCE GROUP FACILITIES

ENHANCE GROUP FACILITIES AT INCLINE BEACH AND BURNT CEDAR

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. The majority of the facilities are reserved well in advance and Burnt Cedar Beach has the only facility with an enhanced barbecue area. The remaining facilities include a few barbecues with picnic tables. The following summary suggests opportunities for improving the group areas.

KEY IDEA: PROVIDE SHADE AND ENHANCED AMENITIES

- Provide shade.
 - Consider contextually appropriate structures that provide shade from the sun and shelter from the wind.
 - Coordinate the group picnic shelter aesthetic with other new buildings.
- Incorporate site furnishings, such as picnic tables and grills, that are unique to the group areas and consistent with the overall design theme.
- Utilize ground surfacing that enables persons of all abilities to easily access the group area and to navigate within the group areas.
- Evaluate the opportunity to provide utilities: e.g., water and power connections.
- Formalize the group spaces to create a distinctive group gathering area.
- Provide multiple grills and prep areas.

Estimated Cost: \$400,000-\$600,000



Key Idea: Enhance Group Facilities through Shade, Seating and Amenities

ENHANCE BURNT CEDAR BEACH INDIVIDUAL PICNIC AREAS

ENHANCE BURNT CEDAR BEACH WESTERN MOST INDIVIDUAL PICNIC AREAS

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

KEY IDEA: ENHANCE THE EXPERIENCE AT BURNT CEDAR BEACH INDIVIDUAL PICNIC AREAS

- Improve the user experience by enhancing the landscape through shrub and understory plantings and the use of turf.
- Clarify circulation to enhance connectivity with the rest of Burnt Cedar Beach facilities.
- Formalize picnic sites.
- Consider the use of individual shelters.

Estimated Cost: \$200,000-\$350,000



Key Idea: Formalize the Individual Picnic Sites and Clarify Circulation



Key Idea: Enhance the Landscape with Plantings and Strategic Turf Use

ENHANCE BEACH ACCESS AND PEDESTRIAN CONNECTIVITY

OVERALL BEACH ACCESS CONNECTIVITY ENHANCEMENTS

The current path system consists of concrete or asphalt walkways or decomposed granite paths. Informal circulation occurs as people make their way from the parking areas and entries to the lake. Improvements to the pedestrian circulation network could enhance the beach experience for guests and improve the overall site function.

KEY IDEA: IMPROVE PEDESTRIAN ACCESS TO THE LAKE

- Formalize pathways and circulation systems.
- Consider the use of a moveable boardwalk system to facilitate beach access for people with mobility issues, families with young children and users rolling coolers or other gear.
- Enhance the beach aesthetic.
- Reduce the areas of unconfined decomposed granite trails.
- Consider materials that are easily maintained and provide a firm and stable surface.



Key Idea: Provide a Firm and Stable Surface to Enhance Pedestrian Circulation to the Lake

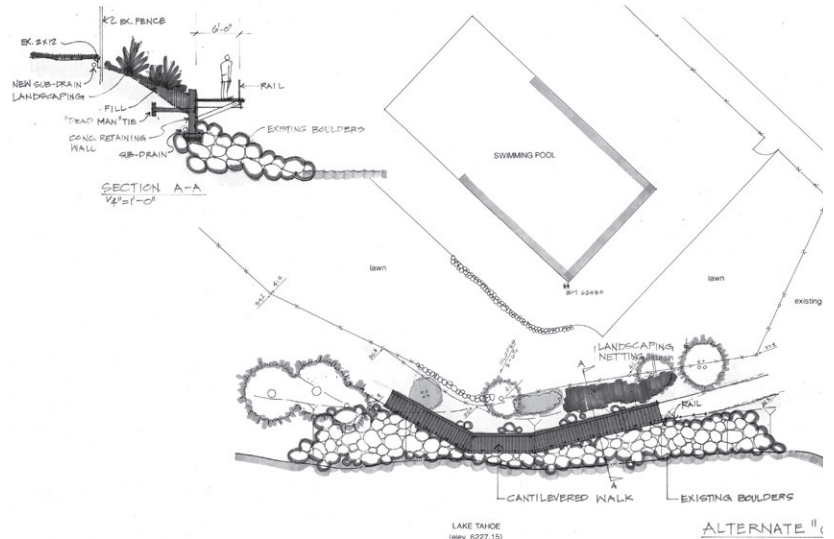
*Estimated Cost: \$16,000-\$20,000
approximately \$60 per linear foot for
a 6' wide walkway*

BURNT CEDAR BEACH: ENHANCE CIRCULATION BETWEEN THE SITE'S WESTERN PARKING AND PICNIC SITES AND THE EASTERN BEACH AREAS

The west side of Burnt Cedar is fairly isolated from the beach and use areas to the east. Users must walk through the pool deck space to travel from east to west. Or they must walk all the way around the Burnt Cedar pool house. In order to help direct users from the parking areas to the beach and from the beach to the picnic sites to the west, the pedestrian connectivity should be enhanced.

KEY IDEA: SEPARATE CIRCULATION AROUND THE POOL DECK

- Create a new pathway to connect the east and west sides of Burnt Cedar Beach.
- Consider a cantilevered/suspended boardwalk around the pool.
- Determine if a trail connection is possible, given potential permitting issues due to the proximity and visibility of the trail in relationship to the lake. If it is not feasible, reevaluate the trail connection when the time comes to reinvest in the pool. At that time, it may be possible to configure the pool deck space in a way that enables the construction of a lake side connection.



Key Idea: Separate Circulation around the Pool Deck Area

Estimated Cost: \$500,000-\$600,000



Figure 26: Circulation Enhancement Between the Western and Eastern Sides of Burnt Cedar Beach

ADD NON-MOTORIZED WATERCRAFT STORAGE AND LAUNCHING

ADD NON-MOTORIZED WATERCRAFT STORAGE AND LAUNCHING AT THE WESTERN SIDE OF BURNT CEDAR BEACH

Surveys revealed a desire for additional non-motorized watercraft storage. The western-most area of Burnt Cedar Beach is separated from the prime beach area by the water treatment facilities and other beach facilities. Similar to Incline Beach and Ski Beach and the non-motorized watercraft storage and launching at Hermit Beach, it offers an opportunity for storage which can be visually screened from the Lake and is separated from the prime beach area and the water sports concession to minimize conflicts. In addition, the beach area adjacent to the storage area is suitable for convenient launching for those utilizing the storage.

KEY IDEA: ADD NON-MOTORIZED WATERCRAFT STORAGE AND LAUNCHING AT THE WESTERN SIDE OF BURNT CEDAR BEACH

- Add non-motorized watercraft storage in the western side of Burnt Cedar Beach.
- Add additional vegetation to screen the storage from the Lake if necessary.
- Add wayfinding signage.

Estimated Cost: Approximately \$3,000 per 20-unit storage rack



Key Idea: Provide Non-motorized Watercraft Storage and Launching at Burnt Cedar Beach

CREATE A CONSISTENT DESIGN AESTHETIC

CREATE A CONSISTENT DESIGN AESTHETIC

As the beach facilities have evolved over time, a variety of materials have been used for walkways, walls and site elements. Some of the facilities are in good condition and others need maintenance or replacement. An opportunity exists to guide investment dollars, consolidate the overall look of the beaches and create a consistent design aesthetic that reflects the importance of the beach properties.

KEY IDEA: DEVELOP DESIGN GUIDELINES TO CREATE A CONSISTENT DESIGN AESTHETIC

- Develop a set of design guidelines to direct the development and replacement of beach amenities and facilities.
- Create a consistent visual experience for the beach facilities.
- Consider architectural and site finishes and details for the following elements:
 - Buildings
 - Shelters
 - Signage (including fonts and colors)
 - Walls
 - Curbs
 - Walkways
- Consider the level of investment and develop a hierarchy of style depending upon:
 - Visibility
 - Location
 - Function/Use

Estimated Cost: \$30,000 - \$50,000 (represents design costs only)



Key Idea: Provide a Consistent Design Aesthetic



Key Idea: Unify the Appearance of Walls



Key Idea: Enhance Walkways



Key Idea: Focus the Use of Accent Materials in Highly Visible and Utilized Facilities

OPERATIONAL ENHANCEMENTS

CONSIDERATIONS FOR ENHANCED OPERATIONS

The following opportunities were identified through the community outreach process as desired beach improvements:

- Provide music events
- Increase rental opportunities
- Enhance the food and beverage service (correlated with improving the physical facilities)
- Improve the guest check-in process (correlated with reorganizing the physical facilities)



**Key Idea: Consider Enhanced Operations
Such as Improving the Area for Music Events**

CHAPTER 5: NEXT STEPS

NEXT STEPS

COMMUNITY CONVERSATION

IVGID Beaches are a community resource. Where and how the District invests in the properties will be an ongoing community conversation. This Opportunities Plan describes a number of potential improvements the community may consider over the next 10 to 15 years. The opportunities and potential costs are intended to guide future investments for the properties by framing the key ideas to be considered as future projects move forward. Prioritization and identification of other projects will occur as part of continued outreach to the community.

The pre- and final design elements of each individual opportunity will be brought forth to the community for further consideration as a specific project. Through those discussions, the ultimate level of investment, design parameters and programming, and the schedule for implementation will be determined. This report provides a resource to help guide those conversations.

Investments into the beach properties centers on opportunities. The beaches provide a significant community resource. This plan helps identify opportunities to further enhance that resource and experience.

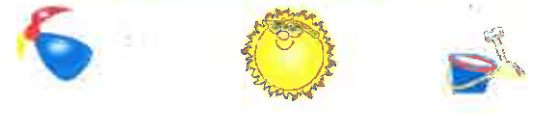
Community feedback shows a high level of satisfaction and a desire to not add amenities that would detract from relaxing and enjoying the scenic beaches with friends and family. Site analysis reveals that the majority of the sites are organized well. The current facilities are aging and the concessions are not laid out efficiently, but overall the buildings are in good physical condition.

Therefore, investments into the beach facilities can occur at a pace determined in coordination with Incline Village residents. The community will shape where, to what level (how much) and when investments occur. They can direct an aggressive, fast paced approach or a slower, programmed strategy. These discussions will occur at a high level as part of feedback on this report and again as individual projects move forward in the upcoming years. The outreach will continue to engage all Incline Village community members and property owners, including second home owners.

YOUR FEEDBACK MATTERS

E-Mail Us with your thoughts:
beachstudy@ivgid.org

Visit the website at
www.ivgidbeachstudy.com



Continued outreach and dialogue will occur between IVGID and the community to prioritize opportunities, identify other projects and shape the design of projects as they move forward

CURRENT MAINTENANCE AND REPLACEMENT NEEDS

IVGID's 2015/2016 5-year Capital Improvement Program (CIP) identifies a number of investments to for the beach facilities in the upcoming years. These projects align with the opportunities presented in this document and have been identified for design implementation in the next one to five years. The community dialogue that has been established as part of this process will continue through the design and implementation of the programmed projects, including the following:

- ***Incline Beach Restroom/Concession Facility Replacement:*** Proposed schedule to start pre-design in 2016 with construction 2017/2018. The budget is available within the existing recreation fee to build a first rate facility. The community will be involved to determine elements such as what the facility looks like, how big it is, where will it be sited, what are the interactions and space allocations.
- ***Beach Site Improvements:*** General beach site improvements have been identified to help achieve a consistent aesthetic. The project will replace heaving concrete, mismatched pavers, old railroad ties and poorly functioning retaining walls. The intent is to invest in visual improvements in the overall site landscaping to create an aesthetic equal to the first rate beaches.
- ***Ongoing Capital Maintenance:*** Facility maintenance includes parking lot pavement repairs, painting and tile replacement for buildings to increase their longevity, and repairs and replacements for play structures showing wear and tear.



Replacement of the Incline Beach restroom is in the 2015-2016 CIP