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

• Beach Facility Study awarded June 25, 2014
  – Site analysis and operations and use observations conducted in summer 2014 & 2015
  – Interviewed operations and concessionaire staff
  – Intercept survey at beaches (267 responses)
  – Mailed and on-line community survey (2,149 responses = 26% return rate)
  – Two public meetings/presentations
    • October 15, 2014 – Existing Conditions
    • August 12, 2015 – Survey Results & Draft Recommendations
  – February 24, 2016 – Approved by Board of Trustee
Question: If new amenities and services were provided, please indicate whether the following amenities and recreation opportunities would enhance or detract from your beach-going experience at this beach location?

The importance of new amenities and services at each beach was similar to respondent preferences overall, with improved restrooms, improved snack bar/cafés/restaurant, and music events consistently the top three rated items.
• The building was constructed in the 70’s and is presently largely identical to the original design.
• Entire building comprises approximately 1250 sqft, only 370 sqft is allocated to concessionaire operations.
• Allocation of concessionaire space is inadequate based on current needs
• Current bar is limited because it relies on the power and storage from the adjacent snack bar and has not dedicated running water or sewer.
• Location increases congestion at arrival/drop-off
• Restrooms are not winterized and are unavailable for winter use.
• No dedicated single stall restrooms exist to accommodate families with young children.
• Based on current standards, the facilities provide an insufficient number of restroom fixtures and offer an uninviting experience.
• Using the current standards based on the “average daily use during peak periods of use” you might expect to have between 12-14 restroom stalls at Incline Beach vs. the 8 fixtures that currently exist.
• Restroom figures exclude the 4th of July visitation from the calculation so that the numbers are not skewed.
Incline Beach House Project

- Project budget included in the FY 15/16 and FY 16/17 CIP
- Design contract awarded by Board of Trustees May 18, 2016
- Project Consultant — [Bull Stockwell Allen](http://www.bullstockwellallen.com)
- Bay Area architecture firm with extensive experience working in the Tahoe Region
- Provided architectural support for the Beach Facility Study and the 2000 IVGID Recreation Master Plan
- BSA was the lead architect for nearby facilities:
  - Sand Harbor Visitor Center
  - Mt. Rose Winters Creek Lodge
  - Squaw Creek Resort

[www.ivgidbeachstudy.com](http://www.ivgidbeachstudy.com)
Incline Beach House Community Workshop

- Design concepts learning stations
  - Restrooms
  - Food service
  - Building layout and relationships
  - Site constraints and opportunities
  - Potential site enhancements
  - What did we miss?
- Share your thoughts and ideas
- Bingo card and raffle
- Spend a buck

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