

# Incline Village



# **DESIGN ANALYSIS & DEVELOPMENT PLAN**

**INCLINE AND BURNT CEDAR BEACH AREAS  
INCLINE VILLAGE, NEVADA**

Prepared for the  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

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# Introduction

Designing any park and recreation facility within the community without benefit of a community park and open space master plan places a certain restriction on the planner. Even the fact that the two parks which we have been charged with designing are special types of parks, there is always the question of duplication of facilities and compatibility with other park areas within the community.

There is one fact concerning both park areas that raised no question in our minds whatsoever, however. That fact is, the total area of useable lakefront available in both Incline Beach and Burnt Cedar Beach Parks 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. When the demand exceeds this optimum use the only solution is to develop alternate areas for use, or to limit use. Other recreation areas within Incline Village must be developed to satisfy recreation demands and to relieve the pressures on these two fragile areas adjacent to the lakeshore.

# Burnt Cedar Beach Area

At present the Burnt Cedar Beach Area is well maintained and a most pleasant area. The swimming pool, we feel, could have been located elsewhere within the community other than adjacent to an existing natural beach. The swimming pool's location presents a restriction to organized circulation and development of lakefront associated recreation activity.

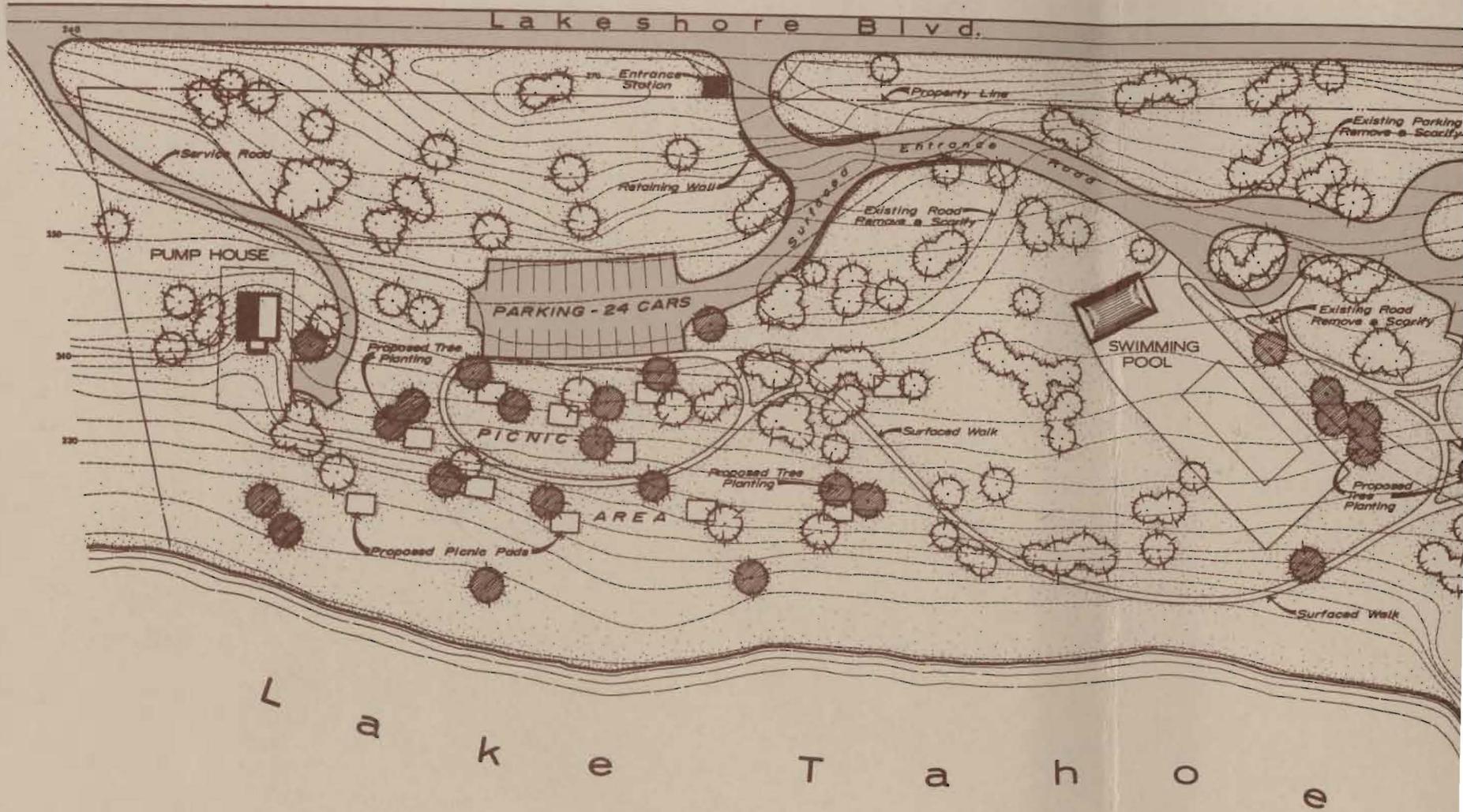
The primary objectives of the plan are twofold: one, to provide adequate and increased parking capacity for the beach area; and two, additional day-use picnic facilities.

The present parking facility adjacent to the beach is poorly designed in that it offers no organized pattern of circulation and parking, resulting in reduced capacity. Also, the loop road down close to the beach reduces the day-use area and encourages parking in the vicinity of the beach.

It is proposed to increase and re-organize the parking as shown, and eliminate the loop drive. We would provide a drop-off loop to handle what we understand is a frequent method of getting youngsters to the beach. Eliminating the existing loop road removes the temptation to drive into areas of public use, and provides additional picnic and open space for day-use activity and bathers.

While the swimming pool presently provides comfort stations and change facilities, it is felt that a comfort station and change facility would be a reasonable addition to the beach area. Such a facility would serve both picnickers and bathers, thus relieving the swimming pool facility which at times probably is taxed to capacity by both pool users and beach users.

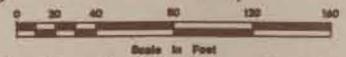
Walks, as shown in the area of the beach, will better serve to get people to the beach from the parking area, and relieve maintenance as well as wear and tear on the lawn areas. The final layout of both the parking, walks, and bathhouse should be adjusted on the ground to preserve as many of the trees as possible.



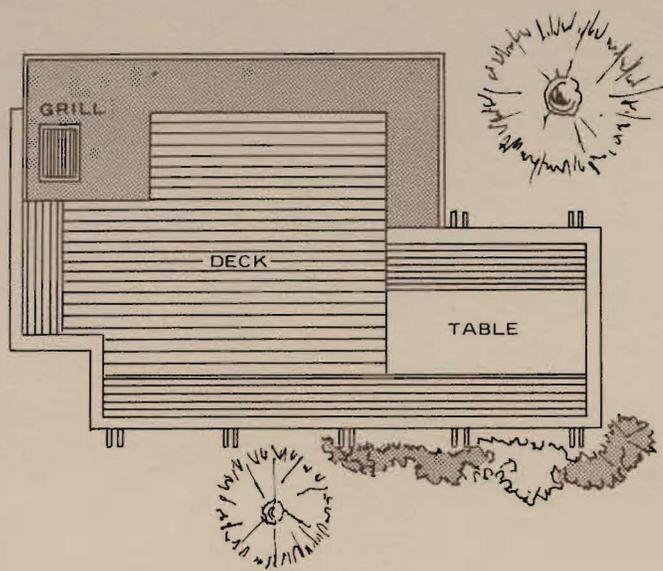
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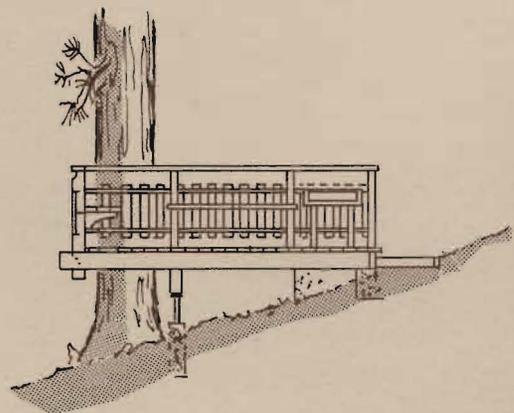
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Scale in Feet  
**BURNT CEDAR BEACH**  
 Incline Village, Nevada  
 DEVELOPMENT PLAN



PROPOSED PICNIC PLATFORM



The area west of the swimming pool is generally a steeper slope than the area adjacent to the existing beach, and, at present, is mostly unused although there is an existing parking area. This section of shoreline is not suitable for bathing. It is not within the prerogative of this study to judge whether the hydraulics of the lake would ever build a sand beach by erection of jetties, but if it would the steepness of the shore would make it a less desirable beach area than the existing beach, or Incline Beach.

Access to Burnt Cedar Beach Area is at present awkward. Suggested changes in access and circulation are shown on the plan. These changes can be accomplished with the least disturbance to the environment and trees by constructing a retaining wall as indicated. This plan would save the trees, eliminate certain fill slopes which are a maintenance problem, and establish grades easily negotiated by even the poorest driver.

Because of the slope of the ground in the area east of the swimming pool, it is suggested picnic platforms be provided rather than attempting to level out ground sites for such use. Such platforms, as shown in the sketch, would provide ample space for small or medium size family group picnics. These platforms could be used in any area when the slope exceeds six to eight per cent.

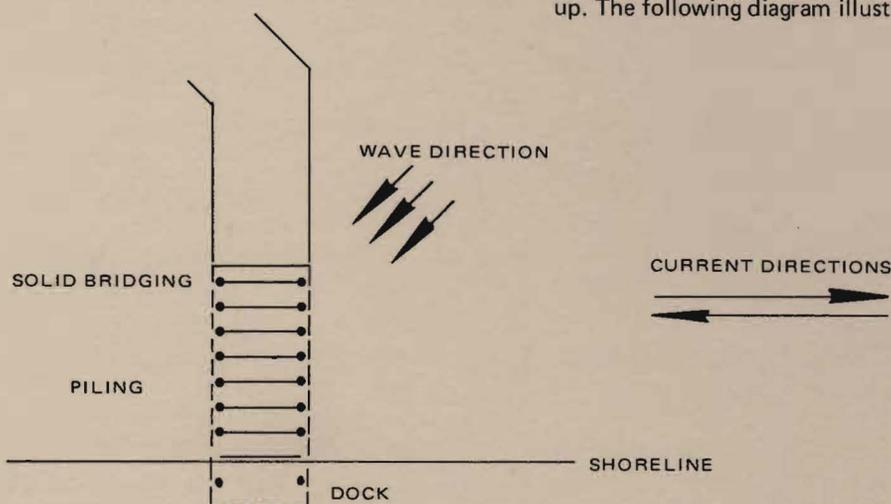
# Incline Beach Area

A basic consideration in developing a plan for the Incline Beach Area was whether to plan for a marina development as called for in the 1980 Tahoe Regional Plan, or simply a launching facility. A preliminary analysis was made and determined that while a marina was perhaps physically feasible, it would have been extremely expensive and limited to a maximum of 200 boats (including dry storage). Also such a marina development would not be compatible with the environmental design criteria for park development. It was felt 200 boats would not meet the full long-range demand and thus was questionable from a feasibility point of view. No further studies or costs analyses were done on the marina because we were directed by the Board of Trustees to consider only a launching facility at this site.

The area between Third and Incline Creeks is best suited for development of a launching facility. This is because the beach area is least desirable for swimming, and because

Third Creek acts as a natural barrier between boating activity and swimming. We have shown the construction of a breakwater for two reasons. One, protection of the ramp itself from waves and wind emanating off of the lake. Two, to make it more convenient to launch boats and handle them after disengagement from the trailer and while the car and trailer are being parked. Picnic facilities and parking space, along with toilet facilities in conjunction with the launch ramp should also aid in eliminating pressures by boaters to use the swimming beach area west of Third Creek.

Design of the breakwater envisions an open, pile, dock type facility extending out some 60 - 70 feet with the remainder of the breakwater to be rock filled cribbing at an angle as indicated. The space between piling perpendicular to the length of the dock are to be solid. This will, we feel, effectively breakup the large waves and yet allow lateral movement of the currents which equalize the sand bar build up. The following diagram illustrates this principal.



It is recommended that a complete design study be completed on the breakwater by a qualified hydraulic engineer prior to construction.

Parking capacity for the marina was determined on average daily use. Its design allows for circulation and parking requiring no backing except to launch. Islands and buffers should effectively screen the impact of this size parking facility on the general environment, of the park.

A single entrance to the Incline Beach Area between the two creeks was deemed best for two reasons. One, it allows for boat trailer traffic to reach the launch facility without having to traverse and interfere with traffic (both pedestrian and auto) in the main recreation and swimming area. Two, it allows for easier and more direct access to the public property on the north side of the road.

The parking for the swimming beach and recreation area west of Third Creek fits naturally into the openings between the trees as can be readily seen. Parking capacity is calculated to be maximum for site preservation and use. This plan also provides a drop-off point in front of the bathhouse for youngsters.

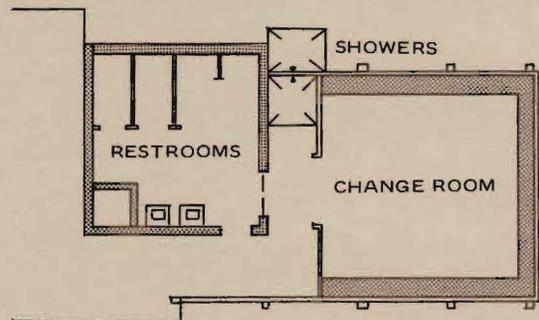
Generally the Incline Beach Area lends itself to a wide range of recreation activities associated with the use of the beach. Note we have shown picnic facilities adjacent to the beach, along with such other related recreation pursuits such as creative play, horseshoes, shuffleboard, etc. Again, lacking an overall recreation plan for the Village, but with some knowledge of such needs, we have recommended a recreation center located here at Incline Beach.

The recreation center would serve a broad range of activities from meetings and arts and crafts instruction, to programs for adults, and exhibits. There is indicated a paved play area for basketball and other hard-surface games, as well as a turf area for games. The recreation center could have an open shelter combined with it for group activities. This recreation building could serve also as the administrative center for all public recreation in the Village.



PROPOSED BATHHOUSE FACILITY

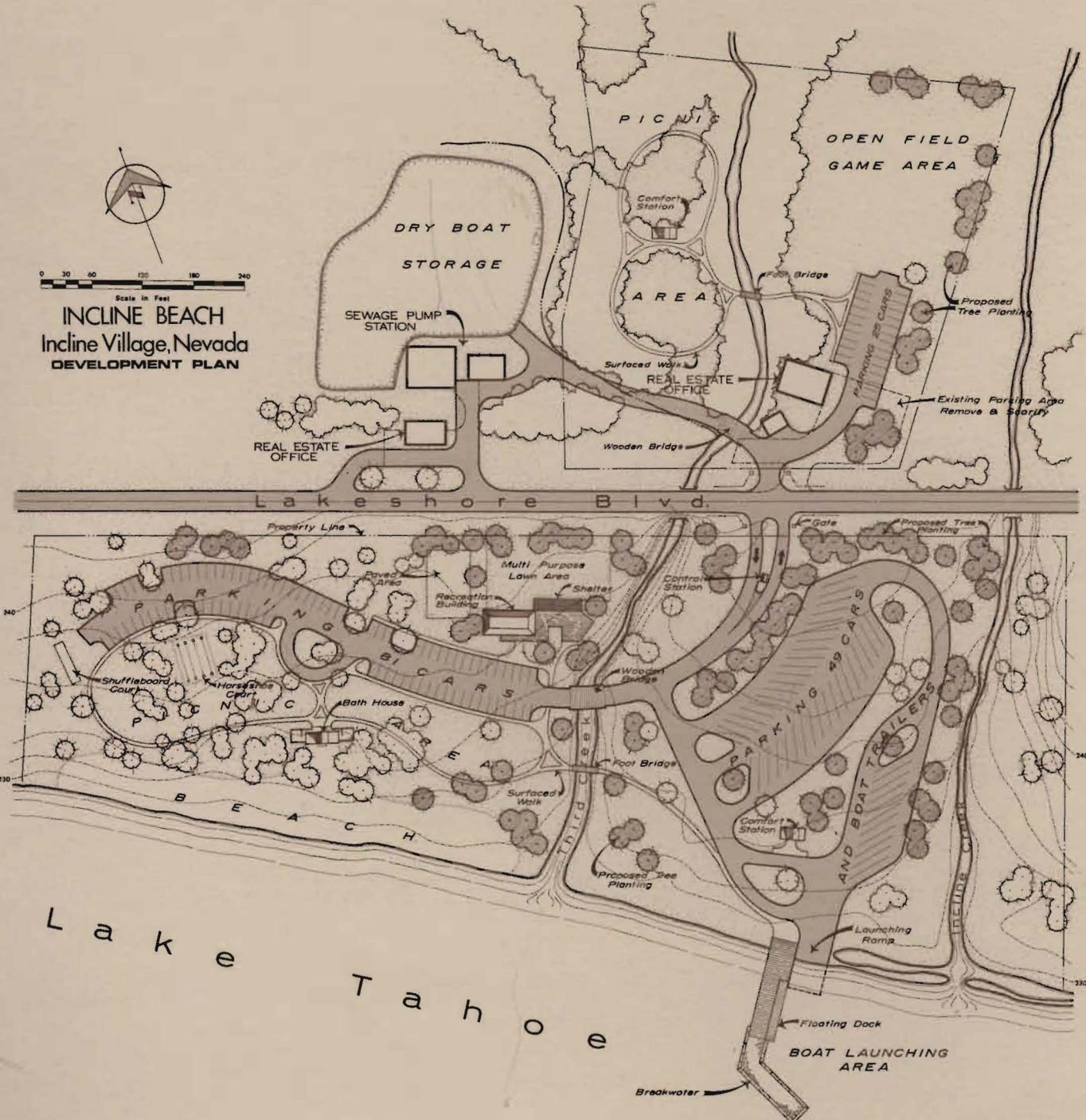
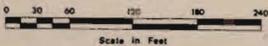
The bathhouse is self-explanatory. It was felt that all that was needed here was a toilet facility and simple change space. If lockers were deemed necessary, they could be in the form of coin-operated ones located against the wall in the breezeway. Outside showers are provided for washing sand off before leaving without having to go in the change room. Experience has shown that this type of open-air change room serves the needs for this type of semi-private beach, eliminates maintenance and aids sanitation.



The plan indicates the addition of trees and envisions turf areas maintained by sprinkler systems. Walks in this area, like Burnt Cedar Beach, are designed to facilitate circulation and cut down on the wear and tear of the area. Suitable fencing and landscaping parallel to the road would

aid in improving appearance, as well as privacy of this developed area. Control of access and use is important through use of the single entrance. An attractive entrance kiosk could be designed in conjunction with an entrance gate and sign in keeping with the architectural theme of the bathhouse.

**INCLINE BEACH**  
**Incline Village, Nevada**  
**DEVELOPMENT PLAN**



## CAPITAL IMPROVEMENTS

### BURNT CEDAR BEACH

Roads and Parking Areas	\$ 30,370
Remove Existing Roads	8,270
Walks	5,510
Bathhouse	20,000
Picnic Pads	22,400
Retaining Walls	3,200
Topsoil	2,000
Seeding	6,000
Tree Planting	2,500
Irrigation (new system)	33,000
Subtotal	\$ 133,250
Contingency (10%)	13,325
Total	\$ 146,575

### INCLINE BEACH

Roads and Parking Areas	\$ 66,875
Remove Existing Roads	1,455
Walks	6,009
Bathhouse	20,000
Comfort Stations (2)	40,000
Control Station	5,000
Bridges	9,860
Launching Ramp	8,520
Shuffleboard Court	795
Horseshoe Court	490
Topsoil	600
Seeding	10,000
Tree Planting	7,000
Irrigation	36,000
Subtotal	\$ 212,604
Contingency (10%)	21,260
Total	\$ 233,864*

Totals shown in the cost estimate above reflect current construction costs for similar developments and facilities, and are not based on detailed preliminary plans for the project. Costs are also subject to approximately a 10 percent (10%) yearly increase.

\*The total estimate does not include the cost of the breakwater and dock, which cannot be computed until a detailed design analysis is completed. It also does not include the Recreation Center Complex as it is not considered in the initial improvement program. Detailed design and engineering fees would be approximately ten (10%) percent of the total construction costs.