

MEMORANDUM

TO: Board of Trustees

THROUGH: Steven J. Pinkerton
General Manager

Sharon Heider
Director of Community Services

FROM: Bradley A. Johnson, P.E.
Director of Asset Management

Indra Winquest
Director of Parks & Recreation

SUBJECT: Approval of the IVGID Beaches Recreation Enhancement Opportunities Plan dated February 2016

STRATEGIC PLAN: Long Range Principle 5 – Assets & Infrastructure – Conduct planning and design, in advance of undertaking projects or procurement, to ensure new District assets meet operational requirements and enhance the customer experience.

DATE: February 12, 2016

I. RECOMMENDATION

That the Board of Trustees moves to approve the IVGID Beaches Recreation Enhancement Opportunities Plan.

II. DISTRICT STRATEGIC PLAN

The document before the Board of Trustees for approval is the result of two years of work to develop comprehensive recommendations to guide any future capital investment made by the District at the Beach properties. This document is consistent with Long Range Principle 5 – Assets & Infrastructure which states the District will conduct planning and design, in advance of undertaking projects or procurement to ensure new District assets meet operational requirements and enhance the customer experience. Approving this plan will complete Long Range

Principle 5 – Assets & Infrastructure – 2015/16 Budgeted Initiative C: Begin the update of the Master Plan for the Beach Venues.

III. BACKGROUND

At the June 25, 2014 meeting, the Board of Trustees awarded a professional services contract to Design Workshop to perform land planning services and develop a Beach facility plan with the purpose of providing a guiding document for any future capital investment made by the District at the Beach properties. Subsequently, Design Workshop and Staff have participated in two publically held meetings (one to discuss site analysis findings and one to discuss survey results and site improvement opportunities), met with and received feedback from the Beach District Venue Advisory Team, conducted two seasons of operations and use observations, conducted numerous interviews with operations staff and concessionaires, completed an intercept survey of beach users (with 267 responses), and completed a mailed and on-line community survey (with 2,149 responses).

The results of the surveys along with the draft findings and investment opportunities were presented to the public on August 12, 2015. The document before the Board is the final report that memorializes the process by which the document was developed; discusses the existing conditions at the Beach properties; summarizes the survey process, results, and findings; and identifies the recommended recreation enhancement opportunities and their estimated costs.

The recommended improvements include:

- Improvement of entries and pedestrian access at all Beach properties to expedite the check-in process and enhance pedestrian safety.
- Replacement of the restroom/concession building at Incline Beach to create a beachfront hospitality zone.
- Replacement of the restroom building at Burnt Cedar Beach to improve use, increase the number of available fixtures, and replace aging infrastructure.
- Enhancement of the Burnt Cedar Pool House for improved concession operations.
- Enhancement of the Burnt Cedar Pool mechanical equipment for improved and more reliable operations.
- Enhancement of the group and individual picnic/BBQ areas at all Beach properties with additional focus on the individual sites on the western side of Burnt Cedar Beach to improve customer experience and enhance use.

- Enhancement of beachfront access and pedestrian connectivity at all Beach properties with additional focus on connectivity between the western site amenities and the eastern beachfront areas at Burnt Cedar Beach to improve customer experience and enhance use.
- Provision of non-motorized watercraft storage and a formal launching area on the western side of Burnt Cedar Beach, similar to operations at Hermit Beach, to reduce the waiting list presently in place for storage at Hermit Beach.
- Development of a consistent design aesthetic for all architectural and site finishes across all Beach properties including buildings, shelters, signage (including fonts and colors), landscape/retaining walls, curbs, and walkways.

By approving the IVGID Beaches Recreation Enhancement Opportunities Plan, the Board will be setting in place a facility plan that will guide the major capital improvements completed at the Beach properties over the next 10 to 15 years. This document will also inform the Community Services Master Plan process presently in place.

IV. FINANCIAL IMPACT AND BUDGET

The Board is not awarding any contracts at this time nor approving any specific capital investments. Impacts to future capital budgets at the Beaches will be dictated by the pace of investment and schedule of selected enhancements/replacements made by future Boards during future budget approval cycles. This document will serve as a guide for that process.

V. ALTERNATIVES

Reject the IVGID Beaches Recreation Enhancement Opportunities Plan as presented. In doing so, the Board would need to provide Staff with additional direction for what steps to take next.

VI. BUSINESS IMPACT

This item is not a "rule" within the meaning of NRS Chapter 237, and does not require a Business Impact Statement.

IVGID Beaches Recreation Enhancement Opportunities Plan Approval February 24, 2016

Bradley A. Johnson, P.E. – Director of Asset Management
Indra Winquest – Director of Parks & Recreation



Project Purpose and Document Goal

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

District Strategic Plan

- Long Range Principle 5 – Assets & Infrastructure
 - The District will conduct planning and design, in advance of undertaking projects or procurement to ensure new District assets meet operational requirements and enhance the customer experience.
 - 2015/16 Budgeted Initiative C: Begin the update of the Master Plan for the Beach Venues

Project Process

- Contract awarded June 25, 2014
 - Site analysis and operations and use observations conducted in summer 2014 & 2015
 - Interviewed operations and concessionaire staff
 - Met with Beach District Venue Advisory Team
 - 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



“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

Recreation Enhancement Opportunities

- Improvement of entries and pedestrian access at all beach properties
- Replacement of the restroom/concession building at Incline Beach
- Replacement of the restroom building at Burnt Cedar Beach
- Enhancement of the Burnt Cedar Pool House
- Enhancement of the Burnt Cedar Pool mechanical equipment

Recreation Enhancement Opportunities, cont.

- Enhancement of the group and individual picnic/BBQ areas at all beach properties with additional focus on the individual sites on the western side of Burnt Cedar Beach
- Enhancement of beachfront access and pedestrian connectivity at all beach properties with additional focus on connectivity between the western site amenities and the eastern beachfront areas at Burnt Cedar Beach
- Provision of non-motorized watercraft storage and a formal launching area on the western side of Burnt Cedar Beach, similar to operations at Hermit Beach
- Development of a consistent design aesthetic for all architectural and site finishes across all beach properties including buildings, shelters, signage (including fonts and colors), landscape/retaining walls, curbs, and walkways

Staff Recommended Board Action

- The Board of Trustees moves to approve the IVGID Beaches Recreation Enhancement Opportunities Plan
 - Doing so will set in place a facility plan that will guide the major capital improvements completed at the Beach properties over the next 10 to 15 years
 - Doing so will set in place a facility plan that will inform the findings and recommendations of the upcoming Community Services Master Plan
 - Doing so will complete Long Range Principle 5 – Assets & Infrastructure – 2015/16 Budgeted Initiative C: Begin the update of the Master Plan for the Beach Venues

Financial Impact of Approval

- No contracts are being awarded at this time
- No specific capital projects are being approved at this time
- Current and future financial impacts are dictated by the projects and budgets authorized by the Board of Trustees during the annual capital budget process
- Approved document will act as a guide for that process as it relates to the Beach properties



Questions and Discussion