

Incline Beach House Community Workshop





“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

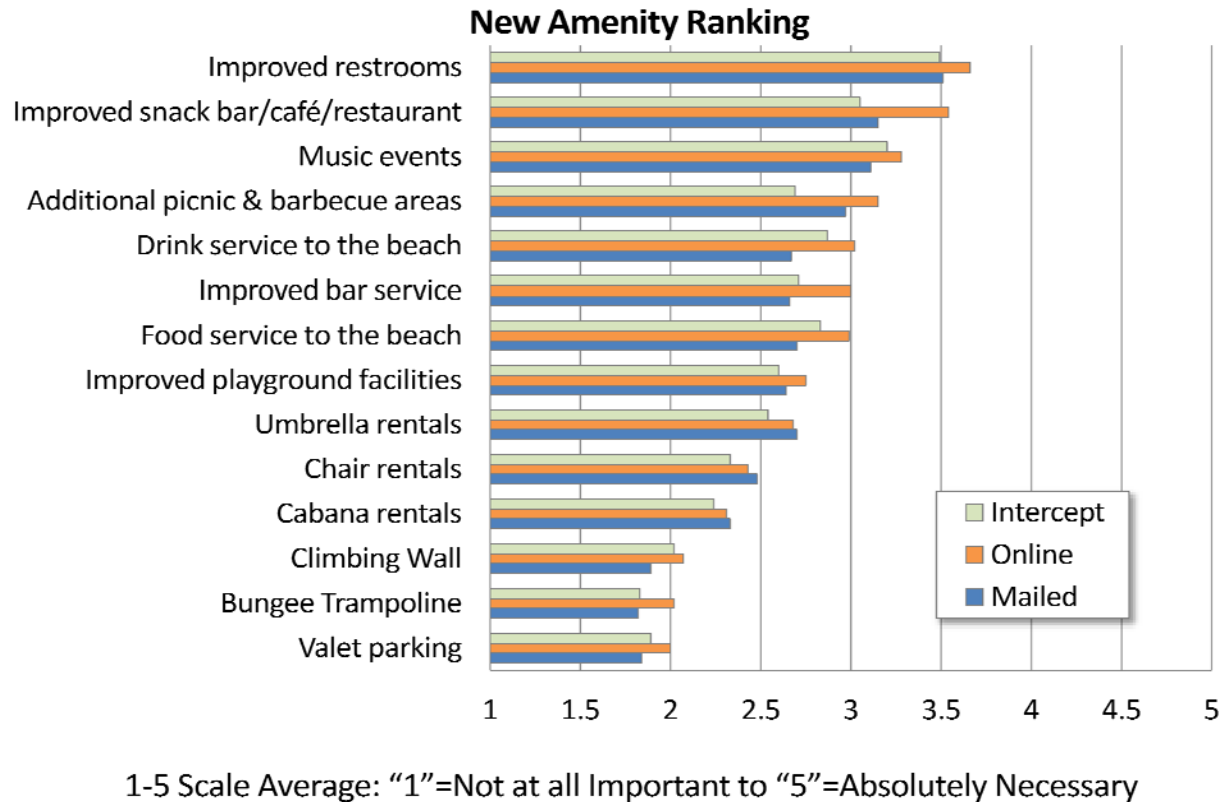
Project Background

- 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

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Importance of New Amenities and Services

(from Beach Study survey)

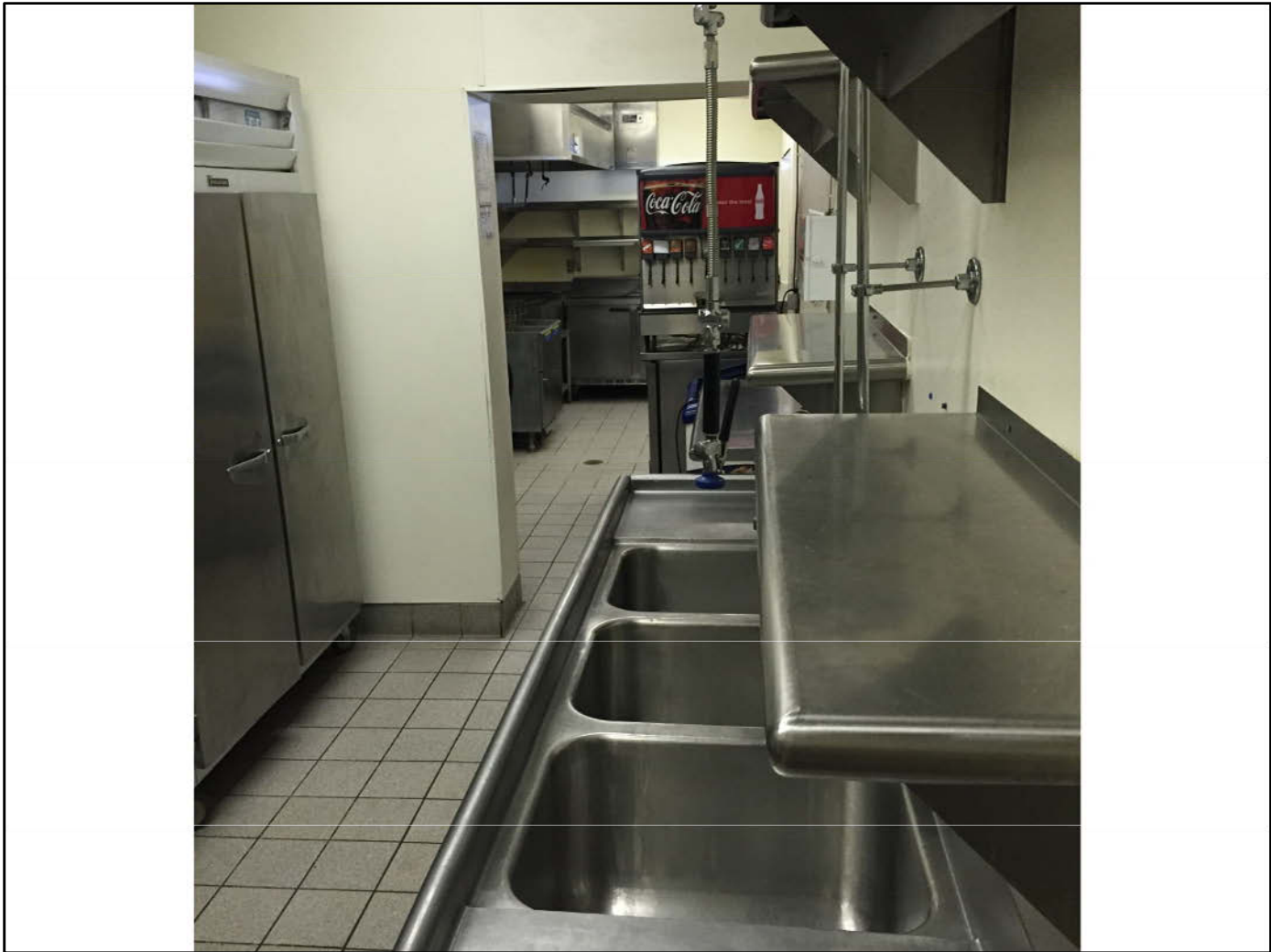


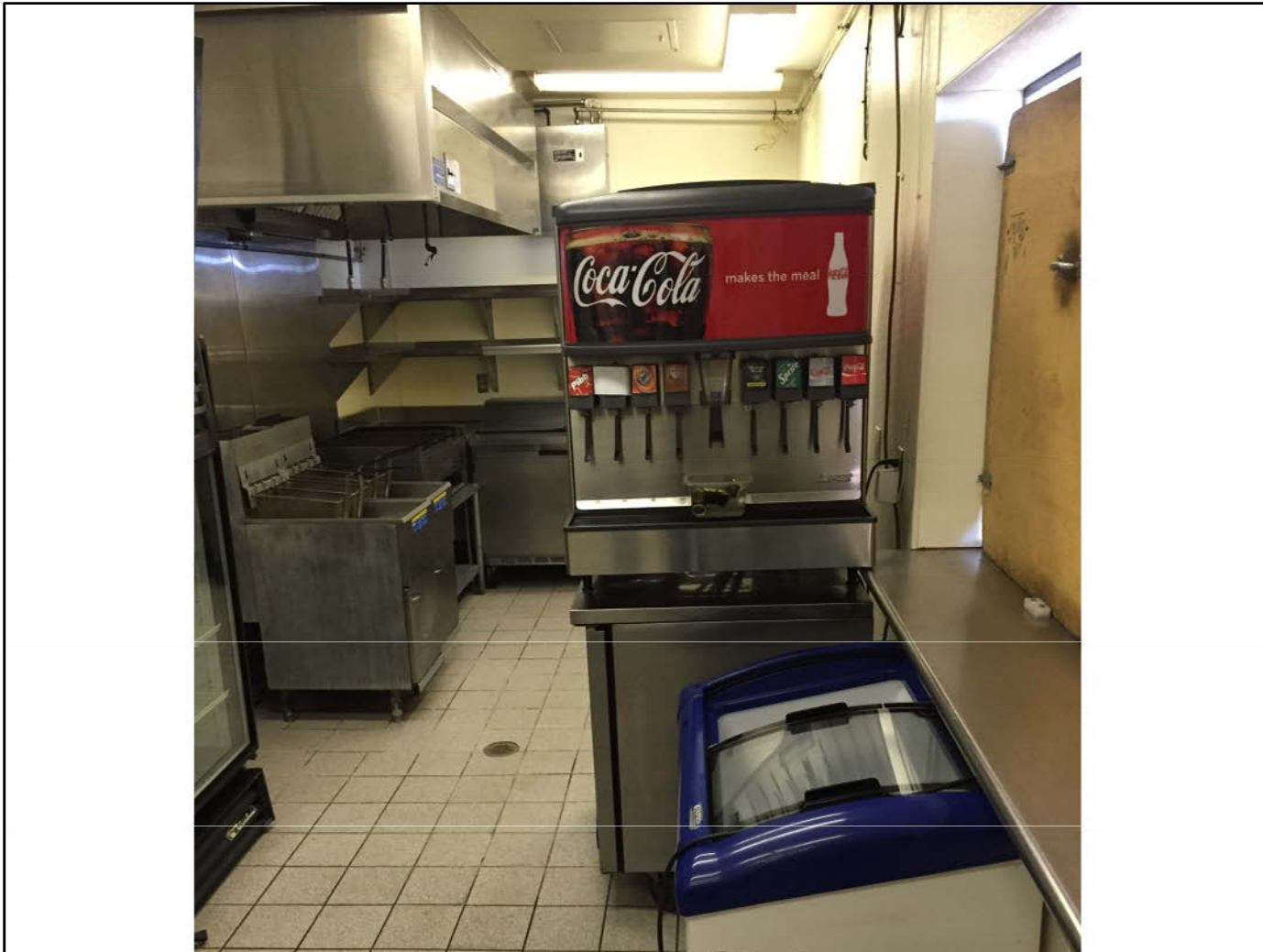
Question: If new amenities and services were provided, please indicate whether the following amenities and recreation opportunities would enhance or detract from your beach-going experience at this beach location?

The importance of new amenities and services at each beach was similar to respondent preferences overall, with improved restrooms, improved snack bar/café/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**
ARCHITECTURE + PLANNING + INTERIORS
- 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

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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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