

# Site Testing Matrix

TABLE 7: OPPORTUNITY SITE EVALUATION MATRIX

		RECREATION CENTER/ INCLINE PARK	VILLAGE GREEN	UPPER HIGH SCHOOL FIELDS
SITE CONDITIONS	Total Site Size	55.2 acres	17.8 acres	3.5 acres
	Usable Site Size	13 undeveloped acres (depending on verified SEZ)	3.9 acres (depending on verified SEZ)	3.5 acres
	Terrain	Slope varies at usable site locations, approx. 3% north of tennis courts	Flat/Terraced	Flat
	Site Orientation	N/A	North-South	East-West
	Required Tree Removal	Undeveloped, tree removal likely depending on use	Some, depending on expansion	None
	Visibility/Security	Poor - not visible from public roads or existing parking lots	Good - visible from public roads and parking lots	Poor - not visible from public roads or existing parking lots
	Adjacent Uses	Open Space, Residential	Open Space, Resort	Residential, Civic
INFRASTRUCTURE	Vehicular Access & Parking	Existing access at the Visitor Center (North) and the Rec Center (South). Parking at both access points.	40 existing parking spaces in the Aspen Lot that is typically full from beach parking overflow.	Existing vehicular access. No existing parking.
	Existing Facilities/Utilities	Existing infrastructure at Rec Center building and Tennis and Pickleball Center.	Existing restroom w/ drinking fountains, power pedestal in center of fields. No lighting at night.	Access to utilities. No lighting.
	Trail Connectivity	Good - Adjacent to Bike Path and Lanes. Paved & unpaved trail network, connection to Village Green.	Good - Adjacent to Bike Path on Lakeshore Blvd. Unpaved trail network, connection to Rec Center.	Poor - Some user/informal paths to HS and neighborhood. Steep site access, no ADA route.
ADD'L	Unique Opportunities	Potential to share or add parking with Visitor Center access off SR 28.	Link between Rec Center & lake, close to future Rec Center improvements. Adjacent to creek.	Tennis courts are under-utilized and could be repurposed as parking. The site can not be used by the general public during school hours.
CONCLUSIONS	Potential Uses	Adventure Play, Group Pavilions, Bocce Courts, Skatepark Expansion, Field House, Dog Park, Seasonal Ice Rink	Adventure Play, Picnic Pavilion, Bocce Courts, Dog Park, Informal Rectangle Fields	Dedicated Rectangle Fields, Dog Park

# Site Testing Matrix

		FOREST SERVICE PROPERTY	OLD ELEMENTARY SCHOOL	INCLINE LAKE PROPERTY	GOLF COURSES (FOR WINTER REC & SNOW PLAY)	SIERRA PARK (IN CRYSTAL BAY)
SITE CONDITIONS	Total Site Size	13 acres	6.5 acres	5 acres		5 acres
	Usable Site Size	10.5 acres	3 acres	5 acres	Varies with snow cover	5 acres
	Terrain	Slope at 7% or greater	Flat/Terraced	Flat to Moderate	Varies	Moderate with adjacent steep slopes
	Site Orientation	N/A	North-South	Northeast-Southwest	Varies	North-South
	Required Tree Removal	Undeveloped, tree removal likely depending on use	Has open area, but may require some tree removal.	Undeveloped, tree removal likely	None	None
	Visibility/Security	Moderate - trees filter view from roadway	Good - visible from public roads and parking lots	Moderate - some visibility from SR 431	Good	Moderate - some visibility from SR 431
	Adjacent Uses	Residential, Civic	Commercial, Residential	Open Space, Wilderness Land	Residential, Open Space, Civic	New Development
INFRASTRUCTURE	Vehicular Access & Parking	No existing vehicular access. No existing parking.	Approx. 45 existing parking spaces.	No public access. Informal roadside parking pull-out.	At each clubhouse area.	Small parking area.
	Existing Facilities/Utilities	No existing utilities or facilities.	Existing infrastructure. Requires demolition of existing building.	No existing utilities or facilities.	Existing infrastructure.	Picnic, path, and lawn.
	Trail Connectivity	Moderate - Adjacent to Bike Lanes on Village Blvd. Some user trails.	Moderate - Adjacent to existing Bike Path on Southwood Blvd and paved sidewalks on SR 28.	Moderate - Adjacent to existing FS trails. Across SR 431 from XC trail area.	Moderate	Planned connection to Stateline Bikeway.
ADD'L	Unique Opportunities	Proximity to High School and residential areas.	Proximity to residential. Joint use opportunity as transit hub.	Year-round access to trails, open space, and wilderness.	Potential partnerships for snow play and Nordic.	Available funding source.
Conclusions	Potential Uses	Dog Park, Disc Golf Course	Dog Park, Bocce Courts, Adventure Playground, Senior/Community Center, Dog Park, Dedicated Rectangle Fields, Joint Use Opportunity with Other Development	Nordic Ski Center and Back-country Access	Snow Play: Nordic Skiing, Snowshoeing, Sledding Winter Rec: Seasonal Ice Skating	Group picnic, Bocce Courts, Picnic, View-point, Open Lawn.

# Site Testing | Upper High School Fields

## SUMMARY

- Existing Condition
  - » The upper High School fields currently accommodate informal use. The site previously included a diamond field. Tennis courts are located on the eastern portion of the site.
- Opportunity
  - » The current rectangle field uses can be accommodated within the existing turf area.
  - » Discussions have occurred with Washoe County to allow IVGID to develop dedicated rectangle fields on the current turf area.
  - » The tennis courts could be repurposed to provide parking and vehicular access. A restroom could be developed to serve users.
- Drawbacks
  - » Previous discussions have not included the tennis courts as part of the area for potential reuse.
  - » Without the addition of parking and a restroom, accessible access is challenging. The fields are grade separated from existing parking, which is also limited in number.
  - » Locating the fields at the High School may lead to scheduling conflicts if the school district requires first rights to use.
  - » The fields would not be accessible during school hours to the general public. However, peak field needs for IVGID programs are after school hours.



KEY MAP





# Site Testing | Upper High School Fields

UPPER FIELDS – OPTION A



UPPER FIELDS – OPTION A (WITH LACROSSE SHOWN)



UPPER FIELDS – OPTION B



## PROGRAM AND COST SUMMARY

### OPTION A

- Field improvements and striping
- Access improvements

ESTIMATED COST: \$350,000 (in 2018 dollars)

### OPTION B

- Field improvements and striping
- Restroom
- Parking and access road

ESTIMATED COST: \$1,700,000 (in 2018 dollars)

ESTIMATED OPERATING COST FOR PARK FACILITIES: \$2,924 - \$16,010/acre  
(per the National Parks and Recreation Agency 2019 Park Metrics)



# Site Testing | Forest Service Property

## SUMMARY

- Existing Condition
  - » The parcel is 13 acres, located off Village Boulevard. The site is undeveloped and has a creek corridor running through the western area. The terrain is relatively gently sloping along Village Boulevard with varied terrain within the parcel. Residential areas border the site to the north, east, and south. The High School is located to the west.
- Opportunity
  - » The site has been identified previously as a potential land transfer to IVGID from the U.S. Forest Service.
  - » The large acreage provides ample room for a dedicated dog park and can accommodate both more formalized dog run areas as well as a trail system within the natural open space. These zones mirror the types of uses at Village Green (large open lawn areas with access to a creek and trail areas).
  - » In the event the existing disc golf area at Incline Park is used for a different use, Disc Golf could be relocated to this site. The site could be designed for an 18-hole course.
  - » The site's landscape composition is similar to the existing disc golf location with a variety of forested area and stream environment zone. It is anticipated, that similar to the existing location, accommodations will be made to allow for disc golf to be compatible near a stream environment zone.
- Drawbacks
  - » Restrooms and parking would need to be provided for both a dedicated dog park and for disc golf.
  - » The dog park would be located near a residential area, but there is room for a vegetated buffer and the more active park can be located away from most residences.
  - » The 18-hole disc golf configuration may have space restrictions for optimal layout.



KEY MAP



# Site Testing | Forest Service Property

## FOREST SERVICE PROPERTY – OPTION A: DOG PARK

### PROGRAM AND COST SUMMARY

#### OPTION A: DOG PARK

- Formalized dog parks and dog run
- Native landscape dog park with trails
- Parking
- Restroom
- Fencing

ESTIMATED COST: \$3.4M

Parking for 52 Cars

Restroom/ Maintenance

ESTIMATED OPERATING COST FOR PARK FACILITIES: \$2,924 - \$16,010/acre (per the National Parks and Recreation Agency 2019 Park Metrics)





# Site Testing | Forest Service Property

## FOREST SERVICE PROPERTY – OPTION B1: 18-HOLE DISC GOLF

### PROGRAM AND COST SUMMARY

#### OPTION B1: 18-HOLE DISC GOLF

- Site improvements, baskets and paved tee box areas (outside of SEZ areas)
- Restroom
- Parking and access road

ESTIMATED COST: \$2M  
(in 2018 dollars)

Parking for 52 Cars

Restroom/ Maintenance

ESTIMATED OPERATING  
COST FOR PARK  
FACILITIES: \$2,924 -  
\$16,010/acre (per the  
National Parks and  
Recreation Agency 2019  
Park Metrics)





# Site Testing | Forest Service Property





# Site Testing | Incline Park & Recreation Center

## OPPORTUNITIES

- The lands and uses associated with Incline Park, the Tennis and Pickleball Center, Recreation Center, bike park, and the Village Green were evaluated to identify opportunities for uses to be accommodated within existing IVGID properties.
- Eight areas were evaluated. The opportunity to add a playground near the baseball fields was investigated. However, site conditions limit the ability to provide a meaningful playground in the available space.
- Trail connectivity between the sites was organized and simplified.

## KEY MAP



# Site Testing | Incline Park, Recreation Center & Village Green

