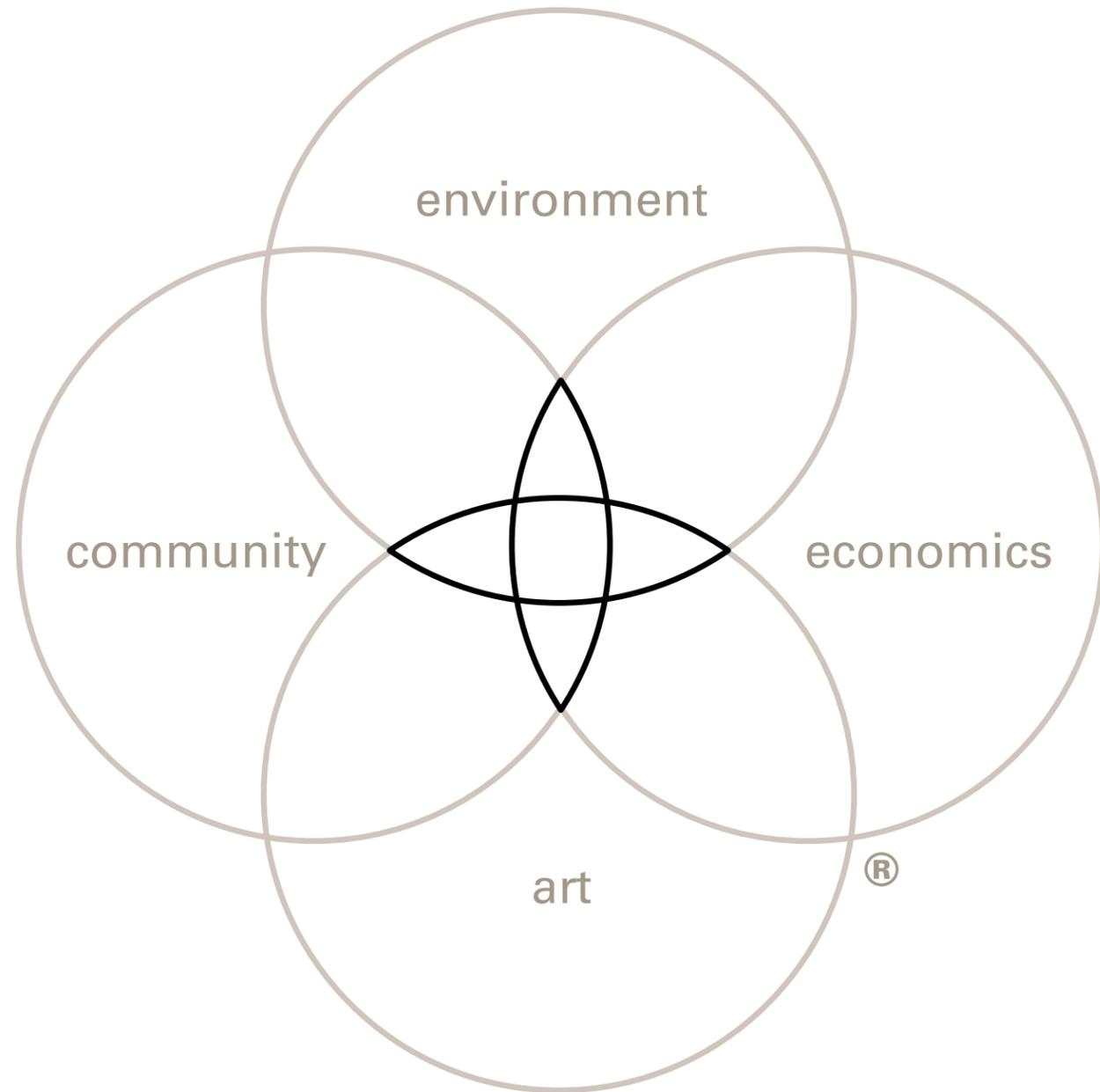


SOUTH LAKE TAHOE, CALIFORNIA
REGAN BEACH PRELIMINARY DESIGN

NOVEMBER 2015





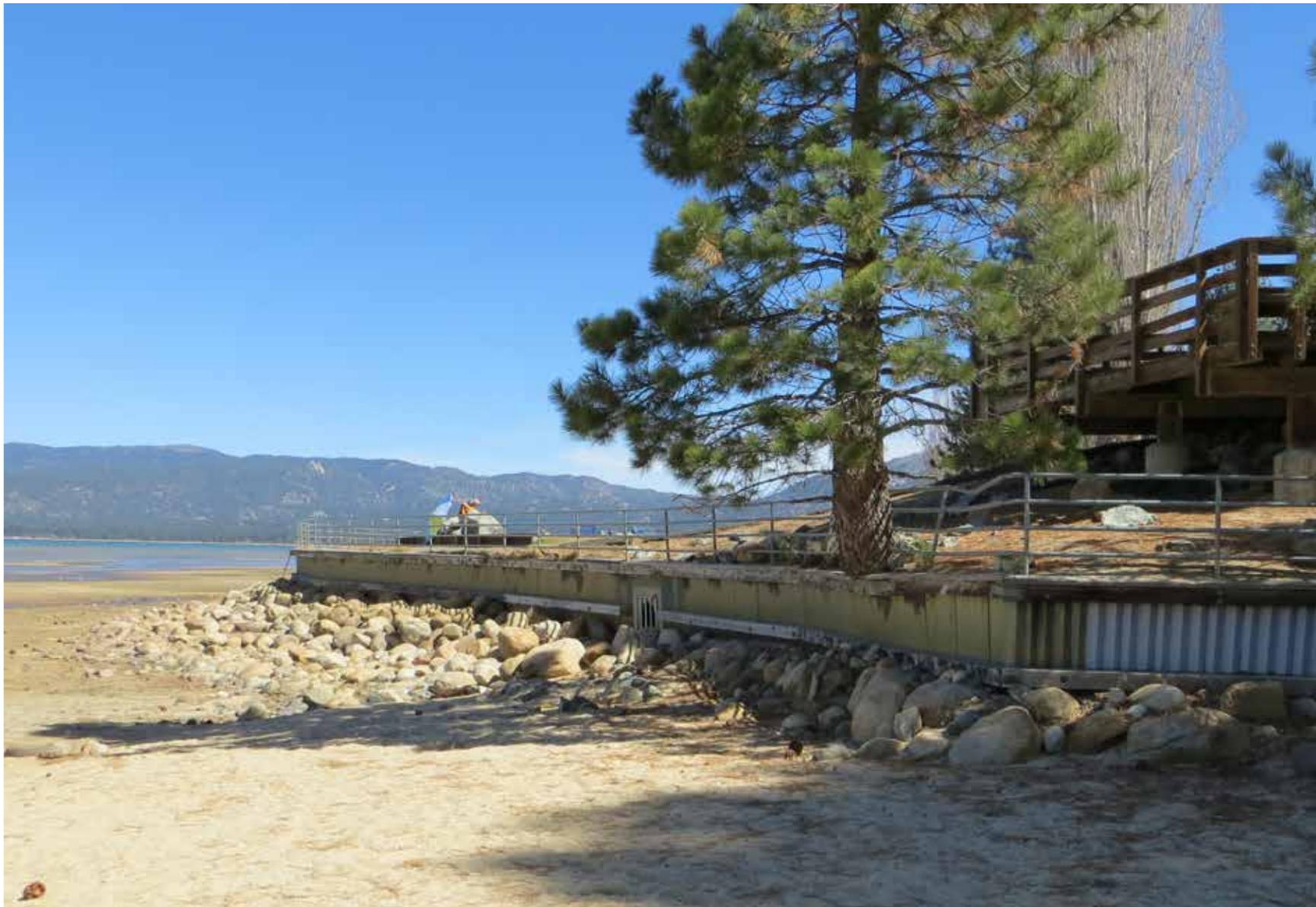
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BACKGROUND

This project book compiles the work completed between April 2015 and November 2015 investigating and testing design options for the resoration and renovation of Regan Beach located in the City of South Lake Tahoe, CA.

Three public workshops were conducted during this process with additional public outreach via online surveys promoted with social media, email, web, and print newspaper. The process led to a preferred design option shown at the end of this book. Funding for constuction, permitting and documentation will be required to move forward.



CONTEXT MAP



PROJECT BACKGROUND

Regan beach is currently owned, operated and maintained by the City of South Lake Tahoe (CSLT) with the exception of the parcel to the west called Regan Beach West which is owned by the California Tahoe Conservancy (CTC). Total project site is approximately 6.2 acres with about 2,000 feet of shoreline frontage. The public park is located in the Al Tahoe neighborhood of South Lake Tahoe, CA about ¼ mile from Lakeview Commons and the El Dorado Beach and Boat Launch. Although the park sits in a neighborhood context, there is close proximity to multiple public facilities within the City.

As stated in the South Lake Tahoe Parks, Trails & Recreation Master Plan (Recreation Master Plan), “recreation is critical to local prosperity, community livability, and the health and wellbeing of residents.”

Regan Beach is an important component of the city’s recreation facilities. Completing a recreation master plan for the park is noted as a win for the City in the Recreation Master Plan as well as being one of the high priority projects to show commitment to realizing the benefits of community park and recreation facilities. As is true with many parks built during the 1960’s and 1970’s, the park has aged and is in need of renovation. ***The challenge is to identify appropriate renovation recommendations that provide recreation access, restore the shoreline, improve user amenities and facilities and enhance revenue generation while retaining the calmness of the adjacent Al Tahoe neighborhood.***

Regan Beach has the ability to help fill a critical need for the community’s recreation system: public lake access. Recently completed, Lakeview Commons is highly visible to visitors traveling through town on US 50 and is a hub of activity for residents and tourists wanting lake access. Regan Beach is lesser known to tourists and has become a special neighborhood park resource for the surrounding Al Tahoe residents and an important community park for the City.



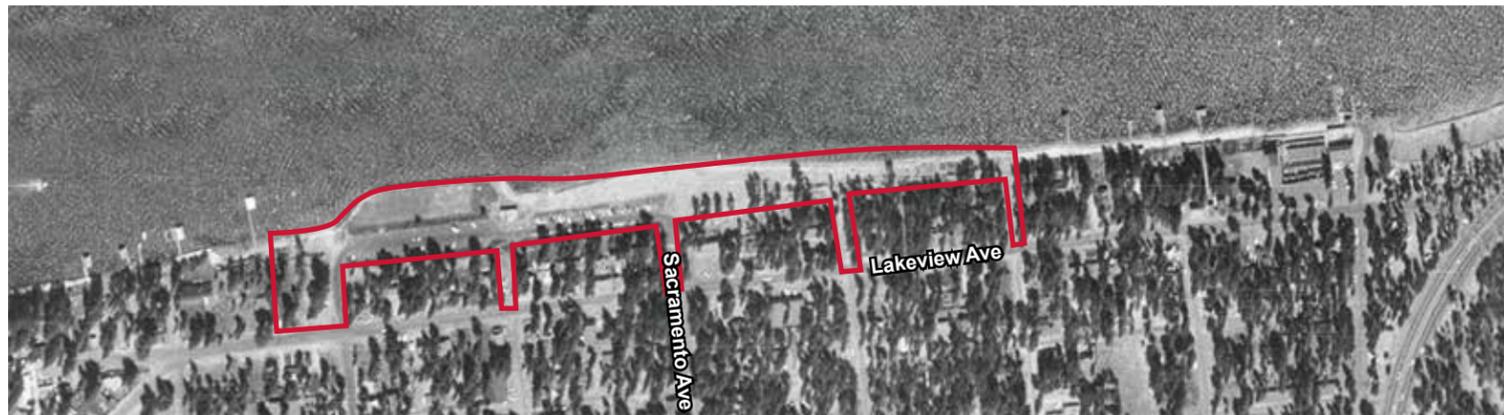
AERIAL TIMELINE



2014



1987



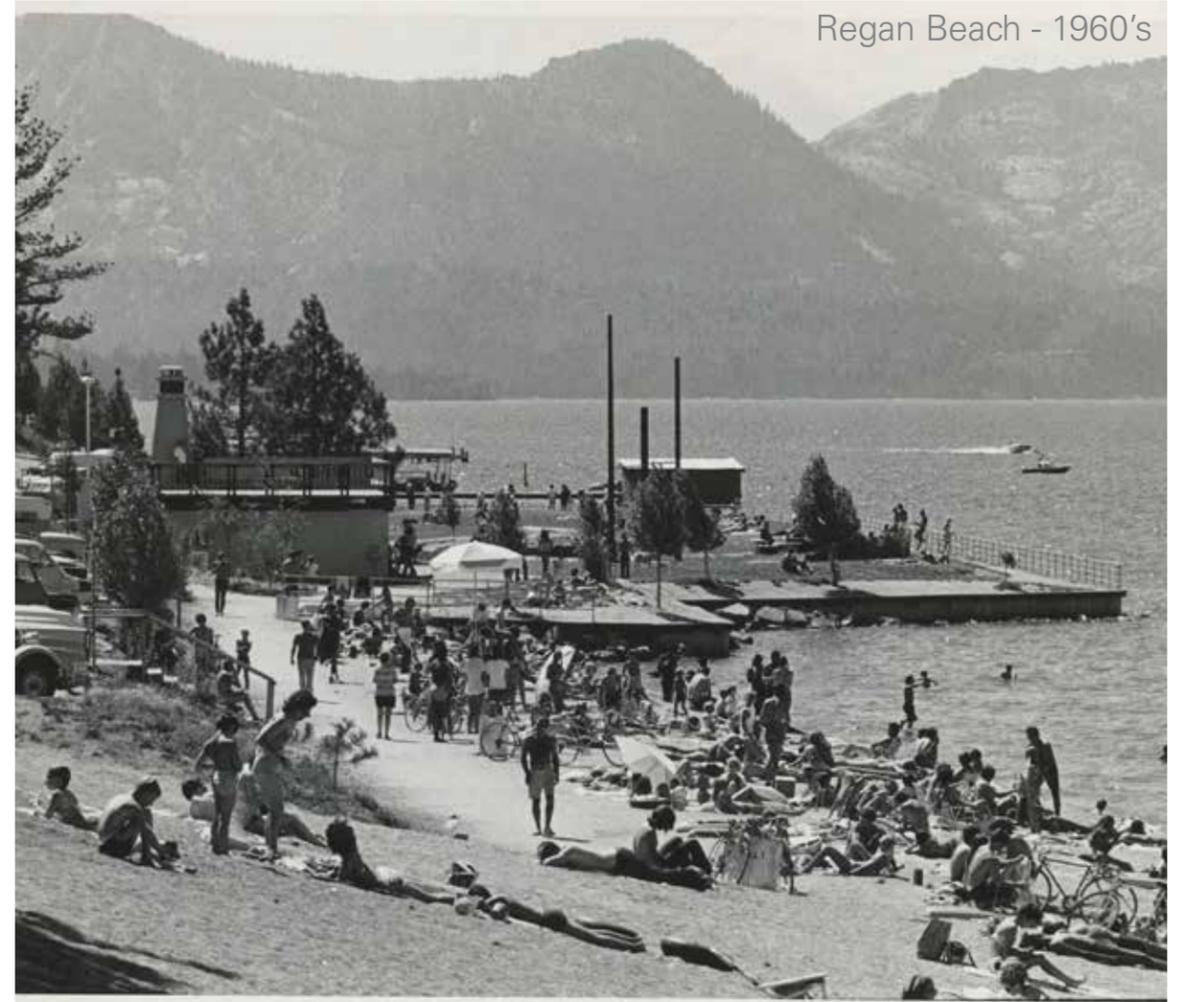
1969



1940

HISTORIC PHOTOS

Regan Beach - 1960's



Globins Pier - 1941



Looking west towards Mt. Tallac



Globins Hotel - 1947

EXISTING CONDITIONS SITE PHOTOS AND LANDSCAPE CHARACTER



Wooden beach access stairs and overlook deck.



Retaining wall and rocky slope along lawn area.



Walk with railing above retaining wall.



Play area, open lawn, and sand volleyball area.



Restrooms and concession building.



Cottonwood trees adjacent retaining wall.



Parking on dead end of Nevada Avenue.



Existing parking and vehicular circulation.



Existing retaining walls on South side of parking lot.



Existing walkway along East side of the site.



Pedestrian path from Nevada Avenue.



Beach access stairway.

EXISTING SITE SECTIONS



SECTION 1: WEST LAWN AND BEACH

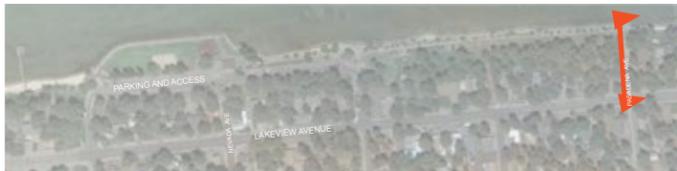


SECTION 2: PARKING AND OPEN LAWN





SECTION 3: PARKING AND CONCESSION

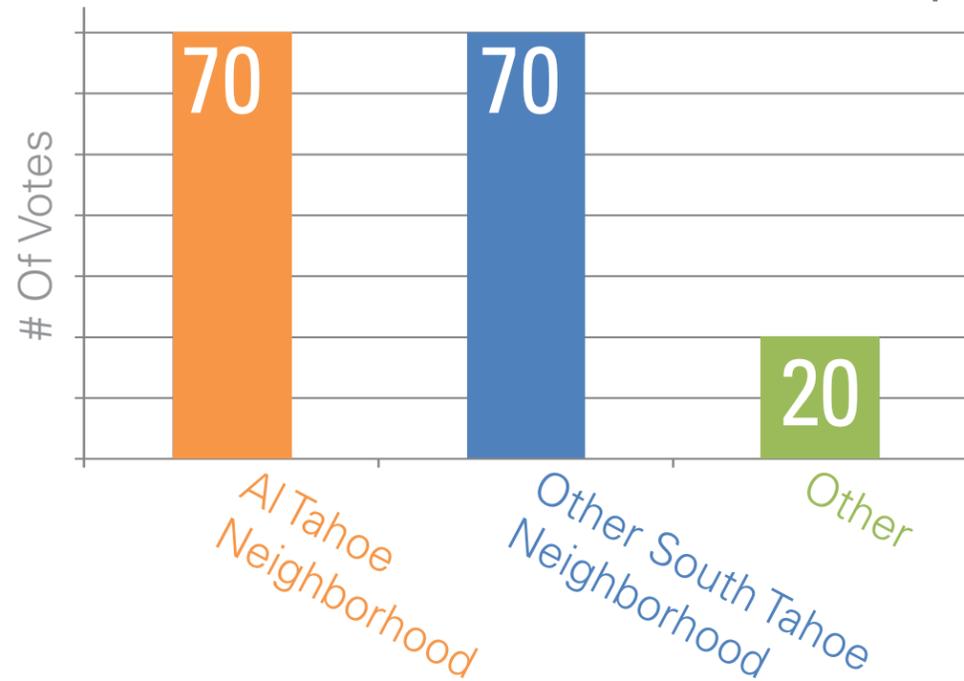


SECTION 4: STAIR ACCESS AND PATH

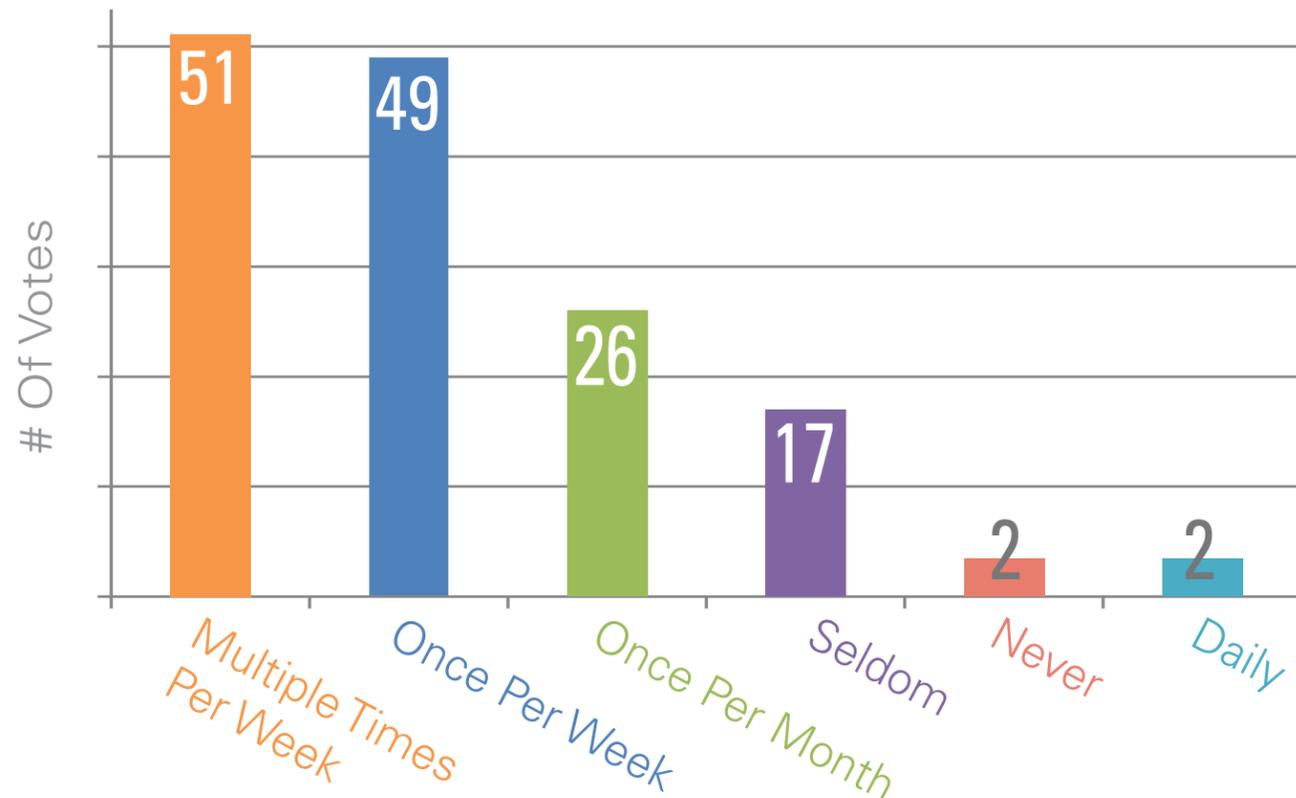


PARKS AND RECREATION COMMISSION SURVEY RESULTS - August 2014 Public Workshop

WHERE PARTICIPANTS LIVE - 160 Participants



REGAN BEACH VISIT FREQUENCY

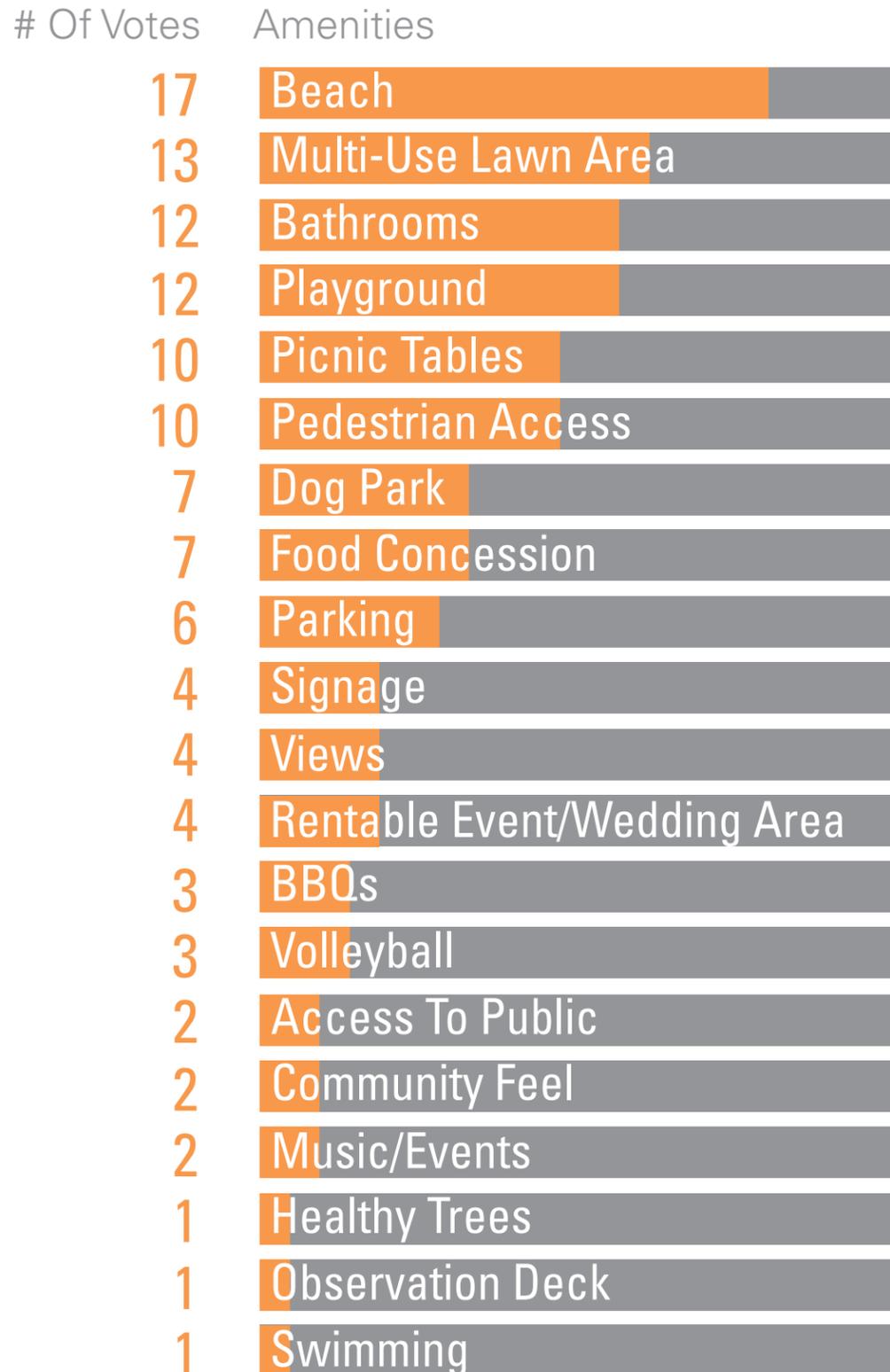


MOST IMPORTANT *EXISTING* AMENITIES TO *THE PARK'S VITALITY*

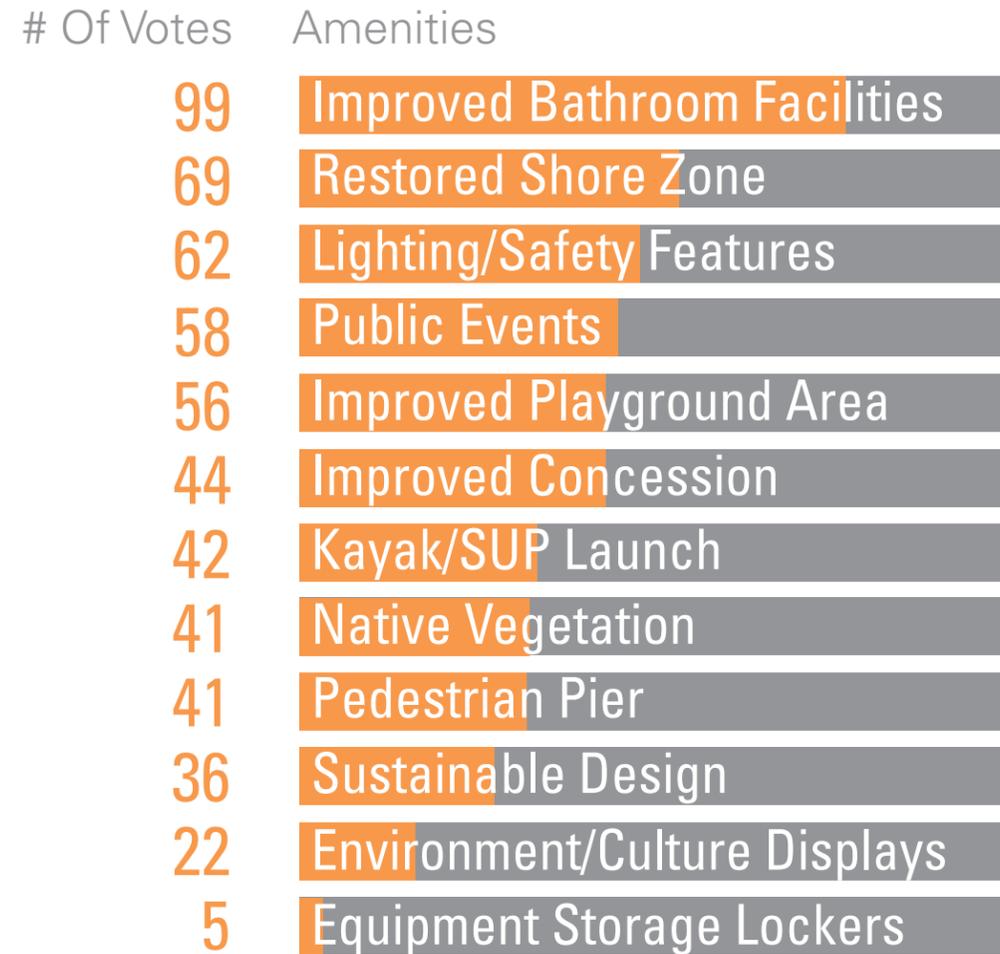


PARKS AND RECREATION COMMISSION SURVEY RESULTS- August 2014 Public Workshop

MOST IMPORTANT *EXISTING* AMENITIES TO YOU



ADDITIONAL AMENITIES TO SEE IN THE FUTURE



Written-In Suggestions: 58 Total

- Restored beach
- Enforcement of rules
- Gates
- Universal pedestrian access
- Bike racks
- Programs
- Food trucks
- New restrooms
- Improved playground
- Bocce courts
- Ramp for outriggers
- Ramp for kayaks
- Clean dog beach
- Drinking fountains
- More picnic tables
- Accessible viewing
- Showers
- Improved circulation
- Fire pits
- More BBQs
- Better advertising

PARKS AND RECREATION COMMISSION SURVEY RESULTS- August 2014 Public Workshop

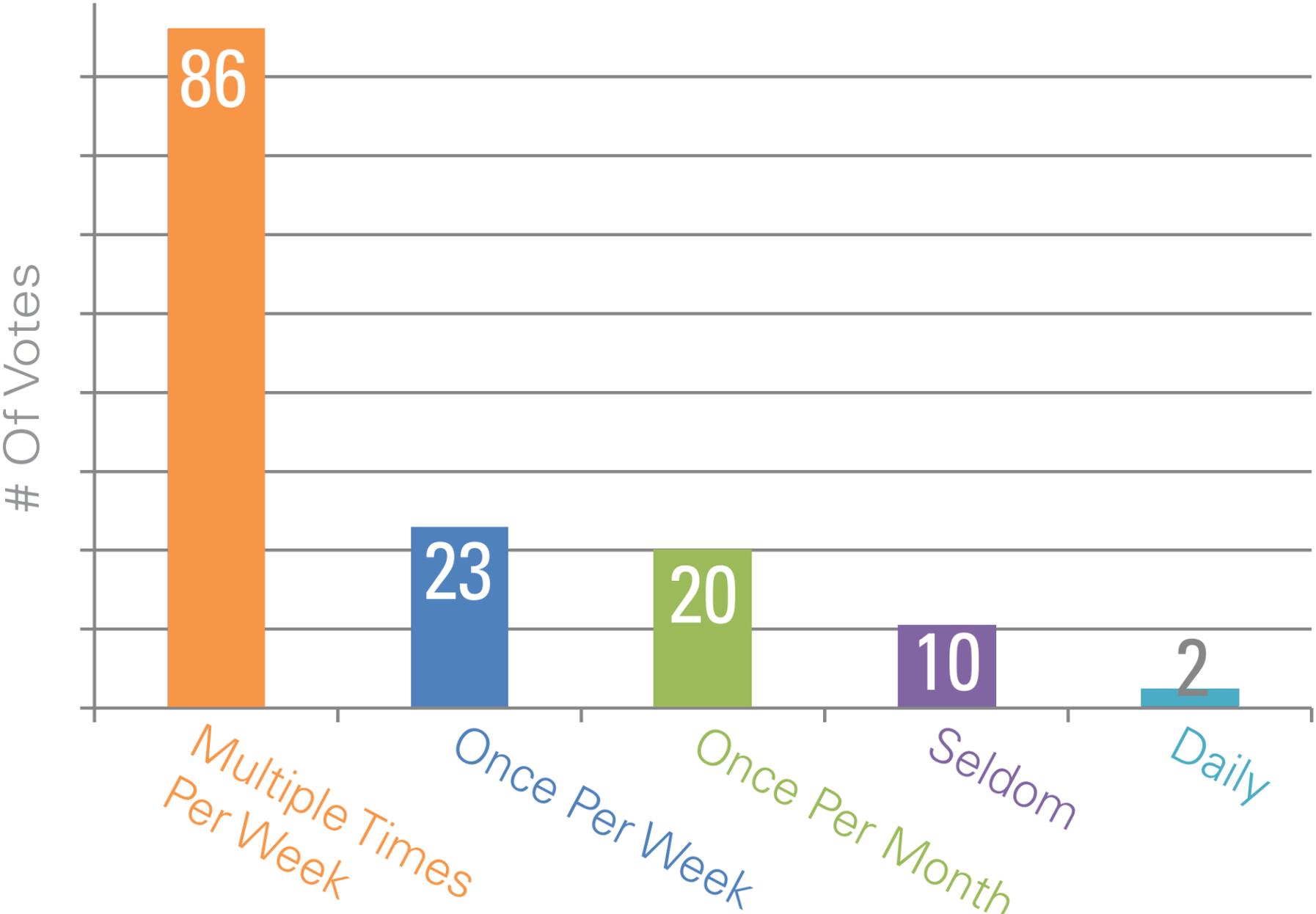
DESIRED USES: WRITTEN-IN SUGGESTIONS = 143 TOTAL

- Improved dog beach
- Universal walkways
- Improved viewing deck
- Improved playground
- Enforce rules
- Improved retaining wall
- Improved lake access
- Restore beach
- New bathrooms
- Weddings
- More grass
- More seating
- Security
- More BBQs
- More facilities parking
- Maintained volleyball
- Natural materials
- Shaded areas
- More swings
- Water feature
- Less grass
- More speed bumps
- Signage
- Water clarity
- Fencing
- Flowers
- Volunteers
- Family activities
- Meeting area
- Generators

UNDESIRED USES: WRITTEN-IN SUGGESTIONS = 68 TOTAL

- Dogs
- Rentable space / wedding site
- Events / Public events
- Advertising of the park
- Kayaks / Stand up paddleboards
- Lockers
- Changes
- Concession
- Porta-potties
- Hardscape
- Grass
- Parking
- Camping
- Exercise classes

PROJECTED REGAN BEACH VISIT FREQUENCY AFTER IMPROVEMENTS



OPPORTUNITIES AND CONSTRAINTS

The opportunities and constraints shown on the following pages were presented at the first public workshop on June 16, 2015.

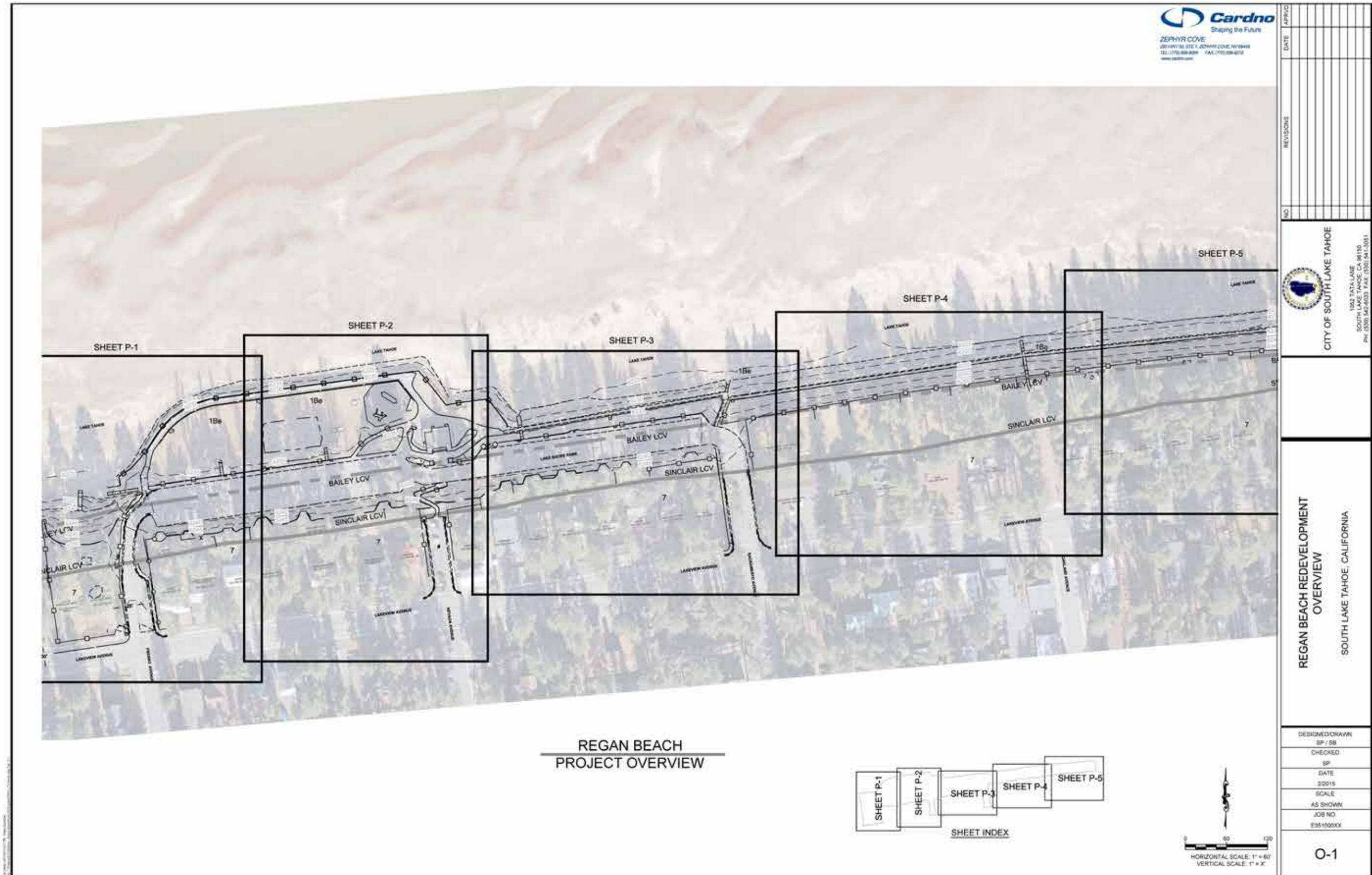
At the workshop, the public was given a short presentation and then asked to break into groups of about 8 people to discuss key issues with the park including:

- Dogs
- Revenue generators to offset operations and maintenance
- Environment improvements
- Appropriate uses within the park
- Amenities that are important to include

These same questions were then posed to the public via an online survey. The results of the public workshop and online survey helped to inform the three design alternatives subsequently prepared.



(Preliminary) TRPA LAND CAPABILITY MAP



(Preliminary) TRPA LAND CAPABILITY MAP



(Preliminary) TRPA LAND CAPABILITY MAP

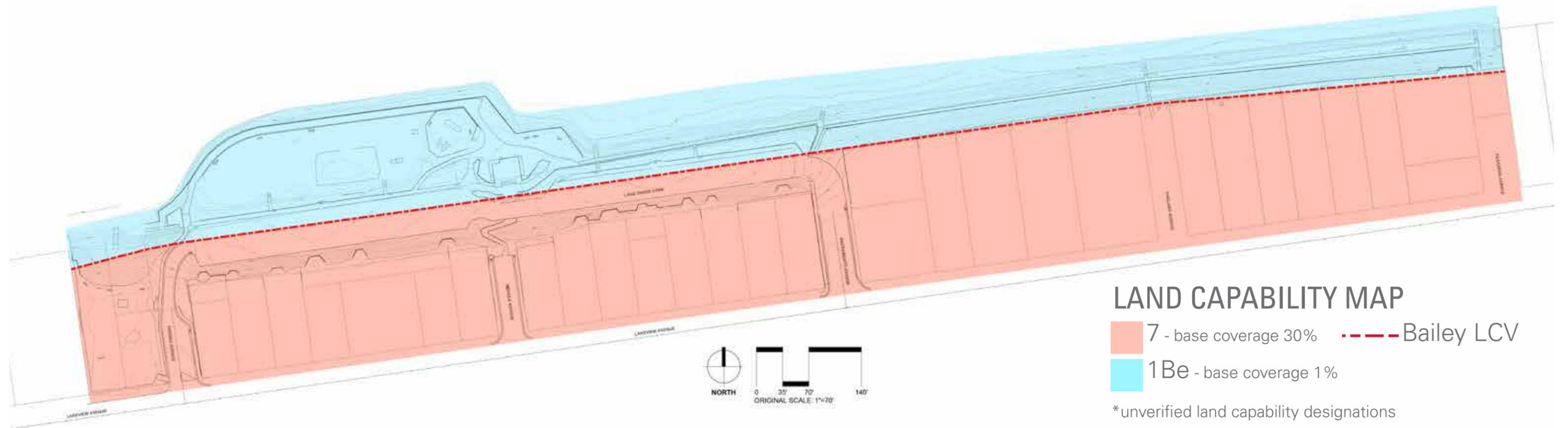


VEGETATION AND LAND CAPABILITY MAP



VEGETATION LEGEND

- Lawn
- Shrub
- Pine Tree
- Deciduous Tree



LAND CAPABILITY MAP

- 7 - base coverage 30%
- 1Be - base coverage 1%
- Bailey LCV

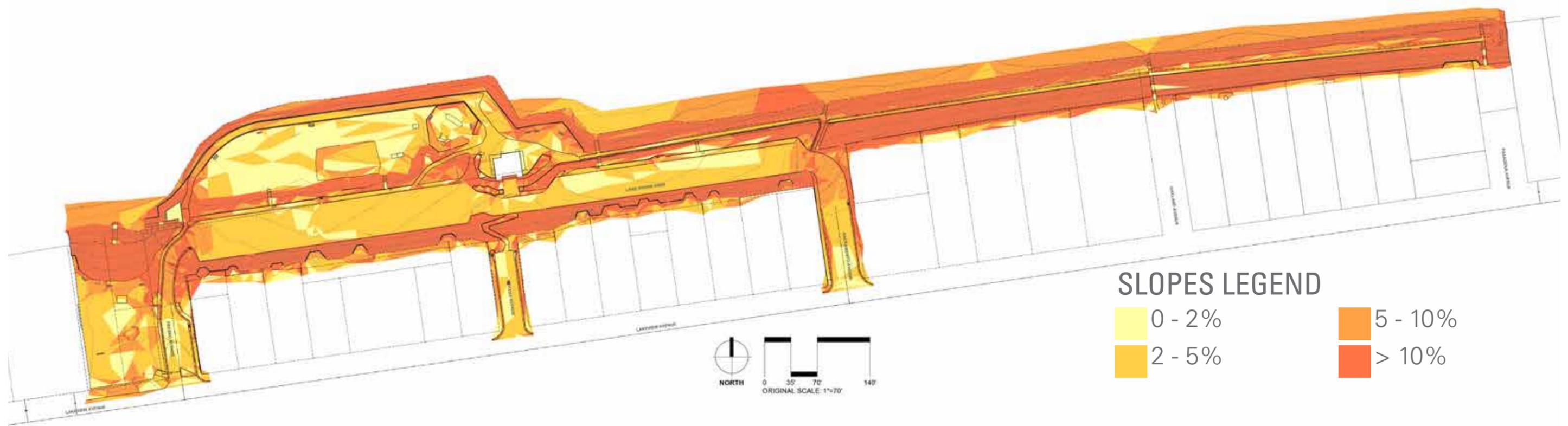
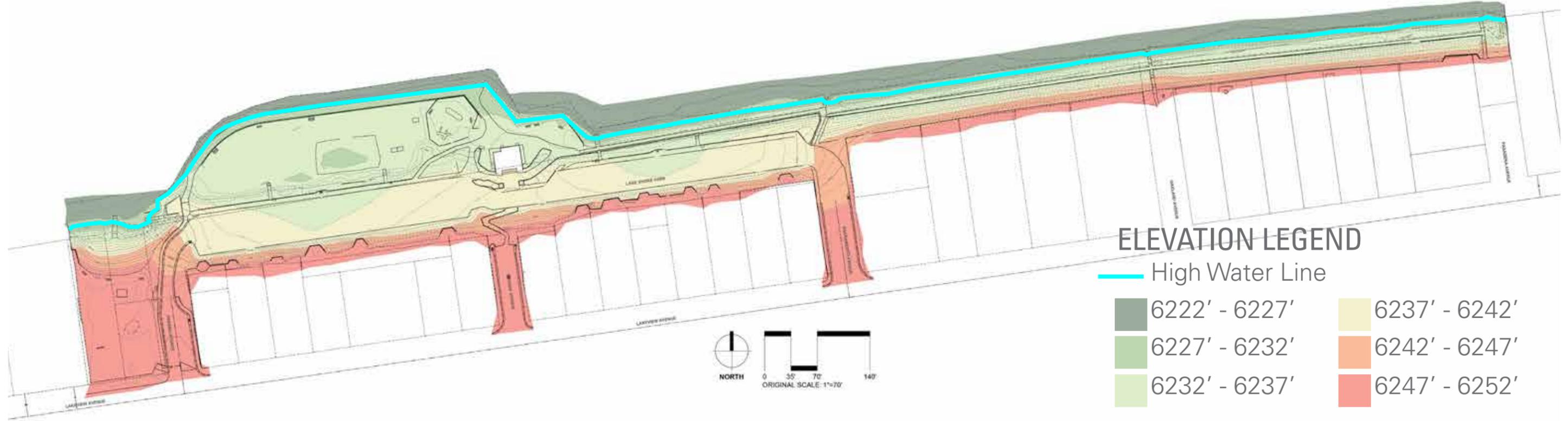
*unverified land capability designations

LAND CAPABILITY

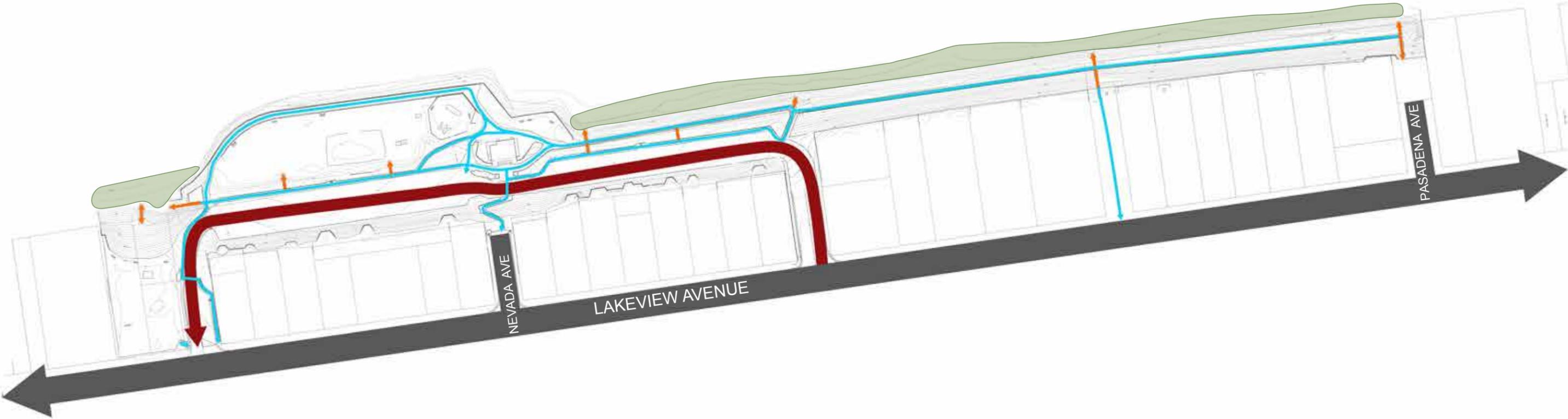
LAND CAPABILITY CLASS 1B: includes beaches, stream channels, marshes, flood plains, and meadows. These lands are naturally wet and poorly drained and are critical areas for management and protection of water resources. Policy for use of these lands should reflect their value as floodwater and sediment storage areas, wildlife habitat, and fish spawning grounds.

LAND CAPABILITY CLASS 7: class 7 is very well suited for urbanization, active recreation, or forestry uses. The soil is deep and supports a dense forest cover. It is nearly level and has little or no erosion problem. Drainage is good and the soil has a good capacity for supplying moisture and nutrients for plant growth. Although class 7 land does not have any special problems or limitations for use, it does require good conservation practices to control runoff water and prevent soil loss.

TOPOGRAPHY, SLOPE, ELEVATION, AND ASPECT



ACCESS, CIRCULATION, AND ACCESSIBILITY



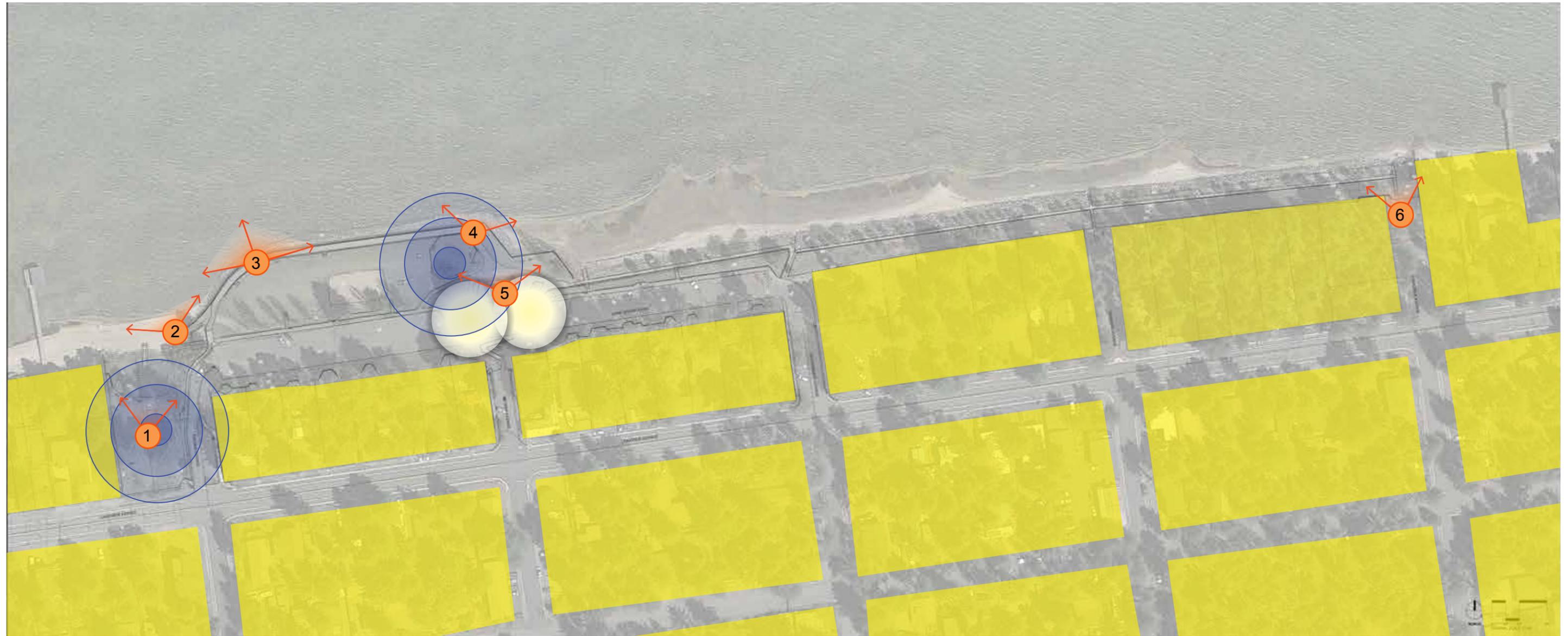
CIRCULATION LEGEND

- Two-way street
- One-way street

- Pedestrian Circulation
- Accessibility Impediments

- Inaccessible Areas
- No accessible beach

VISTAS AND VIEWS, LIGHTING, ACTIVITY, AND ADJACENT LAND USES



 VIEWPOINT

 PROGRAMMED ACTIVITY AREAS

 SINGLE FAMILY RESIDENTIAL

 LIGHTPOLE LOCATION



1 View looking North from lawn area.



2 View looking West from sandy beach



3 View looking East from walkway.



4 View looking Northeast from east walk.

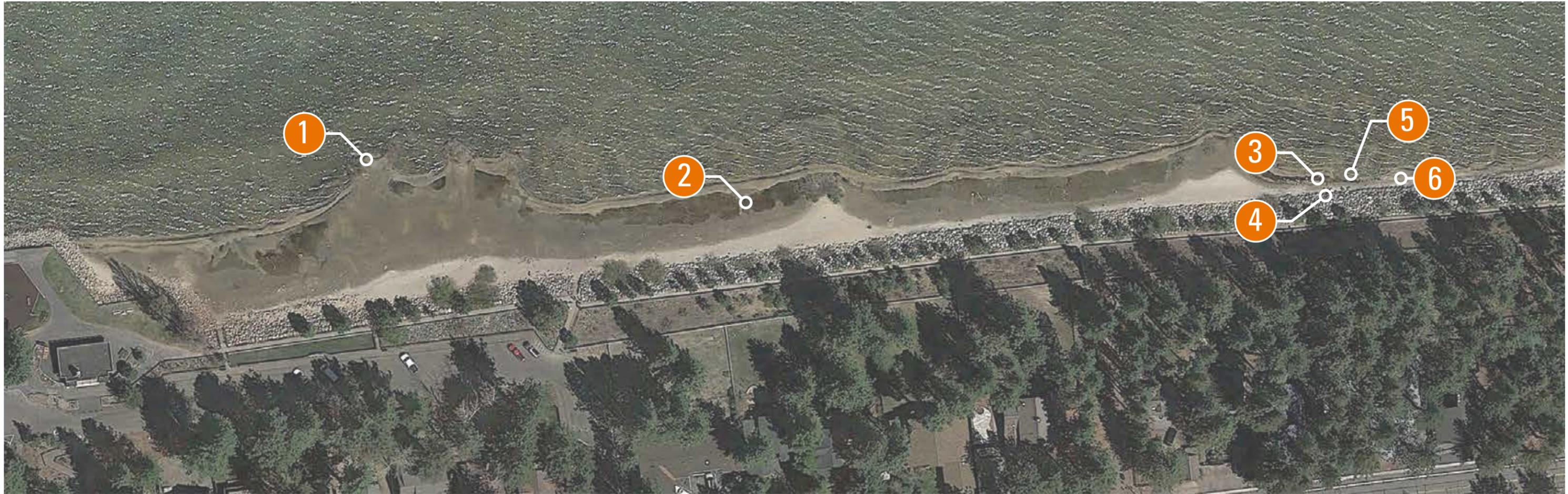


5 View looking Northwest from restrooms and concession building.



6 View looking north from Pasadena Ave.

SENSITIVE SPECIES



Prepared by Western Botanical Services, Inc.

1. INTRODUCTION

Botanists Julie Etra and Kris Kuyper of WBS conducted a site survey for Tahoe yellowcress (TYC) (*Rorippa subumbellata*) within the Regan Beach project area (Figure 1) on May 26, 2015. The sight is heavily used by locals, tourists and dogs.

2. FINDINGS

Six (6) populations and 96 individual plants were located within the project area (Figures 2, 3). Location information for each population is listed in Table 1. Figure 4 is a photo of a similar cress, curvepod yellowcress (*Rorippa curvisiliqua*). As the name implies, the fruits of this species are curved, called a silique as opposed to TYC, which has a round fruit or silicle. Figure 5 is a photo of Tahoe yellowcress in typical habitat.

Most of the TYC plants were located in clumps of willows or in swales.

None were located in riprap.



Figure 4. Curvepod yellowcress.



Figure 5. Tahoe yellowcress.

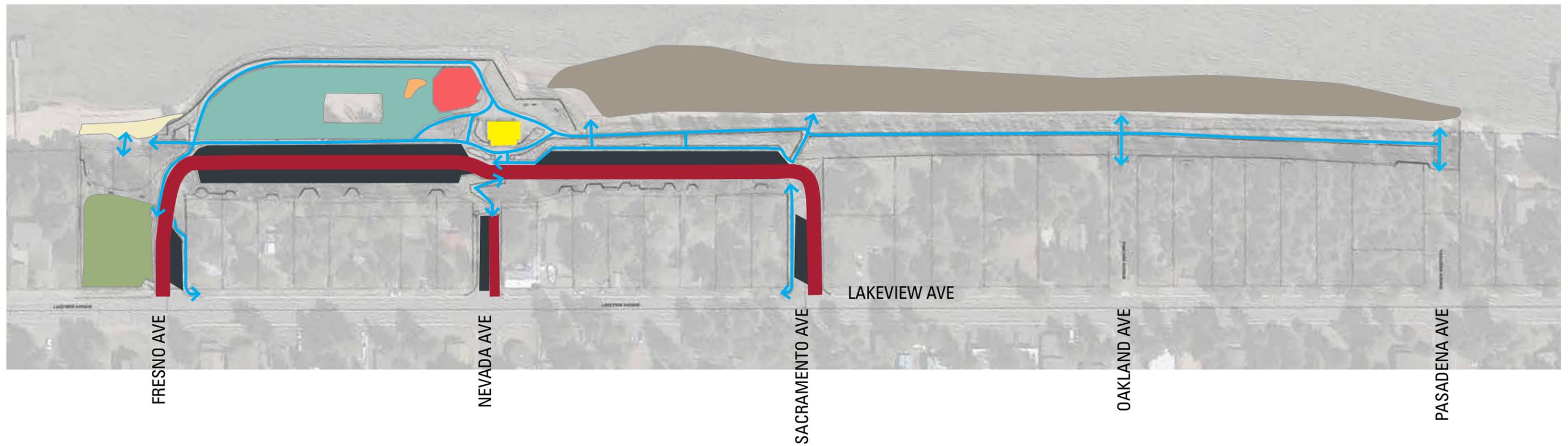
Table 1. Location information for TYC populations.

Location Figures 2 and 3	Number of Plants	Location Information
1	25	Date & Time: Tue May 26 13:45:31 PDT 2015 Position: +038°56'41.0" / -119°59'4.0" Altitude: 6244ft
2	9	Date & Time: Tue May 26 13:59:00 PDT 2015 Position: +038°56'40.6" / -119°58'59.9" Altitude: 6216ft
3	13	Date & Time: Tue May 26 14:13:59 PDT 2015 Position: +038°56'40.8" / -119°58'53.6" Altitude: 6232ft
4	1	Date & Time: Tue May 26 14:16:30 PDT 2015 Position: +038°56'40.7" / -119°58'53.5" Altitude: 6224ft
5	39	Date & Time: Tue May 26 14:18:41 PDT 2015 Position: +038°56'40.8" / -119°58'53.3" Altitude: 6231ft
6	9	Date & Time: Tue May 26 14:20:15 PDT 2015 Position: +038°56'40.8" / -119°58'52.9" Altitude: 6215ft

PARK USERS AND USER NEEDS

	Beach users	Access to shoreline, sunny areas, sand
	Family gatherings / Picnics	Tables, lights, screening, BBQs, tables, restrooms, close parking, shade
	Families with children	Play area, seating, safety, clear visibility of play area
	Informal games <small>(soccer, frisbee)</small>	Flexible use lawn areas
	Lunchtime crowd	Benches and tables, parking spaces with a view
	Non motorized lake access	Non motorized boat ramp, easy access to shoreline, carts, lockers
	Passive park users	Quiet spaces, seating, view areas
	Sunset viewers	Open viewing platform to the West, unobstructed views
	Volleyball	Area 30' x 60' of sand or lawn
	Weddings, events, receptions	Building for wedding prep, food, open lawn area, covered structure
	Dogs	Open area, waste receptacle

PROGRAMMATIC MAPPING: EXISTING



CIRCULATION LEGEND

- Vehicular
- Pedestrian

USE LEGEND

- | | | | | |
|--|--|---|--|---|
| Multi-use Lawn | Kayak/SUP Launch | Play Area | Wedding/Open Lawn | Parking |
| Picnic/Plaza | Beach | Dog Beach | Concession/Restrooms | |

BEACH ACCESS STAIRS DECK MULTI-USE LAWN PLAY AREA CONCESSION AND RESTROOMS DOG USE AREA



WEDDING LAWN

SAND VOLLEYBALL

ACCESS RAMP

DESIGN ALTERNATIVES

The design alternatives on the following pages were shown at the second public workshop on July 28, 2015. At the workshop, the public was asked to give feedback on the elements they liked the best from each design.

The three alternatives shown here were drawn up to show options that best balance the environmental considerations, restoration, costs, neighborhood impacts, and community needs.

The design alternatives were drawn up after a comprehensive site inventory was conducted by the project team along with careful consideration of public feedback received by the City at the open house in August 2014 and feedback received at the first public workshop on June 16, 2015 and subsequent online surveys, the results of which are shown in previous pages.



UNIVERSAL IMPROVEMENTS

All options will include improvements to the uses and amenities below.



Accessible Beach



Improved retaining wall or slope stabilization



Enhanced waterfront experience and relationships



Improved play experience and materials



Upgraded concession and restrooms



Improved picnic areas and seating



Improved vehicular and pedestrian circulation



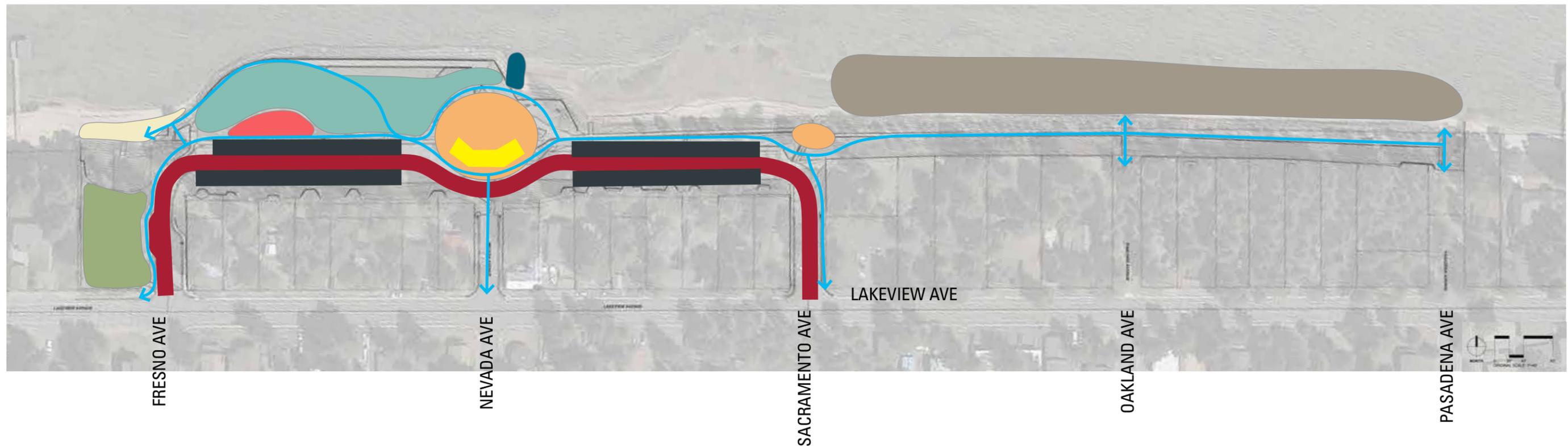
Kayak and stand up paddleboard access

Public Workshop #2 July 2015

PROGRAMMATIC MAPPING: ALTERNATIVE 1: THE HUB

Design Elements:

- Creates larger lake front picnic and plaza space in front of a new concession/rest room building. Extra space is created by removing parking in front of the building pushing the drive aisle around it. Two double bays of parking are on either side and can be closed off in the center as needed while still having 2-way traffic in each parking area.
- No existing sea wall remains
- Central picnic plaza connects to a non-motorized boat launch
- Views are directed to the North and West of the lake, best views for evening and sunsets
- Upper lawn has unobstructed lake views and provides a direct connection to the play area with room for informal play and games
- Beach access slopes down at less than 5% between the lawn and shore zone stabilization providing ADA connection to the lake
- Upper event lawn remains with the introduction of a small gazebo on the upper elevation
- Between the upper event lawn and the beach, terraces are created with lake front seating for quiet gatherings
- Dog area is separated by narrowing the connection between the main park space on the west with two bays of parking



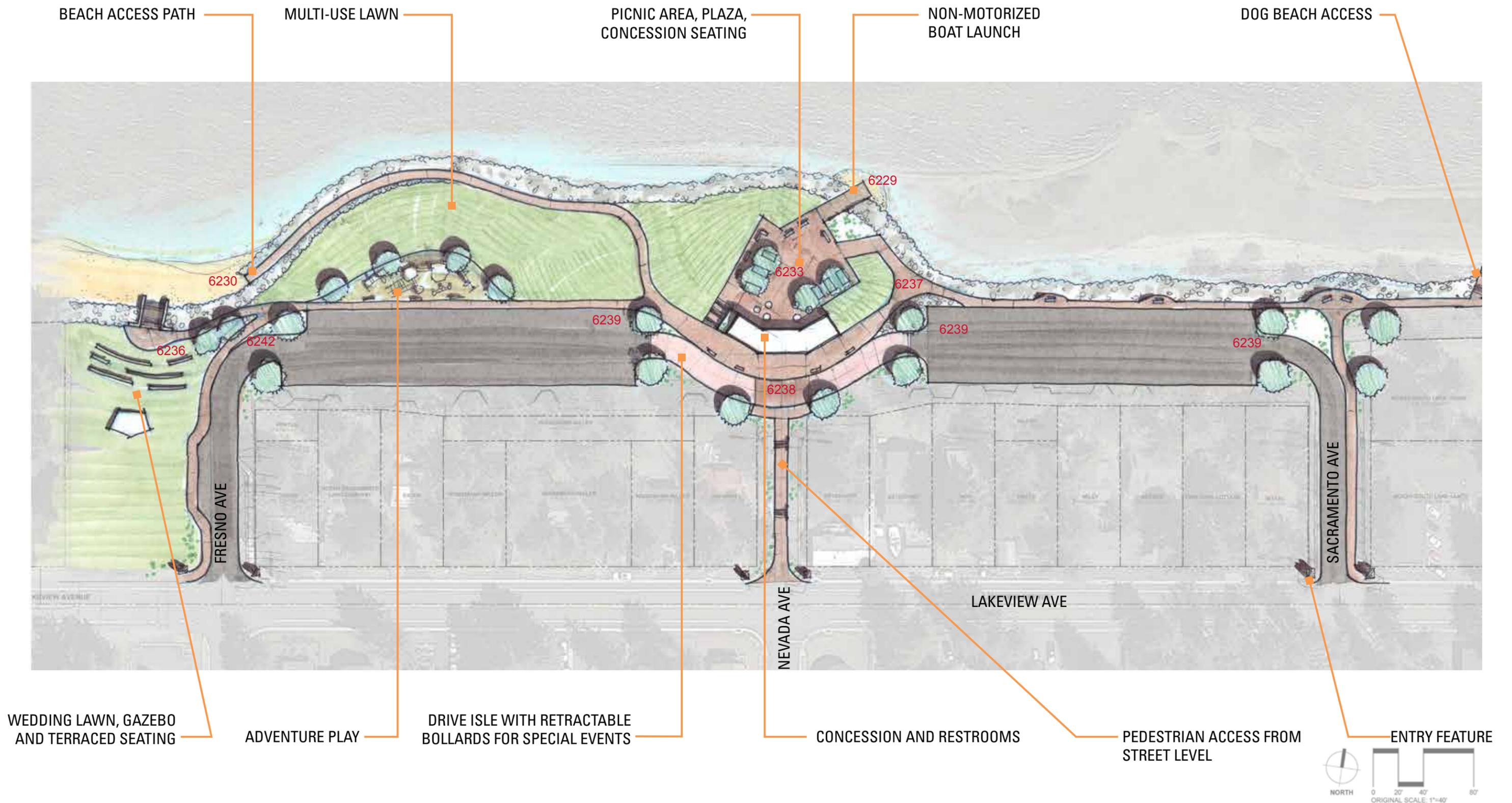
CIRCULATION LEGEND

- █ Vehicular
- █ Pedestrian

USE LEGEND

- █ Multi-use Lawn
- █ Picnic/Plaza
- █ Kayak/SUP Launch
- █ Beach
- █ Play Area
- █ Dog Beach
- █ Wedding/Open Lawn
- █ Concession/Restrooms
- █ Parking

Public Workshop #2 July 2015
 ALTERNATIVE 1: THE HUB

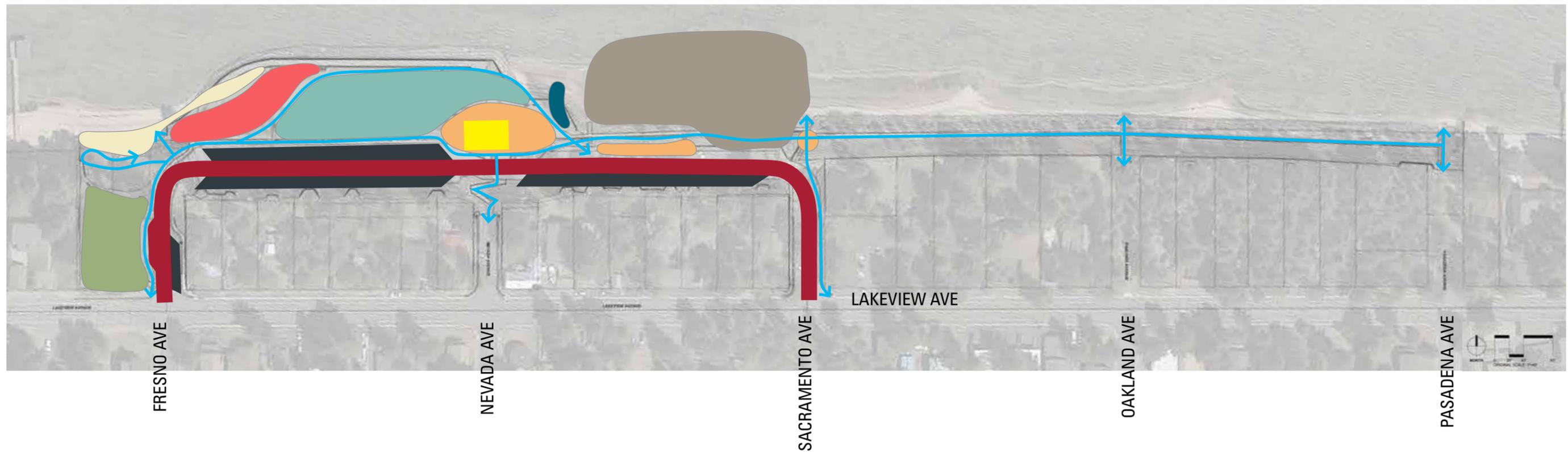


Public Workshop #2 July 2015

PROGRAMMATIC MAPPING: ALTERNATIVE 2: PLAY

Design Elements:

- The existing beach area is opened up further with extended beach and a large adventure play area that terraces down from the lawn to the lake
- Ramp down to the beach from the parking lot providing ADA connection to the lake
- Large flexible use lawn area for games and informal play
- New rest room and concession building in approximately the same location but with expanded seating and direct connection to a non-motorized boat launch
- Picnic area is located close to the parking area along the walkway
- Dog beach area has direct connection to walkway from Lakeview Ave street level
- Event lawn kept as is with ADA drop off and parking
- Small section of sea wall is rebuilt in the same location as existing



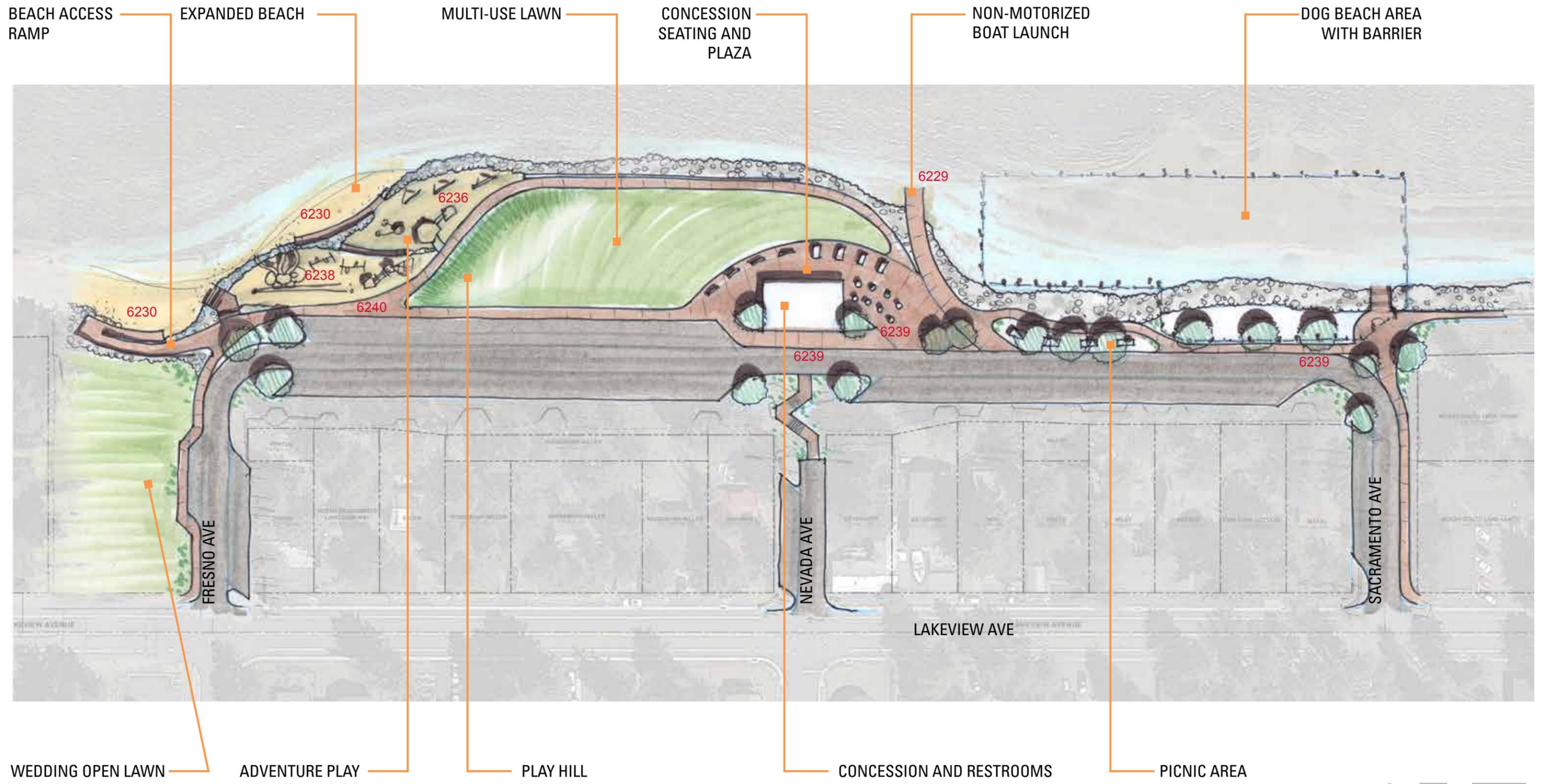
CIRCULATION LEGEND

- █ Vehicular
- █ Pedestrian

USE LEGEND

- █ Multi-use Lawn
- █ Picnic/Plaza
- █ Kayak/SUP Launch
- █ Beach
- █ Play Area
- █ Dog Beach
- █ Wedding/Open Lawn
- █ Concession/Restrooms
- █ Parking

Public Workshop #2 July 2015
 ALTERNATIVE 2: PLAY

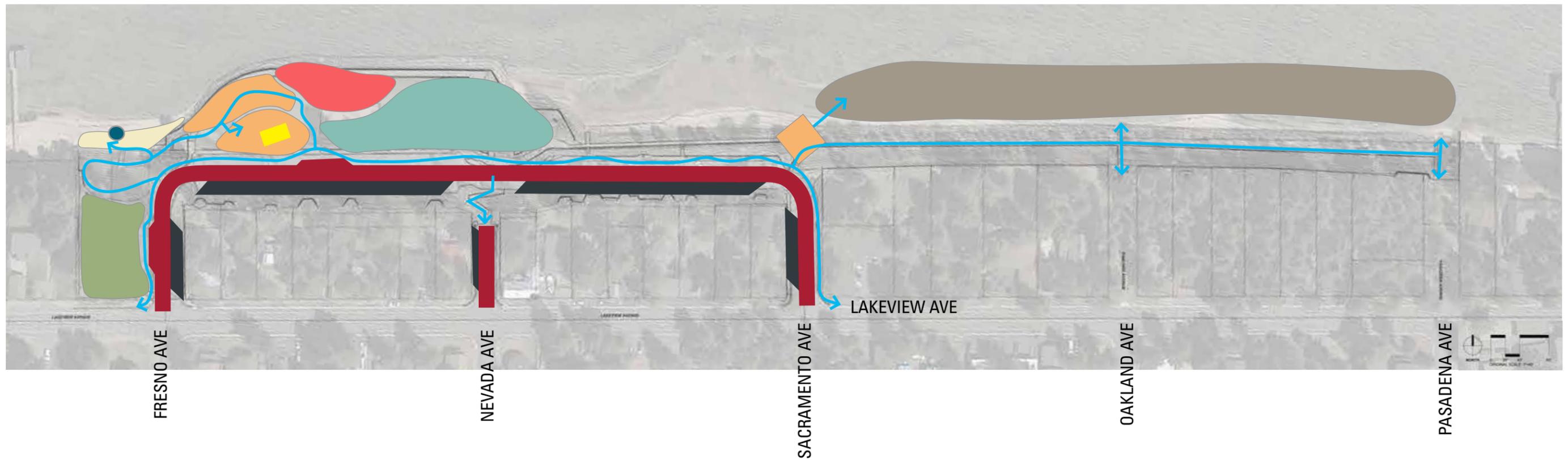


Public Workshop #2 July 2015

PROGRAMMATIC MAPPING: ALTERNATIVE 3: RESTORATION

Design Elements:

- This option has the most aggressive shoreline restoration and irregular shoreline forms for habitat creation
- Least amount of lawn in this option
- Rest rooms and concession building are moved closer to the beach and event lawn with views directed to the West
- Large promenade walkway is created with picnic area
- Remembrance of the Globin Pier is created with an overlook at the entry on Sacramento Ave and continued into the lake with a rock jetty
- Jetty serves to separate dog area from the rest of the park with a physical barrier
- Beach ramp and access connects from parking to picnic area to beach
- Event lawn left as is



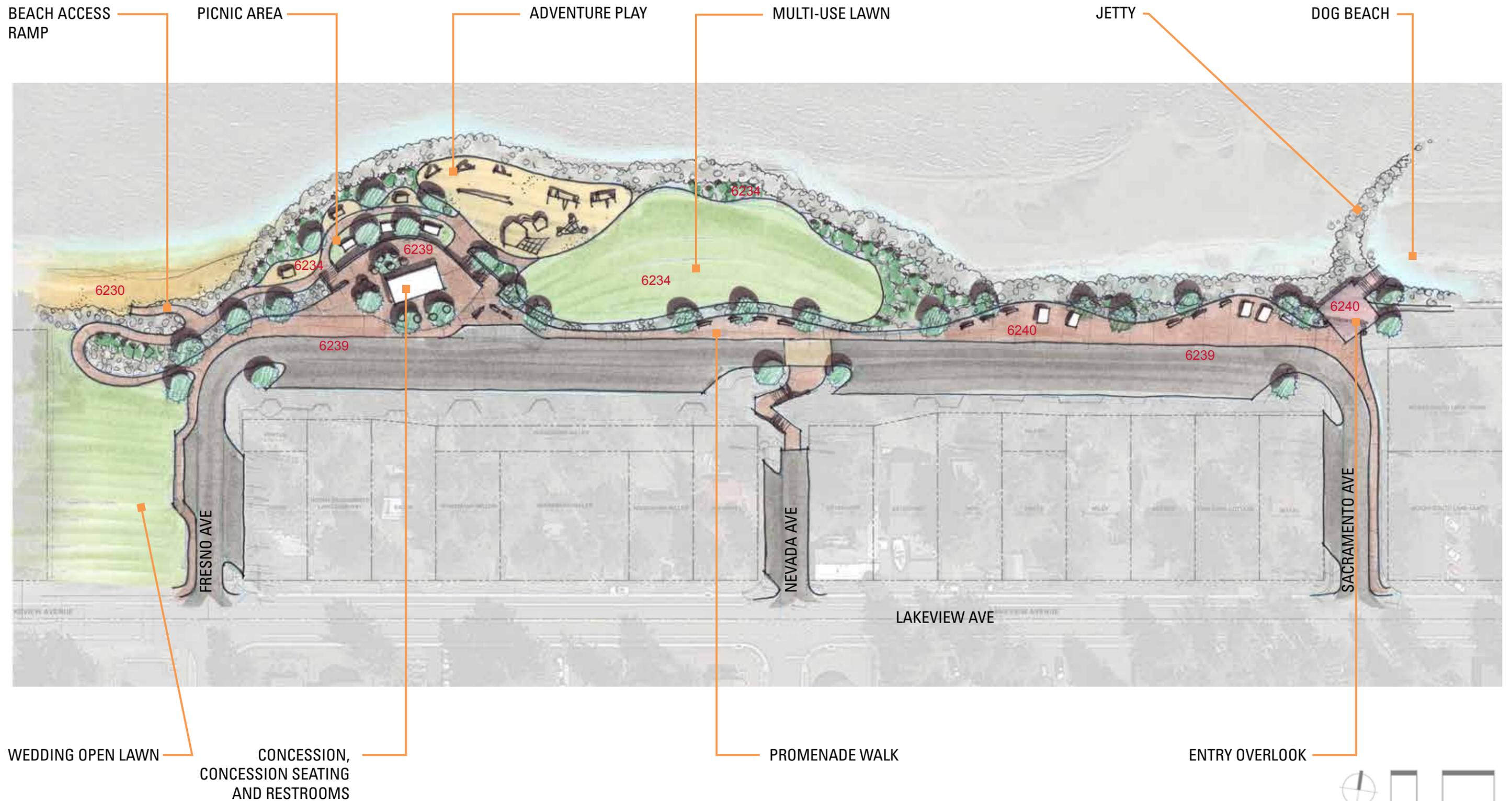
CIRCULATION LEGEND

- Vehicular
- Pedestrian

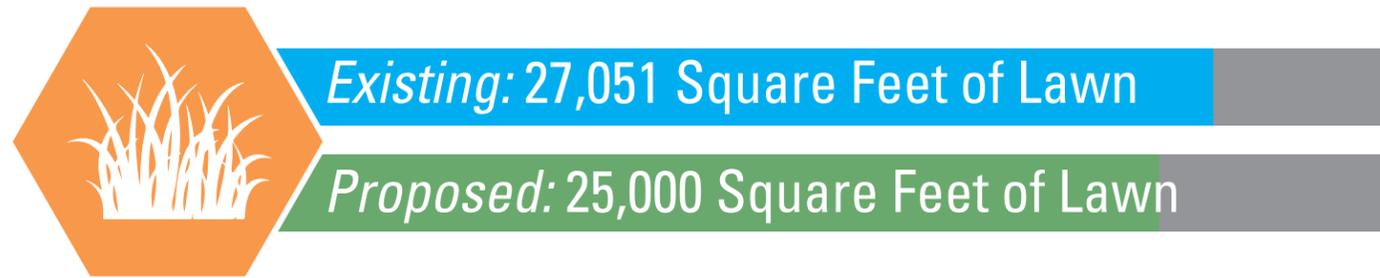
USE LEGEND

- Multi-use Lawn
- Picnic/Plaza
- Kayak/SUP Launch
- Beach
- Play Area
- Dog Beach
- Wedding/Open Lawn
- Concession/Restrooms
- Parking

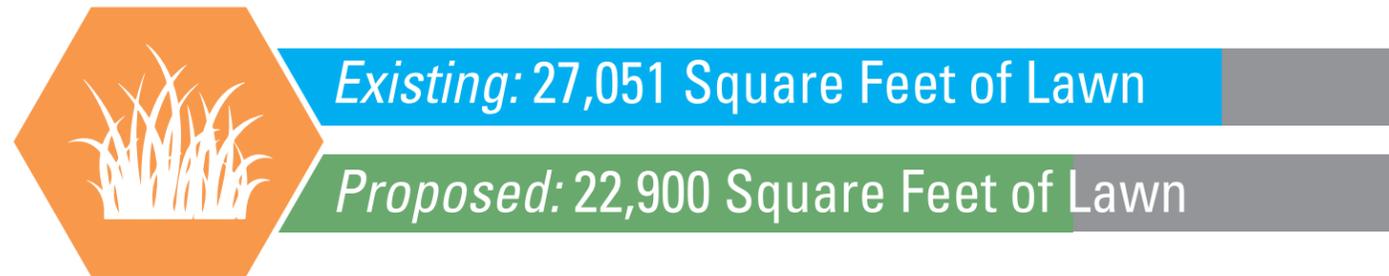
Public Workshop #2 July 2015 ALTERNATIVE 3: RESTORATION



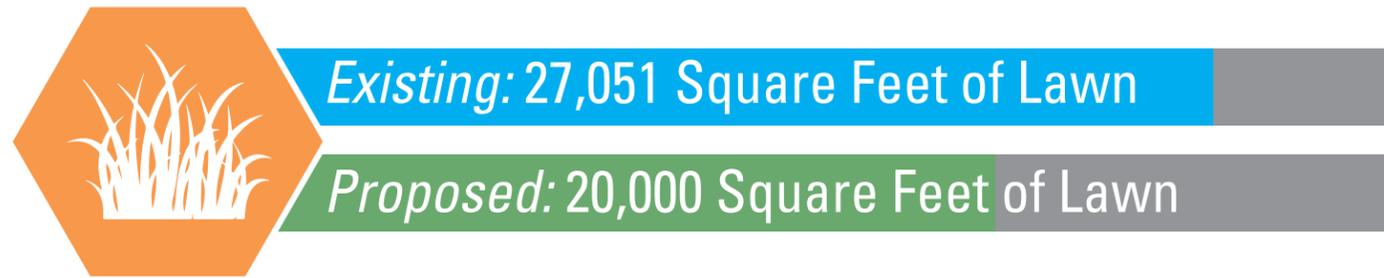
Public Workshop #2 July 2015
 PROGRAM COMPARISON: EXISTING VS. ALTERNATIVE 1



Public Workshop #2 July 2015
 PROGRAM COMPARISON: EXISTING VS. ALTERNATIVE 2



Public Workshop #2 July 2015
 PROGRAM COMPARISON: EXISTING VS. ALTERNATIVE 3

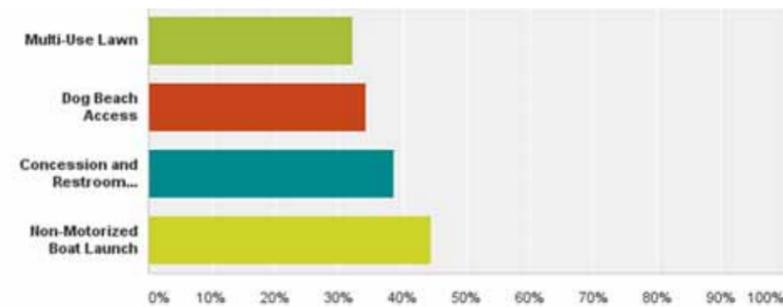


Public Workshop #2 July 2015 PUBLIC FEEDBACK SUMMARY

Public workshop #2 resulted in feedback from more than 300 South Lake Tahoe residents. Both comment cards and online surveys were used to obtain feedback on what the community viewed as the most desirable elements of each of the three options. These most desirable elements were then compiled into the preferred alternative of the future park.

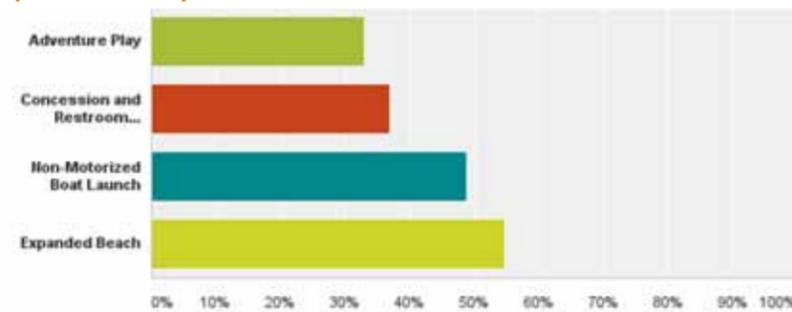
ALTERNATIVE 1: "THE HUB"

"Top 4" Survey Results



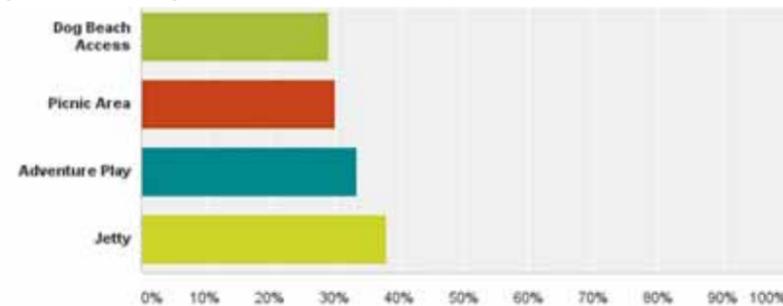
ALTERNATIVE 2: "PLAY"

"Top 4" Survey Results



ALTERNATIVE 3: "RESTORATION"

"Top 4" Survey Results



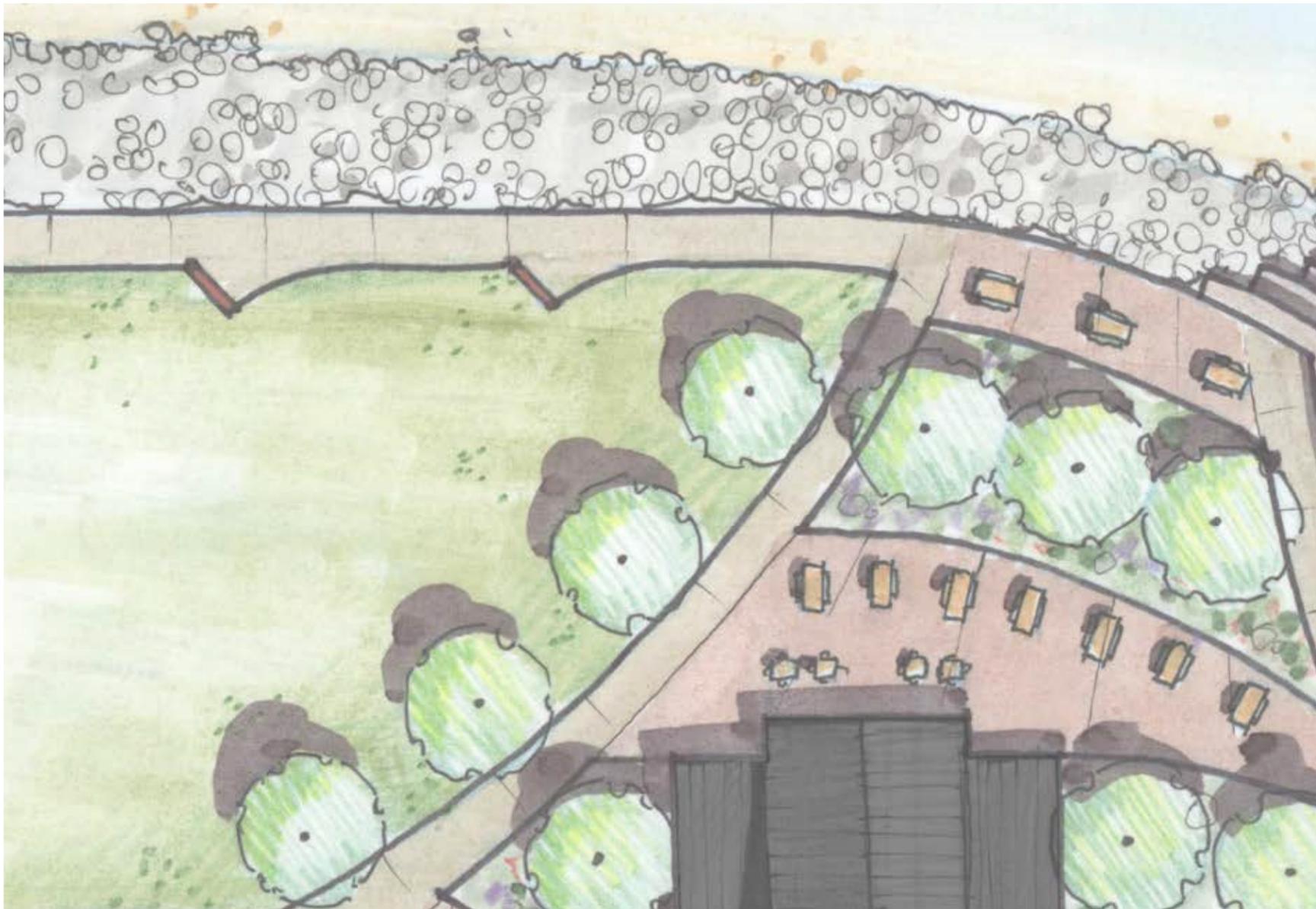
PREFERRED ALTERNATIVE

The third public workshop was held on October 6, 2015 and consisted of a presentation showing the preferred design alternative.

The preferred alternative was the result of public input from the previous workshops and online surveys along with City input and professional design experience.

The top elements of the preferred design consist of:

- Non-Motorized Boat Launch
- Expanded BEach
- Jetty
- Adventure Play
- Concession and Restroom
- Picnic Area
- Dog Beach Access
- Multi-Use Lawn



PREFERRED ALTERNATIVE: REGAN BEACH WEST



ADVENTURE COVE

Nature Based Play and Expanded Beach

Nature Based Play
Log Scramble
Climbing Rock
Mini Slide
Net Climb

Swings and Nets

Lake Edge Walk
Sunrise Viewing Benches
Sunset Viewing Benches

Expanded Beach

Stormwater Outlet and Beach Boardwalk

Beach

Beach Access Path

Lake View Bowl

Event Grove Stage/Arbor

Event Grove Seating Area

Event Grove Storage

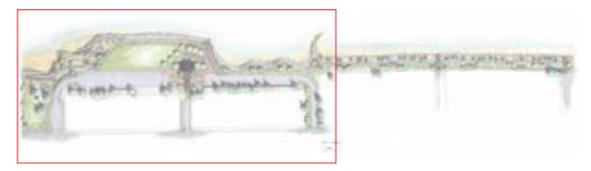
Event Dropoff

Entry Sign

REGAN C
Informal Sports

EVENT GROVE

Event Space, Lake Viewing Bowl



REGAN LANDING

Concession, Restrooms, Picnic, Seating, and Boat Launch

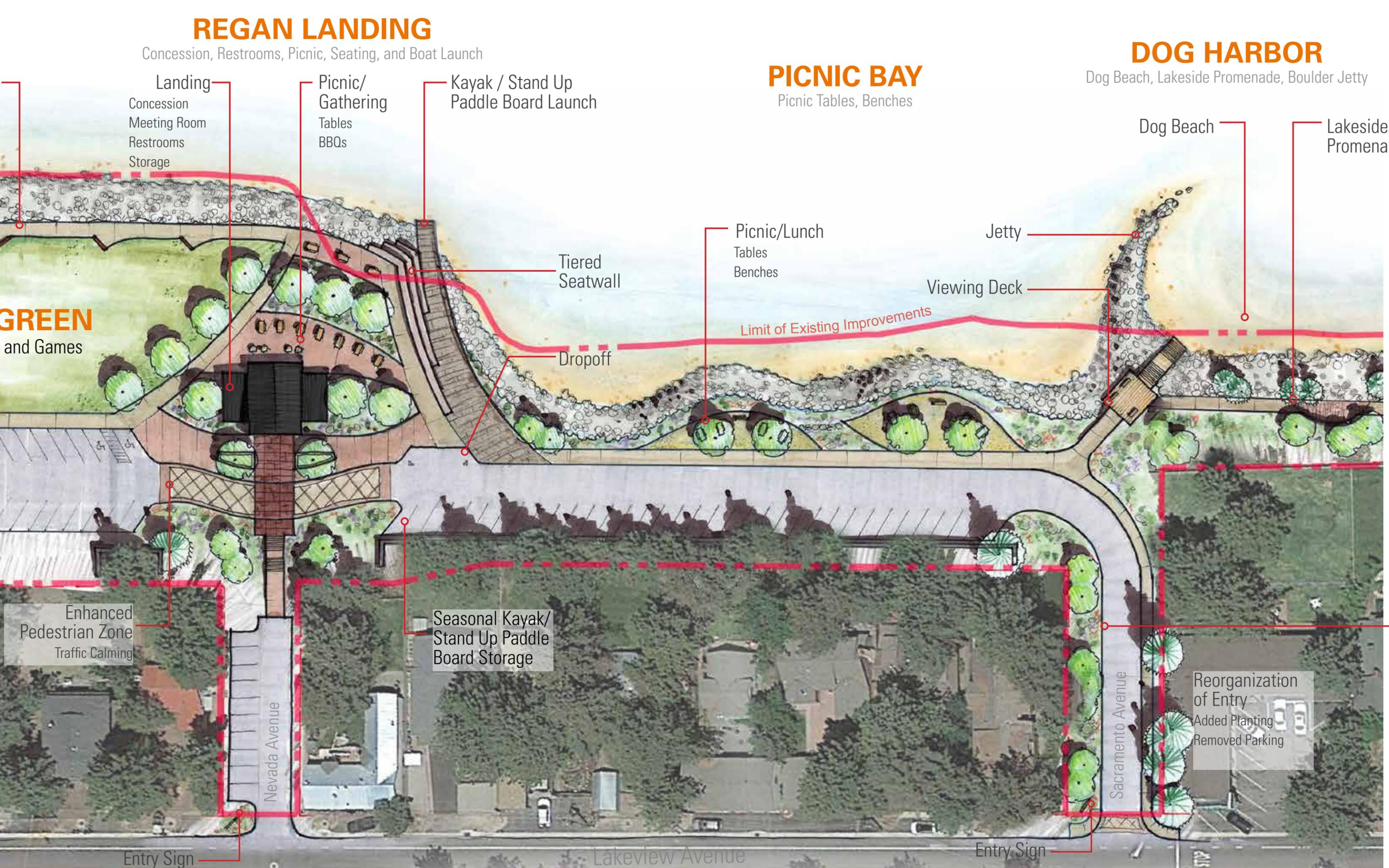
DOG HARBOR

Dog Beach, Lakeside Promenade, Boulder Jetty

PICNIC BAY

Picnic Tables, Benches

GREEN
and Games



Landing
Concession
Meeting Room
Restrooms
Storage

Picnic/
Gathering
Tables
BBQs

Kayak / Stand Up
Paddle Board Launch

Tiered
Seatwall

Dropoff

Picnic/Lunch
Tables
Benches

Viewing Deck

Jetty

Dog Beach

Lakeside
Promenade

Limit of Existing Improvements

Enhanced
Pedestrian Zone
Traffic Calming

Seasonal Kayak/
Stand Up Paddle
Board Storage

Reorganization
of Entry
Added Planting
Removed Parking

Nevada Avenue

Sacramento Avenue

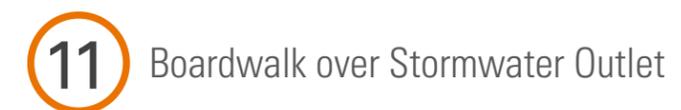
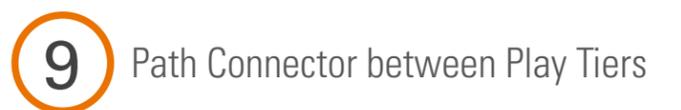
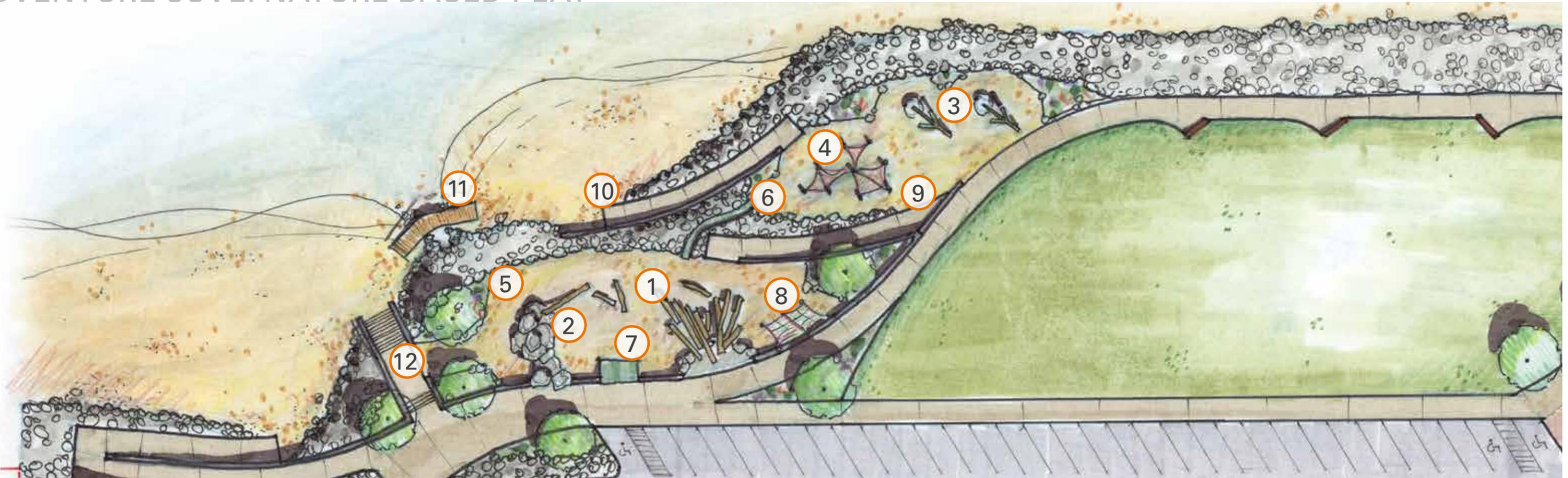
Entry Sign

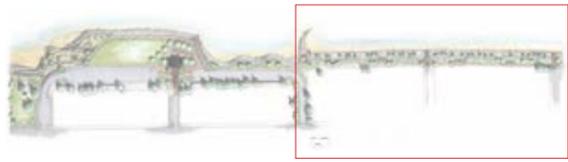
Lakeview Avenue

Entry Sign

ADVENTURE COVE: NATURE BASED PLAY

0 15' 30' 50'





PREFERRED ALTERNATIVE: REGAN BEACH EAST

DOG HARBOR

Dog Beach, Lakeside Promenade, Boulder Jetty



ADVENTURE COVE: NATURE BASED PLAY & EXPANDED BEACH



EVENT GROVE AND BEACH ACCESS



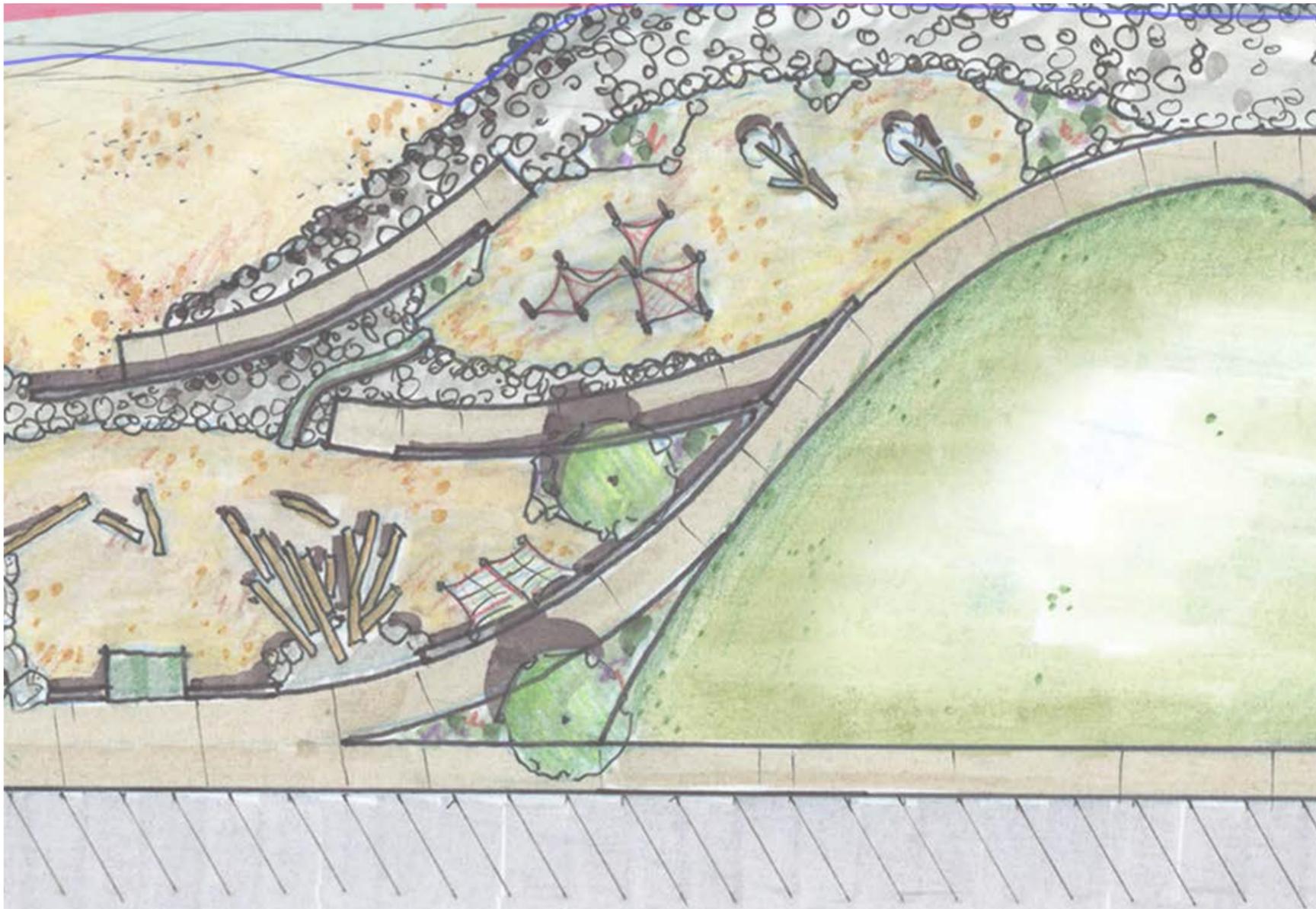
PICNIC BAY & JETTY





FINAL CONCEPT

Based on feedback from the third public workshop, online survey and City staff, minor changes were made to the preferred concept. These changes include a reduction in lawn area, increased beach and updated grading.



REGAN BEACH WEST: CONCEPT DESIGN



ADVENTURE COVE

Nature Based Play and Expanded Beach

Nature Based Play
Log Scramble
Climbing Rock
Mini Slide
Net Climb

Swings and Nets

La
Sunrise Vi
Sunset Vi

Expanded Beach
Stormwater Outlet and Beach Boardwalk
Beach
High Water Line

Beach Access Path

Lake View Bowl

Event Grove Stage/Arbor

Event Grove Seating Area

Event Grove Storage

Event Dropoff

Entry Sign

Fresno Avenue

REG
Informa

EVENT GROVE

Event Space, Lake Viewing Bowl



REGAN LANDING

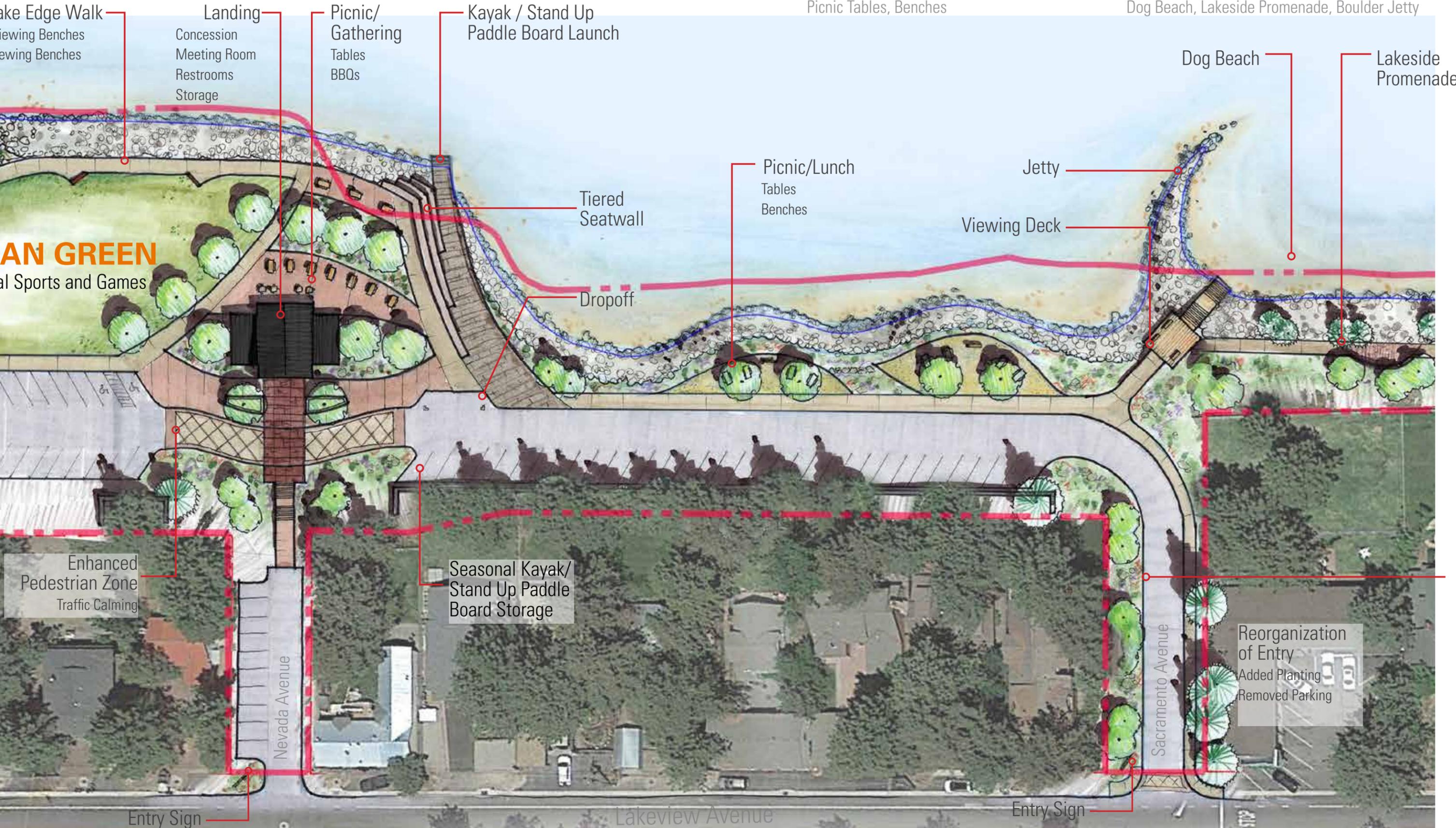
Concession, Restrooms, Picnic, Seating, and Boat Launch

PICNIC BAY

Picnic Tables, Benches

DOG HARBOR

Dog Beach, Lakeside Promenade, Boulder Jetty



AN GREEN

al Sports and Games

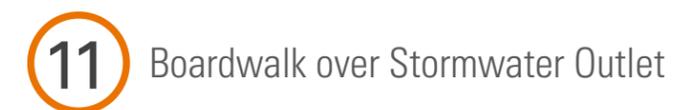
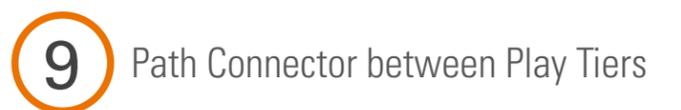
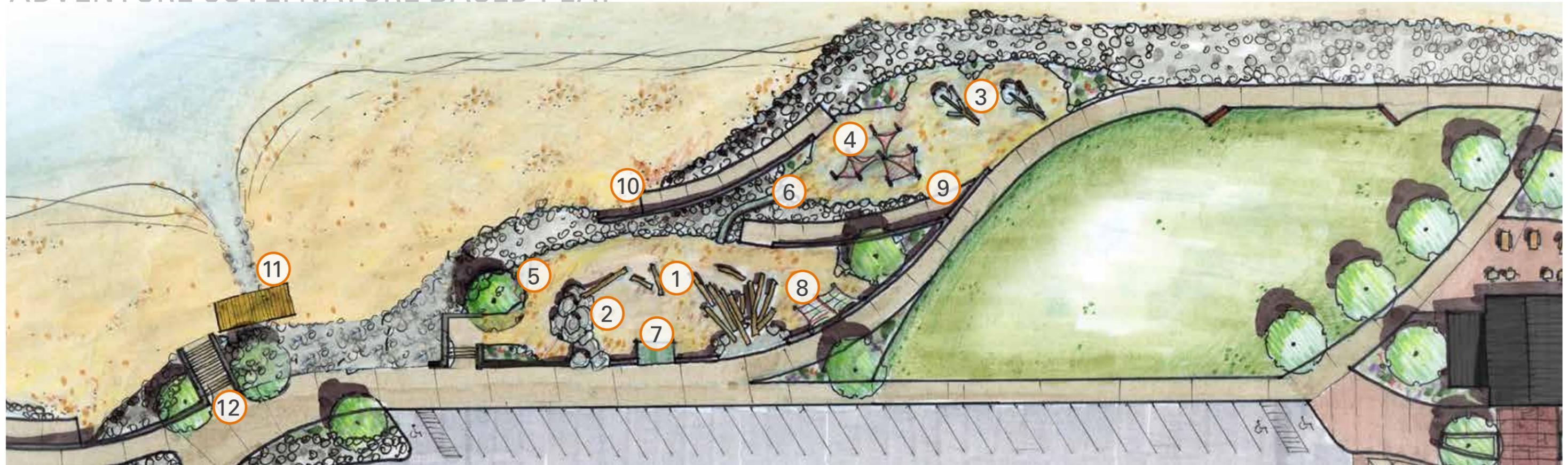
Enhanced Pedestrian Zone
Traffic Calming

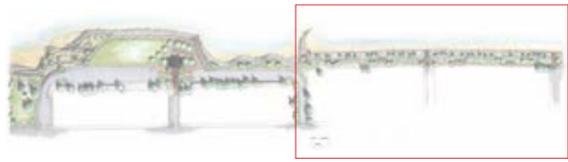
Seasonal Kayak/
Stand Up Paddle
Board Storage

Reorganization
of Entry
Added Planting
Removed Parking

ADVENTURE COVE: NATURE BASED PLAY

0 15' 30' 50'





REGAN BEACH EAST: CONCEPT DESIGN

DOG HARBOR

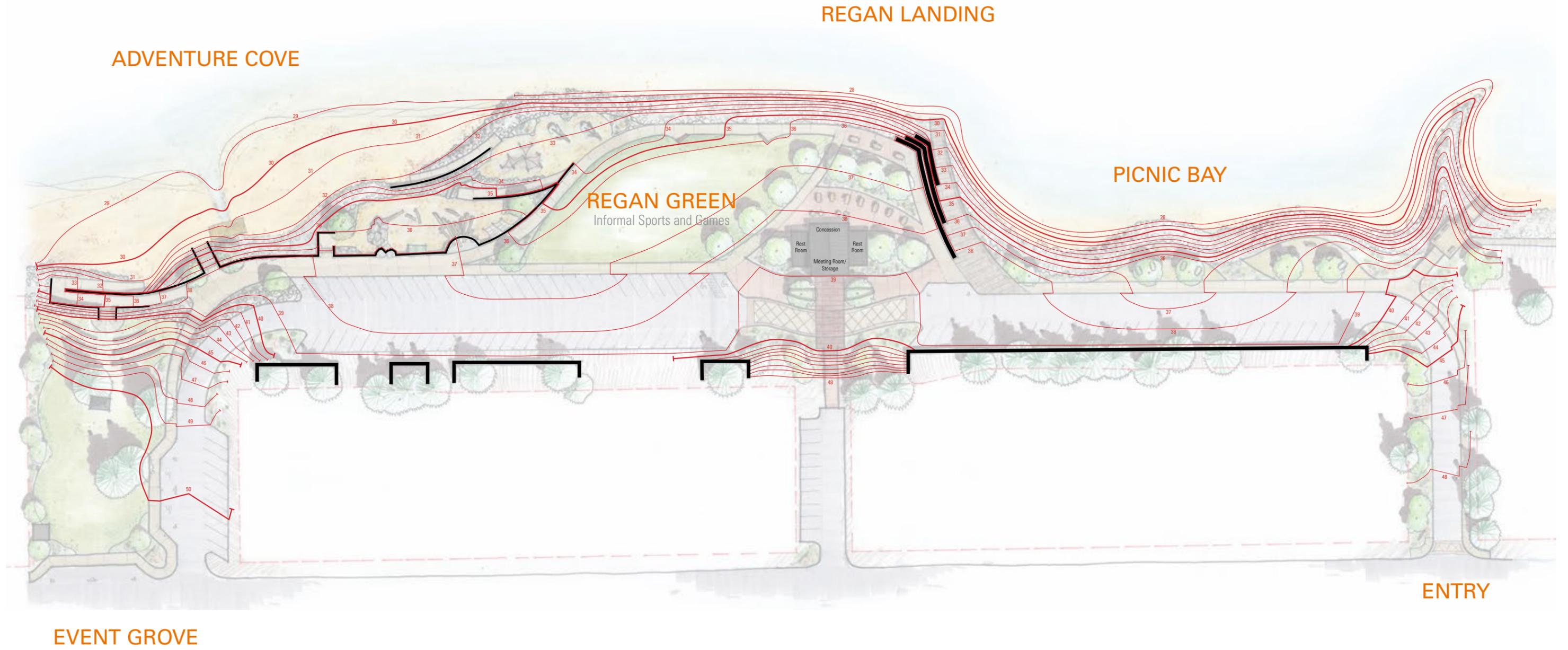
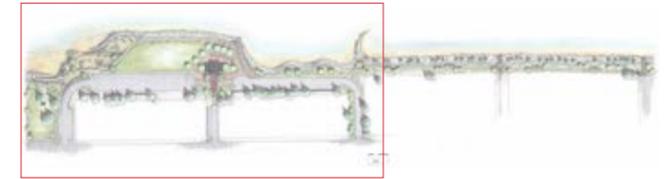
Dog Beach, Lakeside Promenade, Boulder Jetty



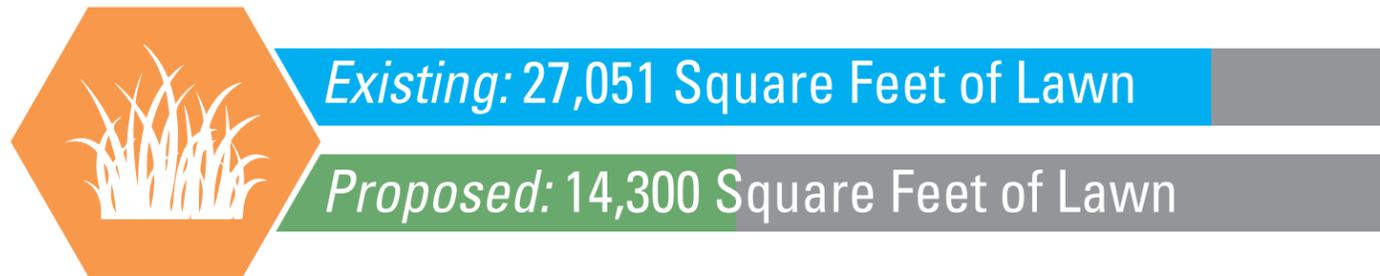
REGAN BEACH WEST: FINAL CONCEPT GRADING DIAGRAM

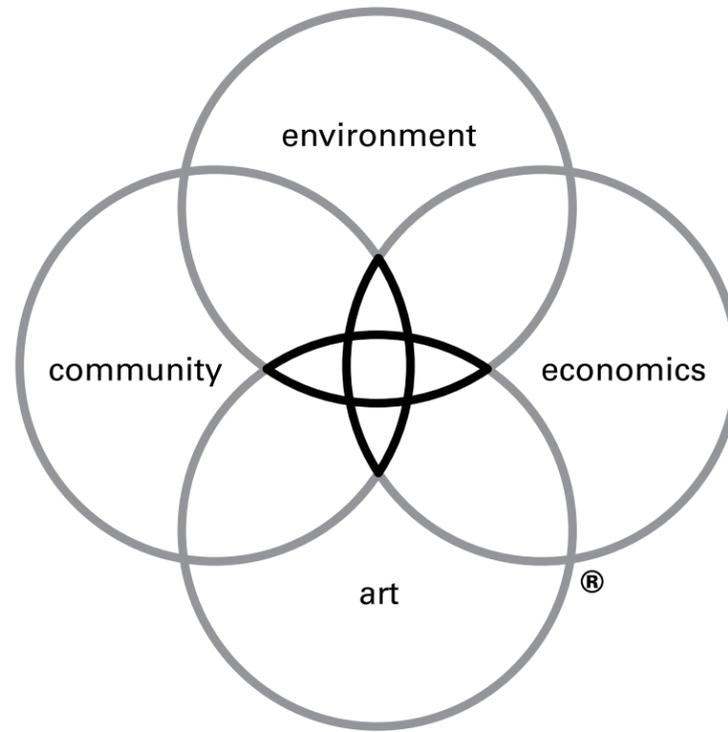
Legend

- 1' Contour
- 5' Contour
- Retaining Wall or Seat Wall



PROGRAM COMPARISON: EXISTING VS. FINAL CONCEPT





DW LEGACY DESIGN®

We believe that when environment, economics, art and community are combined in harmony with the dictates of the land and needs of society, magical places result — sustainable places of timeless beauty, significant value and enduring quality, places that lift the spirit.

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