

# GLACIER WAY TRAILHEAD IMPROVEMENT

February 23, 2024

# TODAY'S OUTCOMES

Staff to update the Board on the schematic design and stakeholder engagement of the Glacier Way Parking Lot Expansion project

The Board will consider approving moving forward with project design, permitting, and bidding

# RECOMMENDED ACTION

The Board of Directors approves staff to move forward with finalizing the design with a vault restroom, permitting, and bidding on the project. Staff to come back to the board for final construction contract approval.



# BACKGROUND

## WHAT IS THE PROJECT?

This project will expand the Glacier Way Trailhead parking lot to add more parking spaces and a permanent restroom facility to the site

## WHY THIS PROJECT?

- The Glacier Way Trailhead parking area is one of the most popular trailheads for both summer and winter use
- The parking lot is currently undersized, with parking overflowing onto neighborhood streets
- There is a need for permanent restroom facilities in this area to reduce environmental impacts
- The Glacier Way Trailhead Parking Expansion Project has been studied over the last 10 years:
  - 2013 Trails Master Plan – Sized to 25 spaces
  - 2016 Tahoe Donner 5-Year Trails Implementation Plan
  - 2018-2020 Trails and Open Space Committee and Staff
    - Conducted spot counts of cars on busy days
    - Reviewed Truckee PD citations
    - Increased recommendation to 50-75 spaces
  - 2022 Trails and Open Space Master Plan



# STATUS

## PLANNING AND DESIGN

- TDA entered into a Professional Services Agreement with Millennium Planning & Engineering
- Research, survey, and aerial mapping are complete
- Biological Inventory and Cultural Assessment studies completed for CEQA, if needed
- Perc and mantle testing complete for septic design
- An initial conceptual plan was developed
- A schematic plan is developed

## 2023/2024 STAKEHOLDER OUTREACH

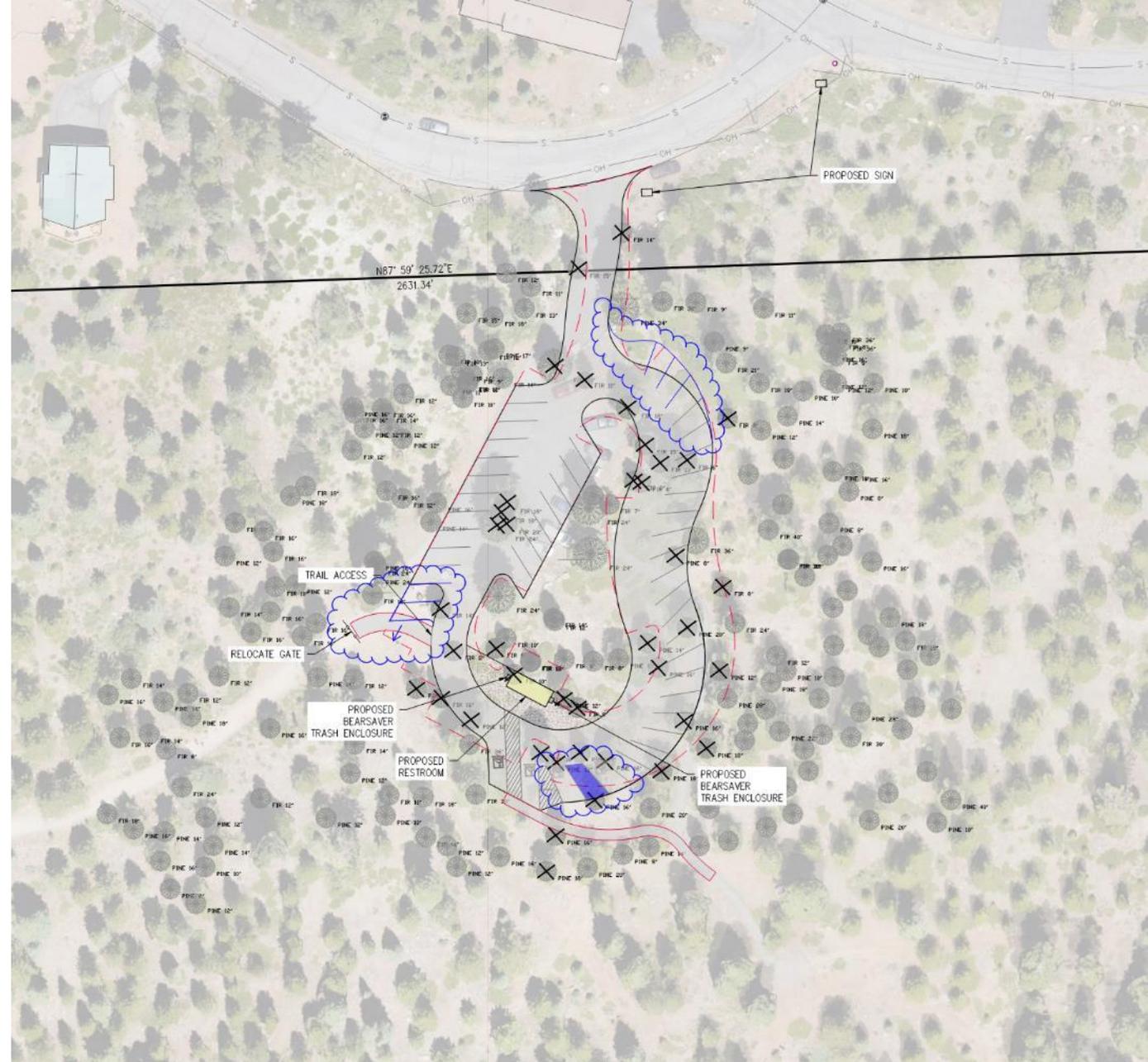
- Nov. 1 on-site and Nov. 2 virtual meetings with neighbors and TOS
- Met additional neighbors on-site on Nov. 12
- Reviewed conceptual design at the Nov. 17 Regular Board Meeting
- Neighbor update meeting on Jan. 24
- Board update on Jan. 26
- Trails and Open Space Committee update on Feb. 7



# SCHEMATIC DESIGN

## PROPOSED CHANGES FROM LATEST FEEDBACK

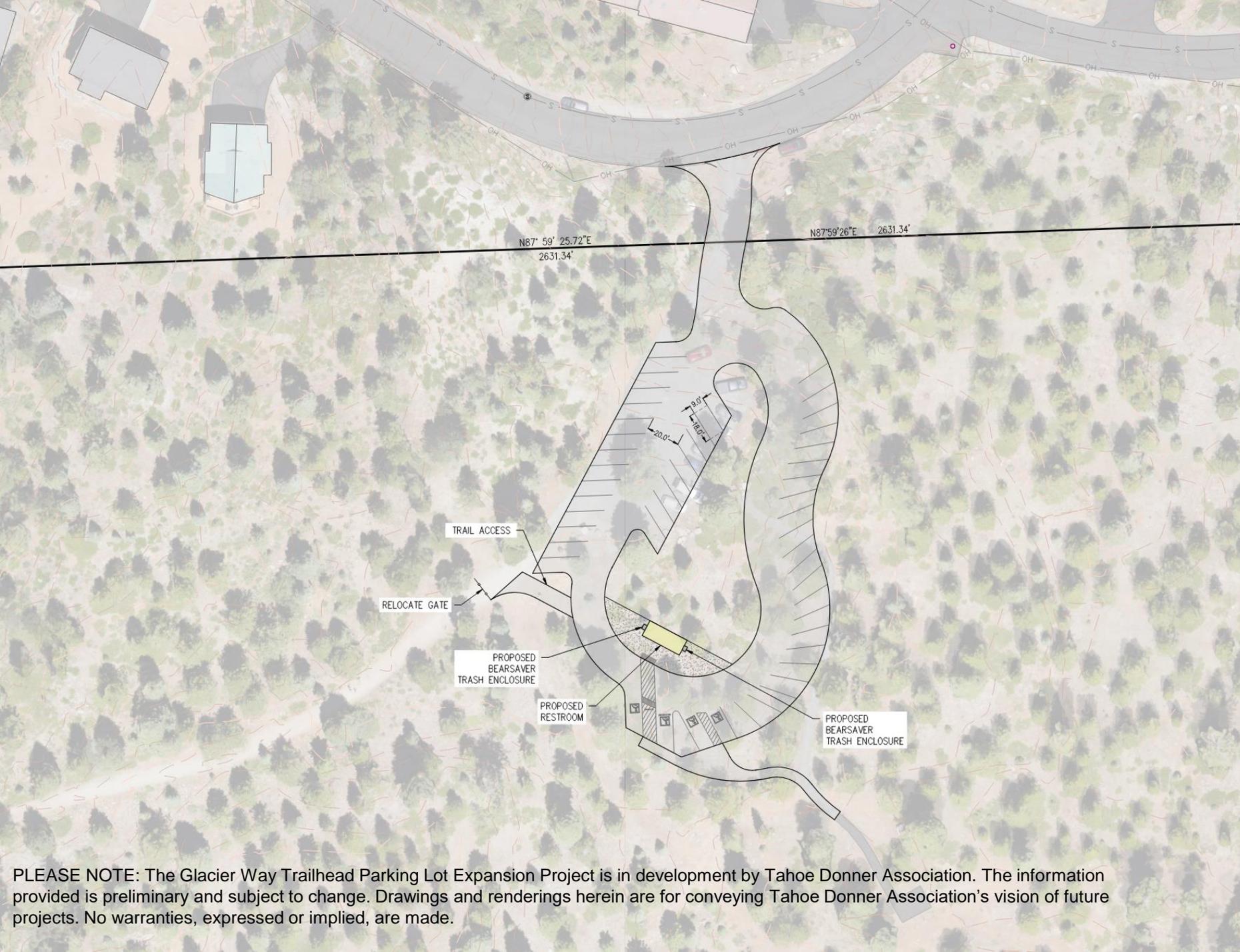
- Convert regular parking spaces at ADA trailhead to two additional ADA spaces for a total of four ADA spaces
  - Two “summer only” ADA parking spaces convert back to regular spaces in winter
- Add four to six additional regular parking spaces
  - Address Skislope Way parking
- Total 47-50 spaces



PLEASE NOTE: The Glacier Way Trailhead Parking Lot Expansion Project is in development by Tahoe Donner Association. The information provided is preliminary and subject to change. Drawings and renderings herein are for conveying Tahoe Donner Association’s vision of future projects. No warranties, expressed or implied, are made.



# UPDATED SCHEMATIC DESIGN



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# SIZE VALIDATION

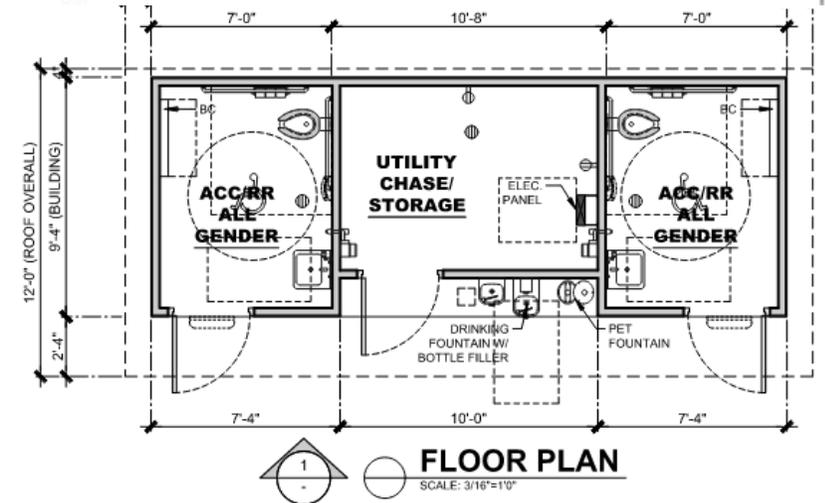
- Using USFS standard calculations for carrying capacity, staff determined the appropriate size for the parking lot is 47-50 spaces
- Member Outreach Feedback
- Trails and Open Space Committee Feedback
- Trails and Open Space Master Plan
- Internal usage data



# RESTROOM FACILITY

Staff recommendation is to install a restroom at this facility:

- Two stalls is appropriate for number of parking spaces
  - One stall per 35 persons
- Evaluating plumbed versus vault options:
  - Vault
    - Pros: Construction cost lower, simpler infrastructure
    - Cons: Odor, user experience, no utilities, janitorial more challenging
  - Plumbed
    - Pros: Cleanliness, water source, lighting, heat
    - Cons: Construction cost higher, more complicated infrastructure
- Best long-term solution? Needs to last 20+ years



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# RESTROOM FACILITY COST COMPARISON

## GLACIER WAY TRAILHEAD PARKING LOT ROUGH ESTIMATE: RESTROOM OPTIONS

**Two- Stall Plumbed Restroom:  
Higher Quality, Better Fit & Finish  
Similar to Truckee Regional Park**

**PUBLIC RESTROOM COMPANY**  
Building Better Places To Go™  
2587 BUSINESS PARKWAY  
MINDEN NEVADA 89423  
P: 888-988-2260 F: 505-565-1445

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**Two- Stall Plumbed Restroom: PRC**

UNIT	COST	QTY	TOTAL
UG UTILITIES	90	350	31,500
SEPTIC SYSTEM	50,000	1	50,000
RESTROOM (385 SF)	259,369	1	259,369
<b>TOTAL RESTROOM COST (INCL. 20% CONTINGENCY)</b>			<b>409,043</b>

**Two- Stall Plumbed Restroom:  
Lower Quality, Lesser Fit & Finish**

**CORTEZ — 10' 3" X 17'**

Cortez with chase has two single user fully accessible flush restrooms. Standard features include simulated barnwood textured walls, simulated cedar shake textured roof, vitreous china fixtures, interior and exterior lights, off loaded, and set up at site.

**CXT**  
800.696.5766  
cxtinc.com

**Two- Stall Plumbed Restroom: CXT Cortez**

UNIT	COST	QTY	TOTAL
LF	90	350	31,500
LS	50,000	1	50,000
LS	179,190	1	179,190
			<b>312,828</b>

**Two- Stall Vault Restroom with Storage:  
Similar to Martis Valley Trailhead**

**DOUBLE CASCADIAN — 11' 11" x 14' 4"**

Double Cascadian is a double vault style restroom. Standard features include two polyethylene lined concrete vaults, simulated board and batt upper and lap siding lower textured walls, simulated cedar shake textured roof, off loaded, and set up at site.

**CXT**  
800.696.5766  
cxtinc.com

**Two- Stall Vault Restroom: CXT Cascadian**

UNIT	COST	QTY	TOTAL
LF	-	-	-
LS	-	-	-
LS	113,840	1	113,840
			<b>136,608</b>

VARIANCE (COST SAVINGS)

**(96,215)**

**(272,435)**

# RESTROOM FACILITY MAINTENANCE COST

## GLACIER WAY TRAILHEAD PARKING LOT

### ESTIMATED ANNUAL MAINTENANCE & JANITORIAL COST SUMMARY

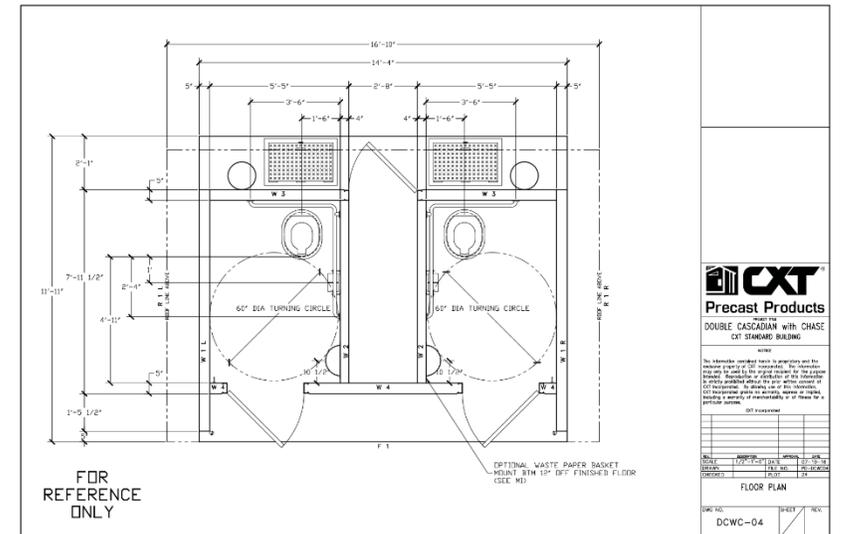
	Vault Restroom	Plumbed Restroom	Variance
Vault Pumping	2,960		
Septic Pumping		2,300	
Plumbed Utilities		5,119	
Restroom Janitorial	8,638	8,638	
Waste Disposal	5,280	5,280	
Snow Removal (based on 2022/2023 costs)	4,137	4,137	
<b>TOTAL</b>	<b>\$ 21,015</b>	<b>\$ 25,474</b>	<b>\$ (4,459)</b>



# RESTROOM FACILITY

Staff recommendation is to install a vault restroom at this facility:

- Meets Tahoe Donner’s goals and needs for trailhead parking facilities
- Fiscally responsible:
  - Estimated savings of \$272,435 from construction costs
  - Lower annual operating cost by \$4,459 – no utilities
- Consistent with local area USFS trailhead parking facilities
- Consistent with current Tahoe Donner standards (i.e. Golf)
- Reduces concerns of overnight use - Not heated, not plumbed, less inviting
- Potentially install water only at trailhead hydrant for summer trail users – Estimated cost \$50k
- Potentially frees up funds for staff to accelerate ADA trail construction
  - Design Cost \$19,500 - Staff recommends adding design to current contract with Millennium
  - Estimated construction cost TBD based on design



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# FISCAL IMPACTS

## GLACIER WAY PARKING LOT EXPANSION

Amenity:	Trails and Open Space
Project Description:	The Glacier Way Trailhead parking area is one of the most popular trailheads for both summer and winter use. The current parking lot is undersized for its current use. There is also a need for permanent restroom facilities in this area. The project expands the parking lot and adds a permanent restroom facility to the site.
Strategic Plan Initiative:	2, 5

	Phase	Budget			Total
		2023	2024	2025	
<b>Project Costs</b>	Professional Services	106,177			
	Construction		900,000		
	<b>Total</b>	<b>\$ 106,177</b>	<b>\$ 900,000</b>	<b>\$ -</b>	<b>\$ 1,006,177</b>
<b>Funding Source</b>	Development Fund	55,000	795,000		
	Replacement Reserve Fund	51,177	105,000		
	<b>Total</b>	<b>\$ 106,177</b>	<b>\$ 900,000</b>	<b>\$ -</b>	<b>\$ 1,006,177</b>





# NEXT STEPS

## DESIGN

- Complete Design

## PLANNING / PERMITTING

- Permit submittal anticipated by spring 2024

## CONSTRUCTION

- Tentatively planning to construct all improvements in fall 2024
- Anticipate a 4-8 week construction schedule





# RECOMMENDED ACTION

**By Motion:**

The Board of Directors approves staff to move forward with finalizing the design with a vault restroom, permitting, and bidding on the project. Staff to come back to the board for final construction contract approval.

THANK YOU

