

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: JASON NUTT, ASSISTANT CITY MANAGER
TRANSPORTATION AND PUBLIC WORKS
CAMRON MACDONALD, FACILITIES PLANNING
COORDINATOR
TRANSPORTATION AND PUBLIC WORKS
SUBJECT: INSTALLATION OF A PUBLIC RESTROOM IN THE DOWNTOWN
AREA

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve installation of the Portland Loo™ at City Hall Annex, 90 Santa Rosa Avenue.

EXECUTIVE SUMMARY

The Downtown Subcommittee recommended that the City Council approve installation of a Portland Loo™ restroom at the City Hall Annex, 90 Santa Rosa Avenue, adjacent to Santa Rosa Avenue or alternatively at the Prince Gateway Park, 171 Santa Rosa Avenue, adjacent to Santa Rosa Avenue. The Subcommittee selected these locations over the other locations presented due to 1) the lower cost of utility connections and 2) more acceptable to the downtown businesses. Staff recommends that the Council approve installation of the Portland Loo™ at City Hall Annex, to be open to the public 24-hours per day, 7 days per week.

BACKGROUND

On June 19, 2018, the City Council directed City staff to evaluate and install a public toilet option to provide for a safe, economical and sustainable public restroom solution within the Downtown area; and appropriated \$250,000 to JL Key 17595 – Public Restroom Installation for the purchase and installation of the restroom.

On June 25, 2019, the Council approved the purchase of the Portland Loo™ from Madden Industrial Craftsmen, Inc. in the amount not to exceed \$125,000. The vendor is to provide a complete prefabricated restroom, one set of stamped engineered

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calculations, and the transportation necessary to deliver the unit. The restroom fabrication lead time is approximately 7 months from date of order. The Blanket Purchase Order has been issued to the vendor; however, fabrication has not started due to the need to customize the restroom to meet site specific requirements. Once the site has been selected, staff can finalize the details of the restroom with the vendor. The Portland Loo™ is designed with durability, safety, security and surveillance in mind. The stainless-steel construction with anti-graffiti coating prevents rust, extends the useful life of the structure, and enables easier clean-up of the structure. Louvers at the top and bottom of the restroom allow for passive surveillance inside the restroom and a less desirable option for illicit behavior. The exterior of the restroom is lit at night. When an occupant enters the restroom, the exterior lights switch off and the interior lights switch on to alert others that the restroom is in use. The structure reduces energy consumption by including low flow water fixtures and photo sensors that only enable lighting when needed.

The restroom requires additional site improvements to provide a foundation for the structure and connect utilities. Design and construction of these improvements can begin while waiting for the restroom to be delivered.

PRIOR CITY COUNCIL REVIEW

January 2018, the Council requested that staff incorporate a Downtown area restroom as a Fiscal Year (FY) 2018-19 priority project during the City Council – Executive Team Sessions.

May 16, 2018, the Council added the Downtown area restroom to the budget during the Budget Study Session for consideration during the FY 2018-19 Capital Improvement Program session.

June 19, 2018, the Council funded the Downtown area restroom project as part of the FY 2018-19 Capital Improvement Program budget.

June 25, 2019, the Council approved the purchase of the Portland Loo™ from Madden Industrial Craftsmen, Inc.

ANALYSIS

Staff from various departments evaluated nineteen (19) locations for installation of the restroom (see Attachment 1 - Map):

- A: Northwest corner of 4th Street and E Street
- A2: Southwest corner of 4th Street and E Street
- B: West side of B Street, across from 5th Street
- C: West side of B Street, across from 4th Street
- C2: Southeast corner of 4th and B Street
- D: Courthouse Square, across from Mendocino Avenue
- E: Southwest corner of Courthouse Square

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- F: Southeast corner of Courthouse Square
- G: East side of Santa Rosa Avenue between Comstock Mall and 3rd Street
- H: Santa Rosa Avenue at Comstock Mall
- I: City Hall at the southeast corner of Santa Rosa Avenue and 1st Street
- J: City Hall at the northeast corner of Santa Rosa Avenue and Sonoma Avenue
- K: Julliard Park at Santa Rosa Avenue
- L: Julliard Park at Julliard Park Drive
- M: Parking Lot #11 at 5th Street and B Street
- N: Parking Lot #10 at 5th Street and D Street
- O: City Hall at 1st Street
- P: City Hall Annex at Santa Rosa Avenue
- Q: Prince Gateway Park at Santa Rosa Avenue

Criteria for evaluation included (see Attachment 2 – Location Evaluation Matrix):

- Business and Resident Considerations: visibility of the restroom to nearby businesses or residences
- Constructability: distance to utility connections, sufficient right of way to place the building and evaluation of underground conflicts
- Disability Access: accessible site, compliant curb ramps and sidewalks to access the building
- Environmental: sewer overflow risk to storm drain and construction impact to street trees and landscaping
- Location: distance to downtown core and potential redevelopment of the proposed location
- Safety and Security: ample street lighting, highly visible and space to walk around the restroom

On July 11, 2019, the Downtown Subcommittee (comprised of Council Member Olivares, Fleming and Sawyer) reviewed 17 locations (A – O). Subcommittee members requested that staff review the City's existing downtown restrooms for consideration as a 24-hour restroom, and research more locations for placement of the Portland Loo™ that may be less imposing to the downtown businesses.

Staff met with members of the Downtown Action Organization (DAO) Board. The DAO expressed concern that the Portland Loo™ would attract illicit behavior within the recently improved square and downtown area. The DAO circulated a petition against the Portland Loo™ installation and suggested that the City use its existing restrooms instead. Ultimately, the DAO supported placement of the facility at City Hall Annex or Prince Gateway Park since it would be less imposing than Courthouse Square or within the sidewalk area adjacent to businesses.

Staff returned to the Downtown Subcommittee on November 7, 2019 to present findings on the City's existing downtown restrooms located at Parking Garage 5, Transit Mall, City Hall and Prince Gateway Park (Council Member Sawyer was absent from this meeting). Conversion of any of the existing restrooms would require ongoing funding at a substantially higher cost than is anticipated to support the Portland Loo™. Ongoing

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costs are primarily for the full-time security required due to the existing restrooms poor visibility and existing construction not deterring illicit behavior. In the presentation, staff further detailed the cost and feasibility of three previously considered sites for placement of the Portland Loo™ (see Attachments 1 and 2):

- H: Santa Rosa Avenue at Comstock Mall
 - I: City Hall at the southeast corner of Santa Rosa Avenue and 1st Street
 - O: City Hall at 1st Street
- And two additional sites:
- P: City Hall Annex at Santa Rosa Avenue
 - Q: Prince Gateway Park at Santa Rosa Avenue

The Subcommittee's recommendation to City Council was to place the Portland Loo™ at location P: City Hall Annex, 90 Santa Rosa Avenue, adjacent to Santa Rosa Avenue or alternatively at location Q: Prince Gateway Park, 171 Santa Rosa Avenue, adjacent to Santa Rosa Avenue. The Subcommittee selected these locations over the other locations presented due to 1) the lower cost of utility connections and 2) more acceptable to the downtown businesses.

A Master Plan amendment will be required if Council selects any of the following locations:

- D: Courthouse Square, across from Mendocino Avenue
- E: Southwest corner of Courthouse Square
- F: Southeast corner of Courthouse Square
- K: Julliard Park at Santa Rosa Avenue
- L: Julliard Park at Julliard Park Drive
- Q: Prince Gateway Park at Santa Rosa Avenue

The proposed City Hall Annex site is on a list of properties being considered as part of a Public-Private-Partnership (P3) to leverage government owned real estate to provide downtown housing, commercial development and a consolidated government complex. If the City Hall Annex site were to be redeveloped, the Portland Loo™ could be removed from the site and relocated, or an easement could be considered to retain the facility at its proposed location.

Once a location for placement of the Portland Loo™ is approved, staff will complete the design of the utility connections and foundation. Installation is expected in Fall 2020. Once installed, the restroom will be open 24-hours a day, 7 days a week.

FISCAL IMPACT

General Funds for the purchase of the restroom, site improvements and utility connections were appropriated in the Fiscal Year 2018-2019 budget to Project JL Key 17595 – Public Restroom Installation within the Transportation and Public Works Department.

Ongoing General Fund maintenance costs will be incorporated into the annual budget for Transportation and Public Works.

ENVIRONMENTAL IMPACT

The project is Categorically Exempt pursuant to CEQA Guidelines Section 15303 because it consists of the installation of new small facility, including utility extensions necessary to operate the facility.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The item was considered by the Downtown Subcommittee advisory body on July 10, 2019 and November 7, 2019. As a result of these meetings, the Subcommittee's recommendation to City Council was to place the Portland Loo™ at location P: City Hall Annex, 90 Santa Rosa Avenue, adjacent to Santa Rosa Avenue or alternatively at location Q: Prince Gateway Park, 171 Santa Rosa Avenue, adjacent to Santa Rosa Avenue. The Subcommittee selected these locations over the other locations presented due to 1) the lower cost of utility connections and 2) more acceptable to the downtown businesses.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Attachment 1 – Map
- Attachment 2 – Location Evaluation Matrix
- Resolution

CONTACTS

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