



Installation of a Public Restroom in the Downtown Area

City Council Meeting
December 17, 2019

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(1)

BACKGROUND

- On June 19, 2018, Santa Rosa City Council approved \$250,000 to install a prefabricated 24-hour public restroom in the downtown area
- A Request for Proposals (RFP) process to select a prefabricated restroom was completed November 2018
 - The Portland Loo was selected

BACKGROUND

- On June 25, 2019 the Council approved the purchase of the Portland Loo
 - \$125,000
 - Manufacturer's lead time: 7+ months
- Additional cost of installation
 - Foundation
 - Utility connections

BACKGROUND



The Portland Loo

ANALYSIS

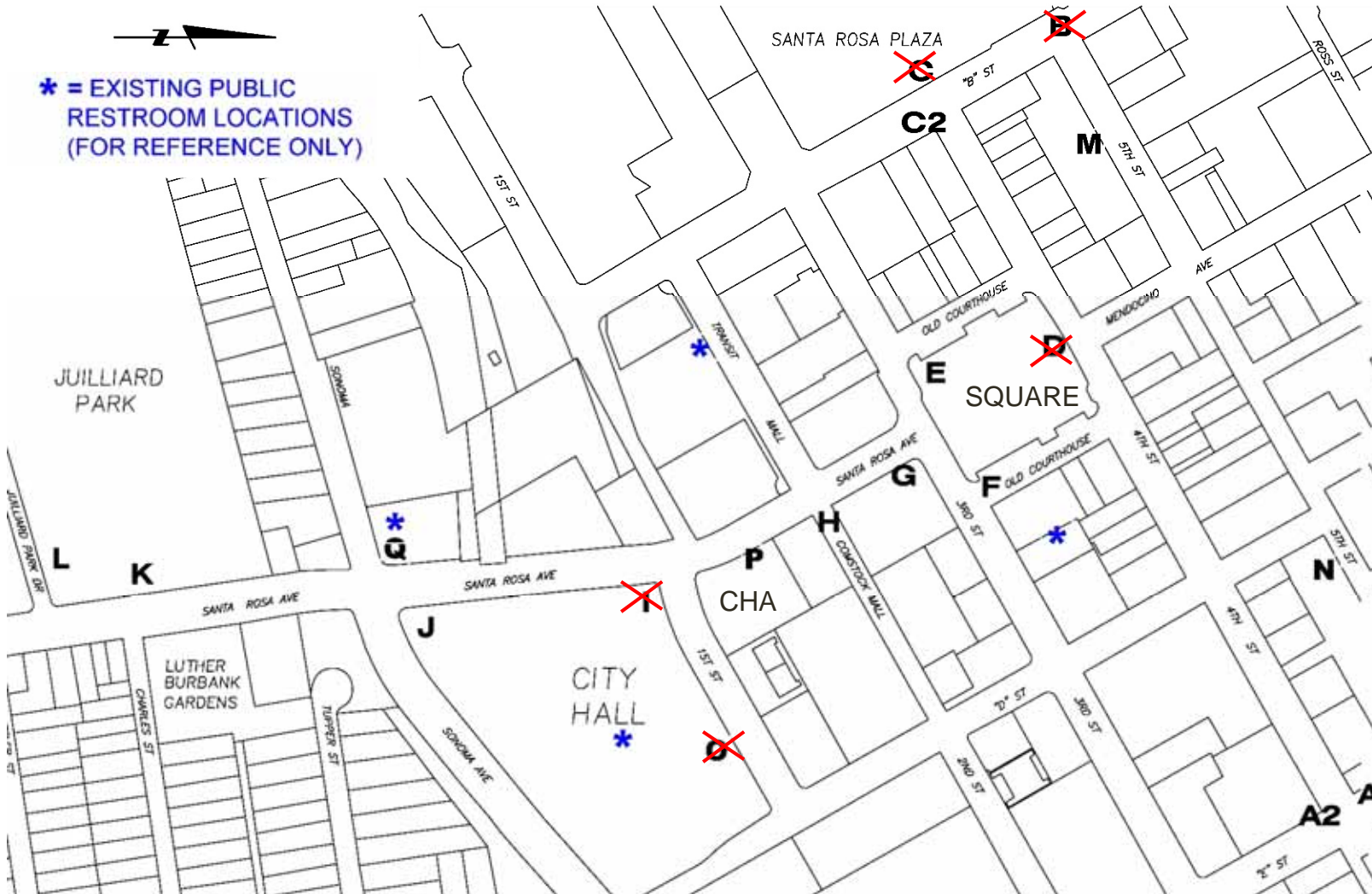
- Criteria
 - Business and Resident Consideration
 - Constructability
 - Disability Access
 - Environmental
 - Location
 - Safety and Security

ANALYSIS

Location Keynote	A1	A2	B	C1	C2	D	E	F	G	H	I
Business and Resident Consideration											
Low visibility from a business or residence	N	N	N	N	N	N	N	N	N	N	Y
Not within the sidewalk frontage of a business or residence	N	Y	N	N	N	Y	Y	N	Y	N	Y
Constructability											
Near electrical service	F	F	F	F	Y	Y	Y	Y	Y	Y	Y
Western or southern exposure may allow for a solar option	N	N	N	Y	M	Y	Y	Y	Y	N	Y
Near sewer service	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Near water service	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Sufficient right of way available to place the building	Y	Y	N	N	F	Y	Y	Y	N	Y	Y
Preliminary research indicates underground is free of construction conflicts	Y	N	Y	Y	N	N	Y	N	N	N	N
Disability Access											
ADA compliant curb ramp(s) constructed at the nearest intersection(s)	Y	N	Y	N	Y	Y	Y	Y	Y	Y	Y
The proposed location meets requirements for disability access	Y	N	N	N	F	Y	Y	Y	N	N	F
The sidewalk access near the proposed location is free from lifts	Y	N	Y	Y	F	Y	Y	Y	N	N	F
					0						
Environmental											
Low sewer run-off risk to storm drain	M	M	N	Y	N	Y	N	N	N	N	Y
Existing street tree(s) can remain	Y	M	Y	Y	Y	Y	Y	Y	Y	Y	Y
Ample space to place facility outside of tree root zone	N	N	Y	Y	Y	Y	Y	Y	N	Y	Y
Landscaping/planter areas can remain	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Location											
Adjacent property use is expected to be unchanged	Y	N	Y	Y	Y	Y	Y	Y	F	Y	N
Maintains space flexibility for downtown events	Y	Y	Y	Y	Y	N	N	N	Y	Y	Y
Location is within the downtown core	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N
Safety and Security											
Within two city blocks of a Police office	N	N	N	N	N	Y	Y	Y	Y	Y	Y
Ample street lighting	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
Highly visible location	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
After placement of the facility, 6 or more feet of sidewalk width remaining	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y

ANALYSIS

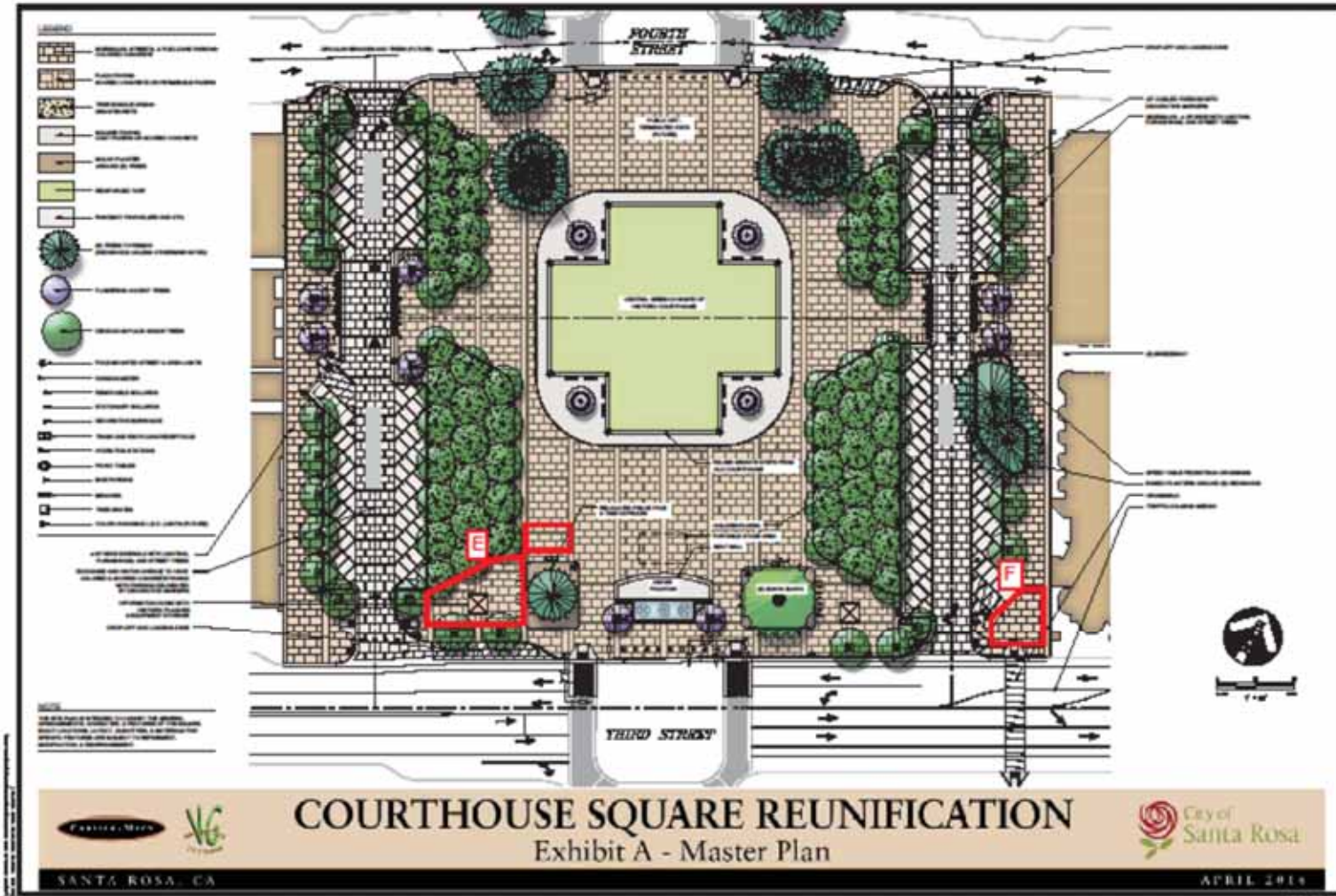
- Staff evaluated 19 potential locations for placement of the Portland Loo



* = EXISTING PUBLIC
RESTROOM LOCATIONS
(FOR REFERENCE ONLY)

- | | | | | | |
|------------------|--|--------------|--|--------------|--|
| A1 | NW corner of 4 th & E | G | Santa Rosa Ave 2 nd -3 rd | M | Lot #11, 5 th & B |
| A2 | SW corner of 4 th & E | H | Comstock Mall | N | Lot #10, 5 th & D |
| B | NW corner of 5th & B | I | City Hall, SR Ave. & 1st | O | City Hall at 1st |
| C1 | B St. at Mall Entrance | J | City Hall,
SR Ave. & Sonoma | P | City Hall Annex |
| C2 | 4 th & B St. | K,L | Julliard Park | Q | Prince Gateway
Park |
| D,E,F | Courthouse Square | | | | |

ANALYSIS



If selected Park Master Plan amendment required

ANALYSIS

- On July 10, 2019 at Downtown Subcommittee, staff presented 17 locations (A – O) for placement of the Portland Loo
- Downtown Subcommittee feedback
 - Explore impacts to converting the City's existing downtown restrooms to 24-hour use
 - Explore additional options for installation of the Portland Loo

ANALYSIS

- Staff returned to Downtown Subcommittee on November 7, 2019 to present findings

EXISTING RESTROOMS



EXISTING RESTROOMS

	PARKING GARAGE 5 625 3 rd St.	TRANSIT MALL 2 nd St.	CITY HALL 100 Santa Rosa Ave.	PRINCE GATEWAY PARK 171 SR Ave.
Restroom Type	1 - Single occupant	M&W Multi-stall – 4M,3W	M&W Multi-stall – 2M,2W	2 - Single occupant
Distance from Courthouse Sq	.05 Miles	.10 Miles	.20 Miles	.25 Miles
Visible from Sidewalk	No	Yes	No	Yes
Current hours of operation	8am – 8pm daily	M-Sa 6 am-8pm Su 9:30am-6pm	M-F 7am-6pm S-S closed	M-F 9am-9pm S-S 10am-9pm
One-time costs	\$200,000 ADA & 24-hr use		\$50,000 ADA	
Ongoing costs	\$95,000/yr additional security & cleaning	\$100,000/yr additional security & cleaning	\$150,000/yr additional security & cleaning	\$100,000/yr additional security & cleaning

PORTLAND LOO PLACEMENT



Location H
at
Comstock
Mall

Location P
90 Santa
Rosa Ave.

Location Q
Prince
Gateway
Park

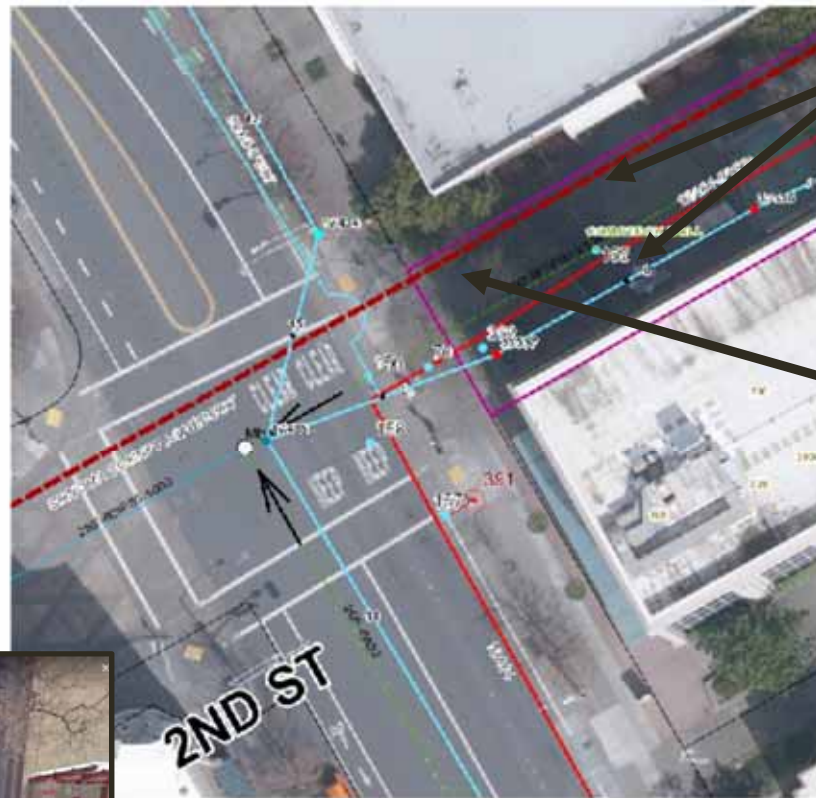
Location O
at south
side of 1st
St.

Location I
at the
corner of
1st St. &
SR Ave.

PORTLAND LOO PLACEMENT

- H - Comstock Mall at Santa Rosa Ave. & 2nd

*High potential for utility conflicts may render project infeasible



SoCo aqueduct,
water, sewer, storm,
PG&E

Proposed
placement of
Portland Loo



8/28/2019
Scale 1:300
0 Miles 0.00

PORTLAND LOO PLACEMENT

- O - City Hall at First St., \$350,000+



PORTLAND LOO PLACEMENT

- I - City Hall at SR Ave. & 1st., \$175,000+

*Potential utility conflicts at intersection



PORTLAND LOO PLACEMENT

- P - City Hall Annex at 90 Santa Rosa Ave.

Proposed
placement of
Portland Loo

Sewer

Water



PORTLAND LOO PLACEMENT

- Q – Prince Gateway Park

If selected Park Master Plan amendment required



Sewer

Water

Proposed placement of Portland Loo

Existing Restrooms



ANALYSIS

- Downtown Subcommittee's recommendation to City Council
 - City Hall Annex (90 Santa Rosa Avenue)
 - Alternate: Prince Gateway Park (171 Santa Rosa Avenue)
 - Sites selected due to lower cost of utility connections and more acceptable to the downtown businesses

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.

QUESTIONS