



# Downtown Restrooms Update



## Update on Sanitation Master Plan & Restroom Pilots

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Programs Manager  
Utility Advisory Commission  
May 3, 2018



# Goals & Objectives

- Welcoming & Safe for all
- Unique character & qualities
- Mixed income neighborhood
- Walk, bike, transit, vehicle friendly
- Vibrant business environment with private investment

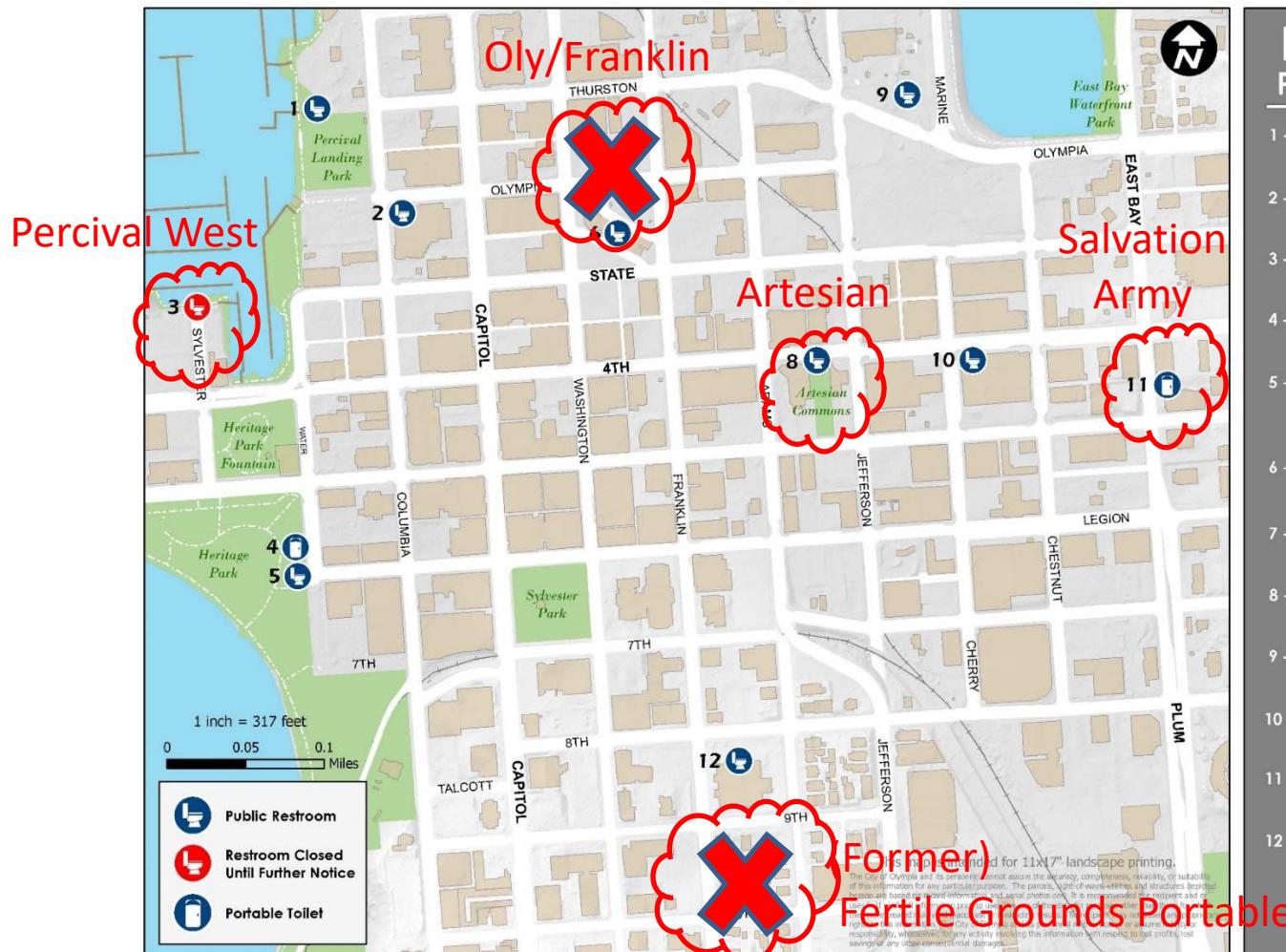
## Sanitation Master Plan:

- Clean & Safe
- Reduce human waste
- Restrooms for all
- Locations, types, hours, costs





# Restroom Locations



# DOWNTOWN PUBLIC RESTROOMS

- 1 - **Percival Landing Harbor House**  
217 Thurston Ave NW  
M-Sa 8am-9pm & Su 9am-5pm
- 2 - **Olympia Center**  
222 Columbia St NW  
M-F 8am-10pm & Sa 8am-5pm
- 3 - **Percival Landing West**  
126 Sylvester St NW  
*Closed Until Further Notice*
- 4 - **Heritage Park | State Facility**  
Water Street & Legion Way  
M-Su 9pm-7am (Apr 1 - Jun 30)
- 5 - **Heritage Park | State Facility**  
Water Street & Legion Way  
M-Su 7am-9pm (Apr 1-Oct 31)  
& M-Su 7am-7pm (Nov 1-Mar 31)
- 6 - **Intercity Transit**  
222 State Ave NE  
M-F 6:30am-7pm & Sa-Su 9am-7pm
- 7 - **Olympia Ave**  
200 Olympia Ave NE  
M-Su All Hours
- 8 - **Ariesian Commons**  
415 4th Ave E  
M-Su All Hours
- 9 - **LOTT Eastbay Plaza**  
325 Marine Dr NE  
M-Su 10am-6pm (Starting Apr 1)
- 10 - **City Hall**  
601 4th Ave E  
M-F 8am-5pm
- 11 - **Salvation Army**  
808 5th Ave SE  
M-Su All Hours
- 12 - **Olympia Timberland Library**  
313 8th Ave SE  
M-T 11am-8pm, W-Th 11am-7pm,  
F 10am-6pm, Sa 10am-5pm



Map updated on 1/16/2018



# Process So Far

2016 <u>Spring/Summer</u>	2017 <u>Spring</u>	2017 <u>Summer</u>	2017/2018 <u>Fall</u>	2017/2018 <u>Winter/Spring</u>
Portables installed: Artesian Commons Olympia/ Franklin Lot	Portables installed: Fertile Grounds Salvation Army Hired Young Architecture to help with master plan	Percival West opens 24/7 Loo installed at Artesian Commons Master Plan research & outreach begins	Public Open House Fertile Grounds removed Drafting the report	LUEC briefing Oly/Franklin removed Percival West returned to normal operating hours Working on recommendations & final report

# Siting Public Restrooms Downtown

Draft. v Feb 1 2018

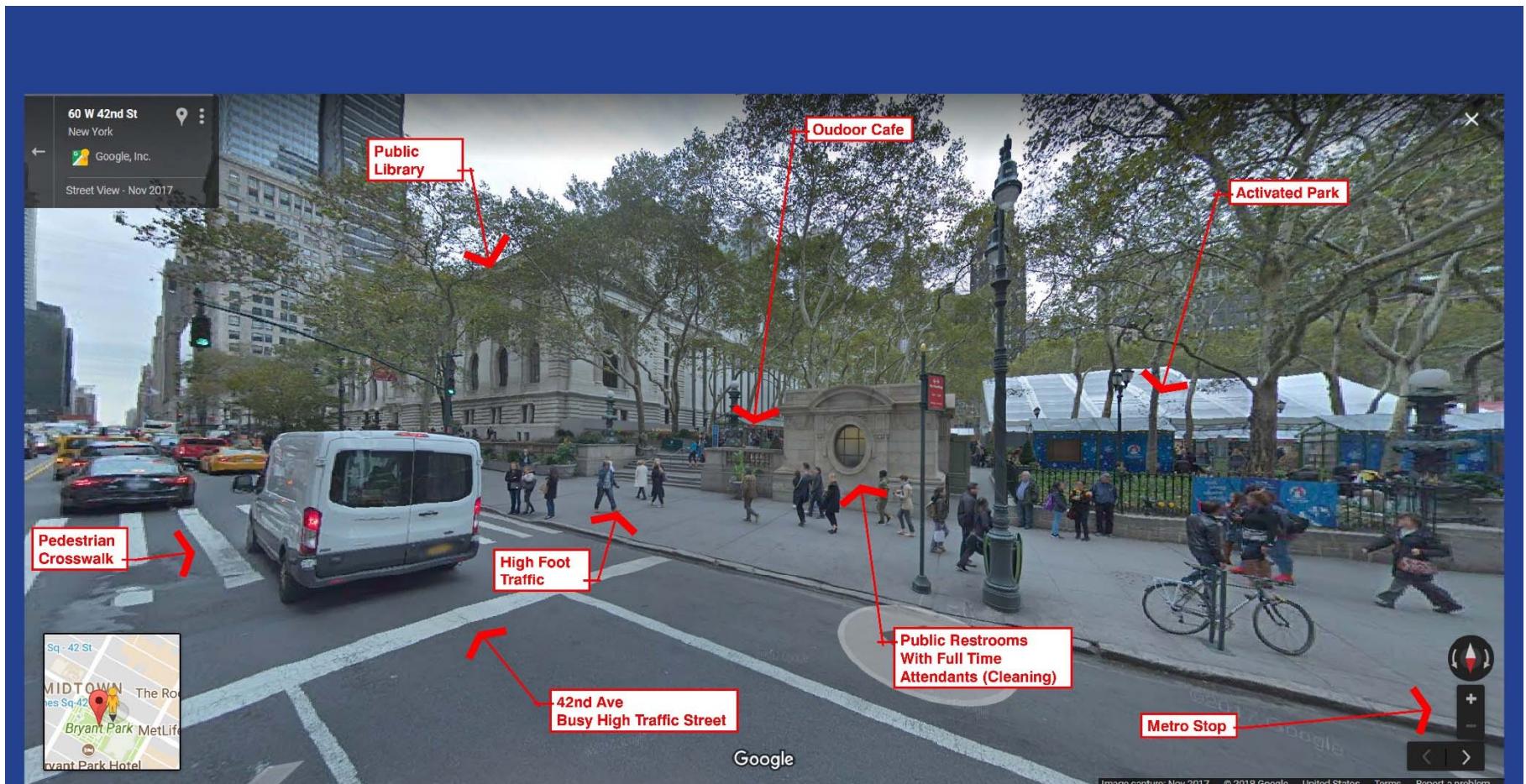
Best Practices	Legend	Pilots					Future Locations of Interest				
		Fertile Grounds (closed Fall '17)	Olympia Franklin	Salvation Army	Percival West	Artesian Commons	Welcome Center	Heritage Park Fountain	Pedestrian Corridors (Capitol Way / 4th Ave)	Salvation Army	Sylvester Park
<b>Location:</b>											
1	Vicinity is highly activated (pedestrians, café, storefront shops)				--	✓					
2	Specific location is visible (eyes on the street, see and be seen)		✓	--		✓					
3	Adjacent to Pedestrian, bike, transit, vehicle corridors			✓		✓					
4	Access to utilities	✓	✓	✓	✓	✓					
5	Neighboring establishment as potential partner	--		✓		✓					
<b>Operations:</b>											
6	Attendant is present (or staff onsite)					--					
7	Frequent cleaning	--	--	--	--	✓					
8	Maintenance plan (contract)					✓					
9	Security (contract)										
10	Consistent hours	✓	✓	✓		✓					
<b>Facility Design:</b>											
11	Clear and direct path to the facility		✓	--	✓	✓					
12	Good lighting	--		✓	✓						
13	Security cameras				✓	✓					
14	Lower legs of occupants are visible, you can hear their voices					✓					
15	Sized for single occupant only	✓	✓	✓	✓	✓					
16	Surfaces allow easy cleaning and graffiti removal					✓					
17	Effective Needle disposal system					--	✓				
18	Locks (allow for authorized/ emergency access)					✓	✓				
19	Handwashing stations (sinks outside, sanitizer inside)						✓				
20	All gender	✓	✓	✓	✓	✓					
21	Accessible	✓	✓	✓	✓	✓					
22	Directional signage & wayfinding										

## Other Important Considerations:

- **How might the project impact Downtown Strategy priorities?** (Foster a clean, safe & welcoming downtown for all; Enhance downtown's unique character & qualities; Set the stage for a mixed income neighborhood; Create multi-modal transportation choices; Support a vibrant business environment; Encourage private investment)
- **What is the level of stakeholder support?** (potential partners; neighboring establishments; downtown businesses and agencies; general public)
- **Do we have capacity to properly operate and maintain this restroom over the long-term?**
- **Are City departments involved in siting, operating and responding to potential incidents at this location well coordinated?** (Community Planning & Development, Parks, Public Works, Police, Fire)



# Best Practices - Location





# Best Practices - Operations



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# Best Practices - Design





# Artesian Commons



- Functioning okay
- Fairly activated vicinity
- Best practice design for a 24/7 restroom
- Average daily use: 106 flushes
- Operating Costs: \$90,000/year



# Artesian Commons Operations Cost



Artesian Loo	Annual
Maintenance Labor & Benefits	\$ 30,932
Onsite Ranger & Wellhost at 15%	\$ 18,896
Operational Costs (supplies, water)	\$ 3,400
Pacific Coast Security	\$ 2,400
Repairs & Mtnc (Coastal Custodial)	\$ 33,600
Repairs & Mtnc (Coastal Custodial) (additional Cleaning for events)	\$ 3,400
	<b>\$ 92,628</b>



# Percival West



- Not functioning as intended
- Not an active area in winter
- Poor design for a 24/7 restroom
- Average daily use: 31 flushes
- Operating Costs: \$80,000/year

<b>Percival West</b>	<b>Annual</b>
Maintenance Labor & Benefits	\$ 70,500
Operational Costs (water, pse, repairs, supplies)	\$ 8,900
Pacific Coast Security	\$ 1,200
	<b>\$ 80,600</b>



# Artesian/Percival Data Comparison

## Artesian

- 48 hours repairing vandalism
- 15 days closed for 2 hours or more

Loose Needles	<u>2017</u> In Needle Boxes	Total
91	656	747

## Percival

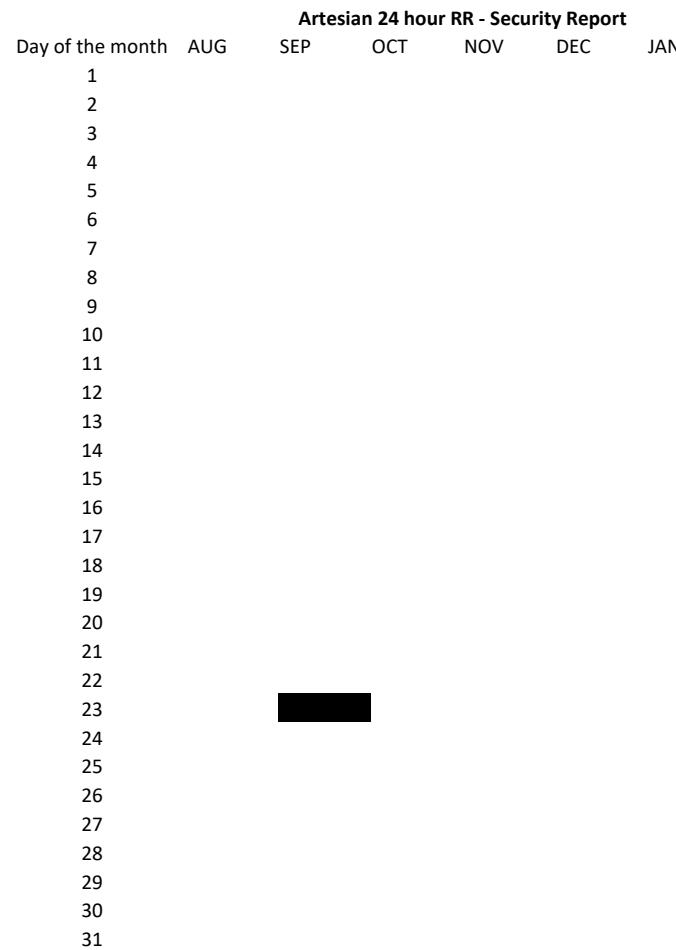
- 145 hours repairing vandalism
- Over 60 days of closures by Maintenance Staff
- Closed about 50% of time

Loose Needles	<u>2017</u> In Needle Boxes	Total
465	2469	2934

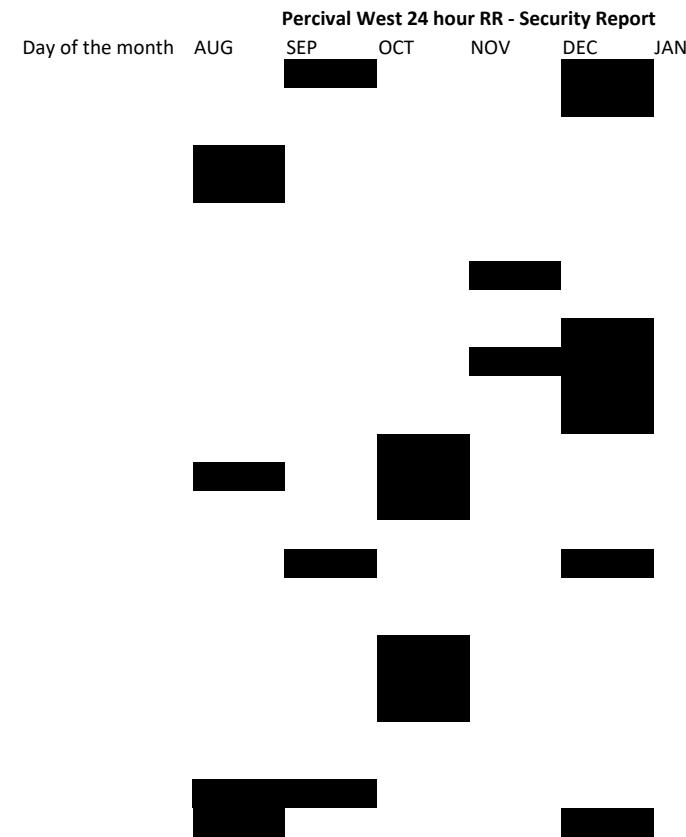


# Comparable Data

## Artesian Loo



## Percival West





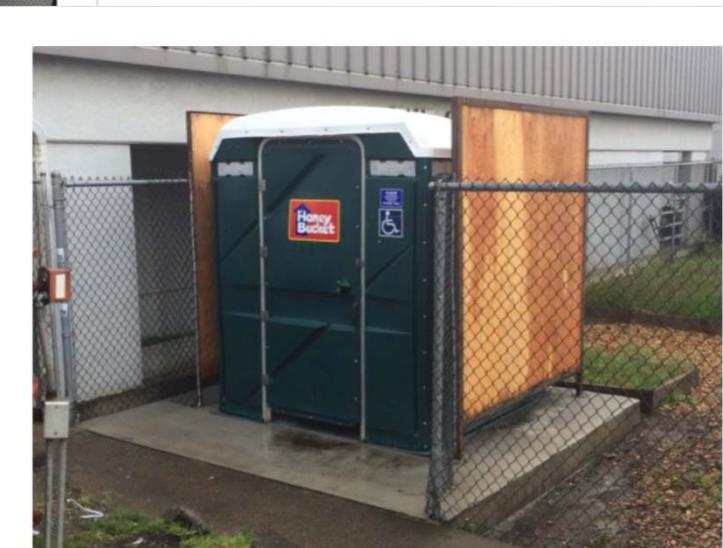
# Olympia/Franklin



- Not functioning as intended
- Vicinity not activated
- Poor design for a 24/7 restroom
- Operating Costs: \$30,000/year



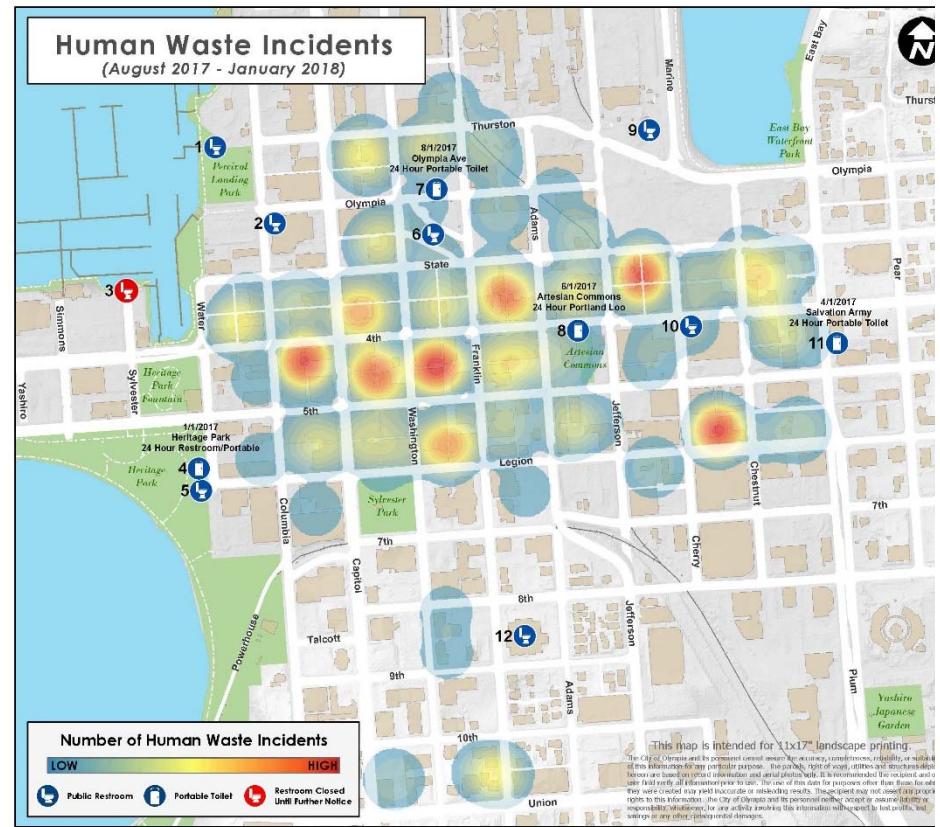
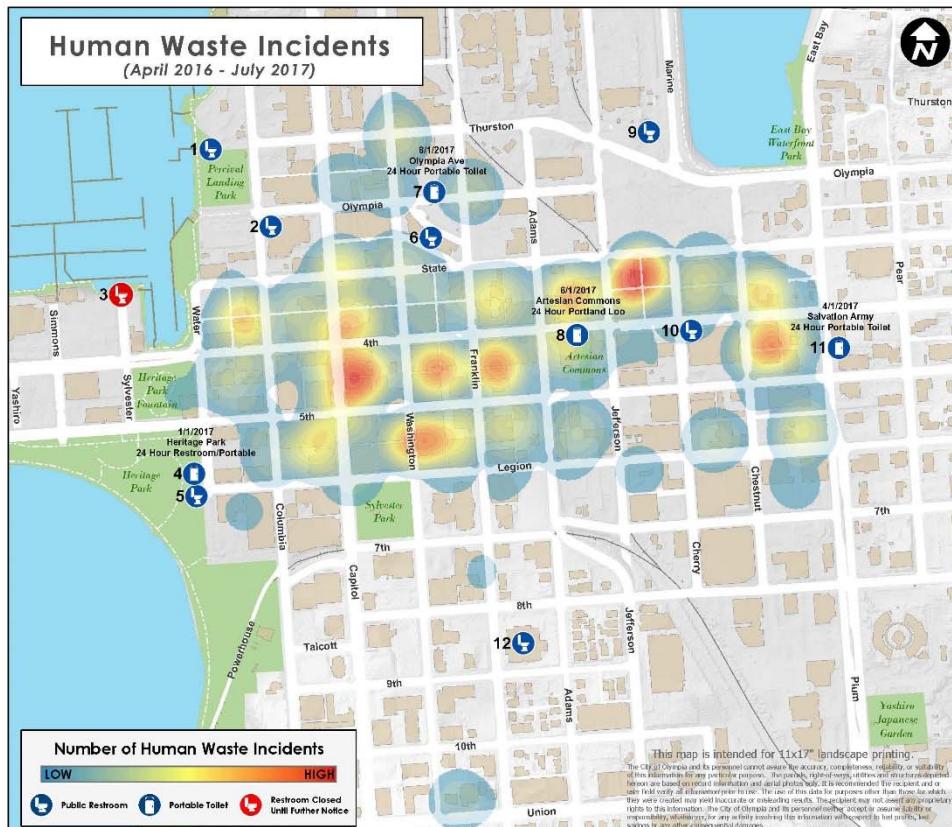
# Salvation Army



- Not a highly activated area, but close association with Salvation Army helps make it work
- Usage: Approximately 50/day
- Operating Costs: \$30,000/year
- If going to be a permanent location, should transition from a portable to a better design



# Human Waste Incidents





# Next Steps

- Remove portable at Olympia/Franklin
- Return Percival West to normal operating hours (closed in the winter; open until dusk in the summer)
- Return to Council later this year with recommendations for potential new public restrooms
- Share best practices, explore opportunities with potential partners (i.e., State, Salvation Army)
- Continue to refine best practices and functionality of Artesian Loo
- Incorporate restrooms into the wayfinding plan effort



# Discussion Questions?

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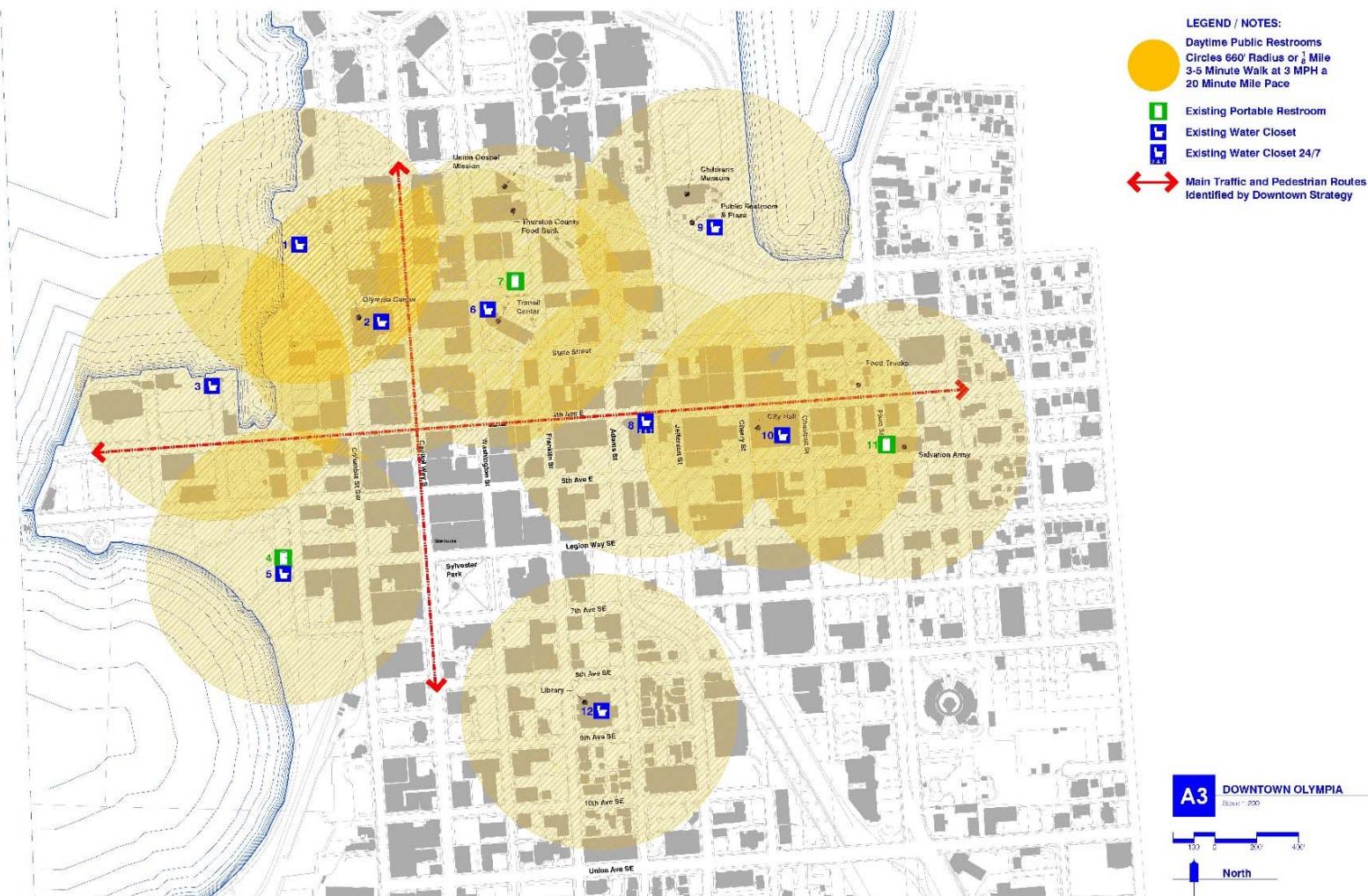


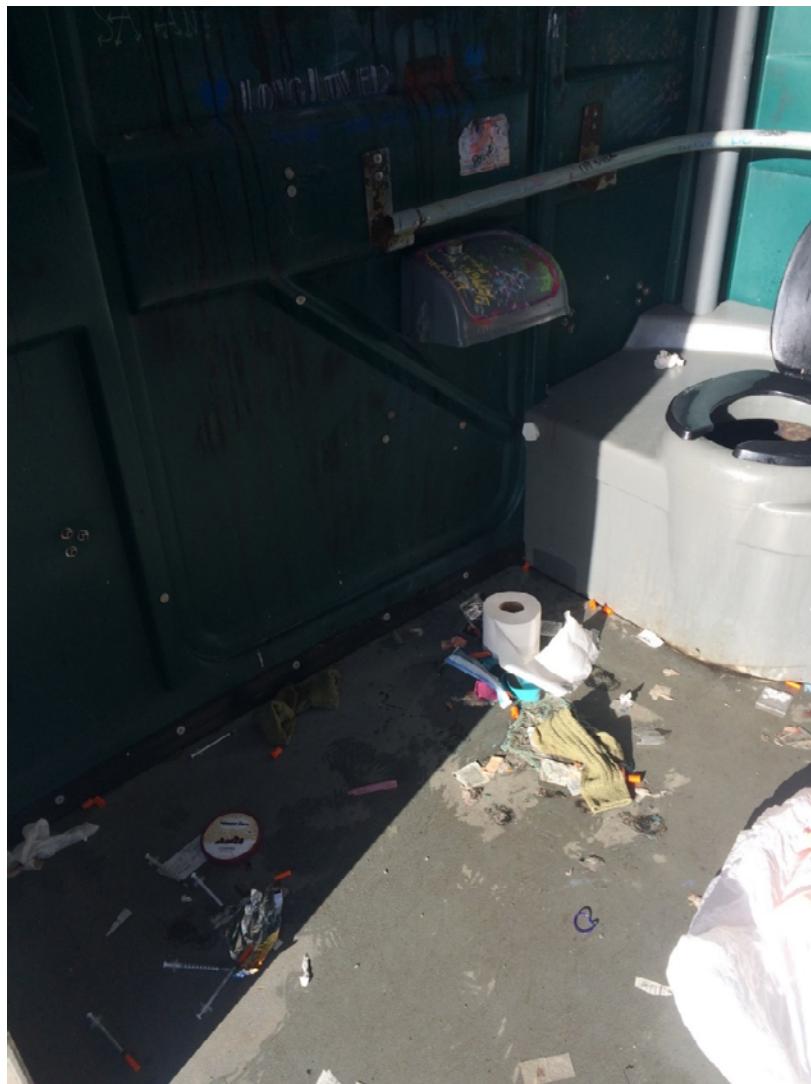
# Locations of Interest

- 24 hour restroom serving the planned development corridors of 4th Ave & Capitol Way
- Welcome Center with restrooms
- Heritage Park Fountain
- Salvation Army – transition to a permanent restroom
- Sylvester Park – explore with State



# Core is Prime Spot for Future Location











# Fertile Grounds



- Removed October 2017
- Misuse created unsafe conditions
- Had a willing neighbor, but
- Few best practices employed here
  - Area not activated enough
  - Portables are not designed for 24/7 permanent use





# Immediate Recommendation

- Return Percival West to normal operating hours
  - Closed in winter
  - Close at dusk in summer
- Remove portable at Olympia/Franklin

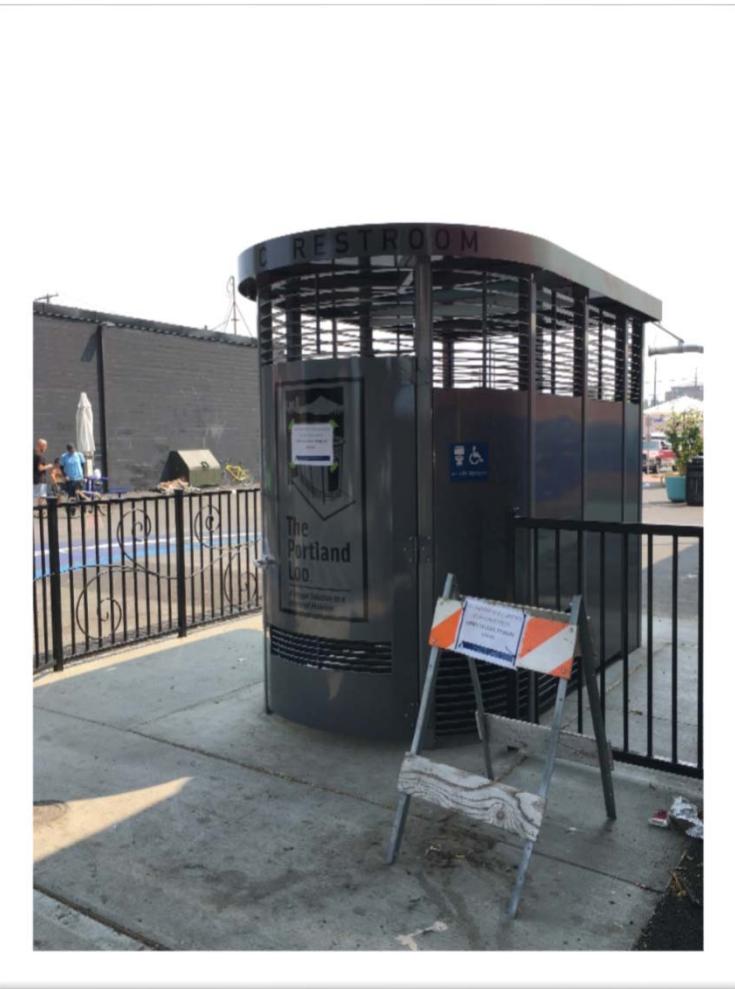


Better photos?

[olympiawa.gov](http://olympiawa.gov)



# Artesian Commons



- 100 users/day average
- Legitimate uses
- High maintenance needs
- Operating Costs: \$92,628/year
- Many best practices in place
- New well host this spring

Loose Needles	<u>2017</u> In Needle Boxes	Total
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# Percival West



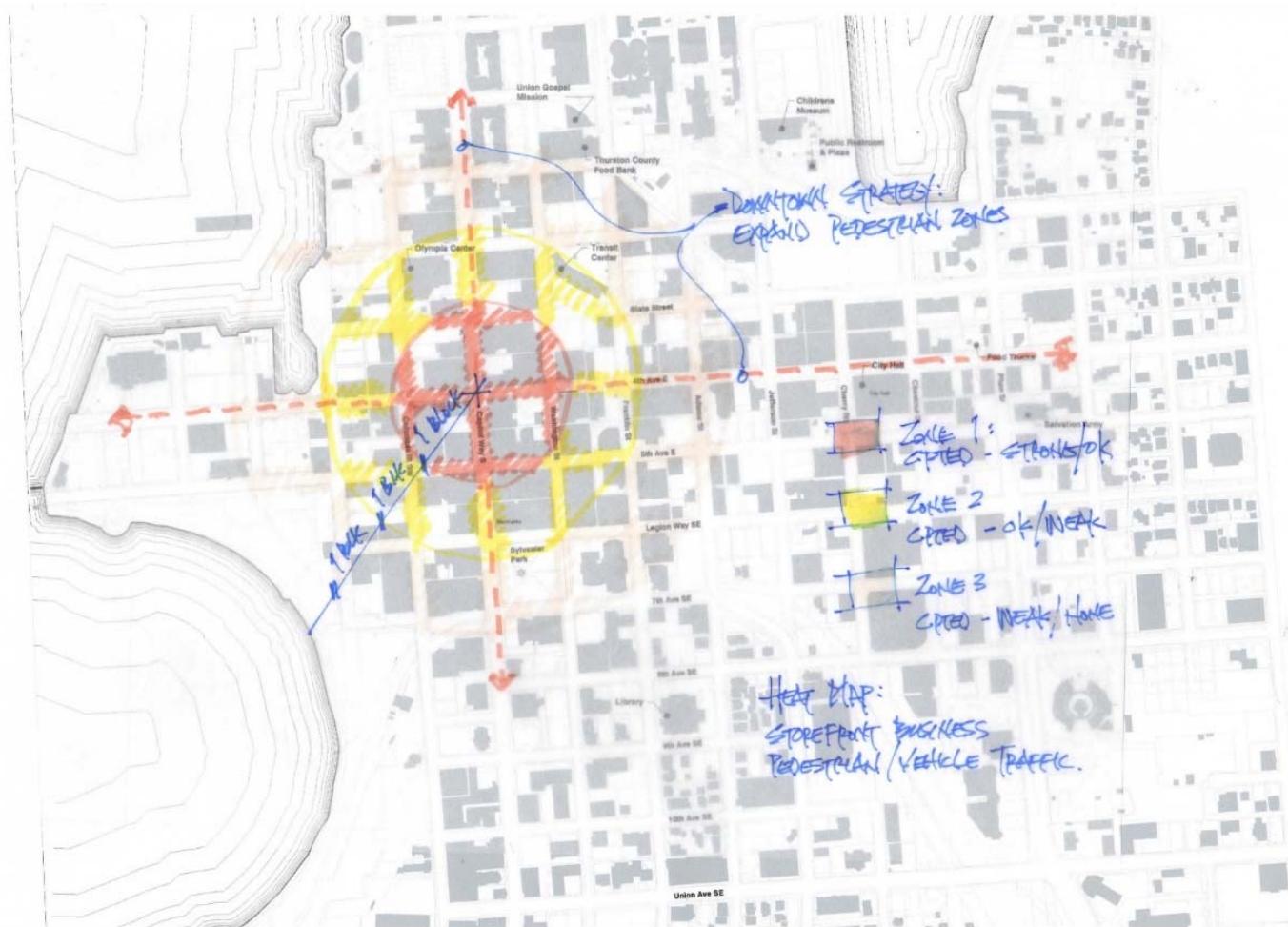
- Usage: ??
- Misuse creates unsafe conditions
- Operating Costs: \$80,600/year
- Vicinity not activated
- Poor design for a 24/7 restroom

Loose Needles	<u>2017</u> In Needle Boxes	Total
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Mark has a better photo showing the new ADA entrance



# Core is Best Area







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- 48 hours repairing vandalism
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Loose Needles	<u>2017</u> In Needle Boxes	Total
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Artesian Loo Security Report			
Security Report	Days with reported problems	Days with no issues	Days Closed by Security at night
August	26	4	0
September	18	12	0
October	17	13	1
November	20	10	0
December	30	0	0
<b>Total</b>	<b>111</b>	<b>39</b>	<b>1</b>



# Percival West Operations Costs



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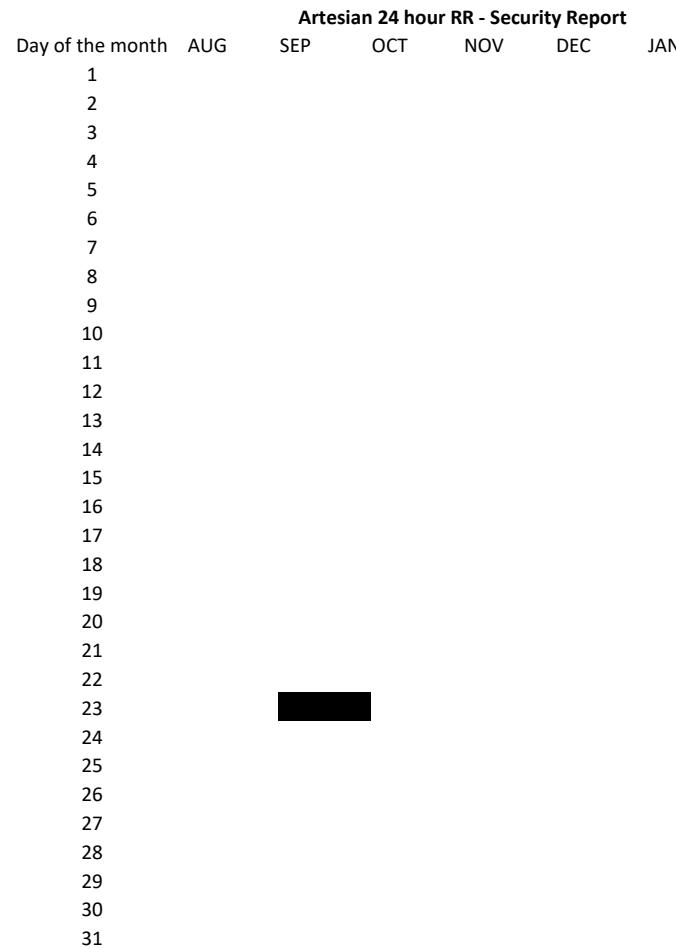
Percival West Security Night Time Report			
Security Report	Days with reported problems	Days with no issues	Days Closed by Security at night
August	21	9	5
September	19	11	3
October	18	12	12
November	21	9	2
December	27	3	8
<b>Total</b>	<b>106</b>	<b>44</b>	<b>30</b>



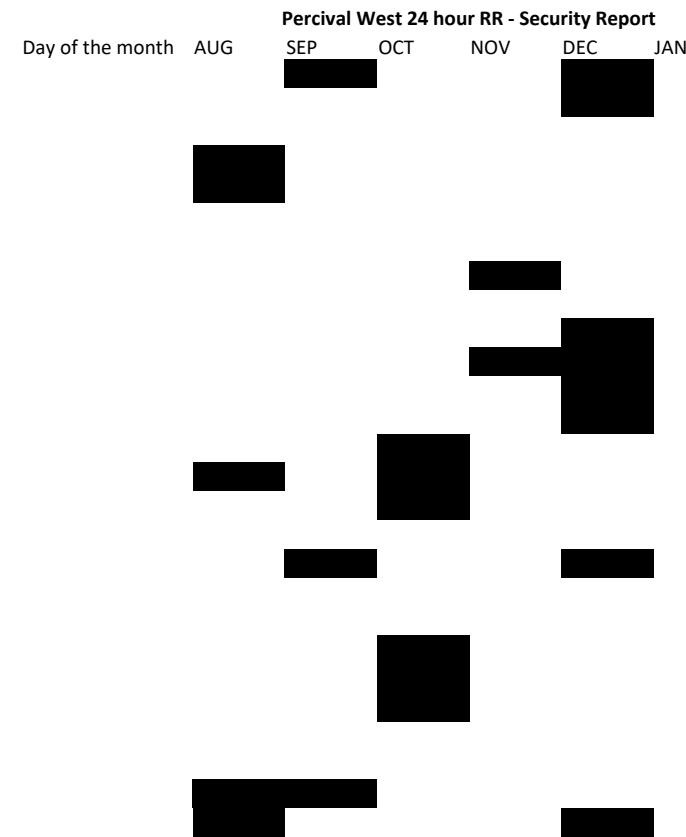


# Comparable Data

## Artesian Loo



## Percival West





# Public Input



- Public restrooms are needed, for:
  - Those who are street dependent
  - Businesses – to alleviate problem of human waste & to generally support business activity
  - Visitors
- Existing restroom availability unknown
- Positive reception of Artesian Commons – although not everyone likes the aesthetic
- Most popular locations for future restrooms: Sylvester Park, Transit Center, vicinity of Capitol & 4<sup>th</sup>