



A Loo for the U



The U-District Partnership (UDP) Clean and Safe Committee and the U-District Conversation on Homelessness (UDCH) applied for a Neighborhood Matching Grant with the Seattle Department of Neighborhoods (DON) to identify needs and options for a permanent 24/7 public restroom in the U-District area (ULoo). The project aligns with the mission of the UDP to make the U-District a better place to live, work and play for the whole community, and the goal of UDCH “to find ways to have a positive impact on issues of homelessness and poverty in our community.”

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Cover Photos Courtesy of Portland Loo Company

Executive Summary

The U-District Partnership (UDP) Clean and Safe Committee and the U-District Conversation on Homelessness (UDCH) applied for a Neighborhood Matching Grant with the Seattle Department of Neighborhoods (DON) to identify needs and options for a permanent 24/7 public restroom in the U-District area (ULoo). The project aligns with the mission of the UDP to make the U-District a better place to live, work and play for the whole community, and the goal of UDCH “to find ways to have a positive impact on issues of homelessness and poverty in our community.”

Process:

The project followed the general processes recommended by the Seattle Department of Transportation Public Restroom Handbook (draft in Appendix F) with the understanding that every neighborhood and condition is distinctive. The consultant team hired through the matching grant developed a Public Involvement Plan (PIP), and, working with the Steering Committee, identified stakeholders, collected input from the public and stakeholders on facility need and locations, examined potential locations, considered existing facilities as well as new facilities, contacted other cities to learn about their experiences, documented maintenance considerations, and prepared a final report. Volunteers contributed over 550 volunteer hours to the project.

Outreach:

The outreach involved stakeholder interviews, tabling events, presentations to neighborhood groups and discussions with business owners. The business community was kept abreast of ULoo developments through UDP newsletters and at UDP meetings. Several one-on-one meetings with businesses and other organizations were completed at the start of the outreach process to inform the public outreach plan and broader outreach process. The tabling events included opportunities for people to provide written comments, email comments, and to mark sites on a map for desirable locations for a restroom facility. Over 600 written comments were received from 13 tabling events and people placed over 1100 dots on the maps. Once the Steering Committee developed a short list of potential locations, additional outreach was completed for organizations and businesses adjacent to the identified sites.

Questions regarding maintenance were common, so consultant team members met with city parks maintenance staff to discuss frequency and needs for maintenance in public restroom facilities. UDP staff contacted commercial maintenance service providers to get an idea of scope and costs. In addition, the consultant team contacted other cities with Portland Loo type facilities to discuss maintenance. Facilities will need to be maintained at least twice a day with the ability to provide emergency maintenance response as needed. City budgets funded the Loo maintenance in all six jurisdictions contacted. Maintenance costs are expected in the range of \$25,000 to \$30,000 per year as determined from outreach and interviews.

Need, Location, and Settings:

The outreach results indicate a recognized need for a public restroom in the U-District. While there are restroom facilities in many businesses in the area, they are not available 24/7 and most are only available after obtaining permission from staff for non-customers. Based on community feedback, the location for placement of a facility fell in three general areas: a) the vicinity of 43rd between Brooklyn and the University of Washington campus; b) the corner of 50th and University Way near the U-District Farmers Market; and, c) at the new Sound Transit station at Brooklyn and 45th.

Three possibilities for new public restrooms were evaluated: a) a facility associated with the planned Sound Transit station (2021); b) a facility associated with an existing service provider or faith building; and, c) free-standing Loo-style facility located in the City of Seattle right-of-way.

Recommendations:

Reviewing need, location, settings, types of facilities, available area, cost, and examples of public restrooms across the country, a Portland Loo is the most feasible selection for a near-term installation in the City street right-of-way.

The Steering Committee presents the following recommendations for installation, in priority order:

1. A Portland Loo in the vicinity of NE 43rd St and University Way, preferably in the right-of-way along 15th Ave NE.
2. A second Portland Loo near the intersection of University Way and NE 50th St.
3. Any type of public restroom facility at or in the vicinity of the new Sound Transit Light Rail station.

Next Steps

Following deliberation, the Steering Committee will provide a written recommendation to the UDP, UDCH, City of Seattle Departments, City Council, the Mayor's office and other interested parties. The recommendation will address the following:

- Near term implementation for on-street facility or facilities
- Near term maintenance of on-street facility
- Need for restrooms at Sound Transit stations
- Opportunities for pursuing partnerships with local faith service providers to access existing restrooms or construct revised access to existing facilities

The Executive and Steering Committee will coordinate and discuss with the appropriate management, permitting, grant and funding agencies for implementation. Funding for the construction and maintenance of the different facilities will vary and will need to be identified and secured.

Project Overview and Purpose

The U-District Partnership (UDP) Clean and Safe Committee and the U-District Conversation on Homelessness (UDCH) applied for a Neighborhood Matching Grant with the Seattle Department of Neighborhoods (DON) to identify needs and options for a permanent 24/7 public restroom in the U-District area. The project aligns with the mission of the UDP to make the U-District a better place to live, work and play for the whole community and the UDCH goal “to find ways to have a positive impact on issues of homelessness and poverty in our community.”

The project started with grant application in spring 2015. The consultant team for technical aspects and outreach guidance was hired in June 2015. Feasibility exploration and outreach work began in July of 2015. The final report publication date is May of 2016. Outreach documentation and the report create the foundation to move forward in meeting near and long-term demand for public restroom facilities to improve the quality of life for people living in and visiting the U-District.

Study Limits

The study area considered within the U-District is bounded as follows (See map on Page 25):

- North edge of NE 52nd St on the North
- East edge 15th Ave NE on the East
- South edge of Campus Parkway on the South
- West edge of 9th Ave NE on the West

Community Outreach & Engagement

Broad community engagement was a critical component of the project. Steering Committee members stressed the importance of actively soliciting feedback on the location and design elements of public restrooms, from as many different kinds of people as possible. All feedback has been taken into account and used to shape project recommendations.

The project’s Public Involvement Plan (PIP – Appendix A) established the following seven goals for public engagement:

1. Raise awareness that increased access to public restrooms for all members of the U- District neighborhood is a public health necessity.
2. Develop a network of broad community support for building a public restroom(s) in the U-District.
3. Actively solicit and consider community input on the best location(s) and design for new public restroom(s).
4. Work directly with the public throughout the process to ensure that issues and concerns are consistently understood and considered.
5. Implement best practices for broad and inclusive community engagement.

6. Achieve a minimum of 367 hours of volunteer labor to meet matching fund obligations.
7. Host 10 tabling events at the Farmers Market, UW Bookstore, and Bulldog News.

Volunteer Participation

Project funding required a community “match” in the form of volunteer labor hours, and active participation of volunteers was a critical component for the success of the outreach process. Project funding required 367 volunteer hours and over 550 hours were achieved, mostly through tabling, briefing community organizations, and Steering Committee participation. Two other significant contributions of volunteer time included:

- **Volunteer coordination:** Evelyn Jensen generously coordinated volunteer efforts, and was responsible for contacting people with opportunities for times/dates for outreach events, and reporting progress back to the Steering Committee.
- **Survey of existing restrooms:** During outreach, a few comments were received asking how many restrooms are currently in the study area. Several volunteers went block to block in the study area to review businesses/locations that had a restroom and did not have a sign specifically indicating it was for employees or customers only.

Existing Conditions

Forty (40) restrooms in businesses or other organizations were counted in the study area, which do not have restrictive signs such as “For Customers only”. A subset of these can only be accessed after obtaining permission from staff. Further limiting access were the 21 and over, and pay to enter businesses, such as bars and movie theaters. Nearly all have limited hours. While there are facilities available on certain blocks at certain times of day to certain clients, the ability to enter at time of need is uncertain. Only one restroom is open 24 hours (See Appendix M).

Summary of Outreach Approaches

Five outreach approaches were used in order to achieve broad public participation: one-on-one interviews; tabling at the farmers market and other locations; briefing local organizations and community leaders; communicating through blog posts and social media; and establishing a project webpage. Below are brief summaries of the five strategies. Appendix C contains a complete list of outreach events.

Initial Stakeholder Interviews

The first step was to conduct one-on-one interviews with key stakeholders from a broad range of community groups/organizations. The purpose was to inform the outreach plan, key project messaging, and siting criteria. Nine (9) stakeholder interviews were completed and the information gathered proved helpful to the process that followed.

The key themes that emerged from these one-on-one interviews included (See Appendix H for the full summary):

- There is tremendous need for a public restroom with 24-hour access, particularly to serve homeless people. Secondary users would include bus drivers, shoppers/tourists/other visitors to the U-District and inebriated students.
- Establishments that offer public access to their restrooms report repeated episodes that require extensive additional cleanup of blood, feces, or vandalism in restrooms or on property grounds.
- Stakeholders with public restroom access have taken steps to actively monitor, reduce access, or make other changes to try to mitigate the impacts restroom use brings to their establishment.
- There is no obvious location for a new public restroom, as stakeholders see it. There is neither publically or privately- owned land, nor right-of-way that could easily serve the core business area of the U-District.
- The neighborhood needs more than one public restroom not only for the sake of demand, but also because multiple sites would spread use and take the potential for negative events off one site.
- There cannot be increases in density and transit without parallel investments in services for all the new residents and visitors. People have reasonable expectations that there will be adequate access to restrooms at public places such as major transit stops and parks.

Based on analysis of the interviews, the Steering Committee agreed on a requirement for multiple sites and types to serve the needs for public restrooms. In light of this information the Steering Committee decided to focus the public outreach not just on site-specific feasibility, but also use the outreach process to raise awareness, build project support, and actively solicit feedback from a wide range of stakeholders. Outreach materials in the form of handouts, comment forms and maps were prepared to help with this effort (See Appendix B).

Tabling Events

Volunteers staffed 13 tabling events at the U-District Farmers Market, in front of the University Bookstore, in front of Bulldog News, in front of Schmitz Hall, and at the U-District Neighborhood Service Center. In addition, tabling events were held at Street Youth Ministries, and the Friday Feast at University Temple United Methodist Church.



Tabling Event

Photo: Ruedi Risler

Volunteers talked with hundreds of people, asked their opinions on different locations for a public restroom, and gave them stickers to place on a map to indicate their ULoo location preference. Over 1100 stickers were accumulated on the maps (See Appendix E). They also gathered over 600 written comments (see Appendix D for a compilation of written comments by tabling location). Some examples of responses by location follow.

University Bookstore:

- Put one near the Ave; "every other block"; "every 4-6 blocks".
- Fantastic for the times when the library isn't open and when people wait for food bank.
- Been homeless my whole life. Went to JAIL for peeing in an alley. Not right.
- It's a good idea for the businesses on the Ave.
- As long as it can be done safely, i.e. not full enclosure, plus maintained regularly.

Farmers Market:

- The U needs a Loo!
- PLEASE make sure you allocate sufficient funds to clean, maintain, and replace.
- Safety is my #1 concern.
- This brings dignity to the community.
- We looked for a restroom for 15 minutes today.
- Local business should provide the services. I don't know if taxes should be spent. Is this a serious issue?
- As a worker on the Ave for almost 20 years—WE NEED THIS!
- No more random purchases to use a restroom!

Bulldog News:

- We need a public toilet here rather than being obliged to purchase something to use a private toilet ("customer only").
- Should have 'enforced' rules.
- We need this. The homeless use the ground next to my dumpsters.
- FREE, 24/7, ADA accessible, not just urinals!!
- Should be in the easiest accessible area... In Europe we sometimes put them in areas where 'unwanted' people can't access them, unfortunately.

Schmitz Hall

- Not opposed to an elegantly screened portable.
- It's really hard to find places that'll let you use their restroom for free.
- It would help keep the streets cleaner.
- Then there's no pressure to buy something just to use the bathroom.
- Useful, beneficial, advantageous, needed.
- This is a human right.
- Put at LEAST one.
- This is a common sense idea—safe, available public restrooms pose a definite improvement in public service.
- The U-District IS a public restroom.
- If you can solve the problems of the restroom that used to be in Pioneer Square.
- It would need consistent cleaning.

Street Youth Ministries

- Leave Street Youth Ministries open 24/7.
- Protected areas preferred, put in more populated areas.
- Public restrooms are needed for less pee and poop in the alley.



ULoo tabling set up

Photo: Andrea Petzel

University Temple United Methodist Church (Friday Feast)

- Public restroom would promote crime; prostitution, drug use, etc.
- It would need to be monitored and attended by someone in order to prevent any issues.
- There should be at least 10 of them.
- There should be one every 6 blocks.
- It would need to have a sharps container.
- Include more resources within the bathroom; not just for relieving oneself but also for general hygiene, washing.
- Do not use self-cleaning bathrooms.
- Do not make it 24-hour, unless there's an attendant, someone there to keep an eye out.
- Only way to maintain is to have camera systems or police officers monitoring.
- Make sure it's made out of resilient material like aluminum; easily cleaned and strong.
- It would have to be south of NE 45th St.

Community Roundtable Discussions

In order to facilitate deeper conversations with specific stakeholders, the project hosted several community round table discussions. This allowed in depth discussions in a familiar and supportive environment. This type of discussion allowed participation of people that may not feel comfortable approaching a tabling event on the street.

ROOTS Young Adult Shelter

- Restrooms can't serve as beacon for police. They should be inside a building so there's no discrimination from police.
- We are a part of this community – whether you like it or not. We're just a different part of the community.

- There will be stigma around homelessness no matter what, but try to limit it as best as possible. We don't want to be identified as the people using the "homeless toilet".
- Mornings are important; we typically need restrooms in the morning.
- 24-hour access to hygiene facilities is really the most important.

U-District Service Providers

- Put it in an accessible area, and **not** in area location where youth congregate and/or there's history of the area becoming problematic, like the Jack in the Box area.
- There's absolutely a need. We have people waiting outside to use the restroom at all of our facilities.
- I hope it won't be an appointed homeless restroom.
- Youth might be reluctant to use it in a place where people are commuting and they could be targeted for being there.
- There is a tension between public enough to be safe and private enough to be ok to use without being targeted.
- U-District has such high density; there are not a lot of places that are a natural fit.
- The reality is that everyday people and tourists probably aren't going to use a Loo.
- I don't see a new bathroom spot being a place to hangout for youth.

Briefings of Community Organizations

- Northeast District Council (NEDC) supported the idea of the 24/7 public restroom and recommended that we come back to the board for a request, if support were needed. There was a general agreement that a new transit station should have restrooms available like SeaTac airport and Tukwila stations.
- University Park Community Club (UPCC)
- Associated Students of the University of Washington (ASUW)
- North of 45th Committee
- City/University Community Advisory Committee (CUCAC)
- University Masonic Lodge
- University Congregational United Church of Christ (UCUCC)

Digital Media

In order to provide as many avenues for community input as possible, an email account was created, and outreach was conducted on social media (Facebook, Instagram) as well. While face-to-face contact was much more effective, the project had 56 followers on Facebook and received four email comments:

- *I would like to offer my support as a long-time member of the University Community for the ULoo Project. As a business owner in the U-District for the past 12 years, I can say definitively that there is a large community here that is in constant need of restroom facilities in order to fulfill a basic human need. We do what we can to provide this for non-customers, but in order to keep staff and*

guests safe, the community at large should do what we can to provide more safe and sanitary spaces for all.

Additionally, the fallout from lack of facilities is particularly bad for the U-District's image: waste and stench in alleys and on public and private property. The grant would provide planning, design, implementation and outreach that will help solve a stigmatizing issue here in our community.

If there is anything I can do to make this project come through, do not hesitate to reach out to me.

Thank you!

- *I volunteered for many years in the bathroom/shower area of the Friday Programs at University Temple United Methodist Church in the U-District. This past year I also occasionally cleaned and monitored the bathrooms at the U-District Urban Rest Stop on Fridays during their lunch breaks or when they had a staff holiday (no showers, just toilets/sinks).*

So my experience gives me an idea of the number of people (within a subset of the population) needing to use a public toilet in that part of the District. I believe that the one ULoo toilet planned will not do much to solve the current lack of public bathrooms and in fact may create a disturbance problem. Because of the number of people I've seen needing toilets at the same time, I've noticed that some people get impatient and even angry if a toilet is not readily available. Although having many toilets where a large group of people congregate might create a nuisance, having just one single toilet may also create a problem.

Since a large part of the proposed \$250,000 for the ULoo will be the site preparation – plumbing, electricity, etc. it seems that an adjacent partially enclosed urinal would be cost effective. At the very least, the infrastructure should be planned so that a urinal and an additional ULoo could be installed later without starting from scratch on the infrastructure.

- *Earlier this week I stopped by one of your info tables. I do think the U-District can use several more public restrooms built to withstand the current operational difficulties. This will include absorbing the impacts of some persons acting-out their frustrations on the equipment, and trashing the otherwise useful, and needed facility.*

Despite the occasional difficulty, the value of a Public Loo in the U will be appreciated by many persons, of all ages. If there is a sustainable plan to responsibly respond to the stressful effects of homeless circumstances - short and longer term - arrangements need to be made for personal hygiene, and restrooms.

These are needs that in a different context can be considered human rights; along with basic hygiene, rights to safe and sustainable environment, human right to public and personal health, and safe, drinkable water.

Note: these rights can be located in the work of the United Nation's working groups on health, and water, thus are suppose to be assured by: all level of governments, and respected by the corporate sector.

"Do the Loo in the U!" –

- *I think the ULoo is a good idea. As a small businessman from Wallingford who is in the U-District every day, I see how hard it is to find a bathroom. And it is especially hard if you are homeless and there are many young, homeless men and women in the U-District. I think there are difficulties with the ULoo but I think they can be solved.*

We need to provide a humane environment for all and this is a very basic and important step.

Findings of Outreach

Based on tabling data, the most popular sites and settings from stakeholder input included the following:

Popular sites:

- Corner of 50th and University Way/U-District Farmers Market
- The future Sound Transit station at Brooklyn Ave and NE 45th St
- Vicinity of NE 43rd St and University Way

Settings

- A facility at the planned sound transit station (2021)
- A facility associated with an existing service provider or faith building
- A free-standing facility located in the City street right of way

Of these three settings, choosing a free-standing facility in the street right of way is the most practical approach for the U-District at this time. Physical modifications to existing buildings and waiting for the Light Rail Station construction are on longer than desired timelines. Multiple free standing facilities were reviewed including those in the SDOT Handbook (See Appendix F). The space in the right of way is limited and the facility needs to be attractive and durable.



Portland Loo in Portland, OR

Photo: Dave Rodgers

Outreach to Businesses

Once preferred locations were established, outreach staff conducted door-to-door outreach to inform nearby businesses of the potential locations for the ULoo. Eighty-four businesses received a visit from outreach staff that included a flyer with information about the project, a description of the public process, contact information, and a map of the six potential locations. (See Appendix J for the flyer).

Of the 84 businesses that were contacted, 18 gave strongly favorable comments of the ULoo, 63 expressed neutral opinions of the Loo, and 3 had strongly negative comments. Over 20 businesses on University Way strongly objected to the proposed location in front of the Post Office (Location F). Examples of some of the comments received during outreach to businesses include:

- *Don't hide the Loo - keep it highly public, with eyes on the street.*
- *This is a great idea; it's good for the neighborhood.*
- *It's a good idea if it doesn't bring more homeless people and drug addicts to the U-District.*
- *Will you be able to remove it if it's a problem?*
- *I don't think this is a good idea for the neighborhood.*
- *Please keep it clean and well organized.*
- *This is great; I'll clean it myself!*
- *Thanks for stopping by, we appreciate knowing more about the project.*

Businesses as well as social service agencies and faith organizations should continue to receive timely notification for any decisions regarding location, funding, and timeline for installation. For any subsequent outreach to businesses, it is critical that outreach materials are translated, at a minimum, into Vietnamese, Thai, and Korean.



Portland Loo Located in Harvard Square across from Harvard University Photo: Dave Rodgers

Location and Siting Considerations

Social and Behavioral Considerations

The location of a public restroom must be carefully selected. It must be visible and easy to find and must be reasonably public to deter unwanted activities. This has to be balanced with privacy, so it should not be in a location where people would be hesitant to use it, because they would feel on display. The facility must be sturdy, but aesthetically pleasing and must not give the impression that it is for the homeless population only. The final location should undergo a thorough Crime Prevention Through Environmental Design (CPTED) review.



Baby Changing Table in Cambridge, MA
Portland Loo Photo: Dave Rodgers



Hand wash Station at Cambridge, MA
Portland Loo Photo: Dave Rodgers

Technical Considerations

Different types of facilities are identified in the SDOT draft handbook (see Appendix F). Many of these facilities require custom site-specific architectural and structural design. Additionally, there are added costs of permitting and construction for these custom facilities. Higher maintenance costs of custom facilities contribute to the fact that most jurisdictions nationwide are utilizing the Loo for in-street and parks facilities. Reviewing types of facilities, available area, cost and working examples at other installations across the country, a Portland Loo is the preferred solution for a near term installation in the City right-of-way.

The City of Portland did a careful engineering study to design a stand-alone public restroom facility, which would be sturdy enough to withstand the abuse that has to be expected, and strike a good balance between privacy and not too much comfort to attract undesired activities. It has louvers at the top and bottom, a water faucet is located on the outside and the structure is sturdy with replaceable parts. It has an anti-graffiti coating and is designed for easy maintenance. The Loo dimensions are 10'-7" long, by 6' wide, by 8'-6" tall. It is big enough to meet Americans with Disabilities Act (ADA) standards.

This "Portland Loo" has become the facility of choice for multiple cities in North America, including Seattle, and it has a good track record. It was therefore decided to propose this design for stand-alone facilities installed in the U-district. For details of the Portland Loo see Appendix N and visit www.theloo.biz.

Infrastructure Review

General:

Right-of-way widths, sidewalk widths, block configurations, property ownership, access to sewer, water and electricity varies from place to place. City of Seattle Geographical Information System (GIS) Data were used to create base maps of the study area. Right-of-way width, street width, lots, building outlines and utility information (storm, sewer and water) were all examined as a first step in understanding the challenges and opportunities for installing a new restroom in the right-of-way, on a vacant lot or in existing open space.



Tarp Exercise in reviewing potential locations Photo: Dave Rodgers

Storm, sewer, water and electricity:

Each Loo would need sewer, water and an electrical connection, unless solar is acceptable for the specific site. The metering and utility ongoing costs must be part of the overall funding and maintenance discussion. In general, all of the north - south oriented avenues have sewer and water available. The east - west streets have less utility access, but the blocks are shallow and can technically access the utilities in the north south avenues in most locations. This access would, however, come at a greater cost. Electrical distribution in the U-District primarily occurs in the alleys, electrical connections for these potential locations will require conduit and street restoration.

Street and sidewalk width:

Free-standing Loos require a certain amount of space for installation. The street rights-of-way are generally narrow in the U-District, with limited sidewalk area except on 15th Ave NE, and parts of University Way where curb bulbs exist or can be extended. In convenient and preferred Loo locations there may be less sidewalk width available than needed to install a facility. In these locations a parking space or loading area may need

to be removed to accommodate a curb bulb. A curb bulb to allow installation of a Loo would require expansion into the street of approximately 6 feet, similar to the existing bus curb bulbs and mid block crossings.

The Office of Planning and Community Development (OPCD) recently completed street concept designs for a Green Street on Brooklyn Ave NE from NE 45th to NE 43rd and NE 43rd St. from Brooklyn Ave NE to 15th Ave NE. This concept design allows for a more generous future sidewalk, which could accommodate a future Portland Loo facility. (Green Street Plans are available at www.seattle.gov). These street improvements would allow for potential future locations, but may be problematic for near-future installation of a facility on 43rd or Brooklyn before Green Street implementation.

Costs

It is estimated that the installation of a Portland Loo in the U-District will cost around \$250,000, of which \$90,000 are for the acquisition of the loo (See appendix G for more details). Annual maintenance costs are expected to be in the \$25,000 to \$30,000 range, based on information from other cities and from contacting local commercial maintenance service companies.

Lessons Learned from Other Cities

Other cities in the United States and Canada have experienced a similar need for public restrooms. With the rise in popularity of the single-stall restrooms like the Portland Loo, many cities are opting to increase access to restroom services near parks, transit, and in major tourist destination spots. The following examples offer valuable lessons learned for public process, location and siting, and design elements that can make public restrooms successful.

The consulting team contacted six cities with similar restroom issues, which have installed Portland Loos, to get information about their operation and experience. All six cities use city funds to maintain the restrooms, and typically contract out the cleaning task.

City	Overview	Leadership	Ownership	Issues	Maintenance	Comments
Portland, OR	<p>Invented the Portland Loo and the City owns the patent.</p> <p>Originally developed as a unique solution to a universal problem, and as a better option than brick and mortar structure.</p> <p>Portland was also struggling to provide gender-neutral bathrooms and it's difficult in brick and mortar structures</p>	<ul style="list-style-type: none"> Former City Commissioner Randy Leonard Carol McCreary Madden Fabrication – manufactures PDXs Parks Department 	Parks Department	<p>The reality is the toilets serve a need, but there's no question they are abused. Vandalism and graffiti are reflective of the neighborhood, and Loos won't change behavior. But they are better at discouraging negative activity than other restrooms.</p> <p>Police officers have a key to the Loo and help out with emergencies.</p>	<p>A contractor, managed by the Portland Business Alliance, cleans six of the Portland's Loos twice a day. The seventh is managed by the Parks Department.</p> <p>\$19-24,000 for annual maintenance per Loo. This includes paper supplies and hand sanitizer. Includes periodic maintenance too – they've had some issues with the door handle and lock.</p> <p>Don't pay water or sewer. \$20/ electric month/ per Loo.</p>	<p>Looked for locations at parks, or near parks, because they couldn't convince local businesses to support a Loo if it didn't work in a park.</p> <p>Used CPTED principles, not just the Loos location, but also the fundamental design of the Loo.</p> <p>Sharps: The City is piloting an unattended sharps containers program through partnering with the county health department. There are 3 sharps containers and the closest one is a block from a Loo. Sharps containers are where they are needed, but still cleaning up needles elsewhere.</p>

City	Overview	Leadership	Ownership	Issues	Maintenance	Comments
San Diego, CA	<p>Two Portland Loos, open 24 hours a day.</p> <p>To date, is the only Loo permanently removed.</p>	<ul style="list-style-type: none"> • Councilwoman Marti Emerald first pitched the idea in 2010 • Former Mayor, Bob Filner, funded • Civic San Diego: a city-owned non-profit that is the entrepreneurial development partner for targeted urban 	<p>The City of San Diego, Department of Parks and Recreation, is in charge of repairing the Loo.</p> <p>Third party performs maintenance on all public restrooms, including the Loos.</p>	<p>4&L Loo removed July 2015, after prompting a "mini-crime wave" sources citing a 130% increase in calls to the police.</p> <p>14&L Loo was thought to be too isolated, not enough "eyes on the street".</p>	<p>Installation estimated at \$210,000 but rose to \$560,000 because the loos were installed in spots where connecting to sewer and water lines was difficult, and didn't meet CA electrical, seismic and other standards.</p> <p>Yearly maintenance was estimated at \$86,000, but the cleaning tab for the two Loos was \$99,720.</p> <p>The expenses cover three daily scrubs of the more controversial Loo for \$53,472</p>	<p>Originally installed for all – tourists and those visiting downtown.</p> <p>After removing one Loo, the City will now spend the money for maintenance expand the hours of 10 public restrooms one block away at the St. Vincent de Paul homeless shelter. One will be open 24 hours</p>

City	Overview	Leadership	Ownership	Issues	Maintenance	Comments
Cambri dge, MA	One Portland Loo in Harvard Square, another funded for installation in Central Square Open 24/7. Both Harvard Square and Central Square have MBTA Transit Stations	<ul style="list-style-type: none"> • Public Toilet Initiative • Advocates for a Common Toilet • Harvard Kennedy School professor Richard Parker spearheaded the effort to raise awareness 	Department of Public Works installs and maintains, and police patrol the stations as part of regular route.	Too new to have many major issues, yet. However, the city utilizes the reporting system SeeClickFix to report issues. The bowl itself froze over during a 2-day period of extreme cold (below zero temps). The Portland Loo was extremely responsive to the issue and is currently fabricating a	Installing the toilet cost approximately \$350,000 to \$400,000 in total, with the structure itself costing about \$90,000. Maintenance is funded through the City operating budget and it is contracted out to a cleaning company and cleaned 4x per day for an estimated cost	Originally installed to address needs of homeless population and tourism. The overall concept of a public toilet was identified through the City's Participatory Budget process, whereby there is a public voting process to determine how to spend \$600,000 per year. Collaborative process with the Historical Commission, Public Health Department, Public Works,
San Antonio, TX	One Portland Loo: pilot program in the downtown area to be	<ul style="list-style-type: none"> • District 1 Councilman Roberto Trevino 			Maintenance costs estimated \$1000/month Cites cost of \$90,000 with nominal charges	

City	Overview	Leadership	Ownership	Issues	Maintenance	Comments
Ketchikan, AK	<p>1st American city after Portland to install one. Installed June 16th 2014.</p> <p>In 2015 it was removed to redevelop the historic waterfront and will be reinstalled in 2016.</p> <p>Located in a right-of-way, near a transit stop.</p> <p>Originally a tough sell, politically but agreed to install a counting system so they could demonstrate demand. Nightly studies, daily studies, etc.</p> <p>Didn't like being open 24/7 at first, but were able to</p>	<ul style="list-style-type: none"> City and Borough of Ketchikan Salvation Army Local Neighborhood Association 	Transit Department	Was near a bus shelter, and while there were no issues with the Loo, the bus shelter benches became popular for people lounging near the restroom. They are now changing the design to be a standing bus station.	<p>No firm numbers on cost. Funded by excise tax on tourists, which is supplemented by city government funding for emergencies throughout the year.</p> <p>City government has been handling the maintenance in the off-season, and the city outsources in the summer. In the busy season it's cleaned twice daily.</p> <p>Transit does emergency clean up/issues.</p> <p>Salvation Army does the cleaning in the off-season free of charge. This will likely not continue.</p>	<p>Needed for local residents, homeless population, and the 1 million cruise ship visitors that come to Ketchikan in a 5-6 month period.</p> <p>The Waterfront didn't have any public restrooms w/in 800-1000 feet. Museum and fire station restrooms nearby were getting too much use.</p> <p>Lots of bathrooms were destroyed – even in local businesses. Another bathroom in a downtown city park – locking door and blow dryer – was the perfect hotel. Auto lock system went on at 8pm and people would be auto locked inside for the night on purpose, and ran the blow dryer all night for warmth. Huge costs.</p> <p>Choose the Loo for its excellent design and fit with the historic character of Ketchikan, as it's located in a Nat'l historic district.</p>

City	Overview	Leadership	Ownership	Issues	Maintenance	Comments
Nanaimo, BC	One Portland Loo located at the edge of Diana Krall Plaza in the downtown core. Final location was also chosen based on		Parks and Recreation maintains control over maintenance and cleaning.	Vandalism and misuse of facility. Sharps and needles are a growing issue in our community and we are constantly trying to develop comprehensive plans, which include collection	City staff and contractors handle maintenance and cleaning when needed. The Loo is cleaned 1x per day in the shoulder season and 2x per day during peak tourist season as	Installed for all residents, homeless population, and tourists.

An important note: To date, no Portland Loos have installed sharps containers (boxes for needle disposal). While it's a feature that can be added, no city has requested the feature. Portland Loos come equipped with blue lights to make it difficult for needle users to see their veins in restroom spaces, but this does not eliminate needle use and may not be a desirable feature. Baby changing stations have been successfully installed in Loos.

Recommendations for Potential Locations in the U-District

Based on the analysis of information gathered from all aspects of the public engagement and infrastructure review processes, twelve (12) locations were initially identified for closer examination as potential sites. (See the U-District Public Restroom Location Study Map – Figure 1, Page 25). A tarp was cut to represent the size of the Portland Loo (10'-7" by 6'). Volunteers visited eleven of the twelve locations, placed the tarp, then noted benefits and drawbacks based on key outreach themes and infrastructure requirements. Because the Sound Transit station on Brooklyn is not scheduled for completion for six years in the future, it was not visited, and the site (L) was removed from consideration.

The Steering Committee then reviewed the information gathered from the site visits. Three sites (A, B, C), visited and assessed, were removed from further consideration because they lie on NE 43rd St. which is scheduled for near-future green street reconstruction. An additional site on 15th Ave (E) was removed from consideration because it is adjacent to a building likely to be renovated in the near future. Site J (on NE 42nd St) is located too close to a building entrance, and was removed from further consideration as well.

The remaining six sites were given fuller consideration. All members of the Steering Committee were provided information and opportunity to discuss. The six sites (D, G, F, H, I, K) are described below.

University District Public Restroom Location Study M I G SVR



Figure 1 University District Public Restroom Location Study Map

Location D - NW Corner of 15th Ave NE and NE 43rd:

This location is in the existing grass planter between the sidewalk and curb in front of a parking lot owned by the University Bookstore. Curb relocation would not be required. Sewer and water are available adjacent to the site in 15th Ave NE. NE 43rd St is a busy pedestrian route between the core U-District transit/commercial area and the university. There is a busy southbound bus stop on 15th, south of NE 43rd St. In the future (2021) NE 43rd St. will be a major pedestrian connection from the U-District Station to the University of Washington and off campus student housing north of NE 45th St.

Location F - In Front of Post Office, on University Way NE near NE 43rd St:

The site is south of the NE 43rd St. Green Street. It is collocated with a northbound bus stop. The specific location coincides with a bus stop curb bulb. The length of the curb accommodates an articulated bus and the front door of a second bus arriving at the same time. Sewer and water are available adjacent in University Way NE. There is a gas service line that must be avoided. The area around the post office is a resting spot, and is used frequently for public urination, especially after hours.

Location G - NW Corner of NE 50th Street and University Way NE

The site is in front of the recently completed University Heights Open Space South Lot and at the location of the Saturday U-District Farmers Market. A bus stop across the street serves destinations north of the U-District. This installation would require extending the existing curb bulb and relocation of a storm water catch basin. Water and sewer are available in the University Way NE right-of-way, adjacent to the site. Redevelopment of property across The Ave to the east is in progress.

Location H - 15th Ave NE mid block between NE 43rd and NE 42nd:

The location is in front of University Temple Methodist Church (UTUMC) property in an existing grass planter strip. An enclosed children's playground with hedge is adjacent. Curb relocation would not be required. Sewer and water are available in 15th Ave NE. NE 42nd St. and NE 43rd St. are currently busy pedestrian routes between the transit/commercial area and the university. In the future (2021) 43rd will be a major pedestrian connection from the U-District Station to the University of Washington and off campus student housing north of NE 45th St. This location would not be readily visible if walking on 43rd. The location is immediately south of a busy southbound bus stop. The vegetation north of this area is currently used as a urinal.

Location I – NE 42nd mid block between University Way and Brooklyn

This site is located west of University Way NE in front of a blank wall and adjacent to an alley with nearby dumpsters. It would require installation of a curb bulb; however it would not require a catch basin. Sewer and water are available in NE 42nd.

Location K – University Way Chapel on the Ave. between NE 41st and NE 42nd

This site is in front of the Chapel on the Ave, a place of worship and community. The location would require extending the existing curb bulb; however it would not require a catch basin. Water and sewer are available in University Way NE right-of-way adjacent the site.

Determination of preferred Restroom Locations

Siting criteria developed by the consulting team were used to guide the discussion about preferred facility locations (For details see Appendix L). The Steering Committee then voted electronically to determine the preferred location(s), to be recommended for the installation of one or two non-adjacent facilities in the near future. The vote was done in two steps. First, committee members were asked to select their three preferred sites, assuming that only one restroom would initially be installed. They were to rank their selections 1 to 3. The votes were assigned points depending on the ranks to determine the outcome. In a second round of voting, a second location was to be chosen, assuming a first Loo was already in place.

Below is the outcome of the main vote:

Survey Monkey Summary		Rank 1	Rank 2	Rank 3
	Location			
D	15th NE and NE 43rd	9	0	0
F	U-Way at Post Office	2	2	1
G	U-Way and 50th NE	0	3	1
I	NE 42nd, west of U-Way	0	3	1
H	15th NE at Temple	0	2	3
K	U-Way at Chapel on Ave	0	1	5
Total votes		11	11	11

Point Calculation		Rank 1	Rank 2	Rank 3	Sum	Final Rank
D	15th NE and NE 43rd	27	0	0	27	1
F	U-Way at Post Office	6	4	1	11	2
G	U-Way and 50th NE	0	6	1	7	3
I	NE 42nd, west of U-Way	0	6	1	7	3
H	15th NE at Temple	0	4	3	7	3
K	U-Way at Chapel on Ave	0	2	5	7	3

The clear preference is location D, on 15th Ave NE outside the Bookstore parking lot. The Post Office site (F) came in second, but only slightly ahead of the other four sites.

Steering Committee members were asked to give their reason for selecting their top choice. Here are the answers for the 15th Ave site:

- It is more discrete than the Ave locations, but still quite visible and near a major pedestrian thoroughfare. The U Temple location is similar, but in my opinion a bit too discrete, and I am worried about abuse there.
- Convenient to busy streets (Ave, 43rd, 15th) Not offensive to store-owners. Centrally located.
- Not as public but still a popular location- not as much construction required I don't have strong opinion.
- All Pro's as stated, plus major crosswalk between UW and Ave businesses & likely pedestrian path for many from Link station. (Future building, if it is built, would likely face onto 43rd, not this direction.) Public enough but not "under the gaze" as any spot on The Ave would be.
- I think it is close enough to nearby businesses and foot traffic to be easily accessible (way finding can be established to direct folks), and as the Burke museum is redone and that wall comes down, it'll be a much more populated and walked area. It's also not right in the middle of the Ave, which I think practically is the most utilitarian, but also will likely get the most push back from businesses and the community at large. I think by having it placed where there is more space, also provides the ability to put more intention in the design around the Loo itself. If a public art installation, water fountain, or public seating or something like that could be established nearby or directly adjacent to the Loo that may make it more of a collectively and community owned space, which I know is something there is some community concern over. This spot would also keep the police from "camping" on the Loo, but also has and allows for high visibility.
- Visible and accessible from the Ave
- In a visible place without being too crowded.
- On the major pedestrian connection between the light rail and campus. Also very central.

The two members who preferred the Post Office site wrote:

- Doesn't affect a storefront as it is in front of a public building. Highly trafficked area. Highly visible. Wondering if we can work with Metro on exactly where they drop off so they don't drop off right at the Loo--these bathrooms will be beneficial to their bus drivers. Also doesn't require curb work.
- Visible, on Ave, within reach/ current areas of use. However, there is strong opposition to this location from University Way Businesses.

There was a second round of voting with the purpose of identifying a second location. The result of the second round of voting was that a location near the intersection between University Way NE and NE 50th St (site G or nearby) would be desirable. The Steering Committee therefore recommends the installation of a Portland Loo near the NE 43rd St corridor between Brooklyn Ave NE and campus, with the preferred location in the planter strip on 15th Ave NE, just north of the intersection with NE 43rd. A second Loo should be installed near University Way NE and NE 50th St.



Location D – 15th Ave NE and NE 43rd Photo: Dave Rodgers

Next Steps

Following deliberation, the Steering Committee will provide a written recommendation to the UDP, UDCH, City of Seattle Departments, City Council, the Mayor's office and other interested parties. The recommendation will address the following:

- Near term implementation for on-street facility or facilities
- Near term maintenance of on-street facility
- Need for restrooms at Sound Transit stations
- Opportunities for pursuing partnerships with local faith service providers to access existing restrooms or construct revised access to existing facilities

The Executive and Steering Committee will coordinate and discuss with the appropriate management, permitting, grant and funding agencies for implementation. Funding for the construction and maintenance of the different facilities will vary and will need to be identified and secured.

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- University Heights Center
- U-District Farmers Market
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- University Audi Volkswagen
- The original U-District BIA

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