



May 16, 2024

**Downtown Restrooms:
Concept Design & Compliance Statement**

Downtown Restrooms facilities are being planned on a City owned parcel just north of Mercer St. This central location affords easy pedestrian access and good visibility from Mercer St. and surrounding businesses.

The design concept adapts a readily available modular unisex restroom prototype to the Historic District context and the many prescriptive constraints of the site. The siting of the building footprints is a careful response to existing window openings in the adjacent building, and the resulting space between the buildings can accommodate equipment and utility connections. The roof forms reflect a “Hill Country Contemporary” look and are inspired by the iconic Monarch Butterflies who migrate through the region. This architecture also allows natural light into the interior spaces through high, clerestory windows, and directs runoff away from adjacent building eaves and drip lines. A covered awning adjacent to the Mercer St frontage creates a shaded seating area with opportunities for other pedestrian amenities. Additional hooded awnings protect the restroom doors, sheltering the entries.

Proposed materials are durable and consistent with nearby historic building resources, including standing seam metal roofs and cream-colored limestone veneer, whose specifications are referenced from the adjacent Stephenson Building. Details include pre-weathered galvalume awnings and accessories, and stained tongue-and-groove wood roof soffits. Doors, trim and steel columns are painted a deep green, consistent with the Hill Country landscape and its natural color palette.

The design for the restroom facilities is connected to a larger vision for the area, including a proposed program of pedestrian improvements for this property, including landscaping, appropriate lighting and pervious paving. The big idea is to transform and elevate this former alley into a safe, inviting, well lit, and comfortable pedestrian space that provides walkable connectivity and synergy between Mercer St, adjacent local businesses and other city projects planned nearby, including the Stephenson Building renovation, the associated Downtown Parking Lot, and the TIRZ Old Fitzhugh Road project. The restrooms will thus serve a practical need while boosting the vitality of Downtown by providing well-designed public facilities in a complementary public realm. This project represents an important municipal investment, delivering multiple public benefits and essential component of a comprehensive and integrated suite of complementary civic improvements.

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Open spaces, friendly faces.