



## MEMORANDUM PARKS AND PUBLIC WORKS DEPARTMENT

To: Laurel Prevetti, Town Manager

From: Marina Chislett, Environmental Programs Specialist

Subject: Downtown Restroom Feasibility Study (CIP No. 821-2011)

Date: April 4, 2024

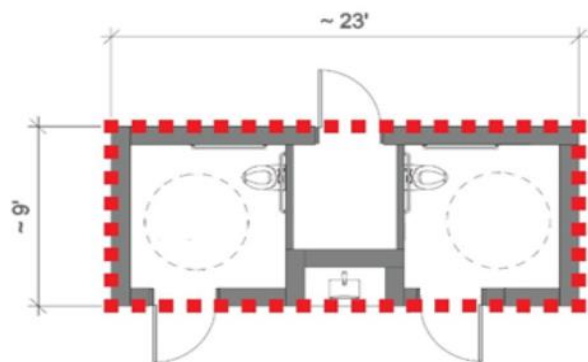
### BACKGROUND

Per the direction of Town Council, funding for the Downtown Restroom Feasibility Study (CIP No. 821-2011) was funded through American Recovery Plan Act (ARPA) funding in August 2022. The purpose of this project is to analyze alternative locations for a public restroom facility with consideration of utility needs and potential impacts of the work. This memorandum summarizes the efforts of the consultant study prepared by William Duff Architects.

### DISCUSSION

The Town of Los Gatos issued a Request for Proposals (RFP) for a Downtown Restroom Feasibility Study (the Study) on March 15, 2023 to the Town's list of On-Call Architects. William Duff Architects was awarded this project.

The scope of the Study was to identify a preferred site for a handicap accessible public restroom in the downtown Los Gatos area. The number of recommended toilet fixtures is two when giving consideration to space and size limitations in most downtown locations. Staff is recommending single occupant facilities rather than multiple stalls within one space. Single occupant facilities are safer and more inclusive than multi-stall public



Graphic by **William Duff Architects**

**Figure 1.** Two Single Occupant Accessible Layout with a shared sink

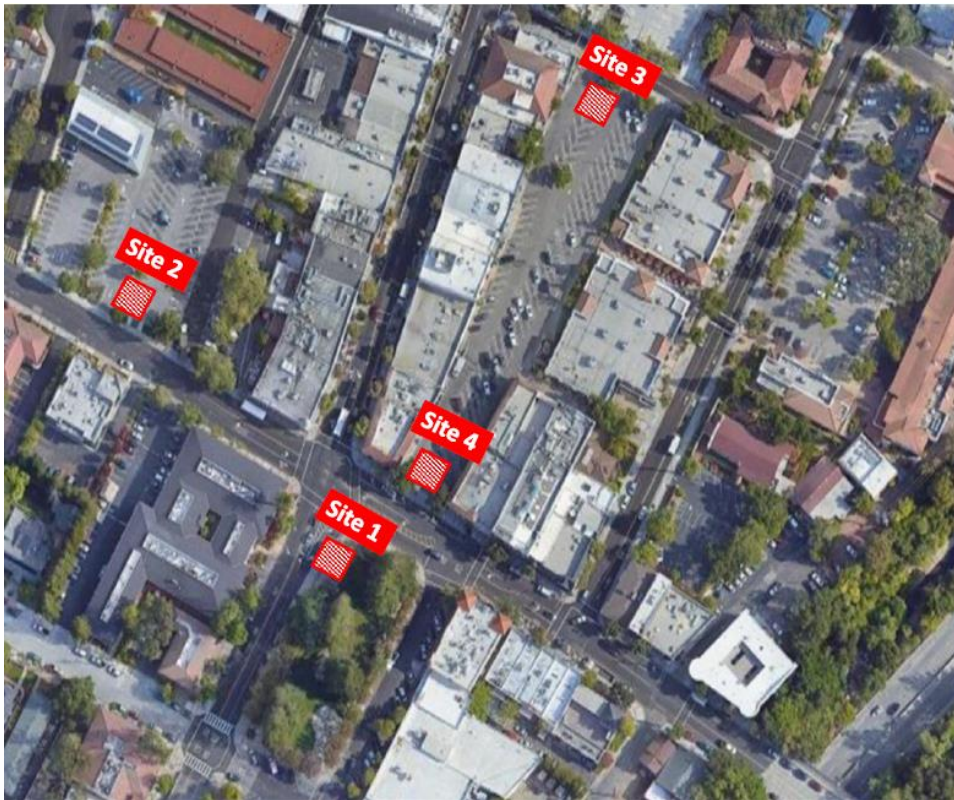


## MEMORANDUM PARKS AND PUBLIC WORKS DEPARTMENT

restrooms. Figure 1 is the preferred layout for a public restroom in the Downtown area.

The primary factors for site selection included: proximity and value to the downtown area, financial efficiency, utility adjacency, accessibility, safety, and flexibility. From this criteria, four potential sites were evaluated for the new restroom facility as shown in Figure 2:

- **Site 1:** Northwest corner of Town Plaza Park
- **Site 2:** Southeast corner of Parking Lot #6 (West Main Street & Victory Lane)
- **Site 3:** North edge of Parking Lot #5 (Elm Street)
- **Site 4:** South edge of Parking Lot #5 (West Main Street)



**Figure 2.** Site Location Map



## MEMORANDUM PARKS AND PUBLIC WORKS DEPARTMENT

### SITE EVALUATIONS

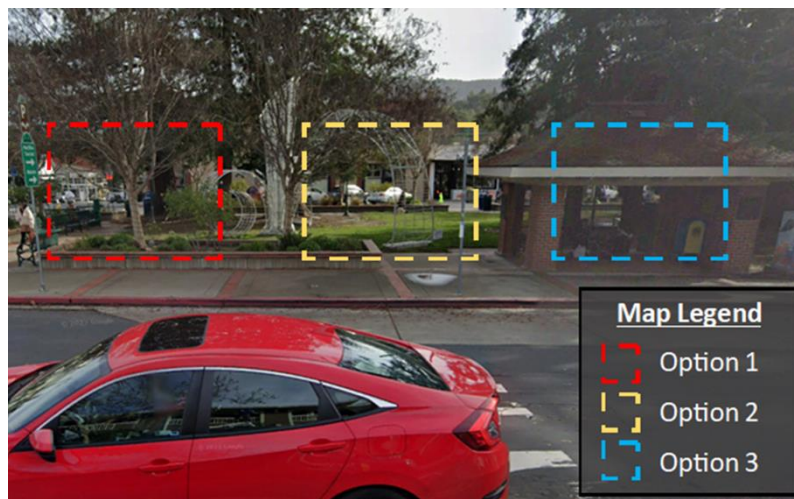
#### **Site #1: Northwest Corner of Town Plaza Park (*Recommended*)**

The northwest corner of Town Plaza Park is located at intersection of two major streets - Santa Cruz Avenue and West Main Street. The sidewalk in this area is wide and the site features include a bus stop shelter with red brick columns and a simple sloped roof along with raised planter beds featuring small trees and vegetation. The existing bus structure was constructed in 1980 and is currently an open-air enclosure for two benches and one mailbox. This area makes up the border to the flat grass park that is Town Plaza. In recent months a portable restroom has been located next to the bus stop.

When considering this location the following options were considered:

- **Option 1:** Remove the raised planter bed and replace with a new restroom facility.
- **Option 2:** Install restroom facility adjacent or attached to existing bus stop shelter (location of portable).
- **Option 3:** Demolish existing bus stop shelter and replace with a new restroom facility.

These locations are shown in Figure 3 and considerations of this location are presented in Table 1.



**Figure 3.** Site 1: Northwest corner of Plaza Park



**MEMORANDUM**  
**PARKS AND PUBLIC WORKS DEPARTMENT**

---

**Table 1. Assessment of Site 1**

<b>Site #1: Northwest Corner of Town Plaza Park</b>	
<b>Pros</b>	<b>Cons</b>
<ul style="list-style-type: none"><li>• Close proximity to bus stop</li><li>• Close proximity to weekly Farmers' Market and other downtown events</li><li>• Close proximity to primary pedestrian pathway</li><li>• Potential for new visible feature in the Downtown Area</li><li>• Potential to enhance the bus shelter (Option 3)</li><li>• Preliminary information suggests a sewer line runs under the park, reducing costs for excavation</li></ul>	<ul style="list-style-type: none"><li>• Raised planter bed would be removed and/or impacted (Option 1 &amp; Option 2)</li><li>• Very visible location on significant corner, could require additional design work and material cost</li><li>• Additional cost if integrating or demolishing bus stop</li><li>• Would not serve areas of downtown that are further north</li></ul>

**Conclusion:** After evaluation of all site criteria, Site #1 was identified as the most ideal location for a restroom facility to serve the Los Gatos downtown area. This site has the best proximity to points of interest while also having the most space and flexibility. A facility with two toilet fixtures would also serve the downtown areas well during typical usage and would supplement or reduce the need for portable units at special events. Overall, this site has minimal drawbacks while also providing the most potential value for a new restroom facility.

**Site 2: Southeast Corner of Parking Lot #6**

Parking Lot #6 located on Main Street near Victory Lane, is one of the larger parking lots in downtown Los Gatos and is located one block west of Santa Cruz Avenue. This site features a large tree and fire department connection adjacent to the prospective location. There are five accessible parking spaces that are separated from the sidewalk by a low curb planter bed. The accessible spaces currently provide direct connection to the sidewalk from the accessible aisles. Figure 4 is a photo of the location and Table 2 summarizes the considerations for this area.





**MEMORANDUM**  
**PARKS AND PUBLIC WORKS DEPARTMENT**

The following options were considered:

- **Option 1:** Demolish sidewalk planter bed and replace with new restroom facility.
- **Option 2:** Demolish one accessible and one standard parking space and replace with new restroom facility.



**Figure 4.** Site 2: Southeast corner of Parking Lot #6

**Table 2. Assessment of Site 2**

Site #2: Southeast Corner of Parking Lot #6	
Pros	Cons
<ul style="list-style-type: none"><li>• Good connection to downtown shopping areas</li><li>• Would not take away from aesthetics in highly visible locations, but not so far out of the way that it cannot be located</li></ul>	<ul style="list-style-type: none"><li>• Location would potentially displace accessible parking that would have to be relocated as part of the project</li><li>• Users waiting for restroom would be either in the parking lot or the narrow sidewalk</li><li>• Higher chance of vandalism when out of public view</li></ul>

**Conclusion:** After evaluation of all site criteria, Site #2 was not considered an ideal location for a restroom facility to serve the Los Gatos downtown area. This site is a moderate distance out of the way of the public view and may require signage and wayfinding for users to find the



## MEMORANDUM PARKS AND PUBLIC WORKS DEPARTMENT

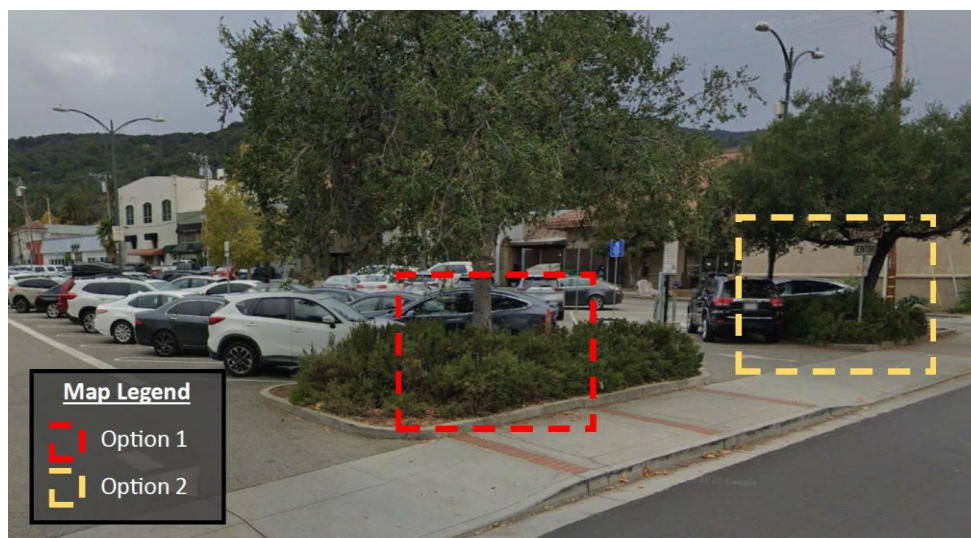
restroom. Site #2 would require modifications to the parking lot to accommodate the restroom, including displacing and relocating handicap accessible parking spaces as well as excavation for sewer line connection, and possibly increased patrolling to monitor crime and vandalism.

### ***Site 3: North Edge of Parking Lot #5***

Parking Lot #5 is located parallel to Santa Cruz Avenue, between Main Street and Elm Street. Option #3 would locate a restroom at the north edge of the lot near Elm Street. There are two aisles of parking between three travel lanes with two accessible parking spaces in the western parking aisle. This area also has electric vehicle charging stations. There are sidewalks on either edge of the parking lot, but they are not continuous nor are they fully accessible to people with disabilities. The locations are shown on Figure 5 and considerations of this location are in Table 3.

When evaluating this location, the following options were considered:

- **Option 1:** Remove and adjust one accessible parking space and one standard parking space on the western parking aisle to place a new restroom facility.
- **Option 2:** Remove or adjust several standard parking spaces on the eastern parking aisle to be replaced with a new restroom facility.



**Figure 5.** Site 3: North Edge of Parking Lot #5



**MEMORANDUM**  
**PARKS AND PUBLIC WORKS DEPARTMENT**

**Table 3. Assessment of Site 3**

<b>Site #3: North Edge of Parking Lot #5</b>	
<b>Pros</b>	<b>Cons</b>
<ul style="list-style-type: none"><li>• Close proximity to further north portions of the Downtown Area</li><li>• Sidewalk access easily connects to Downtown shopping areas</li><li>• Elm Street has lower traffic flow and is may be safer for patrons waiting in line</li></ul>	<ul style="list-style-type: none"><li>• Distant from primary pedestrian pathway</li><li>• Location would potentially displace accessible and standard parking that would have to be relocated as part of the project</li><li>• Location would mix pedestrian traffic and car traffic in parking lot</li><li>• Users waiting for restroom would be either in the parking lot or sidewalk</li></ul>

**Conclusion:** After evaluation of all site criteria, Site #3 was not considered an ideal location for a restroom facility to serve the Los Gatos downtown area. This site is a moderate distance out of the way of the public view. This location would also require significant modifications to accommodate a restroom, including displacing standard parking spaces and relocating accessible parking spaces.

**Site 4: North Edge of Parking Lot #5**

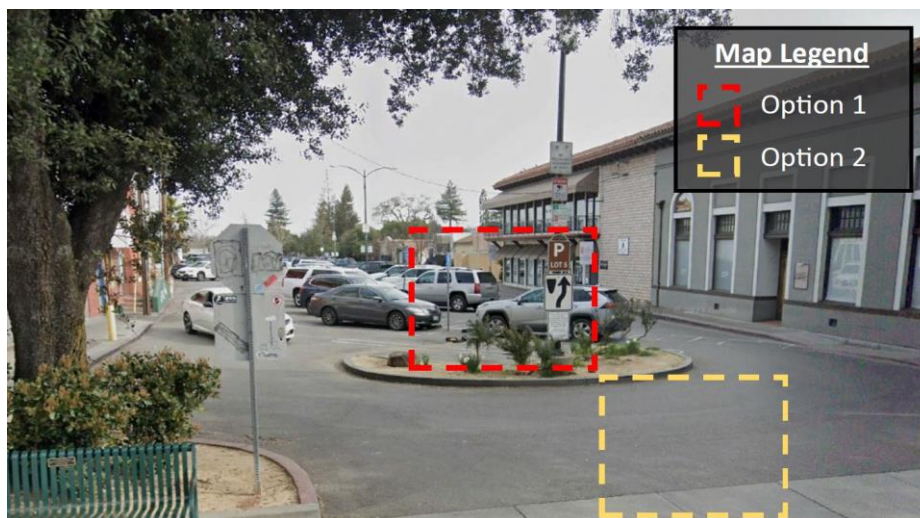
Site #4 is located on the south edge of Parking Lot #5 along West Main Street and across from Town Plaza Park. Features on this side of the parking lot include a single parking aisle with driving lanes on either side and two accessible parking spaces on the west side. Figure 6 shows this location and Table 4 summarizes the considerations.

The following options were considered when evaluating this location:

- **Option 1:** Remove and adjust two standard parking spaces to be replaced with a new restroom facility. Potentially would need to adjust adjacent accessible parking space and connection to sidewalk.
- **Option 2:** Close the Parking Lot #5 entrance on West Main Street fully and utilize the end of the lot.



**MEMORANDUM**  
**PARKS AND PUBLIC WORKS DEPARTMENT**



*Figure 6. Site 4: South edge of Parking Lot #5*

**Table 4. Assessment of Site 4**

Site #4: South Edge of Parking Lot #5	
Pros	Cons
<ul style="list-style-type: none"><li>• Close proximity to weekly Farmers' Market and other downtown events</li><li>• Close proximity to primary pedestrian pathway</li><li>• Potential for new visible feature in the Downtown Area</li><li>• Would improve pedestrian safety along Main Street by eliminating vehicle entrance to parking lot. (if Option 2 were selected)</li></ul>	<ul style="list-style-type: none"><li>• Would require changes to traffic circulation in, out and around Parking Lot #5</li><li>• Patrons may not use existing crosswalk to gain a more direct line to the restroom, increasing safety concerns</li><li>• Location would displace some parking spaces</li><li>• Would require excavation in street for sewer line connection</li><li>• Users waiting for the restroom would be either in the parking lot or sidewalk</li></ul>

**Conclusion:** After evaluation of all site criteria, Site #4 was not considered an ideal location for a restroom facility to serve the Los Gatos downtown area. This site poses many safety concerns with mixing pedestrian and vehicle traffic, unless the parking lot entrance onto Main Street were





## MEMORANDUM PARKS AND PUBLIC WORKS DEPARTMENT

---

closed. That change would require extensive changes to the parking area and to East Main Street, making this alternative cost prohibitive. It also requires displacing and relocating accessible parking spaces as well as excavation for sewer line connections, and the need to address mixed traffic congestion concerns.

### CONSTRUCTION CONSIDERATIONS

Restrooms of this size and scale may be prefabricated or custom built. These options are described below.

#### *Conventional Prefabricated*

Prefabricated restroom buildings can be an efficient way to easily install a restroom building. There is generally some level of customization such as wall and roof materials, colors, and skylights. Prefabricated facilities provide a permanent, durable, and fast solution to the need for a restroom in Downtown Los Gatos. However, prefabricated facilities, while offering some customization are limited in aesthetic choices. For example, brick patterning to match the existing bus shelter would likely be via a concrete siding rather than true brick. Figure 7 shows an example of a pre-fabricated restroom building.



*Figure 7. Prefabricated Restroom Facility*



## MEMORANDUM PARKS AND PUBLIC WORKS DEPARTMENT

---

### ***Fully Custom***

A custom designed restroom is preferable if a certain aesthetic and customization is desired. The advantage of a custom restroom would be the flexibility within its site and aesthetic. The disadvantage would be longer design and construction timelines.

### **CONCLUSION**

After evaluation of the four sites with specific criteria to identify the best location to accommodate a restroom facility, Site #1 was identified as being the most feasible location. This site provides the most civic value to the community with consideration to space and size limitations. Staff recommends two single occupant private stalls with one toilet fixture each, rather than multiple stalls within one space for this project. Staff estimates that the cost for design, permitting, and construction of a restroom at Plaza Park may range from \$550,000 to \$650,000 depending on the construction methods and details.