



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 05/07/2024

DATE: May 1, 2024
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Receive an Update on the Downtown Restroom Feasibility Study (CIP No. 821-2011) and Provide Direction to Town Staff

RECOMMENDATION:

Receive an update on the Downtown Restroom Feasibility Study (CIP No. 821-2011) and provide direction to Town staff.

BACKGROUND:

Per the direction of Town Council, funding for the Downtown Restroom Feasibility Study (CIP No. 821-2011) was adopted in the Fiscal Year 2023/24 Capital Budget using funding made available for recognizing the American Rescue Plan Act (ARPA) proceeds for loss revenues. 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.

DISCUSSION:

On March 15, 2023 a Request for Proposals (RFP) for a Downtown Restroom Feasibility Study (the Study) was issued to the Town's list of on-call architectural firms. Will Duff Architects, Inc. submitted a proposal and the Town executed an Agreement for Consultant Services with the firm for this project.

The scope of the study was to identify a preferred site for an American with Disabilities Act (ADA) compliant public restroom in downtown Los Gatos. Attachment 1 summarizes the consultant's work in a memorandum. Working with the consultant and giving consideration to space and size limitations in most downtown locations, staff is recommending two gender neutral, single occupant private stalls with one toilet fixture each,

PREPARED BY: Marina Chislett
Environmental Programs Specialist

Reviewed by: Town Manager, Town Attorney, Finance Director, and Director of Parks and Public Works

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DISCUSSION (continued):

rather than multiple stalls within one space. Single occupant facilities are considered to be safer and more inclusive than traditional public restrooms. In single occupant facilities, the sink can be located outside the building, reducing overuse of water.

The primary factors for site selection included: proximity and value to the downtown area, financial efficiency, utility adjacency, accessibility, safety, and flexibility. Based on these criteria, the consultant assessed four potential sites for consideration for the new restroom facility:

- **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)

After evaluation of the four sites (Attachment 1) 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.

For Site 1, staff and the consultants identified three options:

- **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.

Staff recommends focusing on Option 2. If the Town Council agrees that Option 2 at Site 1 is the preferred location, then the exact placement of the building and how it would fit with the bus shelter would be evaluated during the design phase. If this option is selected, staff would seek to minimize impact to the existing planters. Staff estimates the cost for design and construction of a new restroom at this location would range from \$550,000 to \$650,000.

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 the most feasible location and provides the most civic value to the community with consideration to space and size limitations.

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CONCLUSION (continued):

Staff recommends two single occupant private stalls with one toilet fixture each, rather than multiple stalls within one space for this project.

FISCAL IMPACT:

The funding for the study phase of the project was allocated in the Downtown Restroom Feasibility Study project (CIP No. 821-2011) budget. This phase of the project has been completed in FY 2023/24 and is on the Completed Project list in the Proposed Capital Improvement Program Budget FY 2024/25 – 2028/29.

Costs for design, permitting, and construction may range from \$550,000 to \$650,000. Additional funding will need to be identified for the future phases of this project.

Downtown Restroom Feasibility Study CIP No. 821-2011		
	Budget	Costs
GFAR	\$ 25,000	
Total Budget	\$ 25,000	
		Costs
Consultant Services		\$ 23,000
Total Costs		\$ 23,000
Available Balance		\$ 2,000

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA.

Attachment:

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