

RESTROOM FACILITY 60% DESIGN

SEATTLE DESIGN COMMISSION

DECEMBER 2ND, 2021

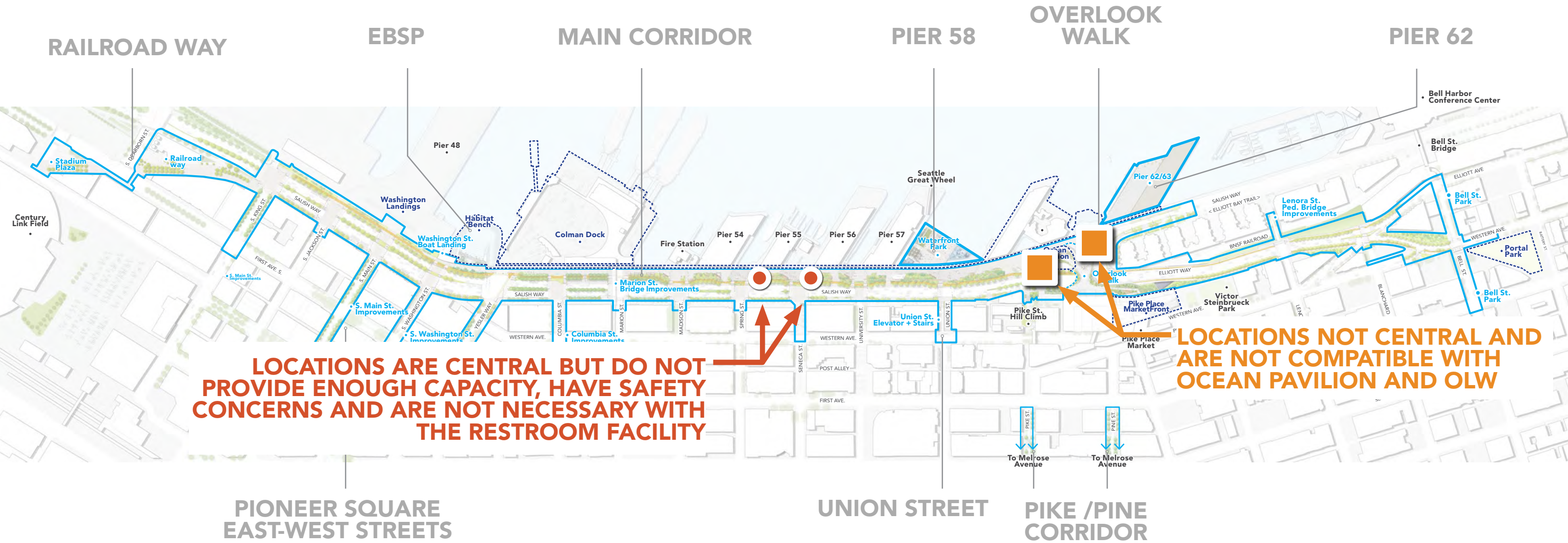


INTRODUCTION

INTRODUCTION

WATERFRONT PROGRAM

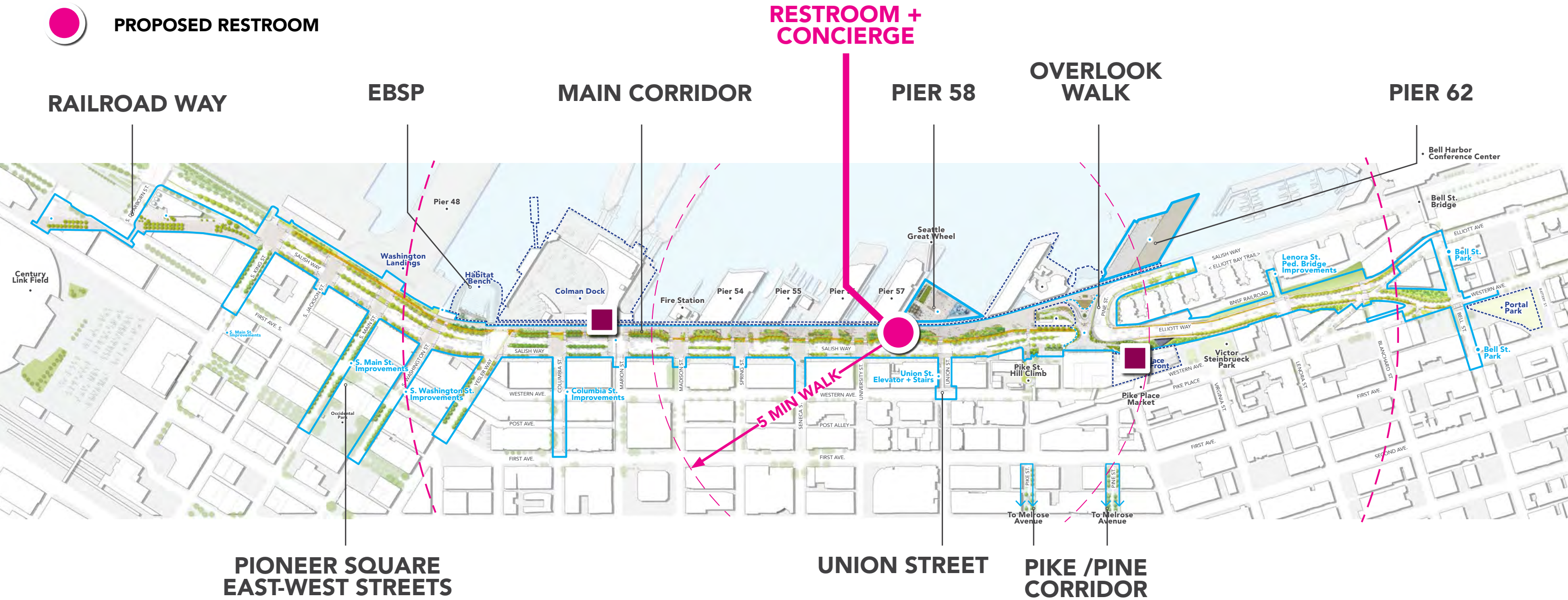
-  PREVIOUS RESTROOM LOCATION STUDIES
-  FORMER "PORTLAND LOO" LOCATIONS



INTRODUCTION




WATERFRONT PROGRAM

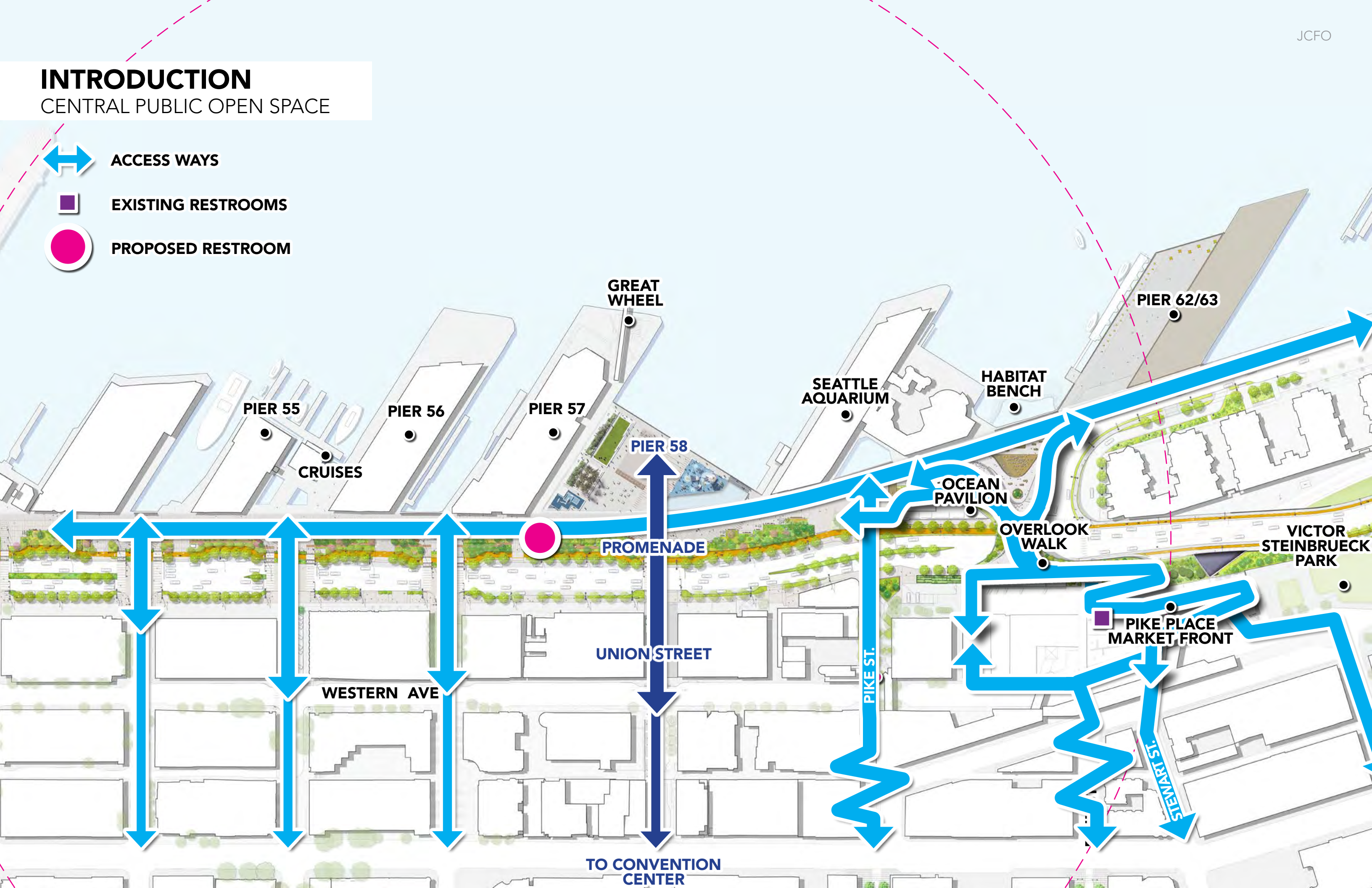
-  EXISTING RESTROOMS
-  PROPOSED RESTROOM



INTRODUCTION

CENTRAL PUBLIC OPEN SPACE

-  ACCESS WAYS
-  EXISTING RESTROOMS
-  PROPOSED RESTROOM



INTRODUCTION
PROMENADE



PROMENADE BOARDWALK



SOCIAL INTERSECTIONS



UNION STREET IMPROVEMENTS



PUBLIC ART

INTRODUCTION

INTEGRATION INTO PROMENADE AND PIER 58

- 1 GROVE + LAWN
- 2 FITZGERALD FOUNTAIN
 - FOUNTAIN BASIN:
 - SPILL OUT SPACE:
- 3 OPEN AREA
- 4 WATER'S EDGE
- 5 PLAY AREA
- 6 NEAR-SHORE OPENING



GOALS

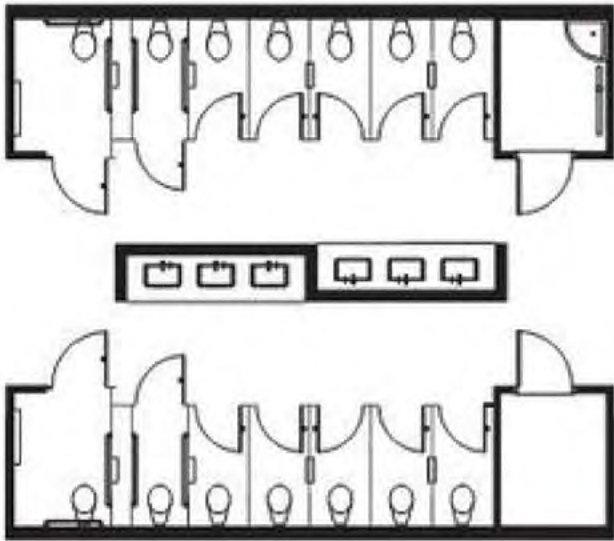
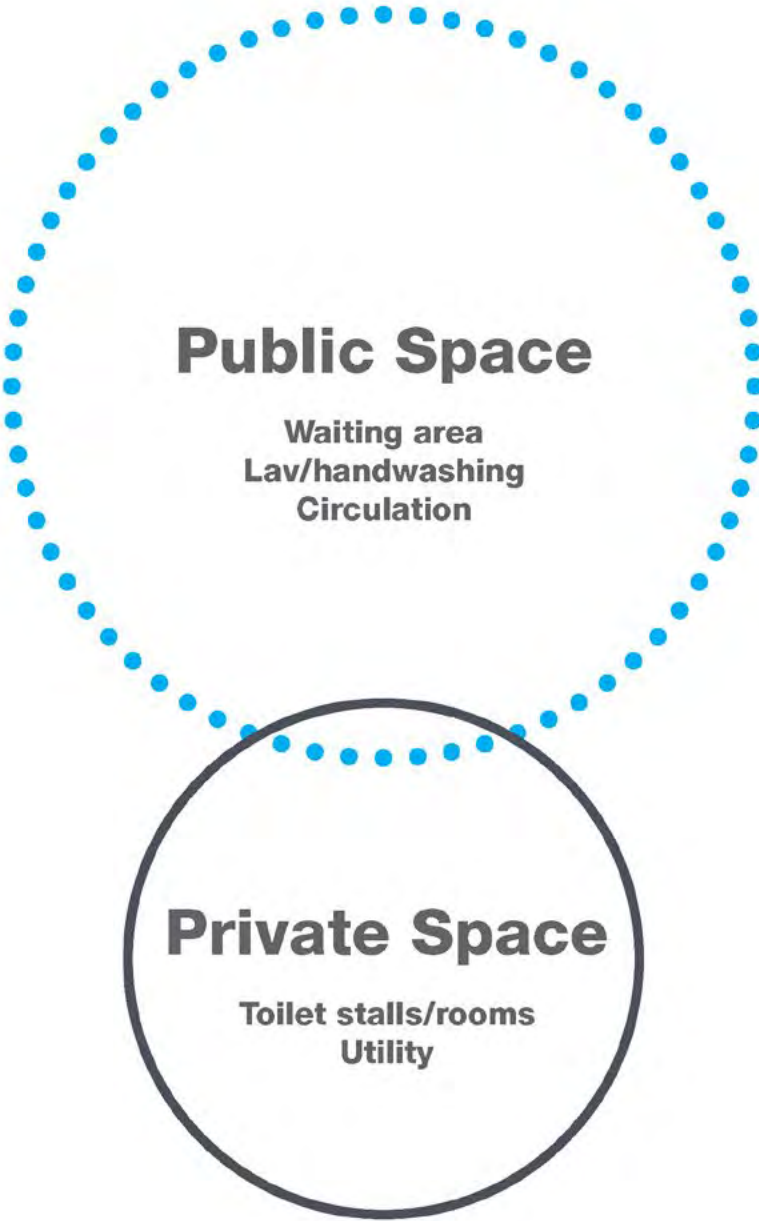
GOALS

DESIGN BRIEF

- Provide a welcoming, safe and clean facility, with attending personnel (concierge) during open hours, to enhance the visitor experience for the diverse users of the Waterfront.
- Ensure that the facility serves visitors of all ages and abilities.
- Express the unique character of the waterfront as well as the historic and cultural background of the site.
- Provide a fun, relaxing atmosphere for families while waiting, and provide visibility to Pier 58 and especially the Play Area.
- Take advantage of technological solutions to provide hands-free door and fixture operations. Consider automatic cleaning and sanitizing systems that could be operated multiple times per day to reassure users of overall cleanliness and care.

GOALS

PUBLIC AND PRIVATE SPACE



A layered approach to the restroom design would emphasize the quality and size of public space over the quantity of plumbing fixtures.

GOALS

VIEWS AND SIGHT LINES



The Concierge Office needs to be clearly visible from surrounding environments outside of the facility, while also providing unobstructed sightlines to all areas within the facility to enhance the feeling of safety and security for all.



GOALS

ALL GENDER RESTROOMS



Tongva Park -
Santa Monica, CA
Shared lavs
Natural ventilation + daylight
Privacy screening
Waiting area
Security gates



Bicycle Path
- Ecatepec, Mexico
Shared lavs
Waiting areas
Natural ventilation + daylight
Integrated landscape



Clover Park - Santa Monica, CA
Shared lavs
Natural ventilation + daylight
Privacy screening/ Views out
Full height stall walls w/minimal space below door
Bright colors

COMMUNITY INPUT

COMMUNITY INPUT

Initial outreach as part of Pier 58 on-line open house: November/December 2020

Four focus group meetings targeting parents, disability and homeless advocacy groups, LGBTQIA and immigrant/refugee communities: January/February 2021

Key Feedback:

- Design facility in a way that feels inviting and safe to all people regardless of background.
- Provide as much room for movement as possible with multiple access points in and out of the facility. Make sure access points are visible and have separation from driveways and the cycle track.
- Provide extra room in stalls of all types for people with mobility needs, but also because families and visitors to the Waterfront may have more bags or belongings to enjoy and use in the facilities
- Provide wayfinding to the restroom and good, clear signage within the restroom
- Important that attendant/concierge station is visible and that staff is well-trained to deal with various user needs and situations
- Provide thoughtful amenities: variable fixture heights, touchless fixtures are preferred, restrict views to open doors, provide grab-bars in all stalls, provide adequate lighting, places to sit, places to hang belongings and store larger items
- Alarms and security features need to accommodate different senses and needs
- A design that incorporates historical elements, connects to the environment and Coast Salish heritage would be appreciated

COMMUNITY INPUT

Accessibility Roundtable Discussion: April 28, 2021

Key Feedback:

- Attendees who also attended groups appreciated the design direction and the larger than typical stall sizes
- Request to consider including adult changing table in one of the multi-purpose stalls and to remove a baby changing table in one multi-purpose stall
- Reminders to make sure there are a diversity of fixture heights and lavatory options
- A request to consider options nearby for service animal needs
- A reminder to make sure lighting and ventilation take into account winter weather

On-going discussions with Seattle Parks and Recreation and Friends of Waterfront Seattle (joint operators of the Waterfront Restroom Facility)

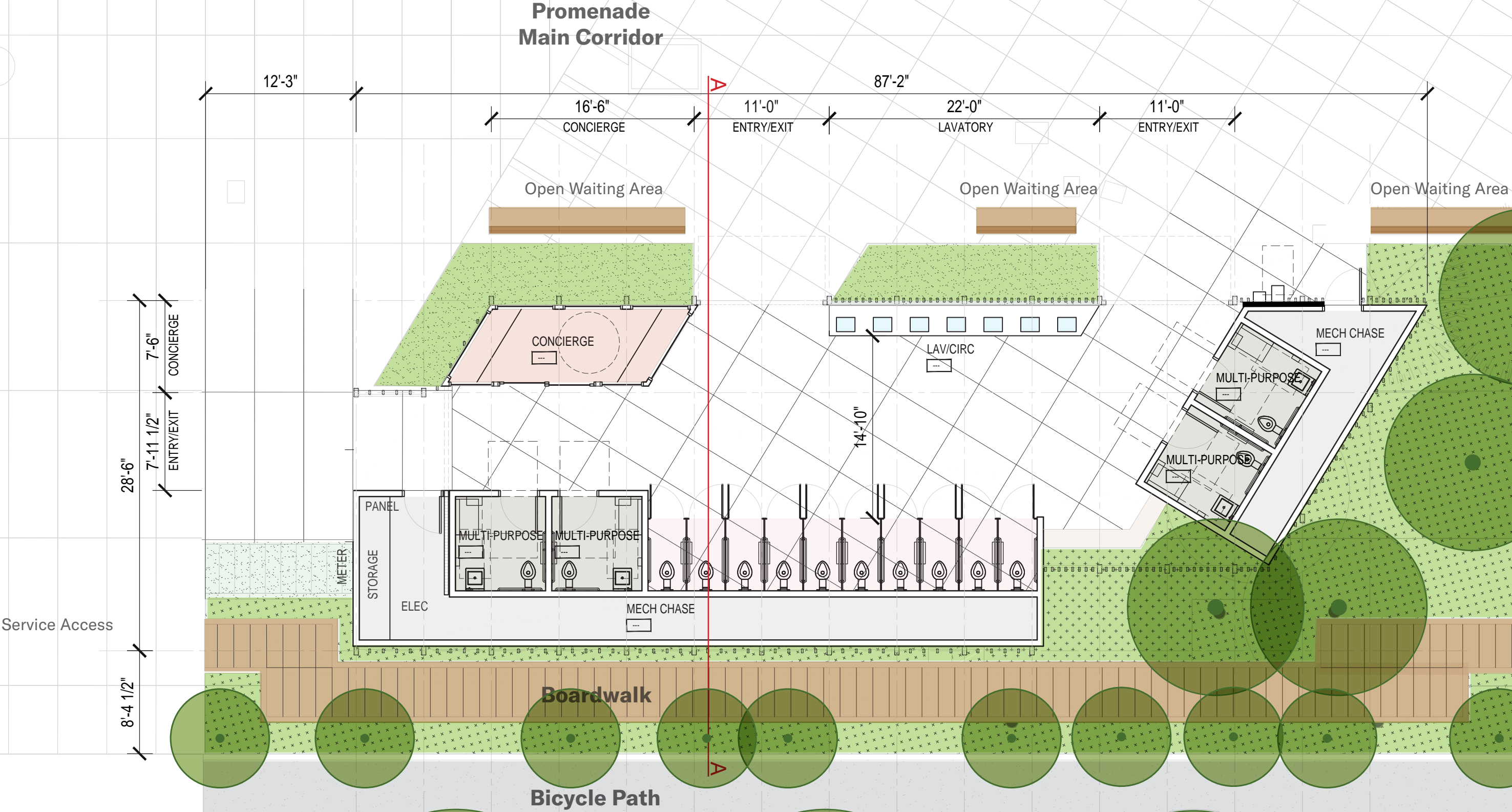
Adjacent Property Owner Briefing: Fall 2021

Accessibility Advisors 60% Review: Winter 2021

DESIGN DEVELOPMENT

CONCEPT DESIGN

PRESENTED TO SDC MAY 20, 2021



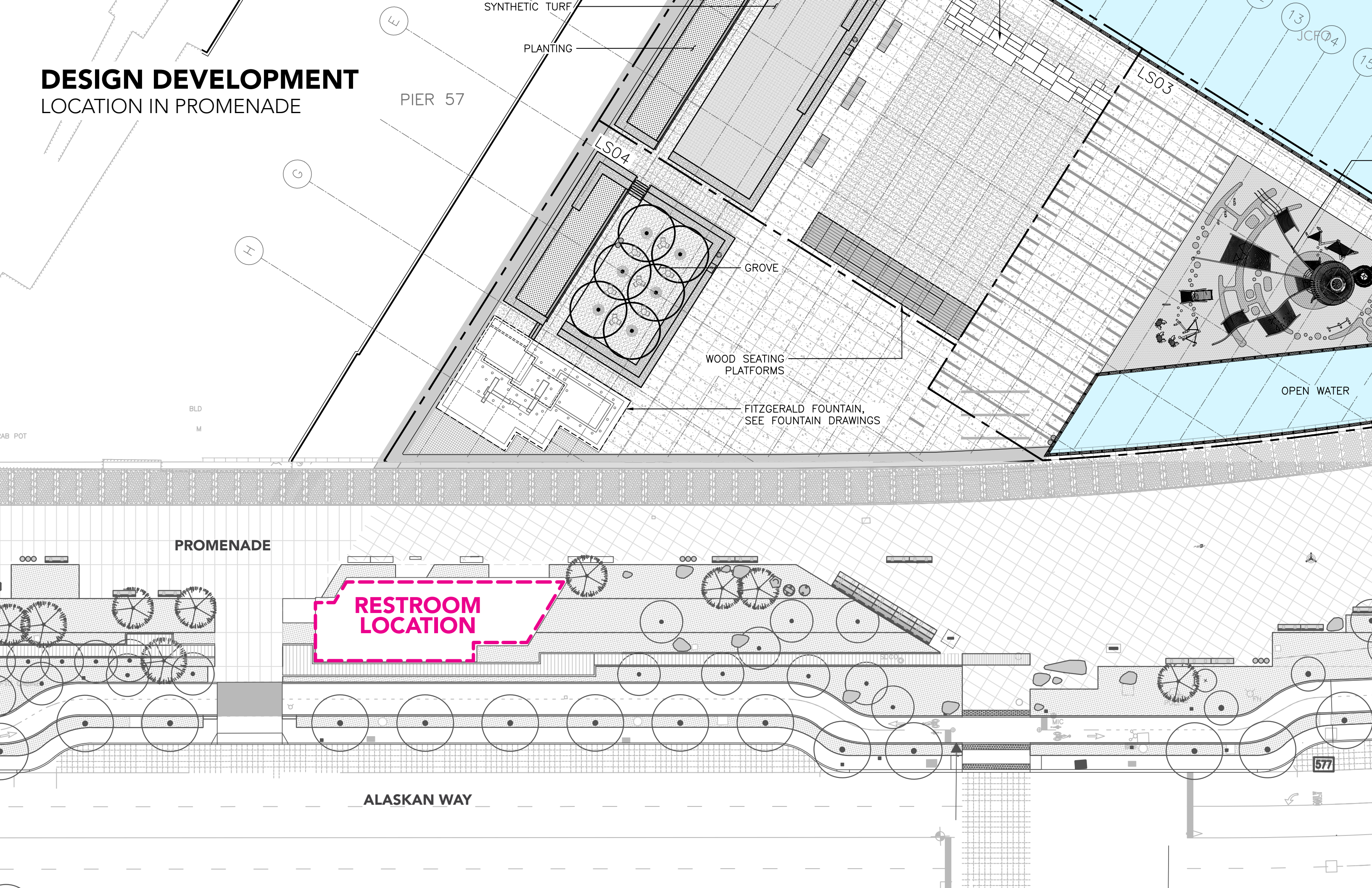
CONCEPT DESIGN

SDC COMMENTS

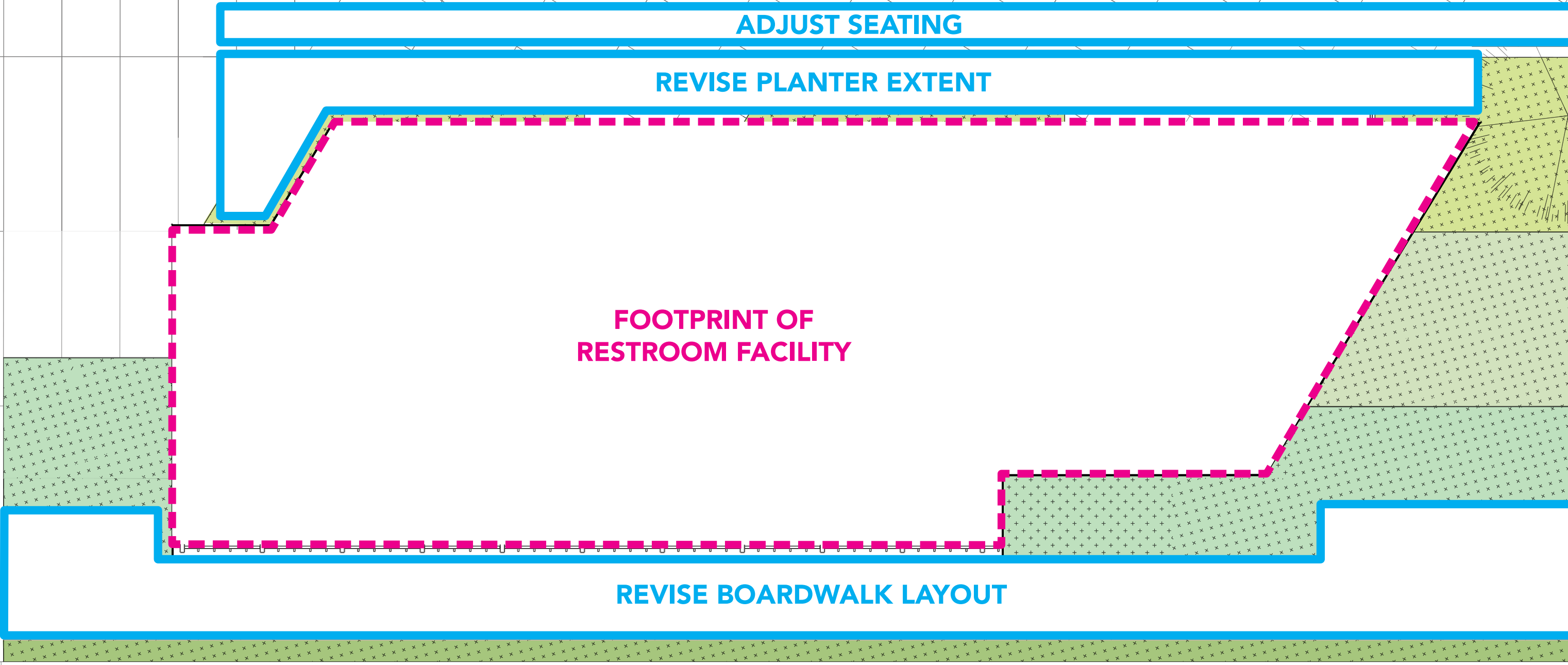
The SDC applauded the project team for accomplishing so much with so little space. They appreciated the quiet nature of the structure.

1. Explore eliminating the planters at the west edge and having sinks open to both the restroom and pier sides.
2. Pay mind to retaining the quietness of the design.
3. Consider using heated toilet seats.
4. Explore the idea of a layered, bifacial lid over the open area that could cast a play of light.
5. Explore opening up the west wall even more, making the west facing aperture of the building bigger.

DESIGN DEVELOPMENT
LOCATION IN PROMENADE



DESIGN DEVELOPMENT
PROMENADE MODIFICATIONS



ADJUST SEATING

REVISE PLANTER EXTENT

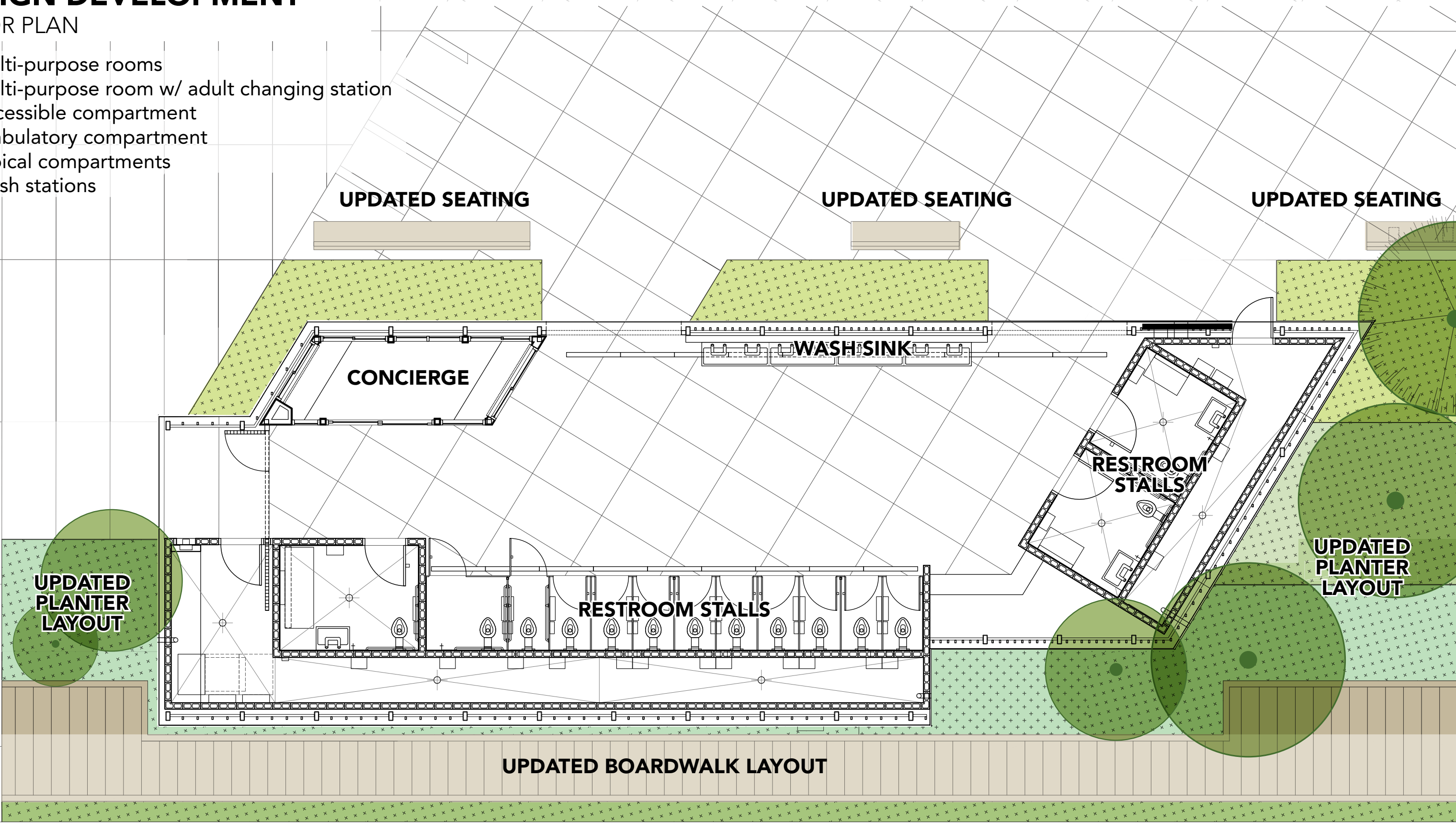
FOOTPRINT OF
RESTROOM FACILITY

REVISE BOARDWALK LAYOUT

DESIGN DEVELOPMENT

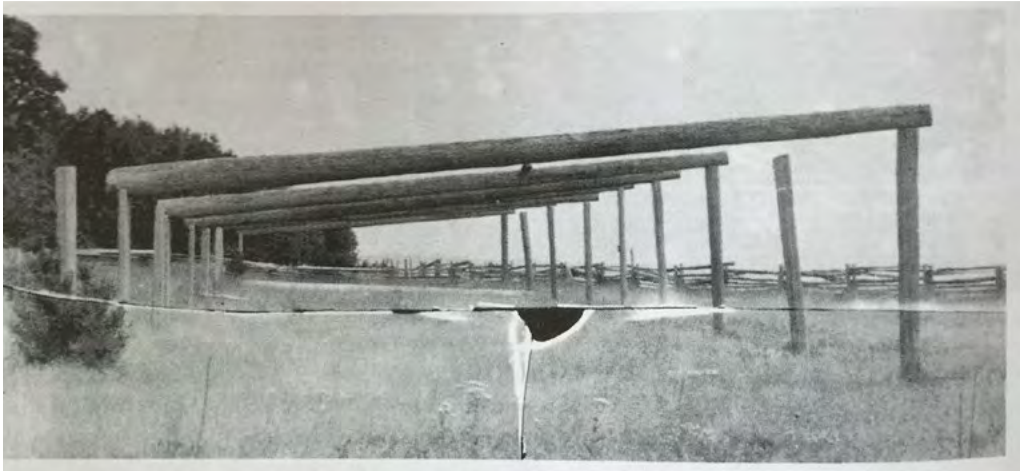
FLOOR PLAN

- (2) Multi-purpose rooms
- (1) Multi-purpose room w/ adult changing station
- (1) Accessible compartment
- (1) Ambulatory compartment
- (9) Typical compartments
- (8) Wash stations



DESIGN DEVELOPMENT

INSPIRATION



DESIGN DEVELOPMENT
OVERVIEW



ALASKAN WAY

CYCLE TRACK

RESTROOM AND
CONCIERGE

DRIVEWAY

PROMENADE
PLANTING

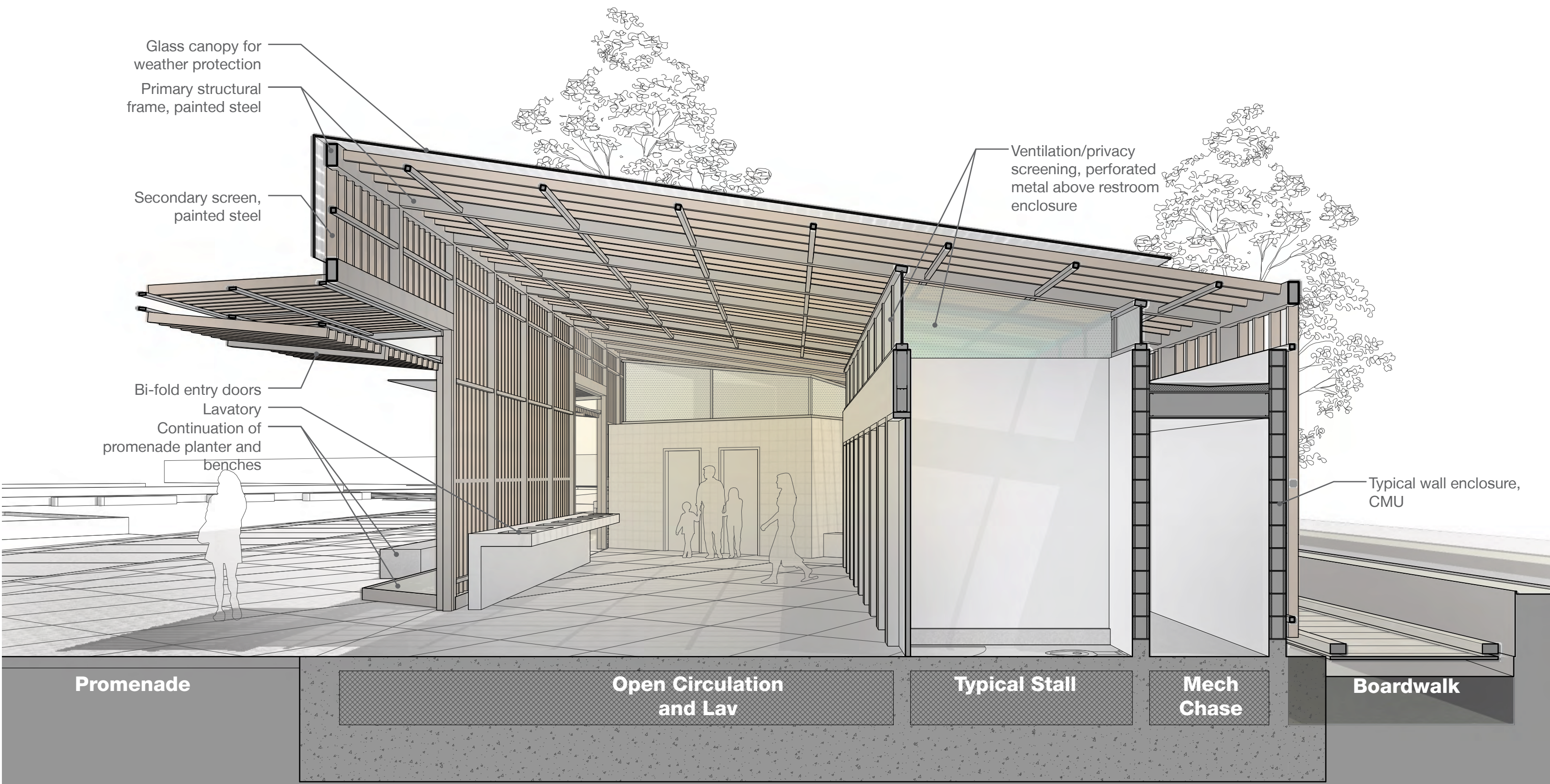
PROMENADE

PIER 57

RELOCATED
FITZGERALD FOUNTAIN

DESIGN DEVELOPMENT

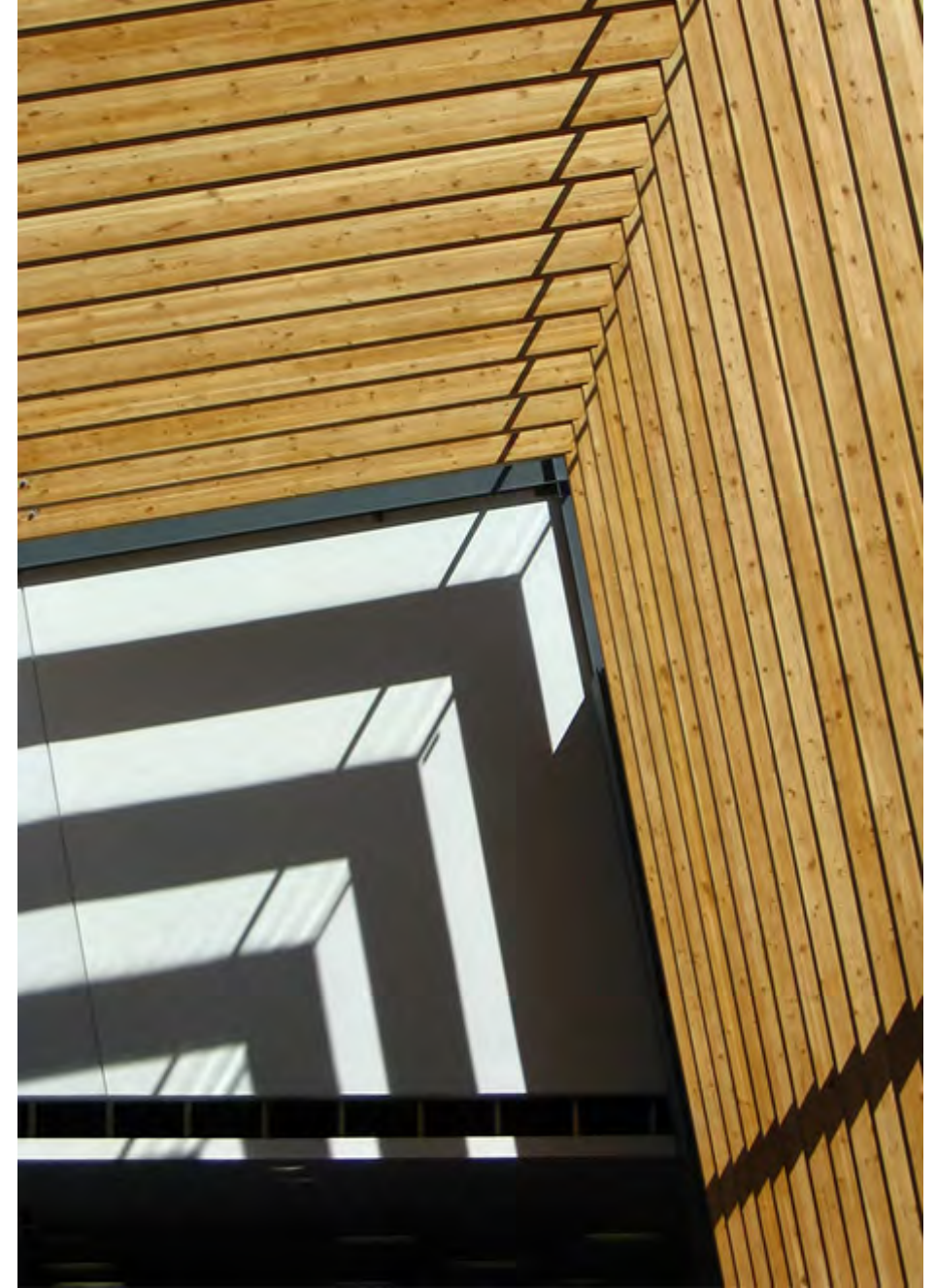
SECTION ELEVATION LOOKING NORTH



DESIGN ELEMENTS

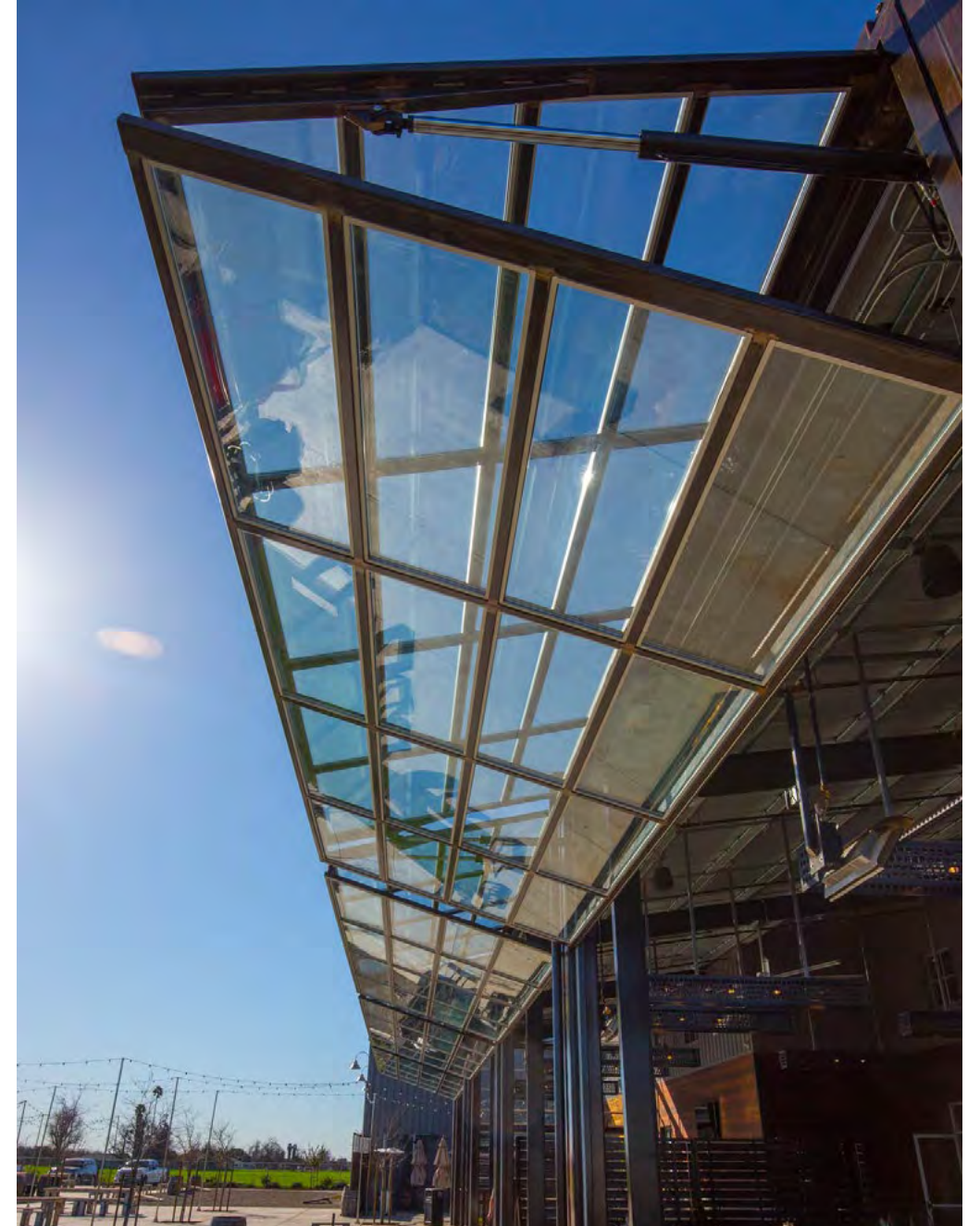
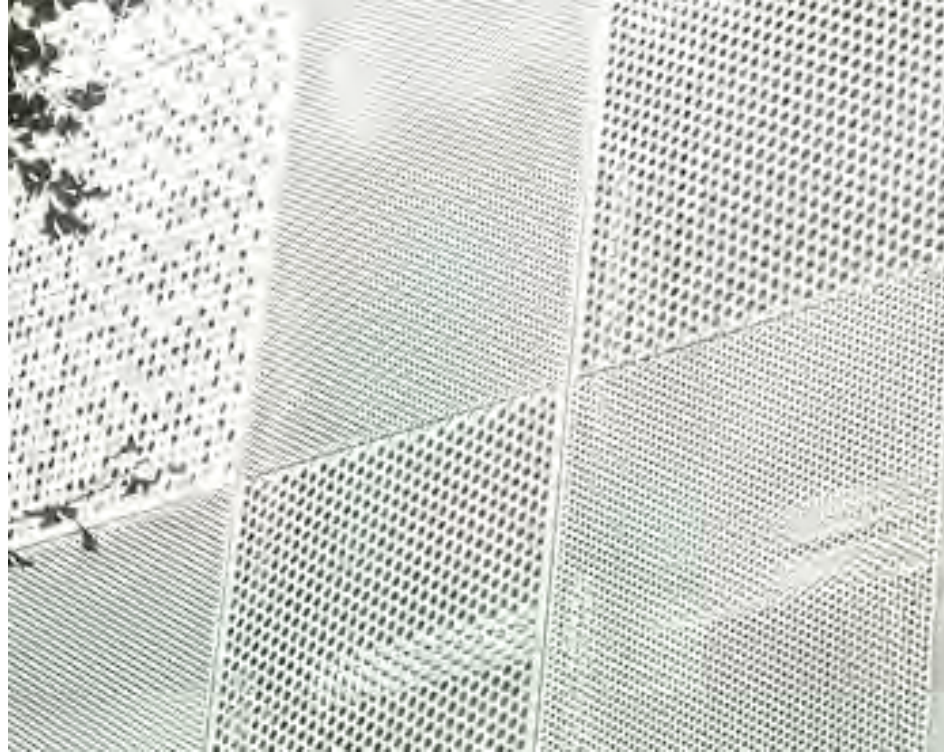
DESIGN ELEMENTS

MATERIAL PALETTE - PAINTED STEEL, LIGHT/SHADOW



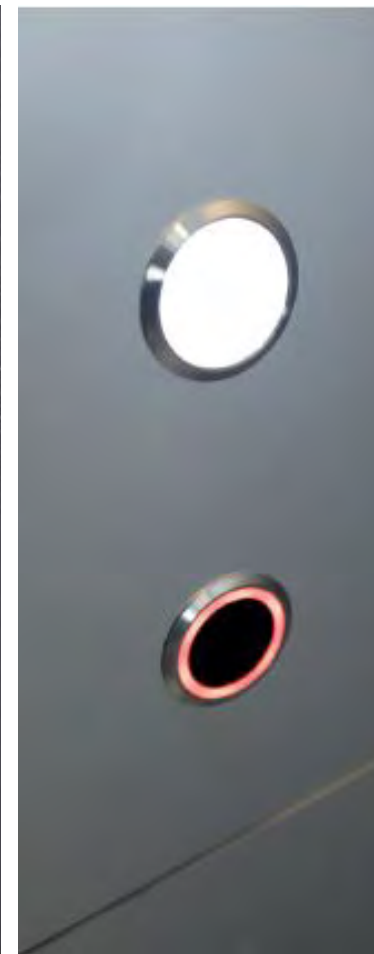
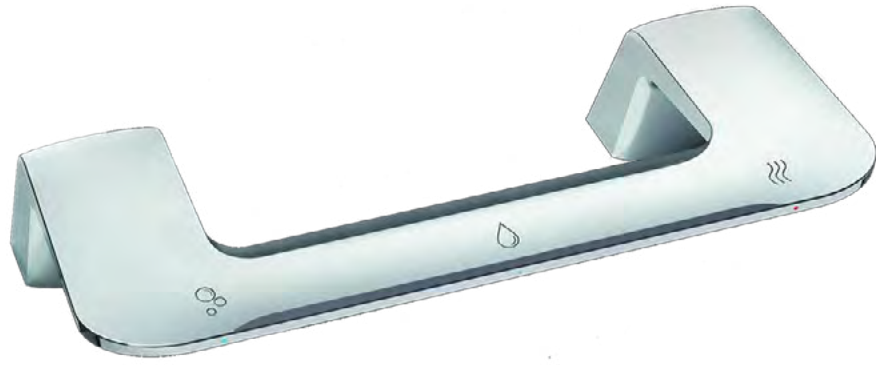
DESIGN ELEMENTS

MATERIAL PALETTE - CMU, PERFORATED VENTILATION/PRIVACY SCREEN, BI-FOLD ENTRY DOOR



DESIGN ELEMENTS

MATERIAL PALETTE - PARTITION, STALL OCCUPANCY, TOUCHLESS FIXTURES



DESIGN ELEMENTS

LIGHTING



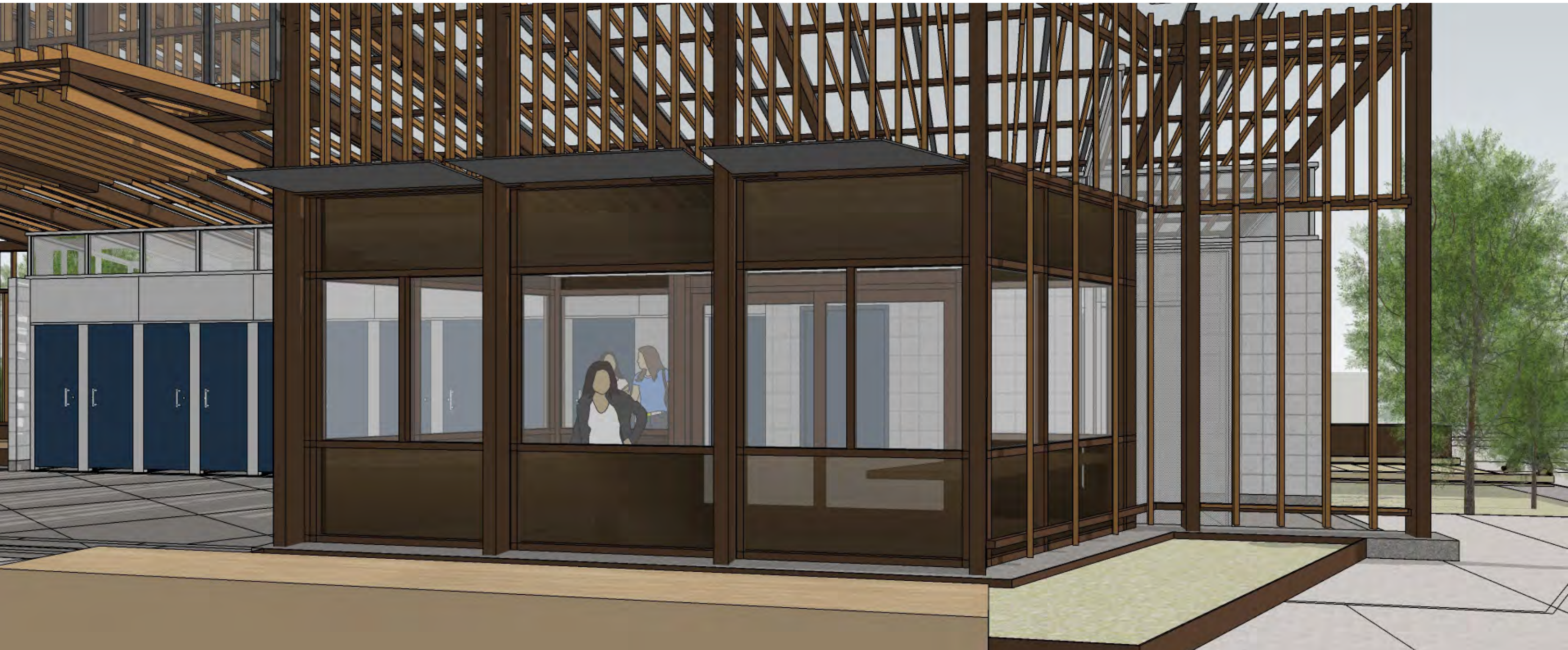
The lighting for the restroom will utilize the play between private solid and open circulation spaces as well as the slat patterning. We want to achieve an open structure that will have a lantern quality at night.

60% DESIGN DEVELOPMENT
PERSPECTIVES



60% DESIGN DEVELOPMENT

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PERSPECTIVES



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60% DESIGN DEVELOPMENT
PERSPECTIVES

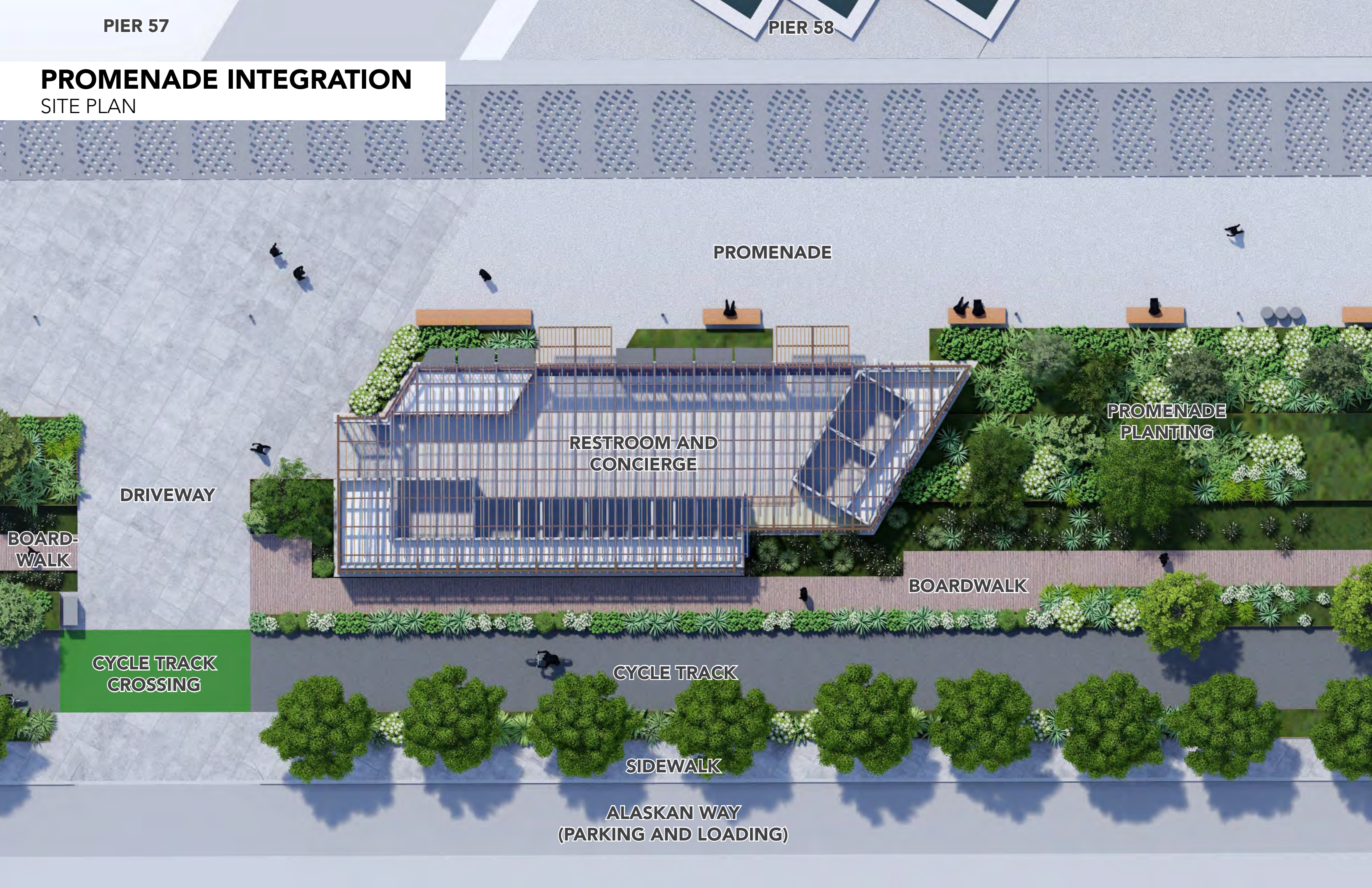


INTEGRATION INTO MAIN CORRIDOR DESIGN

PIER 57

PIER 58

PROMENADE INTEGRATION
SITE PLAN



PROMENADE

RESTROOM AND
CONCIERGE

PROMENADE
PLANTING

DRIVEWAY

BOARDWALK

CYCLE TRACK
CROSSING

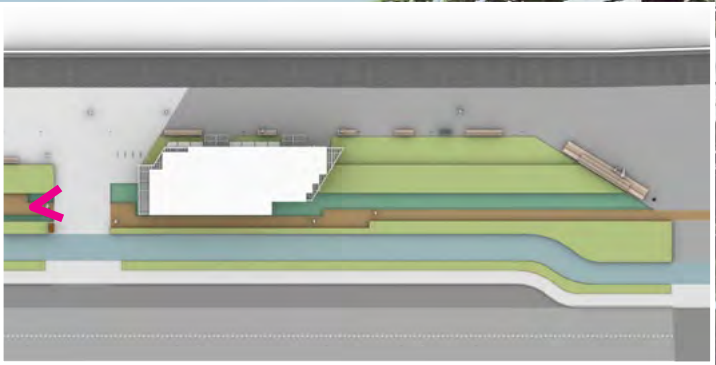
CYCLE TRACK

SIDEWALK

ALASKAN WAY
(PARKING AND LOADING)

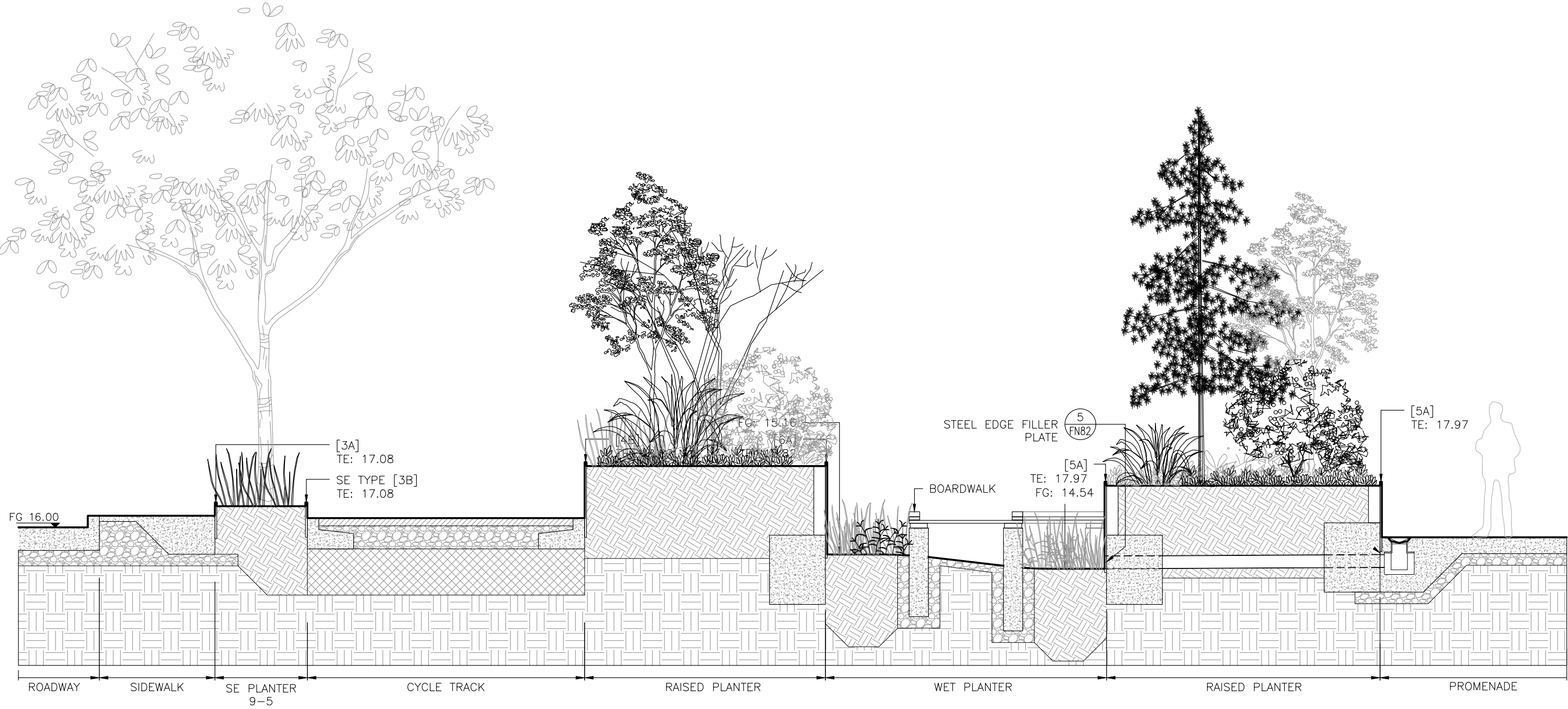
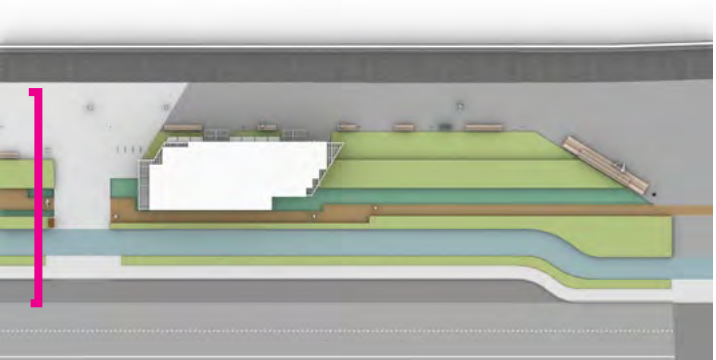
BOARD-
WALK

PROMENADE INTEGRATION
SOUTH BOARDWALK



PROMENADE INTEGRATION

SOUTH BOARDWALK

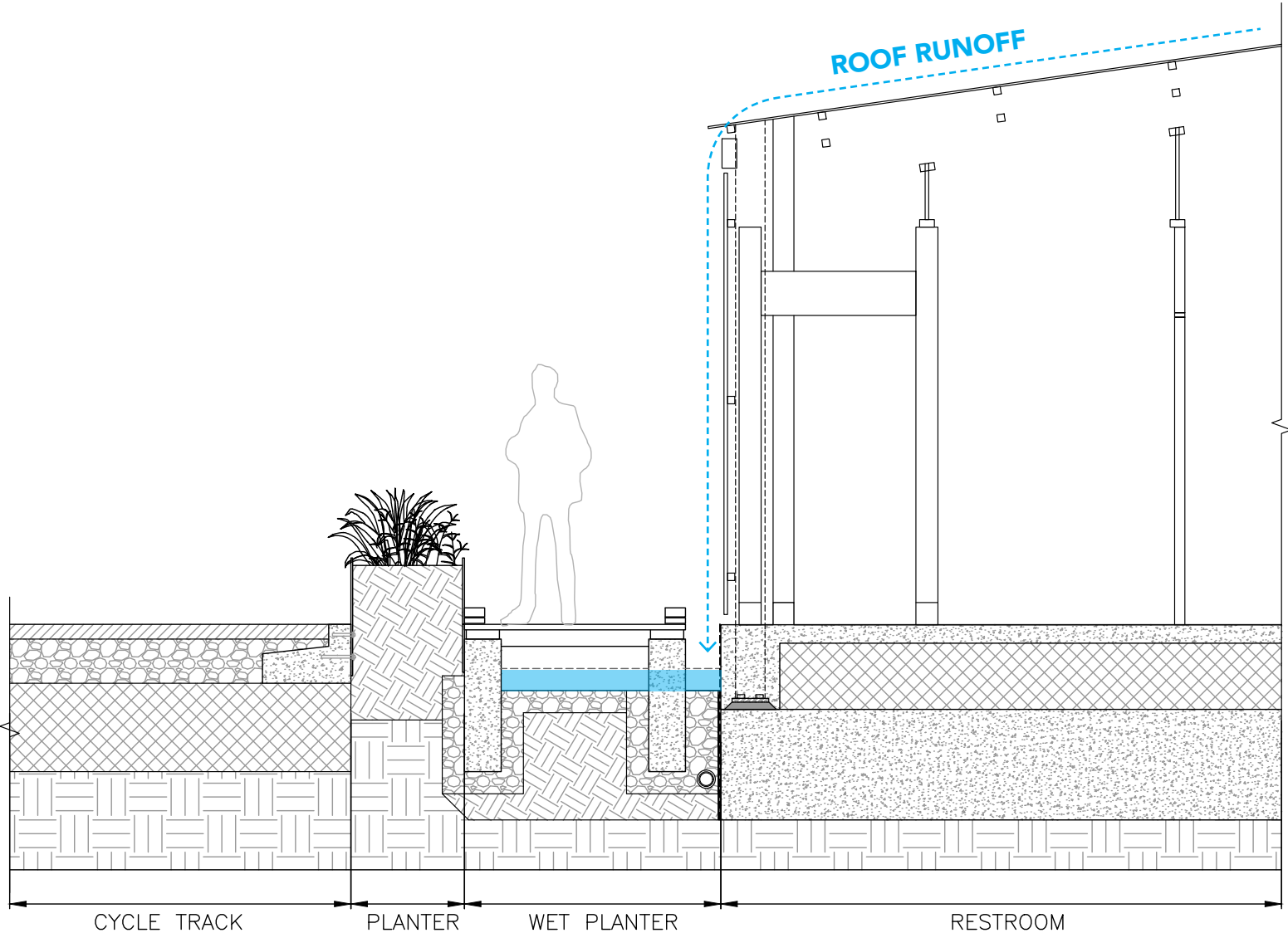
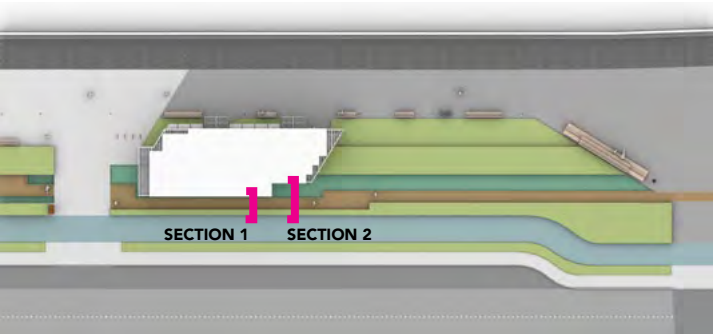


PROMENADE INTEGRATION
CYCLE TRACK

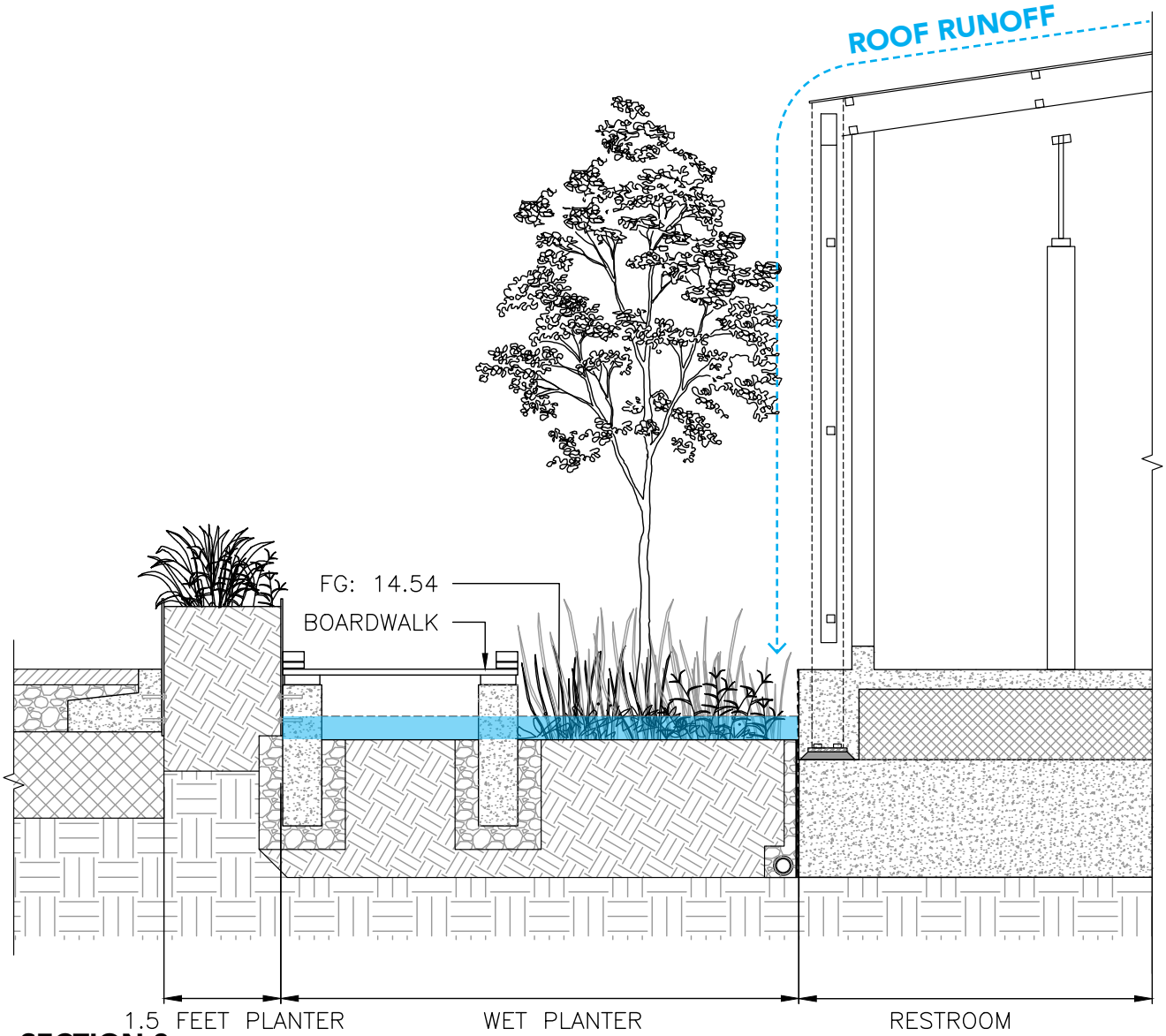


PROMENADE INTEGRATION

CYCLE TRACK

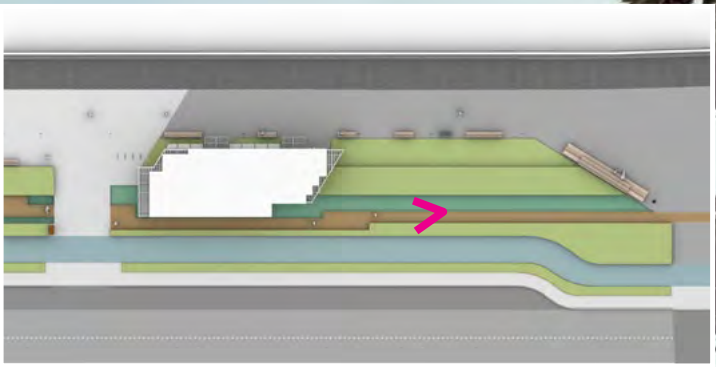


SECTION 1



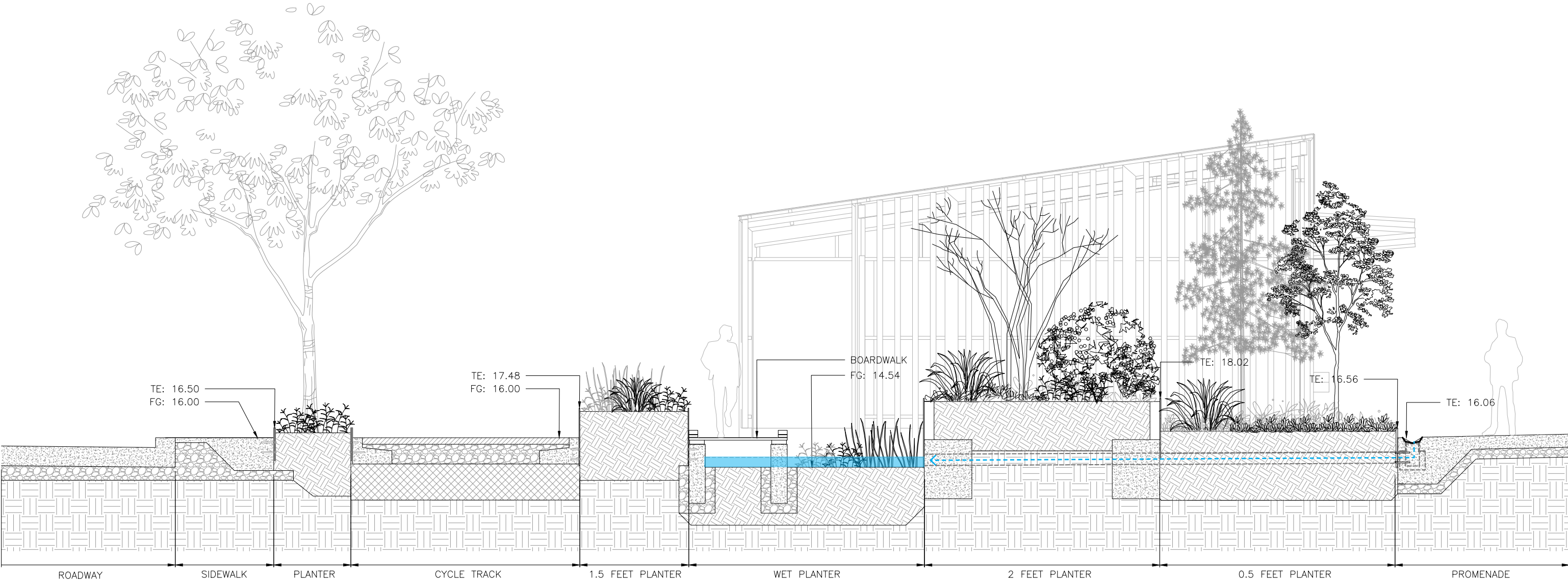
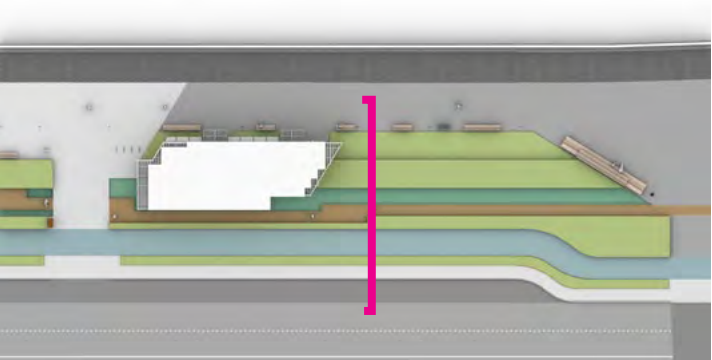
SECTION 2

PROMENADE INTEGRATION
NORTH BOARDWALK



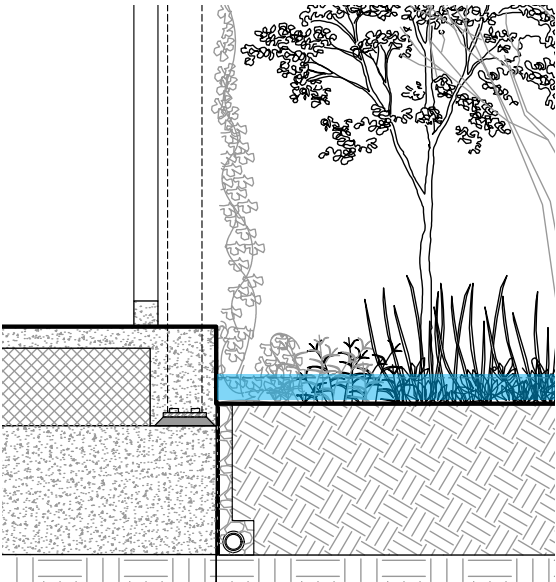
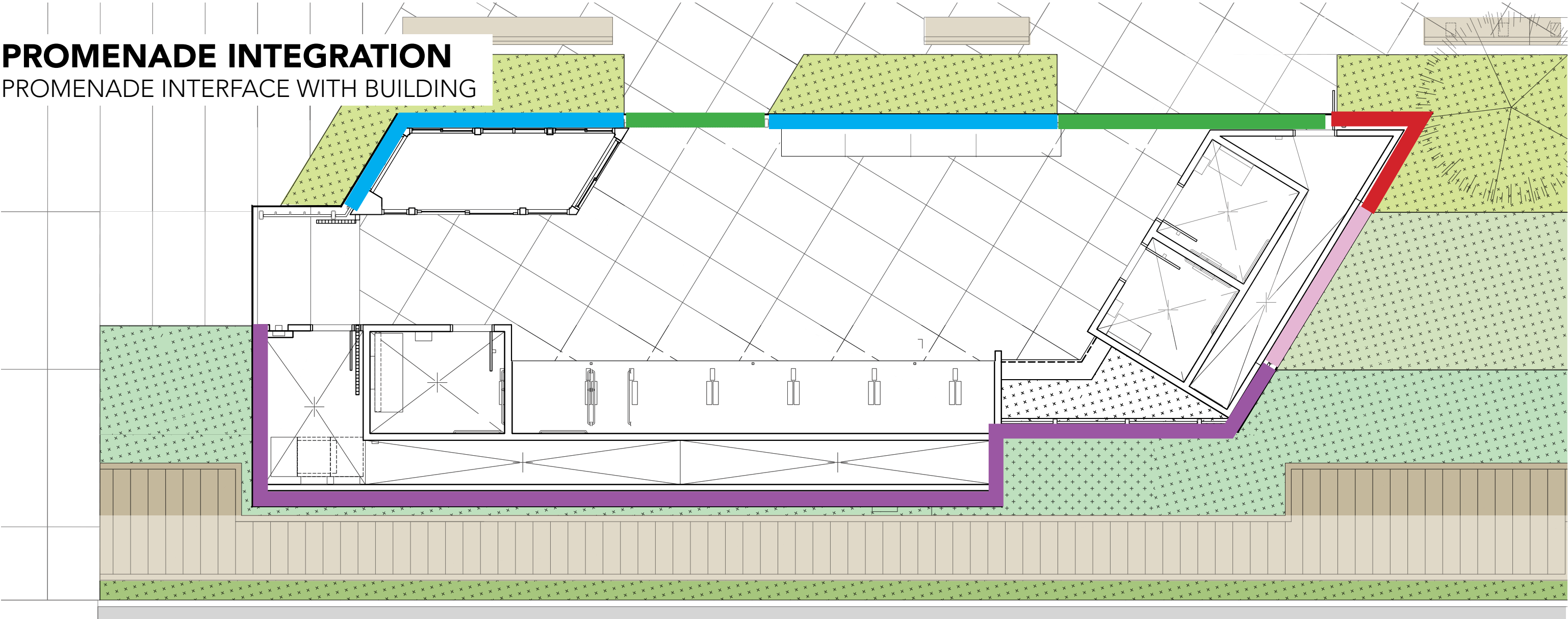
PROMENADE INTEGRATION

NORTH BOARDWALK

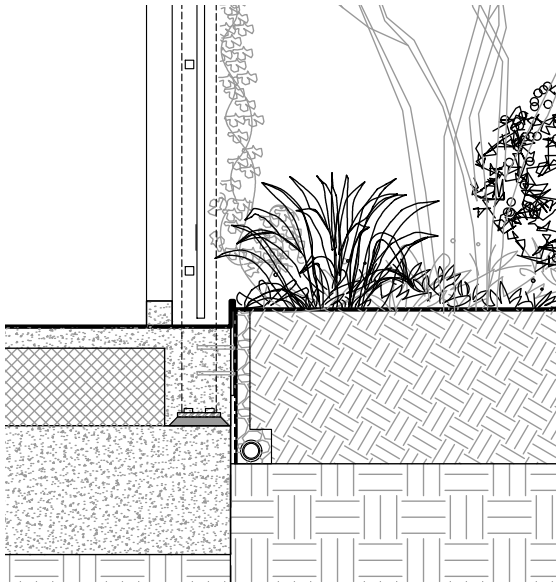


PROMENADE INTEGRATION

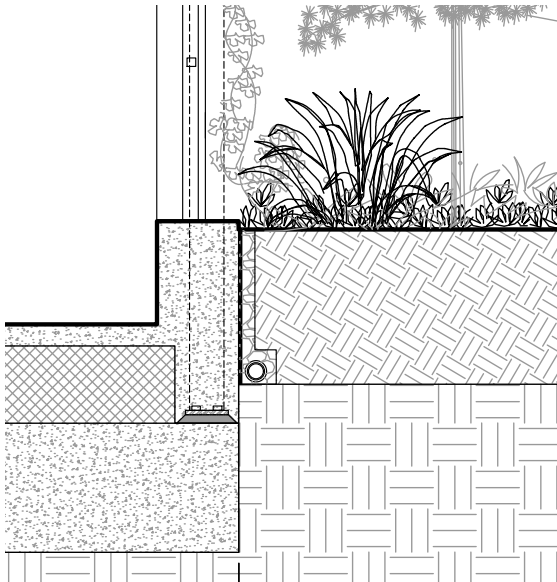
PROMENADE INTERFACE WITH BUILDING



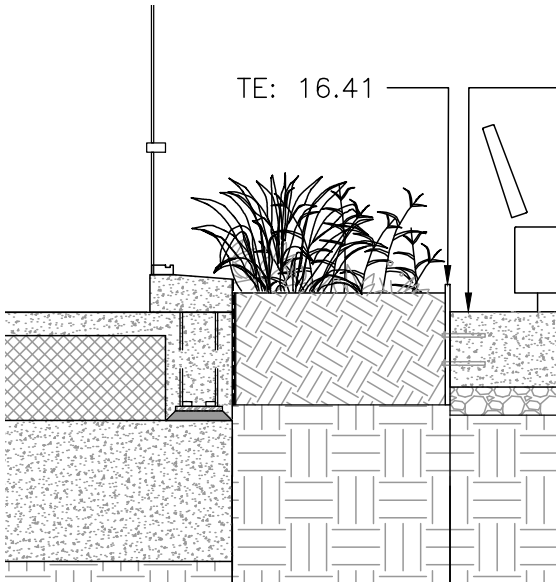
EDGE TYPE 1



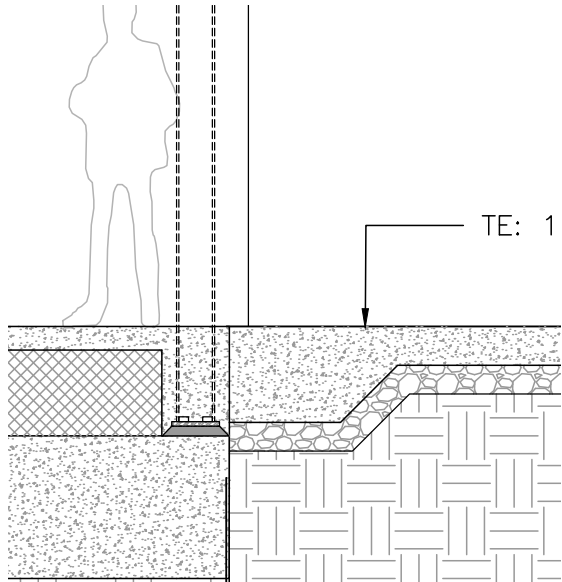
EDGE TYPE 2



EDGE TYPE 3



EDGE TYPE 4



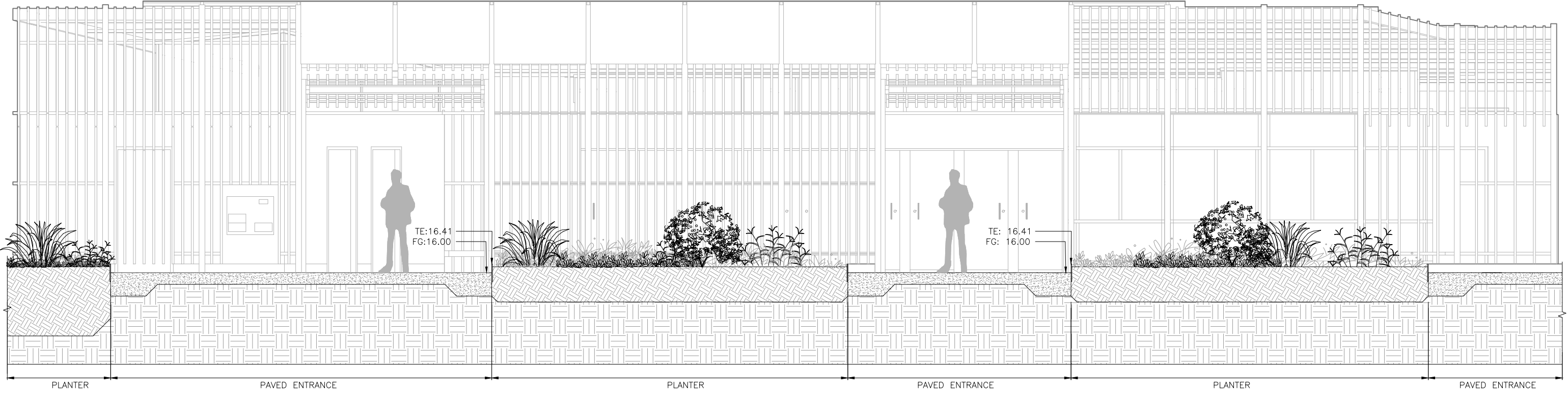
EDGE TYPE 5

PROMENADE INTEGRATION
PROMENADE

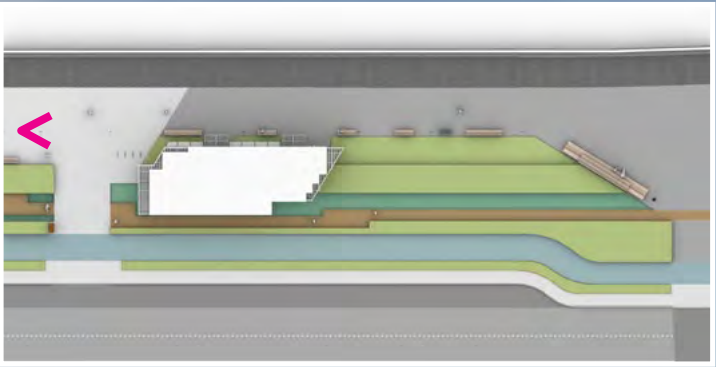


PROMENADE INTEGRATION

PROMENADE

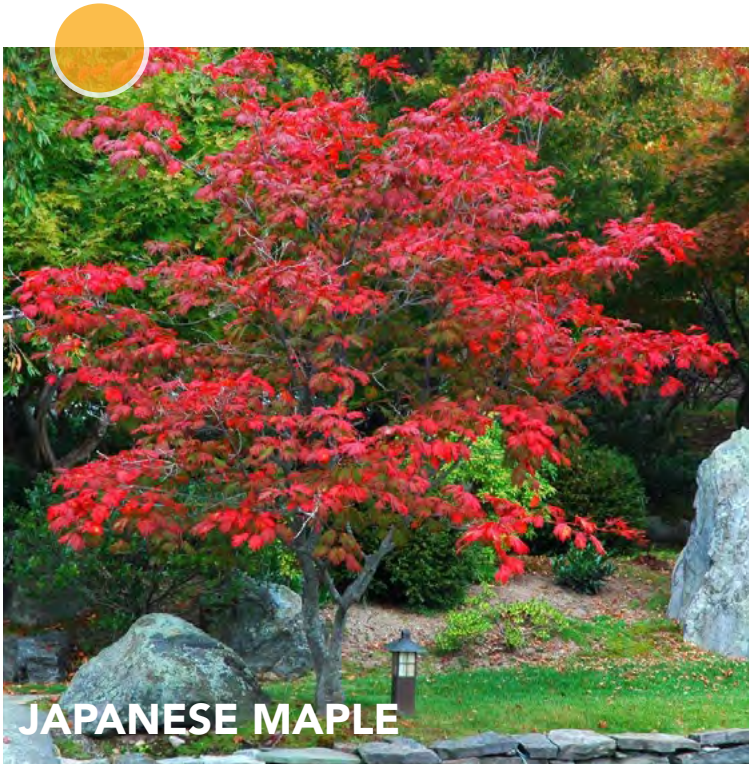
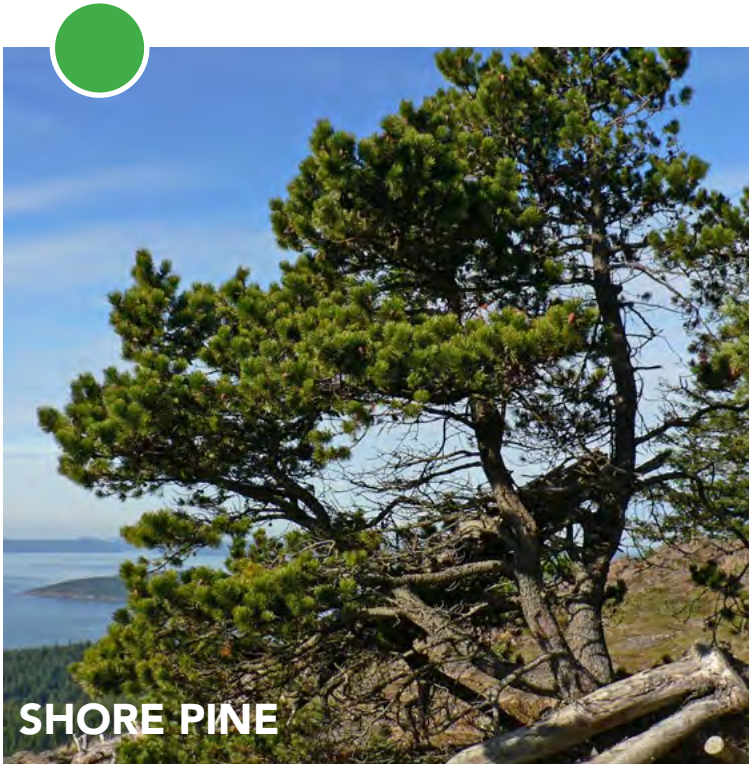
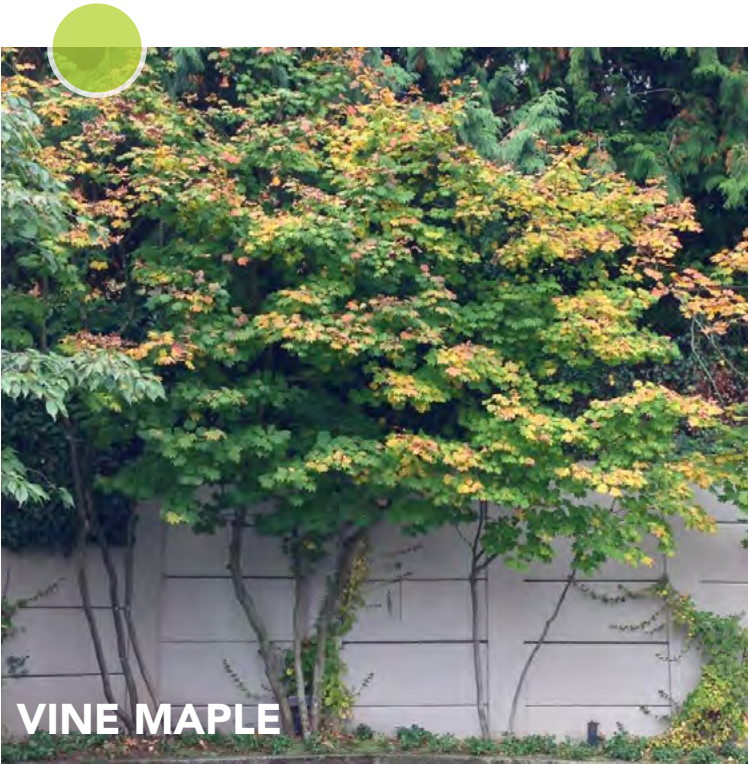
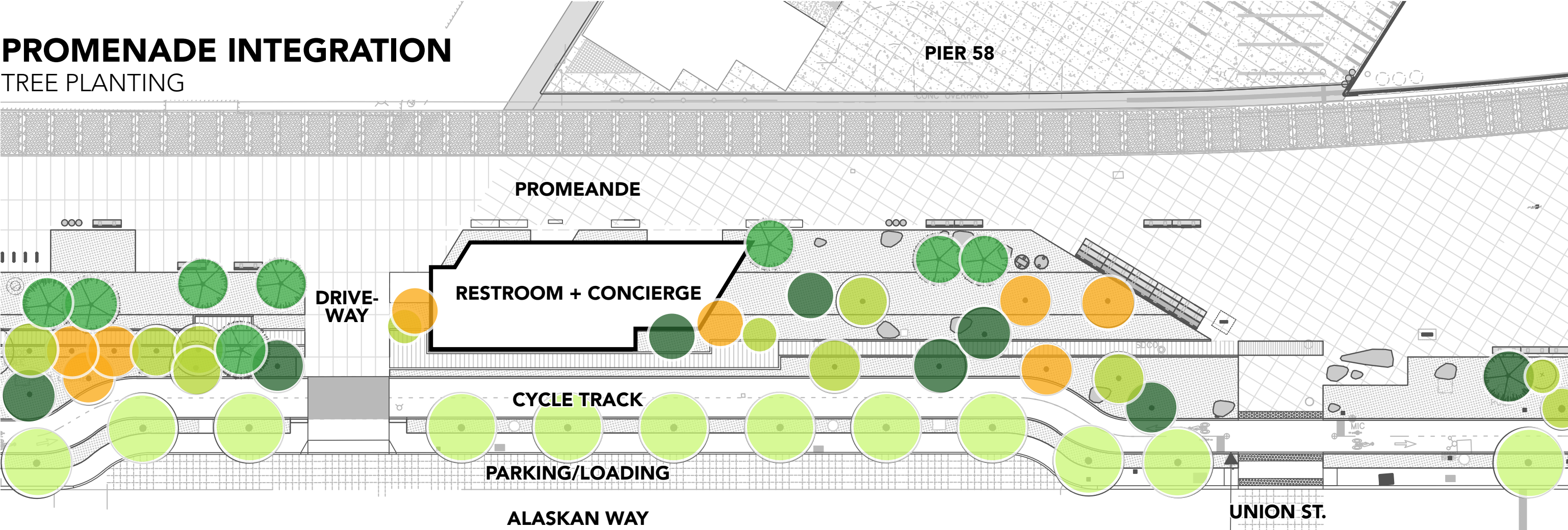


PROMENADE INTEGRATION
PROMENADE



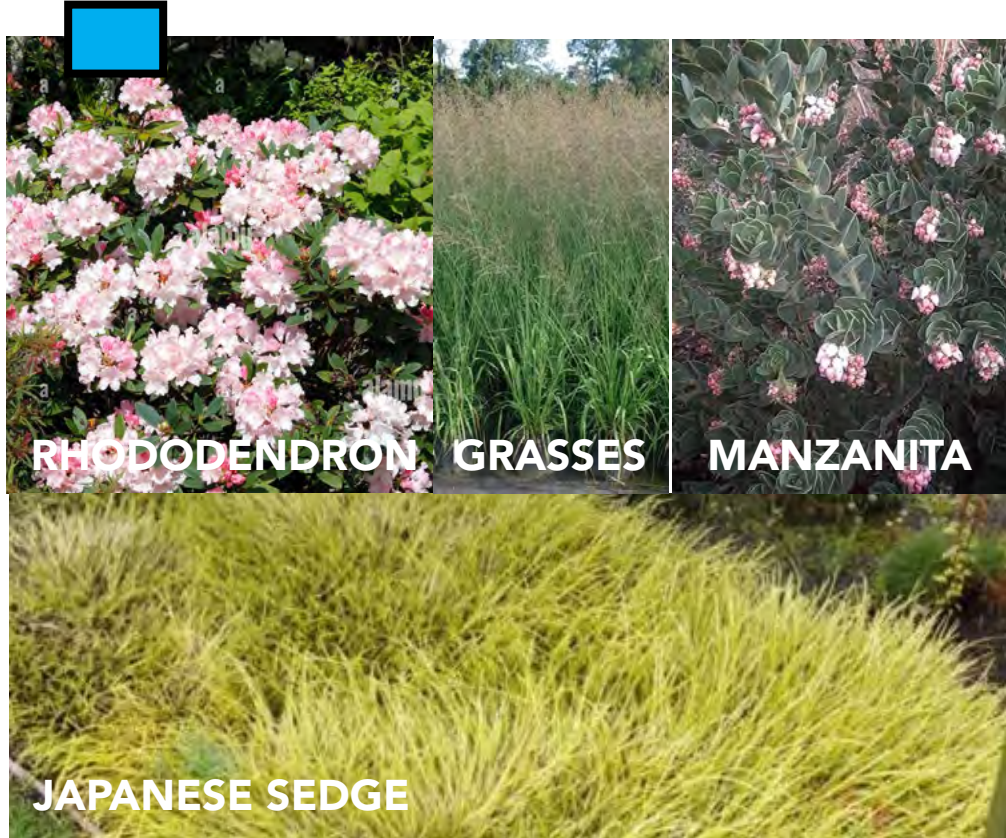
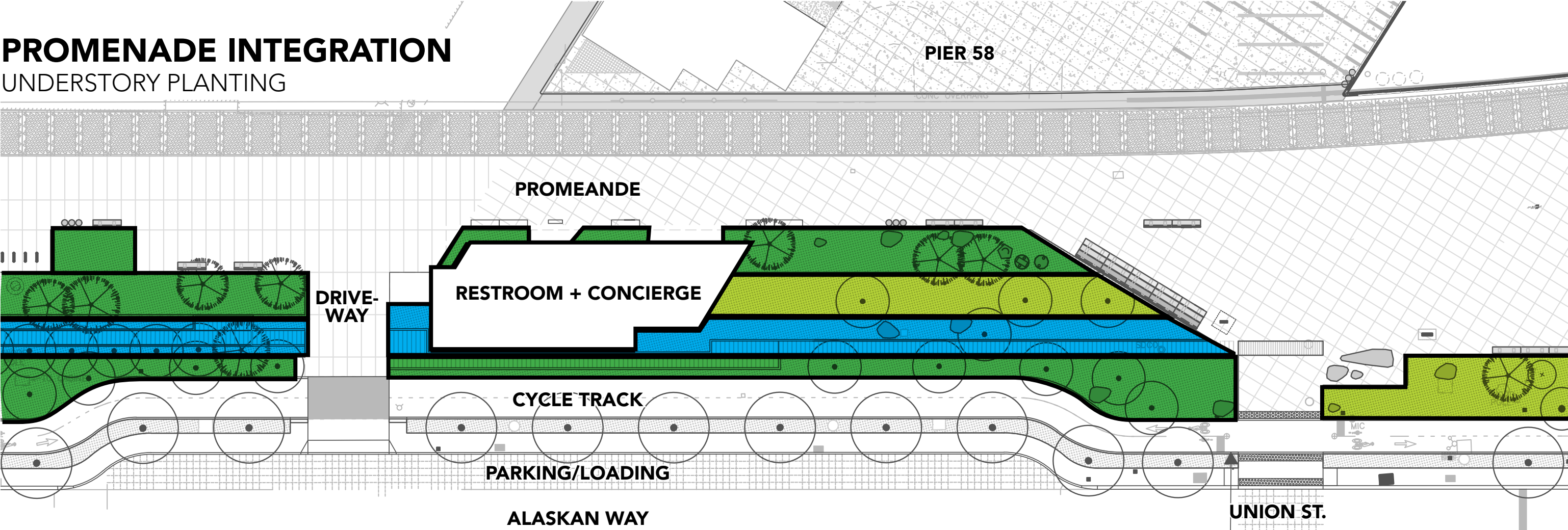
PROMENADE INTEGRATION

TREE PLANTING



PROMENADE INTEGRATION

UNDERSTORY PLANTING



DESIGN DEVELOPMENT
OVERVIEW



ALASKAN WAY

CYCLE TRACK

RESTROOM AND
CONCIERGE

DRIVEWAY

PROMENADE
PLANTING

PROMENADE

PIER 57

RELOCATED
FITZGERALD FOUNTAIN

NEXT STEPS

NEXT STEPS

INCORPORATE FEEDBACK FROM SDC COMMITTEE

INCORPORATE FOUNDATION DESIGN INTO MAIN CORRIDOR/PROMENADE CONSTRUCTION CONTRACT

CONTINUE TO WORK WITH PARKS AND FRIENDS TO FINALIZE FACILITY DESIGN

CONTINUE TO IDENTIFY STRATEGIC OPPORTUNITIES TO ENGAGE PUBLIC DURING DESIGN

COORDINATE CONSTRUCTION WITH PROMENADE, PIER 58 AND OTHER WATERFRONT PROJECTS

END