

Restroom Taskforce Restroom Report July 27, 2009



From the top: Restrooms at Sunnyside Playground, Angelo J. Rossi Playground (Annex), Dupont Tennis Courts, and Lower Great Highway near Judah St.

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Alta Plaza Restrooms



Balboa Park East

Restroom Taskforce Introduction and Background

The Requirements of the Clean and Safe Neighborhood Parks Bond

A critical component of the Clean and Safe Neighborhood Parks Bond is a \$11.4 million program for repair and reconstruction of freestanding restrooms in our neighborhood parks. As per the Bond Report, the Recreation & Park Commission is required to appoint a Restroom Taskforce to work with staff and the community to develop a report including:

1. A prioritized list of restrooms that need upgrades, replacements or new restrooms
2. Maintenance recommendations for their upkeep

This is that report.

The Recreation & Park Department’s Commission will review and approve the project list before bond funds are issued for this program. This taskforce’s work is very specific, focusing on making recommendations for the renovation of freestanding restrooms in our neighborhood parks.

The Park Intercept Survey conducted by the City’s Controller’s Office found the top two “Park Elements in Need of Improvement According to Survey Respondents” concerned: 1) restroom availability and 2) restroom condition (p. 17). This new restroom taskforce understands the importance of this program to the quality of life for San Francisco’s park users. Restroom location not only determines how long people can stay at a park, but also how it can be used. Presence or absence of a restroom and it’s condition leaves a lasting of impression on park users.

Taskforce membership

The following is a list of the taskforce membership as approved by the Recreation and Park Commission.

Recreation and Parks Department Operations - Manager	Steven Cismowski, NSA Manager
Recreation and Parks Department Operations-Custodial	Cliff Hsiong, Custodial Supervisor
Recreation and Parks Department-Planning	Karen Mauney-Brodek, Planner
Recreation and Parks Department-Capital	Marvin Yee, Project Manager
Park, Recreation and Open Space Advisory Committee (PROSAC)	Frank Triska, Member
Recreation and Parks Department-Structural Maintenance	Steve Flannery, Superintendent of Structural Maintenance
Neighborhood Parks Council	Meredith Thomas, Deputy Director

Meeting Dates

The restroom taskforce held public-noticed meetings in the Recreation and Parks Commission Room in the Recreation and Parks Lodge Building at 501 Stanyan Street. Meetings started at 4pm on the following eight dates:

January 21, 2009
January 28, 2009*
February 18, 2009
March 18, 2009
April 1, 2009
May 1, 2009
June 12, 2009
July 27, 2009

*This meeting began at 1pm in order to allow for site visits.

Meeting notices were posted with the San Francisco Public Library and materials for all taskforce meetings were posted online on the Department's website. Meeting minutes are included in Appendix C of this report.

Taskforce Process

The taskforce, over eight meetings, reviewed the status of all of the existing freestanding restrooms in neighborhood parks. The taskforce reviewed 1) open restrooms in active use and 2) old restroom structures closed for many years. Amongst the open sites, ten have been built or renovated in the last several years and the taskforce identifies no priority for additional improvements. (See Appendix A for details.)

Criteria and Other Considerations

The taskforce developed a set of criteria and questions to assist in prioritizing restrooms improvements in the bond program. Criteria developed by the taskforce included usage, the presence of multiple nearby park facilities, and the lack of other nearby public restrooms. The taskforce also considered security or safety issues related to existing locations of some restrooms and community requests. (See Appendix A for more detail.)

Survey for New Restroom Locations

After reviewing the existing restrooms and discussing recommendations to renovate and reopen select sites, it was determined by the taskforce that some funds would likely be available for additional new restroom locations. An online survey was developed and distributed to the public to provide feedback for desired new restroom locations. The survey asked questions related to location, need and possible security concerns. The taskforce reviewed the survey results and developed a proposal for new restrooms based on the main recommended locations for new freestanding restrooms. (See Appendix I for more detail).

History and Other Helpful Information provided by the 2006-2007 Restroom Taskforce

In 2006, the *San Francisco Recreation and Parks Restroom Task Force* composed of department staff and some of our most involved stakeholders, convened to focus on our restrooms. From Fall 2006 through December 2007, the group met to research, discuss and develop best practices for public restroom maintenance, repair, and replacement. Their findings and recommendations (including design standards) were informative for the work of this new taskforce and are included in Appendix G.

Restroom Taskforce Recommendations

Capital Restroom Program Recommendations

Project List

The taskforce developed three priority levels for restroom renovations and replacement. They are listed below.

Priority One

Repair/Renovate/Replace Currently Open Freestanding Restrooms

Alamo Square Restrooms*
Angelo J. Rossi Restrooms*
Balboa Park East Restrooms**
Bayview Playground Restrooms
Carl Larsen Park Restrooms
Dupont Tennis Courts Restrooms
Hilltop Park Restrooms
Lincoln Park
Lower Great Highway at Judah Street Restrooms
Lower Great Highway at Taraval Street Restrooms
Marina Green East Restrooms
Marina Green West Restrooms
McLaren Park – Yosemite Marsh (Oxford and Beacon) Restrooms
Mountain Lake Park Restrooms
Parkside Square Restrooms
Portsmouth Square Restrooms
State Street Restrooms
Washington Square*

Repair/Renovate/Replace Currently Closed Freestanding Restrooms- Restrooms to be Opened

Buena Vista Park Restrooms*
Michelangelo Park Restrooms
Noe Valley Courts Restrooms

Priority Two

New Freestanding Restrooms Locations

Franklin Square*
Potrero Del Sol Park*

Priority Three

New Freestanding Restrooms Locations

- 1)Walter Haas Playground*
- 2)India Basin Shoreline Park*
- 3)Precita Park*
- 4)Crocker Amazon Playground*
- 5)Bernal Hill*
- 6)McCoppin (to be coordinated with Bond capital program)

It is possible that funds will not allow for all four of the restrooms in Priority Three to be accomplished. The Taskforce reviewed the number of park facilities at each site including playgrounds, sports courts, picnic or other passive areas, dog play areas and have developed the above numbered prioritization within priority three. Those parks with the most facilities and the presence of a playground are given greatest priority.

*possible new restroom location to be reviewed and discussed through a public community process on these sites.

** coordinate with Trust for Public Land's future improvements.

Other Capital Recommendations for Incorporation into the Restroom Program

Automatic Door Unlocking Mechanisms

In keeping with the Department's recent initiative to install timers and standardize opening and closing of recreation centers, the restroom taskforce also recommends incorporating timers that would allow the automatic opening of restrooms. Due to security concerns, it is possible that some restrooms cannot be opened unsupervised. Operations staff would like to inspect certain restrooms before opening to insure that nothing occurred overnight to impact their use the following day. However, sites which could be opened automatically would provide more efficient use of custodial time. The RPD Commission has authorized \$50,000 dollars for this use. Capital will use these funds at the first few locations and evaluate their use with operations staff once installed.

Design Standards

In addition to the Design Standards developed by the 2006-2007 Restroom Taskforce (Appendix D) and the basic design employed in the recent installation of a new freestanding restroom at Victoria Manalo Draves Park, the following items should be added, adjusted, removed and considered in the future restroom renovations, replacements and additions:

Need to Add:

- Graffiti-proof grout
- Custodial sink (low mop sink)
- Storage space divided by staff use
- Eye wash station

Need to Adjust:

- Minimize grout to minimize areas of residual graffiti
- Gate doors need to lock open flush to wall and be designed to work with automatic door openers
- Seal Coat/Floor Improvement
- Exterior Restroom paint color to match RPD standard for ease in repainting for graffiti removal

Need to Remove:

- Screen on windows is unnecessary as restroom is already open via gate

Other Items to Consider:

- Site placement for best visibility and security
- Explore solar tube for lighting
- In locations were possible explore phone service for staff communication
- Possibly extend tile to top of interior walls
- Possible addition of "San Francisco" or other local-themed emblem made of tile or other material on the restroom's exterior

Signage At Restroom Locations

Clear signage has been lacking at many restroom locations. By providing the public with information, they can plan accordingly. All restrooms projects under this program should include new signage within the project. Signage should be in multiple languages where appropriate. Signage should clearly display hours the restroom is open each week. In addition, if there are multiple restroom locations at a given site, signage should be provided to direct people to the nearest open restroom in case one is not available.

Green Building Practices

Green building practices compatible with LEED principles shall be incorporated into the design of restroom structures where feasible. Green building practices include water conservation, energy efficiency, waste reduction and utilizing local resources.

Cost / Flexibility of Construction Options

Based on analysis provided by Capital Division, the Taskforce would like to recommend cost-efficient project methods. Both pre-fab and "stick-built" options have roughly equivalent cost. However, "stick-built" or site built options may allow for more local competition resulting in more competitive pricing. Therefore, the restroom taskforce recommends using either option, allowing for the most competitive prices in order to accomplish as much as possible.

Consider possible revenue opportunities

The Restroom Taskforce is cognizant of the city's considerable budgetary constraints. Providing a cafe or other park-user serving concession at a site where restroom renovations occur could provide additional restroom supervision or upkeep which would be helpful to the success of a park restroom and bring additional revenue to the department. Capital should explore that possibility during the community process at sites that might be appropriate for this use.

Implementation / Community Feedback on Locations

The task force recommends that project timelines are planned to demonstrate (1) immediate visible benefits and (2) a steady flow of

completed projects. In addition, the taskforce recommends grouping sites, possibly geographically or by renovation type, if it provides additional cost savings. For sites that will be renovated in the existing location, the taskforce suggests basic signage notifying local residents that a restroom renovation is being planned and provide contact information. Those sites needing location relocation or those that would receive a new restroom (see "Project List" section of this report for those locations), community meetings and a more extensive outreach process will be required in order to discuss and determine the best location for a new restroom.

Other Recommendations – Possible Use of JC Decaux Freestanding Restrooms

The Restroom Taskforce recommends that the Department explore the possibilities of using JC Decaux Freestanding Restrooms at new restroom locations where appropriate. This may be a good option for site which do not have a restroom now and the public does not expect a full restroom building.

Maintenance Recommendations

Maintenance Review and Staff Analysis

Overview: The Restroom Taskforce’s role in helping to guide the implementation of the Clean and Safe Neighborhood Parks Bond Restroom Program includes the analysis of potential maintenance impacts of renovations. The taskforce also developed basic maintenance strategies to ensure that new facilities will be maintained to meet Prop C standards set by the City’s Controllers Office. Design standards and recommendations discussed previously in RPD’s *Action Plan for Bathrooms* (part of RPD’s Operations Planning 2002), *Draft Planning and Design Standards for Stand-Alone Restrooms (9-4-07)* (see Appendix D and Appendix G), and current design standards developed collaboratively by RPD Capital Division to guide the implementation of the Clean and Safe Neighborhood Parks Bond, all serve to facilitate maintenance tasks directed at meeting Prop C maintenance standards.

Prop C standards measure facility cleanliness, appearance, presence and functionality of fixtures, odor, signage and waste management. Each of these functional items measured by Prop C has corresponding design criteria to help meet the maintenance goals and is detailed in the attachments previously mentioned. Below is a summary of design considerations needed for successful compliance.

	Key design elements	Key maintenance resources
Cleanliness	Smooth, non-slip surfaces that are durable, easily sanitized, replaceable, and graffiti resistant. Water source for power washing and mop sink, preferably with hot water. Adequate storage for cleaning supplies, chemicals, mops, brooms, waste collection. On properly installed surfaces power washing will facilitate more efficient cleaning than mopping saving custodial effort.	M&S budget sufficient for supplies, chemicals, tools, power-washer, waste management collection, electricity, labor for clearing floor drains. Custodial service schedule will vary upon site usage, demand and abuse. A minimum of twice daily cleaning is recommended.
Appearance	Smooth, non-slip surfaces that are durable, easily sanitized, replaceable, and graffiti resistant. Painted exterior surfaces recommended. Entry areas without nooks that collect debris, dirt and garbage. Positive drainage away from buildings to facilitate cleaning. Areas to collect waste. External water source for power washing. Storage adequate for tools, equipment, hoses, chemicals.	Hoses, sufficient budget for repainting, as needed, to meet city mandated 48 hour graffiti removal policy, labor for clearing catch basins. Custodial service schedule will vary upon site usage, demand and abuse, but minimum twice daily cleaning.

Functionality of Equipment	Water conserving toilets, urinals, sinks that are easily replaceable; vandal resistant soap dispenser, hand dryer, toilet seat cover dispenser, grab bar, toilet paper dispenser (dual jumbo junior roll preferred); lighting; signage indicating gender on both sides of doors/gates and/or on wall at entry; storage for replacement supplies. Wall mounted toilets and fixtures also promote efficient cleaning.	M&S budget sufficient for toilet paper, soap, toilet seat covers. Availability of proper storage will minimize staff time for transport of supplies and vehicle for transport. Custodial service schedule will vary upon site usage, demand and abuse, but minimum twice daily re-stocking.
Odor	Ventilation. Non-porous surfaces treated with impregnating sealer. Open entry gates (not doors) and open louvered windows (without glass) provide ventilation.	Adequate air circulation enables custodial service to better manage odor.
Waste Management	Waste collection areas large enough to meet need assuming twice daily service.	Custodial service schedule will vary upon site usage, demand and abuse, but minimum twice daily waste collection. Storage for compostable waste.

Additionally, renovation/replacement and new restroom construction provides opportunities to mitigate inefficiencies related to greater park maintenance such as storage of landscape and custodial equipment, telecommunications, infrastructure housing, etc. While it is anticipated that in general, modern facilities will be more efficiently maintained, it is also assumed that renovated/replaced facilities will have increased usage. That, coupled with new facilities, will increase overall maintenance obligations city-wide.

MAINTENANCE IMPACTS AND BENEFITS - CURRENT SITES FOR RENOVATION AND REPLACEMENT

The analysis of potential sites for renovation/replacement yielded the following results (see attachment for detailed info):

- Overall, 23 sites are being examined for renovation, including 3 that are currently permanently closed
- Renovation/Replacement of these facilities is anticipated to result in a total of 271 additional hours/week of restroom availability, city-wide
- Based on staff interviews, the projected additional staff required to meet Prop C maintenance standards is 2.05 FTE, city-wide
- Of the 20 existing and open restroom facilities, 10 sites will result in no anticipated change in operating hours or staffing requirements
- The remaining currently open sites (10) have in a projected net increased staffing requirement of 0.73 FTE with a net increase in available hours of 65 hours

- The largest increase in available restroom hours/week (206 hours) and the largest staffing increase (1.32 FTE) come from opening sites that are currently closed.

MAINTENANCE IMPACTS AND BENEFITS - NEW RESTROOM SITES

A recent online restroom survey identified six additional sites for potential new restroom construction – Bernal Hill, Franklin Square, India Basin Shoreline Park, Potrero Del Sol, Precita Park, and Walter Haas Playground. Analysis of these potential sites yielded the following results (see attachment for detailed info):

- Installation of these facilities is anticipated to result in a total of 494 additional hours/week of restroom availability city-wide
- Based on staff interviews, the projected additional staff required to meet Prop C maintenance standards in these six new facilities is 2.03 FTE city-wide

TOTAL PROGRAM IMPACTS AND BENEFITS

Total staff impacts for implementation of the complete restroom program, (assuming all of the new sites are built) is

- Total additional projected weekly availability equals 765 hours city-wide
- Total projected additional staff required to meet maintenance standards is 4.08 FTE city-wide

Requiring Clear Hours of Operation Signage At All Restroom Locations

Clear signage has been lacking at many restroom locations. By providing the public with information, they can plan accordingly. All operating restrooms should have signage clearly displaying hours the restroom is open each week. In addition, if there are multiple restroom locations at a given site, signage should be provided to direct people to the nearest open restrooms in case one is not available.

Restroom Recommendations for Structural Maintenance

Restrooms at sites where restrooms are inside a clubhouse or recreation center, should be reviewed, if possible to provide access from the exterior of the facility. Some sites have existing exterior doors which connect to the restroom facilities, but have not been used and may need repair. Due to recent budget cuts, there are sites where the clubhouse or recreation center is not open, but the restroom could be. Structural Maintenance should investigate and improve exterior access to restrooms in this configuration where possible. Restrooms for consideration include Potrero Hill Recreation Center and St. Mary's Recreation Center.

Restroom Location Summary Chart

General Condition	NSA*	Site Name	General Notes and Online Survey Notes	Estimated Usage of Existing Free-Standing Restroom ¹	Multiple Nearby Park Facilities	Is this the only Public Restroom Nearby?	Location of Other Restroom	Visibility/ Security/ Sitting Issues Which Recommend Against Reopening	Hard Cost (Renovation) ²	Hard Cost (New Construction) ²	Soft and Other Costs (Including Contingency)	Draft Site Priority
Open	3	Alamo Square (see Note 3)	Survey responses request a restroom and suggest users do not know the restroom is now open.	High	Yes	Yes				\$305,000	\$195,000	High
	1	Angelo J. Rossi Playground Annex (See Note 3)	Survey responses request that the restroom be moved across street, into the park, and closer to park amenities	High	Yes	Yes				\$305,000	\$195,000	High
	5	Balboa Park East		High	Yes	No	Balboa Park West Restroom		\$259,260		\$90,740	High
	7	Bayview Playground		High	Yes	Yes			\$65,000		\$35,000	High
	8	Carl Larsen Park		Low	Yes	No	Pool Lobby (usable by public without using pool)			\$305,000	\$145,000	High
	1	Dupont Tennis Courts		Medium	Yes	Yes				\$305,000	\$145,000	High
	7	Hilltop Park	Survey responses suggest that the existing facility may not have adequate signage	Low	Yes	No	YMCA has a public restroom, 15 min walk		\$203,700		\$71,300	Medium
	2	Joe DiMaggio Playground	Park Masterplan in EIR Process Now Relocates Childrens Playarea, Removes this Restroom and Uses Clubhouse Restroom Instead	Medium	Yes	No	Restrooms Located on Side of Clubhouse		NA	NA		N/A
	2	Lafayette Park	Park (including restroom) to Receive Capital Renovation in 2008 Bond Neighborhood Parks Program	High	Yes	Yes			NA	NA		N/A
	1	Lincoln Park		Medium	Yes	Yes			\$130,000		\$70,000	Medium
	9	Lower Great Highway at Judah Street		High	Yes	Yes			\$500,000		\$175,000	High
	9	Lower Great Highway at Taraval Street		High	Yes	Yes			\$500,000		\$175,000	High
	2	Marina Green East		High	Yes	No	Marina Green West Restrooms		\$222,220		\$77,778	High
	2	Marina Green West		High	Yes	No	Marina Green East Restrooms			\$305,000	\$145,000	High
	7	McLaren Park - Yosemite Marsh (Oxford and Beacon)		Medium	Yes	Yes			\$185,200		\$64,800	High
	1	Mountain Lake Park	Survey responses suggest that the existing facility may not have adequate signage	High	Yes	Yes				\$305,000	\$145,000	High
	8	Parkside Square	Survey results suggest that the restroom is in need of renovation	High	Yes	No	Inside Stern Grove, 15 Min Walk Away			\$305,000	\$145,000	High
	2	Portsmouth Square (see Note 3)	Survey suggested that the restroom is very busy and additional capacity may be needed.	Very High	Yes	No	in the clubhouse open some days each week.		\$305,000		\$195,000	High
5	States Street		High	Yes	No	Randall Museum			\$305,000	\$145,000	High	
2	Washington Square (see Note 3)	Survey suggested that the restroom is very busy and additional capacity may be needed.	Very High	Yes	No	Decaux and Restroom at Joe DiMaggio (2 blocks away)			\$305,000	\$195,000	High	
Closed	5	Buena Vista Park (see Note 3)		N/A	Yes	Yes		Maybe, if use current location		\$305,000	\$195,000	Medium
	5	Douglass Playground		N/A	Yes	No	Restrooms in the clubhouse in the lower park area.	Yes				Not Recommended
	7	Gilman Playground		N/A	Yes	No	Restrooms in the Clubhouse and 15 mins away at the State Park	No				Not Recommended
	2	Huntington Park	No survey requests for Huntington. Representatives from Nob Hill Association, Park Committee, have asked the restroom not be reopened for numerous reasons.	N/A	Yes	Yes	Non-RPD: church has public restroom on the first floor	Yes				Not Recommended
	3	Jefferson Square		N/A	No	No	Restrooms across street at Margaret Hayward and James Lang Field	Yes				Not Recommended
	9	Lower Great Highway at Wawona Street		N/A	No	No	GCNRA large restrooms located on other side of Great Highway	Yes				Not Recommended
	2	Michealangelo Park	Strong survey response and phone calls to re-open restroom.	N/A	Yes	Yes	RPD: There used to be a bathroom - now it is a storage shed	No	\$65,000		\$35,000	Medium
	2	Moscone Rec Center Freestanding Restroom		N/A	Yes	No	New Restrooms in the Rec Center, outside the Rec Center and under the bleachers.	No				Not Recommended
	5	Noe Valley Courts	Survey requests to reopen restrooms.	N/A	Yes	Yes		No		\$305,000	\$145,000	Medium
	4	Potrero Hill Playground		N/A	Yes	No	Restroom in the Recreation Center	Maybe				Not Recommended
8	Sigmund Stern Grove		N/A	Yes	No	Restrooms in Stern Grove, 3 min walk	Yes				Not Recommended	

* Neighborhood Service Area

¹ Based on Random Restroom Users Count and Interviews with Park Maintenance Staff

² Draft Cost Estimate Including Installation of a Pre-Fab Restroom Unit of Approximately 500 Square Feet, General Demolition, Utilities, Permits, and Design Costs on Typical Site

³ \$50K additional soft cost for extended planning process for Alamo Square, Angelo Rossi Playground, Portsmouth Square, Washington Square and Buena Vista Park

Initial Design Costs				\$61,000
Bond Sale Costs				\$225,000
Total Before New Sites	\$2,435,380	\$3,355,000	\$3,070,618	\$8,860,998
Total available funds for program, \$11.4 Million. After completing renovations at Priority 1 sites, Priority 2 and 3 sites will be addressed in order using all available funds.				

New Restroom Locations Suggested by Restroom Survey

General Condition	NSA*	Site Name	Online Survey Notes	Estimated Usage of Existing Free-Standing Restroom ¹	Multiple Nearby Park Facilities	Would this new restroom be the only Public Restroom Nearby?	Location of Other Restroom	Visibility/ Security/ Sitting Issues To Consider	Hard Cost (Renovation)	Hard Cost (New Construction)	Soft and Other Costs (Including Contingency)	Draft Site Priority
New Restroom Locations	4	Franklin Square		N/A	Yes	Yes				\$305,000	\$195,000	
	6	Potrero Del Sol		High	Yes	Yes*	RPD: Has been closed for over a year, unsafe, bad location		\$305,000		\$195,000	
	5	Walter Haas Playground		N/A	Yes	Yes	Non-RPD: Fire Station		\$305,000		\$195,000	
	7	India Basin Shoreline Park		N/A	Yes	Yes			\$305,000		\$195,000	
	6	Precita Park		N/A	Yes	Yes			\$305,000		\$195,000	
	7	Crocker Amazon Playground		N/A	Yes	No	RPD: Approximately 900-1000 Feet Away there are 3 RPD Restrooms. One at Soccer Fields, One in Clubhouse, One in Stadium Bleachers.		\$305,000		\$195,000	
	6	Bernal Hill		N/A	No	Yes			\$305,000		\$195,000	
	6	McCoppin		N/A	Yes	No	Non-RPD: Newly Renovated Parkside Branch Library is located on the Park, however, it is not open during all park hours.		\$305,000		\$195,000	

New/ Recently Installed/ Renovated/ To Be Installed	7	Adam Rogers Park										
	2	Alta Plaza										
	8	Aptos Playground										
	5	Balboa Park West										
	6	Holly Park										
	7	McLaren Park - Jerry Garcia Amphitheater										
	2	St. Mary's Square										
	6	St. Mary's Rec Center										
	5	Sunnyside Playground										
	4	Victoria Manalo Draves Park										

Alamo Square Free Standing Restrooms

Estimated Year Built: 1890

COMET* Physical Condition Rating: Poor

Location: Alamo Square is located in NSA 3. The park is bordered by Fulton St. to the north, Hayes St. to the south, Steiner St. to the east, and Scott St. to the west. The free standing restrooms are located near the tennis courts.

Surrounding Park Uses: The Park has lawn space, a tennis court, a playground and significant tourist usage due to it's iconic views.

Current Usage as Restroom? No

Open Daily? Yes

General Condition: Useable

Condition of Accessories/fixtures: Poor

Are there other publicly accessible restroom facilities available nearby? No

Notes: This site has very high tourist demand and that has been a major challenge to operations and structural maintenance forces due to poor water pressure, vandalism and demands.



Top: Alamo Square free standing restrooms.

Left: Urinals in men's restroom.

Below: Sink in men's restroom.



* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Alamo Square Restrooms



Angelo J. Rossi Playground Free Standing Restrooms

Estimated Year Built: 1930

COMET* Physical Condition Rating: Poor

Location: Angelo J. Rossi Playground is located in NSA 1. The main park is bordered by Anza St to the north, Edward St. to the south, Rossi Ave. to the east, and Arguello Blvd. to the west. The park also occupies a separate parcel of land located to the south of Edward St called Rossi "Annex". The Free Standing restrooms are located on the Edward St. annex, across the street from the main park. Park users that are utilizing the main park facilities must cross Edward St. in order to access the restrooms.

Surrounding Park Uses: The area surrounding the free standing restrooms is not officially programmed. Across the street in the main park are playfields, tennis and basketball courts, a children's play structure, and a recreation center with an indoor pool.

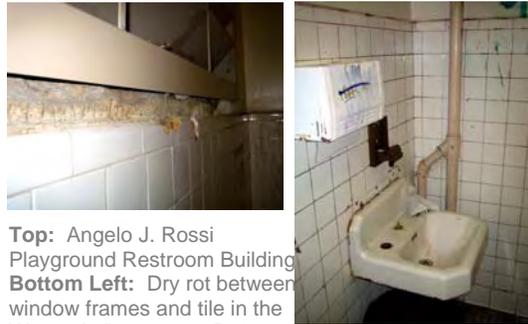
Current Usage as Restroom? Yes

Open Daily? Yes

General Condition: Useable

Condition of Accessories/fixtures: Poor

Are there other publicly accessible restroom facilities available nearby? No. The pool that is located on the main park land has restroom facilities, but only accessible to pool users for security and other reasons.



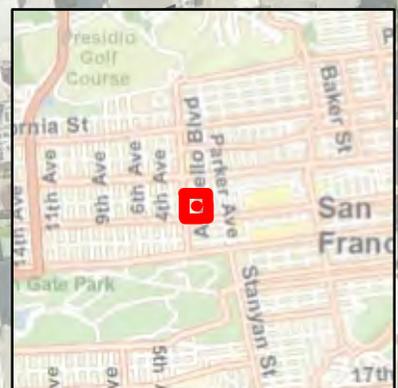
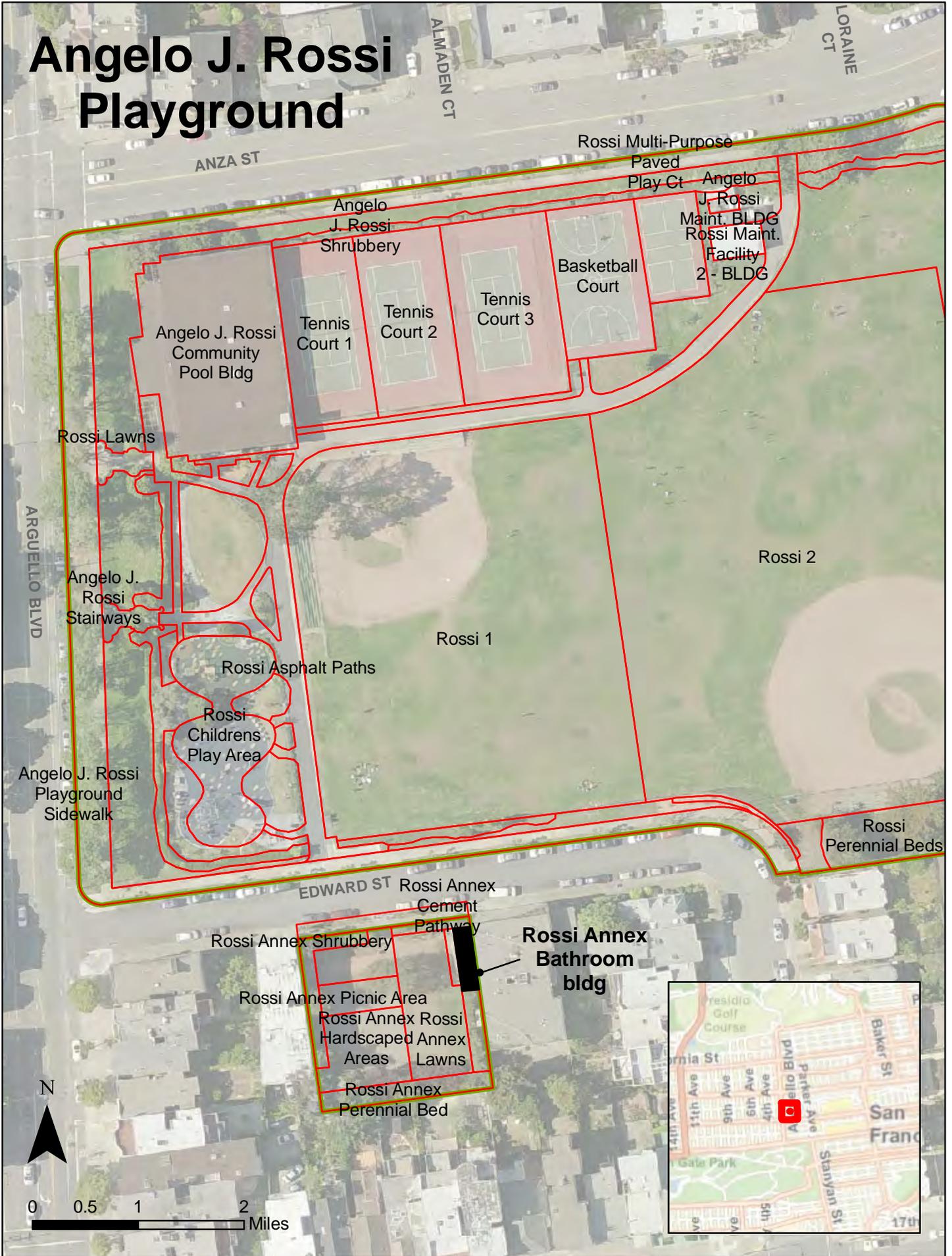
Top: Angelo J. Rossi Playground Restroom Building

Bottom Left: Dry rot between window frames and tile in the Women's Restroom. **Bottom**

Right: Accessories and hardware are rusted and poorly functioning.

* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Angelo J. Rossi Playground



Balboa Park East Free Standing Restrooms

Estimated Year Built: 1960

COMET* Physical Condition Rating: Poor

Location: Balboa Park is located in NSA 5. The park is bordered by San Juan St. to the north, Ocean St to the south, San Jose St. to the east, and I-280 to the west. The free standing restroom is located to the north of Sergeant John V. Young Street, near the entrance from San Jose St.

Surrounding Park Uses: The Balboa Park East free standing restrooms are surrounded by a children's play area to the east, a picnic area to the north, and four tennis courts. There is also a pool and several sport fields.

Current Usage as Restroom? Yes

Open Daily? Yes

General Condition: Useable

Condition of Accessories/fixtures: Fair.

Are there other publicly accessible restroom facilities available nearby? Yes. Balboa Park West free standing restrooms are located in the same park along Sergeant John V. Young St and are open to the public.

Notes: When the newly installed playground was built, structural maintenance refurbished the restrooms.



Above: Balboa Park East free standing restroom building.



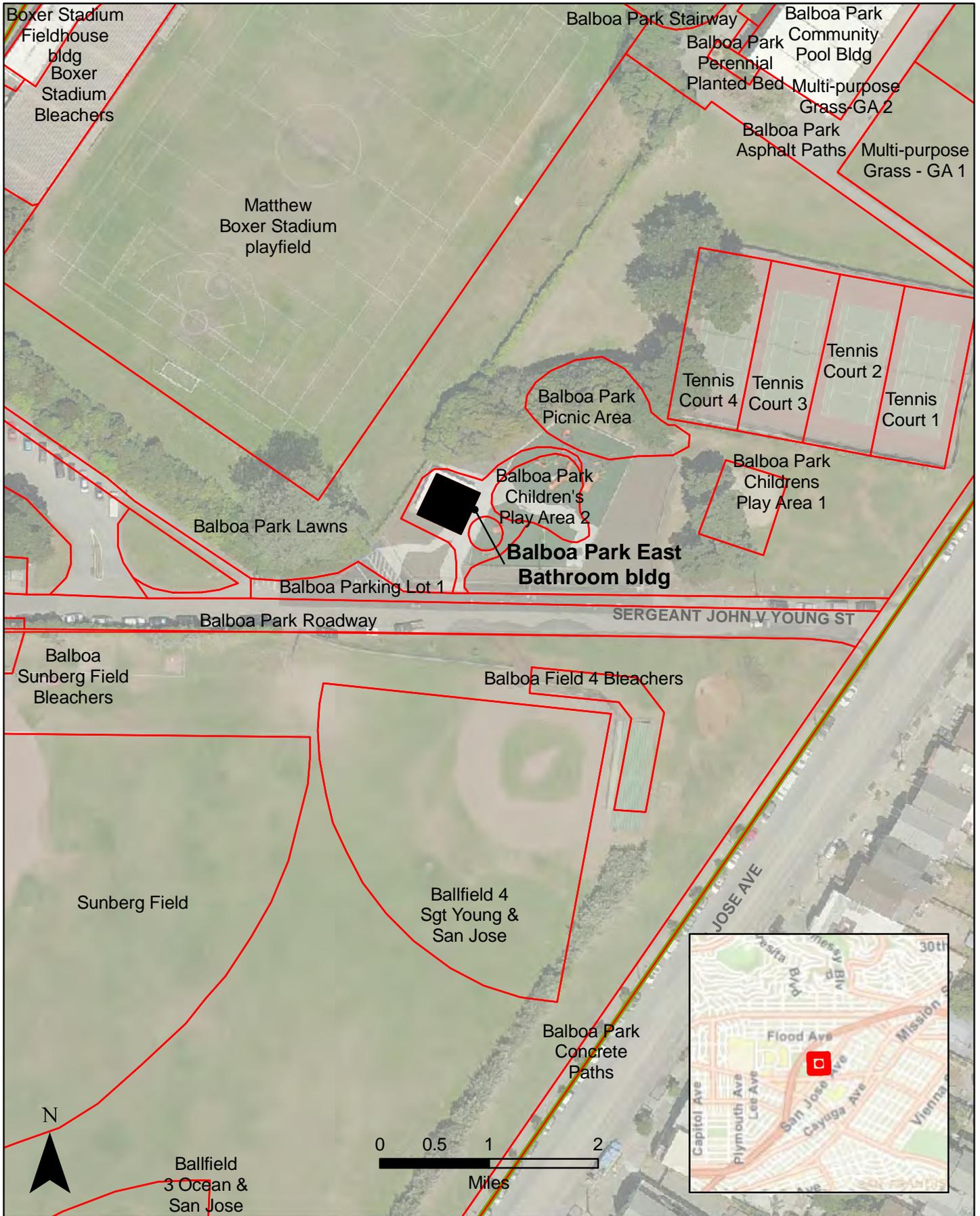
Above Left: Alcove and gate leading to restrooms.
Above Right: Women's restrooms stall.



Above: Sink area and wall-mounted accessories.

* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Balboa Park-East Restroom



Bayview Playground Free Standing Restrooms

Estimated Year Built: 1980

COMET* Physical Condition Rating: Fair

Location: Bayview Playground is located in NSA 7. The park area is bordered by Armstrong Ave. to the north, Carroll Ave. to the south, Keith St. to the east, and 3rd St. to the west. The free standing restroom building is located along Keith St. on the eastern side of the park.

Surrounding Park Uses: The area surrounding the free standing restrooms is occupied by the Martin Luther King Jr. Pool Building, a children's play area, and a ball field is located in the northeast corner of the park.

Current Usage as Restroom? Yes

Open Daily? Yes

Level of Demand: High

General Condition: Good

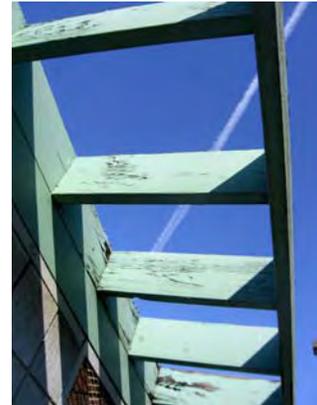
Condition of Accessories/fixtures: Fair

Are there other publicly accessible restroom facilities available nearby? No. The pool that is located on the park has restroom facilities, but only accessible to pool users for security and other reasons.



Above: Bayview Park free standing restroom

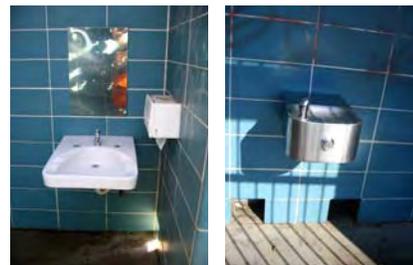
Below: Bayview Park free standing restroom - Front



Above: Deteriorated wood on roofing.

Below Left: Sink and stainless steel mirror.

Below Right: Drinking Fountain.



* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Bay View Playground Restroom



Carl Larsen Park Free Standing Restrooms

Estimated Year Built: 1930

COMET* Physical Condition Rating: Poor

Location: Carl Larsen Park is located in NSA 8. The park is bordered by Ulloa St to the north, Wawona St. to the south, 19th Ave. to the east, and 20th Ave. to the west. The free standing restroom building is located in the north end of the park off of Vicente St.



Above: Carl Larsen Park free standing restroom building.

Surrounding Park Uses: The park area surrounding the free standing restroom building holds a children's play area, a tennis court, a basketball court, and a ball field. Across Vicente St. is the Charlie Sava Community Pool Building.

Current Usage as Restroom? Yes

Open Daily? Yes

General Condition: Useable

Condition of Accessories/fixtures: Poor

Are there other publicly accessible restroom facilities available nearby? Yes. The Charlie Sava Community Pool that is located on the southern section of the park has restroom facilities in the lobby, so they are accessible to non-pool using park users.



Above Left: Sink area.



Above Right: Men's restroom.



Above Left: Chase is currently used for gardening and custodial storage space.



Above Right: Piping.

* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Carl Larsen Park



Dupont Tennis Courts Free Standing Restrooms

Estimated Year Built: 1930

COMET* Physical Condition Rating: Poor

Location: Dupont Tennis Courts are located in NSA 1. The park is bordered by California to the north, Clement to the south, 30th Ave. to the east, and 31st Ave. to the south. The free standing restroom building is located at the northern-most edge on the tennis court surface.

Surrounding Park Uses: There are four tennis courts located adjacent to the free standing restrooms.

Current Usage as Restroom? Yes.

Open Daily? Yes.

General Condition: Useable.

Condition of Accessories/fixtures: Poor.

Are there other publicly accessible restroom facilities available nearby? No.



Top: Dupont Tennis Courts Free Standing Restroom Building
Center: Women's restroom stalls
Bottom: Entrance to Women's restroom.



* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

DuPont Tennis Courts Restrooms



Hilltop Park Free Standing Restrooms

Estimated Year Built: 1979

COMET* Physical Condition Rating: Poor

Location: Hilltop Park is located in NSA 7. The park is bordered by Whitney Young Circle to the north, La Salle Ave to the south, Willie B. Kennedy Dr. to the east, and Newcomb Ave to the west. The free standing restrooms are located on the eastern section of the park, off Willie B. Kennedy Dr.

Surrounding Park Uses: The area surrounding the free standing restrooms is a skate park. There is also a picnic area located near the restrooms. The children's play area and the amphitheatre are located on the opposite end of the park.

Current Usage as Restroom? Yes

Open Daily? No, only opened for special events.

General Condition: Useable

Condition of Accessories/fixtures: Poor

Are there other publicly accessible restroom facilities available nearby? No.



Above: Hilltop Park free standing restroom – Front.

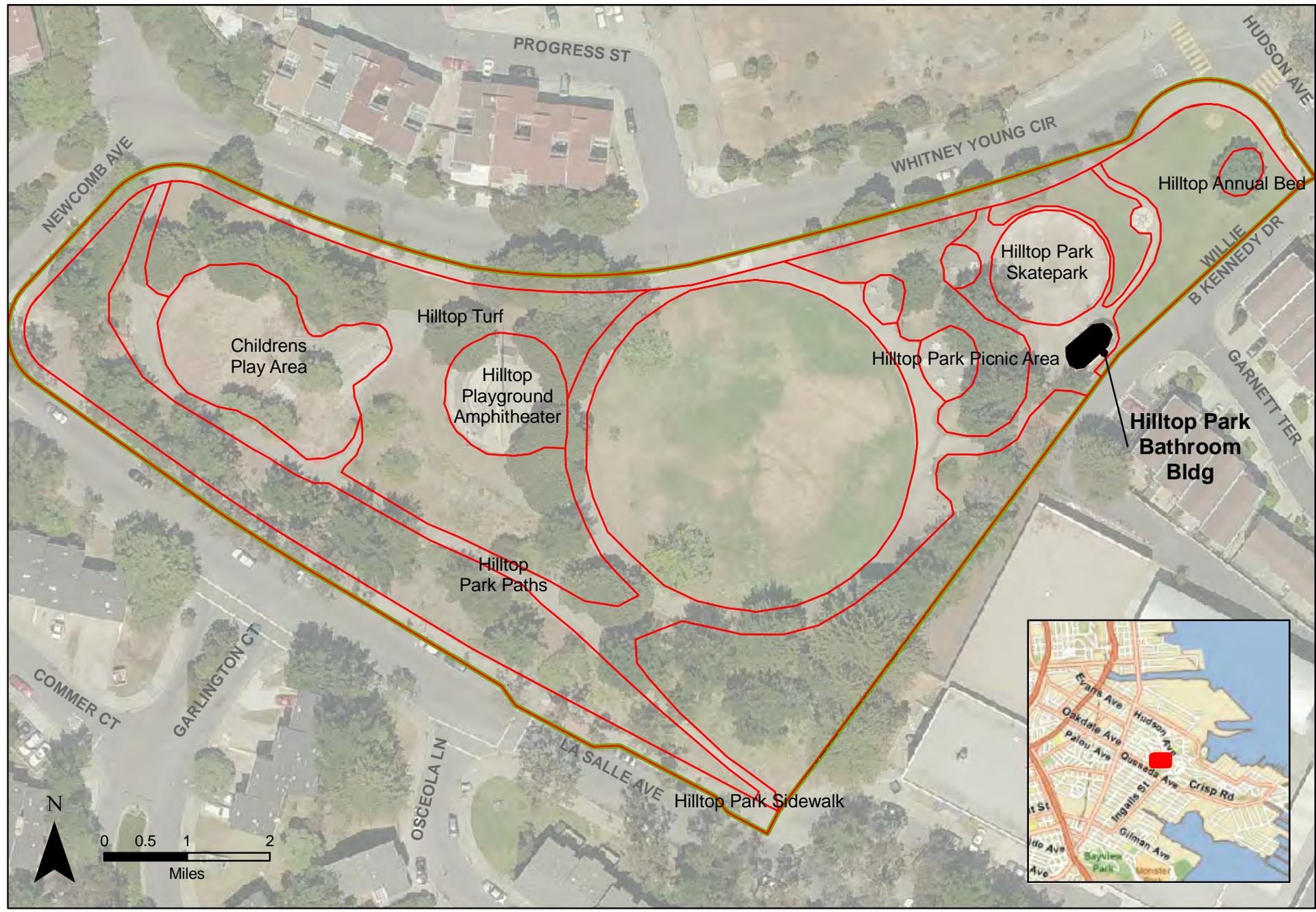
Below: Hilltop Park free standing restroom - Back



Above Left: Bathroom stall in the women's restroom.
Above right: Sink area in the women's restroom.

* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Hilltop Park Restrooms



Joe DiMaggio Playground Free Standing Restrooms

Year Built: 1940

COMET* Physical Condition Rating: Poor

Location: Joe DiMaggio Playground is located in NSA 2.

The park is bordered by Lombard St. to the north, Greenwich St. to the south, Powell St. to the east, and Mason and Columbus Streets to the west. The free standing restroom is located in the western-most portion of the park, adjacent to a children's play area.

Surrounding Park Uses: Other uses surrounding the free standing restrooms at Joe DiMaggio Playground are the children's play area, DiMaggio field area, a full basketball court, three tennis courts, bocce ball courts, the North Beach Library, and the DiMaggio Pool Building and clubhouse including restrooms.

Current Usage as Restroom? Yes.

Open Daily? Yes. The women's room is open daily. The men's room is currently used as storage.

General Condition: Useable.

Condition of Accessories/fixtures: Fair.

Are there other publicly accessible restroom facilities available nearby? Yes. The North Beach Library Branch, and the DiMaggio clubhouse has restrooms open to the public from the exterior of the facility.

Notes: RPD and Library master plan for site eliminates the restroom at this location and moves the playground close to the clubhouse and clubhouse restrooms. All facilities are placed on one level using the clubhouse restrooms for all needs.

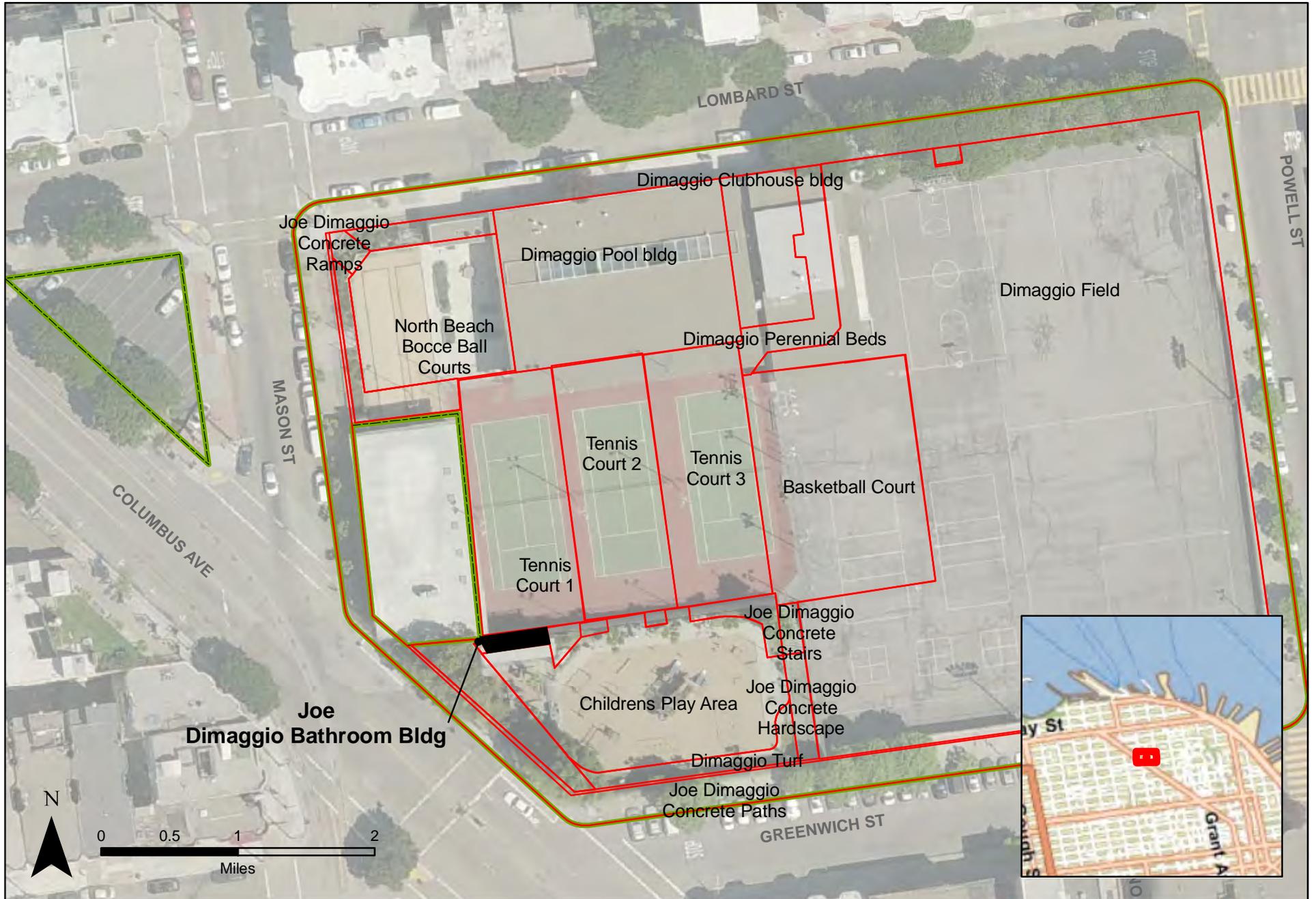


Top and Center Photos: The Joe DiMaggio Free standing Restrooms are located adjacent to a children's play area. **Left:** Photo of the sink in the women's restroom. **Bottom Left:** Women's restroom stalls.



* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Joe DiMaggio Playground Restrooms



Lafayette Park Free Standing Restrooms

Year Built: 1936

COMET* Physical Condition Rating: Poor

Location: Lafayette Park is located in NSA 2. The park is bordered by Washington St. to the north, Sacramento St. to the south, Gough St. to the east, and Laguna St. to the west. The free standing restroom building is located on the western most side of the park.

Surrounding Park Uses: A children's play area is located to the west and adjacent to the free standing restrooms. To the east of the restrooms are located walking paths, lawns and open space, tennis courts, and a designated dog play area.

Current Usage as Restroom? Yes.

Open Daily? Yes.

General Condition: Useable.

Condition of Accessories/fixtures: Fair.

Are there other publicly accessible restroom facilities available nearby? No.

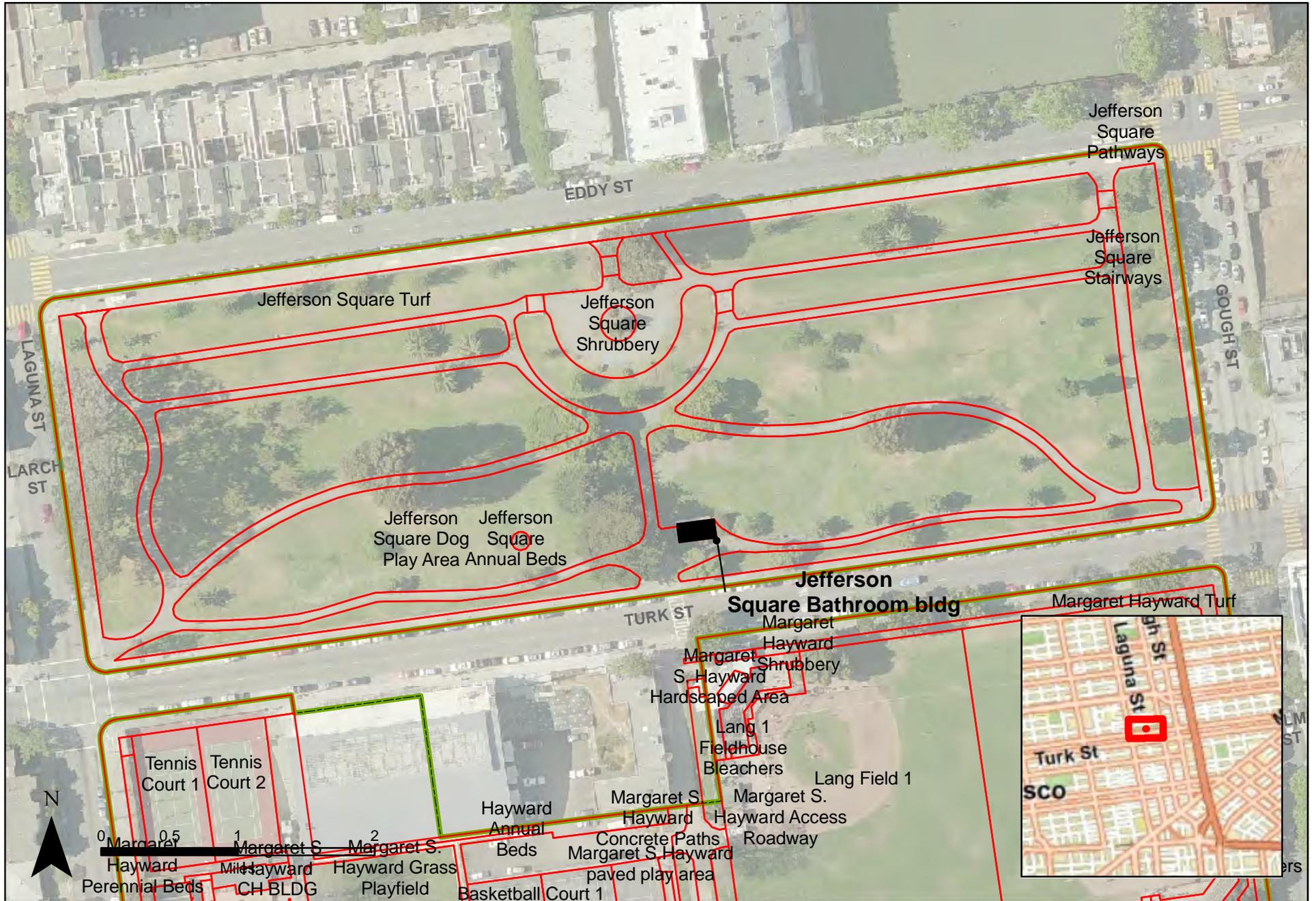
Notes: This restroom will be renovated through the Neighborhood Parks Program of the Clean and Safe Bond. Lafayette Park is scheduled for a full capital project renovation for all of its major facilities including the free-standing restroom.



Top: Lafayette Park Restroom Building.
Center left: Restroom stalls located in the women's restroom.
Center Right: The entrance to the women's restroom. **Bottom Left:** The sink located in the women's restroom.

* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Lafayette Park Restrooms



Lincoln Park Free Standing Restrooms

Estimated Year Built: 1970

COMET* Physical Condition Rating: Poor

Location: Lincoln Park is located in NSA 1. The Park is bordered by the Pacific Ocean to the north, Clement Ave. to the south, 32nd Ave. to the east, and the Pacific Ocean to the west. The free standing restroom building is located adjacent to and west of the Palace of the Legion of Honor.

Surrounding Park Uses: The Lincoln Park Golf Course and the Palace of the Legion of Honor are located near the free standing restrooms.

Current Usage as Restroom? Yes.

Open Daily? Yes.

General Condition: Useable.

Condition of Accessories/fixtures: Poor.

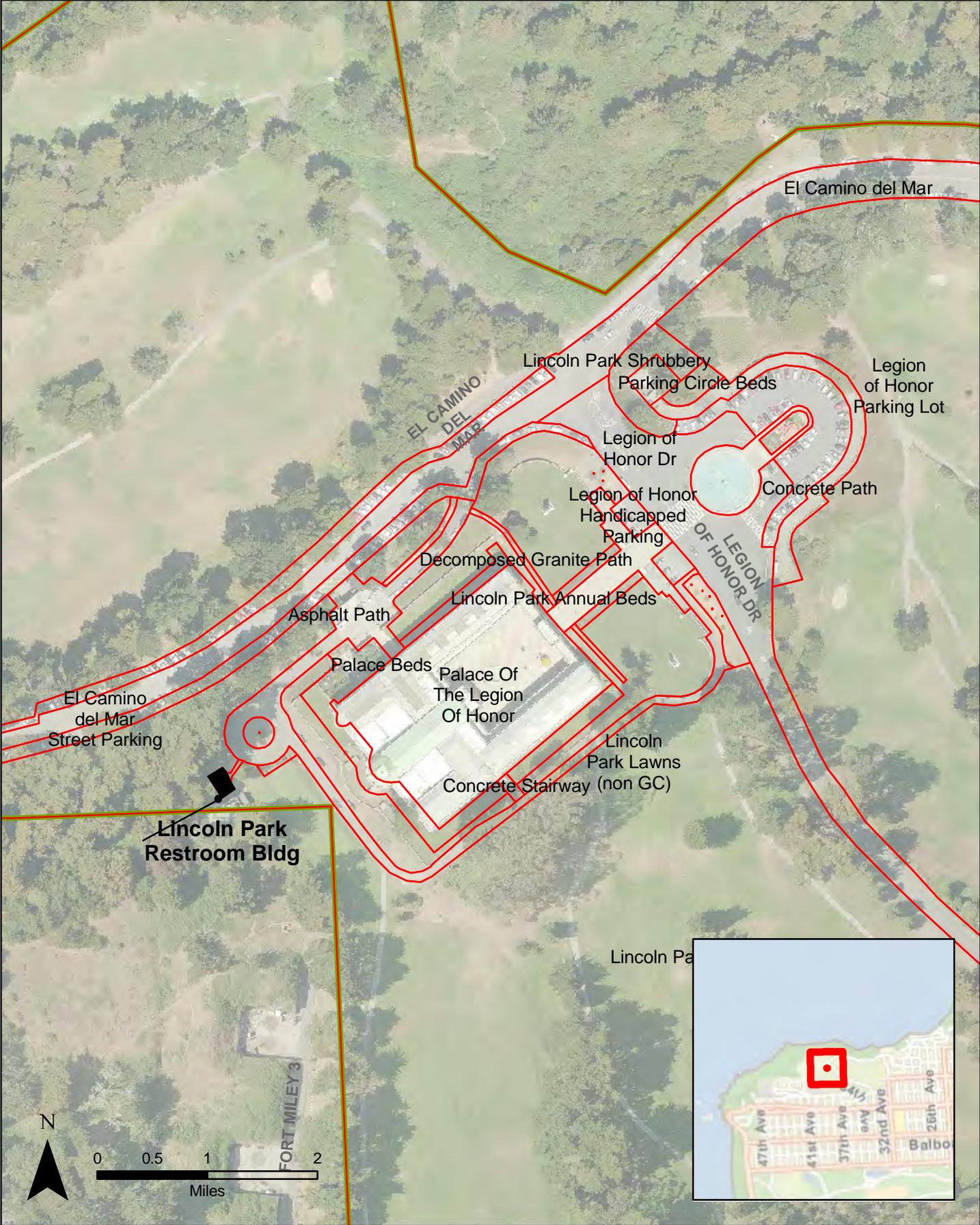
Are there other publicly accessible restroom facilities available nearby? No. Restrooms are located in the Palace of the Legion of Honor, but only accessible by patrons or the Palace of the Legion of Honor.



Top: Lincoln Park Restroom Building.
Center: sink in the Women's Restroom.
Bottom: Entryway to Women's Restroom.

* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Lincoln Park



Lower Great Highway - Judah Free Standing Restrooms

Estimated Year Built: 1930

COMET* Physical Condition Rating: Poor

Location: The Lower Great Highway park area is located in NSA 9. It is located along the Lower Great Highway. The free standing restrooms are located at the end of Judah St. between the Lower Great Highway and La Playa St.

Surrounding Park Uses: The park area surrounding the free standing restrooms is not officially programmed. A paved path for pedestrians and bikers exists between the Lower Great Highway and La Playa St. Ocean Beach is also located to the west, across from the Lower Great Highway.

Current Usage as Restroom? Yes

Open Daily? Yes

General Condition: Useable

Condition of Accessories/fixtures: Fair

Are there other publicly accessible restroom facilities available nearby? No.



Above: Lower Great Highway – Judah free standing restroom building – Front

Below: Lower Great Highway -Judah free standing restroom building - Rear



Above Left: Broken window in women's restroom.

Above Right: Damaged door frame in women's restroom.

Left: Rusted and deteriorating skylight in women's restroom.

* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Lower Great Highway-Judah Restroom



Lower Great Highway - Taraval Free Standing Restrooms

Estimated Year Built: 1930

COMET* Physical Condition Rating: Poor

Location: The Lower Great Highway park area is located in NSA 9. The area is located along the Lower Great Highway and is bordered to the west by Ocean Beach and the Pacific Ocean. The free standing restrooms are located at the end of Taraval St. between the Lower Great Highway and La Playa St.

Surrounding Park Uses: The park area surrounding the free standing restrooms is not officially programmed. A paved path for pedestrians and bikers exists between the Lower Great Highway and La Playa St. Ocean Beach is also located to the west, across from the Lower Great Highway.

Current Usage as Restroom? Yes

Open Daily? Yes

General Condition: Useable

Condition of Accessories/fixtures: Poor

Are there other publicly accessible restroom facilities available nearby?

No



Above: Lower Great Highway – Taraval free standing restroom building – Front

Below: Lower Great Highway –Taraval free standing restroom building - Rear



Above Left: Sink area in women's restroom.

Above Right: ADA accessible bathroom stall.



Above Photos: Leaking and deteriorating skylights.

* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Lower Great Highway-Taraval Restroom



Marina Green – East Free Standing Restrooms

Year Built: 2000

COMET* Physical Condition Rating: Very Good

Location: The Marina Green is located in NSA 2. The park is bordered by the Yacht Harbor to the North, Marina Blvd to the south, Marina Green Drive to the east, and Yacht Rd. to the west. The free standing restroom is located in the eastern portion of the park, adjacent to the East Marina Parking Lot and the East Marina Gashouse Cove.

Surrounding Park Uses: The surrounding park uses in the Marina Green is boating and boat storage in the Marina. There is also green space located adjacent to the restrooms to the east.

Current Usage as Restroom? Yes.

Open Daily? Yes.

General Condition: Useable.

Condition of Accessories/fixtures: Fair.

Are there other publicly accessible restroom facilities available nearby? The other end of the Marina Green has another set of RPD restrooms, approximately 1/2 mile away.



Top: View of Marina Green East restroom from the south. Above **Center:** View of restroom from ADA designated parking spaces. **Left:** Entranceway to women's restroom.



Above: Stainless steel sinks and plastic accessories in the women's restrooms. **Right:** Restroom stall with stainless steel partitions and a stainless steel toilet.



* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Marina Green East Restrooms



Marina Green – West Free Standing Restrooms

Year Built: 1970

COMET* Physical Condition Rating: Poor

Location: The Marina Green is located in NSA 2. The park is bordered by the Yacht Harbor to the North, Marina Blvd to the south, Marina Green Drive to the east, and Yacht Rd. to the west. The free standing restroom is located in the western portion of the park along Yacht Rd., and adjacent to the Marina Green West green space. There is also informal recreation like soccer, running and waterfront walking.

Surrounding Park Uses: The surrounding park uses in the Marina Green is boating and boat storage in the Marina. There is also green space located adjacent to the restrooms to the east.

Current Usage as Restroom? Yes.

Open Daily? Yes.

General Condition: Useable.

Condition of Accessories/fixtures: Fair.

Are there other publicly accessible restroom facilities available nearby? The other end of the Green has another set of RPD restrooms, approximately ½ mile away.



Top: Marina Green –West free standing restroom. **Above Left:** Water fountain located outside the restroom building. **Above Right:** Entrance way to the women's restroom.



Above: Restroom stalls in the women's restroom. **Below:** Sinks and accessories located in the women's restroom.



* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Marina Green West Restrooms



McLaren Park - Yosemite Marsh Free Standing Restrooms

Estimated Year Built: Not Known

COMET* Physical Condition Rating: N/A

Location: John McLaren Park is located in NSA 7. The free standing restroom building is located near the Yosemite Marsh in the western section of the park off of John F. Shelley Dr.

Surrounding Park Uses: The park area surrounding the free standing restrooms are occupied by picnic areas, Yosemite Marsh, and basketball courts.

Current Usage as Restroom? Yes

Open Daily? Yes.

General Condition: Useable

Condition of Accessories/fixtures: Fair

Are there other publicly accessible restroom facilities available nearby? Yes. There are free standing restrooms located at the Jerry Garcia Amphitheater in McLaren park, approximately ¼ mile away.



Above: John McLaren – Yosemite Marsh free standing restroom -Front

Below: John McLaren – Yosemite Marsh free standing restroom - Back



Above Left: Bathroom stall.

Above Right: Interior walls of restroom.

* COMET Physical Condition Rating: [Condition Management Estimation Technology] or “COMET” assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET’s “Facilities Condition Index” [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as “Good”, 6-15% as “Fair” and 16-100% as “Poor”.

McLaren Park-Yosemite Marsh Restroom



Mountain Lake Park Free Standing Restrooms

Estimated Year Built: 1930

COMET* Physical Condition Rating: Fair

Location: Mountain Lake Park is located in NSA 1. The park is bordered by West Pacific Ave. to the north, Lake St. to the south, and Highway 1 to the west.

Surrounding Park Uses: The free standing restrooms are currently located in the western-most end of Mountain Lake Park, adjacent to a children's play area and four tennis courts.

Current Usage as Restroom? Yes.

Open Daily? Yes.

General Condition: Useable.

Condition of Accessories/fixtures: Poor.

Are there other publicly accessible restroom facilities available nearby? No.

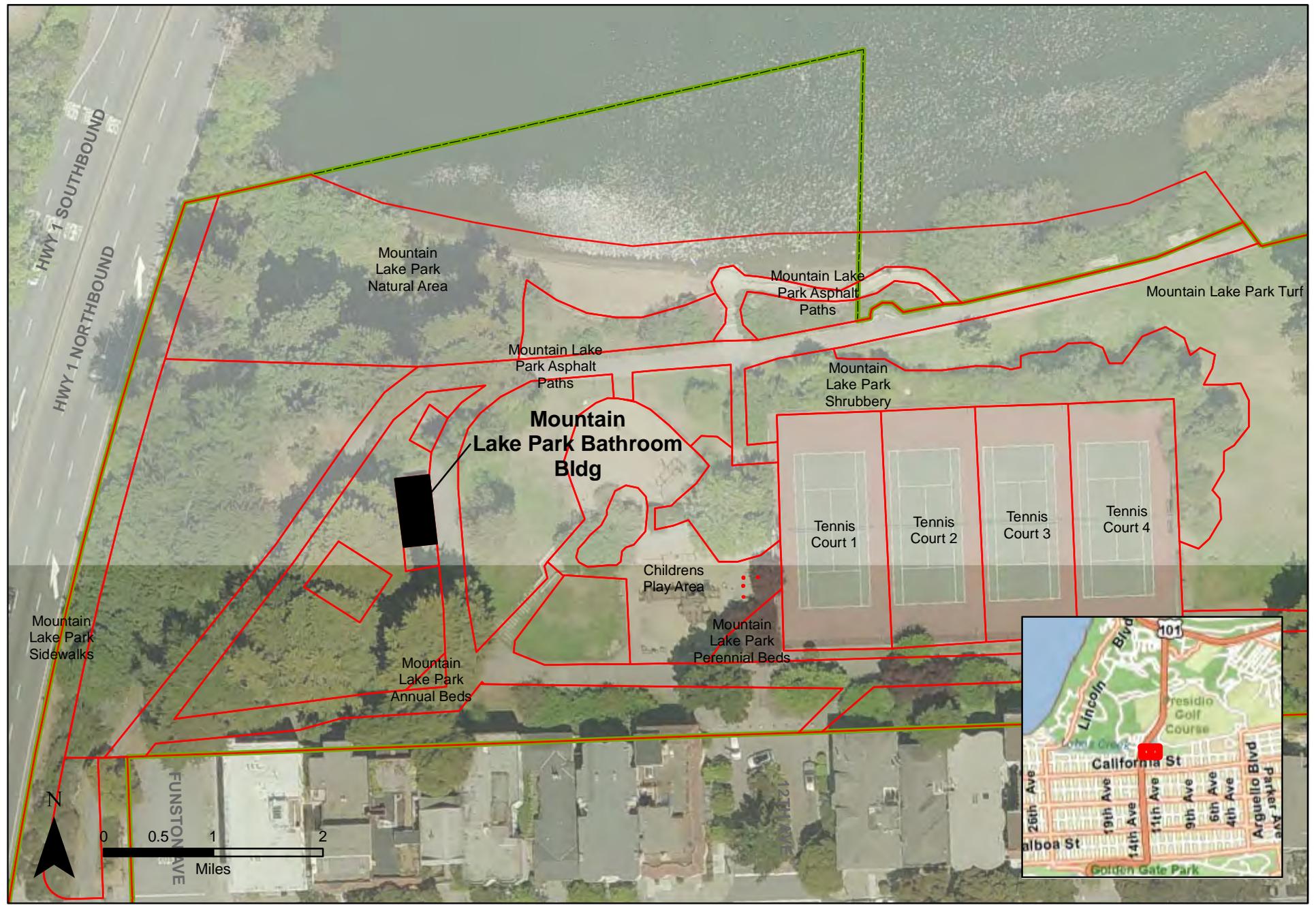
Notes: The chase area located in the center of the restroom has been converted to an office space for staff. There is no designated custodial closet.



Top: Mountain Lake Park Restroom Building. **Center:** Men's restroom with sink and urinal. **Bottom:** Rusted and deteriorated paper towel dispenser.

* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Mountain Lake Park Restrooms



Parkside Square Free Standing Restrooms

Estimated Year Built: 1950

COMET* Physical Condition Rating: Poor

Location: Parkside Square is located in NSA 8. The park is bordered by Vicente St. to the north, Wawona St. to the south, 26th Ave. to the east, and 28th Ave. to the west. The free standing restroom building is located in the center of the park, adjacent to the tennis courts and the multi-use sports fields.



Above: Parkside Square free standing restroom building.

Surrounding Park Uses: The Park has three multi-use sports fields, a basketball court, and tennis courts. On the western end of the park is the Bob Chaney Ball Field and a children's play area.

Current Usage as Restroom? Yes

Open Daily? Yes

General Condition: Useable

Condition of Accessories/fixtures: Poor

Are there other publicly accessible restroom facilities available nearby? No.

* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Parkside Square



Portsmouth Square Free Standing Restrooms

Estimated Year Built: 1997

COMET* Physical Condition Rating: Good

Location: Portsmouth Square is located in NSA 2. The park area is bordered by Washington St. to the north, Clay St. to the south, and Kearney to the east.

Surrounding Park Uses: The park space surrounding the free standing restrooms is occupied by passive recreation space, children's play areas, and a Portsmouth Square Clubhouse Building.

Current Usage as Restroom? Yes

Open Daily? Yes

General Condition: Useable

Condition of Accessories/fixtures: Poor

Are there other publicly accessible restroom facilities available nearby? Yes. The Portsmouth Square Clubhouse building does have restroom facilities, but they are not accessible from outside the clubhouse normally.

Notes: This site experiences very high demand.

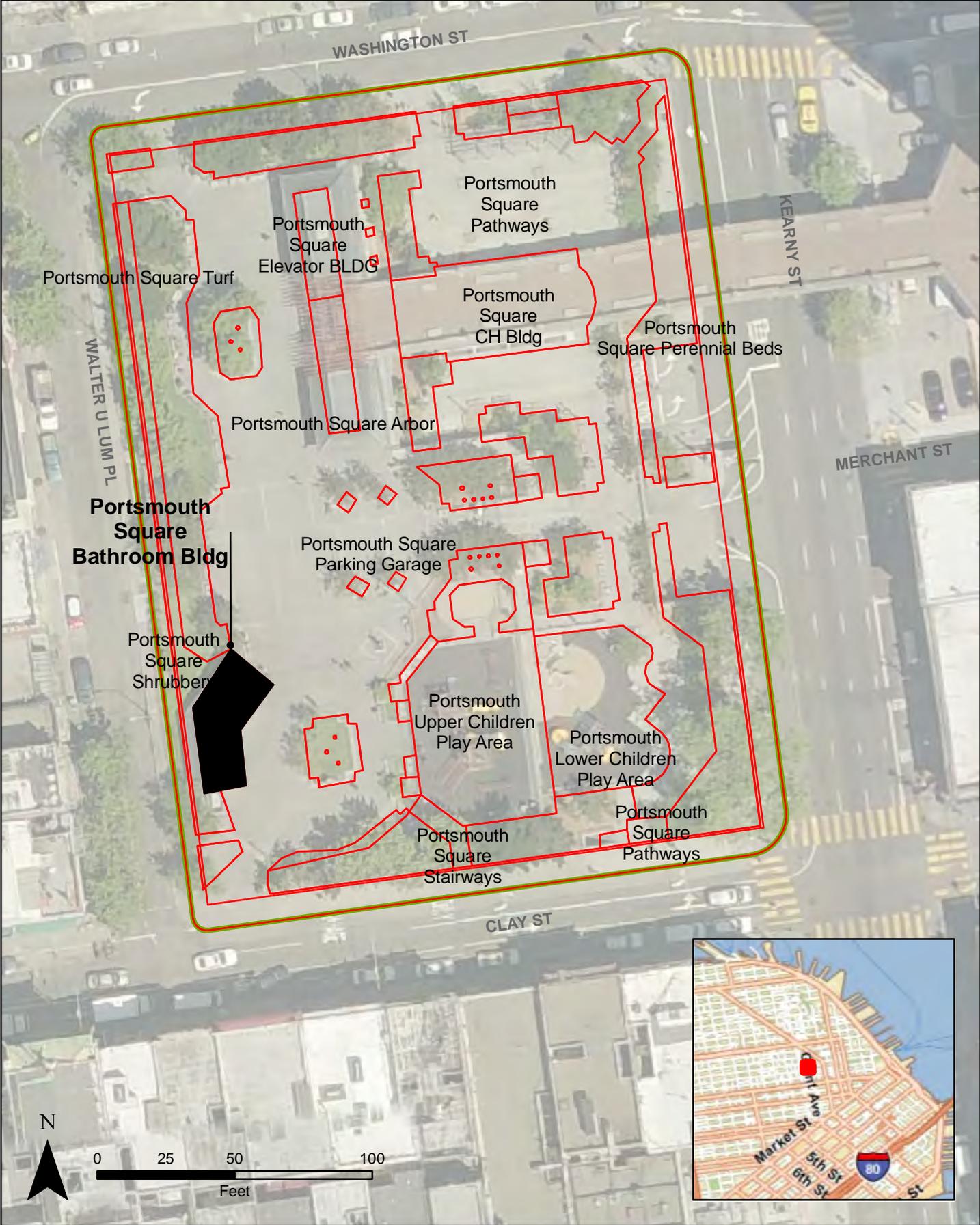


Top:
Portsmouth Square Free Standing Restrooms

Left: Photo of the sink area in the women's restroom.

* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

Portsmouth Square Restroom



States Street Playground Free Standing Restrooms

Estimated Year Built: 1930

COMET* Physical Condition Rating: Poor

Location: States Street Playground is located in NSA 5. The park area is bordered by Corona Heights and Randall Museum to the north, and States St. to the south. The free standing restroom is located at the end and to the south of the States St. access road.

Surrounding Park Uses: The areas surrounding the free standing restrooms are designated as a children's play area, a multi-use paved play field, and a basketball court.

Current Usage as Restroom? Yes

Open Daily? Yes

General Condition: Useable

Condition of Accessories/fixtures: Fair

Are there other publicly accessible restroom facilities available nearby? Yes



Above: States Street Playground free standing restroom – Front.

Below: States Street Playground free standing restroom - Back

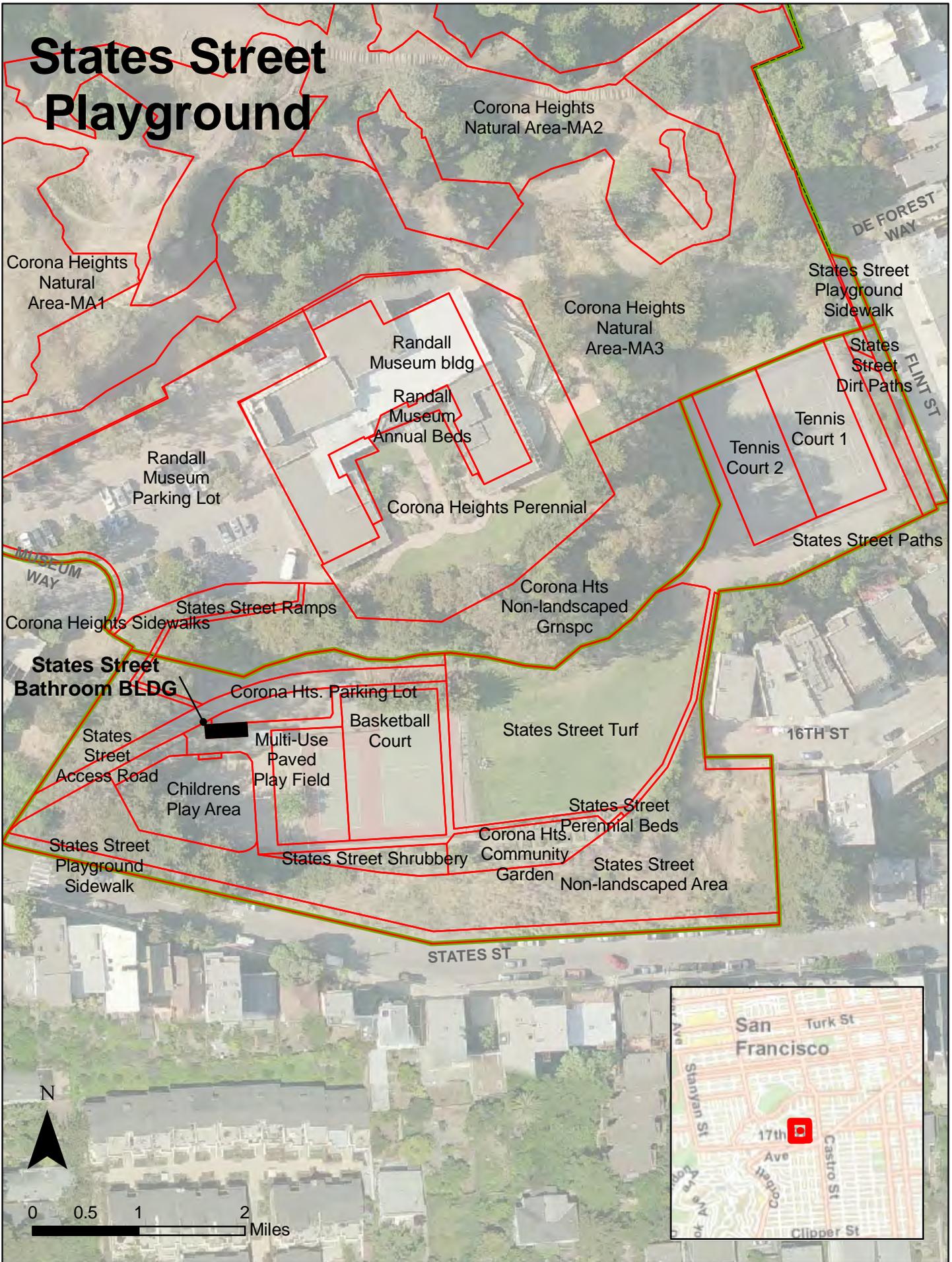


Above Left: Wash area located in the women's restrooms.

Above Right: Bathroom stall located in the women's restrooms.

* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor".

States Street Playground



Washington Square Free Standing Restrooms

Estimated Year Built: 1950

COMET* Physical Condition Rating: Poor

Location: Washington Square is located in NSA 2. The park area is border by Filbert St. to the north, Union St. to the south, Stockton St. to the east, and Powell and Columbus Ave. to the west. The free standing restrooms are located in the northwest corner of the park, adjacent to the children's play area.

Surrounding Park Uses: The park area surrounding the free standing restrooms is used for a children's play area and passive recreation area.

Current Usage as Restroom? Yes

Open Daily? Yes

Level of Demand: High

General Condition: Useable

Condition of Accessories/fixtures: Poor

Are there other publicly accessible restroom facilities

Yes. A Decaux restroom is available to the public on the park.



Top Photos: Washington Square free standing restrooms.

Left: Paint peeling off the interior of the women's restroom door.

Below Left: Toilet located in women's restroom.

Below Right: Sink located in Women's restroom.

* COMET Physical Condition Rating: [Condition Management Estimation Technology] or "COMET" assessment of the physical condition of park properties and facilities completed by an independent engineering firm in 2007. These ratings are derived from COMET's "Facilities Condition Index" [FCI] percentage which is calculated based on the overall level of dilapidation of the facility. For example, a park with a 100% rating is in very poor condition, 0% is in very good condition. This rating designates restroom facilities with an FCI of 0-5% as "Good", 6-15% as "Fair" and 16-100% as "Poor"

Washington Square Restrooms



Buena Vista Park Free Standing Restrooms

Estimated Year Built: 1930

COMET* Physical Condition Rating: Poor

Location: Buena Vista Park is located in NSA 5. The park is bordered by Haight St. to the north and by Buena Vista East Ave. and Buena Vista West Ave. The free standing restrooms are located in the eastern section of the park.

Surrounding Park Uses: The surrounding park uses are natural areas, and landscaped green. There is also a playground, tennis courts and a dog play area.

Current Usage as Restroom? No, Storage

Open Daily? No

General Condition: Out of Service

Condition of Accessories/fixtures: Poor

Are there other publicly accessible restroom facilities available nearby? No



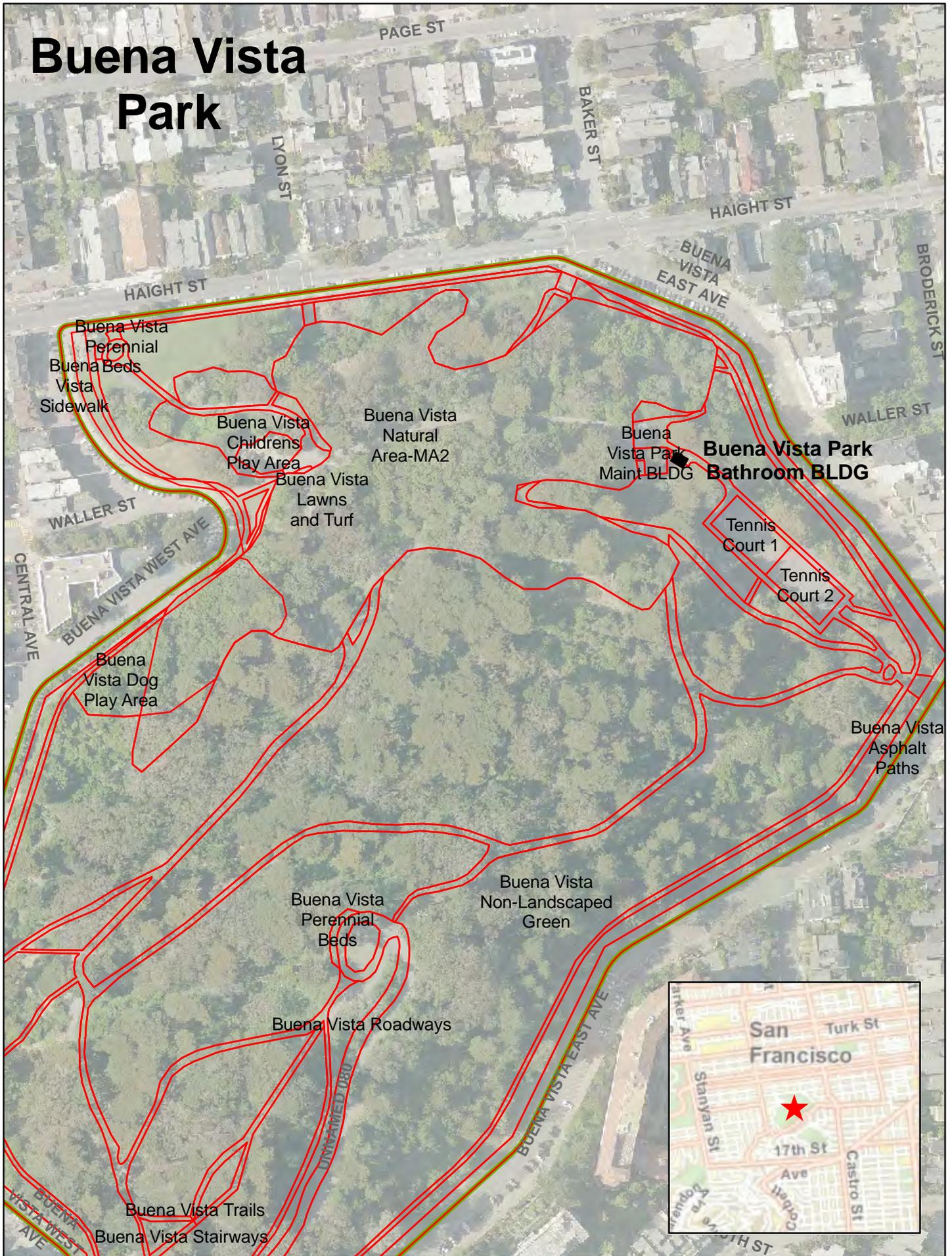
Above Photos: Buena Vista Park free standing restroom building.

Below: Restroom facilities that are out of



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Buena Vista Park



Douglass Playground Free Standing Restrooms

Estimated Year Built: 1930

COMET* Physical Condition Rating: Poor

Location: Douglass Playground is located in NSA 5. The park is bordered by Clipper St. to the north, 27th St. to the south, Douglas St. to the east and Diamond Heights to the west. The free standing restrooms are located in the southwestern corner of the park.

Surrounding Park Uses: The park area surrounding the free standing restrooms is designated as an official off-leash dog area. The lower park area has a clubhouse with restrooms and a playground.

Current Usage as Restroom? No, Storage

Open Daily? No

General Condition: Out of Service

Condition of Accessories/fixtures: Poor.

Are there other publicly accessible restroom facilities available nearby? Yes. The Douglass Clubhouse Building has restrooms that are publicly accessible.



Above Photos: Douglass Playground free standing restroom building.

Below Left. Custodial supplies located in women's restroom.

Below Right: Peeling paint located on the ceiling of the women's restroom.



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Douglass Playground



Gilman Playground Free Standing Restrooms

Estimated Year Built: 1970

COMET* Physical Condition Rating: Poor

Location: Gilman Playground is located in NSA 7. The park is bordered by Gilman Ave to the north, Ingerson Ave to the south, Giants Dr. to the east. The free standing restrooms are located adjacent to the basketball courts.

Surrounding Park Uses: The park area surrounding the free standing restrooms is designated as a basketball court. It is also a Gilman Clubhouse building with restrooms, a ball field, and a children's play area.

Current Usage as Restroom? No, the restrooms are currently used for storage.

Open Daily? No

General Condition: Out of Service

Condition of Accessories/fixtures: Poor

Are there other publicly accessible restroom facilities available nearby?

Yes. The Gilman Clubhouse Building is located on the park site near the children's play area and is available for public use from the exterior of the clubhouse.



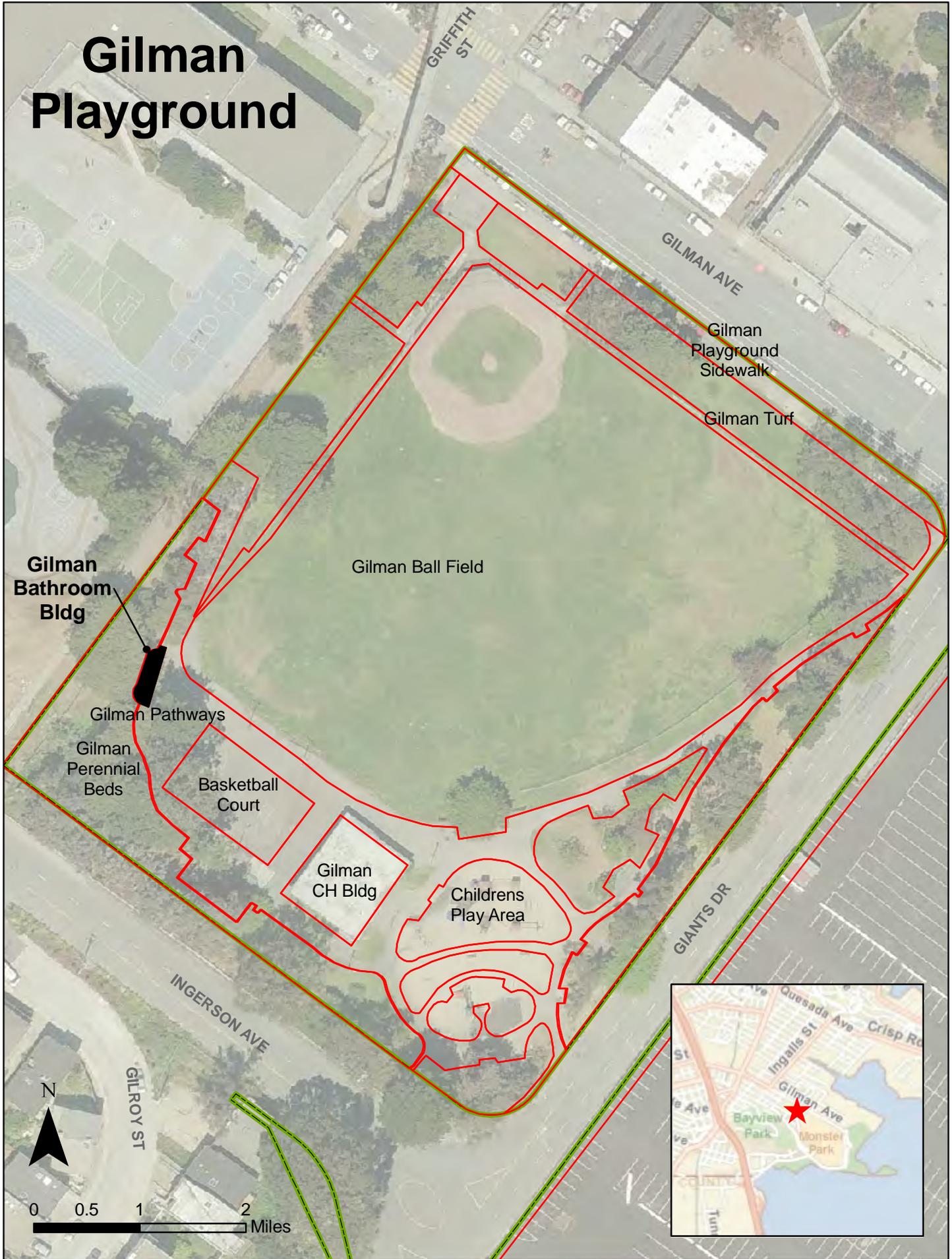
Above: The Gilman Playground free standing restroom building is located adjacent to a basketball court.



Above: The restrooms are out of service, the walls are filled with graffiti, and the accessories/fixtures are in poor condition.

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Gilman Playground



Huntington Park Free Standing Restrooms

Estimated Year Built: N/A

COMET* Physical Condition Rating:

Location: Huntington Park is located in NSA 2. The park is bordered by Sacramento St. to the north, California St. to the south, Cushman St. to the east and Taylor St to the west.

Surrounding Park Uses: The surrounding park uses are lawn areas as well as a playground.

Current Usage as Restroom? No, gardening supply storage

Open Daily? No

General Condition: Out of Service

Condition of Accessories/fixtures: Poor

Are there other publicly accessible restroom facilities available

nearby? Yes, the church has restrooms open on the ground floor across the street.



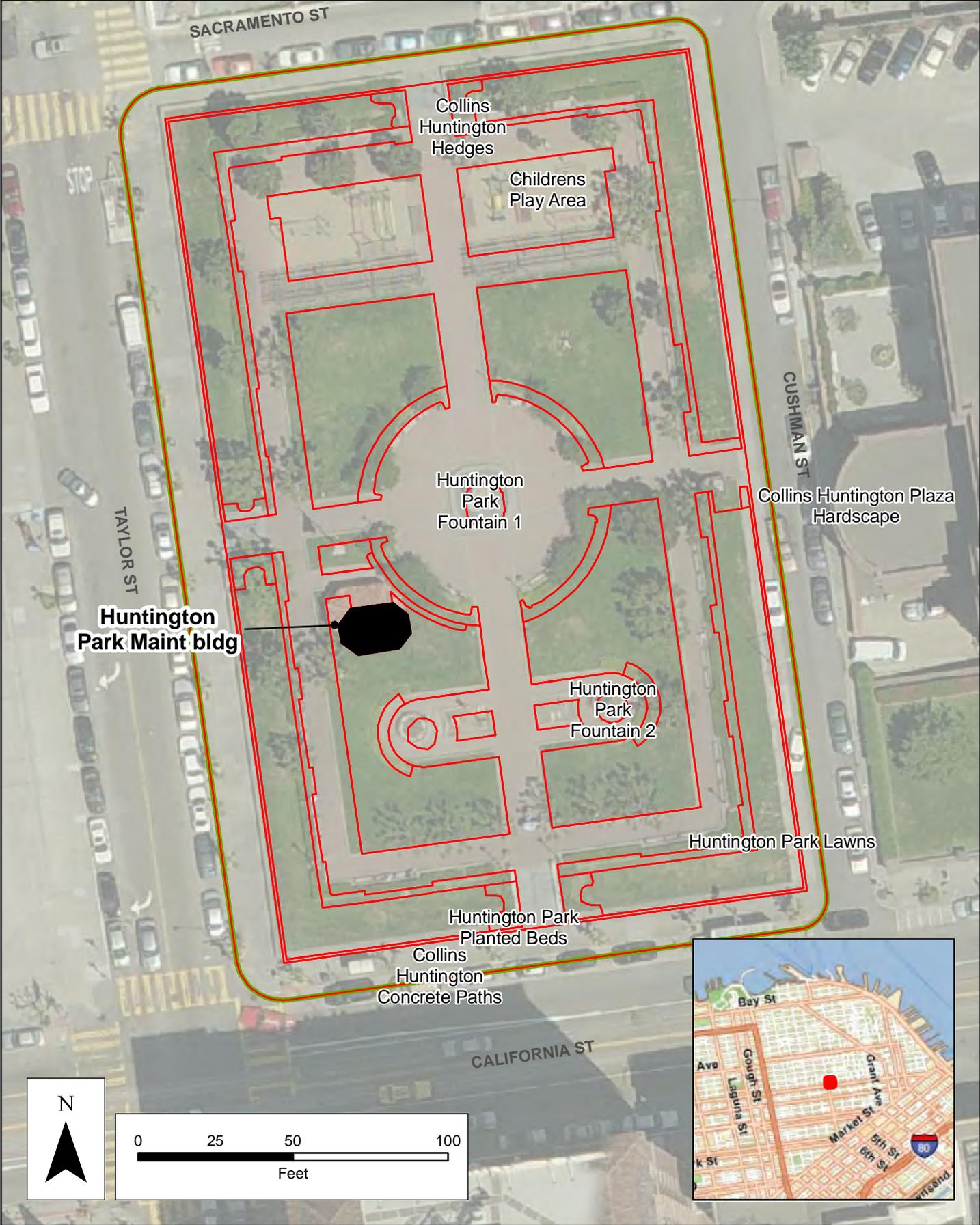
Top: The restroom facilities from the outside.

Bottom Left: Toilet

Bottom Right: Converted Storage Space.

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Huntington Park Restroom



Jefferson Square Free Standing Restrooms

Estimated Year Built: 1930

COMET* Physical Condition Rating: Poor

Location: Jefferson Square is located in NSA 3. The park is bordered by Eddy St. to the north, Turk St. to the south, Gough St. to the east, and Laguna St. to the west. The free standing restroom building is located on the southern most border of the park in the center between Gough and Laguna.



Above: The free standing restroom building at Jefferson Square is currently out of service.

Surrounding Park Uses: The park area surrounding the free standing restroom is currently used as an official dog play and lawn area.

Current Usage as Restroom? No

Open Daily? No

General Condition: Out of Service

Condition of Accessories/fixtures: Poor.

Are there other publicly accessible restroom facilities available nearby? No

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Jefferson Square Restrooms



Lower Great Highway - Wawona Free Standing Restrooms

Estimated Year Built: 1930

COMET* Physical Condition Rating: Poor

Location: The Lower Great Highway park area is located in NSA 9. The area is located along the Lower Great Highway and is bordered to the west by Ocean Beach and the Pacific Ocean. The free standing restrooms are located at the block between Wawona St. and Cutler Ave. between the Lower Great Highway and La Playa St.



Above: Lower Great Highway – Wawona free standing restrooms.

Surrounding Park Uses: The park area surrounding the free standing restrooms is not officially programmed. A paved path for pedestrians and bikers exists between the Lower Great Highway and La Playa St. Ocean Beach is also located to the west, across from the Lower Great Highway.

Current Usage as Restroom? No. The restrooms are currently used as storage.

Open Daily? No

General Condition: Out of Service

Condition of Accessories/fixtures: Poor.

Are there other publicly accessible restroom facilities available nearby? Yes, the Golden Gate National Recreational Area restrooms are very large and publicly accessible. They are located across the Great Highway from the Wawona location.

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Lower Great Highway - Wawona Restroom



Michaelangelo Playground Free Standing Restrooms

Estimated Year Built: N/A

COMET* Physical Condition Rating: Good

Location: Michaelangelo Playground is located in NSA 2. The park is bordered by Greenwich St. to the north, Filbert St. to the south, Jones St. to the east and Leavenworth St. to the west.

Surrounding Park Uses: The surrounding park uses are a playground area, community garden and a basketball court.

Current Usage as Restroom? No, gardening and storage.

Open Daily? No

General Condition: Out of Service

Condition of Accessories/fixtures: N/A

Are there other publicly accessible restroom facilities available nearby? No



Above: Michaelangelo Storage Structure
Bottom: Playground.



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Michelangelo Restrooms

Appendix B



Moscone Recreation Center Free Standing Restrooms

Year Built: 1930

COMET* Physical Condition Rating: Poor

Location: Moscone Recreation Center is located in NSA 2. The park is bordered by Bay St. to the north, Chestnut St. to the south, Laguna St. to the east, and a parking lot to the west. The free standing restroom is located on the western-most border of the park.

Surrounding Park Uses: Adjacent to the free standing tennis courts, a basketball court, a paved play area, and a designated golf activity area. The park has a playground, ball fields and a large, newly renovated recreation center.

Current Usage as Restroom? No. The restroom is currently used as storage. The women's restroom has been converted to storage and the men's restroom has been closed and boarded up.

Open Daily? No

General Condition: Out of Service

Condition of Accessories/fixtures: Poor

Are there other publicly accessible restroom facilities available nearby? Yes. There are two locations where restrooms currently exist on the Moscone Recreation Center park site. The newly renovated Moscone Recreation Center has restrooms that are accessible from the exterior of the facility. These restrooms are ADA accessible and approximately 600 feet from the free standing restrooms that are not in use. Restrooms are also located at the Moscone Fieldhouse Building that is located along Bay Street on the north end of the park.



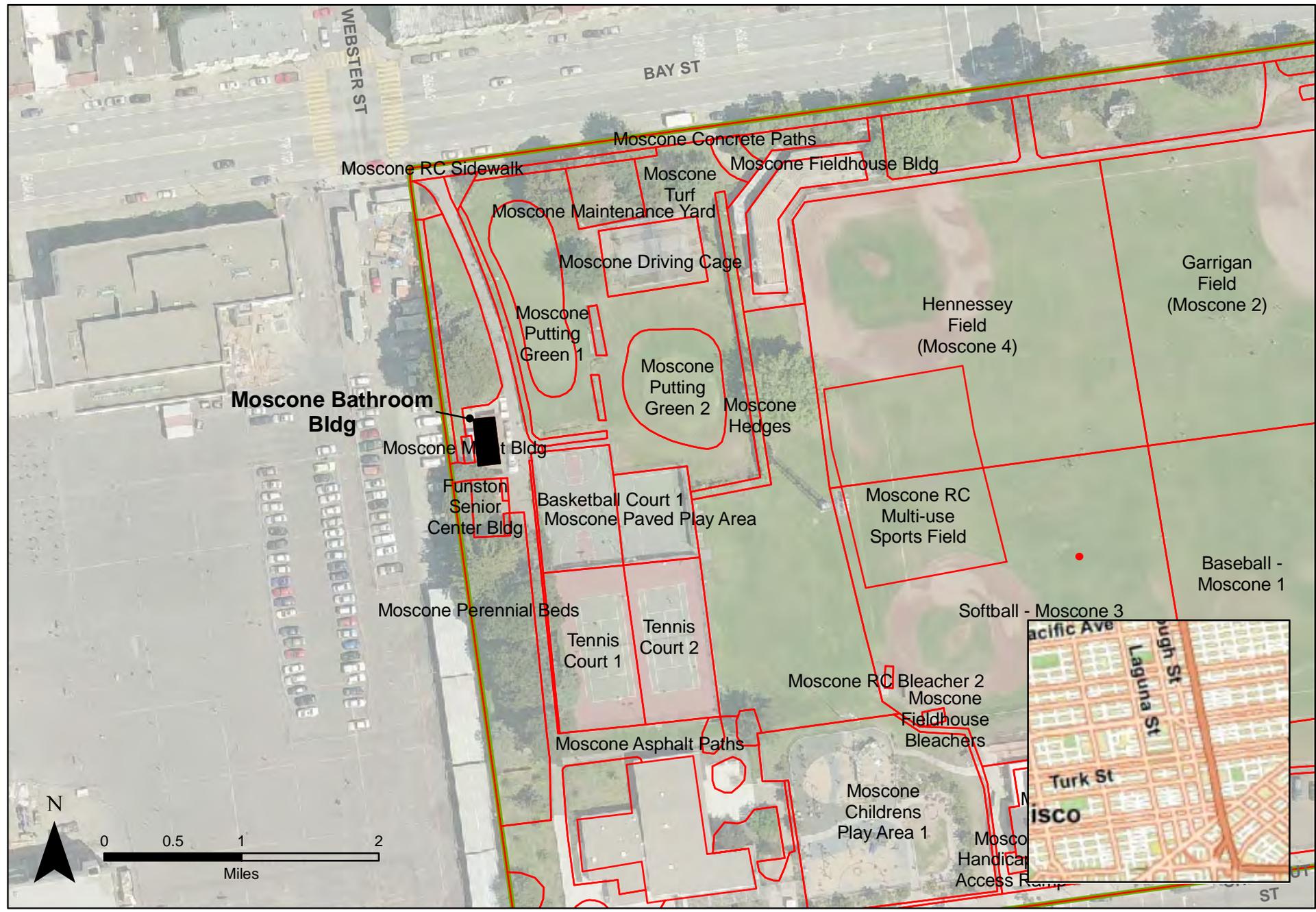
restrooms are two

Top: Photo of Moscone Recreation Center Restroom Building. **Center left:** The men's restroom has been closed and boarded up. **Bottom:** The interior of the men's restroom.



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Moscone Rec Center Restrooms



Noe Valley Courts Free Standing Restrooms

Estimated Year Built: 1930

COMET* Physical Condition Rating: Poor

Location: Noe Valley Courts are located in NSA 5. The park is bordered by Elizabeth St. to the north, 24th St. to the south, and Douglass St. to the east. The free standing restrooms are located adjacent to the basketball court located in the Northwest corner of the park.



Above: Noe Valley Courts free standing restroom building.

Surrounding Park Uses:

A basketball court, tennis court, lawn area, and a children's play area.

Current Usage as Restroom? No. The restrooms are currently used as storage.

Open Daily? No

General Condition: Out of Service

Condition of Accessories/fixtures: Poor

Are there other publicly accessible restroom facilities available nearby? No



Right: Women's restroom used to store gardening equipment and supplies.

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Noe Valley Courts



Potrero Hill Playground Free Standing Restrooms

Estimated Year Built: 1955

COMET* Physical Condition Rating: Poor

Location: Potrero Hill Playground is located in NSA 4. The playground is located between Dakota St. to the north, 20th St. to the south, Missouri St. to the east, and Arkansas to the west. The free standing restroom building is located in the northern portion of the park.

Surrounding Park Uses: The adjacent surrounding uses include a children's play area, a basketball court, and two tennis courts. Up the hill from their site sits the Potrero recreation center and a ball field.

Current Usage as Restroom? No

Open Daily? No

General Condition: Out of Service

Condition of Accessories/fixtures: Poor.

Are there other publicly accessible restroom facilities available nearby? Yes, up the hill is the Potrero Hill Recreation Center which has restrooms.



Above: Potrero Hill Free standing Restrooms



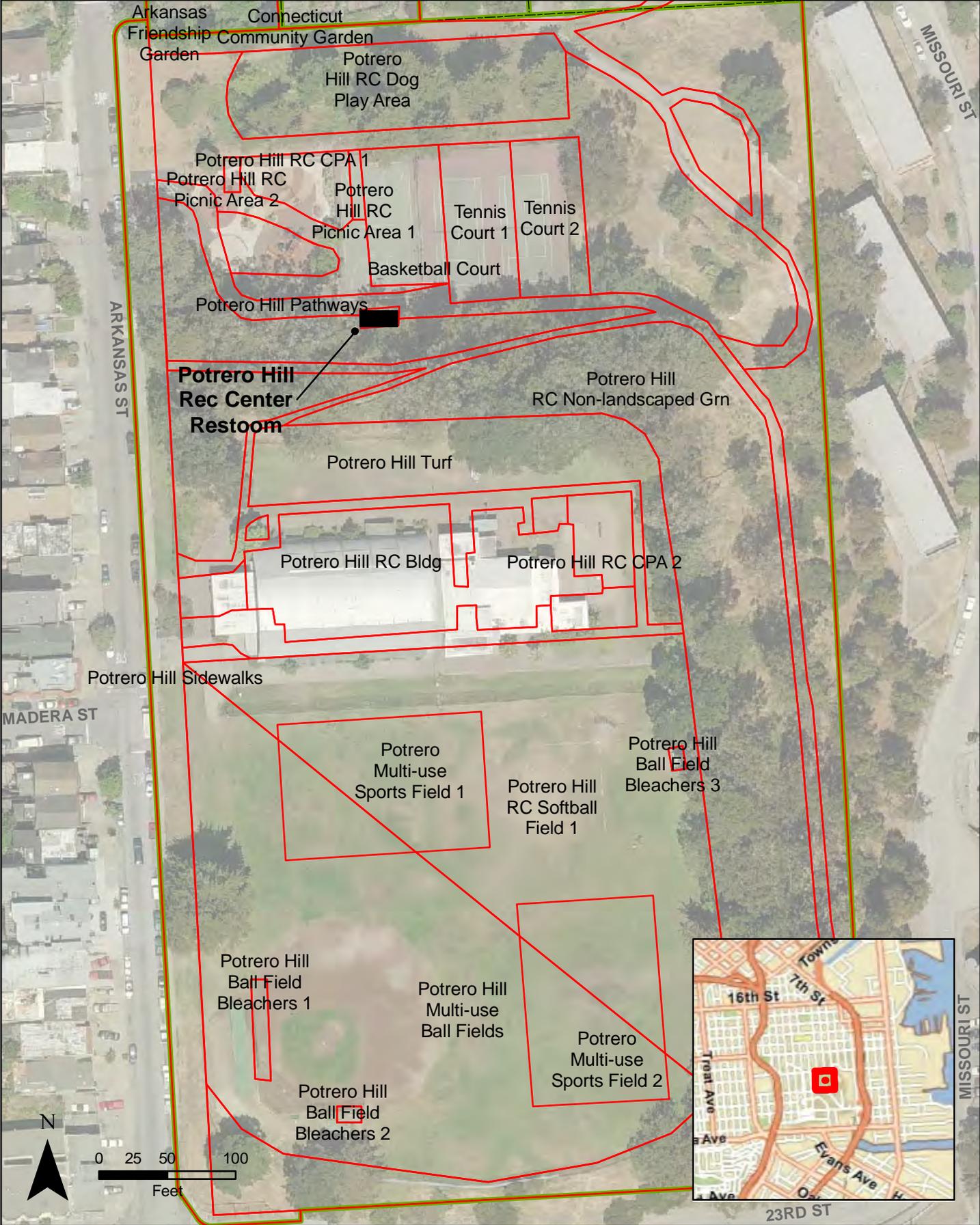
Center: The restrooms are built into the hillside.

Bottom: The restrooms are currently out of service and used as a



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Potrero Hill Rec Center Restrooms



Sigmund Stern Grove Free Standing Restrooms

Estimated Year Built: 1930

COMET* Physical Condition Rating: Poor

Location: Sigmund Stern Grove is located in NSA 8. The park is bordered by Wawona St. to the north, Crestlake St. and Sloat Blvd. to the south, and 19th Ave to the east. The free standing restroom is located off of Sloat Blvd, at the intersection of 21st Ave.



Above: Sigmund Stern Grove free standing restroom building is located in a wooded area behind a children's play area.

Surrounding Park Uses: The park area surrounding the free standing restroom building is a children's play area, and holds green space. To the west of the restroom is a putting green, two tennis courts, and a horseshoe play area. Stern grove also has an amphitheatre, other restrooms in the grove below and other facilities.

Current Usage as Restroom? No

Open Daily? No

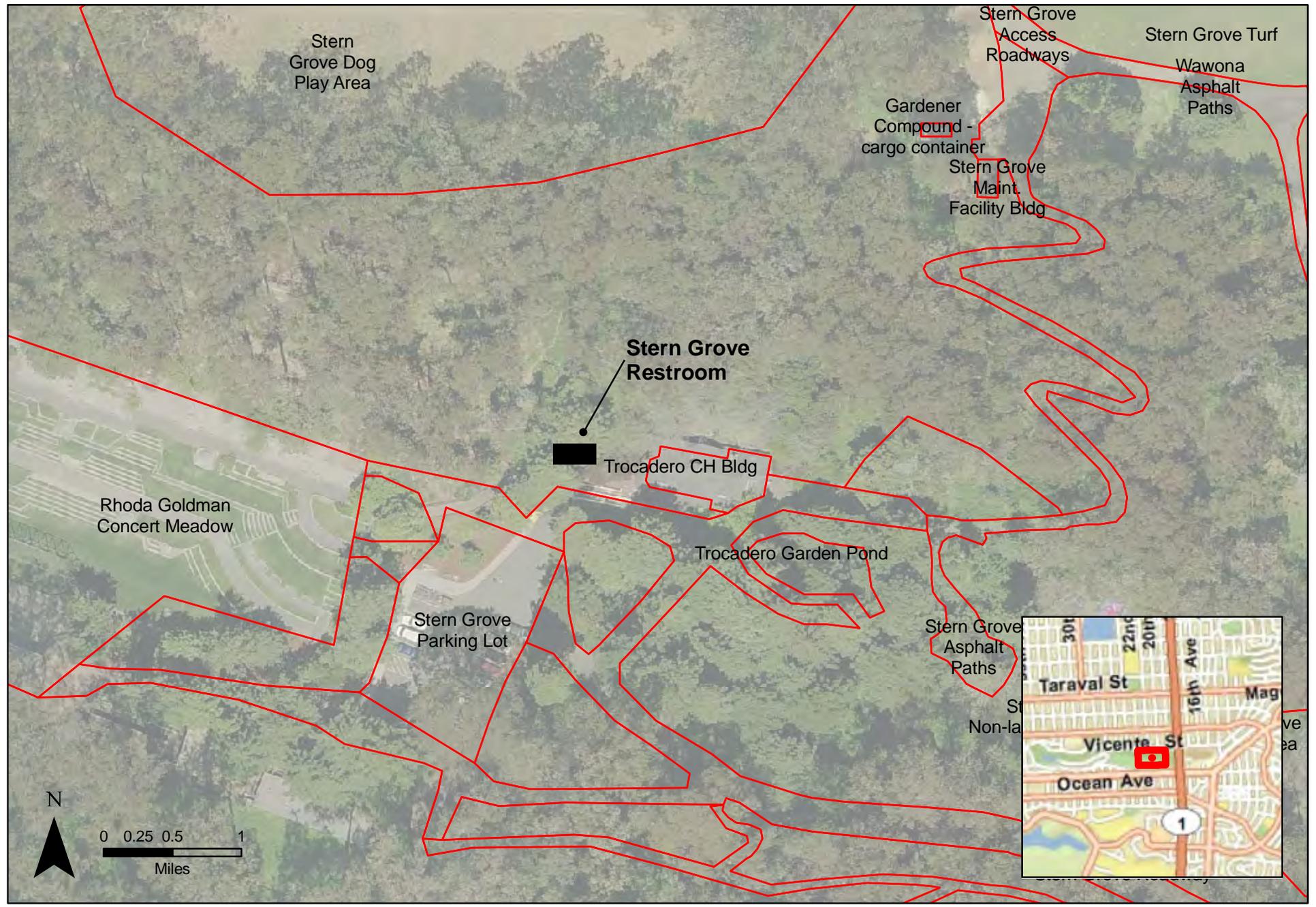
General Condition: Out of Service

Condition of Accessories/fixtures: Poor.

Are there other publicly accessible restroom facilities available nearby? No

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Stern Grove Restroom



Franklin Square, Possible Location for New Freestanding Restrooms

Location: Franklin Square is located in NSA 4. The park is bordered by 16th street to the north, 17 St. to the south, Bryant St. to the east, and Potrero Ave. to the west.

Surrounding Park Uses: The park has a recently renovated soccer field with synthetic turf and a new playground.

Are there other publicly accessible restroom facilities available nearby? No



Top: New Playground
Middle: Soccer Field
Bottom: Path next to soccer field

Franklin Square



Potrero Del Sol, Possible Location for New Freestanding Restrooms

Location: Potrero Del Sol is located in NSA 6. The park is bordered by 25th to the north, Cesar Chavez to the south, Potrero Ave. to the east and San Bruno Ave. to the west.

Surrounding Park Uses: The park consist of a playground, skating ramps and an open lawn area.

Are there other publicly accessible restroom facilities available nearby? There are restrooms at Rolph Playground, but it is impossible to cross Potrero Ave. due to pedestrian barriers. There are also closed restrooms in a poorly visible area of the park which have been vandalized repeatedly. These restrooms were not designed with significant public use in mind. Now, with the massive usage the park experiences, a new restroom with a better design in a better location is recommended.



Top: Playground
Middle: Open lawn area
Bottom: Skate ramps

Potrero del Sol



Walter Haas Playground, Possible Location for New Freestanding Restrooms

Location: Walter Haas Playground is located in NSA 5. The park is bordered by Diamond St. to the north, Addison St. to the south, Diamond Heights Blvd. to the east, and Beacon St. to the west.

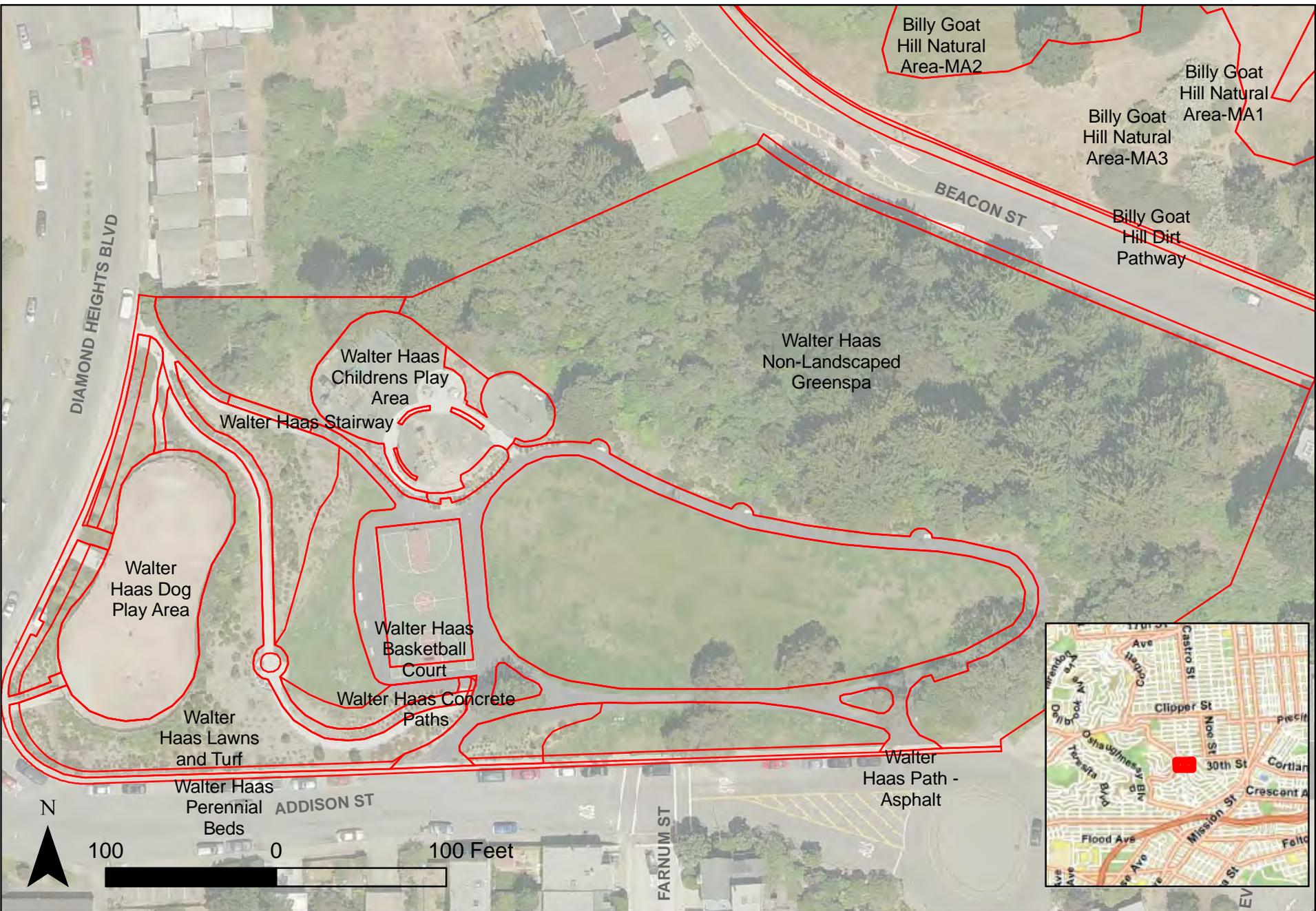
Surrounding Park Uses: The park has a basketball court, playground, dog play area and lawn area.

Are there other publicly accessible restroom facilities available nearby? Yes, the fire station adjacent to the park has a restroom which is available at times.



Top: Basketball court
Middle: View from the dog play area overlooking park.
Bottom: Playground

Walter Haas Playground



India Basin Shoreline Park, Possible Location for New Freestanding Restrooms

Location: India Basin Shoreline Park is located in NSA 7. The park is bordered by Hawes St. to the north, the Bay to the south, Galvez Ave. to the east, and Fairfax Ave. to the west.

Surrounding Park Uses: The park has two play areas, a basketball court and picnic areas.

Are there other publicly accessible restroom facilities available nearby? No



Top: Playground
Bottom: Tot playground

India Basin - Shoreline Park



Precita Park, Possible Location for New Freestanding Restrooms

Location: Precita Park is located in NSA 6. The park is bordered by Precita Ave. to the north and south, by Folsom St. to the east and Alabama St. to the west.

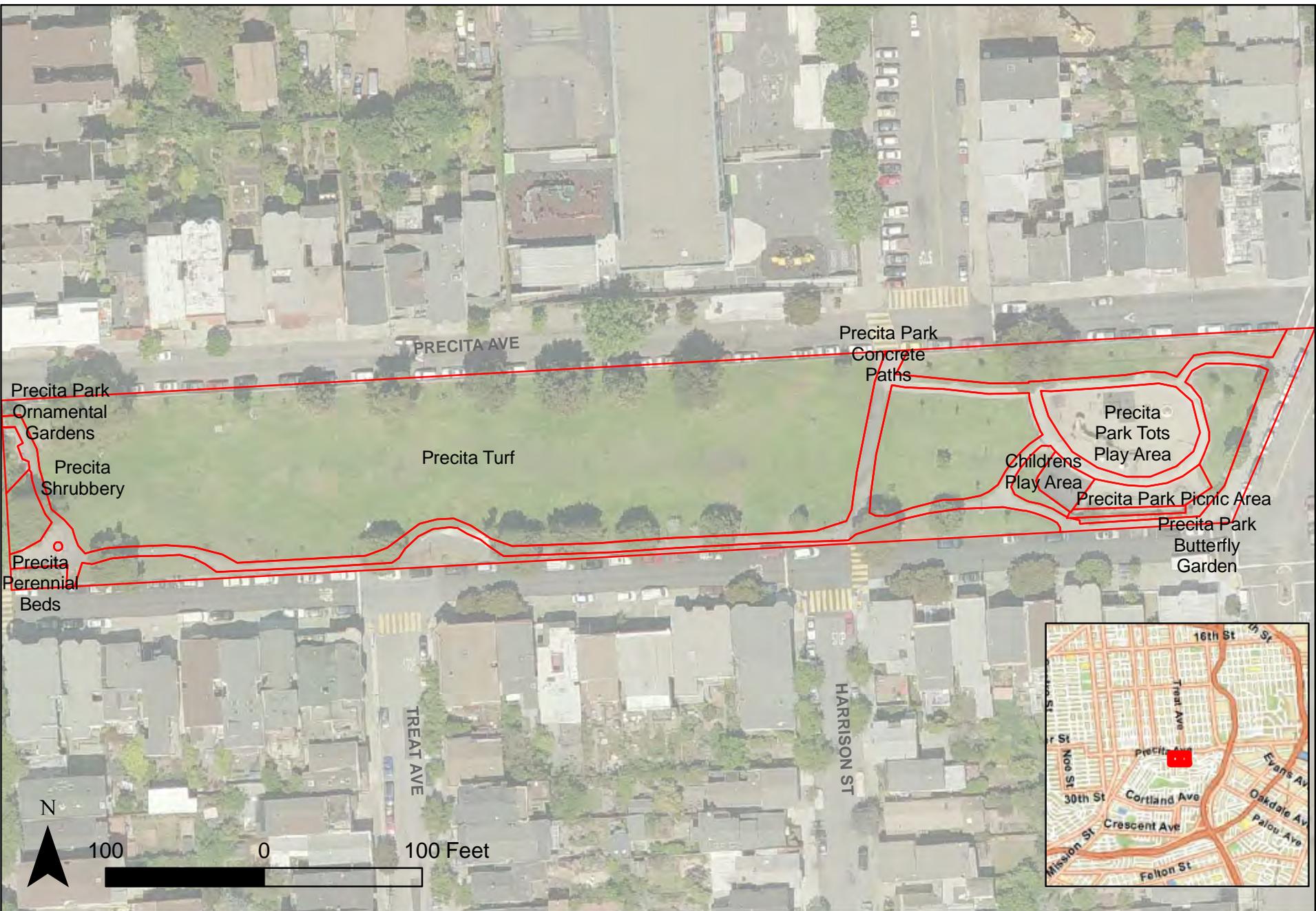
Surrounding Park Uses: The park has a playground and an open lawn area.

Are there other publicly accessible restroom facilities available nearby? No



Top: Lawn area
Bottom: Playground

Precita Park



Bernal Hill Park, Possible Location for New Freestanding Restrooms

Location: Bernal Heights Park is located in NSA 6. The park is bordered by Bernal Heights Blvd. to the north, south and east and Folsom St. to the west.

Surrounding Park Uses: The park consists of a large open natural area. This site is mainly used for dog walking and hiking.

Are there other publicly accessible restroom facilities available nearby? No



Top: Area near southwest entrance
Bottom: Northeast entrance to Bernal Heights hill.

Bernal Heights Park





SAN FRANCISCO PARK, RECREATION AND RESTROOM TASKFORCE COMMITTEE

McLAREN LODGE, GOLDEN GATE PARK, 501 STANYAN STREET
SAN FRANCISCO, CALIFORNIA 94117
Tel: 415-831-2789 Fax: 415-831-2099



MINUTES - FINAL Restroom Taskforce Committee Wednesday, January 21, 2009 4-5:30pm

Recreation and Parks Commission Room, the Lodge,
Golden Gate Park, 501 Stanyan Street, San Francisco, CA 94117

Roll call at 4:18 PM

Members Present: Steven Cismowski, Cliff Hsiung, Karen Mauney-Brodek, Frank Triska, Meredith Thomas and Marvin Yee

Members Absent: Steven Flannery

Staff Present: Olive Gong (taking minutes)

I. Introductions

Members of the Taskforce and staff introduced themselves.

Karen Mauney-Brodek gave an overview of agenda, and noted that while restrooms are not glamorous, they are cited as one of the most important and challenging facilities that the department operates. She reviewed Sunshine Ordinance requirements, including:

- post materials online
- send out agendas and materials at least 72 hours in advance
- have a standard meeting location
- a quorum of members are not allowed to discuss taskforce matters outside of planned meetings
- leaving time during the meeting for public comment

II. Task Force Mandate & Goals

Restroom Program Bond Report language and Proposed meeting agenda/structure:

Karen Mauney-Brodek discussed the materials given out to the group by email and provided in binders: Bond Restroom Program Summary including Bond Report language, ballot language, a summary of the previous Restroom Taskforce's work, the Stand Alone Restroom Design Standards and a map of freestanding restrooms.

She noted that, in regards to restrooms, the bond measure focuses only on freestanding restrooms, not ones, for example, in recreation centers. The Taskforce will work with staff and community to develop a report, prioritizing restrooms that need work or replacement, for the Rec Park Commission for review and approval or alteration before renovations begin. The Taskforce is also required to develop a maintenance plan to ensure that restrooms stay clean.

Regular meeting dates:

The time for a regular meeting time was discussed and a 4 PM, Wednesday meeting time was decided on, usually meeting once a month, excepting for the next meeting, a restroom tour, which would meet the following week. It was envisioned that the work of the taskforce could be completed by May.

Discussion on what would success look like for this program:

Frank Triska:

- Set priorities in terms of progress: so that there is constant progress.
- Give guidelines for standardization and consistency of materials and designs that are easily maintained.

Steve Cismowski:

- Additional staff would be required if there is a reopening of restrooms. There is no assurance that we can keep our current 37 custodians given budget cuts.
- Consider region/demographics: Tourists destination? Are there other restroom opportunities around, reducing need for our department to be sole provider?
- Standardizing fixtures - repair costs and maintenance are less.
- LEED opportunities - to reduce carbon and resource footprints.
- Success would look like something we can build and renovate and sustain for minimum of ten years.

Cliff Hsiung:

- Standardization of restrooms is easier for custodians.
- Do things that we can see and touch so taxpayers know where the funds are going.

Meredith Thomas:

- Standardization: Look at outcomes of previous Restroom Taskforce.
- Communicate clearly to public so they understand why recommendations were made.
- Consider sites and areas not receiving other capital attention through the Clean and Safe Neighborhood Parks Bond.
- Geographic distribution of resources is important.
- Choose and plan projects carefully so they can be executed without a lot of controversy.
- Post signs of when restrooms are open and cleaned.
- Make recommendations on how the Capital work that gets done may line up with other things the department is doing (for example, concession vendor could open nearby restroom).
- Consider current revenue conversation and possible revenue or other opportunities where they make sense at some restroom locations.

Karen Mauney-Brodek:

- Have a set of recommendations that are actionable.

Marvin Yee:

- Important to show progress as soon as possible, and continued progress.
- Have realistic implementation plan and practical.
- Consider packaging projects that are similar, either in scope or geographically, so can decrease cost per restroom.
- Would like to create a recognizable "SF design" for restrooms, and not necessarily stick to convention but look for opportunities to think outside the box.

Steve Cismowski:

- Many facilities lack horticultural storage... expand footprint of facility to allow equipment storage

Karen Mauney-Brodek:

- We will look at previous Restroom Taskforce for standardization recommendations
- Create a manageable, realistic plan with \$11.4 million
- Something that makes sense from the Operations side
- Would like department staff as well as public know how choices are made

III. Public comment. None

IV. Adjournment at 5:15 pm.



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Tel: 415-831-2789 Fax: 415-831-2099



MINUTES - FINAL Restroom Taskforce Committee Wednesday, January 28, 2009 1-4 pm

Recreation and Parks Commission Room, the Lodge,
Golden Gate Park, 501 Stanyan Street, San Francisco, CA 94117

Members Present: Steve Cismowski, Steve Flannery, Cliff Hsiong, Karen Mauney-Brodek, Frank Triska and Marvin Yee

Members Absent: Meredith Thomas

I. Introductions and Restroom Taskforce Tour

Members of the Taskforce and staff introduced themselves.

Karen Mauney-Brodek gave an overview of agenda which included visiting four different sites:

- Rossi Annex Restroom
- Victoria Manalo Draves Park Restroom
- Parkside Playground Restroom
- Lower Great Highway Restroom at Judah

II. Rossi Annex

Karen

- Rossi Park (across the street) has a pool with restrooms inside the pool which are not available to regular park users, new playground, ball-field, storage maintenance facility, area informally used for dogs, tennis courts. The freestanding restroom is located across the street. Where the free-standing restroom is located it is awkward that one has to cross the street to use the restroom.
- Need to consider how much renovations are going to cost and are they going to outweigh the cost of a new restroom.
- Important to have space on site for supplies to clean the facility.
- If the taskforce recommends relocation capital staff would then have to find where utilities are located, cost and determine the exact location through a process.
- The taskforce needs to decide what we recommend for each restroom.

Marvin

- If we were to renovate the restroom we would have to remove the wings.
- Stalls need to be made more accessible.

Frank

- There's a lot of wasted space, possible ADA issues.
- This is not an ideal location for the restroom.

Steve Cismowski

- There is no paved path of access, which can lead to additional cleaning needed.
- It helps to provide hot water for maintenance staff.

- Having the storage capacity increases our ability to maintain the sites and allows staff to travel through flexible means of transportation, even public transit or bikes.
- We need to be cognizant of what metals will be resistant to chemicals and urine spill.
- Needs for custodial storage: mop sink, minimal shelving (occupied mostly by tennis balls/sports equipment here). This site [designed this way] must be serviced by someone requiring a pick-up or van to bring and take materials.
- Good thing is there are options for the relocation of the restroom.

Cliff

- Hot water is much better for workers.
- Need a crosswalk to make it safer.

Steve Flannery

- Since they've fixed the park, it has quadrupled the usage. Before, one couldn't see the bathrooms because [the fencing around the annex site] covered them with twenty-foot ivy. [Ivy has been removed].
- If we were to recommend a place where would we put it?

III. Victoria Manalo Draves Park

Karen

- The new restroom and storage area facilities that were installed with the new park were: play areas, ball field, basketball field.
- In general we're finding this (bathroom) in good, working condition.
- Idea of having an open design is to prevent too much privacy and for safety purposes.

Marvin

- We also need to talk about the pre-fab delivery method.
- Do we want to rely on a single manufacture to deliver the pre fab bathroom or should we consider another delivery option where we have more control.

Frank

- I like the skylight.
- There's no loitering either, which is nice.
- Are these (pre fab bathrooms) flexible and economical enough to make changes for a "San Francisco" look?
- The look is great.

Steve Cismowski

- Park has been wildly successful. However, there are tremendous amounts of graffiti, homeless, and after hours clubbing activities.
- It is not a dog area and these are the main users.
- We can't currently meet the maintenance of this [dog] use.
- No way to remove graffiti that remains on the ground. The stainless steel partitions are very resilient.
- Possibly considering stainless steel as a wall covering?
- Ventilation is good.
- Given that it's a pre-fab building, it's built with a slab (its actually sitting on sand)
- This floor even as grimy as it is, if it were power-washed, would look brand new.
- Would appreciate if gates could be open all the way.
- The screen should be removed [from the designs].
- The bathroom functions quite nicely.
- We don't have enough storage for our operational needs at this site.

Karen Mauney-Brodek/Steve Cismowski/Marvin Yee

- Men side restroom: has a (stainless steel) mirror, concrete floor, pre-fab building (built off site) and added a storage unit, automatic hand dryer, soap dispenser, big stall, trash can not bin.
- Stainless steel partitions that are working well.

Cliff

- Successful concrete [for one floor] use depends on location.
- Does need to be maintained and resealed on a periodic basis.

Steve Flannery

- What's the largest pre-fab they make?
- Maybe before they order a pre-fab they wait for the park renovation and perhaps when the utilities are all stubbed up does the manufacturer come out. This might be a reason for the delays [experienced at some sites].
- I think for its purpose the bathroom is aesthetically pleasing.

IV. Parkside Playground

Karen Mauney-Brodek

- What's nice about Parkside is it's in the middle of a lot of things, heavily used; site is very level.
- There is a need for storage cabinets or closets and for custodial, gardener and staff supplies.

Marin Yee

- How many restrooms have electrical control panels? Steve Flannery: almost all of them.

Steve Cismowski

- Often times there is no horticultural maintenance storage, they (horticultural and custodial) ideally should be separated.
- We should also address recreational storage space.
- I think we need to think carefully. If we're always designing for maximum use then we will always be over-designing.

Steve Flannery

- Building was once set on fire on men's side.
- The garbage can was filled with debris and it got so hot the partitions caught on fire.
- Storage could be made a little wider which will provide an area against the wall for shelving and other side for plumbing.
- The standards explain the types and options and the Taskforce needs to specifically determine the most useful and cost-effective option.
- This site might not need more than two stalls.

Cliff Hsiung

- Custodial storage and gardener storage should be stored separately.

V. Great Highway

Karen Mauney-Brodek

- There are lots of stalls (6) and not always filled, if ever.
- They have been able to provide a lot more cleaning services. If these sites with the new custodial staff.
- The custodian [in a part inspection] mentioned some structural problems with the building, tiles are coming off the wall, problems with the skylights.

Marvin Yee

- It has a real mirror.
- Would like to continue the marble and the tile originally used here.

Steve Cismowski

- These buildings probably would trigger some sort of Preservation concern.
- Maybe they can be large but not as many stalls.

VI. Public Comment [Return to Lodge]

- No public comment

VII. Adjournment



**SAN FRANCISCO
PARK, RECREATION AND
RESTROOM TASKFORCE COMMITTEE**

McLAREN LODGE, GOLDEN GATE PARK, 501 STANYAN STREET
SAN FRANCISCO, CALIFORNIA 94117
Tel: 415-831-2789 Fax: 415-831-2099



MINUTES-FINAL

Restroom Taskforce Committee

Wednesday, February 18, 2009

4-6 pm

Recreation and Parks Commission Room, the Lodge,
Golden Gate Park, 501 Stanyan Street, San Francisco, CA 94117

Members Present: Steven Cismowski, Steve Flannery, Cliff Hsiong, Karen Mauney-Brodek, Meredith Thomas, Frank Triska

Others Present: Tony Leung from Capital Projects (in for Marvin Yee)

Members Absent: Marvin Yee

Current Speaker: John Paul Scott, Deputy Director, Mayor's Office on Disability

I. APPROVAL OF MEETING MINUTES

- Karen Mauney-Brodek amended the minutes from January 21st and 28th meetings.
- Moved by Karen to approve minutes, seconded by Frank Triska.
- Minutes were approved from January 21st & 28th meetings.

II. ADA DISCUSSION

Guest: John Paul Scott, ADA Coordinator for San Francisco's Transition Plan, discussed ADA matters.

- The ADA Transition Plan intends to remove barriers to San Francisco Programs.
- This is a Federal requirement for accessibility and an unfunded Federal mandate.
- Accessibility requirements are reflected in California's Civil Rights regulations and California State government and Building Codes.
- There are different types of ADA work: barrier removals and true alterations where a path might be required.
- The building code is in the same vein on maintenance vs. alteration: at times alterations will require permits.
- Constructing a new building, doing a new alteration will require a permit.
- When connecting two accessible facilities, the path of travel has to be accessible.
- Anything built new (new buildings) has to comply with ADA requirements excluding exceptions.
- Architect has to do an assessment of the condition of the building, then a facility assessment on accessibility (considering cost and whether conditions of technical infeasibility exist)
- Criteria: 1st desirability, 2nd safety, 3rd cost.

ADA REQUIREMENTS FOR ACCESSIBLE TOILET FACILITY

- Path to get up to and through the door (potential barriers: steps or slopes).
- 32-inch minimum level clear area.
- 60-inch turning circle (inside).
- One sink that has knee clearances
- 1 urinal (if provided) set low
- The toilet stall is now required to be 60 inches tall
- The accessories around stall should be set at 40 inches

SITE ISSUES

- Uniform accessibility in all SF facilities is preferred though perhaps difficult.
- ADA Transition Plan funds are not enough money to renovate 200+ city (including park) facilities.

ADA REQUIREMENT EXCEPTIONS

- Structural Impracticality/infeasibility (ex. Rossi Annex-built with concrete)
- Difficult Terrain that could run up the cost of the restroom project to make it infeasible to construct.
- Other examples: alterations and historic buildings.

Frank Triska:

- If we were to completely replace a restroom building but the path to the restroom is questionable or not accessible, would we have to make that path accessible?
- John Paul responded stating as much as you can. However, there are exceptions for technical infeasibility.

III. RESTROOM LIST-Karen reviewed a basic list of the restrooms in consideration including those:

- 1) New, Recently Installed, Renovated or To be Installed
- 2) Actively opened restrooms (currently in use now)
- 3) Closed restrooms (for a very long time)
- 4) Other

- Steve Flannery mentioned that structural maintenance was working to open Noe Valley Courts and Moscone Restrooms. Karen will work to coordinate and modify the chart with Steve's feedback.

IV. DISCUSSION OF POSSIBLE PRIORTIZATION FACTORS

- The Taskforce participated in a prioritization brainstorming exercise. These were the items identified for possible consideration.
- Need, Usage, Security and Visibility and Restrooms Nearby.
 - Need: proxy of the facility to other park facilities
 - How to evaluate usage: counters, random spot check counting, Maintenance Staff Survey.
 - Locations of habitual latrine use of an area that's not a bathroom.
 - Really busy bathrooms are pretty obvious but it is other restrooms that are unclear.
 - Proximity to Mass Transit and Tourist Use.
 - Preschools and Daycare Centers.
 - Proximity to other restrooms.
 - Cost

V. PROTOTYPE REFINEMENT EXERCISE

Example: Victoria Manalo Draves Park

The Taskforce participated in a prototype brainstorming exercise. These are the items they identified:

Need to Add:

- Graffiti-proof grout
- Tile logo
- Custodial sink (low mop sink)
- Storage support space dividers

Need to Adjust:

- Gate doors need to lock open flush to wall
- Seal Coat/Floor Improvement
- Color Coordination Tile
- Restroom paint color to match RPD standard

Need to Remove:

- Screen on windows is unnecessary

Notes:

- Consider site placement
- Explore solar tube for lighting!
- Phone service possible?
- Tile should extend to roof line (cover entire wall)
- Review Restroom Taskforce recommendations

Other:

Frank Triska stated that stainless steel fixtures don't have to look so institutional.

- Possible Considerations: Art in the Park (local tile artists). Possible Tile logo.
- Are they automatically engineered in a modular way? Or could one request an extra toilet so the footprint can be standardized so that one might be able to expand as needed.
- The building should be adjustable to the need.

VI. CAPITAL COST DISCUSSION

- Karen said that capital staff would be estimating costs for restrooms in full renovation, replacement or small fix scenarios.

VII. MAINTENANCE PLAN

- Karen Mauney-Brodek presented an example NSA 6 Custodial Handbook to the Restroom Taskforce for the Taskforce participants to review. It is a good example of how a NSA might centralize restroom maintenance information.
- Steve Cismowski, who will be working on the maintenance plan for the Taskforce, discussed the project:

1) Work to provide the Commission a maintenance plan (a plan of attack to ensure the long term sustainability of the money that will be spent). Thus far it is unclear whether that work is cosmetic or requires structural maintenance.

2) Intent to provide a more detailed maintenance plan for the Commission.

3) There are plans the department is currently working on to quantify the workload and to map every inch of parkland with all amenities in it, prescribe maintenance load and trying to determine a) appropriate staffing level and b) what is expected of that staff.

4) Whatever we're designing or reopening, should reopen without creating a maintenance deficit elsewhere.

5) There aren't any standard operating hours for Rec Park restrooms, which perhaps should be something to consider.

6) Perhaps not a uniform schedule but still considering posting hours of operation (as an alternative).

VI. Public Comment

None.



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MINUTES-FINAL

Restroom Taskforce Committee

Wednesday, March 18, 2009

4-6 pm

Recreation and Parks Commission Room, the Lodge,
Golden Gate Park, 501 Stanyan Street, San Francisco, CA 94117

Members Present: Steve Cismowski, Steve Flannery, Cliff Hsiong, Karen Mauney-Brodek, Meredith Thomas, Frank Triska, Marvin Yee.

I. APPROVAL OF MEETING MINUTES

- Meredith Thomas recommended an edit for the minutes on February 18, 2009.
- Frank Triska moved to approve the minutes, and Meredith Thomas seconded the motion.
- Minutes from February 18, 2009 were approved.

II. DISCUSSION OF DRAFT REVIEW OF SITES BASED ON POSSIBLE CRITERIA AND CAPITAL STAFF REVIEW OF RESTROOM SITES

- After the last meeting Karen created a usage questionnaire and spoke to operations staff, reviewing the usage factors suggested at the last meeting as important to consider (usage, daycare, sports, other notable usage etc).
- In addition, the department conducted a manual restroom usage count. It was found that almost all of the open restrooms are actively used. In general, most of the sites have about 10 people using them in a half-hour period (at least 100 people using them on a weekday). Portsmouth Square is heavily used, the department counted 79 people in a half-hour period. Washington Square Restroom had high counts as well.
- The draft chart for the Taskforce's review includes the list of restroom sites, information on each site based on the draft prioritization factors, and cost estimate information supplied by capital staff. The cost estimate information was developed using recent capital restroom project costs.
- The draft chart focuses on the currently open restrooms as "high priority" for renovation (not brand new or recently renovated).
- Many of the older restroom facilities are in poor condition according to the COMET [Condition Management Estimation Technology] index. Karen will develop a range for classifying the conditions assessment such as: poor, good, etc.
- Frank Triska asked if the recently renovated restrooms in good shape are ADA compliant and/or seismically safe. Karen and Marvin replied that Building Code requirements at the time of renovation address those needs.
- Cliff Hsiong: will the toilets be mounted on the wall or placed on the floor? Marvin Yee replied that the standard is to have wall mounted toilets.
- Meredith Thomas noted that current cost for renovating all of the projects on the list is \$14 million and with \$11 million we can do some low priority locations and there might be some money to pursue new restrooms in places that don't have existing facilities.
- Meredith Thomas asked what would happen to a building if a closed restroom has not been chosen for renovation. She also asked if it could potentially get knocked down, for example; Douglas Playground. Karen replied that she would have to ask the BOND legal counsel. However, in some cases such buildings are used as storage and storage spaces are highly needed. Taking buildings out should be considered if they are causing issues such as vandalism. Marvin Yee asked if the removal of an existing

restroom building without replacement would be bond eligible. Karen responded that she would have to check with the BOND legal counsel.

- Currently “Open” Restroom renovation or replacement costs total approximately \$8 million. These are perhaps something to consider as a starting point in making recommendations because they are open, used and people are aware of them.
- Karen requested that Marvin bring more details on renovation options at Portsmouth Square as it is a unique, very busy, restroom building with limited space.
- Karen mentioned that Carl Larsen Park could potentially have a new playground one day and because so, restoring the restroom could be considered by the Taskforce.
- Meredith mentioned that Carl Larsen Park is more of a medium rating and the chart should be adjusted.
- Meredith Thomas also mentioned that we should consider if there is a need for new restroom facilities for parks such as India Basin, before classifying a bathroom high because it’s open, public users’ input should be further pursued for new restroom locations.

Suggestions for improving chart:

- More of a gradient between low, medium and high.
- The chart is not in alphabetical order, resort chart into more logical order.
- Re-word (some questions) and re-sort chart for clarity.
- New/Recently renovated sites should be placed at the bottom.
- Typo: Victoria *Manalo* Draves.

Restroom Renovation Costs:

- Marvin Yee explained that after looking at different projects, \$450,000 for Rossi seemed appropriate. Other costs on the lists were discussed.

III. DISCUSSION OF POSSIBLE MAINTENANCE/OPERATIONS IMPACTS

Steve Cismowski passed out draft maintenance standards for the Restroom Taskforce’s review.

IV. DISCUSSION OF OTHER FUNDS AVAILABLE

- The Public Utilities Commission offers rebates for users which install water saving fixtures. There is a possibility of getting around \$2,000 per toilet. Karen will discuss with the Public Utilities Commission staff the possibility of getting rebates for water efficient sinks as well.
- Taskforce members wondered if funds or support for the site could be available through tour bus companies for those sites with high tourist usage.
- The Taskforce also discussed whether the new fixtures installed by capital or structural maintenance can also qualify for rebate funds. Karen will explore this option.

V. REVIEW NEXT STEPS

- Karen proposes two meetings in April and, if necessary, a final meeting in May.
- The taskforce will likely have two meetings in April. Perhaps by the second meeting in April, people could suggest new sites to consider.
- A couple of the sites have a lot of tourists: Alamo Square, Portsmouth Square and Washington Square and should perhaps consider more maintenance. Karen asked if the taskforce would like to pursue a conversation with the revenue division about placing a concessionaire at high tourist sites. This might help with the cost of maintenance and supervision.

VI. PUBLIC COMMENT

- None.



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**MINUTES -FINAL
Restroom Taskforce Committee**

**Wednesday, April 1, 2009
4-6:00 pm**

Recreation and Parks Commission Room, the Lodge,
Golden Gate Park
501 Stanyan Street,
San Francisco, CA 94117

Members Present: Steve Cismowski, Karen Mauney-Brodek, Frank Triska, Marvin Yee

I. Approval of Meeting Minutes

- March 18, 2009 Draft Minutes
- Steve Cismowski suggested correcting BOND counsel to BOND *legal* counsel. Frank Triska moved to approve the minutes for Wednesday March 18, 2009 and Steve Cismowski second the motion. The minutes were approved.

II. Discussion of Revised Draft Review of Sites Based on Possible Criteria and Capital Staff Review of Restroom Sites (Dated April 1st, 2009)

- Karen suggested the Restroom Taskforce carefully scrutinize the latest program draft list.
- Karen sent out a new restroom on-line survey; everyone should have received an email with the link. Karen sent it to the Restroom Taskforce, PROSAC members, Operations, NSA Managers, NPC and Parks Trust who will send it out to their contact lists. It is also posted on the Restroom Taskforce webpage as a link. Suggestions should come from both the public and the Department. There is already a suggestion from Ronnie Scott who has suggested placing one in Rossi Park proper, which the Restroom Taskforce had already discussed.
- Karen has asked that all survey responses be sent by noon on April 8, 2009 which would give her enough time to process the information and distribute it to the Restroom Taskforce for the next meeting.
- The Taskforce discussed not recommending projects currently categorized as 'low priority'.
- Frank Triska mentioned that the Restroom Taskforce has not yet taken a vote as to which parks they will not recommend. With the exception of Noe Valley Courts and Buena Vista Park, Frank believes the existing 'Closed' restrooms should remain as so (permanently closed).
- Karen stated her hopes for the next meeting, which include the Restroom Taskforce making decisions about the projects they will recommend. Karen emphasized the importance of putting the recommendation sites together with the maintenance plan as well as the 'New' sites.
- The Taskforce mentioned that they want to provide some guidance and recommendations to the Department for implementation: how sites could be phased and outreach strategies.
- Karen would like to have a proposal drafted by the next meeting to allow time to receive feedback for the final proposal (to be presented at the last meeting).
- Karen mentioned she will change the 'low priority' sites discussed to 'not recommended' and continue editing the DRAFT site list.
- Karen mentioned that the taskforce needs to determine if reopening a 'low priority-closed' restroom is worth more than the implementation of a new restroom elsewhere.

- Steve Cismowski also stated the possibility of projecting estimated uses.
- Karen will use the same matrix to list the new suggested sites.
- The Restroom Taskforce went through the 'low' sites to determine which are 'low' and 'not recommended': Douglas is not recommended as it has restrooms in the clubhouse, Gilman also has restrooms in the clubhouse. Marvin stated the Restroom Taskforce should be clear as to which projects they can commit to, considering the limited \$11.4 million BOND funds.
- Priority should be given to restrooms that are currently opened and need renovations.
- Steve Cismowski stated it is important to consider the restrooms, in clubhouses and other facilities, which can be accessed from the outside to avoid staffing issues. Potrero Hill, for example, is a site that will see a reduction in hours following May 2, 2009. Karen mentioned the possibility of converting this to a 'low priority' site based on this information. Steve Cismowski formally made this suggestion as there are, in its current location, visibility and security issues. If the project is slated for renovation and improvements, then it would need to be relocated to a more prominent part of the park.
- Projects 'Not Recommended': Gilman, Jefferson, Lower Great Highway-Wawona, Moscone, Stern Grove.
- Projects classified as 'Medium': Noe Valley Courts and Buena Vista.
- Karen stated she will add the 'New' sites to this list using the same parameters.
- Marvin asked what would happen to restrooms that will be changed from 'low' to 'not recommended'. He also asked if those facilities could be converted to a different use using BOND dollars. Karen mentioned that a lot of the sites are currently being used as storage. If after renovating all of the necessary restrooms, installing new ones and addressing the 'low' sites there are still funds left, maybe at that time, money could be spent removing 'closed-not recommended' structures based on BOND legal counsel review.

III. Capital (Marvin Yee) to discuss

1) Portsmouth Square restroom options

- Five different options:
 - i. Expand ends of building to increase the capacities for each restroom. (The men's side currently takes up space where a dumpster is currently placed). Doing this would provide one more stall for both men and women's restrooms at a cost of almost \$300,000 dollars.
 - ii. Capture the janitorial closet space (and relocate it) and expand only the women's restroom into that space. Zero net gain for the men but two additional stalls for the women at a cost of \$234,600.
 - iii. Opening up existing restrooms in the clubhouse at the lower level. The restrooms don't seem to be opened on a regular basis. Modifying the restroom to be opened for long hours presents some costs. These are Operational alterations and the costs reflect being able to securely prop the door open, placing tile and another layer of plastic flooring. These modifications would provide two more stalls for each men and women's restroom.
 - iv. The other option was converting the janitorial closet into a unisex restroom that when cleaning the men's/women's restrooms, could be used as a substitute/temporary space. Cost: \$237,600 dollars.
 - v. Building a duplicate of each existing restroom side-by-side (mirror image floorplan) Estimated cost: \$891,000 dollars.
- Karen mentioned that the men's side is currently larger but the women's side needs more capacity. If the men and women's sides were flipped and expanded, capacity would be significantly increased. She also explained the difficulties when losing open space and approvals that would be needed to construct a new building on this site.
- Steve Cismowski stated that the men's side does not need two stalls and two urinals but instead could benefit from one stall and three urinals.
- Steve Cismowski suggested option 1's extension with the reversal of men and women's side (while keeping the janitorial space) and modifying the lower level Recreation Center restrooms so they can be opened/locked. Budget: \$450,000.
- The Taskforce is considering a combination of options 1, 3, lots of signage and a reversal of gender areas on the existing restrooms with a budget of \$450,000.

- Karen stated that if this cannot all be covered by the BOND, they should recommend the Rec center bathroom modifications for Capital Improvements.
- Steve stated that if the dumpster area is deemed highly important, then its relocation should be considered as part of this project.
- Steve posed the question of what is needed in the custodial area, if anything, to provide better maintenance.
- Karen stated that option 5 is not really a viable option.

Possible Implementation Strategy for Phasing of Projects

- The first recommendation is to group the projects. Getting the easier projects off the ground first to show initial progress and keeping in mind the larger projects.
- Marvin discussed short term projects which are projects primarily those under the renovation category that don't require complicated improvements but instead are more cosmetic. These projects could be done with smaller and even informal contracts. Projects less than \$120,000 dollars +/-, could take 2–6 months to be completed.
- Long term projects: new building construction, require plan specifications and have to go through formal bidding process where permits will be required.
- The budget is enough to do all of the renovation and replacements that have been identified as "high" and "medium". However, there are ways of being more efficient: group projects to take advantage of volume of discount and design projects to get as many contractors to bid on it ("stick build" construction) vs. a pre-fab approach (VMD model). Marvin mentioned that by using "stick-build" (using available materials), one is opening up to more competition, which could lead to constructing the same building at a lower cost.
- Karen mentioned that we should look for the best price available be it "stick-build" or pre-fab, which should not be restricted to one vendor.
- The Restroom Taskforce discussed the potential problems with pre-fab (delays with previous models).
- Marvin stated the goal is to come up with a design where the contractors decide the specifics.
- Frank asked if the same contractor would build 12 restrooms using the standard design.
- Marvin stated it doesn't have to be the same contractor doing all the work. Marvin is envisioning different sets of contracts at different times.
- Marvin identified the short term projects: 5 sites-Bayview, Hilltop, Lincoln, Marina-East, McLaren Park-Yosemite Marsh.
- Group 2: other renovation projects that are more expensive and involved (these projects could potentially be completed sooner than the time needed for new restrooms).
- Group 3 and 4: New restrooms-deemed high priority:
 - Further subdivided into groups 3A and 3B based on geographical location.
- Group 4 are 'medium priority' new restrooms.
- Certain sites with complexities may have a longer term planning process with more community involvement (Alamo, Rossi Playground, Buena Vista, Lower Great Highway) will also likely need a longer process.
- Karen asked Marvin to provide some sort of phasing plan by April 8, 2009 or in time for the next meeting.

IV. Announcement of New Restroom Location Online Survey available to all to suggest a location for a new restroom, responses due at noon on April 8th, 2009. Here is the online address of the survey:

- http://www.surveymonkey.com/s.aspx?sm=jXaSeHV6XGZOytqF_2fQPxEw_3d_3d
- Karen mentioned the survey that is now available.

V. Discussion of Draft Maintenance Recommendations / Standards drafted by Steven Cismowski for Taskforce Review

- Steve asked if there were any comments and thoughts on the document.
- Frank stated it was good opportunity to look at the things that were important in the design and show how they are important in maintenance.
- Frank really likes floor-to-ceiling tiles in the prototype.
- Steve Cismowski informed the Restroom Taskforce that the most efficient way to deal with graffiti was exterior walls as painted surfaces.

- Steve Cismowski stated that new custodians will not be provided and so how will the Restroom Taskforce assure that these projects will not incur a greater custodial need than is currently available.
- Frank stated the design criteria are such that they should help facilitate the maintenance.
- The Restroom Taskforce stated the standard toilets will be of stainless steel and Everclear toilets are not an option.
- Marvin will continue working on an automatic door opening system. Sometimes a custodian is needed to be there and check on them. The auto door openers need to be customized for each site. However, Steve Cismowski said that opening some sites automatically would save lots of custodians' time.
- Steve Cismowski stated there might be problems with some sites and overnight things might be thrown into them.
- Signage should be placed describing hours of operation and announcing other restrooms available nearby.
- Discussion of counters to be placed, perhaps in restrooms.

VI. Review Next Steps

- The Restroom Taskforce will continue bringing forth ideas and hopefully have a list by its next meeting that has been agreed on for Steve Cismkowski to then make maintenance recommendations.

VII. Public Comment

- None.

PUBLIC COMMENT PROCEDURE: Members of the public are encouraged to fill a speaker's card provided at the meeting. Please indicate on the card the speaker's name and agenda item to comment on and pass the card over to the meeting facilitator. The facilitator will call on public comment in the beginning of the meeting and after each agenda item, recognizing speakers by the name on the card. Public comment on any agenda item will be limited to no more than three (3) minutes per speaker. Large groups or organizations that wish to comment on a project or subject are encouraged to have a single representative speaker for no more than three (3) minutes.

COPIES OF EXPLANATORY DOCUMENTS are available to the public at the Recreation and Park Department, McLaren Lodge - Annex, 2nd floor (Planning Unit), 501 Stanyan Street, San Francisco, CA 94117 between the hours of 9 a.m. and 5 p.m., or on the Department Web site: <http://parks.sfgov.org> ("Restroom Taskforce", "Meeting Information", or "Capital Improvement Division" or "Clean and Safe Neighborhood Parks Bond" tabs), or upon request at the above address, or by telephone at 415-831-2789.

The Restroom Taskforce's meetings are held in the Recreation and Park Commission Room in the Lodge Building at 501 Stanyan Street in Golden Gate Park. It is wheelchair accessible. The closest accessible MUNI lines serving this location are: #21 Hayes, #5 Fulton, #33 Stanyan and the #71 Haight/Noriega. For more information about MUNI accessible services, call 311. There is accessible parking around the Lodge building. Sign language interpreters are available by contacting Karen Mauney-Brodek at 415-831-2789 at least two working days prior to a meeting. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should also call 415-831-2789. In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals. The Recreation and Park Department TTY number is 415-666-7058.

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PROHIBITING USE OF CELL PHONES, PAGERS AND SIMILAR SOUNDING DEVICES

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited and at this meeting. Please be advised that the facilitator may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

CORRESPONDENCE TO THE RESTROOM TASKFORCE COMMITTEE

Attention: Restroom Taskforce, c/o Karen Mauney-Brodek
Recreation and Park Department
McLaren Lodge Annex, 501 Stanyan Street
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**MINUTES - FINAL
Restroom Taskforce Committee**

**Friday, May 1, 2009
4-6:00 pm**

Recreation and Parks Commission Room, the Lodge,
Golden Gate Park
501 Stanyan Street,
San Francisco, CA 94117

Members Present: Cliff Hsiung, Karen Mauney-Brodek, Meredith Thomas, Frank Triska, Marvin Yee
Members Absent: Steven Cismowski, Steve Flannery
Guest: Meghan Tiernan

I. Approval of Meeting Minutes

- April 1, 2009 Draft Minutes
- With noted revisions Frank Triska moved to approve the minutes for Wednesday April 7, 2009 and Meredith Thomas second the motion. The minutes were approved.

II. Discussion of Revised Draft Review of Sites Based on Possible Criteria including New Restroom Locations and Feedback from the Online Restroom Survey

- After seeking the community's input, conducting more research and obtaining the results from the online survey, the Restroom Taskforce found that there had been a restroom at Michaelangelo Park years ago (near the entry way). Essentially, this is a closed site that needs to be considered. Similarly, Huntington Park was a former restroom that is now used as storage space, thus it should also be considered under this list. Karen added both of these sites and Marvin checked to see what it would cost to build these into the cost model and renovate them.
- Marvin stated that the Michaelangelo restroom could be converted from storage space into a unisex stall. With renovations that provide a unisex stall without eliminating its gardening storage space, the cost could be around \$100,000. Karen mentioned that there were a lot of requests for a restroom at this site through the online survey. Marvin mentioned that after the new playground was installed, there has been a renewed interest in a restroom at this site. The Commission did, at one time, approve a restroom at this site. However, the funds never materialized and it was not possible to move forward.
- Huntington Park is currently used for gardening storage. However, it is possible to convert the center space (which is the largest) into two restrooms. Each of the restrooms would have a toilet and sink for an approximate total cost of \$200,000.
- If the Restroom Taskforce were to fund everything that was listed as medium or high priority (including Huntington and Michaelangelo) the total costs would be at about \$9 million. With \$11.4 million in funds, four or five additional sites could be considered depending on contingency fund needs.
- Karen mentioned that the restroom survey was extremely successful. There were over 400 responses where people expressed their opinions about restrooms in general. There was a lot of feedback about the Rossi playground restroom being relocated to the main Rossi Park. There were also several responses about Alamo Square and other sites the Restroom Taskforce was already considering. Karen mentioned the Restroom Taskforce received operational suggestions for some sites. She sorted out the information according to particular categories as some sites received more requests than others. For example, there has been strong support for a restroom at Franklin Square. This is a site with a large

artificial turf field, high usage and where a new playground will soon be opened. As the Taskforce was discussing particular restrooms and there were members of public present, the Taskforce chose to open public comment at this time.

III. Public Comment
Item II on agenda:

- John Doremus, member of the Nob Hill Association, explained that the association developed an upgrade Plan. During this process, restroom issues were never mentioned. The primary reason is that public restrooms exist right across the street, at the cathedral. The restroom serves the cathedral's coffee shop, which is opened on 7:30 AM weekdays and 8:30 AM weekends. It is policed and maintained. The Nob Hill Association contributes \$2,000 to the cathedral every year. Everyone seems pleased with this arrangement; it is not abused because it is supervised. If funds were available, the Nob Hill Association would prefer irrigation and drainage systems issues be addressed. John requests that the old restroom be left a maintenance structure which holds the fountain controls and other supplies.
- Karen explained to John that unfortunately these particular BOND funds could only be used on restrooms as per San Francisco voters' request. Meredith explained that the Restroom Taskforce is simply making a recommendation to the Commission that still requires further public outreach. However, she supports John's requests and will not promote Huntington as a potential new restroom site. Karen asked the Taskforce if they would consider not recommending a restroom for this site. Taskforce members agreed to not recommend this site.
- Richard MaGary, member of the Buena Vista Neighborhood Association, discussed the closed restroom at Buena Vista currently used by the gardening staff for storage. The current location of the former restroom is not ideal, not visible and has security issues. Richard stated that there will likely be people in favor and against re-establishing a restroom at this site. Richard proposed that the Restroom Taskforce, along with the Buena Vista Neighborhood Association, co-sponsor a community meeting later in the process. He explained that they have successfully conducted them in the past and there is a need to hear a lot more from the neighbors. Karen suggested that the Restroom Taskforce keep Buena Vista on the list. Meredith asked if the neighborhood group Richard is a part of had a couple of potential relocations for a restroom, such is needed to estimate the potential costs. She also raised the issue of increased costs when installing a brand new restroom (upon relocation) as opposed to renovating an existing one. Richard stated they are willing to help facilitate a further survey of the neighborhood. He did state that given the topography and layout of the site, there aren't that many options.
- Karen suggested the Restroom Taskforce consider budgeting up to \$11 million dollars and leave the \$400,000 in the event that there are some extraordinary relocation costs. Marvin suggested placing a disclaimer on the list stating there will be no guarantee as the costs are still unknown for the potential sites. Karen asked Marvin to look at how much should be set aside, as a buffer, for these sites. Some sites won't have demolition costs, thus there are potential savings in other places.
- Karen asked Marvin to think about how big the contingency should be. Marvin will look at the costs for these 6 proposed sites from the online survey.
- Karen suggested that the 6 proposed sites should be sorted in some form.

IV. Capital (Marvin Yee) to discuss

Draft Implementation Phasing and Cost Comparison Exercise, Pre-Fab and "Stick-Build"

- The taskforce reviewed a chart prepared by Marvin Yee which divided the restroom projects by type to allow for sorting and grouping of projects to best maximize funds.
- Marvin Yee invited Megan Tiernan, from the Capital Division and Project Manager, to be on hand while presenting the cost comparison generated to compare pre-fab versus "stick-build" or "site-build" options.
- The taskforce reviewed the handouts which showed the prefab versus the "on-site" or "stick-build" projects, both were within the range of approximately \$300,000 dollars. Karen Mauney-Brodek responded that it was good news that there were options. Marvin

Yee stated that this meant the Department should be able to get more competitive prices for the projects.

- Frank Triska inquired about soft costs, wondering if there were soft cost savings on the pre-fab projects vs. "site-build" projects. This was discussed by the taskforce and it was concluded that soft costs were roughly equivalent.
- Marvin Yee mentioned that the soft costs analysis on the sheet was not the focus of the comparison but that for most projects the design or soft costs are spent on site issues as either the pre-fab or "site-build" project would be relatively standardized, most of the design work involves creating utility connections, providing ADA path of travel improvements, siting of the building and other permits or related design items.

V. Review Next Steps

- Meredith asked if an item discussing environmental or other efficiency items related to the restroom can be added to the next agenda.
- Frank Triska asked if the taskforce could take a vote at the next meeting as the taskforce is in general agreement on the project list.

VI. Public Comment Period

- A Richard MaGary and another member of the Buena Vista Neighborhood Association thanked the Taskforce for their work.

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CORRESPONDENCE TO THE RESTROOM TASKFORCE COMMITTEE

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SAN FRANCISCO PARK, RECREATION AND RESTROOM TASKFORCE COMMITTEE

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SAN FRANCISCO, CALIFORNIA 94117
Tel: 415-831-2789 Fax: 415-831-2099



MINUTES - FINAL Restroom Taskforce Committee

Friday, June 12, 2009
4-6:00 pm

Recreation and Parks Commission Room, the Lodge,
Golden Gate Park
501 Stanyan Street,
San Francisco, CA 94117

Members Present: Steven Cismowski, Cliff Hsiung, Karen Mauney-Brodek, Meredith Thomas, Frank Triska, Marvin Yee

Members Absent: Steve Flannery

- I. Approval of Meeting Minutes
 - May 1, 2009 Draft Minutes
 - With noted revisions Frank Triska moved to approve the minutes for Friday May 1, 2009 and Meredith Thomas second the motion. The minutes were approved.

- II. Discussion and Review of Environmental or "Green" Measures and Standards for Restroom Program
 - Marvin recommended water-efficient toilets, ventilation of the restroom and other areas. The good news is that the architect working on this program is currently getting LEED certified. His knowledge and expertise should help facilitate 'green measures'. Considering this, Marvin encouraged language to be added to the Draft Restroom Report such as: 'Green building practices compatible with LEED principles shall be incorporated into the design of restroom structures where feasible'. Meredith Thomas agreed with the language but stated the Restroom Taskforce go a step further and say what the Taskforce wants to consider as it relates to water conservation, minimizing use of energy, materials and local sources and waste reduction. Karen mentioned the good news about the analysis that Marvin has done is that a local ground-up building could be done as opposed to a pre-fab such change in itself lowers the use of energy and transportation costs.
 - Low-flow toilets will help reduce water costs.
 - Steve Cismowski mentioned that the City College Wellness center has no-flow toilets which present two issues: because there is no water, the aroma of the men's room is incredibly powerful and at the end of the shift the custodians do dump lots of water down to get rid of the smell. So, throughout the course of the day water is not used, however, towards the end water is eventually used which eliminates the no-flow initial purpose. In the end, the no-flow option is more labor intensive.

- III. Discussion, Review and Possible Action to Approve Recommendations of "Draft Restroom Taskforce Report"
 - Karen highlighted areas she thought needed improvements. Perhaps pictures of the bad restrooms should be added. The graphics should be improved. Important to add a 'green' language section. Washington Square restroom could perhaps house a concession: both generating revenue and adding surveillance. However, the Restroom Taskforce can decide to include or not include that but should say something about arranging a community process to get public feedback. Meredith would like to discuss this further; she is concerned about including the concession option at Washington

Square Park without having received the community's feedback. Meredith has suggested not naming which parks but continuing to consider concessions in appropriate areas.

- Karen then suggested including language such as: 'on a site by site basis, an exploration could be made of where a concession could benefit both the community and the department'.
- Frank Triksa discussed the two different concession options. Active concessions: where someone might actually help and keeping an eye on the restroom. But there are also passive ones such as: soft drink/water machines, vending machines where the Park Dept might not have to maintain them but just give a contract out.
- Steve Cismowski mentioned that we used to have vending machines on our properties but they were eliminated because the City decided having bottles everywhere was not a good idea.
- Cliff also mentioned that the vending machines would often break or render incorrect change and present problems for the director.
- Karen suggested perhaps numbering the site list in terms of order of priority, considering that not all sites could get new restrooms and to facilitate the selection process later.
- Meredith agrees that a certain order should be given but also presented the possibility of editing the priority groups. She mentioned that some parks in the priority 1 group are not nearly as utilized as some others in the priority 2 group (i.e. Franklin and Potrero). Karen then explained that her concern is that the ballot and language explained that the existing free-standing restrooms would get renovated first. Karen thinks that there's a really good chance of getting to Franklin and Potrero with the current funding. Appendix A shows that once all of the renovations in priority 1 are completed the cost is 9 million dollars. Then, after installing 6 new restrooms the cost is 11.86 million. Karen would like to try and prioritize this list so that Capital will know what to do.
- Meredith mentioned the importance of knowing usage and need before making a priority decision.
- Karen agreed and mentioned that the custodians at Franklin and Potrero are constantly picking up human waste so those sites are important.
- Bernal is generally a dog area/hikers but that site is very busy.
- India Basin Shorelines is inconsistent: usage comes and goes but there is a playground and other facilities there.
- Precita Park has a playground.
- Walter Haas has a playground, b-ball court and a dog play area. There is a restroom that people use at the fire house but it is probably not opened all the time.
- Meredith mentioned that parks with playgrounds should be ranked higher because places that are designed for children should have a restroom.
- There was a discussion about Priority 3 sorting.
- Karen mentioned that if the playground was used as the deciding factor then Precita, Walter Haas and India Basin would get first consideration and then Bernal would be the last consideration.
- If we sort parks based on facilities: Walter Haas has a playground, b-ball court and DPA. India Basin has a playground, b-ball court and picnic areas. Precita has a playground, green lawn. Bernal has a dog play area.
- Steve Cismoski mentioned that several of the sites were highly not recommended by the NSA managers because of perceived issues and vandalism because of the remoteness of the site. Distilling that down, Bernal Hill and Precita were not recommended. However, Walter Haas and India Basin were recommended by the NSA managers.
- Karen asked if the Restroom Taskforce wanted to suggest that Walter Haas take first priority, India Basin second, Precita third and Bernal fourth.
- Karen thinks a statement should be added that encourages the Department to seek other funds to try and ensure that all locations be addressed. Meredith agreed and stated that perhaps the ranking mechanisms such as, presence of a playground and location of a nearby restroom, be added as well.

- Karen suggested writing out the ranking explanation both the order and the factors that determined said order (playground, presence of another restroom, perceived security issues).
- Frank mentioned the possibility of Bernal Hill's use increasing as the trail renovations take place.
- Steve Cismowski mentioned that as the Restroom Taskforce makes this matrix that they consider a closed restroom at Potrero Hill before considering the new restroom locations. The site is closed in the mornings, Sundays and Mondays but there is an existing playground and a new tot lot that is being planned. There is a definite need at the site; however, the location isn't ideal. So this site would require some master planning and relocation of a stand alone restroom. All of the criteria being considered bump this site up the list despite the NSA manager voting against it. Karen said that this would require adding this site and would affect the possibilities of the new restroom list.
- Steve Cismowski stated that though he understands the BOND is for new stand alone restrooms, retrofitting the recreation center restroom at this site and reinstating the previous access from the outside would address the need without having to build a new restroom.
- Karen suggested making a high priority for structural maintenance to address access through outside doors to the Potrero Hill Recreation Center restrooms and increasing the hours of operation; as well as doing a review of recreation centers with a similar configuration and also improving the exterior doors that could allow access when recreation centers are closed.
- Frank mentioned that isn't this recommendation already taking place at Portsmouth square? Karen mentioned that perhaps the language isn't as clear as it should be for that site.
- Multilingual Signage, where appropriate, needs to be placed at restrooms where there are other restrooms on the same site to direct people when one is closed. (i.e. Portsmouth Square).
- Maintenance: if all the existing restrooms are renovated and we reopen a couple of old restrooms it will translate to more custodial hours. The Taskforce will have to put that in the report. They discussed the possibilities of minimizing the hours by incorporating automatic door openers at some locations but Steve estimates that for the renovation/replacement impacts: 2 FTEs city wide for the renovation portions of the existing ones opened and operating—based on projected need to expand hours. Essentially the same as building three new sites.
- Meredith mentioned that the Department is facing problems with renovating and opening facilities when it doesn't have enough Staff but restrooms should not be renovated because of the lack of Staff.
- Meredith mentioned that it was smart project management to account for the impact of your project in terms of staffing.
- Frank asked if perhaps on Page 6: Priority 1 notations were added to designate which are renovate, new construction or replacement projects. Marvin mentioned that Washington Square is missing on priority 1-should place an asterisk for a relocation possibility.
- Frank pointed out that on page 9 and 10, the design elements under cleanliness: power-washer rather than mop in terms of making maintenance more efficient. Under storage eye-wash stations? Availability of proper storage will help facilitate more efficient maintenance.
- Frank pointed out that under functionality and equipment: the choice of fixtures results in management efficiency. Under ventilation: controlling odor through gateways and other mechanisms.
- Marvin had a comment on page 7 about automatic lock door mechanism, is that something that Restroom Taskforce wants to say or should a pilot program be implemented first. Karen stated that a sentence could be added that reads 'they should be put in a test location and operation's feedback should be considered for the installation of others'.
- Cliff mentioned that hot water is not necessary but if budget allows, should be provided. Low mop sink for custodial use to be added to Draft Restroom Report.

- Marvin suggested that under other items: language be changed to extend tile to top of interior walls.
- The Capital Division would like to recommend cost-efficient project delivery methods.
- After asking the Restroom Taskforce how to proceed with the Restroom Taskforce Restroom Report, the group decided to publish a draft with noted revisions to be posted on the website for the community to respond to.
- Karen suggested that the Taskforce meet mid July to vote on the revised Draft Restroom Report after hearing and considering the community's feedback.
- Frank called for a motion that the Taskforce recommends the program as outlined on page 6 and recommends that it be sent out to the public. The Taskforce supports the Draft Plan for public review pending incorporation of the edits identified today. In favor: all, the motion passed through a unanimous vote.
- Karen will schedule another Restroom Taskforce Meeting in July.

IV. Public Comment

- Page 6-Priority 1: Carl Larsen is misspelled. Hard for casual reader to read chart, Lincoln Park is listed in first large group but not on page 6. Misspelled Michaelangelo on the chart. Page 6 Walter Haas is misspelled.
- Richard commends the Restroom Taskforce for their good work and really likes the public outreach and transparency the Taskforce is undertaking.

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PARK, RECREATION AND
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**MINUTES
Restroom Taskforce Committee**

**Monday, July 27, 2009
4-6:00 pm**

Recreation and Parks Commission Room, the Lodge,
Golden Gate Park
501 Stanyan Street,
San Francisco, CA 94117

Members Present: Cliff Hsiung, Karen Mauney-Brodek, Meredith Thomas, Frank Triska, Marvin Yee
Members Absent: Steve Cismowski, Steve Flannery

- I. Approval of Meeting Minutes
 - June 12, 2009 Draft Minutes
 - Frank Triska moved to approve the minutes for Friday June 12, 2009 and Marvin Yee second the motion. The minutes were approved.

- II. Discussion of Feedback Received During Public Comment Period on "Draft Restroom Taskforce Report"
 - Karen discussed the public comments she received:
 - Thirteen very supportive emails from various users of Michaelangelo Playground, excited to have a restroom back at that site.
 - A very positive email supporting the Haas project.
 - Three emails supporting Potrero Del Sol.
 - One positive email from Richard McGary who supported the Taskforce's efforts in considering reinstating a restroom at Buena Vista Park.
 - One email supporting a restroom at Franklin Square.
 - Two emails for India Basin, asking that the Taskforce consider making it a higher priority, if possible.
 - One email from someone who felt Noe should get lower consideration vs. India Basin.
 - Mission Dolores Park has over 13 million dollars set aside to rebuild the park which is why it is not included on the list.
 - One email that stated restrooms shouldn't be reinstalled and staff is the problem
 - There were a couple emails that gave suggestions about technical aspects of restroom design.

1. Public Comment and Discussion
 - Crocker Amazon park representative, Linda Hart, stated that she had a letter on behalf of Sharon Eberhardt stating she is in support of Crocker Amazon Park. She thanked the Taskforce and stated that she thinks there is a tremendous interest in this matter though it hasn't been completely demonstrated through the survey responses. People didn't understand how important the survey was and they were under the impression that if the neighborhood association responded, that sufficed. Linda Hart, representing both the Crocker Amazon Advisory Committee and Friends and Advocates of Crocker Amazon and Excelsior, has letters from District 11 council, a letter from their Supervisor amongst other groups. She provided a brief description of Crocker Amazon Playground, with visuals. The restroom was taken out and in total disrepair when they built new playground, they tore it down but were promised a new restroom. She explained that the existing site of the new restroom is not ideal

because it is far from the playground and not accessible unless one walks around which is rather far. Main concerns:

- Had a bathroom which was taken down, promises were broken
- Worked with MUNI because they built one near the playground but they only use it for their drivers.
- Would like the Taskforce to consider Crocker Amazon Playground on the list.
- Karen presented her map of the existing restrooms and playground locations at Crocker Amazon.
 - Clubhouse restrooms (opened 9:30-8:30 M-F, 9:30-5 S-S, 2 male and female restrooms New Restrooms near fields (8-8:30 M-F, 8-5 S-S, 4 restrooms on men and women side) and Restrooms behind the bleachers (opened 8-8:30 M-F, 8-5 S-S, 4 on men and women side)
 - Rough estimation of the distance is approximately 900-1,000 feet.
- Meredith Thomas commented that her concern is providing the most sensitive users, like kids, and thus she supports and agrees with Linda's presentation. Meredith explained that there's a discrepancy between building new attractive playgrounds and not providing restrooms along with them. Need to give credence to the fact that their restroom was taken down and were promised a new one which has not yet been provided.
- Meredith mentioned the possibility of saving money at Potrero Del Sol because this site already has restrooms that are closed down. Karen explained that though there are restrooms, they were not designed for heavy usage and the existing site is not ideal.
- If we use a Decaux restroom it would require a new DPW contract which requires 4.5 silos per restroom and we can't put ads on park property. Decauxs could be considered where new restroom locations are suggested but where people aren't used to having a restroom facility.
- Karen suggested incorporating McCoppin under new sites to be considered for a free-standing restroom (if Capital project doesn't have enough funds for the installation of a new restroom).
- Meredith said she takes issue with this because McCoppin is one of very few parks in the city who got dedicated BOND money.
- Marvin stated that McCoppin's scope of work did not clear for a free-standing restroom.
- Karen stated that the clubhouse does have a restroom (one stall) but it is generally dedicated to the concessionaire and a daycare.
- Meredith explained that enough money is being spent on this site that includes: \$766,000 on a new playground, over \$700,000 on building repairs and \$2 million on the site itself at McCoppin and so she would like to see how from those funds money could be allocated towards a restroom. She also doesn't want to see BOND dollars being used towards something that will have exclusive use by a contractor (concessionaire).
- Frank is questioning the need of another restroom at Crocker Amazon. There are currently three restrooms on the site and adding yet another one could raise issues of maintenance and such. Frank stated that to add another restroom at this site, would require not installing of a potential restroom at a site that currently has no restroom.
- Cliff suggests putting some form a permanent port-a-potty for Crocker Amazon.
- Karen mentioned that Marvin has stated that current bids for Capital projects are coming in rather low, and with the new designs "stick-built" option there may be lower costs overall. It's quite possible that this could be added to the new list assuming the dollars stretch further. If a site is added, it is called out explicitly and can be considered in the future.
- Marvin agrees that Crocker Amazon should be added to the proposed new restrooms list and just prioritize with all the other restrooms, using the same criteria, and see where it falls on the priority list.
- Meredith mentioned that one of her concerns is there isn't any park use data for the proposed new sites to compare. She raised the importance of considering the size of the park when discussing how many restrooms are needed.
- Frank stated that one can't rely on the data generated in the past because when considering new demand, there could be potential future users upon the installation of a restroom.

III. Discussion, Review and Possible Action to Approve Recommendations of "Draft Restroom Taskforce Report"

- Karen presented her suggestions for report edits (Appendix B minor edits for clarity)
- Karen had a suggestion for a revised Appendix A, the new chart version passed out to the group displays footnote reference numbers, the hard cost renovation column: footnote numbers, also added under Cost section: Karen took out the totals at the bottom of the new list.
- Karen suggested a new note stating: total available funds are: \$11.4 million dollars after completing renovations at priority 1 and 2 sites, priority 3 sites will be addressed in order using all available funds.
- The aforementioned comments are what Karen Mauney-Brodek suggested for Appendix A.
- Frank's suggestions for grammatical edits (no policy changes)
 - Page 8: under restroom locations- omit other restrooms in case one is not available and substitute: direct people to the nearest *open* restroom.
 - Page 12: is not open but restroom should be, substitute: *could* be
 - Page 11: Under the table: substitute mitigate for capture
 - Page 9: The Taskforce recommends that project timelines are planned...cross out 'in such a way as'
 - Page 8: Under cost, flexibility...are roughly equivalent cross out 'in terms of'
 - Page 4: Taskforce Process-Several years...adding the word 'for'
 - Page 3: Cross out restrooms, restroom availability and restroom condition (getting rid of prepositional phrases)
- Meredith made another comment about location: Balboa Park East is within 2 minutes from another restroom and this site will also be receiving a significant investment by the Trust for Public Land (\$7 million), is there an opportunity to partner with them for some funds and save some money?
- Marvin stated that the restrooms haven't been part of that discussion; they'll probably argue that restrooms are being covered with BOND money.
- Meredith has suggested that, in terms of the priority list, that the Taskforce not take any action on Balboa until the planning is complete for the renovation of the park with TPL. Because it doesn't make sense to replace the bathroom if one is going to be reconfiguring a new destination spot in the park. Because the pool building and stadium have bathrooms. This bathroom is open, functioning and used.
- Footnote to be added: Coordinate with TPL's future improvements to Balboa Park.
- Karen mentioned that though there are restrooms at McCoppin Square library, it doesn't necessarily mean that the needs of the park users are being addressed every day. She noted the library is not open every day. The McCoppin site also has a serious grade change from one end to the other.
- Marvin suggested adding a footnote: to be coordinated with RPD's BOND program for McCoppin Square. Also, possibly listing it as a last priority on the list without displacing any other site.
- Crocker Amazon discussion:
 - Frank states that there are other sites (Bernal, Precita and India Basin that currently do not have any restrooms) and should have a higher priority.
 - Meredith would like to see Crocker Amazon take priority before Bernal and Precita because it was taken down with the promise that it would be reinstated.
 - Marvin is ok with it being between 2 and 3, but thought it should go after Precita because both Indian Basin and Precita have playgrounds and no restrooms.
 - Karen stated that placing a restroom at Precita might be a difficult task because it likely would be placed in front of someone's house.
 - After the Taskforce discussed where to rank Crocker Amazon, in terms of priority, it was agreed that it would be placed between 3 (Precita) and 4 (Bernal) per Frank's motion which Marvin seconded. In favor (Frank, Marvin Meredith and Karen). Abstentions (Cliff). Motion passes.

- The taskforce also decided to add in McCoppin at the end of the new free-standing restroom list, after Bernal. A note will be included stating that this project would be coordinated with the BOND program.
- In addition, Karen suggested that the Taskforce recommends that Rec Park Dept work to investigate opportunities to include Decaux restrooms to possibly provide the new restroom locations as appropriate.
- Karen asked if there was a motion to approve the Restroom Report as edited and amended by the group. Motion passed unanimously.

IV. Review of Next Steps

- Karen asked the group how they would like the Report to be presented to the Commission, possibly in August for their review and approval. She also asked if the Taskforce would like one person or the entire Taskforce to present. Frank Triska stated he would like to be there. Meredith stated she would like some time in the presentation. Karen said she would contact all of the members of the Taskforce before the presentation and work out presentation details. Karen then called for public comment.

V. Public Comment

- Richard McGary thanked and commended the Taskforce on its work.
- Meredith Thomas thanked Karen's hard work and the Taskforce for a very productive process.
- Karen gave special thanks to Frank and Meredith, members of the public (NPC and PROSAC) who have given their time to the process. Thank you to everyone.

PUBLIC COMMENT PROCEDURE: Members of the public are encouraged to fill a speaker's card provided at the meeting. Please indicate on the card the speaker's name and agenda item to comment on and pass the card over to the meeting facilitator. The facilitator will call on public comment in the beginning of the meeting and after each agenda item, recognizing speakers by the name on the card. Public comment on any agenda item will be limited to no more than three (3) minutes per speaker. Large groups or organizations that wish to comment on a project or subject are encouraged to have a single representative speaker for no more than three (3) minutes.

COPIES OF EXPLANATORY DOCUMENTS are available to the public at the Recreation and Park Department, McLaren Lodge - Annex, 2nd floor (Planning Unit), 501 Stanyan Street, San Francisco, CA 94117 between the hours of 9 a.m. and 5 p.m., or on the Department Web site: <http://parks.sfgov.org> ("Restroom Taskforce", "Meeting Information", or "Capital Improvement Division" or "Clean and Safe Neighborhood Parks Bond" tabs), or upon request at the above address, or by telephone at 415-831-2789.

The Restroom Taskforce's meetings are held in the Recreation and Park Commission Room in the Lodge Building at 501 Stanyan Street in Golden Gate Park. It is wheelchair accessible. The closest accessible MUNI lines serving this location are: #21 Hayes, #5 Fulton, #33 Stanyan and the #71 Haight/Noriega. For more information about MUNI accessible services, call 311. There is accessible parking around the Lodge building. Sign language interpreters are available by contacting Karen Mauney-Brodek at 415-831-2789 at least two working days prior to a meeting. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should also call 415-831-2789. In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals. The Recreation and Park Department TTY number is 415-666-7058.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force, Chris Rustom, Administrator, by mail to City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102-4689, by phone at (415) 554-7724, by fax at (415) 554-7854, or by e-mail at (chris.rustom@sfgov.org). Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Public Library and on the City's website at <http://www.sfgov.org/bdsupvrs/sunshine/ordinance.htm>.

PROHIBITING USE OF CELL PHONES, PAGERS AND SIMILAR SOUNDING DEVICES

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited and at this meeting. Please be advised that the facilitator may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

CORRESPONDENCE TO THE RESTROOM TASKFORCE COMMITTEE

Attention: Restroom Taskforce, c/o Karen Mauney-Brodek
Recreation and Park Department
McLaren Lodge Annex, 501 Stanyan Street
San Francisco, CA 94117
Fax: (415) 831-2099 Tel: (415) 831-2789

PLANNING and DESIGN STANDARDS FOR
STAND-ALONE RESTROOMS

PART 1 - GENERAL

1.01 General

- A. **Definition:** A stand-alone restroom is a permanent building that has toilets and sinks for the use of the general public. This facility type is un-staffed. The building is to be designed for use year-round according to a prescribed schedule.
- B. **Design:** The design should be responsive to the best conditions of the neighborhood environment and to the surrounding park.

Stand-alone restroom access includes the exterior route of travel to and from the facility. The pathway, ramps, entry thresholds should be smooth, level and slip-resistant. Route signage and building signage must also be placed to guide and inform persons with disabilities on the accessibility of the facility. Interior access must include an accessible toilet, urinal, sink and amenities (hand dryer/towel dispenser and mirror).

These design standards apply to only new construction and renovation of existing buildings. These are not intended for the like replacement or repair of existing restroom components. These design standards do not include specifications for showers used in public pool facilities.

- C. **Building Lifespan:** The design must consider choice of materials, methods of installation, finish, maintenance and operating costs for an average life cycle of 15 years¹.
- D. **Codes:** Design must comply with all applicable and current codes. New construction or substantial renovation of existing stand-alone restrooms must comply with current applicable San Francisco Plumbing Code and San Francisco Building Code for ADA compliance.
- E. **Location of Site:** Locate building close to high pedestrian traffic routes and concentration of activities on site. Situate building for visibility by the public and police to discourage vandals. In addition, orient the women's entrance toward the most visible areas such as parking lot, walkway, street, etc. Site the building so that people cannot get up onto the roof. Orient building so that entrance openings are sheltered from the prevailing winds.
- F. **Barrier-Free Requirements: New Construction:** The building shall be fully accessible to persons with disabilities and provide all minimum requirements per the current San Francisco Building Code and the Americans With Disabilities Act of 1998.
- G. **Existing Conditions:** For renovation of existing facilities, comply with the current San Francisco Building Code and the Americans With Disabilities Act of 1998.
- H. **Service Road:** Access roads for service vehicles must be paved and shall be 10' wide (minimum) to allow maintenance vehicles to service the building. Allow space for turnaround. This could be part of the accessible pathway system. Asphalt paving shall be in accordance with the San Francisco Department of Public Works Standard Plans and

¹ Based on City of San Francisco's Facilities Renewal Model (FRM).

Specifications (most current edition).

- I. Vandal Resistance: Consideration must be given to reducing the type of materials or usage of materials that may encourage vandals to pry, deface or damage the building. Rough surfaces tend to discourage graffiti.
- J. Maintenance: Consideration must be given to ease of cleaning and eliminating the chance for organic growth, etc. SFRPD's present cleaning practice is to hose out the entire restroom floor.
- K. Surface/Finishes: All interior walls shall be waterproofed and the ceiling shall be water resistant. All exterior and interior wall surfaces that are to be left in a natural appearance (unpainted) shall receive a clear finish of waterproofing sealer and anti-graffiti coating. All exterior wall surfaces that are to be painted shall receive appropriate coating systems. Expect graffiti to be painted over on rough wall surfaces, since anti-graffiti coating is not effective on non-smooth surfaces. If tile is used on the interior wall surfaces, floor-to-ceiling tile is desirable. Apply anti-graffiti coating to all smooth wall, floor and ceiling surfaces, except for glazed-tile surfaces.
- L. Floors: Floors shall have a durable non-slip texture such as light broom finish on concrete. No exposed aggregate will be permitted. All floors shall have a penetrating concrete sealer. Flooring material to roll up walls by 6" minimum.

Floor slope shall be 1 feet in 50 feet, or 2%, to drains in each room.
- M. Location of Prototype:
 1. Adam Rogers Park
 2. Golden Gate Park Panhandle (near Oak and Ashbury Streets)
- N. Changes: This standard is intended to be updated as new ideas, methods and materials become available. Please send suggestions to: Capital Improvement Division, 30 Van Ness Ave, 5th Floor, S.F., CA 94102.

1.02 Functional Requirements

- A. Rooms: There is to be separate men's and women's restrooms plus a plumbing chaise/storage room for each stand-alone restroom. Unisex restrooms are not permitted.
- B. Additional Rooms/Functions:
 1. Grounds Maintenance Equipment Storage
 - a. Stand-Alone Restrooms Located With Programmed Ballfields: Storage space can be part of the enlarged plumbing chaise for specific uses at each site.
 - b. Stand-Alone Restrooms Located With Multiple Sports Fields and/or With 5 Acres or More of Turf: Storage space can be part of an enlarged plumbing chaise or separate room sized for specific uses at each site.
- C. Men's: Rooms shall have at least one toilet, one urinal and one sink. At least one toilet, one urinal and one sink shall be accessible to persons with disabilities. There shall be at least one floor drain.
- D. Women's: Room shall have at least two toilets and one sink. At least one toilet and one sink shall be accessible to persons with disabilities. There shall be at least one floor drain.

- E. Floor Drain: There shall be at least one floor drain in each room.
- F. Plumbing Chaise/Storage: Room shall provide access to all water and sewer piping including all traps for urinals and sinks and the cleanouts. All controls, fluid tanks, valves, "P" traps, etc., to be located in this room. Provide separate storage space for custodial supplies and equipment. Width of chaise to be 4'-0" minimum. Pipes in the plumbing chaise must be installed as close to the wall as possible to allow clear work space (2'-0" to 3'-0") in the plumbing chaise. Provide a floor drain in the plumbing chaise.

1.03 Additional Requirements

- A. Freeze Protection: Freeze protection shall be provided to all water using items. Use heat tape methods. Heat tape shall be hardwired in conduit.
- B. Toilet Partitions:
 1. Surface: All surfaces of toilet partitions are to be highly resistant to marking devices, paint and gouging. Surfaces shall be easily cleanable with standard cleaning procedures and materials.
 - a. General: Partitions shall be stainless metal, as manufactured by Knickerbocker, 1545 Minnesota St., S/F/. CA 94107, Tel: (415) 282-9942, Model "Metropolitan", or approved equal.
 - b. Wet environments (e.g., recreational pools): Partitions shall be phenolic resin (solid plastic) as manufactured by Bobrick (Model #1081/1082 Duraline Series), Capitol Partitions Inc., Pronolic Congress Series, or approved equal.
 - c. Miscellaneous: Concrete or masonry (if hollow units, then grout all cells solid) partitions are acceptable.
 2. Hanging Method: Where applicable, partitions shall be secured with stainless hardware floor mounts and overhead brace. Partitions shall be constructed to withstand heavy abuse such as kicking and swinging. Reduce water flow/waste restrictions around base to a minimum.
 3. Hardware: All surfaces shall be smooth and highly resistant to corrosion. Latches on partition stalls shall be of the sliding type only. Hardware must be heavy-duty and as vandal resistant as possible and shall be through-bolt. Wood screw connections are not permitted.
 4. Doors: Where provided, doors on stalls to be **NEED MORE SPECS.**
- C. Urinal Screens: Where provided, urinal screen shall be attached to the wall with a continuous "U" channel type bracket. Use vandal resistant fasteners.
- D. Ventilation: Ventilation shall be natural ventilation only and design integrally with the building. Ventilation openings shall be sized and located to provide adequate cross ventilation. Provide insect screens.
- E. Roofs:
 1. Overhang: Provide overhangs for protection from water infiltration and weathering.
 2. Flat Roof: If flat roof is used, it shall have a 1" in 12" slope (8.33%) to drain with single ply or modified bitumen roofing systems of the highest quality only. Roofing system shall have a minimum 10-year labor and material warranty, non-prorated. Roof shall not be accessible to the public.
 3. Pitched Roof: If used, shall be standing seam metal roofing. Metal shall be anodized aluminum, enamelized steel, or other metals such as Monel, etc. Metal

- roof shall carry a minimum 20-year warranty against failure or protective coating.
4. Gutter and Downspouts: Not preferred, except at entrances.
- F. Walls: Can be of masonry, or approved equal. If of hollow core masonry, grout all cells solid and provide knockouts for fixture supports.
- G. Anti-Graffiti Coating: Apply anti-graffiti coating to all smooth wall, floor and ceiling surfaces, except for glazed-tile surfaces. Anti-graffiti coating to be Model GCP 1000 polyurethane non-sacrificial coating, clear satin finish, as available from Genesis Coatings, (530) 878-8255, or approved equal. Follow manufacturer's application instructions.

PART 2 - PRODUCTS

2.01 Plumbing Fixtures:

- A. General: All fixtures shall be vandal-resistant and require little maintenance for reliable operation. All controls shall be specified for minimal visual exposure to public and/or meet all minimum accessibility requirements.
- B. Mounting Heights: All mounting heights are measured from the finished floor.
1. Toilet - 17" to the top of seat
 2. Urinal - 24" to the opening of the basin/17" for ADA
 3. Sink - 34" to the top of rim
 4. Mirror - 40" to bottom of reflective glass
- C. Toilet:
1. Renovation
 - a) Floor-mounted: American Standard Cadet 17" high, elongated, Kohler, or approved equal. ADA compliant. Stainless steel preferred.
 - b) Wall-mounted: American Standard AFWall ADA retrofit 1.6 or Standard ADWall. Flush Valve to be Sloan 110 Royal. Porcelain. PVC pipe not permitted to connect toilet to wall hanger. Stainless steel.
 2. New Construction: Stainless steel. ADA compliant. American Standard AFWall elongated top spud, or approved equal. Flush valve to be Sloan Royal 110 or approved equal. Carrier to be Josam 15000 Series, Jay R. Smith or approved equal. PVC pipe not permitted to connect toilet to wall hanger.
 3. Toilet seat shall have an open front as manufactured by Olsonite (Model #95), Beneke (Model #523), or approved equal.
- D. Urinal:
1. Shall be Standard Allbrook (Model #1.0), Crane or approved equal. Appropriate drain adapter shall be provided.
 2. Fixture carrier shall be Jay R. Smith, or approved equal.
 3. Flush valve shall be Sloan 111 Royal or approved equal.
- E. Sink: Wall hung, wheelchair patient lavatory (modified for S.F. Building Code), as manufactured by American Standard, or approved equal.
- F. Faucet Fixture: Chicago Faucet (Model 807-E12-669 or 333-336) with E12 aerator (1/2 gpm backflow), or approved equal.
- G. Service Sink: To be American Standard (Lakewell), Kohler, or approved equal.

- 2.02 Lighting:
- A. Interior: Lighting to be 25 foot candles minimum and on motion sensing device. (Model #) or approved equal light fixtures shall be used. For ceilings lower than 9', fluorescent fixtures are to be recessed or flushed with the ceiling with a covered grill. Availability of replacement parts from City-compliant vendors must be considered.
 - B. Exterior: Lighting to be attached to the building and should provide adequate illumination for the entries. Exterior lighting shall be controlled by an astronomical timer located in the plumbing chase. All wiring shall be concealed. Light fixtures shall be vandal-resistant with polycarbonate covers and installed according to manufacturer's specifications. Light source shall be energy efficient. Availability of replacement parts from City-compliant vendors must be considered.
- 2.03 Floor Drain: To be a standard, lockable accessible type with easy cleaning, non-clogging features. Use (Model #) or approved equal. Positive slope to drain per Part 1.01.L, above. Locate a minimum of one drain in each restroom.
- 2.04 Hose Bib: Locate a minimum of one in each restroom and outside. Use Josam 71070 with vacuum breaker, or approved equal. Must be lockable and resist freezing. Install outside hose bib before the backflow preventer. Recess hose bib with stainless steel door. **(Steve to provide model number)**
- 2.05 Drinking Fountain: Provide one accessible, wall-mounted and one wall-mounted standard drinking fountain with floor drain outside and near main entrance.
- 2.06 Accessories: Restroom shall be equipped with toilet paper dispensers, soap dispensers, trash receptacles, electric hand dryers, diaper-changing stations and toilet seat cover dispensers. All finishes shall be stainless steel. Mirrors of any type or paper towel dispensers are not permitted. Installation heights are to conform to ADA requirements.
- A. Toilet Paper Dispenser:
 - 1. Low-volume sites: Bobrick (Model #B-2840), American specialties Inc., Bradley or equal, with theft resistant spindle and shelf.
 - 2. High-volume sites (e.g., Japanese Tea Garden, Music Concourse, etc.): Scott Toilet Tissue Dispenser, Model #9675 JRT, In-Sight Unit, size 15" x 15" x 5 1/4", smoke/grey color, as available from Midge Santora, 33 Bartlett St., S.F., CA 94110, Tel: (415) 282-3131.
 - B. Soap Dispenser: James River Lotion Master, wall-mounted.
 - C. Trash Receptacle: **Specify**
 - D. Grab Bars: Bobrick, American Specialties Inc., Bradley, or approved equal. Set 34" from floor to the top of bars.
 - E. Electric Hand Dryer: Bradley Model 2901, as available from Bradley Corp., Mt. Laurel, N.J. 08054, or approved equal.
 - F. Diaper Changing Station: Koala Corporation, **(Model #)**
 - G. Toilet Seat Cover Dispenser: Bobrick (Model #B-221), American Specialties Inc., Bradley, or approved equal.
- 2.07 Signage: Comply with the Recreation and Park Department Sign Standards Manual, dated

January 2006.

- 2.08 Pathways: Pathways shall comply with accessibility standards in ADAAG and slope away from the building. Level landings where required to have 2% maximum cross-slope. Paved pathways that double as service roads shall be designed to allow a ¾ ton service vehicle to approach the restroom building.
- 2.09 Gates and Doors: Metal gates shall be used at main restroom entrances and shall be lockable in both open and closed positions with heavy-duty padlock. Gates shall be full height, decorative steel or wrought iron allowing free air movement and unimpeded visibility.

Only plumbing chaises are to have solid doors. Door specifications to be as follows:

- A. Thickness: 1-3/4"
- B. Face Sheet: 0.053 in. (16 ga.)
- C. Stiffeners: 22 ga.
- D. Vertical Edges: Continuous weld
- E. Top & Bottom Edges: Closed. 0.053 in. (16 ga.) continuous recessed steel channel.
- F. Louvers: Welded blade type construction. Screen.
- G. Material: Painted metal doors with knock-down frame.
- H. Other: Bottom of the door shall have water-resistant treatment.
- 2.10 Door Hardware:
- A. Deadbolt:
1. Manufacturer: Schlage
 2. Series: B600, Grade 1
 3. Finish: 626 (US26D) – Satin Chrome
 4. Other: 2-3/4" bracket; 1-3/4" door; CE Keyway, 6 pin; 1-1/8" x 2-3/4" standard strike; double cylinder.
- A. Hinges:
1. Manufacturer: McKinney
 2. Series: Five Knuckle Standard Weight Series
 3. Model No.: TA2314 (stainless steel full mortise) or TA2372 (stainless steel half surface)
 4. Finish: US32D
 5. Other: Five knuckle; all ball-bearing; 4-1/2" x 4-1/2"; non-removable pin (NRP).
- 2.11 Water Service: Shall be 1-1/2" inside diameter or larger.
- 2.12 Manhole: Locate manhole 8'-0" to 10'-0" from building for ease of maintenance to sewer.
- 2.13 Roof Vents: Vents shall have "Wade" vandal-resistant vent caps.
- 2.14 Electrical Meters: Electrical meters shall be protected by a heavy gauge metal box with a hinged door. Lock to be provided by the Recreation and Park Department Carpenter Shop.

PART 3 – EXECUTION3.01 Testing:

- A. At a time just prior to the “setting” of the plumbing fixtures, the Contractor shall be required to demonstrate to City free flow through all drain lines. The method used shall be to pass a ball of one size less than line size through the lines checked. The ball shall be placed in the line at the beginning of the line and flushed through to the manhole outside of the building where it can be retrieved.
- B. Notify the City at least 48 hours in advance prior to the test.

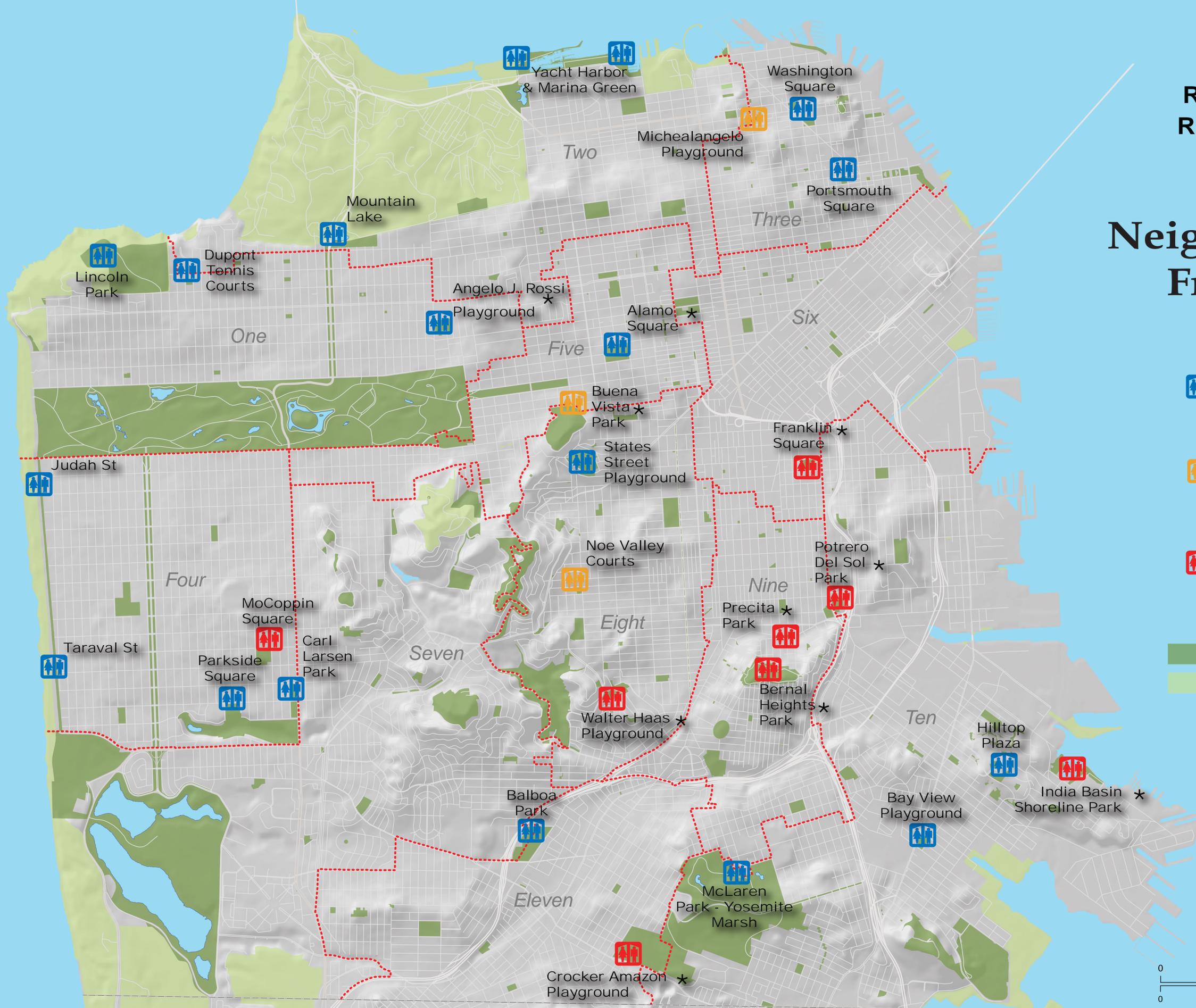
END OF SECTION

Victoria Manalo Draves Prototype

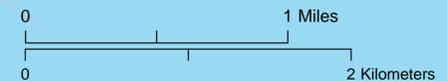


San Francisco Recreation & Parks Restroom Taskforce

Neighborhood Park Free Standing Restrooms



-  Replacement or Renovation of Existing Freestanding Restroom
-  Reopen/Renovate Closed Restroom (some in new location based on community process)
-  Recommended New Freestanding Restroom Location (if funding allows)
-  Rec & Park Property
-  Non Rec & Park Property
-  * New Restroom Location or Relocation of Restroom to be considered and discussed in future community process



NEIGHBORHOOD PARK RESTROOM REPAIR, CONSTRUCTION AND RENOVATION PROGRAM

Program Description: The Neighborhood Park Restroom program funds the repair, construction and renovation of restroom facilities. Many of the city park's restrooms are old, need repair and are poorly designed for maintenance and proper supervision.

The Recreation & Park Department formed the *San Francisco Recreation and Parks Restroom Task Force* made up of department staff and some of our most involved stakeholders.



Image 40: Park restroom in need of renovation.



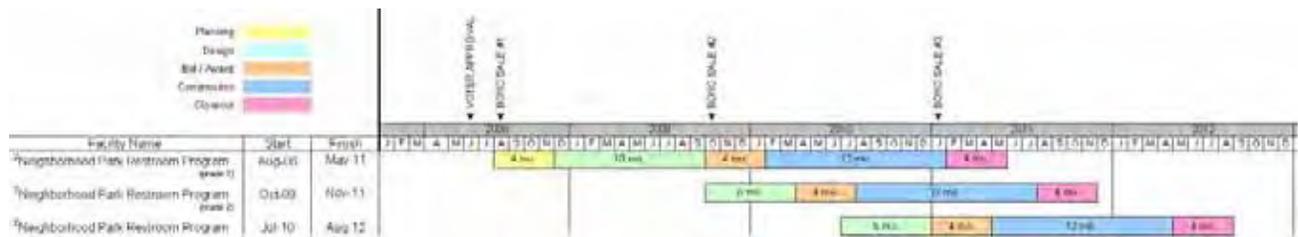
Image 39: Park restroom in need of renovation.

Since the fall of 2006, this group has met to research, discuss and develop best practices for public restroom maintenance, repair and replacement. They have reached out to other cities' sister agencies including Portland and Seattle's Parks Department, and other

San Francisco city departments including the Department of the Environment to discuss long term resource conservation in the design of park restrooms.

Upon passage of the bond, the Recreation & Park Commission will review the composition of the Restroom Taskforce and its findings to date and make recommendations or additions to the Restroom Task Force's composition. After commission review, the finalized Restroom Taskforce will work with staff and the community to develop a Report and a prioritized list of sites that need restroom upgrades, replacements or new restrooms. The Recreation & Park Department's Commission will review and approve the project list before bond funds are issued. In addition, the Restroom Taskforce will also develop a maintenance plan to ensure restrooms stay clean using the 37 new custodians funded through in the Fiscal Year 2008 Budget.

Proposed Baseline Schedule*:



Proposed Baseline Budget:

Funds for repair, replacement and installation of new restrooms citywide	Budget \$11,175, 990
Estimated Bond Issuance Costs	\$ 224,010
Total Program Budget	\$ 11,400,000

*Final program schedule will be established by the Restroom Taskforce Report, reviewed and approved by the Recreation and Parks Commission.



MEMORANDUM

DATE: August 19, 2008
TO: Karen Mauney-Brodek, Planner, Planning Division, SFRPD
FROM: Elizabeth Gee, Superintendent, Neighborhood Services, SFRPD
RE: Restroom Task Force Report-Issued for Assistance to the Clean and Safe Neighborhood Parks Bond Restroom Program

**Restroom Task Force
 San Francisco Recreation & Park Department (SFRPD)**

The SFRPD Restroom Task Force was comprised of representatives from various perspectives within SFRPD, as well as a consumer advocate perspective from the Neighborhood Parks Council(NPC). The Task Force was a working group which met from the Fall of 2006 to the Winter of 2007 and committee members worked on varying duties and responsibilities in between meetings. The first-ever “Consumer Restroom Survey” was established, which gathered approximately 500 respondents. In addition to other information, survey results contributed towards short-term and long-term efforts to improve restroom facilities.

Long-Term Efforts: Restroom Planning, Design, Prototypes and Construction Materials and Equipment Specifications address future capital projects/improvements with features and standards which will improve the maintenance requirements and ease of access issues for maintenance staff. Maintenance Yard leadership participation in the Task Force increased probability of successful implementation of standards and guidelines as they respond to issues at current facilities. There is great desire to consider environmentally preferred methods, such as high efficiency hand dryers, which may aid us in solving other related problems (i.e. vandalism, litter and garbage removal).

Short-Term Efforts: A draft of Restroom Maintenance Standards and Operations Plan was developed to determine effective maintenance of our current restroom facilities. Efforts over the past 2 years include the re-organization of the Neighborhood Services Division into 9 Neighborhood Service Areas which has increased the direct response time to emergency situations. Additional Custodial Staffing was added in October, 2007 when SFRPD hired approximately 30 additional new custodians and custodial supervisors, bring us closer to the number identified to address the maintenance of the restroom facilities only. We have, also, implemented unannounced quarterly “Restroom Compliance Checks” in each Neighborhood Service Area, and continue to do so on a quarterly basis. Finally, restroom rating is included in our Proposition C Park Maintenance Standards.

Restroom Task Force membership:

Name/Title:

Elizabeth A. Gee (Chair), Neighborhood Services Manager, SFRPD
 Ramiro Rodriguez, Asst. Custodial Supervisor, SFRPD
 James Threat, Neighborhood Services Manager, SFRPD

Dates of Participation:

Oct. 2006 - Dec. 2007
 Oct. 2006 – Dec. 2007
 Oct. 2006 – Dec. 2007



Terrence Daniel, Senior Personnel Analyst, SFRPD	Oct. 2006 – Dec. 2007
Dan Mauer, Project Manager, SFRPD	Oct. 2006 – Jan. 2007
Marvin Yee, Project Manager, SFRPD	Jan.2007 – Dec. 2007
Steve Flannery, Structural Maintenance, SFRPD	May 2007 – Dec. 2007
Alfredo Pedroza, Parkscan Coordinator, NPC	Oct. 2006 – Mar. 2007
Wolfram Alderson, Deputy Director, NPC	Mar. 2007 - Jul. 2007
Emily Utter, Program Specialist, NPC	Jul. 2007 – Oct. 2007
Meredith Thomas, Stewardship Program Manager, NPC	Oct. 2007 – Dec. 2007

Findings

In addition to its meetings, the Restroom Task Force utilized interviews, presentations and web-based information gathering to identify and develop an approach to address the issues around the maintenance of the SFRPD public restroom facilities. It was apparent that the Department, as well as its patrons, have endured a long struggle to staff and adequately maintain our restroom facilities. At the time the Restroom Task Force began its work, the SFRPD employed 52 custodians to service system-wide restrooms, as well as the indoors of recreation centers and playgrounds and a variety of hardscape areas. We are able to somewhat gauge misuse in our restrooms by responses and incidences of vandalism and graffiti (of which there is a lot), but have found it difficult to determine basic use patterns by members of the general public. Most importantly, this current situation of perpetual inappropriate use, misuse, and abuse of this public amenity debilitates our ability to adequately assess the resources necessary to address the “normal wear and tear” on particular facilities due to everyday normal use. The Restroom Task Force developed the first-ever “Consumer Restroom Survey”, which gathered approximately 500 respondents. The findings from this survey, as well as information provided to us from the “Survey of San Francisco Park Users, Spring, 2007”, released by the Office of the Controller-City Services Auditor, were instrumental in understanding park user experience and to gather opinions regarding restroom facilities, assessing general use patterns and gauging public perception and expectations.

Consumer Restroom Survey:

Approximately 500 park users participated in the survey in 2007. Participants were asked to respond to questions about park visits, restroom facility use, concerns regarding safety, maintenance, and availability in addition to preference of certain restroom features.

The following outline the major outcomes of the Restroom Task Force Consumer Restroom Survey.

Park Use

- The majority of respondents (81%) are using parks for playgrounds, athletic fields or passive recreation.
- 78% of respondents visit a SFRPD park facility at least weekly
- 72% of respondents’ park visits are between 30 minutes and 2 hours

Restroom Use

- 36% of respondents use park restrooms rarely
- 33% of respondents use park restrooms weekly
- 84% of respondents would use a park restroom between 10am-6pm
- 67% of respondents indicated that they feel safe using park restrooms overall

Restroom Condition and Availability



- 45% of respondents indicated that availability or condition of a park restroom always or often is a factor in the length of their visit
- Only 9% of respondents indicated that restroom availability and condition are never a factor and all other replies fall in between
- 50% of respondents indicated that they avoid a restroom facility due to hygiene, availability or safety
- 60% of respondents noted that overall, when they have wanted to use a restroom facility it was unlocked and open for use
- 58% of respondents indicated that there were not adequate supplies available in park restrooms overall.
- Respondents rated their overall restroom facility experience as follows:
 - 1% excellent
 - 5% good
 - 33% acceptable
 - 36% unpleasant
 - 25% very unpleasant
- 38% of respondents believe that the lack of availability is the biggest problem with park restrooms
- 42% report that cleanliness is the largest problem.
- 66% of respondents believe restrooms should be open 7 days a week
- 87% of respondents believe baby changing tables should be available

Restroom Safety

- 22% of respondents indicated witnessing or encountering illegal activity in restrooms
- Example of activities witness include:
 - Drug use
 - Drug paraphernalia
 - Prostitution
 - Graffiti
 - Loitering/homelessness
 - Vandalism
- Generally, most park users did not report the illegal activity and of those who did, to whom they reported it varied greatly from SFPD to gardening and recreation staff and park patrol staff.
- 75% of those who reported illegal activity felt unsatisfied with the response
- 80% of those who reported illegal activity do not feel the problem was resolved

Survey of San Francisco Park Users, Spring, 2007:

The Controller's Office, City Services Auditor conducted an intercept survey in selected City parks between April and May, 2007 to characterize park users and measure direct perceptions about their park experience. Twenty-nine parks were visited and 1,363 completed responses were received from 2,647 park users who were approached and asked to fill out a questionnaire. While this survey was directed towards gauging attitudes and beliefs about general aspects of parks, the Restroom Task Force found this document useful in its work.

The following outline the major outcomes, pertaining to the Restroom Task Force, of the Survey of San Francisco Park Users, Spring, 2007:

Park Use



- The most common reasons to visit a park is the convenience of its location (65%), landscaping/greenery (33%) and the children's playground (32%). Fourteen percent indicated that availability of restrooms was a factor (which placed it in the lower third of the list)
- Households with children are more sensitive about restrooms availability when choosing a park.
- 60% of park users visit the park at which they were surveyed once a week or more during the dry season (April-October). 63% report visiting other city parks (than the one they were surveyed at) at least once a month.
- 37% of users report spending up to 2 hours on site when they visit a city park.
- The most common time frame for park usage was 12Noon-4pm on weekdays (49%) and weekends (43%)

Restroom Condition and Availability

- Among park features that need improvements, availability and condition of the restrooms were the most frequently cited (67%), followed by general cleanliness (23%)
- While restrooms remain a significant factor of concern about parks, ParkScan findings indicate this might be decreasing over time. The ParkScan.Org 2006 Year End Report, a product of the Neighborhood Park Council (NPC), found fewer concerns over the condition and cleanliness of restrooms compared to previous years.

Restroom Safety

- While the survey did not address restroom safety specifically, it did address safety in terms of the general park experience. A majority of survey respondents (67%) said that they felt very safe during their park visit, while only six percent felt unsafe or very unsafe.

Information from Benchmark Cities, Presentations, etc.:

The Restroom Task Force gathered information through interviews, speaker presentations and web-based information gathering pertaining to the challenges, best practices and resource allocation/management associated with the operation and maintenance of public restroom facilities.

The following outline the major outcomes of the sources of this other information:

Restroom Condition and Availability

- In general, a majority of SFRPD restroom facilities are old, worn and often times dilapidated to the point where some of the perceived uncleanliness is permanently stained sections of the facility.
- In a significant number of cases, the vandalism which occurs in restrooms is perpetual and ongoing, requiring repeated work orders for the same request (i.e., various large and small foreign objects flushed down toilets and sinks)
- For a number of years, the Department has been deficient in the number of custodians to adequately service the amount of restrooms which we operate, as well as a number of other personnel (Park Patrol, gardeners, recreation staff) working suitable work schedules in order to accommodate the opening, closing and scheduled servicing of restrooms during reasonable hours of park usage.
- The wide varieties of equipment and fixtures which exist in different restrooms have proven difficult for maintenance personnel to adequately stock inventory and effectively and efficiently respond to work requests.
- Most responses from Benchmark Cities (Seattle, San Jose, Portland) indicated use of the Annual Performance Planning and Appraisal tool to confirm expectations and measure compliance with maintenance standards.



Restroom Safety

- Benchmark cities (Seattle, San Jose, Portland) cited similar challenges in addressing illegal activity. Examples of the type of illegal activities include:
 - Drug use
 - Drug paraphernalia
 - Prostitution
 - Graffiti
 - Loitering/homelessness
 - Vandalism
- Short of hiring Restroom Attendants, approaches to these challenges were similar to those of San Francisco.

Recommendations

During the Fall of 2007, the San Francisco Recreation & Park Department was in a unique position to take advantage of two presented opportunities to begin addressing the challenges facing it in terms of Restroom Maintenance and Restroom Design. One was an opportunity to increase the custodial workforce and implement a more direct and responsive organizational structure; the other was to seek bond funding to repair/replace the RPD existing stand-alone restrooms.

Current custodial staffing levels had been minimal, with no backfill coverage available when custodial crew is out. In October, 2007, SFRPD hired approximately 30 additional new custodians and custodial supervisors. Deployment and structure was as follows:

The custodial operations structure includes an Asst. Custodial Supervisor to oversee custodians in each Neighborhood Service Area to increase oversight and consistent adherence to performance standards. The San Francisco Recreation and Park Department's current employment of approximately eighty-three custodians and ten Assistant Custodial Supervisors are responsible for the maintenance of restrooms at recreation centers, clubhouses, parks, McLaren Lodge and other facilities throughout the Department. In addition to the maintenance of restrooms, these individuals must also maintain buildings and grounds. These duties include but are not limited to the following:

- performing routine cleaning tasks;
- maintaining interiors of buildings, other facilities and surrounding areas;
- maintaining recreational areas and specific exterior areas of buildings such as parking areas, ramps and sidewalks;
- cleaning playground areas;
- cleaning and removing graffiti from non-painted surface such as tile, windows, signage and bathroom partitions;
- operating scrubbers, buffers, wax applicators, burnishes, carpet extractor, pressure washer and other electrical, gas and manually operated appliances and equipment;
- removing disposable waste materials from premises;
- assisting in moving and arranging of furniture and equipment as needed;
- washing interior glass, wall partitions and interior and exterior windows;
- caring for custodial tools, equipment and supplies;
- securing buildings as required; and
- performing related duties as needed



With the increase in the custodial work force, the Department has been able to expand its maintenance coverage of facilities, with a variety of work shifts. In the past, the majority of the custodians worked a Monday – Friday shift, from 6am – 2:30pm. The new plan allows each Neighborhood Service Area, along with Golden Gate Park, to operate with three shifts:

Shift 1: Mondays – Fridays, 6am – 2:30 pm

Clean and open assigned restrooms;

Clean recreation centers, clubhouses, play areas, etc.

Shift 2: Mondays – Fridays, 2:30pm – 11pm (swing shift)

2 co-workers work as a crew;

Clean and lock restrooms;

Clean play areas, recreation centers and clubhouses, detailed cleanings, special projects.

Shift 3: Thursdays – Mondays, 6:30am – 3:00pm (weekend coverage)

May work as a crew or single;

Open restrooms, clean where needed and lock at end of day;

Clean recreation centers, clubhouses, play areas;

Weekend events.

The additional custodial staff has allowed the Department to implement a Mobile Crew, as well, working Thursdays-Mondays.

Restroom Maintenance Standards for Custodians:

Establishing work goals and expectations is important so that staff know what is expected of them and how their work performance will be measured. The Recreation and Park Department has incorporated the use of SMART goals as a method to clearly communicate work performance goals and expectations. SMART goals refer to the following:

Specific (unambiguous, clearly defined, exactly what the employee should do)

Measurable (evidence that the objective was completed)

Achievable (realistic)

Relevant (addresses key projects and developmental needs)

Time framed (starting and ending points)

A custodian's overall work performance depends upon how efficiently they use their available time. Of course, custodians are often responsible for cleaning other areas in addition to restrooms. The custodian's supervisor should determine the schedule, frequency and thoroughness that a restroom should be cleaned based on the restroom's use, other tasks that are assigned to the custodian, and other business needs. The expectations or goals that the supervisor establishes should be communicated to the custodian before their work is measured against such standards.

Measuring a custodian's work performance for cleaning restrooms is often assessed best soon after a custodian has cleaned a restroom due to varying peak periods of use. Although the cleanliness of a restroom may change depending on the volume of use, it is easy to detect optimal cleanliness from unsatisfactory work performance. The following standards may be used as guidelines or checklists for establishing, communicating and assessing work performance goals and expectations for custodians in regard to cleaning restrooms:



- The restroom should have a clean appearance overall, have a fresh scent, and there should be no odors attributable to custodial neglect.
- The floors should be spotless and not soiled or sticky, free of any urine, gum or other spills/litter.
- Walls and partitions should be free of soil and any removable markings.
- Mirrors should not be dirty, contain any streaks, and should have a bright shine.
- Restroom fixtures should be disinfected and have a bright shine; chrome, especially, should have a bright shine.
- Dispensers should be clean and filled.
- Trash receptacles should be clean and empty.
- Toilets should be free of any scum or deposits on the inside lip, bowl or toilet seat.
- Urinals should be free of streaks, water deposits or deposits on inside lips.
- Sinks should be free of any built up scum in bowl or on ledges.
- Other ledges should be free of accumulated dirt and/or litter.
- Any inoperable lighting or other fixtures should be reported to the custodian's supervisor immediately.

Clearly communicating goals and expectations and providing regular constructive feedback to the custodian about his or her work performance helps the Recreation and Park Department provide clean and sanitary restrooms for the public, park patrons and fellow employees.

Restroom hours and scheduled cleanings will be posted at each restroom site, determined by individual Neighborhood Service Area, and based upon available data/surveys indicating usage and traffic patterns and current staffing levels. The schedule will ensure:

- ❖ That the restrooms will be opened and closed, per the posted hours of operation.
- ❖ Provision of Daily tasks: Regular Maintenance
 - Cleaned and serviced at least twice a day
 - Clean everything top to bottom
 - Disinfect and sanitize
 - Restock supplies
 - Trash removal
- ❖ Provision of Weekly Tasks: Thorough Cleaning
 - Regular maintenance
 - Cleaning dispensers
 - Cleaning stained toilet bowls and urinals
 - High dusting
- ❖ Provision of Monthly Tasks: Deep Cleaning
 - Regular maintenance
 - Removing soils
 - Cleaning drains
- ❖ Timely reporting of maintenance problems
 - Timely reporting of graffiti
 - Compliance with the Department of the Environment (DOE) Best Practices

Custodial Supplies:

- Broom (all types)
- Appropriate Broom Handles
- Dust pans



Garbage Cans
Trash Cans
Trash Bags and liners
Mop Heads
Mop Handless
Wringers
Mop Bucket
Paper towels
Toilet paper (rolls – flat)
Toilet Brush
Johnny Mop
Toilet seat covers
Soap (hand)
Cleaning solutions
Bleach
Degreaser
Sand sifter
Graffiti remover
Glass cleaner
Rags
Floor Wax
Under Seal
Wax pad
Buffer
Wet-Dry Vacuum
Three and one oil
Hand Scrubbing Brush
Scrapper
Blower
Pick-up stick
Caution signs
Dust Mask
Safety Glasses
Gloves (latex & rubber)

Restroom Design Standards

Recognizing the marginal condition of the majority of the restrooms, the Recreation & Park Department is addressing the capital requirements of this plan by the inclusion of the repair and/or renovation of stand-alone restrooms and the complete facility renovations of playgrounds and recreation facilities which include restrooms incorporated into buildings. The Restroom Task Force has developed design standards to guide plans in design so that restrooms are built to decrease maintenance challenges, optimize efficiency of maintenance resources and address ease of access issues for maintenance staff. The Planning and Design Standards are broken up into four different categories: Stand-Alone Restrooms, Public Restrooms in Buildings, Restricted-Use Restrooms, and Non-Permanent Restrooms. These draft standards shall be taken into consideration for the repair, renovation, and replacement of the park's restroom facilities.



Next Steps

The October, 2007 increase in custodial positions was based upon analysis of an ideal staffing level in order to address the custodial duties pertaining to outside areas and restrooms ONLY of all San Francisco Recreation & Park Department (SFRPD) facilities. Further analysis must be made to determine optimal staffing levels to include the interior building space of all SFRPD facilities, including aquatics facilities and city-wide destination points.

Establish commitment from RPD Capital Division to include design standards in all future restroom designs in order to promote fixture/product uniformity, environmental consciousness and maximum resource allocation in terms of future maintenance.

Neighborhood Service Area leadership to promote adherence to Maintenance Standards in normal course of work and by incorporating standards and expectations into Performance Planning and Appraisal Reports (PPAR) process (i.e., develop annual goals and objective for routine maintenance (daily, weekly, monthly, annual); develop consistent goals/vision, shared among Neighborhood Service Areas and guided by findings regarding usage patterns.

Post consistent signage to inform the public about the hours of restroom availability, when and how often serviced (use usage patterns as a guide) and contact phone number.

SFRPD Planning Division to assume the oversight of the Clean and Safe Neighborhood Parks Bond Restroom Program Committee, with consideration of the findings and recommendations of the SFRPD Restroom Task Force.

Restroom List -Maintenance Analysis Chart

General Condition	NSA*	Site Name	Draft Site Priority	Current Scheduled Operating Hours	Current # Operating Hours/Wk	Projected # Operating Hours/Week	Difference in Operating Hours/ Week	Projected Schedule of Operating Hours/Wk	Total Current Service Hours Daily	Total Projected Service Hours Daily	Difference	FTE Difference Annualized	# of Monthly Repairs
Open	3	Alamo Square	High	Dawn to Dusk; 7 Days	Approx. 84	Approx. 84	0	Dawn to Dusk; 7 Days	2	2	0	0	High (Primarily Clogs 0 due to low water flow)
	1	Angelo J. Rossi Playground (Annex)	High	Dawn to Dusk; 7 Days	Approx. 84	Approx. 84	0	Dawn to Dusk; 7 Days	1	1	0	0	0 High (Primarily Graffiti)
	5	Balboa Park East	High	M-F 6:30am-3	42.5	77	Additional 34.5 Hrs	7am-6pm; 7 Days	1.5	2.5	Additional 1 Hr	Additional 0.18 FTE	Medium
	7	Bayview Playground	High	M-F 7am-5pm; S,Su 8am-2pm	62	68	Additional 6 Hrs	M-F 7am-5pm; S,Su 8am-5pm	1.5	2	Additional 0.5 Hr	Additional 0.09 FTE	High (Graffiti/Vandalism)
	8	Carl Larsen Park	High	M-Sat 6am-3pm; Closed Sunday	36	84	Additional 48 Hrs	7am-7pm 7 Days	2	3	Additional 1 Hr	Additional 0.18 FTE	Low (Graffiti)
	1	Dupont Tennis Courts	High	Dawn to Dusk; 7 Days	Approx. 84	Approx. 84	0	Dawn to Dusk; 7 Days	1	1	0	0	0 High (Primarily Graffiti)
	7	Hilltop Park	Medium	M-F 7am-2pm	35	35	0	M-F 7am-2pm	1	1	0	0	0 Low
	2	Joe DiMaggio Playground	N/A	6am-2:30pm 7 Days	59.5	0	Less 59.5 Hrs	Closed	1.5	0	Less 1.5 Hrs	Less 0.26 FTE	Low
	2	Lafayette Park	N/A	M-F 6am-5pm; S,Su 6am-2pm	71	71	0	M-F 6am-5pm; S,Su 6am-2pm	2	1.5	Less 0.5 Hr	Less 0.09 FTE	Low
	1	Lincoln Park	Medium	Dawn to Dusk; 7 Days	Approx. 84	Approx. 84	0	Dawn to Dusk; 7 Days	0.5	0.5	0	0	0 Low
	9	Lower Great Highway at Judah Street	High	6:30am-9pm 7 Days	101.5	101.5	0	6:30am-9pm 7 Days	4	4	0	0	Medium (Graffiti, Clogs 0 from sand)
	9	Lower Great Highway at Taraval Street	High	6:30am-9pm 7 Days	101.5	101.5	0	6:30am-9pm 7 Days	4	4	0	0	Medium (Graffiti, Clogs 0 from sand)
	2	Marina Green East	High	7am-7pm 7 Days	84	84	0	7am-7pm 7 Days	2	2	0	0	0 Medium (Graffiti, Clogs)
	2	Marina Green West	High	7am-7pm 7 Days	84	84	0	7am-7pm 7 Days	2	2	0	0	0 Medium (Graffiti, Clogs)
	7	McLaren Park - Yosemite Marsh (Oxford and Beacon)	High	M-F 7am-5pm; S,Su 8am-2pm	62	68	Additional 6 Hrs	M-F 7am-5pm; S,Su 8am-5pm	1	2	Additional 1 Hr	Additional 0.18 FTE	Medium
	1	Mountain Lake Park	High	Dawn to Dusk; 7 Days	Approx. 84	Approx. 84	0	Dawn to Dusk; 7 Days	1	1	0	0	0 Low
	8	Parkside Square	High	6am-7:30pm 7 Days	94.5	105	Additional 10.5 Hrs	6am-9pm 7 Days	3.5	4.5	Additional 1 Hr	Additional 0.18 FTE	High (Graffiti, Electrical, Plumbing)
	2	Portsmouth Square	High	6am-10pm 7 Days	112	112	0	6am-10pm 7 Days	8	8	0	0	Medium (Wear from 0 heavy use)
	5	States Street	High	S,S,M,T 8:30am-3 W,Th,F 8:30am-7pm	57.5	77	Additional 19.5 Hrs	7am-6pm; 7 Days	1	2	Additional 1 Hr	Additional 0.18 FTE	High (Graffiti; Homeless related issues)
	2	Washington Square	High	M-F 6am-5pm; S,Su 6am-2pm	71	71	0	M-F 6am-5pm; S,Su 6am-2pm	1.5	2	Additional 0.5 Hr	Additional 0.09 FTE	Low
Closed	5	Buena Vista Park	Medium	Closed	0	63	Additional 63 Hrs	8am-5pm; 7 Days	0	3	Additional 3 Hrs	Additional 0.53 FTE	
	5	Douglass Playground	Not Recommended										
	7	Gilman Playground	Not Recommended										
	2	Huntington Park	Not Recommended										
	3	Jefferson Square	Not Recommended										
	9	Lower Great Highway at Wawona Street	Not Recommended										
	2	Michealangelo Park	Medium	Closed	0	66	Additional 66 Hrs	M-F 7am-5pm; S,Su 6am-2pm	0	1.5	Additional 1.5 Hrs	Additional 0.26 FTE	
	2	Moscone Rec Center	Not Recommended										
	5	Noe Valley Courts	Medium	Closed	0	84	Additional 77 Hrs	7am-6pm; 7 Days	0	3	Additional 3 Hrs	Additional 0.53 FTE	
	4	Potrero Hill Playground	Not Recommended										
8	Sigmund Stern Grove	Not Recommended											

New Restroom Locations Suggested by Restroom Survey

General Condition	NSA*	Site Name	Soft and Other Costs (Including Contingency)	Current Scheduled Operating Hours	Current # Operating Hours/Wk	Projected # Operating Hours/Week	Difference in Operating Hours/ Week	Projected Schedule of Operating Hours/Wk	Total Current Service Hours Daily	Total Projected Service Hours Daily	Difference	FTE Difference Annualized	NSA MGR COMMENTS
No restroom, many online survey restroom requests	6	Bernal Hill (various)	\$195,000	N/A	N/A	Approx. 84	Additional 84 Hrs	Dawn to Dusk; 7 Days	N/A	1	1	Additional 0.18 FTE	Not Recommended by NSA MGR
	4	Franklin Square (various)	\$195,000	N/A	N/A	Approx. 98	Additional 98 Hrs	8am to 10pm; 7 Days	N/A	3	3	Additional 0.53 FTE	High (Primarily Graffiti) recommended by NSA MGR Needs Gardener (Riding Mower) and Custodial Supplies
	7	India Basin Shoreline Park (various)	\$195,000	N/A	N/A	Approx. 62	Additional 62 Hrs	7-5 m-f; 8-2 SS	N/A	1.5	1.5	Additional 0.26 FTE	Storage
	6	Potrero Del Sol (off of Potrero)	\$195,000	N/A	N/A	Approx. 84	Additional 84 Hrs	Dawn to Dusk; 7 Days	N/A	3	3	Additional 0.53 FTE	Recommended by NSA MGR, but not in current location
	6	Precita Park (various)	\$195,000	N/A	N/A	Approx. 84	Additional 84 Hrs	Dawn to Dusk; 7 Days	N/A	1	1	Additional 0.18 FTE	Not Recommended by NSA MGR
	5	Walter Haas Playground (various)	\$195,000	N/A	N/A	Approx. 84	Additional 84 Hrs	Dawn to Dusk; 7 Days	N/A	2	2	Additional 0.35 FTE	Recommended by NSA MGR Needs Gardener (Hand Tools), Phone and Computer and Custodial Supplies Storage

New Restroom Location Survey

1. New Restroom Location Suggestion Section

As part of the Clean and Safe Neighborhood Parks Bond's Restroom Repair and Renovation program planning, the Recreation and Parks Department's Restroom Taskforce is working on a proposed plan for renovating many of the free standing restroom buildings in our neighborhood parks.

The focus of the plan will be renovating and improving those restrooms currently in place and used by park users. If the Taskforce finds there are funds available to add a NEW restroom at a park that currently has no restroom that needs a restroom, your suggestion would be appreciated in this process.

Please use this survey to describe the park you think could benefit from a new restroom.

Please keep in mind that the Taskforce may prioritize those suggested parks for new restrooms that 1) currently do not have public restrooms and 2) parks that have heavily used facilities, such as a playground, athletic facilities, etc.

When the survey asks for your contact information, please provide it in case we have a question about the park or suggestion you are making.

To learn more about the Clean and Safe Neighborhood Parks Bond program visit the website:
<http://parkbonds.sfgov.org/2008/>

Please submit this survey by 5pm April 24th.

Thank you very much for your time.

- * 1. Please provide the name of the City of San Francisco Park where you would like to see a new restroom facility.

- * 2. Please provide the location within park you would like to have the restroom. Please provide both the closest street intersection and the closest park facility.

Closest Street Intersection
 (Example: near 1st St & Main St)

Closest Park Facility
 (Example: near the tennis court)

2. Park Facilities and User Information

- * 1. Which park facilities are available at the park you are suggesting? (check all that apply)

- tennis court(s)
- playground(s)
- basketball court(s)
- baseball field(s)
- soccer field(s)
- dog play area (s)

Other (please specify)

New Restroom Location Survey

2. What kinds of park users would you imagine using the new restroom you are suggesting? (Check all that apply)

- families and children
- sports teams
- runners
- individual park users
- day care groups
- tourists
- school groups
- elderly people

Other (please specify)

3. Additional Feedback about the Suggested Park

1. Is there another Recreation and Parks Restroom in the park you are suggesting? (for example: a restroom in a clubhouse, recreation center or other facility)

Yes

No

Don't Know

If yes, please describe where the existing restroom is located.

2. To your knowledge, is there another (non-Recreation and Parks Department) public restroom in the park or within a 10 minute walk from the park you are suggesting?

Yes

No

Don't Know

If yes, please describe where the existing restroom is located.

3. Have you noticed any security problems in the park such as a lack of security lighting, repeated vandalism or other similar issues that make you feel unsafe? If yes, please describe them below.

New Restroom Location Survey

4. Please provide any other comments or suggestions about your suggested restroom location in the box below.

4. Your Contact Information

We would like to contact you if we need to follow up on any of your suggestions.

* 1. Please provide your contact information below in case we need to contact you to clarify your answers.

Name:

City/Town:

State:

ZIP/Postal Code:

Email Address:

Phone Number:

5. Thank you!

Thank you very much for taking the time to fill out the survey and provide the Restroom Taskforce with your suggestion for the location of a new restroom.

If you have any additional questions about this survey or the program, please call Karen Mauney-Brodek, Planner with the San Francisco Recreation and Parks Department at 415-831-2789.

New Restroom Locations Suggested by Restroom Survey

General Condition	NSA*	Site Name	Notes	Online Survey Notes	Estimated Usage of Existing Free-Standing Restroom ¹	Multiple Nearby Park Facilities	Would this new restroom be the only Public Restroom Nearby?	Location of Other Restroom	Visibility/ Security/ Sitting Issues To Consider	Renovation Need Estimate	Replacement (New) Restroom Estimate ²	Draft Site Priority
No restroom, many online survey restroom requests	6	Bernal Hill (various)	A restroom was not discussed during the master planning process		N/A	No	Yes					
	4	Franklin Square (various)	Long standing request for a restroom - heavy sports team usage and new playground opening soon		N/A	Yes	Yes					
	7	India Basin Shoreline Park (various)	TPL planned for this restroom at one time, but funding was not available for the restroom.		N/A	Yes	Yes					
	6	Potrero Del Sol (off of Potrero)	Restroom attached to maintenance structure was closed due to arson, vandalism, and other security issues. Security issues may be alleviated by placing a restroom to a more visible area of the park.		High	Yes	Yes*	RPD: Has been closed for over a year, unsafe, bad location				
	6	Precita Park (various)			N/A	Yes	Yes					
	5	Walter Haas Playground (various)	There was a request by the community a Haas but not enough money. Restroom was included on an early concept plan but it didn't make it to the final -- the community thought they could use the firehouse when needed.		N/A	Yes	Yes	Non-RPD: Fire Station				
No restroom, fewer online survey requests	2	Joseph Conrad Mini Park (Beach and Columbus)	Extremely small park, restroom would take up entire park.		N/A	No	Yes					
	6	Kid Power Park (Hoff and 16th)	Very small site, no room for a restroom - existing playground or other facilities would be lost		N/A	No	Yes					
	3	Koshland Park (Page and Buchanan)	During project planning, some felt a restroom would lose open space in a not very big park		N/A	Yes	Yes					
	4	McKinley Square (20th and Vermont)	There was a restroom that was removed in 1998 at the request of the community and a replacement was not considered because it attracted bad activity.		N/A	Yes	Yes					
		Park Presidio Blvd (various)		Survey recommended facilities for motorists using Park Presidio Blvd.	N/A	No	Yes					
	4	South Park (2nd and South Park)	Small park, not top priority of park friends group.		N/A	Yes	Yes					
	4	Turk-Fillmore Mini Park (Fillmore and Golden Gate)	Very small site.		N/A	No	Yes					
Request for Restroom on Property where one or more already exists	7	Crocker Amazon (Geneva and Moscow)		Survey suggests the need for signage to indicate new restrooms near playing fields	N/A	Yes	No	RPD: inside recreation center and new restroom beside playing fields				
	9	Golden Gate Park (Blue Playground)	Milrights cottage (beside windmill) renovation will have new restrooms and renovation of Beach Chalet soccer fields will include new restroom accessible to the public. Also public restrooms at Beach Chalet Facility on the Great Highway.	Survey responses request a restroom near blue playground	N/A	Yes	No	RPD: closest restroom is JFK at North Lake				Not Eligible - Restroom Program Funds Not for Use in Golden Gate Park
		McLaren Park, Shelley Drive Picnic Area			N/A	Yes	Yes	RPD: Porta Potty on site, and Yosemite Marsh Restroom less than 200 yards away.				
	9	Panhandle (Oak and Broderick)	Existing restroom is located next to park amenities		N/A	Yes	No	RPD: near Ashbury				
		Silver Terrace	Restrooms on side of clubhouse were renovated during City Fields renovation.	Survey responses suggest that the restroom inside clubhouse are not open enough.	N/A	Yes	No	RPD: inside clubhouse				
Capital Projects Underway/In Planning for Entire Site	4	Boeddeker Park (Jones and Eddy)	TPL Renovation upcoming - may include restroom		N/A	Yes	No	RPD: just outside the clubhouse				
	7	Cayuga Playground (Cayuga and Naglee)	Part of Clean and Safe Neighborhood Bond will include restroom renovation		N/A	Yes	No	RPD: inside clubhouse				
	6	Dolores Park (various)	Part of Clean and Safe Neighborhood Bond will include restroom renovation	At capacity, many requests for renovation and expansion.	N/A	Yes	No	RPD: In park				
	6	Duboce Park (various)	Harvey Milk Recreation Center will have restrooms, but access will depend on operational procedures.	Harvey Milk Recreation Center is under construction and therefore restrooms are not currently accessible.	N/A	Yes	No	RPD: In recreation center				
	5	Glen Canyon Park (Elk and Sussex)	Part of Clean and Safe Neighborhood Bond renovation details TBD by community	Surveys state the rec center is sometimes closed and no restrooms are not available.	N/A	Yes	No	RPD: In recreation center				
	6	Mission Playground and Rec (19th and Valencia)	Part of Clean and Safe Neighborhood Bond will include restroom renovation		N/A	Yes	No	RPD: In recreation center				
	8	McCoppin Square (various)	Part of Clean and Safe Neighborhood Bond Daycare restrooms will be renovated as part of the bond work	Request for public restrooms.	N/A	Yes	No	Non-RPD: Parkside Library - currently closed for renovation				
	7	Youngblood Coleman (Mendell and Galvez)	Restrooms in the clubhouse are accessible from the outside -- AND, new restroom planned as part of an upcoming capital project		N/A	Yes	No	RPD: restroom in clubhouse				
3	Hamilton Square (Geary and Scott)	Current multi-million dollar renovation includes many new restrooms.		N/A	Yes	No	Non-RPD: Western Addition Library.					
Non-Capital Operational Issue Expressed	7	Excelsior Playground (Madrid and Russia)	Restrooms are accessible from the outside and are open from 5am-10pm M-F and open until 2pm on the weekends	Survey requests that restrooms have more open hours.	N/A	Yes	No	RPD: on side of clubhouse				
	6	Garfield Square (26th and Treat)	Restrooms are accessible from the outside and are open from 9am-9:30pm M-F	Survey suggests that additional signage about available restrooms would be good.	N/A	Yes	No	RPD: accessible to all in pool				
	4	Jackson Playground (Mariposa and Arkansas)		Survey results suggest that restroom should be open more and needs renovation.	N/A	Yes	No	RPD: adjacent to rec center				
not RPD jurisdiction	NA	Embarcadero Promenade (various)	Port Authority jurisdiction									
	NA	Francisco Reservoir - Russian Hill Open Space (Hyde and Bay)	PUC property									
	NA	Lake Merced	PUC property with some RPD management of operations. PUC masterplanning process underway which may provide new recommendations for facilities including restrooms.									
	NA	Lands End	GGNRA property.									
	NA	Ocean Beach (various)	GGNRA property.									
	NA	Richard Gamble Memorial Park (Carl and Cole)	MTA and DPW Jurisdiction.									
	NA	Sutro Park (Point Lobos and 48th)	UCSF property									
	NA	Twin Peaks (Parking Lot)	parking lot area and restrooms are DPW property.									

* Neighborhood Service Area

¹ Based on Random Restroom Users Count and Interviews with Park Maintenance Staff² Draft Cost Estimate Including Installation of a Pre-Fab Restroom Unit of Approximately 500 Square Feet, General Demolition, Utilities, Permits, and Design Costs on Typical Site

Draft prepared by RPD Planning 4.27.2009

General Condition	NSA*	Site Name	Draft Site Priority
Open / Used as Restroom Facility	3	Alamo Square	High
	1	Angelo J. Rossi Playground (Annex)	High
	5	Balboa Park East	High
	7	Bayview Playground	High
	8	Carl Larsen Park	Medium
	1	Dupont Tennis Courts	High
	7	Hilltop Park	Medium
	2	Joe DiMaggio Playground	N/A
	2	Lafayette Park	N/A
	1	Lincoln Park	High
	9	Lower Great Highway at Judah Street	High
	9	Lower Great Highway at Taraval Street	High
	2	Marina Green East	High
	2	Marina Green West	High
	7	McLaren Park - Yosemite Marsh (Oxford and Beacon)	High
	1	Mountain Lake Park	High
	8	Parkside Square	High
	2	Portsmouth Square	High
	5	States Street	High
	2	Washington Square	High
Closed / Not Currently Functioning as a Restroom	5	Buena Vista Park	Medium
	5	Douglass Playground	NR
	7	Gilman Playground	NR
	2	Huntington	N/A
	3	Jefferson Square	NR
	9	Lower Great Highway at Wawona Street	NR
	2	Michealangelo	Medium
	2	Mosccone Rec Center	NR
	5	Noe Valley Courts	Medium
	4	Potrero Hill Playground	NR
8	Sigmund Stern Grove	NR	
New/ Recently Installed Renovated/ To Be Installed	7	Adam Rogers Park	
	2	Alta Plaza	
	8	Aptos Playground	
	5	Balboa Park West	
	6	Holly Park	
	7	McLaren Park - Jerry Garcia Amphitheater	
	2	St. Mary's Square	
	6	St. Mary's Rec Center	
	5	Sunnyside Playground	
	4	Victoria Manalo Draves Park	

IMPLEMENTATION STRATEGY LEGEND

	Group 1. Renovation. Short-term projects. Bayview, Hilltop, Lincoln, Marina East and McLaren Yosemite Marsh.
	Group 2. Renovation. Medium-term project. Balboa Park East and Portsmouth.
	Group 3A (north). New Restroom. Short-term planning. High priority. Dupont, Marina West, Mountain Lake.
	Group 3B (south). New Restroom. Short-term planning. High priority. Carl Larsen, Parkside and States Street.
	Group 4. New Restroom. Short-term planning. Med-Low priority. Noe Valley, Michealangelo and Washington Square.
	New Restroom. Long-term planning due to project complexity. Alamo, Buena Vista, Lower GH Judah, Lower GH Taraval, and Rossi.
	No work to be done under Restroom Bond Program.

* Neighborhood Service Area