



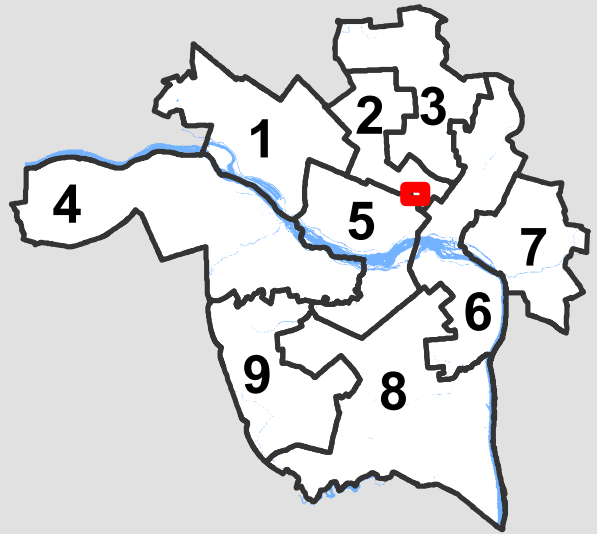
# City of Richmond Department of Planning & Development Review

## Location, Character, and Extent

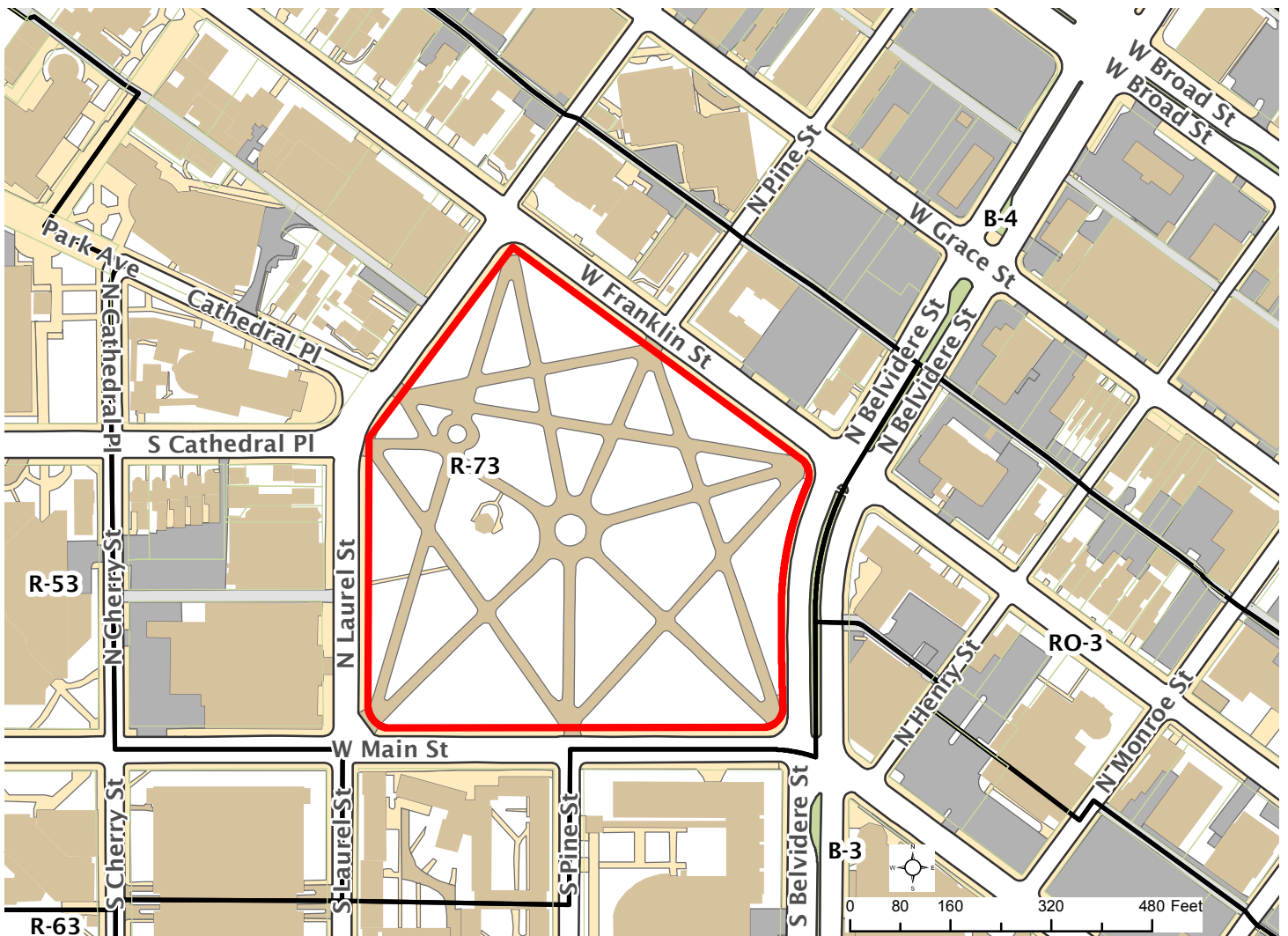
**LOCATION:** 719 W. Franklin St.

**COUNCIL DISTRICT:** 2

**PROPOSAL:** The application is for the final location, character, and extent review of the "Portland Loo," a public facility to be installed in Monroe Park near the corner of Franklin and Laurel Streets.



For questions, please contact Josh Son  
at 646-3741 or [joshua.son@richmondgov.com](mailto:joshua.son@richmondgov.com)





## Application for URBAN DESIGN COMMITTEE Review

Department of Planning and Development Review  
Planning & Preservation Division  
900 E. Broad Street, Room 510  
Richmond, Virginia 23219  
(804) 646-6335

<http://www.richmondgov.com/CommitteeUrbanDesign>

### Application Type

Addition/Alteration to Existing Structure  
 New Construction  
 Streetscape  
 Site Amenity

Encroachment  
 Master Plan  
 Sign  
 Other

### Review Type

Conceptual  
 Final

Project Name: Monroe Park Renovation

Project Address: 620 W Main Street, Richmond, Virginia, 23220.

Brief Project Description (this is not a replacement for the required detailed narrative) : Final design for a public restroom facility to be placed in Monroe Park.

### Applicant Information

(on all applications other than encroachments, a City agency representative must be the applicant)

Name: Don Summers Email: donald.summers@richmondgov.com

City Agency: Special Capital Projects Phone: 804-646-6614

Address: 900 E Broad Street, Richmond, VA 23219

Main Contact (if different from Applicant): Alice Massie

Company: Monroe Park Conservancy Phone: \_\_\_\_\_

Email: amassie@monroepark.com

### Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

### Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

### UDC Background

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06 and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

# Monroe Park Loo

Final Proposal

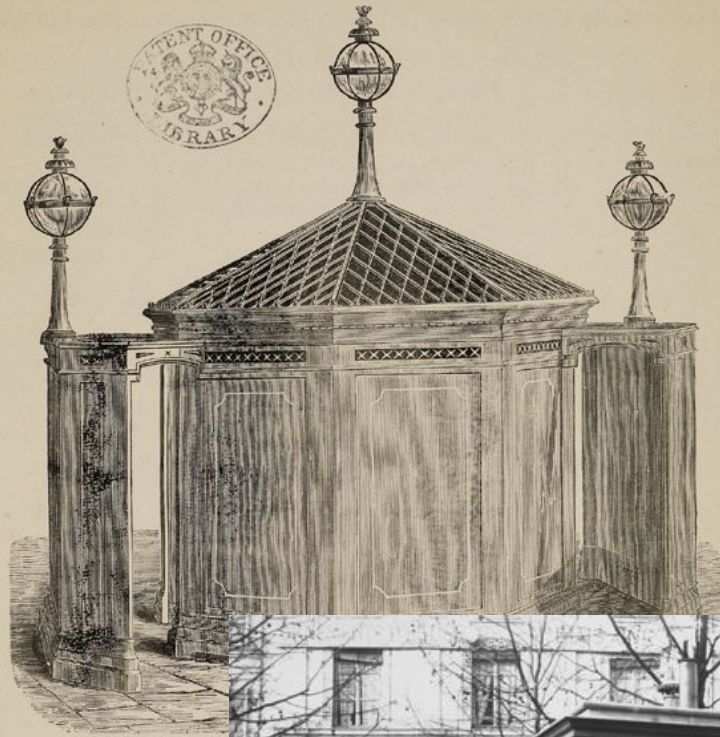
for

Urban Design Committee, September 7, 2017





# JENNINGS' PUBLIC URINALS.





# Examples of Modern Public Facilities





## History of Public Facilities in Monroe Park

In 1874, Wilfred E. Cutshaw first advocated the placement of a Keeper's Lodge in Monroe Square. A lack of funding delayed construction of the Lodge until around 1890, when the City constructed a wood frame building on the site of the Checkers House, the park house presently in Monroe Park. Instead of fitting the building within the walkway plan, the City Engineer's office placed it in one of the plats outside of the general circulation system of the square. The City Engineer's Office designed and constructed several similar keeper's lodges in parks and squares during this period. The Keeper's Lodge provided comfort stations for visitors to Monroe Square. It also housed the office and work space for the keeper responsible for maintenance and security of the square.

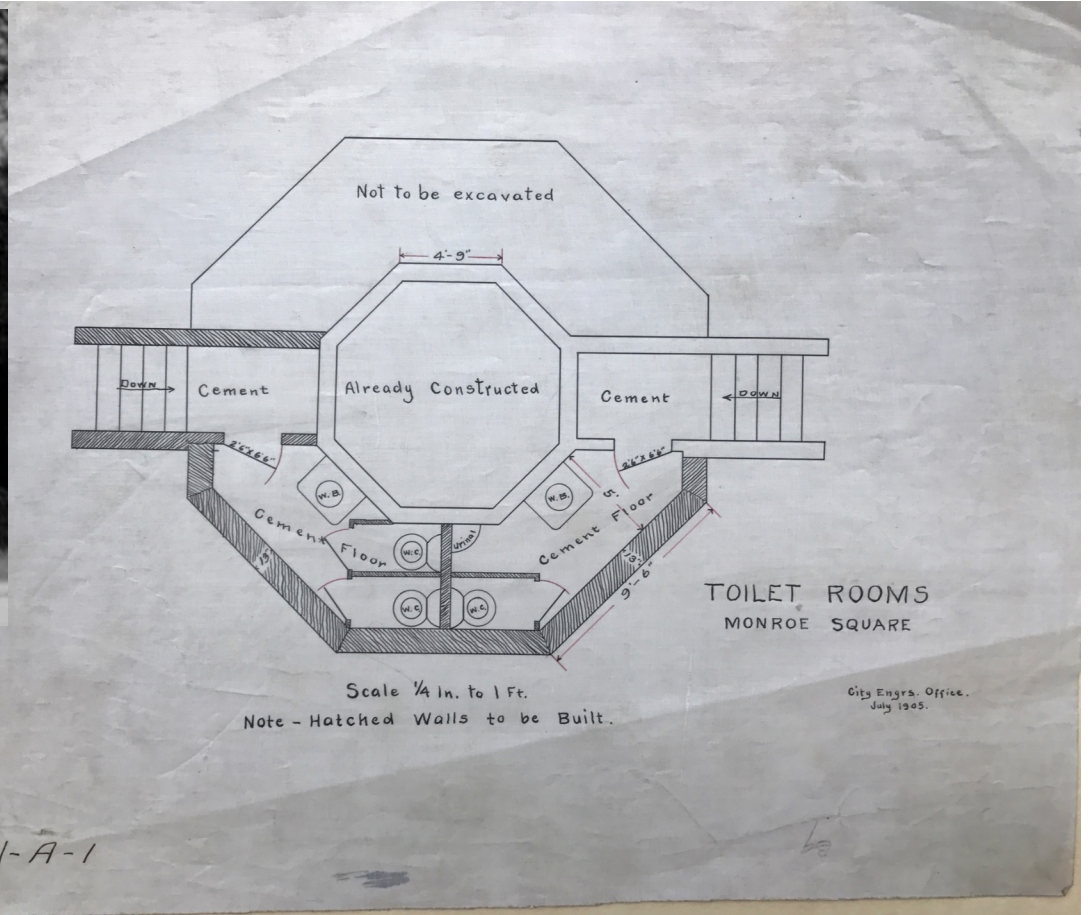
Cutshaw, "January 31, 1876," 128; Office of City Engineer, Monroe Park 1896.





Keepers Lodge 1905  
*Courtesy of the Valentine*

“Toilet Rooms”  
City Engineers Office July 1905  
*Courtesy of the Library of VA*



The original public facilities were located in the Keepers Lodge and Checkers House. This proposal places a public toilet at the corner of Laurel and West Franklin Streets. The Checkers house will have an ADA compliant, gender neutral facility with limited access.

Monroe Park Conservancy's Goal is to Provide...

**Clean** ~ daily wash out, no sink, no electrical outlets

**Safe** ~ simple lock, motion active light

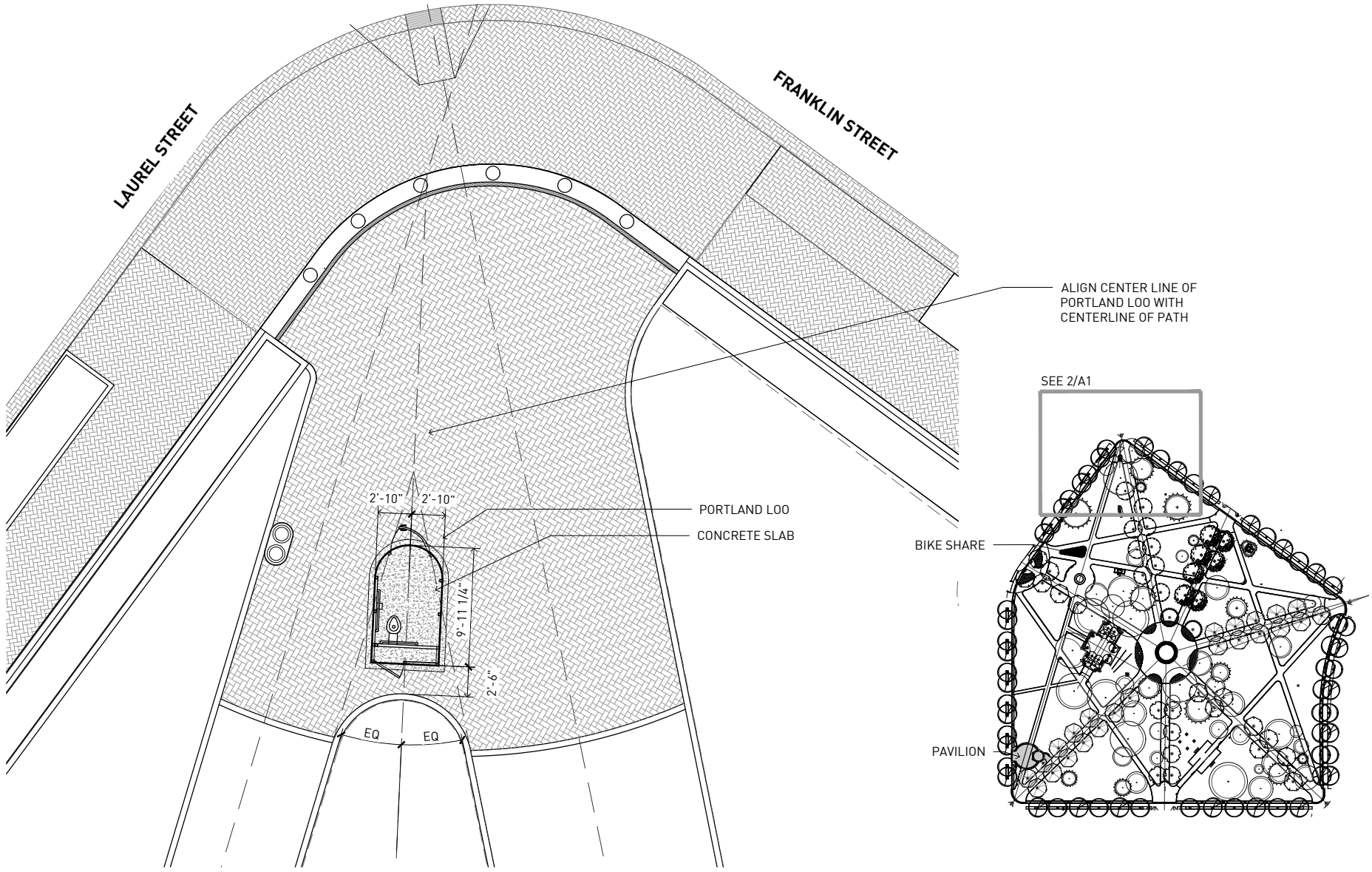
**ADA Compliant** ~ bicycles and strollers can fit too

**Gender Neutral** ~ basic human function

**Restroom** ~ just a flushable toilet not a comfortable place to stay



The Loo's proposed location at the entrance of Laurel and Franklin will likely be the entrance that sees the most amount of foot traffic per day.



**LOCATION PLAN - PORTLAND LOO**  
 2/A1 1/8" = 1'-0" 2

**KEY PLAN**  
 N.T.S. 1

UDC SUBMITTAL - PORTLAND LOO

DRAWING FILE: G:\1-Projects\MPK\_Monroe Park\500 - Drawings\MPK Portland Loo\_CD.dwg

REVISIONS:	CONSTRUCTION SKETCH
<b>MONROE PARK RENOVATION</b> 719 W BROAD STREET RICHMOND, VIRGINIA	
<b>A1</b> PORTLAND LOO LOCATION	
	
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Site Lines are not obscured.

Shade from the sun will maintain a comfortable climate from within. Placing the Loo at the Laurel and Franklin St. entrance will provide quick usage of the Loo for passersby, and is in a location that is designated as a high traffic area







ROOM



HAND WASH



The Portland Loo is constructed with stainless steel and painted with black lettering. This clean look will ensure that the facility is not an eye-sore, and won't infringe on the beauty of the park. Swing-open doors provide easy entry and exit from the Loo. The Loo lends its uniqueness to its efficient and minimally obtrusive stature.





The interior of the Loo is also stainless steel. The Loo is ADA compliant and the interior is large enough for someone to bring a bicycle in while using the facilities. The Loo is placed on a concrete pad and situated over a drain. Proper ventilation ensures comfort in the Loo for users, but not so much comfort that it is a place to stay for an extended period.





The Portland Loo can provide privacy for the user, while still giving law enforcement the ability to observe the amount of users within the facility and communicate with users if need be.

The Portland Loo was created to provide a public restroom that is a safe restroom. Public facilities in the past have been havens for the homeless, drug users, and graffiti. The Loo takes all of these possibilities away with its simple, yet effective design.





The Loo will be located close enough to the streets so that it can be cleaned every day.





Blue lighting is used in the Loo design to prevent drug use. Blue lighting makes it hard for needle-users to locate veins. This important design characteristic is another way how the Loo succeeds as a public restroom.





## What is a “Portland Loo”

- Heavy gauge stainless steel construction with powder coating and graffiti-resistant finish
  - Louvered panels allow for community surveillance
- Hand sanitizer dispenser inside and wash station located on outside of unit
  - Recessed interior and exterior LED lights
  - Entry, railings and fixtures are ADA-compliant
- Wall panels, doors and roof are 1/2 inch thick, 304L-grade stainless steel
  - Louvered panels at top and bottom
  - Energy efficient motion-sensor LED lighting
  - Heat trace system for freeze protection
  - Skylight for additional interior lighting
  - Commercial grade stainless steel toilet fixture
    - Heavy-duty fittings and door hardware
- Rear utility cabinet houses electrical and plumbing controls
  - Maintenance hose bib for cleaning