

Comfort Stations

Seattle Parks and Recreation

City Council Public Assets and Homelessness Committee

August 17, 2022



City of Seattle



Presentation Overview

- Comfort Station Data
- Daily Maintenance
- Preventive Maintenance
- Capital Renewal



Lakeridge Playground
Comfort Station



Madrona Playground
Shelterhouse



Golden Gardens Bathhouse

Comfort Station Data

Facility Type	Quantity
Stand Alone Comfort Stations	91
Shelter Houses	30
Bathhouses	8
Total	129

North Seattle



South Seattle



Where are they?

Full Life Cycle of a Comfort Station



Through good design, daily maintenance, and ongoing servicing, we meet our goal to maintain assets in service as long as possible and in good condition for the community.

Comfort Station Daily Maintenance





Comfort stations are as diverse as Seattle

- Shelter Houses
- Bathhouses
- Single Stall Gender Neutral
- Multi-Stall
- Portland Loo
- Composting

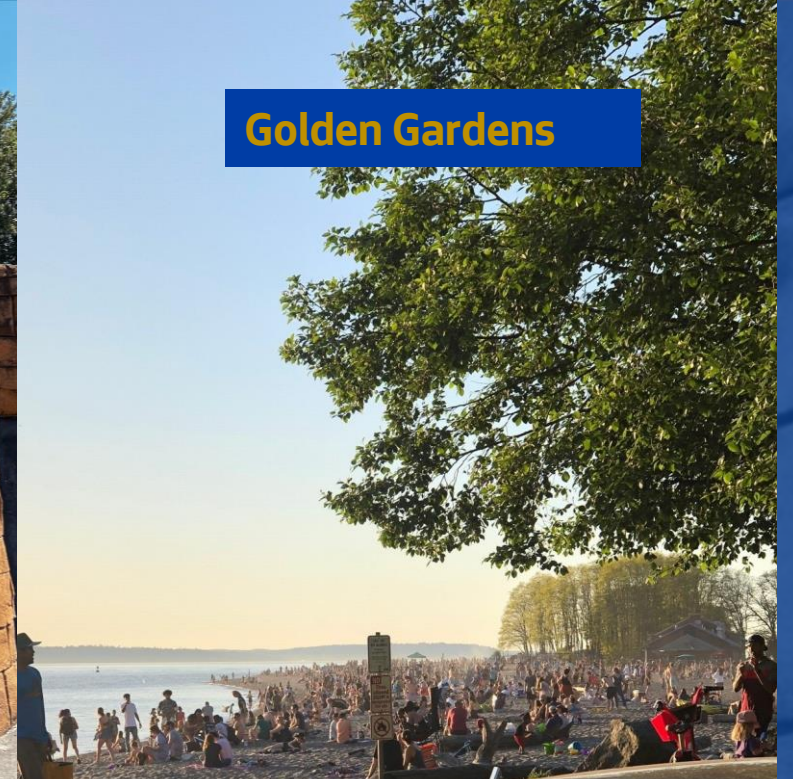
Carkeek



Powell Barnett



Golden Gardens



1. Routes-pair up for safety
2. Unlock, clean and restock
3. Inspect locks, dispensers, fixtures, hand dryers
4. Create work orders
5. Crew-project
6. 41 high volume sites that we provide a secondary service and in some locations third and fourth service

A Day on the Job How Does SPR get it Done?



City of Seattle



Wet Cleans, Dry Cleans, We All Scream for Deep Cleans!



Several comfort stations are currently off-line:

- Fires
- Plumbing
- Behaviors
- Antiquated
- Event Only
- Sanicans ordered on an as-needed basis

Comfort Station Service Interruptions



City of Seattle

Preventative Maintenance



Maintenance



- Fixing broken – Shops respond same day to anything that takes a Comfort Station out of service.
- Winterization is necessary during extreme weather events to prevent damage due to freezing.
- When de-winterizing all soft parts are changed out.

Auto-Locking Feature



- Allows comfort stations to be locked/unlocked remotely or on a schedule.
- Saves time and prevents a trip to site to lock up at night or unlock.

Capital Renewal



Project Identification and Prioritization



Asset Management Life Cycle Planning

- Condition Assessments
 - Structure (Exterior/Interior)
 - Interior Partitions/Fixtures
 - Accessibility
 - Appearance
- Equity (Race and Social Equity Index)
- Barrier Removal Schedule
- Adjacent Projects

Comfort Station Renovation Program Resources



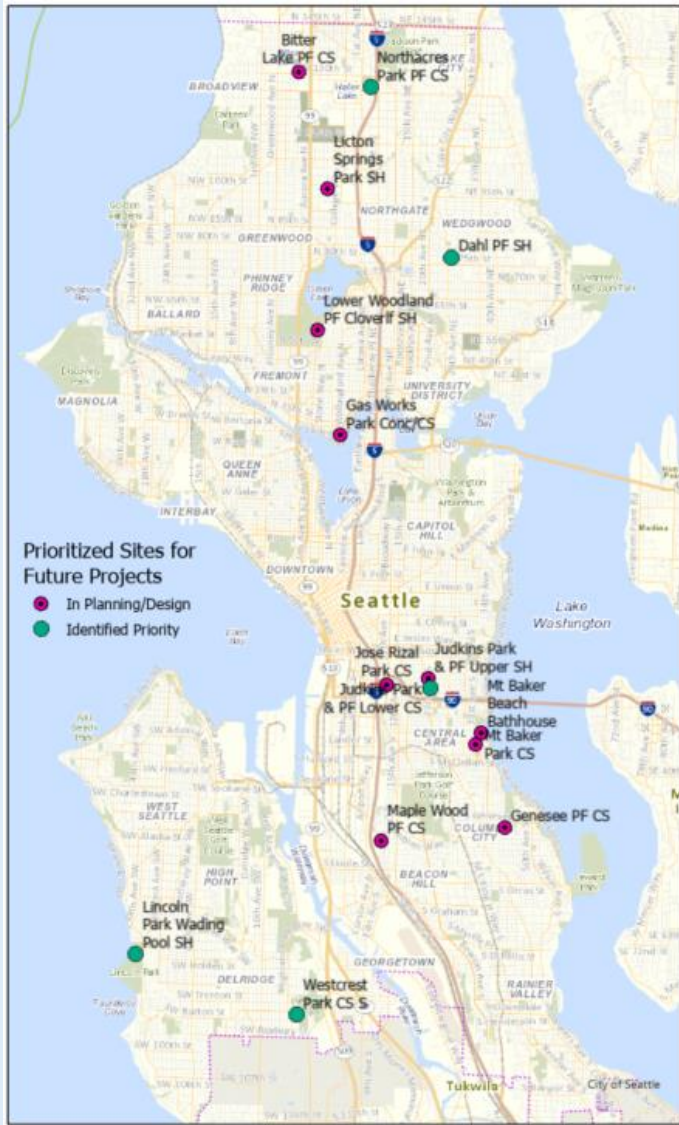
	Current (Baseline)	BPRC Recommendation for MPD
Annual Program Budget	\$1,600,000	\$1,600,000 + \$1,200,000 = \$2,800,000
Average renovation cost per project:	\$540,000	
Replacement cost:	Unique to facility	
Average # of renewal projects year:	3	4
Arson and Vandalism Response		\$500,000
Resulting average renewal cycle (129 structures):	42 years	34 years

Recent Projects Completions and Projects In Construction



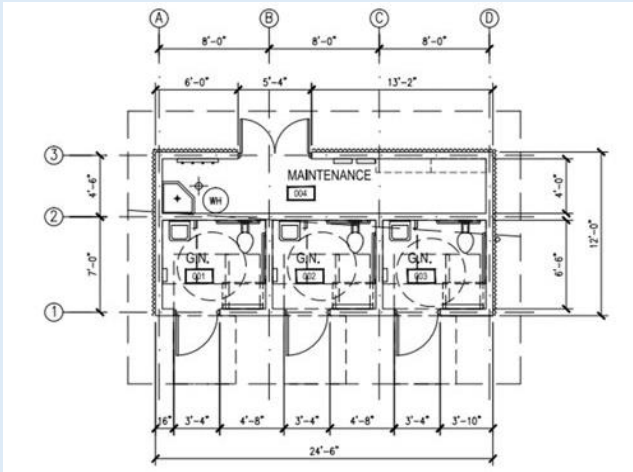
- Brighton Playfield
- Lincoln Park
- Alki 57
- Pratt Park
- Volunteer Park Amphitheater
- Lakeridge Playground (ADA)
- Kubota Gardens

Prioritized Projects



- Lickton Springs Park (Planning)
- Mt Baker Beach Bathhouse (Design)
- Judkins Park & Playfield Upper (Planning)
- Gas Works Park (Design)
- Jose Rizal Park (Planning)
- Genesee Playfield (Planning)
- Lower Woodland Playfield (Planning)
- Maple Wood Playfield (Design)
- Bitter Lake Playfield (Design)
- Mt. Baker Park (Design)
- Lincoln Park Wading Pool
- Dahl Playfield
- Judkins Park and Playfield Lower
- Northacres Park (playfield)
- Westcrest Park (south)

Design Criteria & All Gender Single Use Design



- Design Criteria
 - Safety & Security
 - Accessibility
 - Code Compliant
 - Durability & Maintainability
 - Ventilated & Lighting
 - Aesthetically Pleasing
- All Gender Single Use Pilot



Thank You!