



AGENDA

GOAL 2 ALLIANCE

Board Members:

Aaron Terpstra • Brian Grooms • Daniel Kvamme • Danielle Rowland • Sarah Green • Dave Nitkiewicz • Jacey Ehmann •
Jenn Schaub • Kate Hunter • Katy Hallgren • Landon Jones • Latesha Lipscomb • Latrisha Sosebee • Monica App •

September 9, 2019

1:00pm-2:30pm

29 Pearl Street, NW Suite #1

1. Call to Order
2. Approval of Minutes – August 12, 2019
3. Pekich Park Activations
 - Park garden beautification by Dwelling Place
 - Heartside Gleaning Initiative
 - YMCA Veggie Van
 - Potential for continuing YMCA Veggie Van for additional 6 monthsActionable item
4. Public restroom recommendation
5. Downtown Neighbor Network
6. Affordable Housing proposal from Dwelling Place recieved 8/19/2019
7. Grand Rapids Police Department Update
8. Next Meeting – October 14, 2019 1-2:30pm
9. Public Comment
10. Adjournment





Goal 2 Alliance

August 12, 2019

1. Call to order: Monica App called the meeting to order at 1:02 pm.
2. Members Present: Daniel Kvamme, Aaron Terpstra, Latrisha Sosebee, Monica App, Brian Grooms, Danielle Rowland, Kate Hunter, Landon Jones, Katy Hallgren, Jacey Ehmann and Dave Nitkiewicz.

Members Absent: Jenn Schaub, Sarah Green, and Latesha Lipscomb.

Others Present: Annamarie Buller, Marian Bonneaux, and Amanda Sloan (DGRI).

3. Approval of Minutes- July 15, 2019
Daniel Kvamme, supported by Kate Hunter, motioned to approve July 15, 2019 Meeting Minutes. None opposed. Motion passed.
4. Heartside Public Restroom Overview
Ms. Buller provided a history and background on the Heartside Public Restroom project stating we have \$150,000 to spend for a public restroom. As of right now there are 15 public restrooms operating in Downtown but with gaps in service times and locations. In 2015/2016 we attempted to partner with Heartside Ministries though an arrangement could not be made. In 2017/2018 outreach was done (with little interest from local business) for a Friendly Loo program. In the spring of 2018, we explored the idea to install restrooms in a parking ramp; this was a very costly option with no data to support an ideal location. Some strategies we have discussed in 2018/2019 include temporary flushable toilets, winterizing Heartside Park, and a restroom pilot in a vacant space. Ms. Buller stated we did consider partnerships with Degage and Heartside Ministries though our committee determined we want a pure public restroom not associated with an organization.

Ms. Buller provided Biohazard Zones and a Public Restroom Work Group Data Report noting public urination and defecation data is complete from August 2018 to June 2019. There have been over 400 incidents reported since July of 2018, the highest concentration in the first 3 blocks of Division Avenue. Mr. Nitkiewicz asked why August incidents were so high. Ms. Sosebee stated that August is the busiest time for Heartside neighborhood activity and at that time Lucky's Liquor was still selling alcohol. Ms. Rowland asked if Lucky's is now fully closed. Ms. Buller stated their liquor license has been revoked though they have 2 years left on their lease. If they go out of business, this building (zoned for a liquor store), could potentially be used by another business to sell liquor which is something to consider for the future. Also, the Friendly Neighbor Program and construction on Division have likely affected data. Ms. Buller stated this information, if shared, will be provided in a summary format.

Report Materials available include Heartside Public Restroom Overview 2015-2019, Biohazard Heat Map, Biohazard Zones, Public Restroom Work Group Data Report, and Possible Heartside Public Restroom Solutions. This last document provides cost analysis with pros and cons of each solution. The Vacant Commercial Space Restroom Pilot would need to be staffed by an ambassador. Staffing, rent, space improvements, signage, implementation and maintenance costs might total \$150,000 for one year. Ms. Sosebee requested clarification on the use of the rental space. Ms. Buller stated it would be a mini office and storage space for the ambassadors located in the third block of S. Division. Ms. Hunter asked if this would be open 24 hours. Ms. Buller stated it would mirror the ambassador program hours of operation but dependent on manager scheduling as well (Monday - Wednesday 7 am to 10 pm, Thursday-Saturday until around midnight, then limited hours on Sunday). A Portable ADA Accessible Restroom Trailer would also potentially be staffed by Downtown Ambassadors. The cost for a 1-year lease and installation would be \$72,000 and with maintenance and staffing the cost would be around \$138,000 annually. The DDA to purchase a building on Division for shared use and Public Restroom would be a permanent solution costing \$1-3 million depending on location and build out needs. Conversations have taken place regarding potential DGRI office space (as our lease is set to expire soon). Winterize and maintain expanded hours at Downtown Parks Restrooms: Heartside Park, Rosa Parks, Ah-Nab-Awen Park. A rough estimate to winterize each park is \$200,000-\$300,000. The Parks Department has budgeted \$175,000 to winterize Heartside Park so we may just need to supplement their funding for this project plus cover the cost of cleaning and extending hours. Another option is to purchase and install a permanent public restroom such as the Portland Loo. There is minimal set up and can be found in many US cities. The cost is estimated at around \$143,000 for installation plus ambassador clean up and maintenance at \$37,000 annually. Ms. Rowland stated this is a great idea and asked if this was a single stall. Ms. Buller stated it is and includes a sink with warm water. Ms. Sosebee stated Kalamazoo just recently installed one of these with

a baby changing station as well. Ms. Ehmann asked if a local construction company could design one for cheaper. Ms. Hunter stated a double stall structure might prevent someone from locking themselves in for an extended period. Ms. Sosebee stated perhaps we can install a limited lock option with a 15-minute time limit per use. Ms. Buller agreed and stated she would like to explore this option further. Ms. Bonneaux stated this is a patented product that we may not be able to design ourselves. Discussion on possible locations for this unit continued. Other options include the Friendly Loo Program that would require participating businesses and Public Urinals or composing urinal PPlanters (that are currently not legal under city ordinance).

Ms. Buller requested feedback on this packet prior to being presented to the Mayor, City Manager, City Staff and City Commissioners. By providing this history and background the hope is to encourage ownership of this project and move forward with a solution. Ms. Ehmann suggested providing options in the order of highest viability. Ms. Green suggested adding a cover sheet or listing each option in order of cost. Ms. Rowland stated she thinks all options should be included. Mr. Nitkiewicz agrees this is a multi-prong approach and more than one option should be executed. Ms. Buller stated plan is to present this to the Mayor, City Manager, and City Commissioners requesting feedback by October.

5. Downtown Housing Data Presentation

Ms. Buller stated she has done her best to summarize the Target Market Methodology completed for Downtown Grand Rapids in 2014. Today we will review Appendix 3 of GR Forward, GR Forward Housing Recommendations, Current Housing and Development Projects, Hotel Data, and LIHTC data. Ms. Buller stated the focus of the Target Market Methodology was on market potential, not market demand, also noting the DDA Boundaries were smaller in 2014. The annual market potential was up 13% from 2008 with 3,485 households in the study area as well as a 15% shift in housing preferences from for-sale lofts/apartments to rental lofts/apartments. The target markets are Baby Boomers and Millennials with a slight shift from empty nesters to younger singles and couples. (Families make up only 9% of the market.) Current general rents in the greater Downtown included 30 rental properties surveyed (17 of these income restricted) for a total of 1200 units. 21% of units had rents of \$1,000 or less; 54% between 1,000 and \$1,750 and 25% over \$1,750. Annual Capture of Market Potential was estimated to be 372 to 466 over the next 5 years, with 1,800 - 2,300 new market rate units over the next 5-7 years. Ms. Buller stated we have exceeded these numbers most years, if not every year, since that time.

The GR Forward Plan was approved in 2015, so, much of the data for this project was collected in 2013-2104. The Vision from P. 36 to "Attract a diverse population to the Downtown Neighborhood" is measured utilizing housing inventory by price point and

typology. Ms. Buller stated this updated data is currently being collected. The target is to reach a Downtown Housing inventory of 10,000 units and achieve a 30% mix of affordable housing by 2025. Ms. Buller presented the description for Goal 2 and reminded the group that we need 10,000 households as a critical mass in order to support all the amenities that Downtown residents are calling for. The way we do that is to infill development and close the gaps between neighborhoods. Chapter 2.3 (p162) discusses how to Preserve and Expand Housing Opportunities for low income, very low income and missing middle households (60%, 30%, and 60-120% of area median income respectively.) Affordability (or income restricted housing) was 35% in 2014 and since then has dropped to 30% with an increase in market rate unit development. Ms. Buller will provide a recent development map that includes market units from Studio Park, 12 Weston, Keeler Flats, and Tapestry Square.

Ms. Buller shared Hotel Data stating 2,376 rooms are available Downtown; this number constantly in flux with construction and renovations. Ms. Buller provided a list of Affordable Housing Awards Downtown sorted by the expiration of the tax credit allocation. Most properties have a 10 or 15-year expiration and may decide not to maintain affordable housing units at expiration. A total of 467 total units, 413 income restricted, are near the end of term. These numbers need some cleaning up, but we have been able to obtain this data in house as opposed to paying for a housing study. Ms. Sosebee suggested as Housing Now moves forward, we may find additional units available soon. Ms. App stated all those recommendations and projects are available online.

Ms. Buller stated we should have an official proposals to discuss potentially next month from the Affordable Housing RFP.

6. GRPD Update

Officer Brian Grooms shared there has been word GRPD may hire a small team of night time community officers, though this is still to be determined as the City Commissioner had put a hold on hiring. Ms. Buller stated we recognize you are working hard and appreciate all you do. It would be fabulous to have more community officers as we know that you make a lot of difference.

7. Open Alliance Member Discussion

8. Next Meeting – September 9, 2019

Gleaners and Veggie Van (Fresh Food access) updates will be on the agenda for next month. Also, final Public Restroom documents will be provided. Ms. App stated any suggestions should be provided to Ms. Buller as soon as possible.

9. Public Comment

None

10. Adjournment

Ms. Buller adjourned the meeting at 2:35pm.

Minutes taken by:

Amanda Sloan

Administrative Assistant

Downtown Grand Rapids Inc.

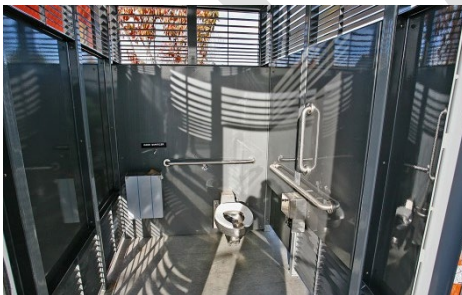
Public Restroom Discussion Guide

What issues is this trying to solve?

There is a lack of accessible restrooms in the Heartside Neighborhood which has created quality of life and public health issues for many years. This was clearly identified in The Heartside Quality of Life final report which recommended “provid(ing) additional restrooms available to the general public and expand public restroom options within Heartside (Heartside Quality of Life Final Report, page 20).” As a result, storefronts, alleys, parking ramps, buildings and other public spaces are used as restrooms by homeless, visitors and downtown patrons alike.

Installation of the Portland Loo

- **Why the Portland Loo?**¹
 - Somewhat “indestructible”
 - Easy to Maintain
 - Permanent Installation
 - Open structure for ventilation and to promote safety
 - Anti-graffiti coating
 - Success in similar climates
 - Field tested across the country in areas with significant challenges.
- **Where: South East Corner of Weston and Division**
 - Near highest “incident areas” of South Division²
 - Existing sidewalk bulb appears to provide adequate space for installation.
 - Utilities likely exist beneath Division and/or Weston.
- **Installation Costs: \$141,070 - \$146,270**¹
 - Loo cost- \$102,000
 - Shipping- \$5,270
 - Utility and sewage hook up (Water, sewer and electric needed)- \$22,000-\$25,000
 - Foundation work- \$7,200 - \$9,000
 - Installation (crane, labor and hook up) \$3,600 - \$5,000
- **Annual Maintenance Costs: \$37,000**
 - *Portland Loo recommends \$15,000 annually.



- **Timeline for Implementation & Engagement**
 - **2015** – Discussions regarding a need for a Heartside Public restroom begin
 - **Feb. 2018** – Heartside QOL study final recommendations released which includes a public restroom for Heartside as its top priority

Public Restroom Discussion Guide

- **July 2019 (FY 2020)** – City of Grand Rapids and DDA budget funding for Heartside Restroom. City \$50,000 / DDA \$150,000
- **September 2019 (FY 2020)** - Distribution and outreach of background and solution documents.
 - City Manager, City Commissioners, Mayor – Ongoing
 - Public Restroom Working Group 8/27
 - DGRI GR Forward Goal 2 Alliance 9/9
 - Heartside Downtown Neighborhood Association 9/17
 - Design Team 9/18
- **October 2019 (FY 2020)** – Follow up on recommendations as needed, return to Goal 2 Alliance or Design Team as needed for final approval as needed.
- **November 2019 (FY 2020)** – Follow up on recommendations as needed, return to Goal 2 or Design Team as needed for final approval as needed.
- **December 2019 (FY 2020)** – Final recommendation for Heartside Public Restroom presented to the Downtown Development Authority for approval – 12/11. Present to City Commission for city funds and approval. **Portland Loo must be ordered to meet Spring installation deadline.**
- **Spring 2020 (FY 2020)**- Portland Loo deployed

References & Research

1. Portland Loo Information
 - a. Portland Loo Presentation (<https://pffcdc.org/wp-content/uploads/2017/03/Portland-Loo-Presentation-DC-march-2017.pdf>)
 - b. Portland Loo Technical Specifications Sheet (<https://www.portlandoregon.gov/parks/article/409536>)
 - c. Portland Loo Specification Facts Sheet (http://206.223.197.179/docs/2013/ASSY/20130121_198/1608_LoolInformation.pdf)
 - d. Portland Loo Quote (Attachment A)
2. Data Collected by Downtown Ambassadors, GR Mobile and GRPD (Available upon request)
3. Additional Options Researched:
 - a. Activation of vacant space on S. Division
 - b. Installation of temporary restroom trailer
 - c. Purchase of building on S. Division by DGRI
 - d. Custom fabricated urinals
 - e. Composting urinal, sink & planter combination
 - f. Winterization of Heartside park restroom facilities
4. Additional options currently implanted or planned
 - a. Winterization of Ah-Nab-Awen Park for year round access
 - b. Friendly Loo program

For questions, comments or other feedback please contact:

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