

REIMAGINING STORAGE AREAS AND PUBLIC RESTROOMS

Heighten safety, security, comfort, and privacy in these spaces with new product solutions

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COURSE DESCRIPTION

Design storage areas and public restrooms that offer people a better, safer experience.



1.00 AIA LU/HSW CREDITS

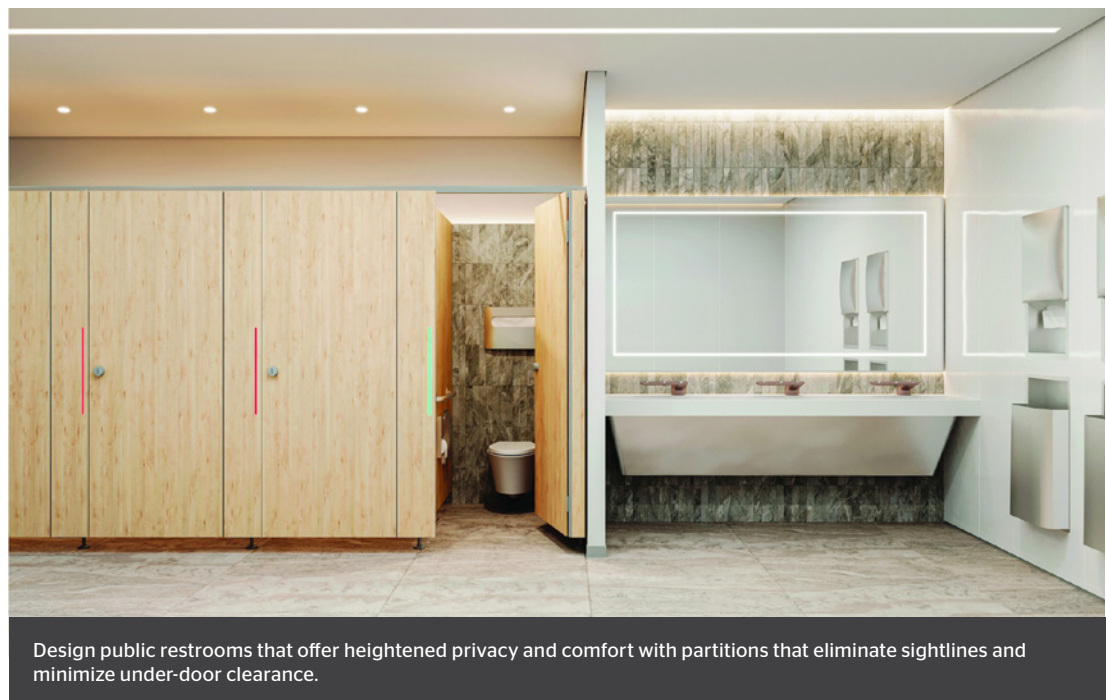
LEARNING OBJECTIVES

After reading this article, you should be able to:

- 1 Design storage areas that enhance residents' feelings of safety and security.
- 2 Incorporate features and functionalities into a storage area that support ADA compliance and contribute toward LEED certification.
- 3 Summarize the key trends and takeaways from the 2024 Healthy Handwashing Survey, which details how common handwashing practices and expectations of handwashing facilities have changed since the pandemic.
- 4 Explain how advancements in all-in-one fixtures and partition styles enable architects to heighten the hygiene, comfort, and privacy people can experience in a public restroom.

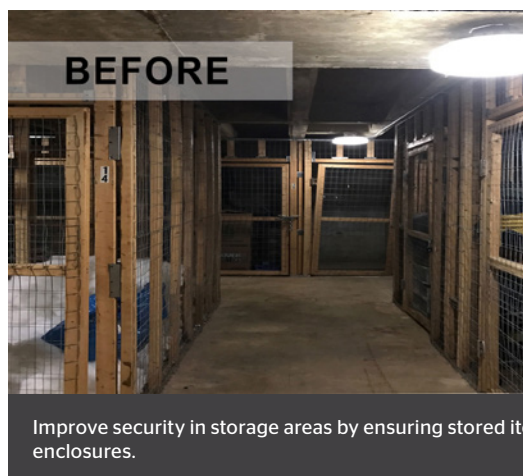
There are two types of space in the built environment that are notorious for giving people the creeps: tenant storage areas and public restrooms. The well-documented issues in these places have left them ripe for reimagining and new, innovative solutions are making it easier for architects to heighten the safety, security, and comfort people can now experience at a storage locker or in a public stall.

While storage areas are considered an important amenity for many potential tenants, traditional solutions fall short of delivering the privacy or perception of security most people seek in the place they plan to leave their belongings unattended. The chain-link or chicken wire materials commonly used to define the storage area undermine the security



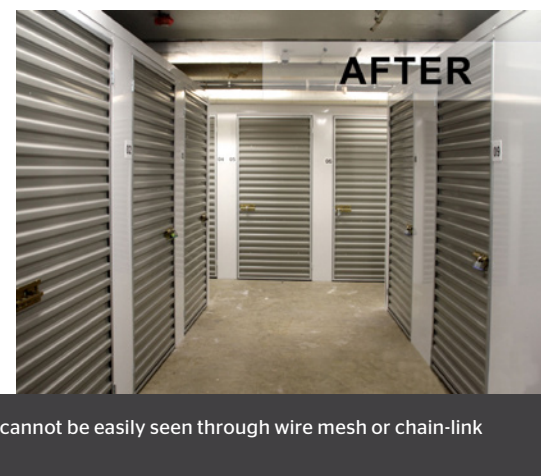
Design public restrooms that offer heightened privacy and comfort with partitions that eliminate sightlines and minimize under-door clearance.

© Bradley



Improve security in storage areas by ensuring stored items cannot be easily seen through wire mesh or chain-link enclosures.

© Bradley



they are supposed to offer by putting everyone's belongings on display, a well-documented no-no according to several law enforcement agencies. Choosing containment units that cannot be seen through works wonders for improving the security of the storage solution.

Another common issue architects face when designing storage areas in multi-family buildings is location. Often relegated to dark, isolated areas of the building, the storage facilities can be intimidating to access. New solutions can create attractive storage space in unused spaces hiding in the more regularly occupied parking areas of the building.

Typical public restrooms also leave much room for improvement—with sightlines into toilet compartments and huge, under-door clearances that easily allow strangers to slide a phone/camera into an

occupied stall, and handwashing stations that offer poor, or compromised, access to the water, soap, and drying stations necessary for basic hygiene. It's no surprise that many people approach a public restroom with a certain degree of hesitation.

This article explores the design-related reasons many of these safety and security issues exist in these areas and gives architects the new solutions now available to design storage areas and public restrooms that offer people a better, safer experience.

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New storage solutions offer a solid surface to effectively hide the valuables stored within and are available in a variety of colors and sizes.

SAFER AND MORE SECURE TENANT STORAGE LOCKERS

Despite often being relegated to a dungeon-like, daylight-deprived depth, or stuffed into oddly shaped, out-of-the-way spaces where visitors steel themselves for a jump scare, storage areas in multi-unit residential buildings are an in-demand amenity.

A recent study, conducted by J. Turner Research identified additional storage space as a top 5 common area amenity valued by multiple generations—from Millennials and Gen Xers to the Baby Boomers and Silent Generation downsizing to multi-residential units in droves.

Current market factors indicate that extra storage space will continue to be an attractive asset in multi-family residential buildings. Apartments are getting smaller and the square footage earmarked for interior storage space and closets is increasingly limited. With the rise of ride share services, and the prevalence of public transportation in city centers, fewer people own cars. Many areas have seen a recent rise in theft, which makes leaving items on a balcony or loose in a public space ill-advised.

Although expected to remain in-demand, the conventional approach to storage areas is far from perfect. In an independent survey, conducted by



A common complaint about conventional chain link storage spaces is that the items stored can be seen by any passerby, which makes them a target for theft.

Haven Insights, in consultation with Brady Storage Solutions, participants, who lived in apartments in the U.S., were asked about their impressions of available storage solutions.

The survey revealed two key shortcomings in common on-site storage spaces. 89% of the people who responded identified privacy and security as their biggest concerns. They didn't like that people could see their belongings and felt that people being able to see what was in their storage unit made it likely their things would be stolen.

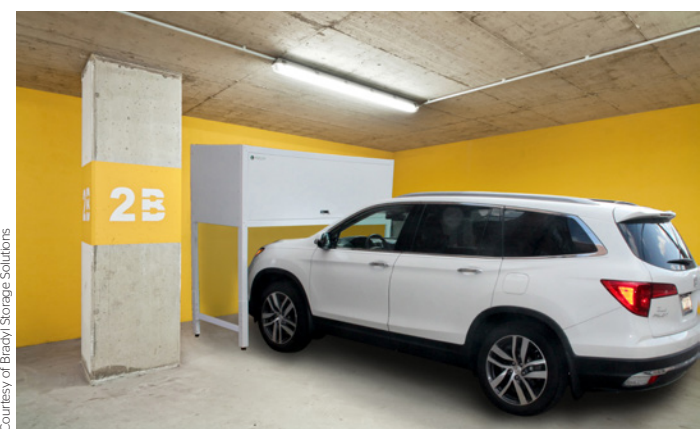
They are not wrong. According to police departments, crime prevention organizations, and even insurance companies, visibility and theft are linked. Hiding belongings from sight, whether in a car, a home, or a storage unit, is often recommended to deter thieves and prevent burglaries.

Unfortunately, as architects weigh their options for the Division 10 storage solutions their projects demand, wire mesh cages, partitions, and gates have been the traditional, albeit notably flawed, choice. The material seems designed to promote visibility and can be easily snipped, bent, or pushed aside. These well-known weaknesses have led to the public's caution with regard to the level of protection these storage solutions actually offer.

New on-site storage solutions are now available that bring enhanced privacy and security to multi-family developments at a price point that is comparable to the fallible containment units that put stored items on perpetual display.

OVER-THE-CAR-HOOD STORAGE UNITS

One innovative solution for providing on-site, at-parking-level storage for tenants transforms the unused space above the car hood in a parking lot into storage space. Essentially a free-standing storage locker built on heavy-duty legs, these over-the-car-hood storage units fit within a standard size parking space and have adjustable leg height, which allows each storage unit to offer an under-box clearance that ranges from 42 and 52 inches, and a total unit height of between 81 and 91 inches. The clearance range enables this solution to fit over all cars,



Over-the-car-hood storage boxes create storage in conveniently accessed, public areas that are located in unused over-the-hood-of-the-car space.

and even most SUVs, and trucks.

Each box provides over 80 cubic feet of storage and can hold up to 900 lbs. The powder-coated solid steel construction offers a rust-resistant storage box that keeps its contents private and better secured than wire mesh alternatives.

It is important to note that these over-the-car-hood storage boxes require no extra space considerations to incorporate them into a parking space. In a typical parking area, these solutions occupy space that is completely unused. They do need to be located in weather-proofed areas, as the boxes are ventilated and are not designed to be outside.

Put more garage space to good use with these revolutionary storage solutions conveniently located right where the car is parked.

PRIVATE ENCLOSED CORRUGATED STEEL STORAGE UNITS

For architects looking to offer larger personal storage spaces but find the prospect of framing and drywalling individual storage units cost prohibitive, there are private enclosed storage units that can be installed at a cost that is similar to the wire mesh options and offer several important advantages.

Private enclosed storage units offer the privacy and security of public storage facilities, but they are conveniently located on the premises of the multi-family building. These storage units are constructed from corrugated steel panels, so the walls and doors are solid, keeping the belongings inside hidden from view. Exterior surfaces are powder coated and doors are available in over 30 colors to blend into a space or add vibrancy and drama.

2-in. x 2-in. 16-gauge wire mesh ceilings are a cost-effective theft deterrent while still permitting penetration of existing fire suppression systems and lighting.

These storage units bring a list of benefits to the multi-family residential properties where they have been installed. As proof, here's a quote from Keith P. Gillan, President, Murn Management, "We've installed these private enclosed corrugated steel storage units two times and are planning on a third project now. These solutions are far superior to the alternatives, there isn't even a comparison to wire mesh or chain link. Their privacy, appearance, improved security, and utilization of "dead space" are all appealing. Specifically,



Courtesy of Brady Storage Solutions

The Lindley

The award-winning architectural firm Design Collective selected corrugated steel storage units with a white hallway and teal doors for their award-winning, luxury, mixed-income, multifamily building.

we appreciate the appearance and solid construction. Residents are happy they offer a truly secure area, not one that can be breached easily. It was nice being able to view a CAD file of the space and the team provided various options for the storage unit layout.”

CASE STUDY

THE LINDLEY

The Lindley is an award-winning, luxury, mixed-income multifamily building in Chevy Chase, MD, that serves as an exceptional example of how innovation in design can expand affordable housing. The project won the 2019 Jack Kemp Award for Excellence in Affordable and Workforce Housing, presented by the Urban Land Institute (ULI).

Designed by the award-winning architectural firm Design Collective, this 11-story project contains 120 market rate units, 80 units that are income restricted, and top-tier amenities that include a fitness center, children’s playroom, private storage, rooftop space, and a pet spa.

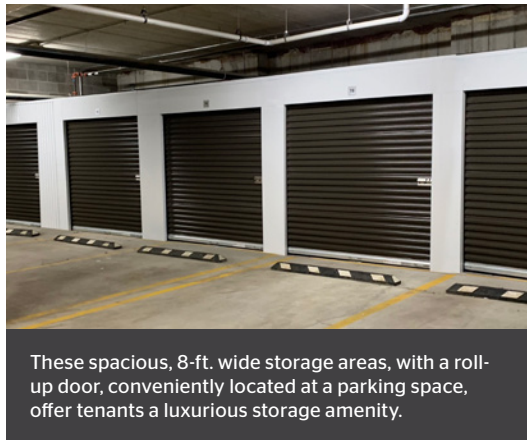
For the private storage amenity, the architects selected storage solutions that offered more privacy, security, and aesthetic appeal than the wire mesh or 2 x 4 and chicken wire alternatives. They designed an attractive storage room with private enclosed corrugated steel units. The white hallway and bold teal doors feel bright, clean, and welcoming. The design team included storage units in several different sizes, enabling tenants to choose the bin that best fits their needs. Standard units available onsite are 4’ x 7’, 9’ x 7’, 5’ x 14’, 4’ x 6’, and 5’ x 5’. A 5’6” x 6’ handicapped accessible storage unit is also available.

In addition to the storage room, the parking garage at the Lindley also includes a designated storage space where more private enclosed units are available.

The decision to address storage needs with private enclosed corrugated steel storage units maximized space efficiency and minimized installed cost.

“These private enclosed corrugated steel storage units allowed us to accommodate discrete and secure tenant storage in several “found” spaces within the parking garage. The standard components were flexible enough to maximize the number of storage units, provide ADA compliance, and efficiently use the space available.

We have specified these storage units for several of our multi-family residential clients and they have



Courtesy of Brady Storage Solutions

These spacious, 8-ft. wide storage areas, with a roll-up door, conveniently located at a parking space, offer tenants a luxurious storage amenity.

consistently found them to be a great solution for their tenants’ storage needs, while generating additional revenue for the project,” said Scott A. McGovern, AIA, Senior Associate, Design Collective.

ADDITIONAL BENEFITS OF NEW ON-SITE STORAGE SOLUTIONS

Making stored belongings less visible is only one of the ways that new storage solutions offer an improvement over the more traditional wire mesh options. They also offer improved accessibility and ADA compliance, support sustainable design criteria, accommodate existing building structures and equipment, and they can serve as a source of revenue that drops right to the bottom line.

IMPROVED ACCESSIBILITY AND ADA COMPLIANCE

Accessibility is an important consideration for storage units. Custom sizing makes an ADA-accessible layout and ADA-compliant unit sizing easier to design as architects are not restricted by available stock sizes.

Solutions today can also be engineered to be easier to access and operate. For swing doors, a pull can be installed on the door latch which includes a loop large enough to fit a fist through. In addition to the pull, a plaque with Braille should be clearly displayed on the outside of the unit.

Roll-up doors require a pull and a plaque, but also an accessibility strap big enough for a fist installed on the bottom bar which hangs down when the door is open. ADA requires that the door must be tensioned for easy opening and closing.

When choosing door numbers, employ universal design principles and simply select unit number signage with braille for all units.

SUPPORT SUSTAINABLE DESIGN CRITERIA

Corrugated steel storage units naturally contribute to meeting LEED v4 requirements for Materials and Resources Credit 4.1 and 4.2 and the Recycled Content Percentage. Steel products often contain a significant level of recycled content. While the exact amount of recycled content in steel storage units will vary from one manufacturer to the next, LEEDv4 allows a default value of 25% post-consumer recycled content for any steel product incorporated into a project. Consult page 535 in the *LEED v4 Reference Guide* for more information.

USE SPACE MORE EFFICIENTLY

In new construction, planned storage rooms are often

large, neat rectangles. This common approach to these types of space can leave “money on the table” with standard-sized units limiting the number of storage bins that can be installed and a wide hallway taking up more room than necessary. Custom-sized units eliminate the mis-used space by offering tenants storage units better sized to meet their needs and maximizing the number of rentable units that can be installed.

In many projects, there will be some leftover, odd-angled spaces which are often left empty. Custom-sized storage units enable building owners to monetize these spaces, instead of leaving them essentially wasted.

Some properties don’t have any designated storage rooms (or are not able to program enough storage to meet the needs of the building). These private, attractive and customizable storage units allow building owners to transform leftover open spaces such as parking garage corners or areas near structural supports into value-add areas. They can accommodate spaces with low overhead, spaces under parking ramps and require no changes to MEP by adhering to required clearances with wire mesh tops 18” below sprinkler heads.

EASILY FIT INTO EXISTING SPACES

Creating or expanding available tenant storage is an issue many architects face as they renovate multi-family buildings or repurpose existing buildings into a multi-family structure. Finding storage solutions that are flexible enough to fit any existing space is a key differentiator between the types of storage units currently available. Some private enclosed storage units can be completely customized to accommodate tight spaces, awkward layouts, angled or curved walls, and obstructions in the area. Look for storage units where the doors and panels are made of corrugated galvanized steel. This allows for cuts to be made in the field to manage existing site issues.

MEET LOCATION-SPECIFIC NEEDS

Flexible, customizable, corrugated steel storage bins can offer solutions to a property’s unique, location-specific needs.

CASE STUDY

SKI LOCKERS AT ASTER CONSERVATORY GREEN

The Aster Conservatory Green is a large, multifamily apartment complex located in Denver, CO. It has three stories and 347 units.

Building management noticed many tenants needed space to store their ski equipment and there was an interest in providing something more private and secure than basic ski racks.



Courtesy of Brady Storage Solutions

The custom-sized ski lockers created for the Aster Conservatory Green apartment complex have been in high-demand since they were installed.



Courtesy of Bradley Corporation

18 corrugated steel ski lockers in a custom-sized 20-in. width were installed. These solid, secure lockers are perfect for storing skis and other skiing equipment. The storage lockers themselves are aesthetically proportioned to fit in with the modern, clean look of the apartment complex. “Ski, Snowboard, and Kayak Storage” is listed as an available amenity on the Aster complex webpage.

“For about the same price, these private enclosed storage units offer a better, more attractive solution for resident storage. We really appreciate the privacy and increased security for residents. These units are able to work around existing site conditions and utilize what would otherwise have been wasted space,” said Tony Ditteaux, President of Construction, Trammell Crow Residential.

GENERATE ADDITIONAL REVENUE

Self-storage has become a \$38 billion industry. Driven in part by limited options in apartment and condo units, storage offers an amazing revenue generating option for multi-family facilities.

“Multi-family properties often have unused space in parking garages that could be converted to storage areas without sacrificing parking spaces and be an additional source of income for property owners,” said Lindsay Steiner, President, Brady Storage Solutions.

Give building owners the opportunity to earn up to \$5 per square foot by offering quality on-site storage. These solutions offer multi-family buildings the ability to capitalize on the high demand for on-site storage from Millennials expecting top-tier amenities and downsizing Baby Boomers.

CASE STUDY

THE MUSE

The Muse is an award-winning, LEED Silver-certified residential tower in Alexandria, VA. The 73-unit condominium community, located along the Potomac River, offers inspired, high-end interior design and amenities that include a rooftop clubhouse, white glove concierge services, a pet spa, and private storage.

Originally, the project included 25 storage units in the plan. Private, enclosed, corrugated steel units were

ultimately selected because they were able to deliver the necessary storage units in the limited space that was available.

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The building owner utilized a two-prong strategy to maximize the value of the storage amenity. Instead of offering to come down on the price of the condos, they were able to include the storage unit price in the overall price of the condos when they sold them. In other situations, they sold the initial 25 storage spaces for \$360 per square foot.

“Most everyone that moves in wants a storage unit,” said Candice Scott, Development Manager, The Carr Companies.

The private storage spaces have been so well received, in fact, that the property owner promptly ordered a second round of private corrugated steel storage units to meet demand and create another top-tier amenity for the high-end residents of the Muse.

MAKING PUBLIC RESTROOMS SAFER, MORE COMFORTABLE, AND MORE PRIVATE

Attitudes around restroom use are changing. The pandemic raised the public’s awareness of germ spread and the importance of good hygiene. This new dialogue around health and hygiene included the potential risks of public restrooms in a real and material way. Who can forget all the instructional discussions around the correct way to wash hands that were featured on the news and the introduction to the idea of a toilet plume?

In the aftermath, more Americans say they are washing their hands more diligently due to flu and/or coronavirus outbreaks.

According to the 2024 Healthy Handwashing Survey, people expect to be able to wash their hands after using a public restroom. Respondents said they suds up 89% of the time after using a public facility. The majority of those who skipped the cleansing step cited a lack of soap or paper towels, while others claimed that nonworking sinks hampered their efforts.

While poorly stocked amenities (soap, paper towels)

ranked high on the list of public restroom pet peeves, respondents also disliked the messiness they regularly encountered in the space—used paper towels littering the floor and wet countertops and floors all made the list.

The survey also revealed that many people wish for more privacy when using public facilities. 70% of respondents felt that public restroom stalls lack sufficient coverage and several specifically identified the gaps around the door that create a direct sightline into the stall as the reason they felt over-exposed. 45% said they’d appreciate stall doors that extended all the way to the floor.

However, full length doors would stymie the 74% of respondents who have used the gap under the door to determine if someone is already in the stall. To remedy the awkward under-door looksee, an overwhelming 96% of respondents believe it would be helpful if there were a visual indicator on a stall door to show if it was occupied.

These new expectations are directly influencing the goals architects are being asked to achieve in new public restrooms.

RESTROOMS

NEW SOLUTIONS FOR BETTER RESTROOMS

New solutions are helping architects to create restrooms that meet the heightened comfort, privacy and hygiene demands of the public in the stall and at the sink.

ALL-IN-ONE, TOUCHLESS HANDWASHING FIXTURES

An all-in-one handwashing fixture helps to address more than one common restroom complaint by combining the soap, water, and hand dryer stations into one fixture.

Instead of forcing users to travel through the restroom space to wash and dry their hands, the all-in-one fixture places every stage of the handwashing process in one location. This eliminates the inadvertent dripping and splashing that can occur as wet hands reach across the counter for a separate soap dispenser or trek over to a wall to the spot designated for hand drying. Also, the use of an air dryer, instead of paper towels, cuts down on the opportunities for people to litter used paper towels around the restroom area.

The all-in-one handwashing fixture is also completely touchless with touch-free soap, faucet and hand dryer. This feature further improves the level of hygiene that users can experience in the restroom by eliminating the items that a person must physically



Integrated sink systems combine a soap dispenser, faucet, and hand dryer on the sink deck.

Courtesy of Bradley Corporation

touch during the handwashing process.

Easy-to-identify, LED-illuminated icons orient and guide the user through the process—soap, rinse, dry. In some solutions, the LED lights will change from blue to green when a function is activated. The clean, rinse, and dry functions operate independently and will not accidentally activate their neighboring function.

Some all-in-one, touchless solutions are also easier to maintain with large, 1-gallon soap containers, requiring fewer refills, and low-level LED indicators make soap status clear to users and facilities' personnel.

Beyond streamlined access to the handwashing stages, individual basins can be tailored to meet design requirements. The dryer and basin are engineered to manage any unintended splashing by keeping water contained inside the bowl.

The all-in-one, touchless fixture combined with the specially designed basin create a handwashing experience that will exceed even the heightened expectations of today.



High-privacy partitions have heights of over 9 feet, minimizing under-stall clearance and making the partitions more difficult to see over.

EUROPEAN, HIGH-PRIVACY PARTITIONS

Architects can also improve the restroom experience in the stall with partitions that make the compartment more private, eliminating sightlines and visible gaps into the stall, minimizing the under-stall clearance, and making the partitions taller and more difficult to see over.

"In many of today's public restrooms, privacy has emerged as a flashpoint for creating a comfortable, safe environment for all users," said Kristine Hein, associate product manager, Bradley. "These floor-to-ceiling partitions offer an unparalleled blend of elegance, functionality, and personal space."

High-privacy partitions extend from floor-to-ceiling, serving as both a design feature and an integral part of the room's layout. Achieving heights of 9' or more, these partitions create a significant barrier that improves the level of privacy a user experiences inside the stall.

Floor-to-ceiling partitions are available in a wide variety of materials including enameled tempered glass and a water-resistant phenolic material.

Additional features making these compartments better include LED occupancy indicators, which clearly indicate when a compartment is available for use, eliminating the guesswork around whether or not the stall is occupied.

CASE STUDY

ATLANTIC CITY BOARDWALK RENOVATION

Amidst beautiful beaches along the Atlantic Ocean, the world-famous Atlantic City Boardwalk is a beacon of year-round tourism, recreation and public events. The world's first and longest Boardwalk provides access to a number of hotels, resorts, shops, casinos, and more.

Following years of complaints from locals and tourists about the poor restroom conditions, the seven high-use bathrooms located along 4.5 miles of the Boardwalk underwent a major transformation to make them cleaner, more modern and family friendly. Atlantic City's Casino Reinvestment Development Authority (CRDA) oversaw the multi-million-dollar renovation of the 8,150 sq. ft. of restrooms—some measuring more than 2,000 sq. ft.—which were completely gutted and refurbished.

Some of the overriding goals for the project, according to Austin Gerber, Senior Associate and Architect/Project Manager, SOSH Architects, were to "make them convenient and durable enough for public use, easy to clean and maintain, touchless—a feature that is especially timely in the age of Covid 19—and consistent looking throughout all the bathrooms."

In addition to replacing the fixtures, toilets, urinals, and installing new heating, plumbing and ventilation systems, the project team specified all-in-one fixtures with touch-free soap, water and hand dryer units in one single chrome-plated component. The handwashing systems are featured in seven comfort stations along the Boardwalk, including both men's and women's restrooms, for a total of 14 bathrooms.

"I had been curious about the all-in-one concept," said Arley Sochocky, Interior Design Studio Manager, SOSH Architects. "After I experienced the unit in

person, I knew it would be perfect for this application. Not only is it highly durable and easy to use, it's completely touch-free, modern, streamlined and super functional."

Products with touchless clean+rinse+dry technology streamline usability without sacrificing aesthetics. These fixtures invite users with its accessible, easy, and intuitive handwashing interaction. LED lighting and easy-to-identify icons on top of the faucet guide handwashing while soap, water, and dryer are all kept in close personal reach. Advanced sensing technology ensures that each clean, rinse, or dry function will not accidentally activate a neighboring function.

Its touch-free design is also a big win for facility maintenance. According to Thomas Burns, CRDA/ABM Ambassador Manager, "The key benefits are that it means better sanitary conditions due to the lack of physically touching things used in a public area and no wear and tear on external components of fixtures."

The basin, made of a non-porous and seamless solid surface, and the all-in-one fixture are engineered to work together to eliminate water dripping onto the user, walls or floor. "The units are easily cleaned, and very little water seems to splash on the floor," Burns added.

"As a tourist destination, we realize the importance of having clean restrooms and providing a higher standard for visitors and their families," said CRDA Executive Director Matt Doherty. "These improvements greatly increase the Atlantic City tourism experience."

"So far, the project team and visitors have been very happy with how well the restrooms turned out," said Gerber.



Atlantic Boardwalk

SOSH Architects recently renovated the high-use bathrooms along the world-famous Atlantic City Boardwalk and specified all-in-one fixtures with touch-free soap, water, and hand drying units in one chrome-plated component.



Courtesy of Bradley Corporation

The Battery Atlanta

The new high-capacity men's and women's bathrooms in The Battery Atlanta offer patrons a more private stall experience with high-privacy partitions.

CASE STUDY

THE BATTERY ATLANTA™—SPORTS AND ENTERTAINMENT EXPERIENCE RESTROOM RENOVATION

The Battery Atlanta is a bustling and unprecedented entertainment experience situated alongside Truist Park—a haven for baseball fans. Spanning 2.25 million square feet, The Battery Atlanta combines numerous restaurants, stores, parks and entertainment venues and is open to the public 365 days a year, not just on game days.

The design team at Taylor Design Studio was tasked with transforming a parking manager's office and two unisex restrooms into a pair of high-capacity men's and women's bathrooms.

"We were challenged to create as many new restroom stalls as possible within a restricted footprint," said Wes Taylor, RA, NCARB, Taylor Design Studio. "We looked for a product that could provide a timeless aesthetic while being durable and easy to clean," said Paula Wideman, founder of design firm paulaproduct.

Weather also played a factor in the design. "Being adjacent to the baseball stadium, which is subjected to a range of weather conditions and extreme summer heat, it was important to both the design team and ownership to provide a cool and comfortable space while visually creating a "rest" room from the hot Georgia summers," Taylor added.

After considering other partition models, Taylor and Wideman decided that a high-privacy partition provided the perfect balance of appearance, durability and cost.

"We chose a product that adds a sleek vibe to the aesthetic while providing privacy with virtually no sight line," Taylor said. "Mortised hardware was a big selling point to withstand heavy use and traffic in these types of spaces."

Senior operations manager for The Battery, Matt Wolfenbarger, added "These partitions are by far the most durable, well-functioning partitions we have on-site. I would love to transition to all of these in the future. They are designed for extremely large and heavy crowds."

The men's and women's restrooms were equipped with a combination of partition stalls, urinal screens, basins made of natural quartz, and all-in-one handwashing fixtures that house touch-free soap and water. They also selected high-quality mirrors, full-height vanity mirrors, and handwashing and in-stall accessories, such as grab bars. The accessories feature a curved, pill-shaped design that unifies restrooms with a similar aesthetic.

"We designed these spaces with an overall cool palette," explained Wideman. "The partitions are dark



The Battery Atlanta

"It was so nice to have products that complement the design of the space instead of having to use products that are standard and clunky."

—Wes Taylor, RA, NCARB, Taylor Design Studio

Courtesy of Bradley Corporation

gray and the fixtures are matte black as a contrasting detail. The countertop is a sparkling white with a black apron. The accessories are stainless steel, and the grab bars, with their curvilinear edge, are some of the best-looking we have ever specified and seen installed."

While high-privacy partitions provide a minimalist design with flush surface construction, its robust and durable phenolic material is lightweight, and easy to install and clean. With the feet and headrail hidden from sight, this partition solution creates the impression that the partitions are floating on air.

The all-in-one, touchless fixture keeps handwashing elements close by for an accessible and intuitive handwashing experience. The all-in-one fixture features completely touchless handwashing technology to limit touchpoints and is available in a selection of finishes, shapes and models. The fixture option selected for The Battery—with touch-free soap and water—is a convenient alternative when another hand drying method is preferred while minimizing extra clutter of separate handwashing components.

A key selling point for The Battery's owner and maintenance team was the option to incorporate a multi-feed top fill soap feature, which allows soap to be refilled from above the sink.

"With no handles or levers, a large and efficient soap tank, and a seamless easy-to-clean basin, this fixture has been a maintenance game changer," said Wolfenbarger. "As you enter the restrooms, the fixtures and sinks present a professional, durable and high-class experience."

"I love these accessories' slim, oval shape and assortment of finishes," added Wideman. "The assortment of accessories that we selected neatly tie the washroom together."

IN SUMMARY

New products are enabling architects to transform the spaces once relegated to a design afterthought into designed spaces that owners are proud of and people enjoy visiting. Tenant storage spaces have been revolutionized with the invention of private enclosed corrugated steel bins and over-the-hood storage boxes that create storage space in the air. Public restrooms are becoming more private with taller stall partitions, zero sightlines, and occupancy indicators that don't require people sneaking a peek under the door. They are also becoming more hygienic and more likely to have the essentials needed for people to leave the lavatory with freshly washed hands. The innovation of all-in-one, touchless faucets has also made these spaces cleaner and less water-splashed. The water stays in the sink basin and the complete handwashing process takes place in one spot. It's the new, better way to accomplish this important, age-old activity. It's nice to know that in 2024 a trip to the tenant storage space or public restroom no longer needs to be a frightening experience.

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