

The Portland Loo:

World Class Solution to Your City's
Public Restroom Needs



Part 1:

Overview of Portland Loo-Development, Design and Features



What is the Portland Loo?

- The Portland Loo is a single occupancy, public toilet with unique design features which make it safe, affordable, and aesthetically pleasing.
- It was designed by the City of Portland for installation in Portland and other urban and rural locations.

History of the Loo – The Need

- Conceived by Portland City Commissioner Randy Leonard in 2007 in response to 2006 Portland State University report called “Going Public” which identified the need for public restrooms in Portland.



Restroom Ventilator, 1912

A view of the comfort station ventilator. The women’s entrance is on the right, men’s entrance on the left and Pioneer Courthouse is the backdrop. Except for the ventilator’s position (and lack of iron fence on the wall), this scene has changed very little in 99 years.

History of the Loo – The Team

- Built by Committee -outreach, assistance & buy in from - City Government, Police, Fire, Public Works, Parks & Rec, Building Officials, Advocacy Groups, BID, Businesses and N/A, Designers, Manufacturer and suppliers
- Initially agreed upon needs
 - Meet the restroom need for the houseless, Tourists, Commuters, public/construction workers the general public and as many people as possible.
 - Open 24/7/365
 - Durable proven off the shelf components
 - Easy and inexpensive to service and clean
 - Single occupant and Unisex
 - Safe and crime resistant (CPTED features)
 - Attractive and appealing

Portland Loo Designed features

- Angled louvers for privacy and security.
- Heavy duty stainless steel structure is durable and easy to maintain with anti-graffiti powder coating.
- ADA compliant with room for bicycles and strollers.
- Outside hand wash to eliminate “hotel effect” and reduce occupancy time.
- Energy efficient LED lighting system with photo-eye and motion-sensor control to indicate occupancy.
- Additional lighting from skylight.
- Self contained supply cabinet allows easy cleaning.
- Attractive and discrete with added CPTED benefits.

Benefits of a Portland Loo

- Low initial cost and simple to maintain.
- Built to order in as fast as 45 days.
- Quick and simple installation.
- Years of extensive research and development in the field resulting in improvements to overall design.
- Low water and power consumption especially compared to APT's.
- Aesthetically pleasing design that fits with your local architecture.
- One year limited warranty and continual assistance.

Costs of a Portland Loo

- Initial cost is \$90,000 plus cost of any options.
- Shipping typically runs \$3,500 to \$5,000.
- Cost to install include:
 - Utility work (water, sewer, electric) \$22,000-\$25,000
 - Foundation work runs \$7,000 to \$9,000
 - Installation costs (crane, labor, hookup) \$3,000 to \$4,000
- Maintenance is typically \$11,000 to \$12,000 per year.

Options

- Use counter.
- Solar and 110v A/C options.
- Hook up to septic tank or sewer line.
- Custom colors.
- Art or advertising panels.
- Various grades of stainless construction.
- Winter weatherization options
- Hand wash/water bottle/pet bowl option.
- Colored LED light options.
- Plant trellis.
- Baby Changing Table
- Remote monitoring and control
- ???? Make it Your City's Loo!



The History and Future



- First installation in 2008, followed by 7 more in Portland and 19 more in other cities throughout the US and Canada.
- Design improvements made to address issues with maintenance, ease of use, and evolving ADA requirements.
- Originally, sold by the City of Portland and manufactured by Madden Fabrication. Now marketed and manufactured exclusively by Madden Fabrication.
- Continually improved and tested in Portland and elsewhere.

Part 2:

Successful Siting Of Public Restrooms

Location, Location, Location!!

Game Plan for Success

- Evaluate current situation
 - State of existing restrooms in defined geographic area.
 - Indicators where supply is not meeting demand.
- Determine the cost vs benefits of potential locations.
- Engage community to understand and prioritize plan, initially and through final selection.
- Develop staged plan that reflects funding realities and shared priorities and concerns – build on success.

Who Will it serve?

- General population
- Special events – Markets, concerts..
- Homeless
- Tourists
- Business district employees
- Shoppers
- Bar/Restaurant goers (day and night)
- Commuters (public Transit)
- Bicyclists
- Pedestrians
- Park users
- People with medical conditions
- Pregnant women
- Families and children
- The elderly
- “Restroom challenged” individuals
- Other_____

Infrastructure/Siting Concerns

- Distance to sewer, water, electrical
 - Underground obstacles (METRO, other?)
- Right of Ways vs Private/Public/Park lands
- Environmental impact
- Visual impact (Historical areas, standardized street furniture, HMO requirements)
- If solar is being considered:
 - Sun not obstructed by trees, or buildings
 - Be aware that snow pack will reduce solar, and require maintenance to brush off snow, therefore, the general climate should be sunny!

Safety

- Do not obstruct vehicle sight lines
- Structure should be in the public eye to foster self policing
- Locate near busy pedestrian traffic area
- Avoid proximity to climbing aids, benches, trellis, ??
- Out of pedestrian right of way including door swing and exterior features like hand wash/drinking fountains.
- Good night time lighting
- ADA egress compliance (grade, min. width)
- CEPTED: Remote monitoring security (camera, motion sensor, lighting, guards/attendants)
- Proximity to Vehicle traffic (hand wash location)

Outreach

- Include all constituents in the initial conversation of siting and number of Loos required
- Constituents will vary, but may include the following:
 - Public Works Agency
 - Public Parks Agency
 - Public Transportation Agency
 - Urban Planning and Renewal Agencies
 - BID, Business Chambers, Neighborhood Assoc.
 - Churches, Advocacy groups and Non-profit Organizations
 - Police and Fire Departments
 - Historical and cultural groups
- Get buy in up front, and when a significant change in siting or features occur.

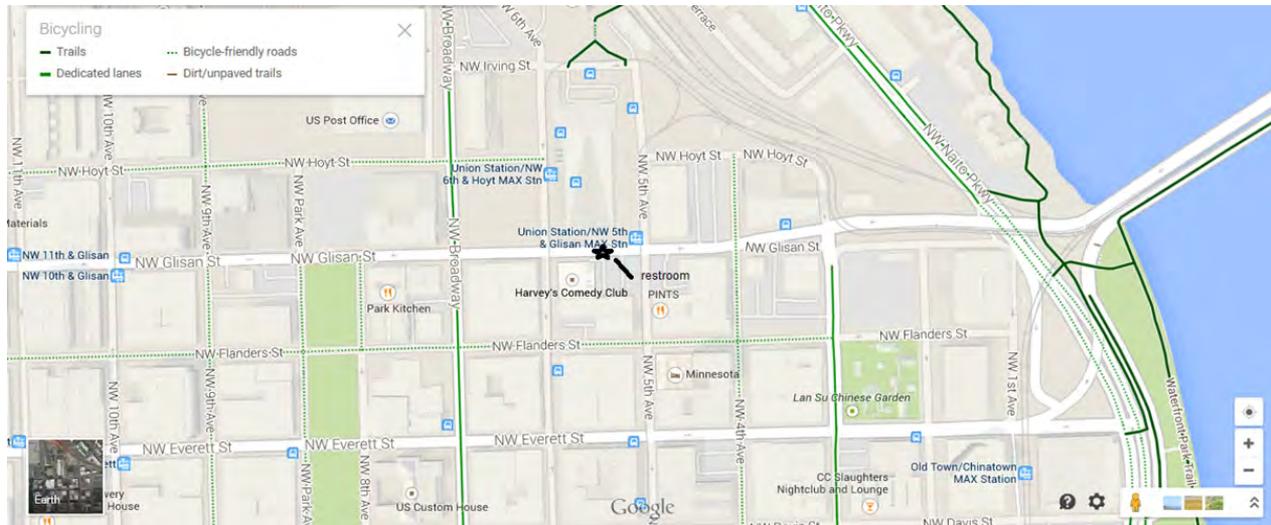
Part 3:

Portland Loo Case Studies and Resources

Glisan Street Loo



Glisan Street Loo



Who it serves – Homeless, Commuters (Bus, Train and Greyhound station hub), Shoppers (requested heavily from business owners), Pedestrians and bikes, Nightlife crowd, tourists, Park users (3-4 blocks from 2 main parks)

Outreach - This was the first public restroom project in decades. There was much public outreach with City Hall, Police, building officials, businesses and advocacy through nearby organizations and PHLUSH.

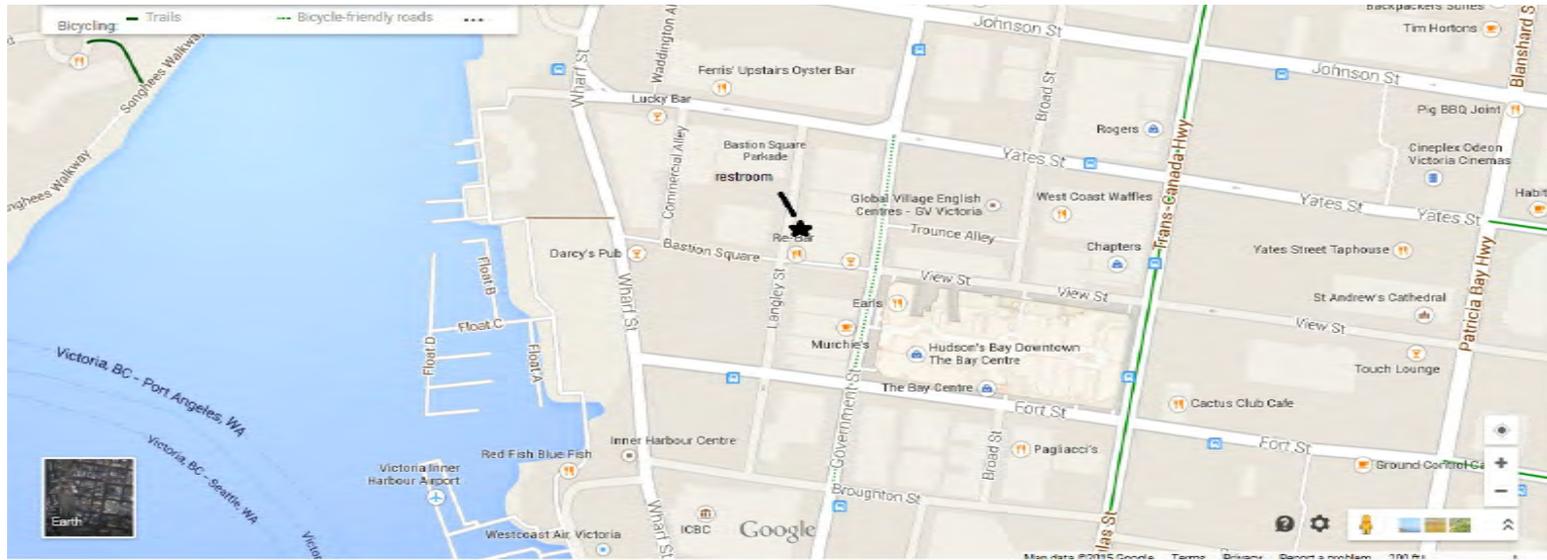
Infrastructure – Location for Water and Sewer were readily available (Around \$25K for utilities). Electrical was not available so Solar was implemented (about \$5k net adder). Placed on City sidewalk right-of way so less interaction with Building department.

Safety – Good lighting and visibility from street. Middle of block and on one way street for easy police viewing from vehicles when driving by.

Victoria BC – Langley St. Loo



Victoria BC, Canada Loo – Excellent



Who it serves – Market customers and business operators, tourists, nearby residents, shoppers, Pedestrians and bikers, Late night bar patrons, , homeless, Commuters (1 block from public transportation).

Outreach – Public works, City Hall, neighborhood and market businesses, tourist development bureau.

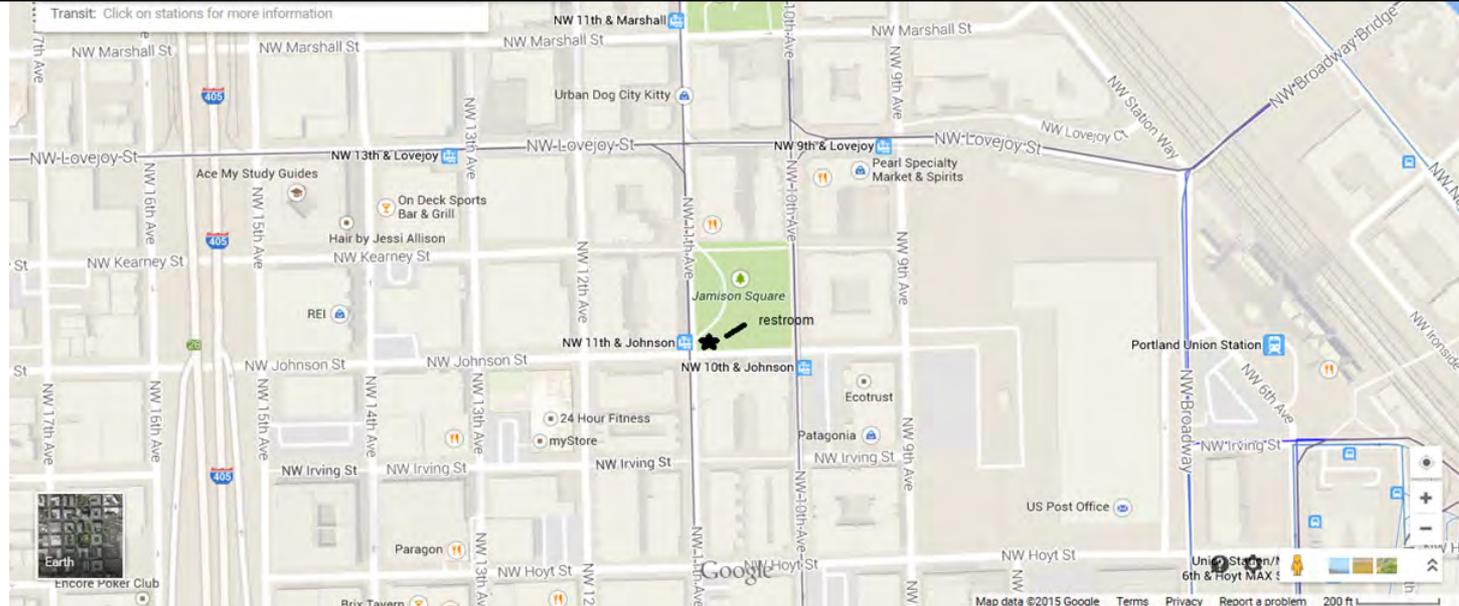
Infrastructure – Located on wide existing sidewalk, near utilities including power, very poor solar location but power was accessible and replaced the original solar option.

Safety – Good lighting and eyes on it location. Located on middle of street on sidewalk of a one way street very viewable by police.

Jamison Park Loo



Jamison Park– downtown park/water feature



Who it serves - park users, Families, pedestrians, tourists, nightlife, homeless, nearby residents, shoppers, Events, Pedestrians and Bikes, Commuters (1 block from streetcar and bus stops). Installed many years after installation of the Park and many years of park use and replace port-a-potties. Sees large seasonal demand.

Outreach - Much public outreach for the restrooms. Included business, Neighborhood Association, parks and City Hall. Opponents initially against increased homeless and bad behavior. Proponents, businesses and residents wanting permanent restroom for the existing park and eliminate urination and defecation from homeless and park goers. End result was a positive solution and no negative reports.

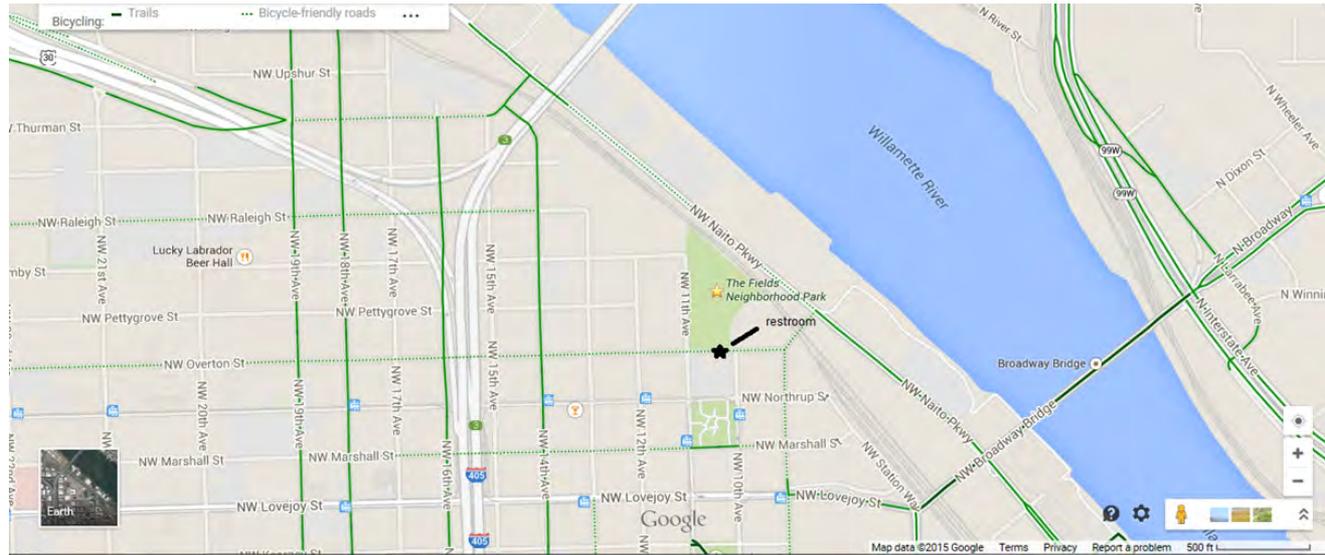
Infrastructure – The location was selected for best access to water and sewer. Solar option (less than optimal conditions due to high rises nearby). Located in city right of way and took up one existing parking space.

Safety – Good lighting and visibility from street. End of block but still out of vehicle site lines (existing parking space). Excellent visibility and eyes on it.

Fields Park Loo



Fields Park –



Who it serves – park users, pedestrians, tourists, homeless, nearby residents, shoppers, Pedestrians and bikers, Families, 2 blocks from streetcar stop.

Outreach - Much public outreach for the Park itself so involvement by parks, building services, public works, neighborhood associations and private citizens was in place early and often.

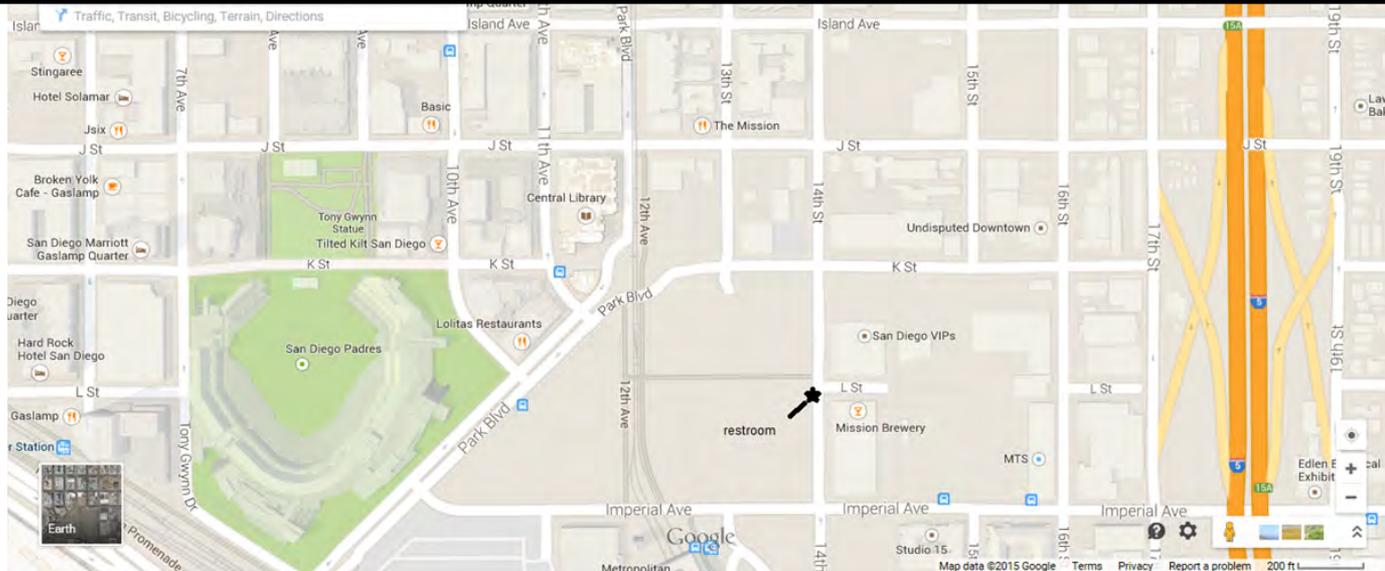
Infrastructure – New Park location so utilities locating was minimal to overall project costs (water, sewer, electric costs were \$25K)

Safety – Good lighting and eyes on it location. Located on edge of park near buildings, street and businesses. Locked up at night to reinforce park hours and closure times. Set in middle of block for site lines for cars and good distance from street and pedestrian traffic use.

San Diego 14th and L St.



San Diego – 14th and L St



Who it serves – Homeless, Seasonal Baseball park users, bikes and pedestrians.

Outreach - Apparently the outreach was minimal. Businesses across the street have voiced negative sentiment from it after installation. Public workers complained the high infrastructure costs were a result of no request from them to help site it. Advocacy group called the “girl think tank” focused on helping the homeless but not sure how much they were involved in site location other than proximity to camps and homeless concentration. Net results so far have been concern of cost and bad behavior by business owners and other citizens. Benefits of less human waste issues in the immediate area.

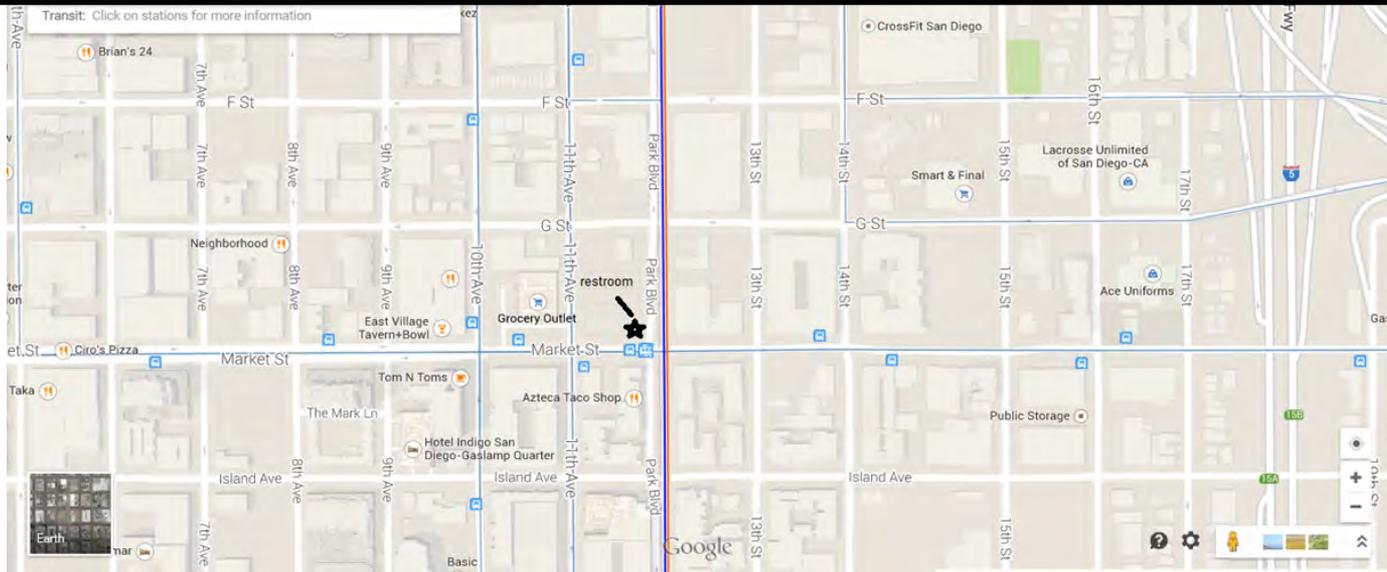
Infrastructure – From reported information, water and sewer infrastructure costs were more than double the budget due to site location. Full solar power option was selected for electrical power (good solar location placement). Located in city right of way and end of large parking lot for Petco Field. Placed next to an arbor that made climbing onto roof easier to do.

Safety – Good lighting and visibility from street. Middle of block and well out of way of traffic. Location is very desolate at night and with the unit being up against a chain link fence and abandoned parking lot at night it increases the feeling of being unsafe. Entire area is a concentration of homeless that camp during both the day and night.

San Diego Market & Park St



San Diego – Market and Park St.



Who it serves – Bikers and pedestrians, Transportation (next to streetcar and bus stop), Shoppers, homeless, nightlife, tourists, nearby residents, Families, downtown city workers.

Outreach – Limited outreach as seen with the installation of their first Loo but the selection focused on more users than just the houseless.

Infrastructure – From reported information, water and sewer infrastructure costs were more than double the budget due to site location (light rail line). Full solar power option was selected and the site had excellent solar exposure.

Safety – Good lighting and police visibility from street. End of block but away from corner and out of vehicle site lines. Excellent visibility and eyes on it from neighbors, busy street and light rail commuter location.

Resources

Public Hygiene Lets Us Stay Human - www.phlush.org

Going Public – PSU capstone study on restroom needs and siting in Portland, OR - www.americanrestroom.org/us/portland/psu_gopubliccvr3.pdf

American Restroom Association – www.americanrestroom.org

ICC G3-2011 Global Guidelines for Practical Public Restroom Design – www.shopicc.org

Portland Loo installation video - <https://vimeo.com/141186536>

Questions?

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