

# Crime Prevention Through Environmental Design Assessment



Lake Washington & South Henderson Street

August 12, 2014



Seattle Neighborhood Group

*The mission of Seattle Neighborhood Group is to prevent crime and build community through partnerships with residents, businesses, law enforcement and other organizations.*



# Site Visit

## Location:

5300 Block of S Henderson Street

Seward Park Avenue S between 8700 and 9000 blocks

Seattle, Washington

## CPTED Practitioners

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## Date of Visit/Time of Day

Wednesday, March 19, 11:30 a.m.

Tuesday, March 26, 2014, 2:00 p.m.

Tuesday, March 26, 2014, 7:30 p.m.

Friday, August 8, 2014, 2:30 p.m.

## Report Author

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# CPTED Method

Each CPTED Assessment presents unique challenges in understanding complex problems that are tied to physical characteristics of specific places.

By using CPTED principles grounded in proven crime prevention practices, and specific local information about a site, it is possible to analyze problems generated by place features and make recommendations toward correcting crime and disorder problems.

Several site visits are usually necessary to observe the activity patterns and physical features on site. Collecting data about the site is also important in creating a picture of the types of activities on a site. Interacting with site users and asking basic questions about what draws them to the site and how they feel when they are on site could be informative in guiding observations.

CPTED recommendations are based in practical and theoretical knowledge primarily from the fields of criminology, sociology, psychology, and studies in the built environment. A robust CPTED approach involves interdisciplinary work from all of these areas.

Concepts that guide our CPTED work include: Activity Patterns & Conflict of Use, Quality of the Sensory Environment, Guardianship, and Historical Use & Cultural Patterns of a place.

Accompanying these concepts, we use 5 basic physical assessment tools to analyze sites: Natural Surveillance, Territorial Definition, Access Control, Image & Reputation, and Community Activation.

The focus of this assessment is to make recommendations specific to this site, with the goal of changing use patterns that lead to conflict and negative behaviors, and hopefully reducing the opportunities for crime.

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## Disclaimer

The recommendations and strategies suggested here are intended to reduce opportunities for crime, improve quality of life and provide for a safer environment.

Seattle Neighborhood Group does not guarantee that any specific crime will be prevented if these recommendations are implemented.

# General Site Description

This site is near the southeast border of the Seattle city limits, with Lake Washington to the east and the major Rainier Beach business community to the west. This community takes great pride in its cultural and ethnic diversity. On the east edge of Lake Washington/Henderson is the vibrant Rainier Beach business district.

Transit is an essential part of this area. Major Metro Transit bus routes run north and south from the intersection of Rainier Avenue S. and S. Henderson, roughly 500 yards east of this site. Buses also run east/west along Henderson, connecting to Sound Transit Light Rail at Henderson & Martin Luther King Jr. Way S.

Rainier Beach High School lends a strong physical presence in this part of the Rainier Beach neighborhood because of its extensive sports facilities. The high school offers an International Baccalaureate program. Enrollment for the 2013-14 school year was 448 students.

North of the High School are single family homes.

Beer Sheva Park and Lake Washington form the east edge of the site. The park has picnic sites, a children's play area, and a busy boat launch.

South of Beer Sheva Park are private condominiums and a marina.

The Lake Washington Apartments is a major part of this site. It is an affordable, gated housing community located on Seward Park Ave. South. There are 366 1, 2, and 3 bedroom units with on-site parking. It is a highly diverse community that is home to a large immigrant and refugee population.



Mapes Creek Walkway runs north to south and is a buffer between the Lake Washington Apartments and the Rainier Beach business community on the west edge of this site. The walkway is owned by the Seattle Department of Transportation and provides important links between Rainier Beach High School, Rainier Beach Community Center, Rainier Beach Library, the Rainier Beach Business District, and the Lake Washington Apartments. Currently, the walkway is closed for temporary construction of the Lower Mapes Creek Restoration Project, a habitat restoration effort. The construction is scheduled to be complete in October of 2014.

# Why CPTED here?

This CPTED Assessment focuses on a crime ‘hotspot’ in the Rainier Beach neighborhood. This site, the Lake Washington/Henderson area, is one of five small youth crime “hotspots” in Rainier Beach, a neighborhood in Seattle's south end. It is part of a community-led project focusing on reducing youth crime at all five hotspot sites. The project is called Rainier Beach: A Beautiful, Safe Place for Youth, and is funded through a Department of Justice Byrne Grant. While this site includes large, distinct properties such as Rainier Beach High School, Beer Sheva Park, and the Lake Washington Apartments, this CPTED analysis is oriented toward the spaces throughout the site such as sidewalks, bus stops, park entrances, streets, plazas. Any recommendations made for other entities are made because of the impact on these types of adjacent public spaces.

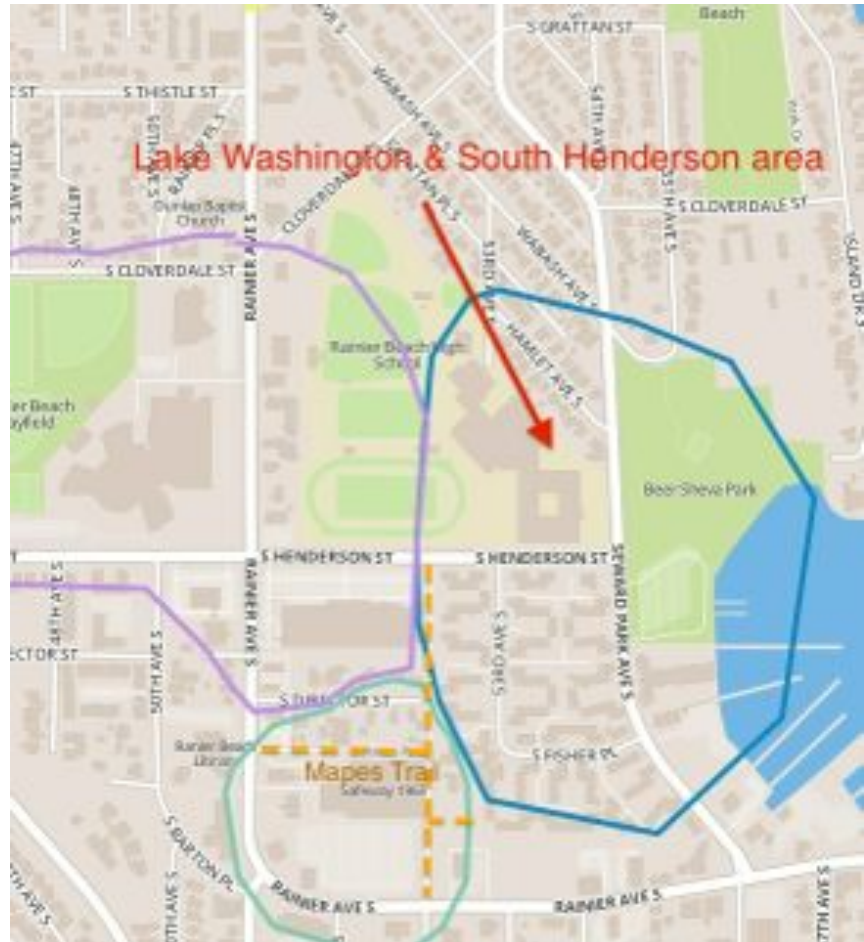
Several sets of data are present here; the first set is publicly available data from the Seattle Police Department, the second set are proprietary data derived by the Byrne Grant researchers at George Mason University addressing youth crime and victimization in this area.

The publicly available dataset provided by SPD include notable numbers of calls for service (911) associated with a disorderly and disrupted environment, specifically, disturbance, noise, mischief, liquor violations, suspicious persons & vehicles. The police reports indicate that assault, disturbances, property damage, car theft and car-prowl, as well as threats occur regularly, some at high levels.

This CPTED Assessment is intended to give guidance to addressing these problems in a generally public

environment on this site, however some of the disorder may be coming from parts of the site this document *does not specifically address*, specifically, the interior of Beer Sheva Park, the interior of Rainier Beach High School, and the interior of the Lake Washington Apartments. Those environments are beyond the scope of this assessment – each of those sites would warrant an individual assessment due to their complex natures.

Of the five identified Rainier Beach hotspot locations, the Lake Washington hotspot is adjacent to two other hotspot locations. The CPTED recommendations for the Lake Washington hotspot site will be supported best if integrated with the recommendations of the CPTED assessments for the adjacent areas, “Rainier & Henderson” and “Rainier Avenue 9200 Block”.



The Lake Washington & Henderson area is outlined by blue on this map. Two other ‘hotspot’ areas border on its west side: Rainier & Henderson, and the 9200 block of Rainier Ave. S. The Mapes Creek walkway (in gold on this map) is a major foot traffic connector between all these hotspot areas, providing a path for high school students, Lake Washington Apartment residents, and other neighborhood people.



# 911 Calls for Service for Lake Washington & Henderson

8/1/2012 – 8/1/2014

Please note that the same location (column title) may be represented here twice. This is due to variations in how the data was coded. The columns are *not* duplicating events, they must be added together to get an accurate representation of the activity taking place at a specific location.

*This data is provided by the Seattle Police Department through the City of Seattle's data.seattle.gov website.*

911 call data for 8/1/2012 - 8/1/2014

	5000 BLOCK				6000 BLOCK				1		SEWARD		Grand Total
	52 AV S / S HENDERSON ST	OF S HENDERSON ST	OF S H ST	6000 BLOCK OF SEWARD PARK AV S	6000 BLOCK OF SEWARD PARK AV S	6000 BLOCK OF SEWARD PARK AV S	6000 BLOCK OF SEWARD PARK AV S	5 HENDERSON ST / 52 AV S	5 HENDERSON ST / SEWARD PARK AV S	5 HENDERSON ST	5 HENDERSON ST		
ABANDONED VEHICLE												1	
ACCIDENT INVESTIGATION			1		1	2	8	1		1	2	23	
ALARMS - COMMERCIAL BURGLARY (FALSE)				1								1	
ALARMS - RESIDENTIAL BURGLARY (FALSE)						3						3	
ANIMAL NOISE, STRAYS, BITES						6	1					7	
ANIMALS - INJURED, DEAD, DANGEROUS					1	2						3	
ARMED ROBBERY					1	1						2	
ASSAULTS, OTHER	1		1	4	1	9	3				2	21	
AUTO RECOVERY			1			2						3	
AUTO THEFT						23	4					27	
AUTO THEFT AND RECOVERY						5						5	
BLOCKING VEHICLE											1	1	
BURGLARY - COMMERCIAL				2	1							3	
BURGLARY - RESIDENTIAL, OCCUPIED											1	1	
BURGLARY - RESIDENTIAL, UNOCCUPIED						4	2					6	
CASUALTY (NON CRIMINAL/TRAFFIC) - MAN				1								1	
DOWN, SICK PERSONS, INJURED, DOW							1					1	
DISTURBANCE, GANG RELATED			1									1	
DISTURBANCE, OTHER	1			11	5	36	12	3			1	73	
DRIVING WHILE UNDER INFLUENCE (DWI)						7	2			2		11	
FELONY WARRANT SERVICE						1	2					3	
FIGHT DISTURBANCE	1			2	1	4	2					8	
FORGERY, BAD CHECKS						1						1	
FOUND PERSON						2						2	
FRAUD (INCLUDING IDENTITY THEFT)						5	1					6	
GAMBLING	1											1	
HARASSMENT, THREATS				5	2	5	7					19	
HARASSMENT, THREATS - BY TELEPHONE, WRITING						1	1					2	
HARBOR - DEBRIS, NAVIGATIONAL HAZARDS						1						1	
HARBOR - WATER EMERGENCIES						2	1					3	
HAZARDS					1	2						3	
JUVENILE DISTURBANCE				1	1	2	1					4	
LEWD CONDUCT						1						1	
LICENSE PLATE THEFT OR LOSS						1						1	
LIQUOR VIOLATION - ADULT	11			1	1	7	1	7			1	29	
LIQUOR VIOLATION - INTOXICATED PERSON			2					2				4	
LIQUOR VIOLATION - MINOR	1											1	
MENTAL COMPLAINT			1			1	9	5			2	18	
MISCHIEF, INSURANCE COMPLAINTS	1			4	2	11	8	1				22	
MISDEMEANOR WARRANT SERVICE				2	1	2	1					6	
MISSING PERSON					1	11	5					17	
NARCOTICS ASSES					1							1	
NARCOTICS ACTIVITY REPORT						1						1	
NARCOTICS, OTHER						5	3	2				10	
NOISE DISTURBANCE				2		19	7				2	30	
NOISE DISTURBANCE, RESIDENTIAL				1		5						6	
PARKING VIOLATION (EXCEPT ABANDONED VEHICLES)			2	2		17	2			2		25	
PARKS EXCLUSION						2						2	
PARKS EXCLUSION							1					1	
PERSON WITH A GUN						1						1	
PROPERTY - MISSING						1						1	
PROPERTY DESTRUCTION				2	1	7	4					14	
PROSTITUTION						1						1	
PROWLER							1					1	
RECKLESS ENDANGERMENT, UTTERING, PARKS CODE VIOLATIONS	1					1						2	
STRONG ARM ROBBERY				2	1	1						4	
SUSPICIOUS CIRCUMSTANCES - BUILDING (OPEN DOOR, ETC.)				1		4	1					6	
SUSPICIOUS PERSON	4	2	1	10	9	45	23	4			4	102	
SUSPICIOUS VEHICLE	1	1	2	2	3	28	20	1		2	2	62	
THEFT - AUTO ACCESSORIES						1						1	
THEFT - CAR PROWL				1		12	2			1	3	18	
THEFT - MISCELLANEOUS				8	8	8	4					28	
TRAFFIC (MOVING) VIOLATION	2		2		1	30	7	2		2	10	56	
TRESPASS	2			1		23	2	1				29	
TRESPASS - PARKS EXCLUSION						2	1					3	
VICE, OTHER											1	1	
Grand Total	29	7	10	46	44	364	140	27	10	11	1	728	

# Police Reports for Lake Washington & Henderson

8/1/2012 – 8/1/2014

Please note that the same location (column title) may be represented here twice. This is due to variations in how the data was coded. The columns are *not* duplicating events, they must be added together to get an accurate representation of the activity taking place at a specific location.

*This data is provided by the Seattle Police Department through the City of Seattle's data.seattle.gov website.*

Police Reports 8/1/2012 - 8/1/2014

	52XX BLOCK OF S HENDERSON ST	88XX BLOCK OF SEWARD PARK AV S	88XX BLOCK OF SEWARD PARK AVE S	90XX BLOCK OF SEWARD PARK AV S	90XX BLOCK OF SEWARD PARK AVE S	S HENDERSON ST / SEWARD PARK AV S	SEWARD PARK AV S / S HENDERSON ST	Grand Total
ASLT-AGG-BODYFORCE		1						1
ASLT-AGG-WEAPON				3	1			4
ASLT-NONAGG	1		1	4	2	1		9
BIAS INCIDENT					1			1
BURGLARY-FORCE-NONRES		2						2
BURGLARY-FORCE-RES				1				1
BURGLARY-NOFORCE-RES				2	3			5
BURGLARY-SECURE PARKING-RES				1				1
DISPUTE-CIVIL PROPERTY (NON AU				1	1			2
DISPUTE-OTH				1				1
DISTURBANCE-NOISE				1				1
DISTURBANCE-OTH	1	2		5	2			10
FORGERY-CHECK				1				1
FRAUD-CHECK				1				1
FRAUD-CREDIT CARD				4				4
FRAUD-OTHER				1				1
HARASSMENT				2	1			3
INJURY - ACCIDENTAL				1				1
INJURY - OTHER				2				2
LIQUOR LAW VIOLATION				1				1
PROPERTY DAMAGE-NON RESIDENTIA		1	1	7	2			11
PROPERTY DAMAGE-RESIDENTIAL				1	1			2
PROPERTY FOUND					1			1
PROPERTY LOST				2				2
RECKLESS BURNING		1						1
ROBBERY-STREET-BODYFORCE	1	1						2
ROBBERY-STREET-GUN				2				2
THEFT-BOAT				1				1
THEFT-BUILDING		3	2	1	1			7
THEFT-CARPROWL		2		13	2	1	1	19
THEFT-LICENSE PLATE				2				2
THEFT-OTH		6	2	4				12
THREATS-KILL				1	3			4
THREATS-OTHER	1				2			3
THREATS-WEAPON				2	1			3
TRAFFIC				1			1	2
TRESPASS				1	2			3
VEH-RCVD-FOR OTHER AGENCY				3				3
VEH-THEFT-AUTO				20	2		1	23
WARRARR-FELONY				2	1			3
WARRARR-MISDEMEANOR		1		3			1	5
<b>Grand Total</b>	<b>4</b>	<b>20</b>	<b>6</b>	<b>98</b>	<b>29</b>	<b>1</b>	<b>1</b>	<b>163</b>

## Data from Byrne Grant researchers for Lake Washington & South Henderson

These data are presented by age group, and the research team from George Mason University has re-categorized some of the original SPD offense types into “broad categories” that support the focus of their grant project. These data do not necessarily help determine what types of crime and disorder are happening in which specific location, but they do give a good indication of the ages of victims and offenders on this site.

These data are for the 8800 and 9000 blocks of Seward Park Avenue South, and do not include any data for the 5200 block of South Henderson Street. The data are for a less recent time periods, 2012 – 2013 as well.

### 1. Updated Victimization Incidents & Offenses

- There were slightly more victimization incident reports in 2013 than in 2012; increases were seen in person and property crimes
- There were more assaults, harassment, and theft victimizations in 2013

Broad Incidents Involving Personal Victims by Age Group, Number  
Victim Reports: 2013

	Jan - Aug 2013		Sep - Dec 2013		2013 Total	2012 Total
	25 and Under	26 and Over / Unknown	25 and Under	26 and Over / Unknown		
Person	10	12	4	2	28	20
Property	8	15	5	18	46	40
Disorder						3
Other	3			1	4	6
<b>Total</b>	<b>21</b>	<b>27</b>	<b>9</b>	<b>21</b>	<b>78</b>	<b>69</b>

Offenses Involving Personal Victims by Age Group, Number  
Victim Reports: 2013

	Jan - Aug 2013		Sep - Dec 2013		2013 Total	2012 Total
	25 and Under	26 and Over / Unknown	25 and Under	26 and Over / Unknown		
Aggravated Assault	3	2	1		6	1
Simple Assault	3	7	1	1	12	14
Burglary		2		1	3	10
Disturbance						3
Fraud	1	1		1	3	1
Harassment	3	4	2		9	3
Drugs						2
Obstruction	2				2	1
Property Damage		4		3	7	5
Property Stolen	1				1	1
Robbery	1			1	2	2
Warrant		1			1	3
Theft	6	9	5	13	33	23
Threats	3			1	4	5
Interfering with Report						1
Forgery	1				1	
Weapon	1				1	
Violation of Court Order						1
<b>Total</b>	<b>25</b>	<b>30</b>	<b>9</b>	<b>21</b>	<b>85</b>	<b>76</b>

*The most frequently occurring incidents at this location are highlighted*

**Broad Incidents by Age Group, Number  
Offender Reports: 2013**

	Jan - Aug 2013		Sep - Dec 2013		2013 Total	2012 Total
	25 and Under	26 and Over / Unknown	25 and Under	26 and Over / Unknown		
Person	8	9	4	1	22	15
Property	4	1			5	18
Disorder	4	3		1	8	11
Other	1	2		1	4	10
<b>Total</b>	<b>17</b>	<b>15</b>	<b>4</b>	<b>3</b>	<b>39</b>	<b>54</b>

**Offenses by Age Group, Number  
Offender Reports: 2013**

	Jan - Aug 2013		Sep - Dec 2013		2013 Total	2012 Total
	25 and Under	26 and Over / Unknown	25 and Under	26 and Over / Unknown		
Aggravated Assault	2	3	1		6	
Simple Assault	3	5	1	1	10	14
Burglary						7
Dispute	1				1	2
Disturbance	2	3		1	6	6
Fraud						1
Illegal Dumping						1
Drugs						2
Obstruction	1	1			2	1
Property Damage		1			1	5
Property Stolen	1				1	1
Robbery			1		1	1
Warrant		3			3	8
Theft	3	1			4	4
Threats	1			1	2	4
Interfering with Report						1
Trespass	1				1	2
Weapon	1				1	1
Forgery	1				1	
Harassment	3	2	1		6	
Violation of Court Order						1
<b>Total</b>	<b>20</b>	<b>19</b>	<b>4</b>	<b>3</b>	<b>46</b>	<b>62</b>

*The most frequently occurring incidents at this location are highlighted*

### 3. Details of Specific Incidents

These tables are based on the full incident files and represent either victims or offenders

#### Weapons

- Most person incidents in 2013 included weapon other than a gun

Weapon Details, All Incidents: 2013

	Weapon	Gun	Force
Aggravated Assault	4		2
Possession	1		
Robbery		1	1
Threats	3		
<b>Total</b>	<b>8</b>	<b>1</b>	<b>3</b>

Note: All cases of aggravated assault and robbery include the use of either a weapon, gun or bodily force

#### Theft

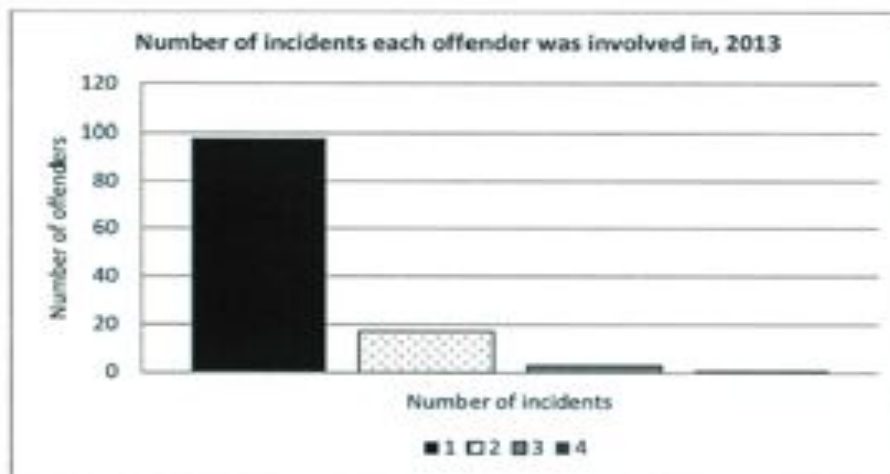
- Thefts from and of vehicles were the most common type of theft in 2013

Theft Details, All Incidents: 2013

Type	Number
Boat	1
Building	4
Theft from car	12
Theft of car	9
License Plate	1
Other	6
<b>Total</b>	<b>33</b>

#### Repeat offending

- 82% of people who were identified as offenders at this location only offended once at any location in Rainier Beach in 2013



# Natural Surveillance

Humans feel safe when important physiological and psychological needs are met. Our senses tell us whether we could relax and enjoy ourselves or whether we need to be on our guard. Natural surveillance<sup>1</sup> addresses those needs - specifically, whether a site affords people the ability to see, hear, and sense if they are safe.

Public places should afford plenty of opportunities to see and be seen throughout - satisfying our need to see if a place is safe. If these basic needs for safety are not met, site users experience anxiety and fear and will avoid the place, depriving it of potentially positive users.

Perceptions of being seen or watched could have an impact on whether people violate laws or norms. Generally, the higher the chance of being observed, the less likely<sup>2</sup> a potential offender will do the activity in question.

Landscaping in areas with safety concerns must work with natural surveillance principles to afford the opportunity for site users to have clear visual access. Limb trees up to 6 or 7 feet, keep plantings on the ground below 3' tall.

Supporting human vision appropriately in dark environments is critical. There is often a strong tendency to flood an unsafe area with high light levels in attempts at creating a 'safe' night-time environment. Bright lighting could create a worse set of problems that could impede human vision and render people vulnerable.

At 5 vertical feet, or roughly 'face height', light should be even, color-correct, and have roughly 4:1 contrast with its background. The number of footcandles used will depend on ambient light levels.

A person 30 feet away should be easy to identify, and there should be no stray light in the environment that hinders dark adaptation, or glare that produces disability, discomfort or distraction.

Provide an even quality of light. Ensure the lights do not shine directly into people's eyes (glare) and that they are not too bright – high contrast between light levels as night could inhibit appropriate dark adaptation, putting people in danger of not being able to see what is in an nearby area that is darker.

Make sure any fixtures that are easy to reach are impervious to vandalism (use shatterproof lenses, strong wall attachments).

Working with LC certified lighting designers when planning lighting applications for public space will enhance the chances that lighting applications will be appropriate to the task at hand.



An example of excellent lighting in a public plaza in South Carolina. It helps define the space.

<sup>1</sup> Natural Surveillance is called 'natural' because it requires nothing other than the senses. Other kinds of surveillance include 'mechanical surveillance' - the use of mechanical means to see into or out of a place (CCTV, etc.), and 'formal surveillance' people organized purposely to watch a place, such as security guards.

<sup>2</sup> Conditions that create a sense of anonymity could contravene this behavioral tendency, as could the routine absence of consequences for misbehavior.

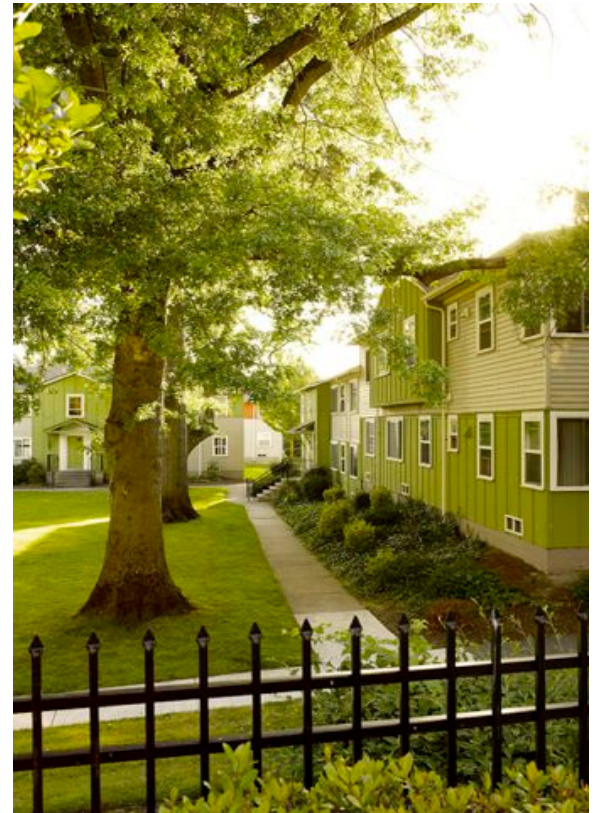
## Natural Surveillance – Daytime hours at Lake Washington & S Henderson

Sightlines are generally good throughout this site during the daytime, with a few modifications the entire site could have excellent *natural surveillance*. Much of the landscaping and infrastructure on site is easy to see through, under, or around. People using the site have a good opportunity, during the daylight hours, to see where they are going, and to be able to make route adjustments.

### Assets

Rainier Beach High School (RBHS) and Beer Sheva Park have generally well maintained landscaping kept well away from windows, and pruned using the “7-3 Rule” (Limb trees up to 7’, prune shrubs down to 3’.) The administrative offices along the front of the school have generous windows that can easily observe the grounds and streetscape around the school.

The Lake Washington Apartments uses wrought-iron fence around the entire property. This type of fence is highly recommended for crime prevention. It gives residents and pedestrians clear sightlines between the Apartment complexes and the street/sidewalk. The plants along the fence are generally well maintained and trimmed low enough to see over.



Lake Washington Apartments

### Challenges



Looking over the north perimeter of Rainier Beach High School property onto private property. That building is a private residence.

The north boundary between Rainier Beach High School and the neighboring private property is choked with overgrown shrubs and trees.

The residence north of the high school has little opportunity to see the sidewalk because the blinds are closed, and plantings have become overgrown. A natural tendency for gaining privacy from busy environments is to block the external

environment out by encouraging overgrowth, tall fences, and drawing curtains and blinds. The challenge in doing so is that while the busy environment may be blocked out, any thing that is disruptive or dangerous on the property, or inside the house, cannot be seen by anybody on the sidewalk. There is a natural tension between these needs, and it is impossible to say what the consequences will be of either closing up the sightlines to the property, or opening up those sightlines. If a property is repeatedly vandalized or broken into, it might help to experiment with opening up the sightlines.



Rainier Beach High School has several challenges to natural surveillance. On the East corner of Rainier Beach High School, there is a large tree and garbage dumpsters blocking various windows. There are hidden pockets between and behind the dumpsters, that are not visible from the sidewalk. Almost all of the windows on the South and East side of the building have window blinds that are closed or posters that cover up the windows. The South & East (main entry) end doors have small windows, some of them



are painted over. This blocks the sightlines that create natural surveillance in and out of the building, and increases the perception that any activity outside will not be observed.

Beer Sheva Park has excellent *natural surveillance*, with the exception of the pedestrian entrance at South Henderson St. The planting at this critical entry point is overgrown, and arranged such that it is

The Mapes Creek North Plaza is difficult to see while approaching using the sidewalk along the south side of Henderson. The plaza is often populated with a group of people who socialize, smoke, and drink alcohol. The best way to know if there is a situation to avoid at "the Plaza" is by crossing to the other side of the street. Landscaping at Saars obscures the plaza area on approaching Mapes Plaza from the west. The chain-link fence has "privacy slats" that ruin the opportunity for approaching pedestrians to see any dangerous or illegal activities taking place on the plaza that they may wish to avoid, or must navigate through. The landscaping at this end of the Saars parking lot landscape features also contribute to obscuring the plaza.

## Recommendations

**Throughout this site** any landscaping, fencing, or openings in the structure of the buildings (fenestration) should fully support Natural Surveillance. For fences, use materials like chain link, hardware cloth, or open patterned, decorative metal that you see through easily. Windows that are unblocked give a strong impression that the site could be watched. Landscape throughout using the 7-3 Rule – trim bushes down to 3 feet tall, limb trees up to 7 feet under the canopy. Residential properties can open blinds during the day to increase the perception that activity on the streets and sidewalks might be observed.

Establish some sightlines along the north perimeter of **Rainier Beach High School where it shares a boundary** with the

residential neighborhood. The plantings are extremely overgrown, there is trash in them. Trim shrubs down to 3 feet tall, limb the trees up to 7 feet. Students and staff at the school should be clearly visible to anyone from the private property, and from the sidewalk. Conversely, any wrongdoing on the private property should be easy to observe from the administrative office windows along the front of the school.

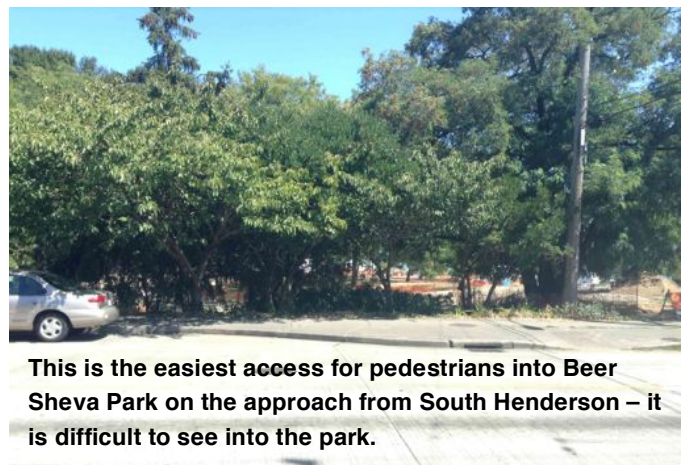
**Windows in the entire school should be kept free of anything obstructing full view in and out of the building.** The occupants of the high school should have excellent views of the grounds and streetscape outside of their building at all times. **Remove posters, paint, open blinds.** Clearing the windows will also encourage the perception that someone is watching the sidewalk and street – this is an important crime prevention technique called “implied surveillance”.

**Any door in the school should have a window that is easy to see through.** Some doors have windows that are painted out. If it is difficult to see *clearly* who is on the other side of a door, a larger view panel should be installed. The door windows on the south and east sides should be repaired or cleaned.

**The street-side entry to Beer Sheva Park should be maintained using the 7-3 rule.** It is overgrown, and hides activity in the park from street-side view. As a pedestrian, it is hard to tell what is going on behind this heavily landscaped area.



**The plantings along this fenceline should be maintained using the CPTED “7-3 Rule” – trees limbed up to 7 feet, bushes trimmed down to 3 feet**



**This is the easiest access for pedestrians into Beer Sheva Park on the approach from South Henderson – it is difficult to see into the park.**

The **dumpsters** on the south side of **Rainier Beach High School** should be arranged so there is no space between them or behind them for unwanted uses. Moving them away from doors and windows is critical to maintaining excellent *natural surveillance* for people as they leave the building, especially in poor conditions, such as inclement weather, dusk, or dark.

Any **trees and bushes blocking windows** at Rainier Beach High School should be trimmed or removed. Maintain the landscape regularly using the 7-3 Rule to support natural surveillance.

Mapes Creek Plaza is maintained by several entities, it is unclear who would represent the property in conducting maintenance and landscaping alterations. For the purposes of this assessment, Seattle Department of Transportation (SDOT) seems the most likely candidate to partner with the Lake Washington Apartments in altering the landscaping so the plaza can be visible from the sidewalk approaches to the east. The landscaping in the Lake Washington Apartments obscures the plaza, and needs to be removed, or changed significantly to increase *natural surveillance* for this critical public place. For this place, the 7-3 rule may be inadequate, the Lake Washington Apartments should work closely with SDOT, or whichever local department is in control of the site to achieve excellent *natural surveillance*. Some departments that have had influence here in the past include Seattle Public Utilities and Seattle Department of Parks & Recreation, in addition to SDOT.



**These images are the approach to the Mapes Plaza area. There are between 12-15 people sitting at the plaza benches, drinking, smoking, and socializing. Some of the drinks are alcohol, some of the smoke is marijuana. This site visit was late afternoon/early evening. It is impossible for approaching pedestrians to evaluate the activities on the plaza. In the dark, this approach is equally difficult for pedestrians.**



**The landscaping inside the apartment complex hides activities at Mapes Plaza. This landscaping should be replaced with something extremely low growing.**

**Saars Market should remove the “privacy slats” from the chainlink fence the entire length of their fenceline.** The trees at the north end of the landscaping adjacent the plaza should be limbed up aggressively, perhaps as high as 9 feet to allow clear view of the plaza, and all shrubs should be kept well below the usual 3-foot tall standard. This part of Saars’ parking lot landscaping would benefit from barrier plantings such as low growing prickly shrubs to keep trespassers away from the fence.



## Natural Surveillance – Twilight and Dark hours at Lake Washington & Henderson

The quality of nighttime lighting on this site is mixed. Some of it meets the ‘basic CPTED criteria’ for lighting – even, reflected light at five vertical feet – a face recognizable from 30 feet away with lower than 4:1 background contrast. However, this is a fairly basic criteria, and this site could do much better than that. There are a few specific areas that pose more problems to people using the site during dusk or dark hours. There is plenty of opportunity to move this place beyond “adequate” light and into *excellent* light, and create an environment that will be more inviting to site users throughout the year.

### **Assets**

There are lights above each door way at Rainier Beach High School.

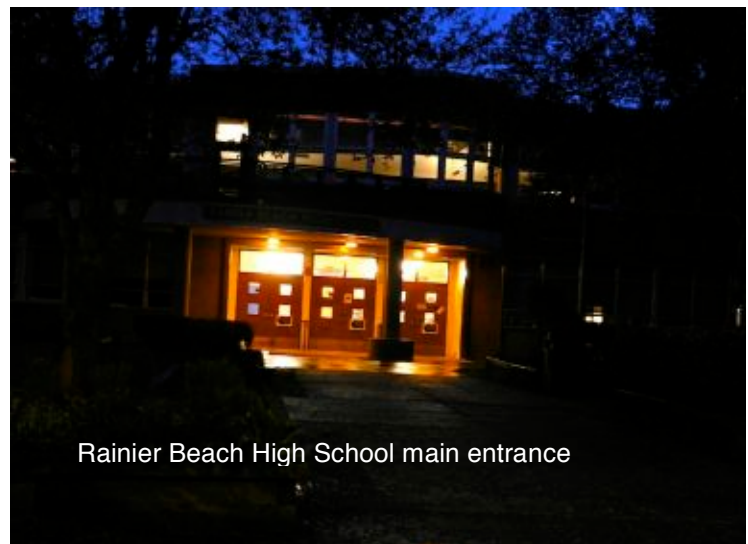
The light along the sidewalks is generally adequate.

There is ample light at the entry and “Plaza” area of the Mapes Creek walkway.

### **Challenges**

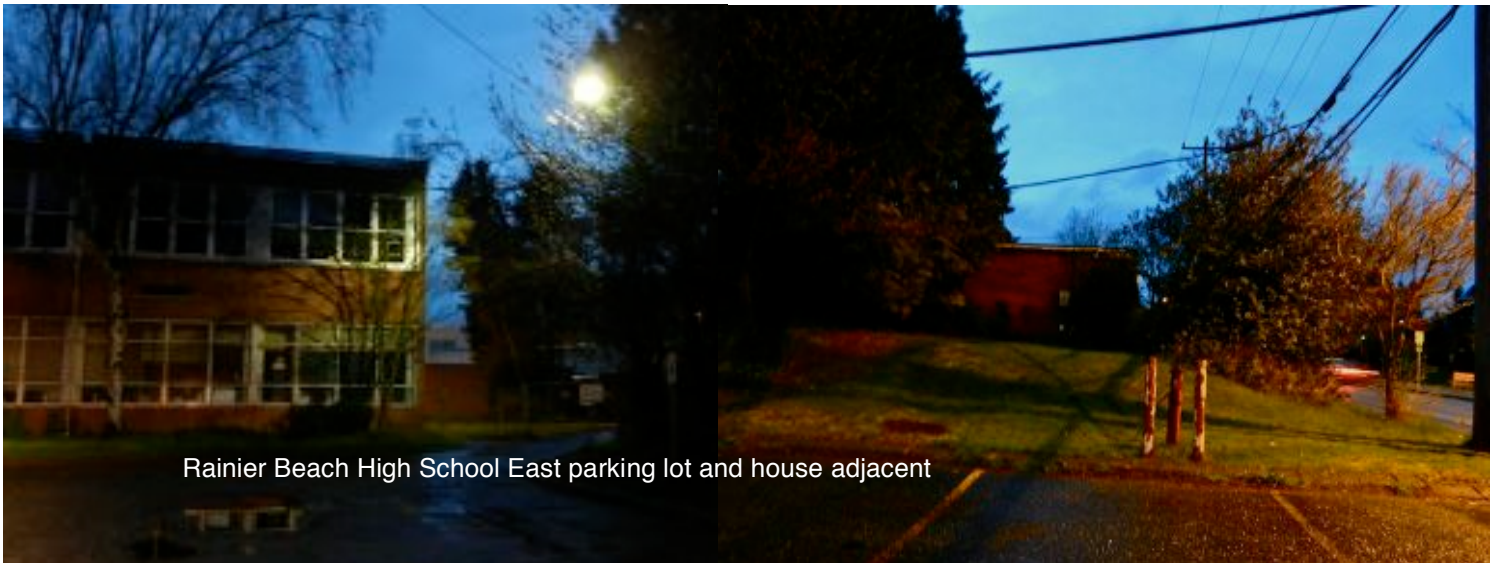
Rainier Beach High School’s exterior lights all cast an orange hue, and the intensity and direction of the light has a glaring effect on the viewer. Under these orange-ish lights, discerning the real color of things such as vehicle or clothing color is impossible.

At the front of the school, the main entry lights create strong contrast between bright and dark which can render a person “nightblind” as they exit the building into a dark environment. The image to the right is quite accurate, and illustrates the danger clearly. Any person or object in the dark area is difficult or impossible to see with eyesight adapted to the bright environment of the school foyer and porch. Between



Rainier Beach High School main entrance

the light at the entry of the school, and the light on the sidewalk, is a dark area people must navigate. There is too much contrast in light levels between these zones, evidence is the “hard edges” of lights, and dark pools outside of the lighted area.



Rainier Beach High School East parking lot and house adjacent

In the Rainier Beach High School East parking lot, there is one light toward the Northwest corner covered by tree branches, creating deep shadows.

The dumpsters create deep shadows, making it difficult to see what is on their unlit side.

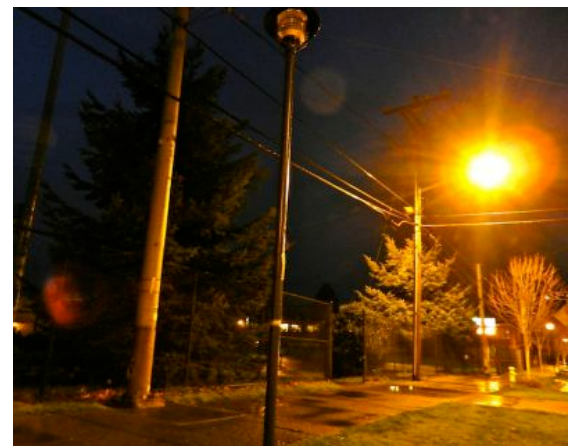
There are some burned out streetlight lamps along South Henderson St.

In Beer Sheva Park there are lights on the street sidewalk and a couple of small buildings in the park. The park sign, and areas including the dock, parking lot, and playground have no light source. The lighting that exists is bright, has little focal point or filtering (creates more glare for viewers), and provides poor color rendering. (A car under these lights may be blue, brown, red, green, black, or dark purple. It's extremely difficult to tell the difference.) Much of the park is dark.

## Recommendations

**Replace any lights that render color incorrectly with lamps that produce color correct light.** The pronounced orange color thrown by the bulbs (lamps) throughout this site (both on the street, and on private property) indicates a poor Color Rendering Index, or CRI. The “CRI” rating on lamps will help identify color correct lamps. The best CRI is 100 (the sun), for CPTED lighting, an acceptable CRI is above 80. Some new LED lamps are achieving a CRI of 90 and above, which is generally excellent. Note that the quality of CRI may differ slightly between brands of lamps.

**Correct the intensity of the light throughout the site,** especially at the entrances of the high school. This can be achieved with lower lumen outputs, or fixtures with lenses that diffuse the light. Changing the direction the fixture casts light can also help change the intensity. Some fixtures can be reversed to aim upwards, dispersing and reflecting light.

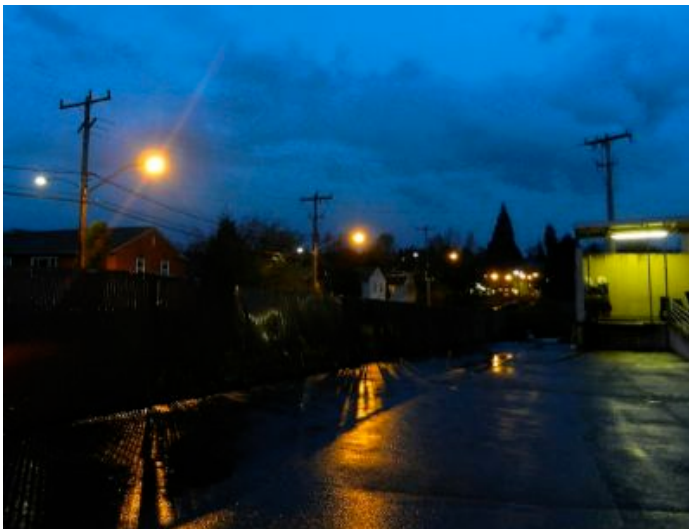


Reflected light is generally high quality, pleasant light. Experiment with achieving reflected light *wherever possible*.

**Explore adding low levels of light along the paths between the entrances to Rainier Beach High School and the parking lots and sidewalk.** In combination with lowering the light levels (lumens) at the door of the high school, adding a bit of light to the paths will help people’s eyes adjust to low-light conditions as they exit the school and make their way to their vehicles, the bus, or as they leave on foot. Activity at the high school is a big part of this site, and much of that activity takes place after dusk, and before full daylight. Supporting people as they move through the site at these times is important, and “stepping down” light levels carefully is a critical contribution.

**Move the dumpsters** from where they currently are at Rainier Beach High School. They create deep shadows. Place them where they won’t create dark spots, or inhibit daytime surveillance, while

remaining accessible and safe to reach by those who must use them at all hours



The streetlights create distinct shadows, **explore ways to create more diffuse, usable light on the street.** Currently the sidewalks are mostly lit by tall fixtures that provide support for vehicle traffic. Pedestrian level street lighting, with diffuse, reflected light would soften the hard edges and dark pools created by the tall street lights.

**Report any burned-out, broken or dim** street light lamps to Seattle City Light.

**Remove any objects obstructing useable light**, for example, trimming any tree branches or bushes obscuring light fixtures.

**Monitor changes to the lighted environment carefully** as the area changes. The contrast between light and dark could rise dramatically as the next generation of fixtures and lamps are adopted. Many new technologies are providing higher lumen levels for lower costs, and the natural tendency is to purchase these lamps thinking that “more light *must* be better”, when in fact over-illumination can create dangerous situations by making contrast with surroundings too extreme. Match the lumen level to the task, support dark-adaptation carefully *throughout* your site.



## Access Control

Guiding people on a site through the use of features such as gates, fences, hedges, or railings, is effective access control. It is important to use proper levels of access control as site users transition through various zones - from public to private. Successful access control is sometimes best achieved through symbolic means - short hedges, simple railings, a series of bollards. These appeal to the psychological need for guidance and indicators on site to tell users what to do and where to go. When people transition from semi-private to fully private space, access control involves locked doors or gates accompanied by the appropriate policies and procedures for everyone who is granted access.

When using fencing, gates, or doors to control access, make sure it supports Natural Surveillance requirements – it should be made to be seen through, or kept low enough to see over and not hide a person behind (whether standing, crouched, or lying down). All doors into and out of a building should have a large peephole or window to allow those inside to see clearly who is outside, and what is happening on the street in front of their entrance/exit.

# Access Control at Lake Washington & South Henderson

A majority of this site is public and accessible at all hours. Many properties on this site do have closed hours but they are not strictly enforced. This is a place with heavy use and relatively little physical guidance for those users. The exception is the Lake Washington Apartments and the private condominiums and marina, which all have clear access control strategies in place. Even those places, though, can have challenges with access control.

## Assets

Lake Washington Apartments uses good access control. There is a keypad directory and resident card scanner to open the security gate, one car at a time. During the survey team's night-time site visit, a security guard was observed at the entrance.

At Rainier Beach High School there is a gate with a lock for the South parking lot. There is also a fence around the sports fields.

The house on the north end of Rainier Beach High School has a dense landscape that prevents trespass between the high school and the private property.

## Challenges

At Rainier Beach High School people were able to use the football field after the lights went off, which indicates they may be able to access the site after closing hours..

The doors on the south side of the high school were seen open during site visits, nobody seemed to be monitoring them. The building seemed open and inviting.



The dumpsters next to this door were observed unlocked and open during site visits.

Although Lake Washington Apartments has a security gate system in place for vehicle access, the gate was missing during our initial site visits, and open on subsequent visits. Apparently the gate breaks and is removed periodically for repairs.

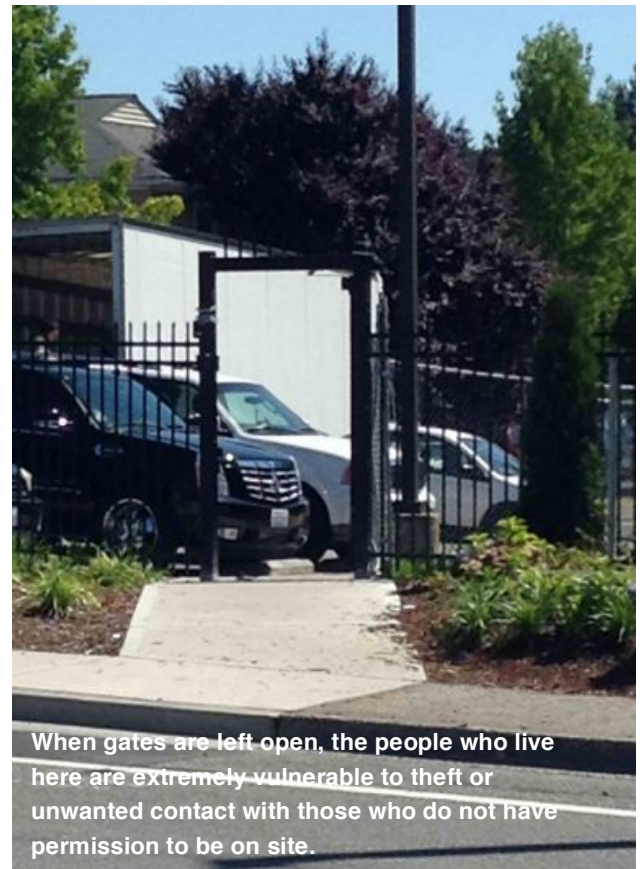
The chain link fence between Mapes Creek Walkway and the Saar's parking lot is in poor condition. "Privacy slats" have been removed from people trying to break through it.

There are bushes, but no fence along the boundary on the north side of Rainier Beach High School, between the main school building, and the sidewalk along Seward Park Ave. S. This is a shared boundary between a private residence on the north, and the school property. These bushes don't really



provide access control. In addition to giving a false sense of control for this boundary, the bushes present a challenge to *Natural Surveillance* for the school (and the residents in the house), and are also challenging from an *Image, Maintenance, & Reputation* perspective, as they harbor garbage and look shabby.

The southeast corner of the high school campus is lawn with some trees and a small planting. Overall the landscaping here is excellent, however people are routinely “cutting the corner” – walking across the lawn – to shorten their path from Seward Park Ave. S. to S. Henderson St. This informal footpath may be of no concern to the high school, and did not seem to present a problem on our site visits. *However, this feature of the grounds could facilitate a group of people gathering on this corner and spilling onto the sidewalk.* This would present potentially disruptive and dangerous conditions. (An after-school fight could easily be hosted at this corner of the campus, for example.) Assess this part of the site carefully for any disruptive or dangerous activity that is facilitated by this uncontrolled area. The survey team did not observe any disruptive activity at this specific spot.



When gates are left open, the people who live here are extremely vulnerable to theft or unwanted contact with those who do not have permission to be on site.

## Recommendations

**Site-wide, never leave gates or doors that control access to a site propped open.** Include spring loaded hinges on all external doors and gates. Sign doors and gates clearly with directions for site visitors without access. Ensure that all the people with permission to use these entrances understand and follow-through with keeping gates and doors shut *each time they use them.*

**Gate and lock the parking lot of Beer Sheva Park at closing time every day.**

**Keep the grounds at Rainier Beach High School gated and locked after hours.** This will decrease the perception that high school property is easy to get onto. Try to place access points for high school grounds at locations that are under excellent *natural surveillance*, to increase the likelihood that those entering the grounds will be observed.

**Control access to the buildings at Rainier Beach High School** by keeping all doors shut and locked from the inside at all times. Control entry through keycard system or by giving employees the proper key to the building for the doors for which



This lot has no access control – a simple chain strung between two bollards, and locked after hours would solve the problem of unwanted uses.

they need access. Instruct all employees to never leave doors propped open – not even a crack. If doors are propped open for ventilation, find a different solution to the ventilation problem, or retrofit the doors with screened openings that are not accessible from the outside.

**Repair or replace the vehicle gate for Lake Washington Apartments** so that it doesn't fail as often. When gate fails, control the access to the site through “formal surveillance” – essentially, a person whose job is specifically to control access, such as a security guard, or other staff who are placed here with the express purpose of keeping those out who do not belong on site.

**Either formalize the pathway between Mapes Creek Walkway and Saars Grocery, or replace the fence**, or create another barrier (barrier plants) between Mapes Creek Walkway and Saar's. If repairing or replacing the fence is deemed important, then use fence that supports *natural surveillance* – chain-link, wrought iron, or other easy to see through fencing. Any planting should likewise support *natural surveillance*.

**Extend the existing fence-line along the north side of Rainier Beach High School all the way to the sidewalk at Seward Park Avenue South. Bring the landscaping here into compliance with the “7-3 Rule”, and make sure the fence is “see-through”.** Additionally, the fence can be short – for example a



4 or 5-foot fence is usually enough to control most unwanted trespass. There should be no gaps between the existing fence that ends near the school building and any fencing installed here. Install and maintain barrier landscaping between the fence line and the north edge of the small parking lot. (This lot serves school administrators and guests.) It is important to control access to the space between the parking lot and the north boundary to decrease the likelihood of people prowling cars, dumping, or waiting for someone to come to their vehicle. This area is less visible during dusk and dark hours when many of those who use the lot will be going to their cars. Use the 7-3 Rule of landscape maintenance, and use see-through fence, such as chain-link, or wrought iron.

Use a short, see-through fence or **barrier planting if necessary along the southeast corner of the high school property** to guide access for those using the corner in disruptive ways. If there is no disruptive activity occurring here, access control may not be necessary. If the corner is empty and inactive, use recommendations from *Community Activation* to energize and “activate” the space.

**Keep all dumpsters locked** when not in use.





## Territorial Definition

How a site declares itself, and how site users attach to the place and even become ‘positive guardians’ is at the heart of this CPTED principle. These two ideas work together in a mutually powerful way - the more clarity a space has, the easier it is for people to understand how to use it in a socially appropriate and positive way.

A well-designed place has forms, patterns, and shapes that have cultural meanings that correspond to certain uses. If the forms agree with the purpose of a space, then the whole space will have a sort of integrity in its design. The space will “say” what it is for, and what kinds of things are possible in it.

When a space ‘reads’ correctly, it is easier for people to connect to a site and to exert influence there - even if they don’t intend to do so. This phenomenon is called guardianship. Guardians are people on a site who essentially control the place, or parts of the place. Anybody in a place could be considered a ‘guardian’ of some sort. Guardians could be positive; sometimes even actively intervening to keep the space safe. They could also be negative, doing unsafe things and creating a sense of discomfort that drives positive guardians away while attracting other negative site users.

As changes are made to this site, it is important to make them deliberately, asking “what is the purpose of this part of the site, how is this change going to support or undermine that designated purpose?” Be clear going forward - help the space speak for itself, and attract the appropriate uses.

# Territorial Definition for Lake Washington & S Henderson

Territorial Definition on this site has highs and lows. There are signs placed throughout the various properties that identify them, and support the intended uses for the places. Most of the signs are easy to see. There is wayfinding available for some parts of the site, and there are some indicators of what various parts of the site are for, and how to use them. Some of the messages and identifiers are incomplete, though, or messages are a bit mixed.

Illuminating addresses, building names, landscape features such as plantings, trees, and pathways can create a simple and unified image for a place. Beer Sheva Park, Rainier Beach High School, and Mapes Walkway could all enhance their presence through an appropriate use of light.



This site has some good territorial definition with signs appropriately placed throughout the properties. There are way finders on the Rainier Beach High School campus and Lake Washington Apartments. The parking lots at Rainier Beach High School need signs with hours and contact information. Fences are in place around the entire apartment complex, defining the property lines clearly. On both sides of Mapes Creek Walkway are fences separating the properties as well. At Rainier Beach High School,

many people are walking through the grass instead of using the sidewalk. Planting barrier plants could discourage people from walking through the grass. Maintain the landscape on all properties.

## Assets

The park has a sign stating the name, purpose hours.

Rainier Beach High School and Lake Washington Apartments both have large identifying signs. One of Rainier Beach High School's South doors has a sign that notifies visitors to register with the principal's office. At the entrance to the South parking lot is a sign that says "unauthorized persons on school grounds from 7:00AM- 4:00PM on school days, or during school events, are subject to prosecution for trespass," and "No boat and trailer parking in the lot." These are both good signs of territorial definition practices. At the apartments, there are "private property, no trespassing, violators will be prosecuted", and other similar signs at the entry gate. Mapes Creek Walkway has small directional signs.



The school colors are evident, however signs are unclear about what goes on here. One sign is actually hanging upside down.

There are some information signs, and other 'way finders' throughout the Rainier Beach High School campus. There is a sign on the South doors that states it is a tobacco, drug and weapon free building.

The fences and landscaping for the Lake Washington Apartments property defines the property well and indicates that the site is specifically for those with access.

## Challenges

It is unclear if the high school campus is closed during certain hours because some of the site has vague or missing signs at entryways. At Rainier Beach High School, a sign on the South entrance is hanging upside down and is hard to read. Another sign says that visitors should check in at the Principal's office, but there are no directions given that indicate the location of the principal's office. There is no sign by the parking lot stating when the gates to the parking lot and play fields will be closed, or if they will be locked. A South end door (leading to the kitchen) is unmarked, not declaring its purpose. It is hard to tell who is enforcing the signs on campus.

Beer Sheva Park lacks a clearly celebrated entrance for those approaching on foot from the neighborhood. Main entrances designated for vehicles are well marked, but those entrances are less inviting for pedestrians. The place that affords the most natural and inviting entrance from the sidewalk is blocked by vegetation, and seems somewhat neglected.

At dusk and in the dark, the entire area lacks definition. Wayfinding is difficult as building names and addresses are sometimes hard to see. The park is open during some dusk/night hours, however looks dark along the sidewalk, and seems closed from the street. Neighborhood features recede into a wash of orange-ish light and lack individual identity.

Mapes Plaza is designed with the intention of being a community gathering spot and, and has a mildly celebratory feel as an entry for an important community pathway that connects neighborhood places. The site is used much of the time, however, as a gathering place for social use often involving alcohol, smoking and accompanying behaviors. During the school year in the daytime this part of the site is used by teens who are grabbing a quick lunch at fast food places on the other end of the footpath, then coming back to plaza benches to eat, socialize, sometimes smoke, and occasionally fight – where they are off school grounds and beyond any disciplinary action by the school. The "Plaza" features that are monopolized by these single user groups and under-used by most of the neighbors include the benches, and the open approach to the path. While the site reads appropriately for normal use, the use actually occurring is unwanted, and disruptive to the community.



## Recommendations

Rainier Beach High School should **create (or replace) signage to define the boundaries, give the hours, tells who is or isn't allowed on site, and proclaims the identity and any other rules of the entire site clearly.** It is important to use similar colors and layout for all school signs. Choose information standard for all site users, such as building names and addresses, hours of operation, permissions, and instruction on where to enter the facility. For example, there is no sign stating if the gates to the parking lot and sports fields are locked up at night or what campus hours actually are. Direct all visitors to the main office to register. The kitchen door should have a sign that says “Kitchen – Staff Only visitors please use main entrance” include directional signage to the visitor entry, ask all staff & students to insist on all visitors entering using the main entrance.

Rainier Beach High School is mostly dark at night, and lends little presence to the site overall during dusk and nighttime hours. **Light the signs that identify the school, the building names, and the addresses.** This will improve the presence of the school, and declare it clearly for those passing by on



the street and sidewalk, making the use and intention of the school grounds apparent. Light the pathways that connect parking lots, public sidewalks, and school entrances. This type of site lighting indicates that any person on the grounds should be using the established pathways, and going to or from the building or facilities, not lingering on the grounds. Some kinds of architectural light washes can help distinguish site features, as can landscape lighting such as uplights on beautiful

plantings that are near entrances. Comply with the requirements of the *natural surveillance in the dark* section of this document when using light.

**Beer Sheva Park should establish a clear entry point for pedestrians, and make a big deal out of it! Include signage and lighting in establishing a “splashy” pedestrian entrance.** This park is a neighborhood gem, and drawing people in who are on foot will increase the activity on the west perimeter of the park. There is a natural entrance to the park at the end of a crosswalk that starts near Rainier Beach High School, at the intersection of Seward Park Ave. S. and S. Henderson St. Clear the landscaping here that the crosswalk seems to “dead-end” into, and arrange it draw pedestrians into the park. Invite people in here! Use light to celebrate this important way of entering the park, and carry through with lower levels of light on the paths and in landscaping features throughout the park to draw people’s attention into the park at night. Post a welcoming sign at this natural entrance that includes park hours.

**A profound treatment of the infrastructure at Mapes Plaza** could disrupt the negative uses. This wall with benches currently affords a place to sit and drink & smoke, and throw garbage behind.

**Remove the wall and replace the benches** with dispersed seating shifted toward the sidewalk where activities can be seen. This will bring activities currently associated with this place into more public view, and help the place declare that things done here are out in the open. This could be a wonderful place if designed to support desired activities that attract positive site-users throughout the day. At night, **Mapes Plaza should have lighting discrete to the entry of the footpath, and the footpath**

***should have some distinguishing lighting as well.*** Insist that any lighting treatments for Mapes Plaza and Walkway comply with CPTED guidelines in *natural surveillance in the dark*.

In general, throughout the area, ***parking lots need signs posted that show hours of use***, contact person, and rules so the community is able to help property owners be aware of what is happening on their sites.

***Site-wide, graffiti, stickers, and pervasive utility markings on the paved surfaces should all be removed*** so the overall message is “this is a cared for and orderly place”

***There are some buildings that don’t have clear purpose – these should have posted ownership and contact information*** so community members can reach someone responsible for the property to communicate maintenance or use concerns.

Any business with trespass problems, or nuisance activities should explore using the “***Conditions of Entry***” program. Contact the Seattle Police Department to participate in this program.



## Image, Maintenance, Reputation

Site safety is directly related to a place's reputation and image, attracting 'positive' site users, or 'negative' site users. Positive user groups could become excellent guardians even if they are not doing anything other than using the space in a normal, 'pro-social' manner.

Three elements are critical to Image, Maintenance & Reputation: cleanliness, rule-setting, and building a positive site reputation.

First, establish clean, healthy environments that provide distinct contrast to anyone treating the site in a negligent way. Attracting capable guardians and positive site users will be much easier if the place is inviting.

Second, send clear messages through functional signage about what is & isn't allowed, and follow up on those messages consistently. This helps reinforce the image you set, and maintains a good reputation for the site going forward.

Third, a place's reputation could work against the best efforts in supporting positive uses of a site, it's important to carry out actions in a way consistent with the reputation desired for the place – reputation attracts users, both positive and negative.

The physical status of our environment sends psychological cues that are important in establishing baseline behaviors on a site. In functional public space, the range of social behavior that takes place is supported by positive users behaving within social norms and encouraging others to do the same.

If a relatively passive set of guardians isn't able to maintain positive social norms in a place, then guardianship must be encouraged more explicitly, by supporting Community Activation. Further, if active guardians are unable to establish and maintain positive use, it is up to formal guardians to help by steadily enforcing the instructions posted on site, and working with stakeholders to solve underlying problems that do not flow from physical disorder. Formal guardians include people like park employees, city police, animal control, or other enforcement personnel.



## Image, Maintenance, Reputation at Lake Washington & Henderson

Keeping this environment clean and maintaining a positive image and reputation is a challenge because of the number of people using the site daily, the nature of the use, and the number of entities responsible for caring for the various parts of the site. This site hosts a lot of litter, graffiti or utility spray-paint markings, general grime, cigarette butts and broken glass.

### Assets

The main entrances to properties on this site are kept clean and seem inviting.

All of the grass and plants are well watered and green at Rainier Beach High School.

The landscaping throughout the Lake Washington Apartments looks well maintained.



### Challenges

On site visits, we observed that the site was often littered, and seems somewhat grimy away from the main entrances to buildings.

Sidewalks are littered with cigarette butts, cigar wrappers, and chewing gum.

There is broken glass along the 8800 block of Seward Park Ave. S.

Landscaping is very mixed, some places have generally excellent maintenance for the landscape mostly, but every property on site does have examples of poorly maintained landscaping. The tree pits along the sidewalks are particularly neglected.

Utility paint is in evidence on the streets and sidewalks throughout the site. This visual clutter may be a legal use of the space, but it clearly contributes to an overall sense of disorder, and promotes the feeling that it is okay to alter or damage a surface. The paint fades over time, and in combination with leaf litter and trash makes a place seem run down and neglected.

Infrastructure throughout the site hosts graffiti – including signal boxes, various types of signs, poles and posts, fences, and street or sidewalk surfaces.

On one of our site visits, the south end of Rainier Beach High School has pallets leaned against the building, smelly dumpsters created an eyesore, and we observed vandalism to signs. Some grassy areas showed wear from people walking through. Also, the bushes along the north edge of Rainier Beach High School's property are full of garbage, including a shopping cart seen on our last site visit.



There did not seem to be enough trashcans in general for the site overall.

The fence between Mapes Creek walkway and Saar's is in poor condition.

The Parkshore Villa Condos have many real estate lock boxes attached to a stairway leading to the main entrance. Other aspects of the facility need care as well, the decks attached to the building are missing planks and look unsafe, the exterior needs to be cleaned.

Some residential properties on site have overgrown street-side plantings that host garbage.



## Recommendations

***Throughout the site clean all surfaces regularly including seating, planters, signs, utility poles, buildings, doors, sidewalks, trash containers, windows, and walls. Add more trashcans to dispose of garbage in the proper places.***

Where fence-lines abut sidewalks, ***patrol regularly to pick up the litter that gathers*** in the fences, and that has blown through onto private property. This is especially evident in the buffer zone between the Rainier Beach High School playfields and the sidewalk along S. Henderson, but is somewhat in evidence elsewhere on site.

***Provide sufficient number of garbage containers and situate them where the litter is heaviest.*** Encourage those in charge of caring for the site to patrol regularly for trash that has been pulled out of cans by animals or humans, or blown by the wind.

Any ***dumpsters throughout the site should be locked up*** when not in use to prevent animals (and people) from dumping, garbage-picking and littering. Crows were observed digging in garbage cans throughout this site, and at neighboring sites. They are active and capable scavengers, and can leave the grounds completely littered.

***Clean broken glass off the street immediately,*** and visit *Natural Surveillance* recommendations for areas that have broken glass. It usually indicates car prowl, *which can be impacted* by improving both real and “implied surveillance”, and by an active community.



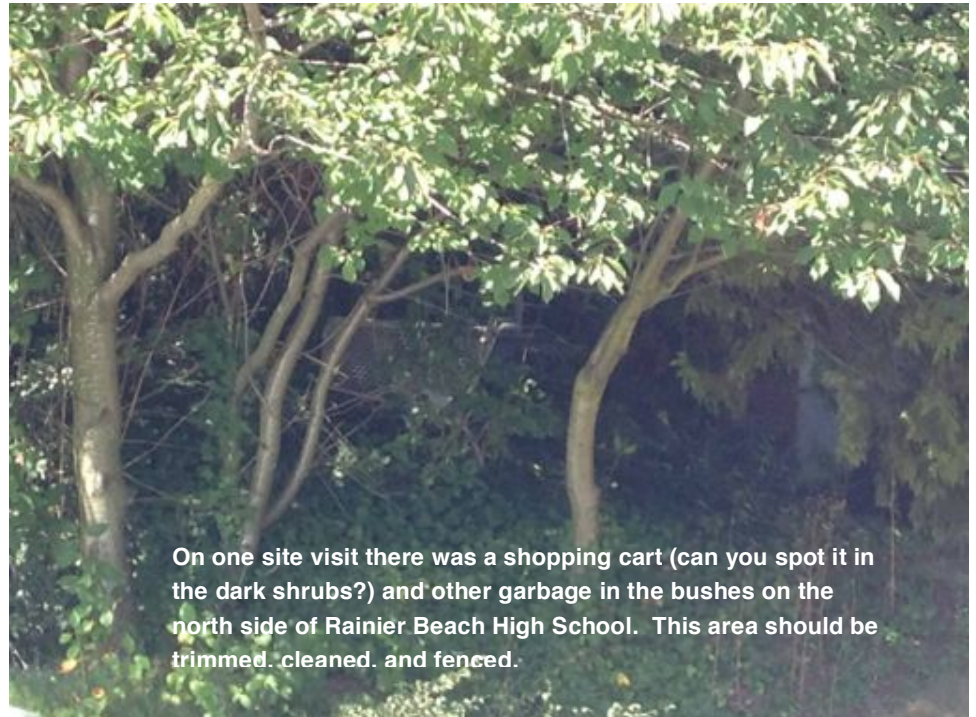
Parts of ***private property with poor landscaping should be maintained regularly.*** Usually these are places on a property that are little used, for example, behind some structure, or in a back corner that people just don't get to. On this site, every maintenance effort helps increase *natural surveillance*, and connects people to this place through sending positive messages that indicate the *whole site* is cared for.

**Tree pits along the sidewalks must be maintained early and often, throughout the growing season.** This is a major pedestrian pathway, and the conditions of the public infrastructure, especially the tree pits, is disheartening, and promotes an “anything goes” message.

**Remove utility paint from street surfaces.** Any department working on infrastructure that paints the street or sidewalk surface should clean up after themselves when the project is finished, by removing the spray paint.

**The bushes along the northwest perimeter of Rainier Beach High School near the residences should be maintained,** and all the trash removed, including the shopping cart.

**Graffiti should be removed throughout the site.** Use preventive surface treatments on walls, fences, and other infrastructure to help clean future graffiti incidents. Investigate ways to displace future graffiti through placing murals on routinely targeted objects, switch boxes, for example. “Green-screening” walls (using climbing plants on the wall surface) will help displace graffiti as well. *Do not “green-screen” places in critical need for natural surveillance,* for example, fences, or near windows.



**Repair, or remove any damaged or unused infrastructure throughout the site,** for example, cover the holes at the base of light poles where the electrical wiring is revealed. Any posts that once had a purpose, but no longer do, should be removed.

**Rainier Beach High School should replace or repair any damaged signs, fences, building surfaces, or other infrastructure that looks uncared for, such as garbage cans.** The school could also address those parts of the landscape that are next to public walkways and show great damage. Anyplace on school grounds that hosts garbage or damage should be cared for, and assessed using the approaches discussed in the *access control,* and *natural surveillance* parts of this document.

The **fence along Mapes Creek Walkway and Saar’s Marketplace parking lot should be repaired or replaced,** and the “privacy slats” removed.

**The Parkshore Condominiums** has deck and stair damage in the front, and a profusion of real-estate “lock boxes”. The public-facing parts of this **property could be repaired and maintained** to discourage misuse. While the lockboxes may be necessary for realtors to have access, there are many

of them, and it would be a good idea to determine if all of them were actually in use. If not, remove them. If they are all in use, perhaps another method of storing them is possible that doesn't look as chaotic and un-cared for.

***Any plantings at residential properties that border the public walkways and places throughout this site should be well cared for and maintained using the "7-3 Rule"*** The tree pits along Henderson progress from marginally well cared for (see image on below) to extremely poorly cared for as you move east to west.





## Community Activation

While the first four principles of CPTED (see appendix p. ii) are powerful tools in addressing disorder and crime that is generated by physical features, none of them will succeed without strong support of this most important element – engaged people that use the place.

Establishing feelings of safety on a site means that normal behaviors exclude violence and unwanted intrusions. The site will have 'guardians' of some type who – whether they know it or not – enforce some kind of behavior norms. These guardians could be negative, setting norms that allow for uncomfortable or dangerous interactions. The guardians could also be positive, helping to establish norms that indicate neutral or positive control of the space.

If a place has norms that are negative, it will be important to build user groups that could establish positive behaviors at all times, and foster communication between them.

Designing a strategy that uses lots of different activities and approaches to getting positive users into the space is key in reclaiming a place. Ultimately, people using the place should get to know who is there, who could help, and what is normal and expected.

## Community Conditions at Lake Washington & South Henderson

This is a diverse and active community of residents, people who work here, park users, high school students, grocery shoppers, and pedestrians. The various communities are visible and active on site, especially during the school year as students enter the neighborhood. The greater Rainier Beach neighborhood has a broad range of motivated community members. In this smaller Rainier Beach area engaging the various communities with each other is important, and challenging because of the nature of those communities. The two biggest communities here are residents at Lake Washington Apartments, and students at Rainier Beach High School Both of those large groups are not necessarily cohesive, single entities – they are composed of smaller communities. Both of these communities also bring communication challenges to the site. Immigrants from a variety of places make up the majority of the residents at Lake Washington Apartments, and students from all backgrounds, countries, and neighborhoods make up the student body at Rainier Beach High School.

Adding other site users, the transitory park visitors, the commuters driving through, and those who enjoy a less structured type of activity on the street, to this mix can result in a set of site users with little attachment to one another and differing concepts of appropriate and positive site use.

It is important to help everyone here feel supported and valued, and to engage across these different groups to build even stronger commitment to this place.

### **Assets**

The Rainier Beach Coalition for Community Empowerment holds its annual “Back2School Bash” in Beer Sheva Park, connecting community members to community resources and giving away free school supplies to hundreds of local youth.

The Rainier Beach Merchants Association has provided stewardship and annual community clean-ups to Mapes Creek for the past 10 years.

There is a lot of foot traffic at Rainier Beach High School during the morning, lunch, and dismissal times. The Mapes Creek walkway also has foot traffic constantly, during all hours of the day and night. Increased use can be a positive or negative factor, depending on the qualities of the general milieu on site at the time. Site guardianship is only possible when there *are* people on the site.

The Rainier Chamber of Commerce sponsors the annual Bridge to Beach Spring Clean event that draws committed and active community people together to care for this place and others nearby.

Rainier Beach High School holds many sporting events, games and drama productions that involve the immediate community and draw visitors from other areas.

Rainier Beach High School Security Staff participates in a neighborhood-wide Security Team along with their counterparts from the other neighborhood schools, and through their ongoing Campus Security Team, interacts with Seattle Police Department, Parks Department employees, and others concerned with site safety in this area.

Lake Washington Apartments staff is well connected to the community, and participates in many neighborhood-wide efforts including cleanups and celebrations. The Lake Washington Apartments hosts many of its own gatherings and events to build strong connections among its resident community.

There are undoubtedly important site assets that are not listed here, as this site is active and complex!

## Challenges

The Plaza at Mapes Creek Walkway is a natural gathering place, but is dominated by people doing disruptive or illegal activities. There is a “gauntlet” of people to get through that can be intimidating, and excludes more positive uses.

There is illegal and nuisance activity in Beer Sheva Park, including graffiti, vandalism, loitering after hours, drug and alcohol use, noise and fight disturbances.

Rainier Beach High School students make a big impact on the surrounding community during and after school. While most students are considerate, polite, and care for the environment, some treat the neighborhood poorly, littering at will, fighting on the sidewalk and showing little consideration for others who use the same place.

The high school is often empty, and the site inactive. Any unwanted, illegal or dangerous activity can go unobserved.

## Recommendations

**Engage the population that is using Mapes Plaza for a site to drink.** Investigate community resources that might be available for this population.

**Encourage more *formal guardianship*** at Mapes Plaza, and in Beer Sheva Park. This could include police officers, SDOT personnel, and Parks Department personnel visiting these sites more often to re-establish proper use.

***Discourage public alcohol and drug use.*** Call 9-1-1 immediately when open alcohol and drug use is observed. Eliminate any place on the street where someone could ‘shelter’ to drink alcohol or use drugs. (See Access Control recommendations to help eliminate places for drinking.)

***Engage in more community events.*** The events do not need to be big, even small scale activities sprinkled around the site will engage people. To address the disruption in the park specifically, the Seattle Parks Department might host more community events in the park, or strategize about those places deep in the park that are generating problems.

**Encourage (or continue strong support of) communication** between high school administrators and Lake Washington Apartment staff. Sharing safety information and concerns, and working on problems together could bring more attention to the somewhat neglected-seeming problems that exist along the 8800 and 9000 block of Seward Park Avenue South.

Rainier Beach High School staff can ***continue to model and teach basic safety skills*** to high school students. It may be necessary to make these messages extra clear, and repeat them fairly often.

**Encourage some *informal guardianship*** on the part of school personnel, or other well respected members of the local community at Mapes Plaza and Walkway during school lunch and release times. Plan activities or events at these times and locations that will engage site users with a positive purpose, and re-establish the purpose of this place.

**Engaging youth in a positive way to keep the entire neighborhood safe and clean** is important, and the administration and staff at the High School could help the neighborhood by educating and

supporting students in learning how to be good neighbors as they use the streets, sidewalks, retail establishments, and other facilities.

**Share basic crime prevention information with building owners & managers, residents, business owners and staff**, especially regarding identifying suspicious activity, how to use 9-1-1, and how to support each other in reporting crime. It may be a good idea to tailor any training for this community to the specific problems on the street, including addressing mental illness or chronic alcohol or drug use; also, it may be a good idea to share information on using interpretation with 9-1-1 calls. The owners, managers and residents of Lake Washington Apartments and Saar's Market should communicate with each other about suspicious or illegal activity on Mapes Creek Walkway, which divides the two properties. Most likely, someone from Lake Washington Apartments or Saar's Market will observe negative activity happening since the Mapes Creek Walkway does not have a constant guardian.

**Get to know the Community Police Team (CPT) officers, security officers, and Metro Transit security** assigned to the area so they have an avenue to work on any nuisance problems, or ongoing crime problems they deal with. all of these people are a great resource, and are excellent support for all entities at this intersection.

Encourage the staff, residents, or workers in the schools, apartments, and businesses to **make regular visits to the sidewalk**. Showing concern for the exterior parts of their sites will help define the area, and bring more scrutiny to activities occurring on the public boundaries of their sites.

**Sites that are undergoing renovation should try to maintain a connection to the community by posting information** about what is happening on the site, including who is responsible for the site, what the project timeline is, and contact information for the site.



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# Appendix

- i CPTED concepts
- ii CPTED site analysis tools
- iii Barrier plants for CPTED
- iv Lighting Resources (Pacific NW) for CPTED

# Important Environmental Concepts

for CPTED Practice

## Site Activity Patterns & Conflict of Use

Public places are often designed with specific activities in mind, or a range of similar activities. These may include places to walk, play, gather, eat, enjoy nature, catch the bus, drive a car. When dedicated activity zones collide, or are incompatible, ***competition for use can create disorderly patterns***. These zone transitions create confusion and disorder in recognizable patterns which in turn can allow crime or disturbance to become a built-in part of the environment.

## Opportunistic Crime

Many crimes are unplanned results of ideal conditions that present low-risk opportunities to a potential offender. Some of these conditions we evaluate are ***crowding***, ***perceptions of anonymity*** on a site, and the ***presence of vulnerable people***, especially in places with ***few capable guardians***.

## Historical Use & Cultural Importance

Public places can be important to many people for different reasons. Some sites have ***culturally or historically important patterns of use associated with them***. Reputation of a space can resonate through time and affect how we use the site regardless of how the present use relates to the previous reputation. Considering these patterns may be a very important part in changing sites for increased safety.

## Quality of the Sensory Environment

Our sensory environment includes vision, hearing, smell, texture and touch. Our senses are the way we gather information that leads us to feel safe or unsafe. The sensory features of our surroundings should not overwhelm, confuse, distract, or disable people.

# The CPTED Principles – 5 site assessment tools

## Natural Surveillance

Seeing into and out of a place is fundamental to safety. Natural surveillance is a way to describe characteristics of a site that afford site users the ability to see and be seen. 'Natural' indicates that this ability to see well is inherent in the environment itself and is a feature of the normal use of the space. Introduced features such as surveillance cameras, or formal site guardians, are not natural attributes of the space.

## Access Control

Strategies that guide people through a space and clarify which parts of the space they are allowed to use.

Access control must match the designation for the space.

Some public places have little access control, where more private places demand strict control to keep users safe.

## Territorial Definition

All space should declare clearly what it is designed to do.

Defining space through recognizable patterns that reflect the desired use helps to reveal unwanted or abnormal uses of the place. Clear territorial definition includes orderly transition through use zones, well designated uses, appropriate signage, and empowering the 'capable' guardians of the site.

## Image & Reputation

All places project a clear message about what is okay to do there. Sometimes the message indicates that nuisance or criminal behavior is acceptable. Sites also gain a reputation based on persistent image and historical use. Addressing image and reputation is fundamental to changing negative uses to positive uses and maintaining safe environments over time.

## Community Activation

It takes an active and engaged community on site to achieve safe places. Connecting people to each other, to the place, and developing positive norms helps to increase safety.

# Barrier Plants for CPTED

*Barrier plants* can be natural allies in your CPTED plan, giving you greater **access control** and **zone definition**.

Landscape planners call them "barrier plants" because they create a barrier to human activity – they are usually thorny or low, compact and dense.

Any plants can become detrimental to **natural surveillance**, so make sure you keep your barrier plants *limbed up 7 feet underneath, or trimmed down to 3 feet tall* – just like all landscape plants in CPTED practice.

In the Pacific Northwest, Oregon Grape and several species of native Rose are excellent barrier plant choices. Some commonly used barrier plants are considered *invasive* - English Holly, and some Barberry species are especially invasive.

*Invasive species are species that spread aggressively and damage other plants, sometimes creating hazardous situations.*

Please consider good horticulture practices when choosing barrier plants for CPTED applications. If you plan to use barrier plants, you can determine if they are invasive by checking with local extension agencies, or government departments that deal directly with parks and horticulture issues.

# Exterior Lighting Resources for CPTED

Lighting Design Lab is a Pacific Northwest Utilities funded entity. They are in the industrial area south of downtown Seattle. They are helpful and knowledgeable, and will answer your questions!

**<http://lightingdesignlab.com/>**

The Lighting Design Lab has a good publications section, mostly focused on the mechanical applications and technical information about lighting; color rendering, occupancy sensors, lamp basics, etc.

**<http://lightingdesignlab.com/publications>**

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IESNA is an international lighting standards and research organization – they have an excellent online tutorial on lighting basics.

**<http://www.ies.org/lighting/index.cfm>**

IESNA lighting basics – exterior applications: this is *especially good* for CPTED practices.

**<http://www.ies.org/lighting/applications/exterior.cfm>**

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Here is a good, basic article on exterior lighting for safety:

**<http://www.buildings.com/article-details/articleid/3084/title/exterior-lighting-for-safety-and-security.aspx>**

Here is a good website with information about color-correct lighting:

**<http://clevelandlighting.outdoorlightsblogs.com/2012/03/06/how-should-your-cleveland-house-look-at-night-can-the-cri-tell-the-story/>**