

Crime
Prevention
Through
Environmental
Design
Assessment

Rainier Ave S
&
S Henderson St

October 27, 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 Location

8600 – 9000 blocks of Rainier Ave S.

4800 – 5100 blocks of S. Henderson

Seattle, Washington 98118

CPTED Practitioners

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Site Visit Dates

Wednesday, February 26, 2014	10:00 – 11:30 am
Wednesday, April 2, 2014	2:00 - 4:30 pm
Tuesday, April 15, 2014	6:00 -7:30 pm
Tuesday, April 22, 2014	10:00 – 11:30 pm
Saturday, May 4, 2014	9:00 -11:30 am
Thursday, May 15, 2014	12:30 – 2:30 pm

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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 can 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.

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

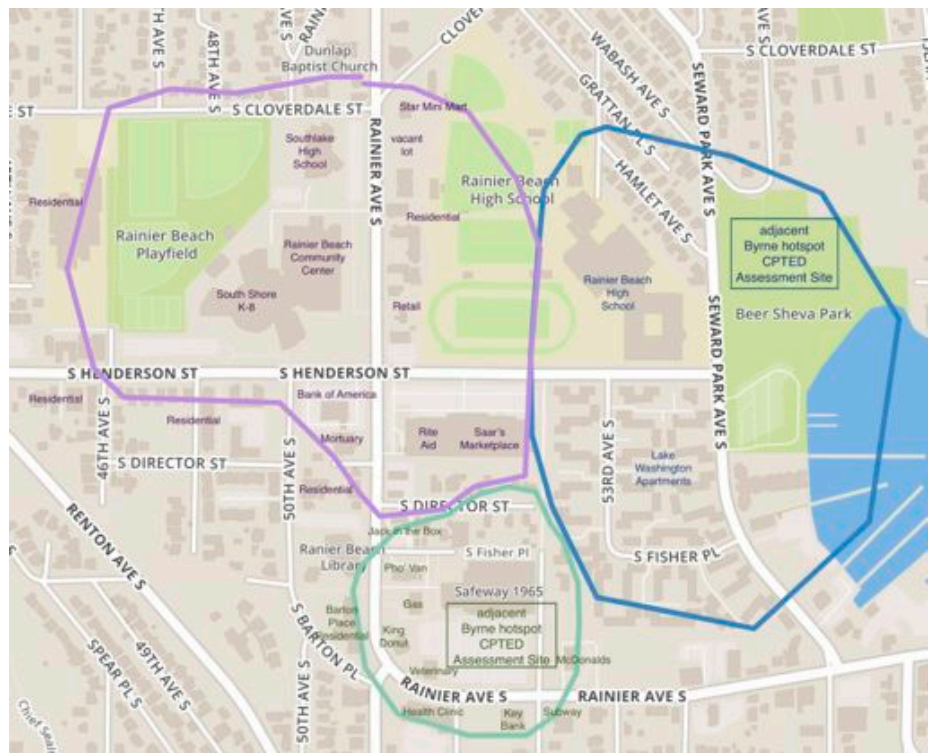
The CPTED focus area, referred to as “Rainier & Henderson” for this assessment, is the intersection of Rainier Ave. S. and S. Henderson and the four street segments that radiate out from it – north to Cloverdale Ave S, east to 52nd Ave S (also called the Mapes Creek Walkway), south to S. Director St., and west to 46th Ave. S.

The intersection of Rainier & Henderson is a transit, commercial and civic hub for the Rainier Beach neighborhood and home to several large public institutions – 3 public schools (South Shore K-8, South Lake Alternative High School and Rainier Beach High School) and a newly renovated Rainier Beach Community Center & Pool. It is also the location of major business establishments and has Metro bus service stops (routes 7,8,9,106,107) on each segment of the intersection and Metro layover on one. Rainier Beach neighborhood plans identify the intersection as “Beach Square”, the “center” of the Rainier Beach neighborhood.

The assessment focus area is also home to several housing facilities, owned and managed by Seattle Housing Authority (South Shore Apartments) and Mt Baker Housing (Beach Court Apartments, the Starlighter).

Business establishments include Bank of America, Payless Shoe Source, Rite Aid, New Star Mini Mart, Southwest Mortuary, Taqueria Costa Alegre, Saar’s Marketplace, Balance Chiropractic, Metro PCS, and Big Daddy’s Carwash.

People on the site are residents, students, staff and patrons of businesses, staff at schools, parks, and the community center, and are commuters who walk, drive, ride buses, bikes and scooters. During the school year the streetscape is dominated at different times of day by different groups. At lunch and after school there are mostly students and young adults (twenties to early thirties), school staff, and parents picking up their kids. At other times, it is easier to observe a broad mix of people on this site doing daily activities.



The focus area for this assessment is the streets, sidewalks, and public facing areas within the purple circle. Adjacent circles show nearby hotspots the Byrne Grant project is also working on.

Why CPTED here?

This CPTED Assessment focuses on a crime ‘hotspot’ in the Rainier Beach neighborhood. This site, the Rainier Ave. S. / S. 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. The project seeks to implement place-based and non-arrest approaches to reduce crime that affects youth.

For this assessment, we work with several sets of data. None of the data used here includes information about sexual assault, domestic violence, or child abuse.

The first set of data is publicly available from the City of Seattle. This data includes a set of calls for service (911), and a set of police reports filed by officers on the site. Both sets of information span a 2-year period, from October 1, 2012 to October 1, 2014, and accounts for both juvenile and adult crime. The publicly available data suggests that this site has places where assault, robbery, and offenses involving weapons occur often, and where noise complaints and disturbances of various sorts are common.

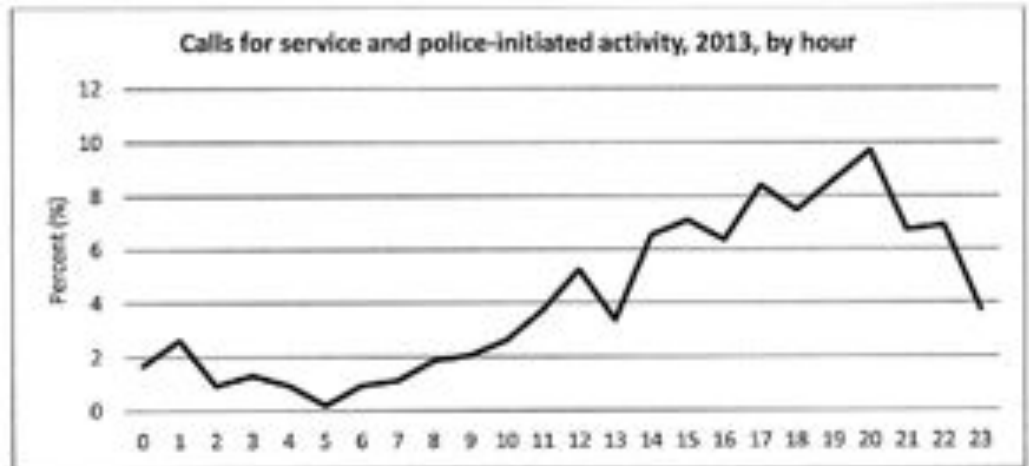
Another set of information used in this document is proprietary data derived by the Byrne Grant researcher team at George Mason University (GMU). It primarily addresses youth crime and victimization in this geographic area. This data is from a different 2-year period, from January 2012 to December 2013. The GMU research team found, based on this data, that of the five “hotspot” areas that are the focus of the *Safe Place for Youth* initiative, Rainier & Henderson had more than twice the level of police activity than any of the other four hotspots.

According to the GMU researchers, fight disturbances and suspicious circumstances made up over sixty percent of all calls for police activity. Crimes against persons made up about a tenth of the calls for service, and property crime (the majority of which was shoplifting) generated about twenty percent of the calls for service.

The GMU data clearly shows a persistent and important activity pattern for this site. Requests for police assistance along with “on-views”, (incidents that began with no call for assistance for example, when an officer is nearby and sees something happening then intervenes), increase at lunch, and again at 3pm when it climbs steadily, peaking at 9pm.

Selected Tables – Byrne Grant data from George Mason University

This chart shows a “bump” in activity at noon, then a steady climb until just after 8 o’clock in the evening at this site.



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	1	1			2	4
Simple Assault	2	10	1		13	7
Burglary		1	1		2	1
Disturbance	1	4	5		10	5
Fraud	1	1			2	3
Drugs		1			1	10
Obstruction	1	1			2	3
Property Damage	1	2			3	1
Property Stolen			1			
Robbery	3	1	6	1	11	1
Warrant	4	6	1	1	12	27
Theft	2	10	3	4	19	24
Threats	2	2	1	1	6	3
Trespass			1		1	2
Urination						1
Weapon	1	1		1	3	2
Harassment	2	1			3	
Liquor Violation	2	1			3	
Violation of Court Order	1				1	
Total	24	43	20	8	94	94

This table shows the breakout in crime for this site by age group. The highlighted cells indicate a high number of crimes.

The most frequently occurring incidents at this location are highlighted

Police Incident Reports Oct. 1, 2012 – Oct. 1, 2014

Police Incident Reports

October 1, 2012 - October 1, 2014

OFFENSE TYPE	400X BLOCK OF S HENDERSON ST	500X BLOCK OF S HENDERSON ST	600X BLOCK OF RAINIER AVE S	700X BLOCK OF RAINIER AVE S	800X BLOCK OF RAINIER AVE S	900X BLOCK OF RAINIER AVE S	RAINIER AVE S / S CLOVERDALE ST	RAINIER AVE S / S HENDERSON ST	S HENDERSON ST / 46 AVE S	S HENDERSON ST / 48 AVE S	S HENDERSON ST / 50 AVE S	S HENDERSON ST / 52 AVE S	Grand Total
ASLT-AGG-BODYFORCE	1		1	2		1							5
ASLT-AGG-GUN								1					1
ASLT-AGG-WEAPON					1	4		2					7
ASLT-NONAGG	2		1		2	4		8		1		1	19
BIAS INCIDENT								1					1
BURGLARY-FORCE-RES	1												1
BURGLARY-NOFORCE-NONRES	1			1		2							4
BURGLARY-NOFORCE-RES	2			2									4
BURGLARY-SECURE PARKING-RES				1									1
DISPUTE-CIVIL PROPERTY (NON AU					1								1
DISTURBANCE-NOISE				1									1
DISTURBANCE-OTH	4		1	1	2	2		1					13
EMBEZZLE						1							1
FORGERY-OTH						1							1
FRAUD-CHECK								2					2
FRAUD-CREDIT CARD	1					2		1					4
FRAUD-OTHER						2							2
HARASSMENT			1			2							3
HOMICIDE-PREMEDITATED-WEAPON					1								1
INJURY - OTHER					1								1
LIQUOR LAW VIOLATION								1					1
NARC-DRUG TRAFFIC LOITERING							1						1
NARC-FORGERY-PRESCRIPTION						1							1
NARC-FOUND-COCAINE								1					1
PORNOGRAPHY-OBSCENE MATERIAL	1												1
PROPERTY DAMAGE - GRAFFITI						1							1
PROPERTY DAMAGE-NON RESIDENTIA	1		2	1	1	6		2					13
PROPERTY FOUND					1	1		1					3
PROPERTY LOSS?				1									1
PROPERTY STOLEN-POSSESS								1					1
ROBBERY-BUSINESS-BODYFORCE						9							9
ROBBERY-BUSINESS-WEAPON					1	1							2
ROBBERY-STREET-BODYFORCE			1	1	4	6	3	12	2		1		32
ROBBERY-STREET-GUN				1	1	1	1	2					6
ROBBERY-STREET-WEAPON						1	2						3
THEFT-AUTODAC			1	1					1				3
THEFT-BICYCLE	1				2		2						5
THEFT-BUILDING	2		1		4	7		3					17
THEFT-CARPROWL	2		2	1		4	1	1		1			12
THEFT-COMPOF						1							1
THEFT-LICENSE PLATE	2												2
THEFT-OTH	2				5	7		6					20
THEFT-PRSNATCH								2					2
THEFT-SHOPLIFT						24							24
THREATS-KILL								1					1
THREATS-OTHER			1					1					2
THREATS-WEAPON			1		1	1							3
TRAFFIC						2			1				3
TRESPASS						1					1		2
VEH-RCVD-FOR OTHER AGENCY					1	2							3
VEH-THEFT-AUTO	7		1			2							10
VEH-THEFT-TRUCK							1						1
WARRANT-FELONY	1				1	2		1			1		6
WARRANT-MISDEMEANOR		1	1	1		8		3	1		1		16
WEAPON-DISCHARGE	1		2		2	1		1					7
WEAPON-UNLAWFUL USE								1					1
Grand Total	32	1	21	15	32	111	10	56	5	2	4	1	290

Source: data.seattle.gov

Site-wide Activity Patterns

As a transit hub, business, education and recreation destination, the Rainier & Henderson intersection draws many people of all ages from Rainier Beach and other parts of Seattle and region throughout the day. The mix of user groups and activities makes Rainier & Henderson a busy, vibrant urban crossroads, particularly during the school year.

Pedestrian patterns fluctuate seasonally and by time of day. During the school year, students account for much of this activity. The presence of youth on the street begins at noon with a trickle and picks up pace at 2:30pm as schools release students. Students from other schools are drawn to the area, arriving on foot or by bus from nearby Aki Kurose and Asa Mercer Middle Schools, and other local high schools as well. The flow of students moving to this place, and through it on their way home, lasts well into the evening. Bus stops that were empty can suddenly fill with crowds of youth wearing backpacks.

After school, the youth go to local grocery stores, to the library to do homework, or other public places to socialize, see others, and be seen. The Community Center, Public Library, nearby grocery stores and fast food restaurants, parking lots, public plazas, and the Light Rail Station are all popular nodes on a network that gets lots of back and forth traffic.

Most adults on the site were observed in cars heading to the Community Center, local businesses, and the bank. Many adults here are picking up children after school, or driving into parking lots of residential buildings. There are a few adults on site with defined roles that bring them into regular and sustained contact with the youth. These are the school resource officer, school security and staff, and community center staff.

On weekends, nearby Rainier Beach High School Stadium is a draw for multi-generational crowds who attend high school sporting events. At night there is much less activity - fewer people walking, driving, or on transit, and business activity decreases. After 8 or 9 p.m., few pedestrians and transit riders are present, and the streets are quite empty.

One part of the site is always busy – Rainier Avenue S. (State Highway 167) that runs north and south through Seattle. In Rainier Beach it intersects with S. Henderson Street, an east/west arterial. The effect of these arterials is to essentially ‘sever’ the blocks from one another. Nearby bus layovers east of this intersection, with long rows of articulated Metro buses parked on both sides of S. Henderson, exacerbate the disconnection across streets.

The design of the city blocks in this district feature deep, wide blocks with buildings and playfields often situated back and away from the sidewalks and streets. This design is called “superblock” design, and it creates many areas that seem isolated and empty, even at hours of peak use, because the front part of the blocks are not where the activity is occurring.

The size of the blocks and lack of clearly designated pathways through them may contribute to groups of youth “cutting through” parts of the site, for example, going in one door of the community center building and coming out another, using the Community Center not as a destination, but as a short cut to get to another destination outside of the building.

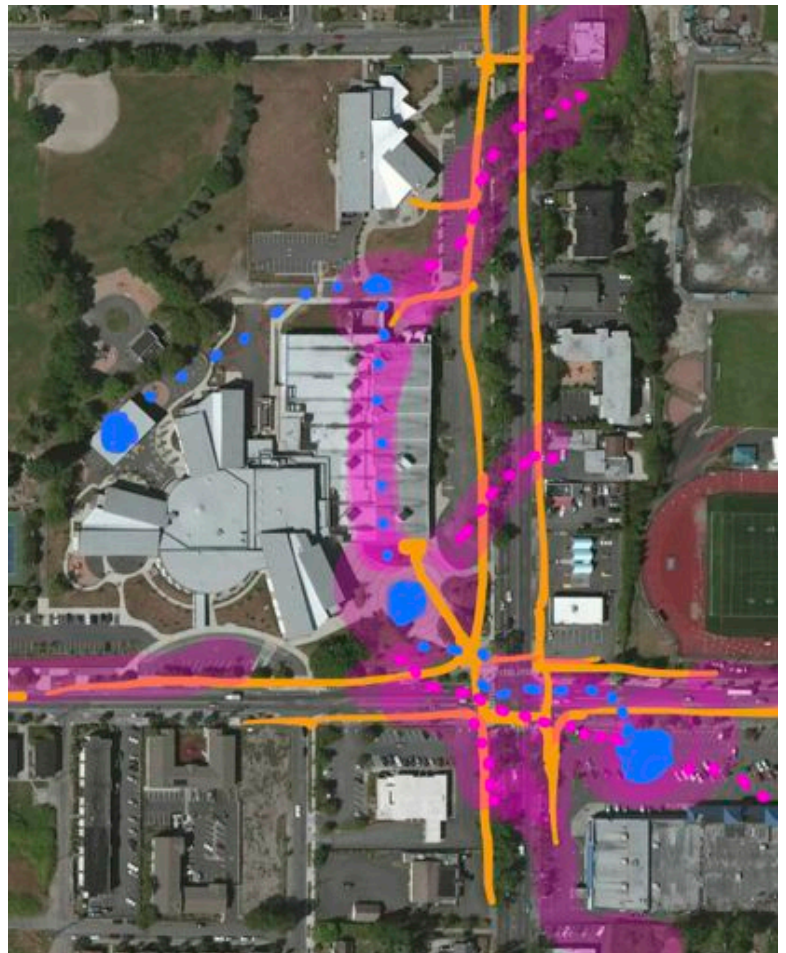
This activity pattern provides an important promenade for youth who engage in fighting – they can attract attention and gather more bystanders as they pass from the plaza south of the Community Center, then through the building, finally onto the north porch of the Community Center. This pattern features in pre-fight ‘rituals’, as the groups of youth often move onto other parts of the site. On one site visit, the observation team noticed a group of young adults, mostly young women, staged carefully around the porch areas north of the Community Center who were clearly waiting for something to happen, and for someone to exit the building. The group was extremely quiet, tense, and their physical posturing sent clearly aggressive messages to anyone passing by. The atmosphere was intimidating and unpleasant.

This *concept map* shows youth travel patterns at this site, according to information from interviews with students, school staff, and community center staff.

Orange lines denote the public places where it is OK to be – sidewalks, bus stops. All other property is city (Schools & Parks Dept.), residential, or business.

Pink areas are typical pedestrian routes through the site

Blue lines and nodes are common places for fights to occur, often starting as a gathering of youth and young adults in one place, and roving across the site (blue dotted lines) to places where a crowd can gather to watch (blue circles).



Natural Surveillance

Humans feel safe when important physiological and psychological needs are met. Our senses tell us whether we can relax and enjoy ourselves or whether we need to be on our guard. Natural Surveillance¹ 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 can have an impact on whether people violate laws or norms. Generally, the higher the chance of being observed, the less likely² 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 8 feet, keep plantings on the ground below 2' 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' nighttime environment. Bright lighting can create a worse set of problems that can 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 can 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, and casts even, reflected light along the pathways.

¹ Natural Surveillance is called 'natural' because it requires nothing other than the human 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.

² Conditions that create a sense of anonymity can contravene this behavioral tendency, as can the routine absence of consequences for misbehavior.



Parking for South Lake High School and Rainier Beach Community Center seen from the adjacent sidewalk.

Natural Surveillance – Daytime hours

Daytime *Natural Surveillance* on this site ranges from good to very poor. Some parking lots, public plazas, and sidewalks generally have lots of open space and good sight lines. Some of the parking lots, however, have features that inhibit good surveillance.

Some buildings on site are set back a distance from the sidewalk. Even the new Community Center, which is purported to have more of a “pedestrian orientation” than the previous facility has windows that face the street, but in places with low occupancy, for example in hallways or little used classrooms. Another challenge is that teachers or staff in many facilities must direct their attention to activity *inside* the building. They do sometimes focus attention outside of the buildings, but this focus is less consistent, or limited to certain times of day, such as while monitoring outdoor play, or students’ arrivals and departures.

Most of the businesses along Rainier & Henderson are also separated from the street by parking lots (Saar’s Marketplace, Rite Aid) that make it challenging for store employees to view activity on the street. Residential buildings are set-back from the streets, or separated by landscaping and fences, although many units have street-facing windows with clear sight lines.

Assets

Large blocks with open spaces provide generally clear sight lines that support *Natural Surveillance*.

Clear sight lines to the street are present from many from residential units along Rainier Ave. S.

Bank of America and *Payless Shoe Store* have landscape features that support Natural Surveillance.



The Community Center and South Shore K-8 Campus is open, inviting, and easy to see into and out of during the day.

Challenges

Saar's Marketplace, *Rite Aid* and the small strip of businesses located north of the carwash on Rainier Ave. S. have obstructed views from their windows because of shelving, banners, or posters that are in front of, or covering, the windows. Many windows also have bars on them, which limits the ease of looking through them and onto the street.

The intersection of Rainier Ave. S. and S. Cloverdale lacks surveillance. One corner has a vacant lot and convenience store with blocked windows, another corner has an abandoned building, a third corner has a parking lot that is difficult to see into.

has an abandoned building on one corner, a convenience store with blocked windows on another, a parking lot you can't see into on another, and *what is on the last corner?* There is nobody watching what goes on at this intersection, and on the sidewalks.

All of the Metro bus shelters are difficult to see into as you approach them because of the etched glass, or obstructing landscaping. On one site visit, the observation team noted two men waiting at a Metro Stop (#30140 – westbound on S. Henderson St. west of Rainier Ave. S.). They waited in the bus shelter for over an hour, not boarding buses that stopped and contacting and mingling among students who gathered there after school. They were able to conceal their presence by slouching behind the solid panel and etched glass walls of the shelter.

The bus stop on the northeast corner of Rainier Ave. S. and S. Henderson (Metro Stop #34544) has low branches that



Much of the activity in the lot is blocked by these signs. Activity on the sidewalk is difficult to see from the lot.

obscure the view into the shelter, and Metro buses park along the length of the block also blocks sightlines into this shelter, and the entire length of the sidewalk. The buses create a wall, and pedestrians walking on the sidewalk on the north side of the 5100 block of S. Henderson St. are moving in a kind of tunnel between the buses and the tall chain-link fence that runs the length of the sidewalk.

Street trees along the 5100 block of Henderson and 8800 block of Rainier Ave S. have low growing and broken limbs. Tree pits are taken over by bushy growths of “suckers” and weeds that block sightlines.

Many of the recreation facilities, such as playfields and playgrounds, are located behind the Community Center, South Lake, and South Shore schools. It is impossible to tell if anything is going wrong at these facilities from a safe distance. Many of these play areas lack enough people using them to help one another in case of trouble.

When youth are present in large numbers crowding limited our observations of site activities at various places throughout the site. It was difficult to distinguish the difference between boisterous kids in a group, or a tight ring of onlookers at a fight.

South Lake High School’s parking lot has landscaping that obscures vehicles from the building, and from the sidewalk. It is possible to hide completely behind the bushes in the highly landscaped parts of this parking lot, and be invisible to those nearby. The site visit team observed a car with people inside parked for a long period of time in a space between some of this lush landscaping. It was impossible to tell what was happening inside the car.



A bushy tree pit

Recommendations

Remove all obstructions from windows with views to streets and parking lots. Arrange posters and banners in such a way as to leave openings large enough to have clear views. Use shorter shelving, or arrange shelves between windows. Turn cash registers, or workstations toward windows and doors. Open blinds and drapes for all windows during business hours.

Remove the pallets with signs from the entrance to Saar’s Marketplace/Rite Aid parking lot. Prune landscaping to meet CPTED guidelines for *Natural Surveillance* by keeping shrubs pruned down to 2 feet tall and trees limbed up to 8 feet. **If the type of plantings cannot tolerate such pruning, replace them with plants that will remain low to the ground.** Keep tree wells free of overgrowth. For the perimeter of the South Lake High School lot, assure that the plantings are kept low so it is easy to see throughout the entire lot.



Bushes are too tall throughout South Lake High School’s parking lot.



Work with Metro to redesign bus shelters to provide better *Natural Surveillance*. Clear panels with scratch resistant coatings would help transit users identify activities taking place in the shelters. Orient bus shelters to be more visible to approaching pedestrians.

Explore working with site planners and developers to create places along pathways that afford a view into the area behind the Community Center. Perhaps a gentle rise in elevation along the way could create an observation point. The CPTED recommendations in this assessment are primarily directed at the street-facing parts of this site, however some of the site’s dysfunction comes from the size of the northwest “super block”, and the fact that nuisance activities and crime take place hidden behind the buildings toward the front of the block. A change in elevation could help pedestrians who are bound for the playfields get a good view well before they reach the back of the buildings.



Natural Surveillance – Twilight and Dark hours

Even though the Rainier & Henderson intersection is well lit and cars pass through day and night, the nighttime pedestrian and transit users we spoke with at this site do not feel comfortable after dark. At the hub of the intersection, when the larger businesses and Community Center are still open, lights make the intersection almost glow. But a short walk in any direction puts pedestrians in isolated and darker places. Site visitors we talked to said they felt vulnerable, and would avoid walking after twilight. Buildings set back from the street coupled with dark conditions on some parts of the sidewalks contribute to the feeling of isolation.

The north side of the Community Center, in contrast, is lighted with color-correct light, does not create overt discomfort or disability glare, and at present, as the trees are small, does not have shadows produced by any obscuring vegetation. This area is a welcome respite from the conditions found throughout the rest of the site.





Assets

Streetlights are placed such that pedestrians benefit from some of the light overflow onto sidewalks, all of these street lights were functional.

The Community Center south entrance and parking lot have color-correct lighting that allows easy identification of colors, textures, and shapes from the ground up to six vertical feet.

Some of the business parking lots were fairly well lit, Saar's and Rite Aid in particular.

Challenges

The tree canopy increasingly diminishes street lighting as one travels away from the main intersection at Rainier Ave. S. and S. Henderson St.

Metro bus shelters are not lit well enough to see into them as you approach. Light poles placed nearby, intended to illuminate the bus stop areas, are often too far away and cast light that does not reach the interior of the bus shelters or benches.

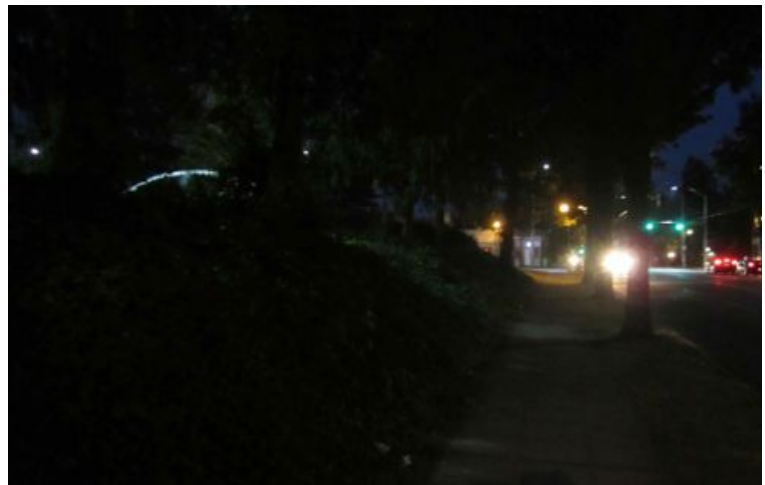
The quality of light throughout this site varies in color and evenness, from good levels at the intersection of Rainier & Henderson, to extremely poor levels leaving that intersection in any direction.

Parking lots at the Community Center and South Lake High School have some dark spots at night. Some parts of the lots are over-planted with tall bushes (especially South Lake High School's lot), and parts of the lot fall between the existing pools of light. Much of the school year, these lots see use during dark hours – late afternoon into the evening, and in the morning hours before school starts. There are some extremely dark and isolated places in the school lot in particular.

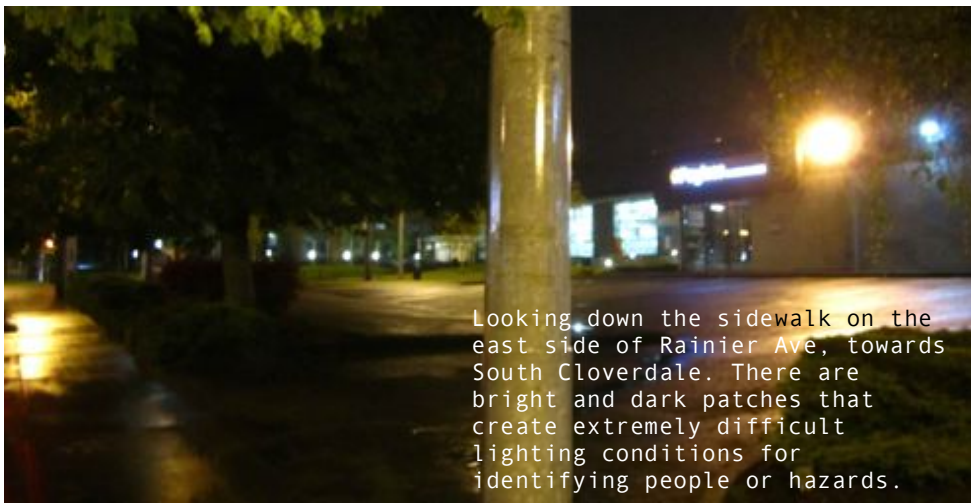
Recommendations

Prune landscaping away from street lights. In places with trees that cannot be successfully pruned to allow light onto the sidewalk, investigate installing appropriate pedestrian lighting, either on existing poles, or as freestanding installations.

Light Metro bus shelters with interior lamps that are pointed toward the ceiling of the shelter so they produce even, reflected light. **Keep lumen levels low**



Walking northbound along Rainier Avenue, approaching the intersection with South Cloverdale - street lights are obscured and filtered by trees, creating dark patches.



Looking down the sidewalk on the east side of Rainier Ave, towards South Cloverdale. There are bright and dark patches that create extremely difficult lighting conditions for identifying people or hazards.

enough so there is no harsh boundary of shadow around the bus shelter. A nearby Metro shelter northbound MLK Way S, just north of the intersection with S. Henderson attempts proper illumination, however falls short because the light under the roof of the shelter produces discomfort

glare. (Reversing the direction of the lamp would produce excellent illumination, a simple fix.) Keep lumen levels low enough to avoid creating adjacent bright/dark areas. **Move poles and fixtures associated with bus stops close enough to benefit those who are waiting at the stop.** Use lamps and lenses on these fixtures that **do not produce glare.** Use color correct, even, reflected light that illuminates faces at 5 – 6 vertical feet.

Install extra pedestrian-level lighting to increase light levels in the darkest and most isolated parts of the site’s sidewalks.

Pedestrian lighting should cover evenly, and provide light that allows excellent color identification at 5 to 6 vertical feet. The lights should not have lenses that promote glare of any type. Find light fixtures that use *reflected* light to illuminate an area

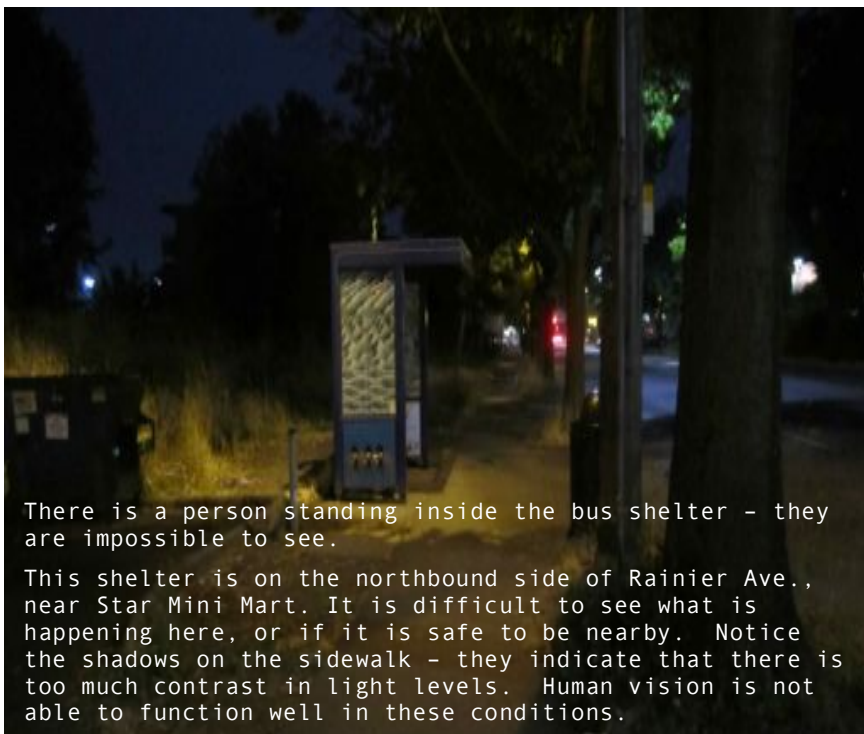


There is a mix of light color and quality, as well as glare throughout the site.

Replace any orange sodium type lights site-wide with color-correct lamps. Make sure they don’t provide *too* much light – **using lower lumen levels** to reduce contrast will keep site users from experiencing “night blindness” – disability glare from high contrast between

very dark areas and very bright areas. Think of how the edges of playfields at night make people temporarily blind as they move from the field to the dark perimeter. This is a common problem with nighttime lighting in public places.

Scout any **dark spots in the South Lake High School parking lot and install additional lighting** – low lumen levels should be fine, do not create too much contrast with adjacent zones. Couple this with aggressive landscape management in this lot (trim all bushes down to 2 feet, make sure trees are limbed up to 8 feet).



There is a person standing inside the bus shelter - they are impossible to see.

This shelter is on the northbound side of Rainier Ave., near Star Mini Mart. It is difficult to see what is happening here, or if it is safe to be nearby. Notice the shadows on the sidewalk - they indicate that there is too much contrast in light levels. Human vision is not able to function well in these conditions.

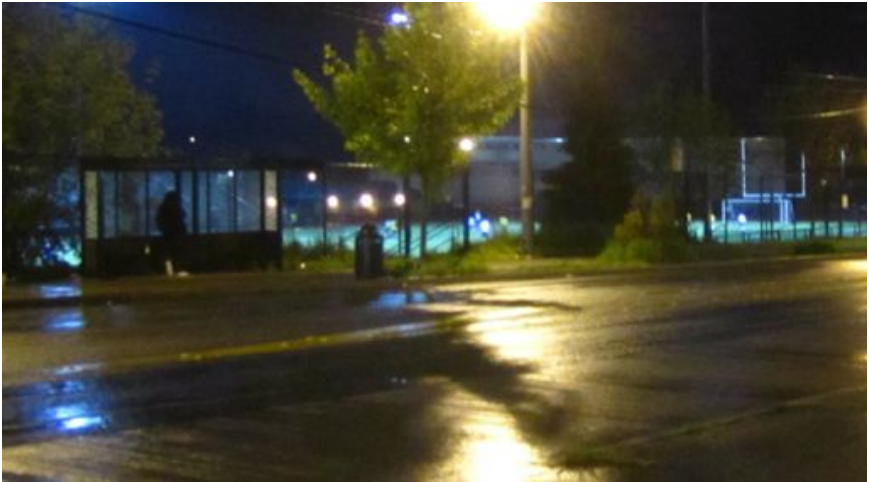


A tour of some Metro stops on the site.

Nighttime lighting conditions are fairly poor at most Metro stops site-wide. The combination of glare, poorly placed lights, overgrown landscaping and etched glass panels makes these stops hard to see into.

These shelters would benefit from installing *reflected, low level lighting inside*. Reflected light could be achieved by simply orienting the fixture toward the light colored ceiling, and enjoying the resulting quality of light.

Lamps installed on the interior of the shelters need not be bright. In fact, it would be best if they produced no more than a 4:1 contrast with the exterior of the shelter. If there are shadows or clear lines between bright and dark, the contrast is far too high.





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.

Rainier & Henderson

This site is fairly open and accessible – many places, both public and private, lack any *Access Control* measures, often hosting nuisance activity or crime. There are many well-used paths throughout the site that cut across private property, or go through places no foot traffic was intended. Sometimes these pathways are used after a crime is committed to leave the area quickly, and undetected.

Assets

The multi-family housing properties located here are fenced, with gates for vehicles and pedestrians, and are clearly intended for residents and their guests. All of the gates and fencing appear to be in working order. Most business and public property at this site includes large open parking lots that are accessible to the public at all hours, even after the businesses are closed.



The Chiropractor and South Shore School are fenced and gated after business hours.

Bank of America does an excellent job of controlling “cut corners” on its property by keeping a well maintained chain-link fence that runs along a section of property that would otherwise become a desire path for those jaywalking from places on the southeast part of this site to places on the northwest part.

Challenges

“The Plaza”, an open area in front of South Shore School and the Community Center is supposed to be “off-limits” to the public during school hours. The site visit team observed many people who wandered into the Plaza during these “off limits” hours – to wait for the bus,



Bank of America uses chain link fence to great advantage in controlling jaywalkers from “cutting” the corner of their lot.
The fence is obviously not meant to keep pedestrians out of the lot, just to control their entry point to the lot.
The fence has the added benefit of providing excellent *Natural Surveillance*

sit on a wall to read, walk across the plaza to shortcut the corner, skateboard, or just ‘hang out’. At one point, people using the Plaza were mingling with students who were having an outdoor gym period on the Plaza. The School Resource Officer and School Security staff must monitor their cohort of students vigilantly here, and report having difficulty excluding non-students during school hours.

The fenced play area behind South Shore School has a gate, but the gate does not lock. School staff and Parks staff report that youth use this fenced-off play area after school hours in unintended ways, primarily as a place to stage fights.

Many parking lots throughout the site are open to vehicles after business hours. Illegal activities are often associated with vehicles, and open lots provide a comfortable “base” from which drug sales, prostitution, or theft occurs. (“Snatch and grab” robberies on the street often happen with a vehicle conveniently parked nearby for the thief to make a quick escape.)



Saar's Marketplace/ Rite Aid parking lot does not have wheel stops to prevent cars from driving out of the lot and onto the sidewalk

The vacant lot located next to the New Star Food Mart is wide open at all hours. This lot is filled with litter that shows illegal activity is occurring there, much of which is not visible from the street due to the profusion of bushes and weeds that choke the site.

Several parking lots on the site lack barriers to prevent cars from driving out of the lot and onto sidewalks. There is nothing to say “stop walking here” or “don’t drive here”. Crowds of youth (generally associated with some kind of fight activity) have been observed roving freely through the intersection of Rainier & Henderson, ending up in the parking lot in front of Rite Aid or Saar’s. These commercial sites seem like an extension of the roadway or public place.

Jaywalking is a site-wide problem. Traffic lights seem to change slowly, and those youth with less patience will step into traffic without seeming to care for their own safety. Often the youth jaywalk slowly, in large groups, with drivers stopped in awkward places and other pedestrians, intimidated by the size of the group, skirting out of their way to avoid the jaywalkers. Two notable places for jaywalking are the intersection of Rainier Ave. S. and S. Henderson St. (all parts of the intersection), and between South Lake High School’s parking lot perimeter and New Star Mini Mart. There are clear ‘desire paths’ cut through the bushes at the perimeter of the schools parking lot that feeds directly out toward Rainier Ave. S., midblock.

Recommendations

“The Plaza” south of the Community Center needs features installed that guide users through areas intended to be public, and away from areas that are not intended to be public. **Low fencing, hedge, bollards with expandable borders (rope stanchion) could be effective for this.**

When the children’s play area behind South Shore School is not open to the public, lock the gate.

All parking lots throughout the site should be gated and locked after closing hours. If there is trouble with nuisance activities, post and use *Conditions of Entry* signs.

All parking lots should use wheel stops and clear striping throughout the lot.

Fence the entire perimeter of the vacant lot south of New Star Mini Mart. Use fencing that promotes good *Natural Surveillance*, such as chain link or wrought iron. **Lock any gates** in the fence, **leave no openings to the site.** **Clear all the vegetation** on the lot, and maintain it regularly. **Monitor the perimeter for trespass damage.** Participate in the *Conditions of Entry* program offered by the Seattle Police Department.

Curb and restripe the parking lot and driveway at Saar's Marketplace and New Star Mini Food Mart to control access to the space, and to direct flow of traffic. **Use fencing along the north edge of the lot to control pedestrian access.** Give pedestrians their own access points, accompanied by striping and separation from vehicle traffic. Place wheel stops along the row of parking places at the north boundary of the lot. Sign the perimeter of the property so it is clearly private property, and participate in the *Conditions of Entry* program offered by the Seattle Police Department.

Install some kind of see-through barrier along the east perimeter of South Lake High School where people cut through the lot, over the plantings, and onto Rainier Ave. S. The barrier should be designed to discourage climbing (kids intent on jaywalking will clamber over short chain-link fence, for example). **Be sure the barrier promotes excellent *Natural Surveillance*,** and does not inhibit good maintenance of the landscape plantings.



This vacant lot should be completely fenced and gated. The property line between New Star Mini Mart, the vacant lot, and the sidewalk should be fenced. Wheel stops should be installed along the sidewalk edge of the Mini Mart parking lot.



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 can be considered a ‘guardian’ of some sort. Guardians can be positive; sometimes even actively intervening to keep the space safe. They can 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 Rainier & Henderson

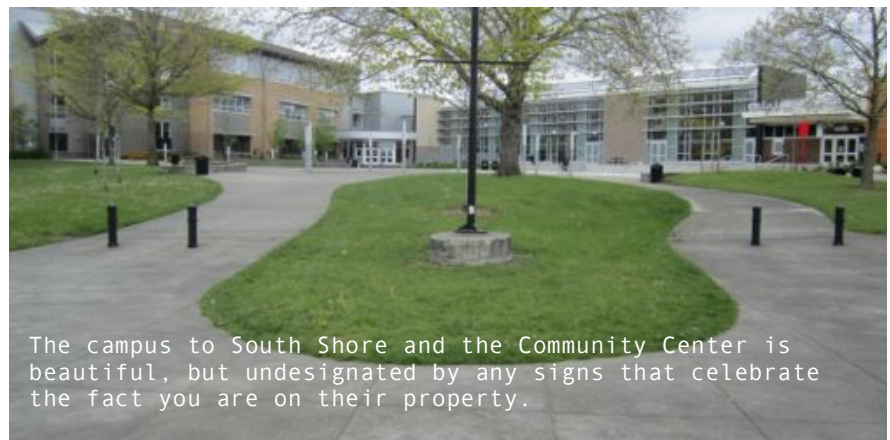
There is nothing about the intersection of Rainier & Henderson that announces it as the civic and business center of the Rainier Beach neighborhood – “Beach Square” as it is referred to in the City of Seattle Neighborhood Plans. There is a surprising lack of “wayfinding” help – signage that orients users on a site. It is difficult to tell which direction to head for the Light Rail Station, or to find other neighborhood features like the Library, NeighborCare Health Clinic, Lake Washington, Beer Sheva Park, or the Chief Sealth bike trail.

The two public school campuses onsite are not clearly marked as such, and their property “reads” like public plazas or walkways. Somebody unfamiliar with the area would not know that they are walking through school campuses, instead of through fully public areas.

It is easy to tell that these large buildings and accompanying spaces are public institutions of some sort, but, due to lack of signage or other territorial cues, it unclear when one makes the transition from public space, or Parks & Recreation property onto school grounds.

Businesses, by comparison, are more clearly declared and delineated by signage, landscape and fencing treatments, or parking lots. Residential properties are for the most part clearly delineated by fencing, access control and signage.

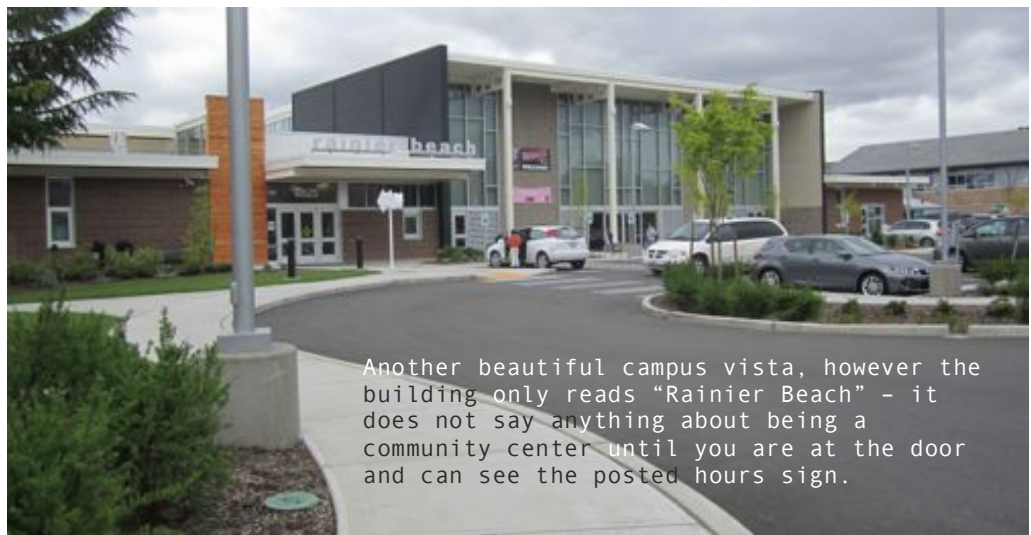
The South Shore School Plaza, which reads like a fully public space, is technically closed to the public during school hours. This general lack of definition makes caring for the place difficult for the “formal” guardians (police and school security). The indistinct nature of the place contributes to a sense of it being “un-owned” by any particular entity, with no rules set as to what kinds of behaviors are allowed. Under certain conditions, for example when youth are present in large numbers, this lack of definition contributes to competing claims for “ownership” and “legitimate” use.



The campus to South Shore and the Community Center is beautiful, but undesignated by any signs that celebrate the fact you are on their property.

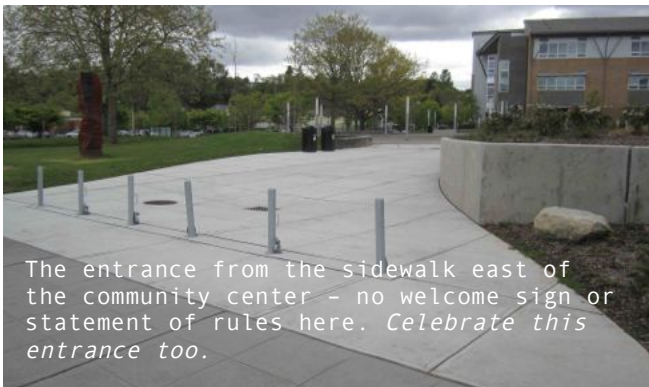
Assets

The south entrance and plaza of the Community Center, while not signed at the building as a Community Center, still reads as an inviting civic structure with clearly designated places for pedestrians, vehicles, and a plan for how people are supposed to get on and off the site.



Another beautiful campus vista, however the building only reads "Rainier Beach" – it does not say anything about being a community center until you are at the door and can see the posted hours sign.

Most buildings at this site all “read” reasonably well as to their purpose and clarify, through their use of landscaping and signage, where the public sidewalk ends and their private property (driveways and parking lots) begin.



The entrance from the sidewalk east of the community center – no welcome sign or statement of rules here. *Celebrate this entrance too.*

Rainier Beach High School & Stadium are defined by signage and fencing.

Taqueria Costa Alegre defines their space nicely with outdoor tables, landscaping, and signage.

Challenges

There is poor signage (or no signage) directing people to nearby amenities such as the public library, light rail station, local parks, or the nearby health clinic.

The “Plaza” lacks any clear definition of the boundary between public areas and school property. There is no sign designating the site at any entrance, it is difficult to distinguish which building is school, and which is community center, the buildings have no visible names from the sidewalk entrance to the plaza. The single sign that declares the place off-limits during school hours is placed in a remote part of the plaza where one would have to trespass deep into school property to even read what is on it. No surface markings indicate boundaries, or changes in intended use.

Definition between public and private property at Saar’s Marketplace parking lot is murky – the sidewalk turns into the parking lot, no fence or striping is present to indicate that there is a different use zone. There are makeshift signs at Saar’s Marketplace constructed from shipping pallets and butcher paper. The signs do a good job of “celebrating the entrance”, an important



Can you find the small ‘wayfinding’ signage here? This is easily lost in the commotion of this intersection.



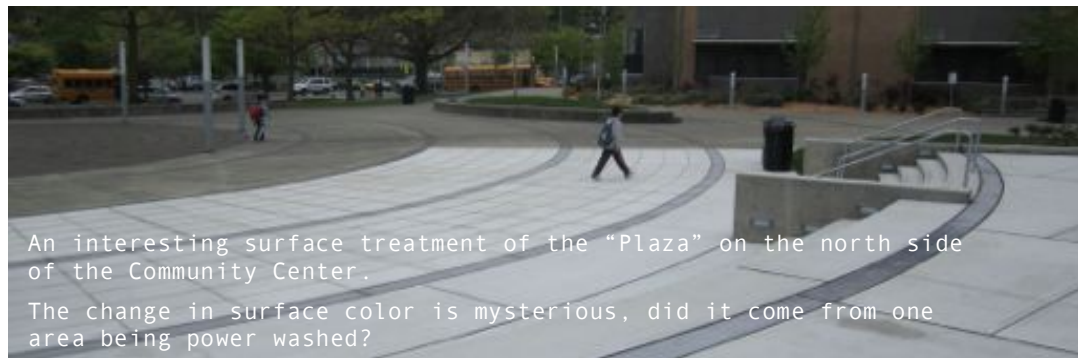
South Lake High School sign. There is so little color contrast that it is impossible to tell what the sign says.

element of declaring property zones, but their improvised and temporary nature lend an air of unconcern about overall image and intentions here. These ‘signs’ also create sightline problems for pedestrians walking by the parking lot on the south side of Henderson

St. It is hard to see into the parking lot from part of the approach to the lot, and the stacks of pallets are large and blocky, creating shadowy areas at night.

The boundary between the overgrown, litter-filled vacant lot at 8800 Rainier Ave. S., the New Star Mini Mart’s parking lot, and the Metro Bus Shelter is porous, giving the entire corner of this block an image of neglect and undermines any efforts of positive guardians, such as the owners of the Star Mini Mart, to exert control over the space.

School signage is difficult to read throughout the site, for example, South Lake High School’s sign, while large and prominently placed, is faded and painted in colors with low contrast. The sign recedes into the landscaping even when looking

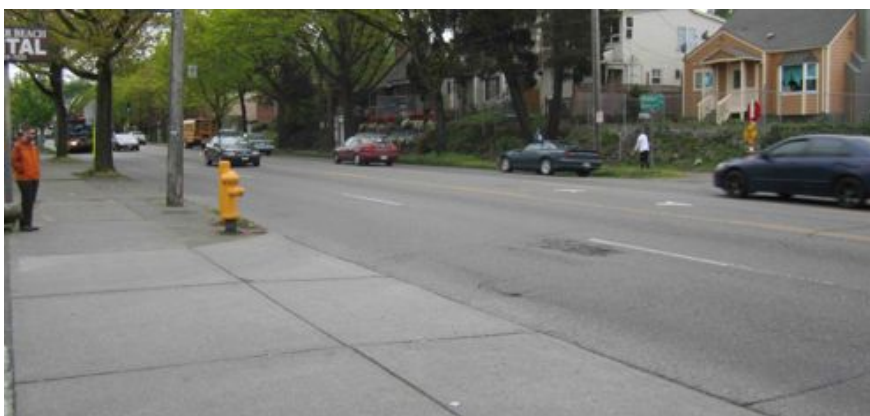


An interesting surface treatment of the “Plaza” on the north side of the Community Center. The change in surface color is mysterious, did it come from one area being power washed?

The lighter surface will reflect light better at night, creating a more pleasing environment, and increasing *Natural Surveillance*.

Surface colors can also be used to indicate that different ownership or activities take place. In this case, it seems arbitrary.

directly at it. The parking lot next to the sign seems like a continuation of the Community Center parking lot, and is used as such. Signage addressing South Shore K-8 property uses are placed poorly, and information is incomplete. Some parts of both school’s properties are missing signs and indicators that could help define where the schools boundaries are, and who is allowed on their property.



Pedestrians are left adrift throughout the site with long signal wait times and faded crosswalks, accompanied by grimy and faded pedestrian signage. Particularly long blocks offer no help to those who do not want to walk the hundreds of feet to the nearest signalized crossing point. This site is defined as a place for cars.

The Metro bus layover site on both sides of S. Henderson was observed to host as many as 5 articulated buses parked for long periods of time. The “wall of buses” is a fairly permanent feature on this site, and poses an incongruity in this type of use of the space with the other civic, business, and recreational uses.

The covered play area behind South Shore School is surrounded by fencing but lacks any signage to signal whether and when the general public can use it.

Recommendations

Wayfinding for the neighborhood: Work with the various entities who control the public parts of the site to provide beautiful, easy to ‘read’, and appropriately located wayfinding that directs people to all the important features nearby. The “Plaza” might be a great central location for a major wayfinding project. “Wayfinding” can be as simple and elegant as different colors and textures on paved surfaces pointing one in the direction of the nearest Light Rail station, or to the Library. Big, blocky installations with maps and other types of infrastructure are *not necessary, especially in such an intensely used and often crowded environment*. Simple banners, street signs, plaques, and sidewalk surface cues can all work together to give information about the place in a more ‘ambient’ or integrated way. When planning wayfinding for the neighborhood, bring many voices to the table, but make sure the final product is *highly usable*, for example, in large enough letters, with high enough contrast, or clear directions. Universal symbols can speak across cultures, eliminating the need for many layers of text.



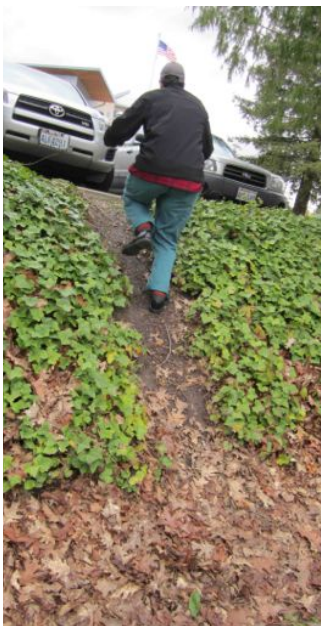
The only sign designating the Rainier Beach Community Center as such is the rainbow colored parks sign nearly hidden next to a driveway.

Simple banners, street signs, plaques, and sidewalk surface cues can all work together to give information about the place in a more ‘ambient’ or integrated way. When planning wayfinding for the neighborhood, bring many voices to the table, but make sure the final product is *highly usable*, for example, in large enough letters, with high enough contrast, or clear directions. Universal symbols can speak across cultures, eliminating the need for many layers of text.

Create readable welcoming signs and clearly indicate where people should enter the Plaza area shared by South Shore K-8 and the Community Center. Celebratory gateways, flags, art can all work together to guide pedestrians onto the site along with some kind of *Access Control* infrastructure (see p23). Reinforce the perimeter with visual cues that site users have moved onto a different type of property, perhaps by using a surface material that is a different color or texture from the sidewalk or interior of the Plaza area. Use signs at entrances that tell site users when it is



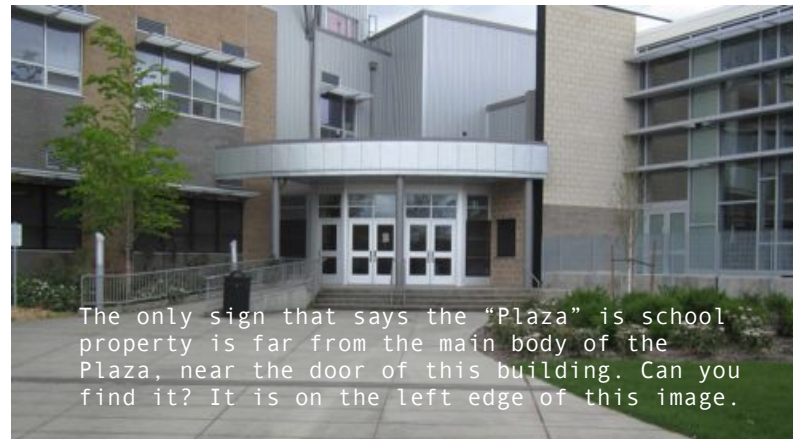
This strangely distorted sign with poor color contrast and difficult to read font is easily missed by drivers searching for the community center.



A desire path worn on the hill between South Lake and at the nearby bus stop and mini mart

permissible to be on the site, and state any important rules they must follow.

Welcome visitors to parking lots by using appropriate signage that does not block sight lines. Flags or banners placed slightly above the field of vision will be more visible to drivers than any signage below 8 to 10 feet, such as the ‘pallet’ signs at Saar’s Marketplace. **Use short, dense barrier plantings, or short see-through fencing to delineate the perimeter of parking lots**, especially Saar’s Marketplace, and New Star Mini Mart parking lots. **Guide pedestrians onto the site through dedicated pedestrian entrances and complement those with clearly striped “safe zones” for pedestrians to walk in**, separate from lanes of traffic. Keep pedestrian/vehicle conflict to a minimum by using **wheel stops so cars cannot ‘drive through’ parking places. Give vehicles clear direction arrows into the lot, and through the lot. Tow vehicles that do not belong to shoppers or employees of any business associated with the lot.** Follow the *Access Control* recommendations to gate or chain the lot after closing hours.



South Lake and South Shore Schools should **celebrate all entrances to school property with clear, attractive signage**. Signage should include conditions of entry, school hours, emergency contact information and other important conditions such as the need for visitors to immediately check in at the office.

Encourage Metro to create cohesive transit stops with clear signage, current schedules (where schedules are posted), rules of conduct, and lighting that delineates the shelter and immediate area as a bus stop.

All the bus shelters should have lighting inside and nearby that helps delineate their purpose at night, and should be clearly marked, with current schedules available, where schedules are posted. Metro should post rules of conduct at all transit facilities throughout this site, and monitor the stops closely, and enforce the code of conduct.

Help pedestrians with longer crossing cycles at stoplights. Explore giving extra lead time for pedestrians before vehicles get a green light (like the crossing at 18th Ave. E. and E Madison St.) from mid afternoon to early evening when there are many people trying to cross Rainier Ave. S. and S. Henderson. Perhaps using an “All Ways Walk” intersection at Rainier Ave. S. and S. Henderson St. during high use times of day could be another option. **Keep crosswalks freshly painted and well maintained.** Explore adding extra eyes and helping hands at the major intersection of **Rainier & Henderson with an after school crossing guard.** Investigate **placing an**



“Unauthorized persons on school grounds from 7:00 AM to 4:00 PM on school days, or during school events are subject to prosecution for trespass.”

No municipal code is cited on the sign.

above-grade, lighted crosswalk across Rainier Ave. S. between Henderson and Cloverdale where people are jaywalking. It may be feasible to install a signal that could be triggered by pedestrians. A crosswalk in conjunction with some *Access Control* measures along South Lake School parking lot boundaries might affect the most dangerous ‘cutting’ areas of this stretch of street, and could bring some much needed order to the use patterns in the 8800 block of Rainier Ave. S.

Encourage Metro to adjust how bus layovers are handled here to limit their impact on the 5100 block of S. Henderson. Explore whether limiting the numbers of buses or moving the layover site to to a different location would have an impact on the safety and social cohesion for this site. While it may be a convenient location for Metro, this “wall of buses” isolates pedestrians from one another, creates a visual tunnel for drivers, and decreases overall opportunities for positive, mutual guardianship during hours where positive guardianship is needed.

Here is an example of signage that supports *Territorial Definition* well.

The sign names the place, gives the hours, and explains the use. Rules are also clearly laid out for what people can *not* bring onto the property.

Interestingly, there is no statement about behaviors, although the sign points out that all site users *must* comply with the institutional recreation policies.

Many places in this assessment area would benefit from having clearly articulated rules, permissions, and consequences posted.





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 can 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 can 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.

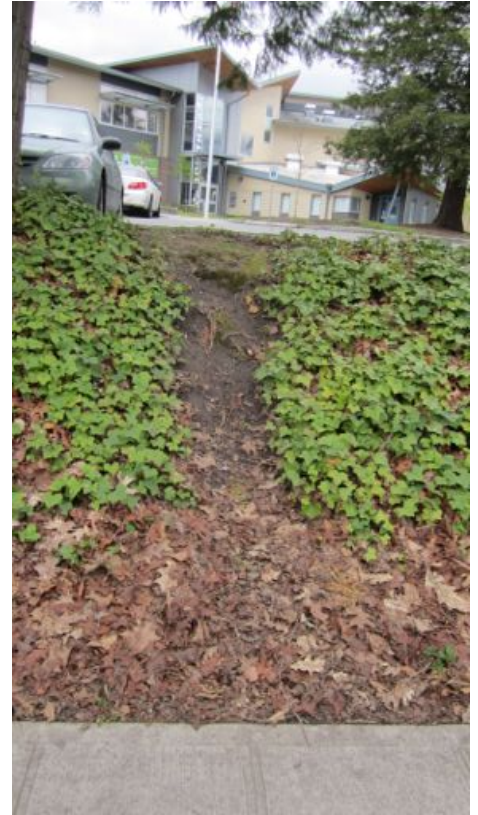
The physical status of our environment sends psychological cues that are important in establishing baseline behaviors on a site. In functional public space, the range of social behavior that takes place is supported by positive users behaving within social norms and encouraging others to do the same.

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.

Rainier & Henderson

The public facilities here are well maintained, as are many of the business establishments. Many places are poorly cared for, though, and show heavy abuse. Graffiti on infrastructure, dirty building facades, gum and unidentifiable things on sidewalks, and general grime are rampant. Litter is present in all the tree pits, vacant lots, and often in the street. Weeds and overgrown bushes, abandoned bits of infrastructure of all types are common site-wide. Add to this various torn banners and faded signage, and the cumulative effect can produce a shabby, neglected image that energetic community effort will only overcome with difficulty.

While some people here believe Rainier & Henderson to be a vibrant, diverse, and largely safe place, a persistent negative reputation is fueled by physical disorder and recurrent media representations about violent crime. Establishing a positive reputation will require the community to come together to address the physical parts of this site that show neglect, and to celebrate the vital and dynamic cultures that make up this area.



Assets

The Community Center has an open and inviting exterior plan, and is clean and well maintained.



Taqueria Costa Alegre located in the eastern edge of the Saar's Marketplace Marketplace parking lot

School buildings, plaza, stadium, playgrounds and playfields are for the most part fairly well maintained. Many business establishments are also fairly well maintained.

The taco bus establishes space for patrons to dine outside the bus with a few outdoor tables. The area immediately surrounding the bus is clean of litter and generally very orderly

Challenges

Landscaping in public areas is often neglected, including tree pits, overgrown planting strips, poorly maintained street trees with dangling limbs.

Sidewalks and streets are dirty, cigarette butts litter the entire site.

Infrastructure has been left throughout the site that is no longer used. Abandoned posts, leaning poles, dangling wires, rusted fences and posts are found throughout the site.

Metro bus stops have faded and chipped curb paint, neglected shelters and signposts. Shelters are often full of garbage and smell of urine.

Garbage cans overflow, and are open to human and bird pilfering.

Crosswalks are faded, chipped, or missing.

Some private properties on the site have damaged infrastructure including fencing, facades, awnings, faded signs, and dirty walkways.

The carwash appears to be open for business, but after many visits, the site visit team has not observed any cars using the carwash. It also appears that someone has taken up residence in a makeshift camp on the lot.

The abandoned lot near Star Mini Mart is full of garbage including liquor bottles, condoms, cigarette trash (cigarillo wrappers and cigarette butts), and empty snack food containers.

The abandoned pay phone booth in front of the New Star Mini Mart attracts abuse, is full of garbage, and smells of urine.

South Lake school's parking lot has overgrown landscape and shrubs. "Desire paths" cut down the bank to shorten the path to the nearby Mini Mart & bus stop across the street, making the landscaping look shabby.

New Star Mini Mart has graffiti on the building and dumpster and the cardboard recycling station is dilapidated.

Other businesses on site have faded, dirty, or tattered vinyl signs or fabric banners which look temporary. These signs and banners remain up for years, giving a strong impression that the business owners have little respect for their customers, and the neighborhood.

The intersection of S. Henderson St. and Cloverdale Ave. S.



contributes to the air of abandonment here because of the littered, vacant lot on the northeast corner, and the long vacant, dilapidated, and graffiti-covered church on the northwest corner. Nobody seems to care about the condition of these properties.

Recommendations

Establish regular schedules for caring for the public right of way landscaping.

Cleaning and pruning tree pits, limbing up street trees, and mowing public planting strips should be done early in the season, and maintained *before* the community starts to look like a weed patch.

Clean sidewalks and streets regularly. Investigate installing used cigarette receptacles

in places where smokers congregate, such as near bus stops. These areas have the most profound amounts of litter, and by far the most cigarette butts accumulate near bus stops.

Repair utility infrastructure that is damaged throughout the site, such as light poles that show damage, slack or dangling wires from utility poles, street signs.

Clean and repair Metro shelters and stops regularly. Repaint curbing for clear identification at all Metro Stops.

Install garbage cans site-wide that are not open to human or animal pilfering. The site visit team observed numerous instances of crows pulling trash out of garbage cans and spreading it far and wide throughout this site. Enclosed trash cans would stop this activity completely, and improve the image site-wide *tremendously*.

Replace all temporary signage throughout the site with permanent signage, or remove temporary signage after 30 days. Many small businesses have a profusion of vinyl banners or tattered promotional flags covering the exterior of their buildings. These create visual confusion, obstruct good *Natural Surveillance*, and generally lend an air of chaos and neglect to the overall site, not just the single property. The combined effect can contribute to the “anything goes” reputation here.

Repair chipped and faded crosswalks. Consider additional crosswalk indicators, such as lighted overhead crosswalk signs that illuminate the pedestrian path, or more prominent crosswalk signage, or flags.

Private property should clean and repair neglected parts of their property, including awnings, signs, dirty and graffiti covered dumpsters, broken fencing, dirty parking lots, or dingy building facades.

Close the carwash by gating or chaining the driveway after hours. Use a *Conditions of Entry* agreement to control unwanted camping or site use at the carwash.

The vacant lot near Rainier Ave. S. and S. Cloverdale, in the 8800 block Rainier Ave. S. should be mown, cleaned up, then fenced off. This site needs regular maintenance throughout the growing season (March to October).



Remove the payphone booth in front of New Star Mini Mart, and near the northbound bus stop on Rainier Ave. S. south of Cloverdale.

Establish a positive image in the South Lake High School parking lot by implementing *Access Control* recommendations (p. 26), trimming shrubs according to *Natural Surveillance* recommendations (p. 17) illuminate lot properly (p. 14), and maintaining the landscaping properly.

Remove all graffiti site-wide. For graffiti paint-outs, use the same color paint as the surface that was vandalized to avoid the careless looking “patchwork” effect. In places that have persistent graffiti problems, explore alternatives that do not offer a good a surface for spray paint. “Green screening”, the use of plants such as vines on a surface, is a popular remedy for vulnerable walls and can be highly successful in some cases. When implementing green-screening, *remember to avoid obstructing sightlines – never ‘green-screen’ over windows, or on fences that are open and promote excellent sightlines. Do not create structures for green-screening that could shelter people and afford places for unwanted activities.*

Pickup garbage everyday on all business property, and at all public institutions.





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 can be *negative*, setting norms that allow for uncomfortable or dangerous interactions. The guardians can 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 can 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 can help, and what is normal and expected.

Community Conditions at Rainier & Henderson

The variety of places on this site bring a great diversity, and number of people here daily, particularly during the school year. The Community Center is newly renovated, and is now generating almost three times the activity of the old facility.

The “Plaza” at Rainier and Henderson is an attractive and highly visible gathering place. Community-based organizations such as the Rainier Beach Merchants Association, the Coalition for Community Empowerment, along with Seattle Parks and other organizations are increasingly seizing on advantages of the Plaza as a venue for community events like the annual Artwalk, Restorative Justice Resource Fair and Car Show, and other activities. When these activities are scheduled during busy times of the day, and during the school year, the Plaza becomes a positive focal point. In the summer, such activities draw users to what is an otherwise quiet, sometimes almost empty place.



Assets

The Plaza is an attractive, highly visible location with potential as a community-gathering hub for the Rainier Beach neighborhood.

The presence of highly visible public institutions and their willingness to partner with community members can amplify the initiatives taken by community members.

Metro bus drivers participate in positive ways on this site, at times intervening when there are few positive guardians.

Challenges

There is no clear communication protocol for Parks, School, Library, residents and business people to communicate with each other. Language barriers play a role in this, as does the challenge of identifying who the decision makers are for the various entities on site. (For example, contacting absentee land owners, or finding the person deep in the city bureaucracy who is in charge of some particular thing.)

Groups of people who use the site throughout the day tend to be in monocultural groups, for example, at the end of the school day, the overwhelming majority of the site users are teens. Others on site at that time will cross streets to avoid the groups of youths, or take alternate routes. There is almost no interaction between groups.

As youth move through the site, they experience different levels of behavior tolerance in different physical zones. For example, the Community Center staff may have different criteria for successful behavior than the staff at the nearby school or business. If some places are more permissive they may inadvertently set the overall tone for behavior site-wide

Many public places at this site place activities in areas that are not easily visible (deep in the back of the block, or behind a raised perimeter berm). Play areas, sports fields, walking paths, and restrooms throughout the site are behind structures, parking lots, and far from street-side public view. Many of these places are used less than other public parks in Seattle, so those who *do* use them may do so in relative isolation.

Youth and young adults understand that there are places in this area where some kinds of activities are tolerated. Fighting and disturbances are routinely tolerated in parts of the public site, and lack of *Guardianship* coupled with poor *Territorial Definition* creates the perfect conditions for establishing persistent negative patterns. “Fight Club” activity is one such pattern that persists because of this combination of low guardianship and wide open, poorly designated space.

Recommendations

There is a new group, provisionally called the “Campus Safety Team” that currently has representatives from schools, parks, and police. **Institutionalize this team as a forum for communication and collaborative problem solving, but with the addition of business, student, non-traditional school staff such as crossing guards, and local resident representatives.** Make sure the team has continuing participation from businesses, residents, and representatives from all the public entities that are present here.

Plan ahead for instances when crowds of youth begin to gather and it appears that negative behavior is inevitable. Develop a plan for these situations, post clear site use rules, enforce the rules rigorously, and support site staff in keeping everyone safe. Collaborate with school resource officers and SPD community officers to identify those people who generate the most “churn” and grief on site, and develop a separate “care plan” that addresses their behaviors specifically.

Share information (or continue to share information) with the community that uses the site **through community meetings, safety literature at public venues, outreach at local housing & transportation nodes, and through ethnic media** about reporting crime and disorder both via 9-1-1 and directly to the responsible agencies, such as Metro, or SDOT.

Raise onsite community awareness about using good personal safety strategies through hosting personal safety education at various public venues, such as the library, community center, and schools.

Plan “community activation” events that support small businesses and help residents engage with schools and parks and other community members.

South Shore adopted an earlier school release time for the 2014-15 school year. Assess whether this earlier time resulted in fewer problems on site for South Shore students. If so,

work across all the schools in the area to stagger release times, and collaborate with Community Center staff to put strategies in place that would engage the different groups of youth as they appear on site. Bring more responsible “place-managers” on site after school release as well, to help direct youth and help enforce site rules.

Increase formal guardianship site-wide. Formal guardians such as Metro officers, school resource officers, school and business security, Park Rangers, and police should be a regular presence on site, and *work across jurisdictions* to address significant crime and disorder patterns. Formal guardians can work together with the various institutions on site to ensure an even response to those who misbehave. Sharing information and assuring that there are consequences for misbehavior are as important as enforcing the rules.



Increase positive informal guardianship during ‘off hours’, especially during the evening transit hours called ‘shoulder hours’, after the peak of the evening commute. Informal guardians are regular people doing normal, positive activities on site. People who do activities or use transit after the rush of the 9 to 5 commute is over are easy prey for assault and robbery on the sidewalks because there are fewer people walking then. During these times there are *just enough people sprinkled throughout the site to make attractive and lucrative targets for assault or robbery, but not enough people to look out for one another and intervene or call for help.* In addition to increased formal guardianship called for earlier, people could form small groups to walk the area in hours when there are fewer positive guardians throughout the space. For example, encouraging nearby residents to form fitness groups that would walk the area in the evenings, or an evening dog-walking club could both be good opportunities to walk safely in groups and provide a positive presence on the sidewalks. Many other creative approaches to doing safe activities in these places can be generated by residents, students, and institutional staff in this neighborhood.

Establish ongoing positive activities in places where negative activity typically takes place. Seattle Parks & Recreation Dept. is doing this by building a children’s play area on the “hill”, an area where youth were known to hang out, skip class, smoke, drink, do drugs, vandalize property, and get into fights. The “Plaza” at Rainier S. and S. Henderson is a wonderful space that could benefit from planned activities in the afternoons and early evenings. (On one site visit we observed a “Zumba” class hosted by the Community Center taking place on the Plaza.)

Businesses and public entities should all participate in the *Conditions of Entry* program offered through the Seattle Police Department.

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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>

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>

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>