

# Crime Prevention Through Environmental Design Assessment

Rainier Avenue S.  
between  
S. Rose Street  
and  
S. Kenyon Street  
Seattle, WA 98118

November 26, 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:

7900 – 8100 blocks Rainier Ave. S

Seattle, Washington

## CPTED Practitioners

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## Date of Visit/Time of Day

Wednesday, September 24, 2014	2:30 pm
Thursday, October 2, 2014	10:00 pm
Thursday, October 16, 2014	9:45 am
Wednesday, November 5, 2014	11:00 am

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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.

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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

The CPTED assessment site is in the Rainier Beach neighborhood in Southeast Seattle. This neighborhood within the 98118 zip code is frequently cited by locals as *'the most diverse zip code in the Pacific Northwest'*. Languages observed during this study include Oromo, Tigrinya, Somali, Vietnamese, Mandarin, Spanish, and English.

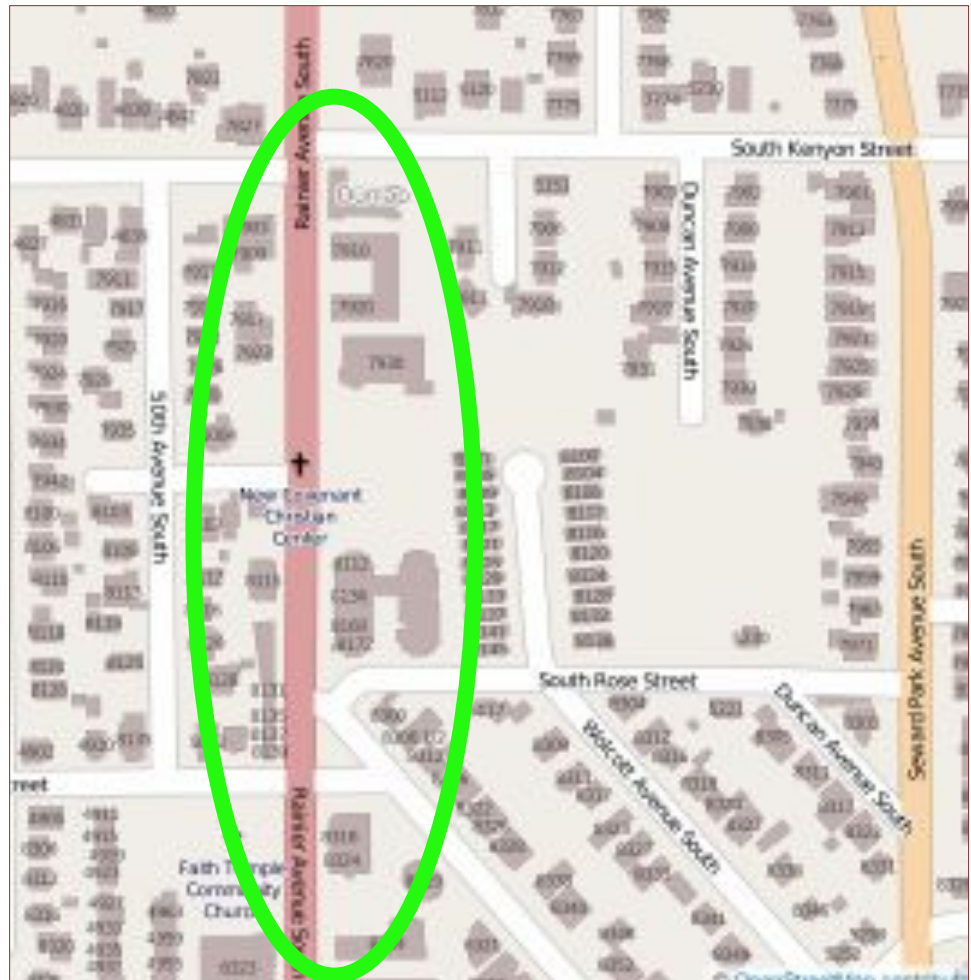
The assessment site is the area including the 7900 & 8100 blocks of Rainier Ave S., and its intersection with S Kenyon St. and S. Rose St.

This mixed-use corridor along Rainier Avenue is over 1000 feet long as measured from Kenyon to Rose streets, with a posted speed limit of 30 mph. There are a number of small owner-operator businesses along Rainier including a coffee shop, a hair salon, a community services agency, a nail salon, a dental office, and a coin laundry. Many of the businesses in the assessment area are owned by East African entrepreneurs.

Residences at this site include privately owned homes, market rate rental units, subsidized apartments, and a Buddhist monastery.

Buildings on this site are a mix of new and old, one-story to multi-story, residential and business.

People onsite include regional commuters (by foot, car, transit), local business proprietors, retail shoppers, individuals & families who live nearby and do daily activities in the neighborhood.



## Why CPTED here?

This CPTED Assessment focuses on a crime ‘hotspot’ in the Rainier Beach neighborhood. This two block stretch of Rainier Ave. S. and its enclosing intersections make up one of five youth crime “hotspots” in Rainier Beach, a neighborhood in Seattle’s south end. The site 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 Criminal Justice Innovations Grant. This assessment is intended to support the community task force working on youth crime in this area.

This CPTED analysis is oriented toward the public spaces throughout the site such as sidewalks, bus stops, publicly accessible areas, streets, plazas, and parking lots.

Several sets of data are present here; one set is publicly available data from the Seattle Police Department, another set is proprietary data (also from SPD), derived by the Byrne Grant research team at George Mason University, addressing youth crime and victimization in this area.

The publicly available dataset provided by SPD shows a high amount of disorder, particularly vehicle related disorder. Parking violations on this site are well above the combined totals from the other 4 Byrne Grant sites. Blocking vehicles and moving violations calls for service are also remarkably high for such a small site. Other calls for service include a variety of theft, assault, robbery, and suspicious person/vehicle calls, and disturbance calls. The dataset we work with has variations in data coding, notably spelling variants for street names and intersections, so may not be a perfect reflection of all of the 911 responses to this site.



## 911 calls for service September 15, 2012 – September 15, 2014

911 CALLS BY BLOCK NUMBER BY BLOCK - SEPTEMBER 15, 2014								
Description	THIRD BLOCK OF RAINIER AV S	SEVEN BLOCK OF RAINIER AV S	NINETEEN AV S / S KENYON ST	TWENTY AV S / S KENYON ST	THIRTY AV S / S BOKE ST	THIRTY AV S / S WASHINGTON S	THIRTY AV S / S WASHINGTON S	Grand Total
ABANDONED VEHICLE		1						1
ACCIDENT INVESTIGATION	8	3	7	80	33	1	3	136
ALARMS - COMMERCIAL BURGLARY (FALSE)		2						2
ALARMS - COMMERCIAL PANIC (FALSE)		2						2
ANIMAL NOISE - (Dogs, Birds)	1							1
ARREST ROBERT					1			1
ASSEMBLY OTHER	2	4		5	2			13
AUTO RECOVERY	1				1	1		3
AUTO THEFT	1	6		1				8
AUTO THEFT AND RECOVERY	1							1
BEVERLY TRAFFIC		1			1			2
BLOCKING OFFICE		1		1	1	1		4
BURGLARY - RESIDENTIAL OCCUPIED	1							1
BURGLARY - RESIDENTIAL UNOCCUPIED	3	1		1				5
CC/REPAIRS OTHER	27	2		2	6	1		38
DRIVING WHILE UNDER INFLUENCE (DWI)		1			1			2
DURRY WARRANT SERVICE	1	1		1	1			4
NOISE DISTURBANCE		2			2		1	5
DRUG MATTER		1						1
DISORDERLY TRAFFIC		1			2			3
WARRANT		1		1				2
WARRANT/ARREST - WORKSITE PERSON				1				1
MENTAL COMPLAINT	1	1		2	1			5
MISDEMEANOR COMPLAINT	1	1		1	1			4
MISDEMEANOR WARRANT SERVICE	1			4	1			6
MISDEMEANOR		1						1
RECOVERED FUNDS RECEIVED	1							1
SANCTIONS OTHER				1		1		2
NOISE DISTURBANCE	1	7		1	1			10
NOISE DISTURBANCE - RESIDENTIAL	4	3			1			8
PARKING VIOLATION (EXCEPT ABANDONED VEHICLE)	1	45	1	1	3		1	52
PEDESTRIAN VIOLATION	1	1	2	1	1			6
PROPERTY - FOUND (FLOW UP TO MR CASE)	1							1
PROPERTY DESTRUCTION	8	1			1			10
PROSTITUTION					1			1
PROVOKER				1				1
STRONG ARM ROBBERY	1	1	1	1	6	1	1	12
SUSPICIOUS CIRCUMSTANCES - BUILDING (OPEN DOOR, ETC.)	1	1						2
SUSPICIOUS PERSON	7	5	2	12	23	1	1	51
SUSPICIOUS VEHICLE	1		1	7	6		1	16
THEFT - CAR PARTS	1	1			1			3
THEFT - MISCELLANEOUS	8	5	1	1	6		1	22
TRAFFIC (MOVING) VIOLATION	23	25	23	46	26		7	140
TRESPASS	1	1	1					4
<b>GRAND TOTAL</b>	<b>128</b>	<b>146</b>	<b>27</b>	<b>117</b>	<b>123</b>	<b>7</b>	<b>36</b>	<b>504</b>

Source: data.seattle.gov accessed 8/26/2014

## SPD Police Reports September 15, 2012 – September 15, 2014

SPD Police Report Incidents (RMS) September 15, 2012 - September 15, 2014							
Row Labels	THIRD BLOCK OF RAINIER AV S	SEVEN BLOCK OF RAINIER AV S	NINETEEN AV S / S KENYON ST	TWENTY AV S / S KENYON ST	THIRTY AV S / S BOKE ST	THIRTY AV S / S WASHINGTON S	Grand Total
ASSAULT	5	1		4		1	11
BURGLARY	2	1					3
CAR PROWL	2	5				2	9
DISPUTE	1						1
DISTURBANCE		1		1		1	3
BLUING						1	1
FRAUD		1					1
NARCOTICS	1						1
OTHER PROPERTY	3	4				1	8
PROPERTY DAMAGE	5	1		1			7
ROBBERY		1				5	6
STOLEN PROPERTY	1						1
THEFT OF SERVICES		2					2
THREATS	2	1				1	4
TRESPASS	1						1
VEHICLE THEFT	4	2		1			7
WARRANT ARREST	2	1		2		4	9
<b>Grand Total</b>	<b>29</b>	<b>23</b>	<b>9</b>	<b>8</b>	<b>6</b>	<b>16</b>	<b>71</b>

Source: data.seattle.gov accessed 10/28/2014

## Victimization & Offender data from Byrne Grant research team

These tables describe selected types of crimes which are combined into broad categories, and shown by age group. They are not a complete 'view' of all the crime on the site. These tables are derived from the Police Reports data from 2012 and 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	3	11	6	7	27	28
Property	5	10	4	11	30	16
Disorder		1			1	1
Other					0	2
<b>Total</b>	<b>8</b>	<b>22</b>	<b>10</b>	<b>18</b>	<b>58</b>	<b>47</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	2
Simple Assault	2	4	1	4	11	15
Burglary		1	2	2	5	1
Disturbance						1
Fraud		1			1	1
Harassment		4	1		5	5
Property Damage	1	4	1	1	7	4
Property Stolen				1		
Robbery	1		2	2	5	6
Theft	4	6	1	9	20	11
Threats		1			1	2
Weapon						1
Warrant				3	3	
Trespass		2			2	
<b>Total</b>	<b>8</b>	<b>24</b>	<b>10</b>	<b>23</b>	<b>66</b>	<b>49</b>

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

# Site-wide Activity Patterns

This site has some prominent patterns having to do with vehicles – for example, driving patterns such as using parking lots to cut corners at lights, routine driving over sidewalks, working on cars in parking lots, parking where there are ‘no parking’ signs.

Other site use patterns observed indicate that there are established street-level narcotics market activity. This location is attractive to drug dealers and customers, due in part to well known escape routes – those on foot are able to quickly disappear to an open, grassy area between Bilisee Market and a private residence on the 8300 block of Wabash. Another route allows an individual to travel down Rose to the east before exiting to either Duncan Avenue South or Seward Park Avenue South.

Activity typical of drug markets was observed. Cars were seen making regular loops, stopping to greet pedestrians in the area of Wabash & the alley near Jazeera Barber. Drivers were also observed making loops in the area of Kenyon & Rainier, utilizing the parking lot of Rainier Beach Coin Laundry as a turnaround after short meetings in that parking area with pedestrians who would then leave the area without entering the vehicle.

Heavy traffic along Rainier generally moves much faster than the posted 30 mph speed limit. This is reflected by both observation and in the number of ‘moving violation’ tickets issued by the Seattle Police Department. This creates two challenges. Visually, pedestrians crossing the street may have difficulty accurately gauging the speed of an approaching vehicle. The continuous noise also prevents a pedestrian from holding a normal conversation on the sidewalk, hearing a call for help, or identifying a potential threat by sound alone.

Another site-wide pattern is that of vacant or unoccupied buildings, both business and residential, sprinkled among vibrant and active storefronts, apartments, and houses. There are unrented store fronts, vacant businesses with signs of copper theft, altered traffic signs on Rose, a boarded up home on Elmgrove, and many businesses with blocked windows and a profusion of signs.

# 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 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 can 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 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 foot-candles 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 a 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.*

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<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 can contravene this behavioral tendency, as can the routine absence of consequences for misbehavior.

## Natural Surveillance – Daytime hours

The area is generally open and free of obstruction on the sidewalks. It is fairly easy to see where you are going, and what is nearby in the daytime. Overall natural daylight surveillance is adequate, though there are challenges in need of attention.

From neighboring streets, it is hard to see into the alley behind Wabash & Rose due to elevation changes and design. It is also difficult to monitor the rear parking lot of Sharif Grocery Halal (8334 Rainier Ave S.), which leads to the alley entrance.

### Assets

The sidewalks in front of the Rose Street Apartments are wider and newer than those in the rest of the neighborhood, increasing walkability through this area. Well-maintained, low growth landscaping along Rainier Avenue in front of the Rose Street Apartments promotes good sightlines.

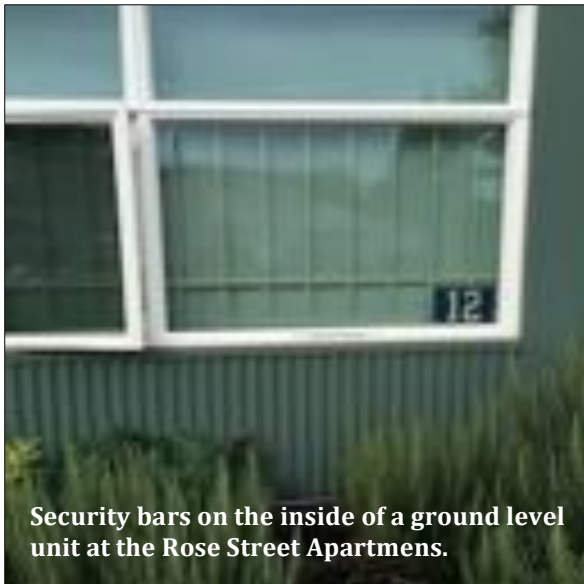
The long, straight design of this stretch of Rainier allows drivers and pedestrians alike to enjoy good sightlines of traffic and pedestrians on the streets and sidewalks.

Rainier Beach Coin Laundry on the northwest corner of Rainier and Kenyon has consistent foot and vehicle traffic. Additionally, this business keeps its windows free of obstructions, allowing for excellent views of surrounding streets and sidewalks.

The Buddha Jewel Monastery has an open parking lot that makes it easy to see into from the street.

The Rose Street Apartments and DM Wireless & Travel have mounted security bars on the *inside* of ground floor windows to prevent intrusion. By making bars less noticeable, this

creates the illusion of an unobstructed outside window and an increased observation of street activities.



Security bars on the inside of a ground level unit at the Rose Street Apartments.

### Challenges

Many businesses within this assessment area have advertisements, posters, cardboard, boards, and/or products blocking their windows.

Several businesses have security bars installed on the external wall over their windows.

Residents of the Anderson Apartments (7900 Rainier Ave S), the Rose Street Apartments, and private housing along Wolcott (behind Rose Street Apartments) typically keep their blinds closed.

At the intersection of Rose and Wabash on the north side, the landscape is neat with no evidence of homeless activity or litter. However the height of some bushes prevent adequate sightlines into the surrounding areas.



There is an overgrown stand of trees and bushes in the center of the Bellwether Housing owned drainage field. This prevents sightlines to the field, street, sidewalk, and homes depending upon one's vantage point. Additionally there are reports from neighbors of a person camping on the property who cannot be seen from the perimeter.



*This lushly wooded drainage field has obstructed sightlines (8190 Rainier Ave S.)*

## Recommendations

**Businesses should open up sightlines by removing posters/papers that block their windows.** It will also give the perception that someone is watching the sidewalk and street. Remove boards covering windows and replace glass if needed. Keep blinds and curtains open during business hours. This will help people on the sidewalk see if there is trouble inside, and help staff and customers see what is happening on the sidewalk.

**Install security film on windows to prevent intrusion.** Security film prevents shattered glass and entry from blunt force impact and better sightlines into and out of the building than security bars. In addition, removal of security bars increases the perception that a business is engaged with the community and watching out onto the street. **An alternate suggestion** is to repaint the existing security bars in a neutral color (not black or white) so they will blend into the features of the building and surrounding neighborhood.

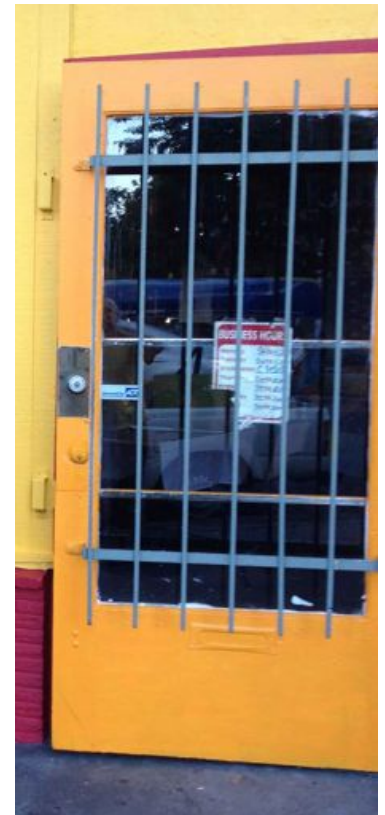
**Encourage all residents to keep blinds open during the day, even upstairs and while away.** This practice increases the perception that someone is watching the area outside of the building or that misdeeds could be witnessed.

**Maintain bushes so that they are two feet (2') or less in height.**

**Remove tree limbs so the canopy is eight feet (8'+) or higher above the ground.**

These restrictions on height deny opportunities for loitering, or ambush, while increasing sightlines allowing for easier identification of people and activities.

**Thin the undergrowth within the drainage field at 8190 Rainier Ave S. to increase surveillance.** This will create better sightlines from the streets, sidewalks, parking areas, alley, housing units, and opposite corners of the field. It will be easier to recognize if a person using this space belongs there.



*Window bars are an Access Control solution that works a bit at 'cross-purposes' to CPTED standards for Territorial Definition, and Image, Maintenance & Reputation.*

*Generally, window film is a preferred alternative, however in some cases bars will be a short term solution.*

*Try to camouflage the bars by painting them a neutral color that recedes from prominence and does not create too much visual complexity..*



**Windows throughout the site are often found blocked by posters, papers, and boxes.**



## Natural Surveillance – Twilight and Dark hours

The quality of light on this site is varied, but generally inadequate. It fails to meet the ‘basic CPTED criteria’ for lighting – *even, reflected light at 5 vertical feet, a face recognizable from 30 feet away with lower than 4:1 background contrast*. Few businesses contribute usable ambient light, tall streetlights produce very bright white light, empty storefronts, a vacant house, and large parking lots have little light. Overall this gives uneven coverage, with some places extremely dark.

### Assets

Positive guardians were observed in the evening. Most notably were monks walking through the neighborhood and the owner of the Sunset Café cleaning after hours – she stepped outside and cheerfully greeted the observation team as we approached.

Lighting within the courtyard at the Anderson Apartments is even and inviting. Several residents were observed socializing here after dark.

### Challenges

Two bare compact fluorescent bulbs are the sole illumination source for Bakkalch Mini Market, DM Wireless & Travel, and the surrounding parking lot.

The building housing Rainier Family Dentistry has a motion light on the exterior. Interior lights were also on, in the basement apartment. However this property is challenged by the near pitch-black parking lot. While the fence does keep out negative activities, this large dark area encompasses nearby sidewalks and makes it difficult to identify a pedestrian in public spaces.



**Bare bulbs produce glare and are ineffective in lighting parking lot.**

Exterior lights at Star Nails, Union Store, Altaye Ethiopian Restaurant, and Rose Street Mini Market were turned off, creating a large block segment without illumination. The light levels are low at the nail salon, dental office, Anderson Apartments, and parking lots behind Sharif

Grocery Halal. The drainage field next to the Rose Street Apartments is so dark at night that it does not allow for surveillance from any vantage point.

There are two bus stops near the intersection of Rainier & Rose. The northbound stop is too brightly lit, creating discomfort and glare which compromises vision when transitioning to a lesser lit area. This contrast in light with the surrounding area's illumination and the use of opaque panels create barriers to good Natural Surveillance. These conditions obscure anyone passing on foot or in a vehicle. The southbound bus stop suffers from a lack of lighting, rendering it so dark that a person standing in the shelter is not recognizable.

The alley entrance located on Wabash near the Rainier Mall is dark and groups of people loiter routinely, sitting along the retaining wall in the shadows. Community members report this site as a drug market, and assaults have occurred in the dark alley here. Residents and property managers report that unwanted loitering happens on private property adjacent to this dark place.

## Recommendations

**Replace exterior fixtures lighting with even, reflected light making a face recognizable from 30 feet away with lower than 4:1 background contrast.** Make sure all fixtures on the exterior of buildings are weatherproof and tamper-resistant. Install all exterior features in such a way that they do not produce disabling or discomforting light in a pedestrian's eyes (keep the contrast ratio below 4:1). Make sure exterior fixtures produce light that does not create bright spots with dark edges. Never use bare bulbs – they produce unacceptable glare and are easy to disable. All buildings in this area should assess their lighting.

**Improve parking lot lighting.** Be extra careful that any installed lighting isn't too bright, doesn't glare in people's eyes, or create pools of darkness adjacent to higher lighted areas. Any direct light, (light that shines directly at someone), should be diffused by using appropriate lenses to scatter the light, and shields to keep the bulb from the viewers eyes. (These are common pitfalls in parking lots and parking garages.) For an effective nearby example, look to the lighting installed at the Ethiopian Community Center's parking lot on the corner of Rose and Rainier.

**Work with Metro to redesign bus shelters to provide better *Natural Surveillance*.** Light the inside of bus shelters equal to their surroundings and replace opaque



Exterior lights are turned off along Rainier and vandals have tagged the building.



Lack of exterior lighting makes it difficult to discern what may be happening in this open parking lot, especially when cars are present.



glass with clear panels. Lights in shelters should meet the 4:1 contrast rule and do not need to be extremely bright unless the surrounding environment is extremely bright. If the area outside the shelter is dark, use a lower light level to support the ability to dark adapt. Additionally, point fixtures toward the ceiling to achieve reflected light, or use lenses that diffuse the light and do not create discomfort or disability glare. Strive to reduce contrast in lighted areas to less than 4:1, meaning, if there is no background light, keep shelter light

levels low. If background light levels are high, light the inside of the shelter enough to keep it in a similar range. 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.

**Monitor changes to the lighted environment carefully as the area develops, and new public lighting standards are adopted citywide.**

The contrast between light and dark could rise dramatically when the next generation of fixtures and lamps are adopted, so maintaining a contrast ratio of foreground/background light that is lower than 4:1 will be more important. If fixtures are retrofitted to use newer lamps (bulbs) make certain the lumen level doesn't rise to the point of creating too bright an environment. Explore using lenses that put the light where you want it, working to avoid creating discomfort glare for pedestrians.

**Add pedestrian level lighting to illuminate the northern**

**alley entrance on Wabash.** A nearby utility pole has a fixture, which serves to illuminate only a small portion of the street and does not reach the alley entrance. Lights on the back of the Jazeera Barber also fail to illuminate the alley. Install light fixtures in such a manner that a person is easily visible, and can be identified in this location from a distance of 30 feet.



*This crack between the buildings is full of dumped garbage, smells bad, and there are large graffiti tags on the building.*



# 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, and 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 Ave. S. between S. Rose & S. Kenyon

This assessment is focused on a fully public area comprised of sidewalks, streets, alleyways, intersections, and two bus stops. As these spaces are all open to people throughout the day and night, access control strategies are challenging. General recommendations will be made, however, regarding typical access control strategies for public, semi-private, and private spaces. With access control limited and the nature of the site this open, much of the 'control' or 'ownership' will shift to the formal and informal guardians of the space. Great care has been taken by many site managers throughout this assessment site to limit access, clearly delineate zones, and help people transition through these zones.

## Assets

Buddha Jewel Monastery has fencing around the entire perimeter of this one and a half acre site. Access to the property, including the parking lot, is limited after hours through the usage of a powered gate.



**Bollards block access to vehicles while creating a safe pedestrian walkway.**

Rainier Family Dentistry controls access to their parking lot with a four-foot tall (4') wrought-iron fence and a gate. This is locked at night to prevent unwanted traffic and activity.

Bilisee Market on the intersection of Rose and Wabash is in the process of completing a six-foot tall (6') chain link fence around the perimeter of its property, including the rear parking lot.

Four large wooden bollards and "Do Not Enter", "Except Buses" signs have been placed at Wabash as it intersects Rainier. This controls vehicle traffic onto Rainier, and has created a safe

space for pedestrian traffic.

Bellwether Housing manages access to the Rose Street Apartments through multiple methods. Access to the management office is by appointment. To enter the building interior from Rainier Avenue, one must use the intercom system and be invited in. From Rose Street, access to the courtyard and building interior requires a gate key. Shields are placed to prevent someone from reaching through the fence to unlock the gate. A second intercom has also been placed at this prominent entry for visitor convenience. Additionally there is a gated underground parking garage and three speed bumps



*The Anderson Apartments has some well cared for landscaping with interesting features. There is also a nice common yard with a large well maintained lawn that residents enjoy.*



have been placed throughout the semi-public drive leading to visitor parking and alley egress.

The parking lot at Sharif Grocery Halal is designated as a one-way lane.

## Challenges

Rose Mini Mart has placed a gate to prevent unauthorized access to the exterior rear of the building. This was fabricated from a storm door, rather than standard fencing and has created a large hiding spot for people and garbage that does not limit access.

As discussed in the Image and Maintenance section, the SDOT owned triangular parcel of land bordered by Rose, Wabash, and Rainier attracts significant negative activity due to lack of delineation from nearby public spaces.

Decorative fencing (white painted iron) at the rear of the Anderson Apartments along Rainier has been damaged and is missing some cross pieces. This has created a hole that allows easy entry into an area that is now full of discarded beer cans and smells of urine.

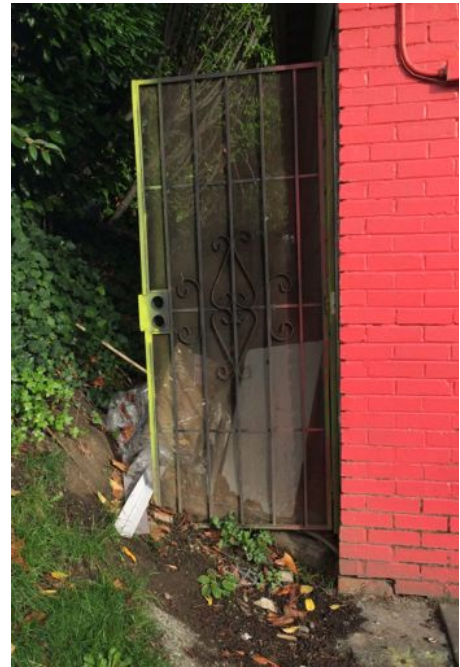
The parking lot at the Anderson Apartments is unregulated by fences, curbing, or current signs. Unwanted access at all hours and negative activities could occur.

Boarded doors and windows at the vacant house located at 5004 S Elmgrove St. have been breached. Individuals are seen entering and exiting the house, and neighbors believe squatters have taken possession. Observers noticed the smell of urine throughout the carport..

Bellwether Housing's field has low chain link fencing topped with a wire-reinforced top (to hamper climbing) around the perimeter. However, two significant gaps remain in this fence line, one at the

northwest corner and an opening on the south fence line. Neighbors report a homeless person has been seen sleeping inside the fenced area.

At Rainier Beach Coin Laundry, the back parking lot is a nighttime gathering place. Observers during a nighttime site visit noted a group of four individuals on foot veer off into the parking lot for an extended period of time. One adult male was dropped off by



**Rose St. Mini Mart has tried to exclude access to this area behind the store, however people are still able to access this place and dump garbage here.**



***A successful example of access control for a space that would otherwise attract a lot of disorder.***



**An abandoned house 5004 S. Elmgrove. At our first site visit, it was clear that the side door and downstairs windows had been breached.**

vehicle at this parking lot before quickly entering a second waiting vehicle. Another individual sitting in his running vehicle also attempted to make eye contact and discretely signal all slow approaching cars, including that of the observer group.

The rear yard of Rainier Beach Coin Laundry also shows evidence of unauthorized access. There is a gated area that has been breached, and there is litter behind the fence. The grass and gravel lot owned by this business shows obvious signs of unwanted use, including a clothing donation drop box that has been heavily tagged.

Loitering and drug market-like activity is observed in parking lots along the eastside 8300 block of Rainier. A walking loop exists into the alley from Wabash, past the Sharif Grocery Halal, and over to the barbershop parking lot after jumping the wall of concrete jersey barriers. Individuals were observed walking this loop throughout the evening.

## Recommendation

**Remove the repurposed door at Rose Mini Mart and replace with a gate and lock.** Partner with the Seattle Police Department on the ‘Criminal Trespassing Program’ and post the appropriate Conditions of Entry signage. This program is designed to help keep crime and nuisance activity off business property. Remove the accumulated garbage to prevent a person from hiding behind it.

**Seattle Department of Transportation (SDOT) should explore ways to halt dumping at this site.** This may include signage stating dumping is illegal with applicable RCW, planting a garden with low landscape fencing, or installing a decorative see-through fence along the south and east perimeter. Placed behind the bus stop, fencing would clearly define access and naturally draw attention to anybody inside this misused space.

**Replace all broken or missing fence segments site wide,** including the small fence between Anderson Apartments and the monastery. This will help reinforce the proper use of the site while demonstrating that it is being monitored and cared for.

**Restrict access to the Anderson Apartments’ parking lot** and enforce rules. Update parking related signs and tow vehicles that are abandoned, unlicensed, inoperable, or improperly parked. Install wheel stops to prevent vehicles driving over the sidewalk on Kenyon and onto the street. Install a fence around the perimeter of the parking lot property to prevent unauthorized pedestrian access. Add



**Missing fence pieces at Anderson Apartments, the side yard here shows evidence of use as a public toilet.**



*Parking lots site-wide need access control measures along their perimeters. Fencing or wheel stops will help control chaotic vehicle related patterns, and separate pedestrian zones from vehicle zones.*







*The gap in this fence has a provisional form of Access Control, it may be somewhat successful, but won't keep someone out who really wants in. It will also require constant attention to assure it is not disassembled.*

gates that may be opened only by residents. The landlord must take initiative to trespass any unauthorized individuals found loitering on the property.

**Ensure vacant properties are secure and alert the authorities to any issues.** In the event that individuals are seen forcing entry into a structure, removing items, or otherwise damaging the property immediately call 9-1-1. Such activities could be indicative of other serious crimes. While it is not illegal to leave a building vacant, if a business or house is not properly secured or maintained per code, this can pose a danger to the public as a target of arson, graffiti, squatting, and encourage further social dysfunction.

**Fully enclose the fence perimeter on the Bellwether Housing owned field.** At the northwest corner a large gap exists that has been filled in using

a variety of construction debris (bricks, rocks, concrete). Remove these items and relocate the post to align with the monastery fencing. Place a locking gate at the southern access point (gap in fence) and provide residents with the lock combination. Install signs that identify the owner of this field, their emergency contact information, and whether this is private property or has acceptable uses. Also place a 'Conditions of Entry' sign on or near that gate and participate in the Conditions of Entry program offered by the Seattle Police Department.

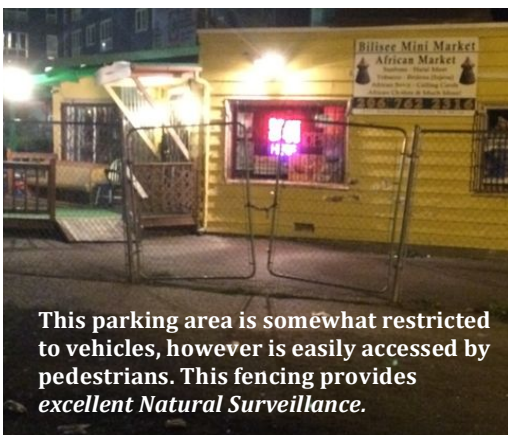
**Repair and upgrade fencing at the lot next to Rainier Beach Coin Laundry.** The lock at the existing rear gate needs to be replaced to prevent future entry and littering. Upgrade the existing grass lot by installing a fence around the perimeter and tow any vehicles parked here without permission.

**Restrict all parking lots at the end of business hours site-wide.** Vehicles should not have access to any lot during the time a business is closed. Access can be controlled by

simply using bollards, chains, and locks. If more elaborate methods are implemented (fencing + gates, for example) make certain that the solution complies with *Natural Surveillance requirements* by being see-through, and that it is easy to maintain. Make certain the solution is sturdy, and tamper proof. Parking lots that must be available 24 hours should install a locking gate and mechanism accessible *only* to authorized users. Where there is evidence of a vehicle-based drug market, implement these after-hours vehicle restrictions *immediately*.



*This gate behind Rainier Laundry could be an excellent example of good access control, however it seems that its lock is broken, or unused.*



*This parking area is somewhat restricted to vehicles, however is easily accessed by pedestrians. This fencing provides excellent Natural Surveillance.*





The upper lot and lower lot at the laundromat form an excellent "drive-through" for what appeared to the observation team to be drug sales.

The upper lot, above, is where a vehicle was observed parked in such a way as to make hand-to-hand transactions easy between the driver and the vehicles that pulled up. The CPTED team observed this activity during one of our nighttime site visits.

The 'visiting' vehicle would enter the driveway on S. Kenyon that is intended to serve the lower lot, and pause near the parked vehicle where the upper & lower lots joined. After doing something through their passenger side window, the 'visiting vehicle' would then easily drive through the lower lot, and exit onto Rainier Ave. S. going either north or south.



This lower parking lot at the laundromat would be an excellent candidate for some simple bollard & chain access control measures at both this top entrance (point of view of photographer) and at the lower entrance near Rainier

**Drive - through activities on site, possibly indicating drug sales.**  
**stationary person/vehicle in green**  
**visitor traffic pattern in red**

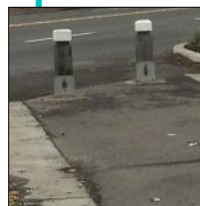


The Buddha Jewel Monastery has good control of their parking lot with fences that support Natural Surveillance, and this locking gate that is shut after public visiting hours.



The homeowner at the corner of a one-way vehicle loop that includes S. Rose, Rainier Ave. S., an access alley (not pictured), and the driveway for the Rose St. Apartments has improvised vehicle access control (see inset image).

This indicates that the driveway was being used persistently for some type of nuisance or criminal activity. If a vehicle backs into this driveway, it sits at a vantage point and can see any approaching cars, and has excellent options to 'get away' quickly, escaping onto Rainier north or south bound, or onto S. Rose, and easily to Seward Park Dr. north or south bound.



These bollards were placed after a CPTED site visit performed several years ago, in response to a drug market that used the 'triangle' as a vehicle turnaround. The bollards successfully disrupted the vehicle pattern supporting that drug market, however it seems that there are still 'loops' in the area.



There seems to be nuisance or crime behavior happening on Wabash as well as at the opening of an alley here as well, according to reports from community members. The site survey team observed groups people loitering for long periods of time where the green circle is on this map, as well as brief interactions between those on the street, and vehicles that would cycle through, pausing for a minute or two.



## 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.



## Rainier Ave. S. between S. Rose & S. Kenyon

The assessment site is a burgeoning business district with features that are predominantly oriented toward vehicles and transit. The physical infrastructure mostly invites visitors to arrive by private car and public transit, though many people walk into this corridor from the immediate surrounding neighborhood. There are parking lots for the apartment buildings and some businesses, as well as free street parking.

### Assets

Property belonging to Rainier Family Dentistry, Anderson Apartments, Rose Street Apartments, and Buddha Jewel Monastery are well defined through the use of fences, landscaping, and signs.

A bright, colorful northbound transit stop is located at Rainier and Rose.

### Challenges

The triangle intersection of Rainier/Rose/Wabash and intersection of Kenyon & Rainier are natural entries into this business district. However this may not be readily apparent to users due to lack of *celebrated entrances*. There are faded artwork installations behind the bus stop that could better reflect the promise and diverse history of this area. The environment is so visually active that passers-by may not notice the poorly maintained artwork so high up, unless they are walking leisurely on the sidewalks or waiting for a bus.

Posted transit schedules are out of date or missing. Specifically, the King County Metro website states this stop services the number seven (#7) bus to South Jackson Street and downtown Seattle. Also the number nine (#9) Broadway Express bus services this location. However observers found only the schedule for number nine (labeled as “EXPRESS to Capitol Hill” with September 5, 2011 listed as Labor Day) posted at a very low level with the other schedule holders empty.



**The public art at the northbound bus stop is sadly neglected. When installed, it spoke to the vitality, diversity, and pride of the area, however is now possibly telling a different story.**



**More infrastructure at the northbound Metro Stop. This once held a schedule.**

Many businesses here do not post operating hours, emergency contact information, or conditions of entry.

The Anderson Apartments do not have signs indicating the name of the building. A small sign designates the street address number. Some tenants tell the observation team that they are unsure what to call the building.

Parking spaces in front of the Bakkalch Mini Market are not designated, drivers are parking at random. This lot appears to be primarily utilized as a place for people to gather and/or repair their vehicles. Vehicles were also observed driving over the curb to access this lot.

Smaller gravel parking lots along Rainier are an example of undesignated space – it is hard to know what is allowed due to lack of maintenance, lines, and overall structure. These declare few rules other than the occasional ‘customer parking only’.

## Recommendations

**Celebrate the two entry points to this growing business district.** Vehicle traffic may travel Rainier for miles with a destination in mind other than the 7900 and 8100 blocks of this corridor. By repainting weathered artwork, visitors could be alerted that this area is a defined district. Another approach could be to place fabric light pole banners that reflect the character of this area, as has been done in other nearby business districts.

The major intersections of Rainier & Kenyon and Rainier & Rose are often the first impression of visitors to this district, and there are very few cues indicating that visitors are on the doorstep of a culturally rich neighborhood. Creating a common business identity can be an engaging, creative process that will invite participation from throughout the neighborhood, and could help connect the ‘lost spaces’ of this site to the well established and important districts nearby.



*Vehicle patterns in the 7900 block of Rainier Ave. South. Vehicles routinely drive over the curb, onto the ‘planting’ strip, and along the sidewalk to access this driveway, and others nearby.*



*Vehicles here also park on the sidewalk when there is no more parking in the business lots. Pedestrians were observed walking nearly into the lane of traffic on Rainier Ave. S. in order to get around parked cars. The parking lots next to this row of businesses are also popular places for people to gather and work on vehicles.*







*The vehicles in the foreground of all of these images are parked where it is clearly signed that parking is prohibited.*

*Each of these places had vehicles parked in them during every site visit, which indicates persistent disregard for low level rules, and that there is probably no consequence for breaking the rules. (Essentially, parking enforcement may not be present enough to enforce the posted rules.)*



**Maintain transit infrastructure, including all signs.** Visual clutter from under utilized schedule holders at this location add to overall territorial disorganization. Out-of-date and missing schedules need to be replaced, or the holders removed entirely as Metro transitions to electronic reader boards and web-based information. Make sure red and yellow curb paint is kept fresh and declares the zone as a bus stop. Paint the shelters and replace opaque panes with clear scratch resistant panels. Integrate lighting inside and outside the shelter to help declare the bus zone clearly at night.

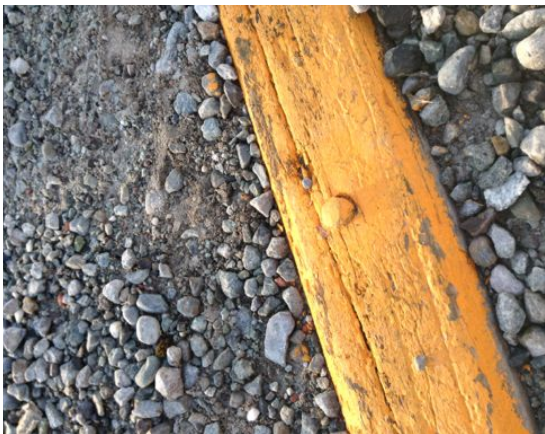
**Add large, easy to read signs to apartment blocks to clearly define space and purpose.** Stating the name and full address of a building allows first responders, residents, and visitors to navigate accurately. It also limits the “I’m lost” excuse that trespassers can use to stay on property unchallenged. Add clear, bold colored apartment numbers on doors.

**Places such as retail establishments, alleys, parking lots, driveways** all should be clearly signed with hours of operation, emergency contact information, and any occupancy rules applicable during those hours. This way the community can help property owners be aware of what is happening on their sites. Buildings that don’t have clear purpose or are currently vacant should also post contact information. If there is trouble with nuisance or crime activities, post Conditions of Entry signs, and sign up with the Seattle Police Department for this program. (See p.17, Access Control to help control unwanted use.)

**Parking lots with no clear definition should add wheel stops and lines.** This will help traffic flow and encourage proper use of the site.

*Successful strategies for controlling parking lot traffic usually include wheel stops, and a one-way traffic pattern whenever possible.*

*These examples of wheel stops range from the typical industrially produced concrete to a highly successful, improvised version created from railroad ties, pressure treated wood, and rebar.*







# 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 Ave. S. between S. Rose & S. Kenyon

Keeping these block segments clean while maintaining a positive image is a big challenge because of the number of people using the site daily, the nature of their use, and the number of entities responsible for caring for the various parts of the site.

There are cultural differences on this site related to expectations and practice of property maintenance. Different groups of people here may place maintenance at different levels of priority. It is important to work carefully and intentionally around the *Image & Maintenance* recommendations in this document so the underlying needs of *each* community is addressed respectfully. *Safety* and *positive guardianship* are attributes that most communities on this site probably desire, and finding a way to bolster those using *Image & Maintenance* recommendations is important.

The landscaped triangle lot created by the intersection of Rainier, Rose, and Wabash is an area that seems to be the nexus of much nuisance activity, including a vigorous cycle of large scale illegal dumping.

### Assets

Transit stops are clearly defined and shelters built to withstand the weather are present, indicating where to go to catch a bus. One shelter has carved panels that depict the history of the Rainier Valley; this shelter is free of graffiti.

The site hosts a variety of plants that enrich the neighborhood character.

One member of the local Ethiopian-American community was observed removing weeds on his property and greeted our site visit team as we approached.

Decorative and functional bike racks are found near the retail space at the Rose Street Apartments. Other metal art has been placed on the exterior nearby. These features along with the landscaping at these apartments are well maintained and inviting.

A makeshift trash container has been placed on Wabash near the alley entrance.



*This part of the site has chronic dumping on an impressive scale. This area is extremely visible in the daytime, however at night there may be no positive guardians, and little nighttime Natural Surveillance.*



**This is the northbound bus stop at Rose & Rainier. This shelter has grimy seat and concrete, but exhibits little graffiti or intentional damage on the interior artwork. (Perhaps it is low enough that it attracts little negative attention?)**

## Challenges

The concrete pad around the northbound bus stop is dirty— garbage, cigarette butts, gum, and unidentifiable fluids are always present.

Much of the infrastructure is damaged or in need of routine maintenance, including public art, street signs, crosswalks, utility poles, and signal boxes.



**Garbage and human waste behind Anderson Apartments**

Jaywalkers were observed regularly dashing across Rainier, despite fast moving traffic. There is confusion on the part of both pedestrians and drivers about the intersection of S. Elmgrove and Rainier Ave. South. While technically a legal crosswalk, the fact that Elmgrove doesn't go through to the east side of Rainier seems to lower its importance to drivers who are usually driving fast along this straight stretch of Rainier.

The street surface of Wabash, though paved, has a large amount of loose gravel.

There is evidence of human waste in some parts of the site.

Graffiti is found on many surfaces throughout the site.

Locally owned businesses; notably Rose Mini Mart and the Union Store dispose of large trash items such as pallets, furniture, boxes, coolers, doors, bags, food waste and buckets in front of their businesses, in full public view. Each subsequent visit demonstrates the amount of dumping by these establishments continues to grow, including behind each business. This detracts from the overall business image and attracts pests.

Additionally, large items dumped illegally were observed in public spaces throughout the area, especially the 'triangle' between Wabash, Rose, and Rainier. The assessment team, on our first visit, found two discarded mattresses and assorted household furniture. On the second site visit, we noted these items had been removed, however two ruined couches had been dumped. On the third visit, we found a large box of fluorescent bulbs and a child's car seat had been discarded. The fourth visit revealed new garbage, including an old television.

This site lacks public garbage cans. Food cartons, plastic bottles, papers, and assorted litter is present throughout.



**Unused light structure at Union Store**



Union Store has a large, nonfunctional light structure on the exterior of the building. This box has exposed wiring and six fluorescent tubes within view of pedestrians. There is also loose barbed wire on the gate next to this building.

Sunset Café has a loud, “buzzing” light on the exterior of the building. While the lighting source is functional, this constant sound is distracting and makes it difficult to hold normal conversation outside the building.

*Some examples of graffiti commonly found throughout the site. The graffiti ranges from tagging to gang-related graffiti. Some of it seems exuberant (“Im from Somalia”), and highly conversational (much of the usagain box graffiti below). This illustrates the wide variety of people on site, and the many different uses this place has.*





## Recommendations

**Clean dirty surfaces including seating, landscaping, signs, utility poles, plazas, sidewalks, windows, walls, and storefronts.** This site hosts a lot of gum, graffiti, utility spray-paint markings, old flyers, general grime, and cigarette butts. The overall effect speaks to high use, anonymity of users, and some lack of caring on the part of site users.

**Repaint, repair, or remove damaged infrastructure.** This includes faded crosswalks, vandalism to the back of transportation signs, weathered artwork, and any unused poles.

**Install additional painted crosswalks to increase pedestrian safety and create more orderly use.** Crosswalks are maintained at the intersection of Rainier & Kenyon, which is over a thousand feet away from the next painted corner crosswalk at Rainier & Rose. Pedestrians are disinclined to walk this distance, instead cross mid-block. Add an additional painted mid-block crosswalk with traffic signs at Elmgrove for pedestrians crossing Rainier.

**Maintain street surfaces and remove loose gravel.** If this is from a lost load, sweep and remove. In the event that gravel was used as pothole filler, remove and replace with appropriate patching material.

**Any place with evidence of routine use as a toilet must be addressed quickly,** through cleanup, heightening *Natural Surveillance* where possible, and further by using *Access Control* to exclude use. Two parts of this environment exhibit this kind of use: 5004 S Elmgrove St. (see *p.X Access Control recommendations*) and the small green space between the Anderson Apartments and the Buddha Jewel Monastery.

**Paint out or clean off graffiti and utility markers immediately.** This includes old gas line and excavation markers on the ground at Wabash & Rose, as well as on Kenyon, east of Rainier. For graffiti paint-outs, use the same color paint as the surface that was vandalized.



An example of a mural painted on a utility box .

Paint over graffiti in a block pattern rather than the exact lines of the tag. When utility paint marks on the road and sidewalk surfaces are no longer needed remove them immediately. For exposed concrete walls, explore painting murals that celebrate the culture of the local business community. Utility boxes, such as the one found at Rainier & Kenyon, should also utilize murals or decorative box wraps as a maintenance option.





**Dispose of garbage on private property properly, control the garbage by using containers that close tightly and lock.** Make sure there are enough containers and that they are of the proper size. No trash should be left on the street or sidewalk. 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 about by the wind. Local businesses must stop discarding trash uncontained at the rear of buildings. This poses a public health risk by attracting pests, and creates a negative public image.

**Install trash receptacles for public use at places where litter accumulates.** Develop a maintenance plan to immediately address overflow or damage to the installed cans. Use cans that will prevent access by birds and people.

**Remove unused external features that detract from a building's image, for example the damaged fluorescent sign on Union Store.** Unmaintained items make the site look neglected and invite vandals to cause further damage.

**Maintain exterior lights.** If a fixture is showing signs of malfunction or has failed, this should be repaired or replaced to protect the property and increase surveillance.



## 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.

## Rainier Ave. S. between S. Rose & S. Kenyon

The assessment site is a growing retail district with high potential for future development by neighborhood interests. Rainier Avenue enjoys ease of accessibility, available free parking, and multiple local businesses within close proximity to one another. There are a large number of homes within walking distance. Conditions are ripe for increased community activation as the neighborhood works to eliminate a negative reputation and increase economic vitality.

### **Assets**

Residents and staff at the Rose Street Apartments are active in calling both Bilisee Market and 9-1-1 if suspicious persons or circumstances are observed, especially in the parking lot behind Bilisee Market.

Frequent events at Buddha Jewel Monastery add additional guardians to the area, visitors were observed leaving on foot and by vehicle after a late evening session.

Open doors of businesses appear inviting.

Given the newness, position, and size of the Rose Street Apartments, the character of this neighborhood is now in transition. Three startup businesses: Joanne's Sassy Hair, Kaffa Coffee, and Empowering Youth & Families Outreach (EYFO) have all moved into the first floor retail spaces of this building. The coffee shop has a number of customers who were observed working while enjoying morning coffee. Kaffa Coffee has also applied for a state liquor license – in an effort to attract more traffic by offering on-site wine service.

Staff from Bellwether Housing encourages residents at this site to utilize the half-acre drainage field as a park. Located directly north of the apartment complex, it is reported by Bellwether staff and residents that common daytime activities within the field include children riding bicycles and tenants exercising their dogs off leash.

Other assets include a sheltered northbound bus stop located near Rainier and Rose plus limited free street parking on both sides of Rainier.

### **Challenges**

Many businesses in the assessment area are not fully accessible to the handicapped, denying some the opportunity to participate in informal community gatherings.

The community states that police responses to open-air drug markets, public drinking, and youth behaviors have failed to curb the problems.

The community is not currently activated in a way that allows them to fully work together to increase safety and prevent crime.

The presence of highly transient populations traversing these streets can increase the level of anonymity and social disconnection. Uses change rapidly throughout the day and norms shift as user groups change. People who live and work here may not know or interact with each other.



Some populations on this site are using alcohol and drugs in public; on each site visit evidence of alcohol and drug consumption was observed in fully public spaces.

Small businesses owners are hesitant to participate in public meetings as they state time is scarce and they lack enough employees to provide coverage while away.

Empty spaces lack purpose and continued community engagement, can lead to nuisance or crime behaviors.

## Recommendations

**Work to improve store accessibility.** As more and different visitors move into the community, buildings could be altered to allow greater access and neighborhood integration.

**Everyone should get to know the South Precinct Community Police Team (CPT).** A sergeant and three officers are assigned to the Rainier Valley area. CPT officers are a great resource for crime prevention and will frequently patrol hot spots, once the community actively engages the CPT by pointing out these troubled areas. CPT can also demonstrate to this community that the police department is trustworthy.

**Share basic crime prevention information** with building owners & managers, residents, business owners and staff. Especially regarding identifying suspicious persons or activity and how to use 9-1-1. Work to continue supporting each other in calling in problems, including exchanging contact information. 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. Educate the community on calling 9-1-1. "Do not tell a community leader about the issue, take initiative and call!"

**Call 9-1-1 when illegal or dangerous activity is happening.**

**Encourage staff to patrol the business exterior and greet passers-by.** This aims to encourage positive site activity patterns and engagement with the community. Problems are readily identified and simply stepping outside to sweep the sidewalk makes noticeable connections with the surrounding neighborhood.

**Discourage public alcohol and drug use in addition to loitering.** Call 9-1-1 immediately when open alcohol and drug use is observed. Eliminate any place where someone can 'shelter' to drink alcohol or use drugs. (See *Access Control* recommendations to help eliminate places for drinking.) If evidence of narcotics activity is found, file an online 'Narcotics Activity Report' at <http://www.seattle.gov/police/report/default.htm>



**Landlords must be proactive in trespassing unauthorized individuals** from buildings and parking lots, especially longstanding neighborhood hotspots. Partner with the Seattle Police Department on the 'Criminal Trespassing Program' and post the appropriate Conditions of Entry signage. This program is designed to help keep crime and nuisance activity off business property.

**Hold activities in places that are usually empty, or have low levels of guardianship.**

For example, the triangle could be an interesting site to create some kind of positive activity. What kind of site "re-vision" could happen there? What kind of positive activity could it support? Could it be the city's smallest dog park? Or smallest skate park? (Maybe only skaters under 4 feet tall would be allowed?) Or the smallest demonstration garden in Seattle? The triangle's size may not be a limitation – it may be an asset.

**Continue to build identity as a business district – the following ideas might help achieve business goals in this community.** Explore these ideas to activate the businesses on this site – generate other ideas that may be more tailored to the specific interests and needs of this business community.

- Work together to organize a local business group for this small area to address specific neighborhood business interests.
- Join existing business organizations such as the *Rainier Beach Merchants Association*, the *Rainier Valley Chamber of Commerce*, or the *African Chamber of Commerce of the Pacific Northwest*.
- Contact the *City of Seattle Office of Economic Development* for assistance with business planning and to see if funding is available to formally designate and grow the business district further.
- Explore contacting a university business school to find an enterprising student willing to help with neighborhood business consulting, pro bono. This person would ideally find ways to increase local economic activity through diversification, create action plans, and assist with long-term strategic planning while building their business school portfolio.
- Explore defining the community through public art such as murals, sculpture, or other distinctive installations.
- Develop a local business district signage style for the neighborhood to use that would set it apart from the neighboring blocks and identify it strongly as its own business district.

**Be aware of unusual activity at vacant buildings.** If individuals are seen forcing entry into a structure, removing items, or otherwise damaging the property, call 9-1-1. While it is not illegal to leave a building vacant; if a vacant business or house is not properly secured or maintained to code, this can pose a danger to the neighborhood as a target of arson, graffiti, loitering, narcotics activity, gang activity, underage drinking, illegal dumping, prostitution, noise, loitering, and theft. Future crime and nuisance problems will continue unless neighbors are active in reporting issues.

**Report illegal dumping on public property immediately.** If this activity is observed while in progress, do not confront the individuals responsible. Do call 9-1-1 and be prepared to give identifying information such as license plate number, type of vehicle, name of individuals if known, and physical description of suspects. If material is found on public

property after the fact, contact Seattle Public Utilities at (206) 694-7587. Garbage attracts disease-carrying pests and poses a significant health risk. Dumping hazardous wastes poses a variety of health, safety, and environmental harms – many of which may not be immediately obvious. If tolerated it sends the message that violators may continue nuisance activities unabated in the community. Dumping is often associated with other illegal activities.

**Build a garden area or planter boxes to the Rose Street Apartments field.** This will work to increase surveillance with additional resident interest and ownership.

**Hold regular neighborhood cleanups.** This will demonstrate a commitment to regular maintenance in the neighborhood and make it appear lively, clean, and safe. For those in need of community service hours, this is a great opportunity to meet those commitments by painting over graffiti, picking up trash, and sweeping sidewalks.

**Participate in annual “National Night Out” events and celebrate the neighborhood,** while discussing local interests.

**Form a women’s group to openly discuss individual and neighborhood concerns.** Meet regularly and share findings with a trusted person – such as someone from the Refugee Women’s Alliance (ReWA) who can advocate to appropriate agencies on the group’s behalf.

**Form a neighborhood Block Watch.** For larger apartment communities such as Rose Street Apartments and the Anderson Apartments, a smaller ‘Apartment Watch’ could also be formed. Learn to lookout for neighbors and to identify what is normal for this community. The South Precinct Crime Prevention Coordinator can assist with the creation of a Community Crime Watch program and group. Keep a log of nuisance activities observed. For public drug sales or dumping write the date, time, street location, type of vehicle, color, license plate, and identifying information about individuals involved such as name if known, tattoos, or color of clothing. Share these logs with your Community Police Team.

**Hold public events in underutilized spaces to reclaim them from criminals.** Invite community partners, social service agencies, and interested pedestrians to fully participate, even if you do not know them. Examples for the triangle area or parking lots may include farmers markets, holiday celebrations, health fairs, games, craft fairs, swap meets, cook offs, and cultural festivals.



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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.

## 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>**