



Crime Prevention Through Community Design

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Strategies to Create Safer, Healthier Communities webinar

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Local Government Commission

We are a nonprofit organization that fosters innovation in local environmental sustainability, economic prosperity and social equity.



www.lgc.org

What we do...

The **LGC** helps transform communities through *inspiration*, *practical assistance* and a *network* of visionary local elected and community leaders.

How we do it...

- ✓ Workshops and Trainings
- ✓ Participatory Planning and Design Work
- ✓ Policy Development Assistance
- ✓ Tours of Model Projects
- ✓ Networking Events
- ✓ Conferences



LGC and Crime Prevention

- Addressed by LGC conferences/newsletters in 1990s
- Focus of discussion at first New Partners for Smart Growth conferences (2001-2005)
- Prepared fact sheet/presentation for Fannie Mae in 2004
- Worked on guidebook with support from The California Endowment and California Department of Public Health in 2014



Designs and Codes that Reduce Crime around Multifamily Housing

Helping local agencies understand and codify safe multifamily housing without gates, fences, locks and burglar alarms!

Research shows that crime rates are influenced by the design of both the building and the space surrounding the building. The key elements to look for are:

- ▶ Semi-public or semi-private space
- ▶ Windows
- ▶ Sense of community
- ▶ Maintenance
- ▶ Siting

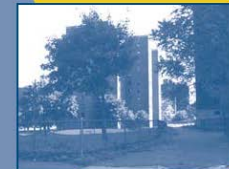
Defining space as semi-public or semi-private

Architect Oscar Newman, in 1971, reported crime rates to be much higher in high-rise buildings surrounded by open space than in low-rise buildings with central courtyards.

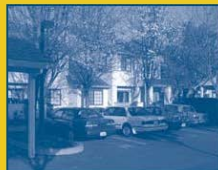
Open space surrounding high-rise buildings belongs to no one – it becomes a no man's land. Central corridors to apartments shared by large numbers of occupants have the same problem. Criminal activities can occur there and no one feels the responsibility to step in and try to stop it.

However, if a space is clearly designated as semi-public or semi-private, as were the courtyards and stoops in the low-rise buildings studied by Newman, residents know who belongs and who doesn't. They are more willing to assert their dominance over an intruder. And the intruder is also less likely to enter a space where he will be recognized as an outsider and his activities observed.

All space is public



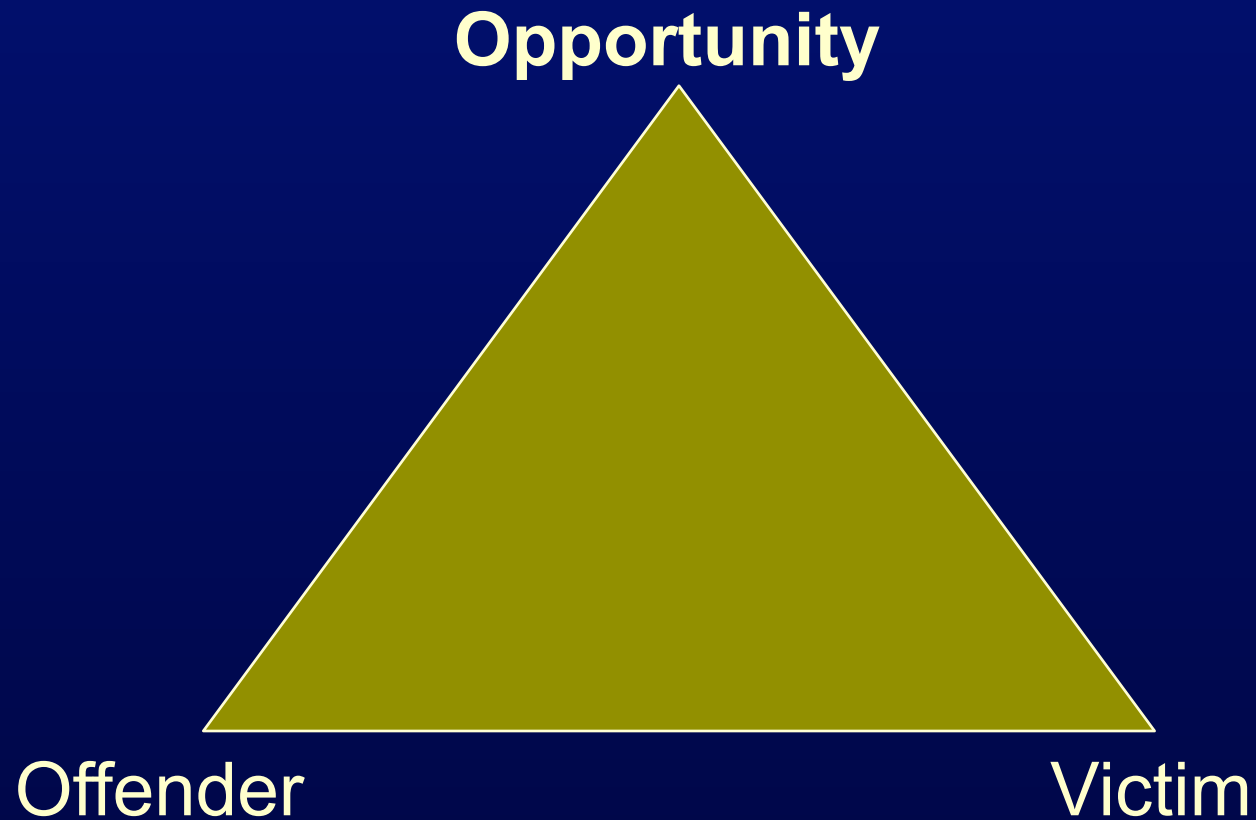
Ownership is defined – Crime discouraged



Guidebook Goals

- Integrate principles of crime prevention through community design more significantly into land-use planning and development practice.
- Identify strategies that communities throughout California — small and large, rural and urban — can pursue to reduce crime and violence, and increase community safety.

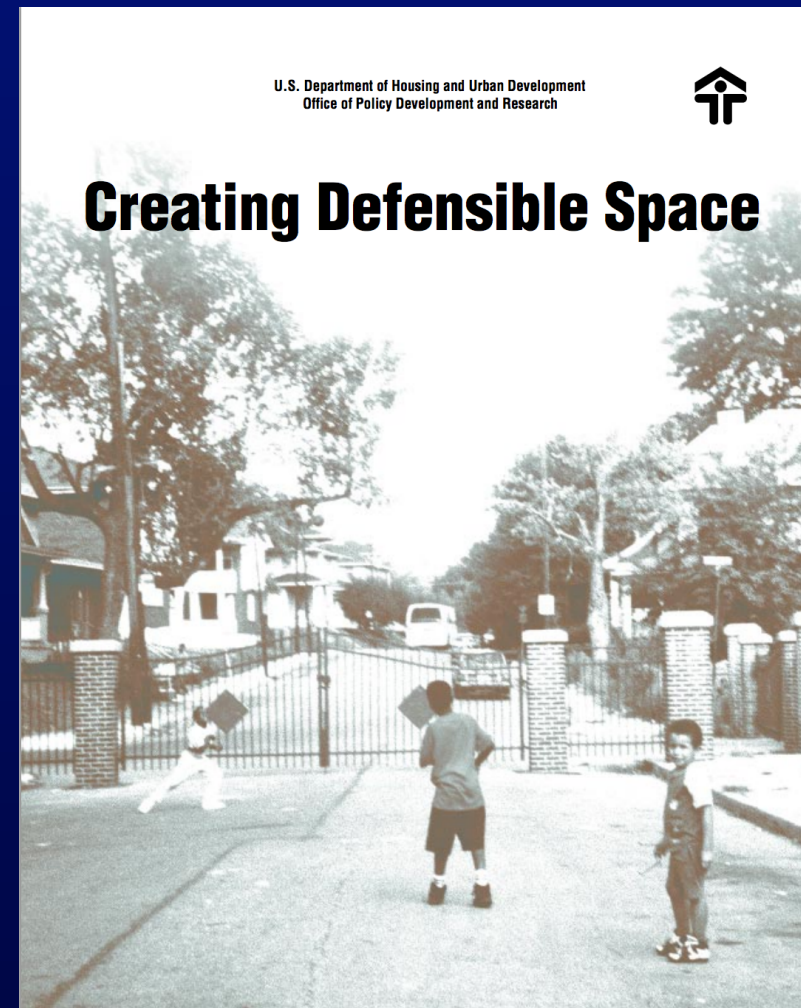
For a crime to take place ...



Crime Triangle

Offenders ask themselves

- How easy is the area to enter?
- How visible, attractive or vulnerable do targets appear?
- What are the chances of being seen?
- If seen, will anyone do anything about it?
- Is there a direct and quick route to leave once crime is committed?



Courtesy: Al Zelinka

Crime Prevention Through Environmental Design (CPTED)

- A multi-disciplinary approach to deterring criminal behavior through the design of our communities. Focus on influencing offender decisions that precede criminal acts.
 - Natural Surveillance: “Eyes on the street, public places”
 - Natural Access Control: Guide people to entrances, decrease opportunity for crime
 - Territorial Reinforcement: Create sense of ownership over spaces; Private spaces distinguished from public
 - Maintenance: Disorder causes fear and can lead to decay



Safescape: Creating Safer, More Livable Communities through Planning and Design



Fundamental Planning and Design Principles

- 4 Human Factors Principles – The basic elements that people need to feel safe and be safe.
- 3 Implementation Principles – Avenues through planning and design for realizing the human factors.

HUMAN FACTORS

Principle I: Information & Orientation

To feel safe and enhance our safety, we need to know where we are, where we are going, and what the rules are.

Courtesy: Al Zelinka, Safescape



HUMAN FACTORS

Principle II: Interaction & Socialization

To enhance overall public safety, the public realm must provide opportunities for people to interact comfortably and build community.

Courtesy: Al Zelinka, Safescape



HUMAN FACTORS

Principle III: Ownership & Stewardship

Private property and public space that is well maintained and allows individual expression, contributes to a positive image, a feeling of safety and a sense of community.

Courtesy: Al Zelinka, *Safescape*



HUMAN FACTORS

Principle IV: Seeing & Being Seen

To feel safe, we need to know that others are aware of our presence. Likewise, it is important that we are aware of the people and activities going on around us.

Courtesy: Al Zelinka, Safescape

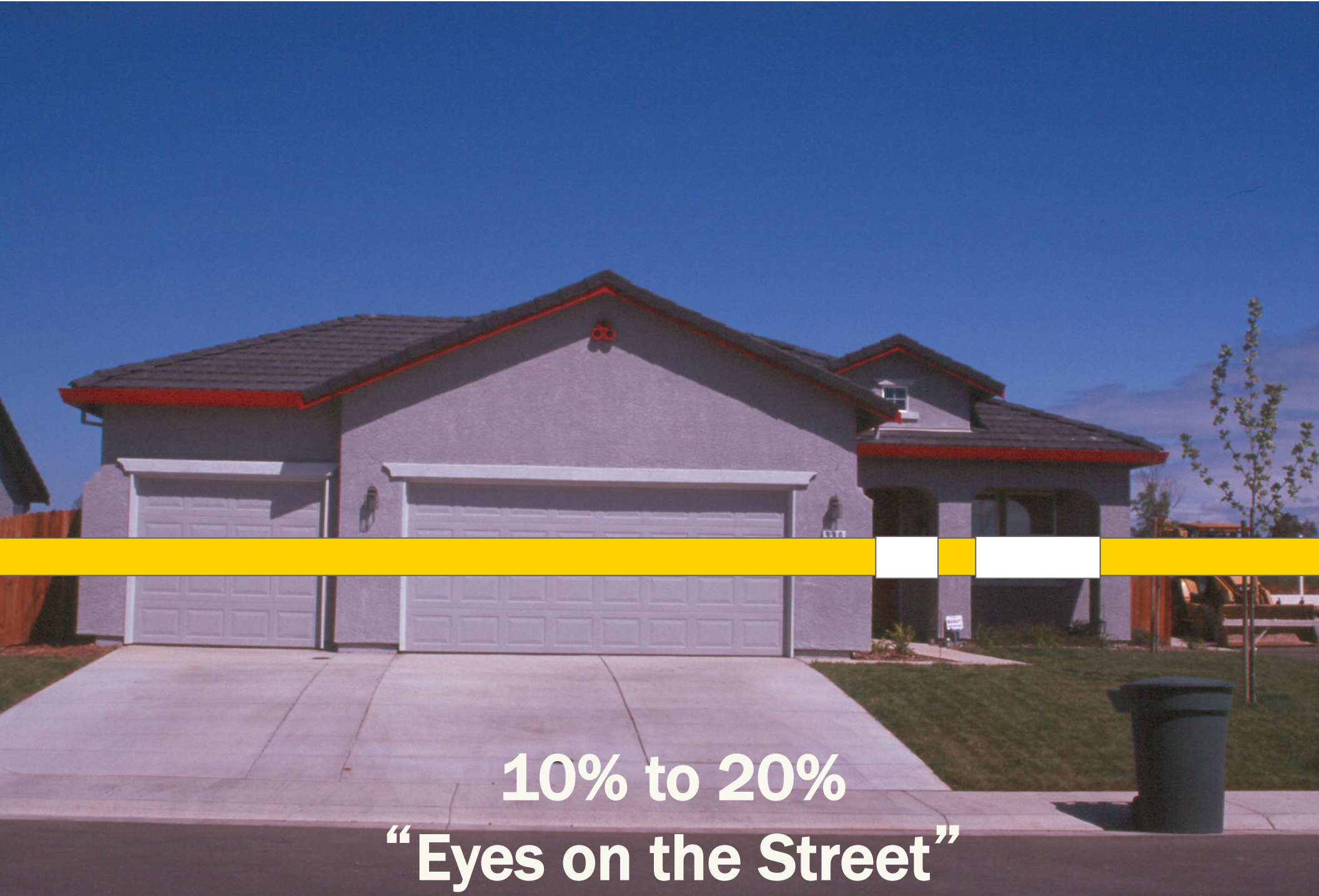




75% - 90%
“Eyes on the Street”



75% to 90%
“Eyes on the Street”



10% to 20%
“Eyes on the Street”





Dover Kohl & Partners
Photo Simulation by Urban Advantage



Dover Kohl & Partners
Photo Simulation by Urban Advantage



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IMPLEMENTATION

Principle V: Land Use & Design

Land use mixes that are compatible, combined with human-centered design, create environments that are safer for people.

Courtesy: Al Zelinka, Safescape



IMPLEMENTATION

Principle VI: Activity & Programming

We feel safer in the public realm — and are safer — when there is activity around us and that activity is orderly.

Courtesy: Al Zelinka, Safescape



IMPLEMENTATION

Principle VII: Management & Maintenance

Spaces that are maintained and managed for their intended purpose and condition reinforce a feeling of safety and encourage people to use those spaces for productive reasons.

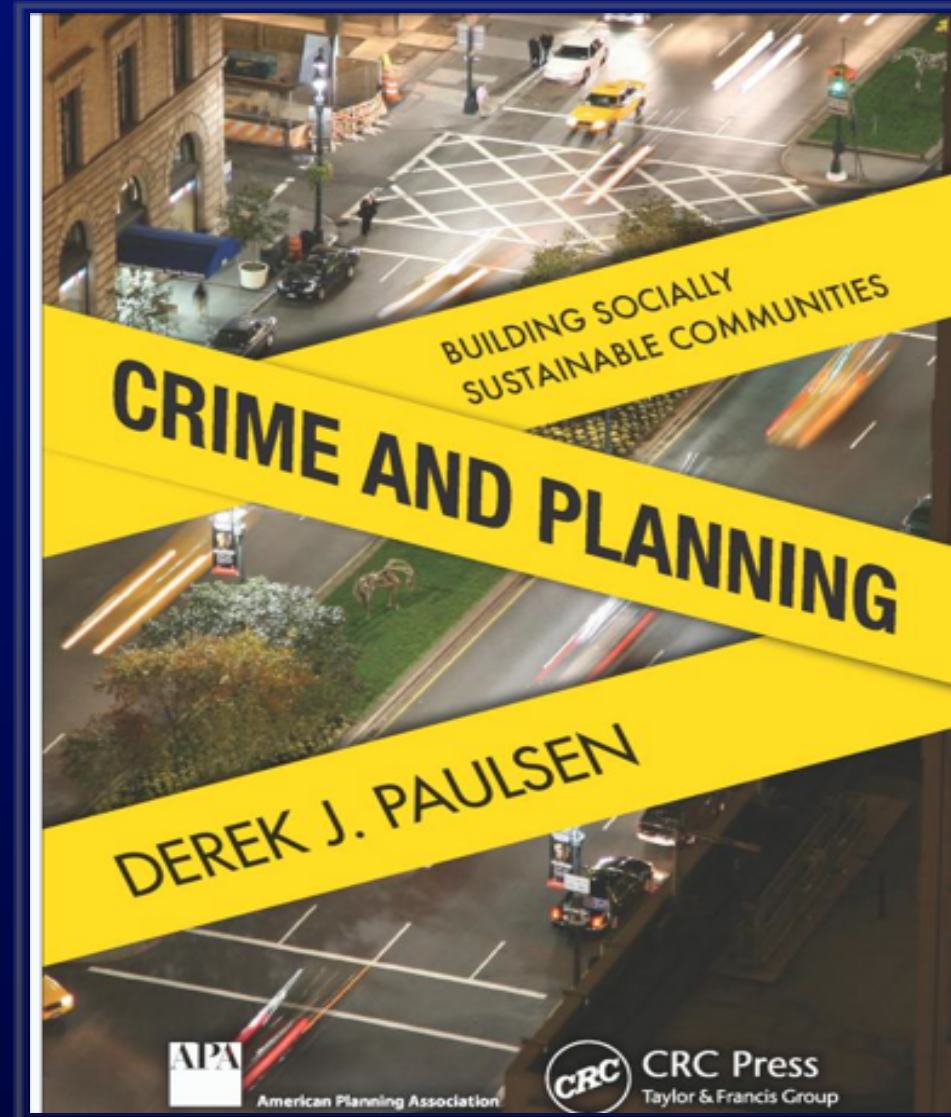
Courtesy: Al Zelinka, *Safescape*



Crime and Planning: Building Socially Sustainable Communities

- Smart Growth is about more than the environment and economy
- Sustainable community must be a safe place for all residents to live and work

Commissioner of Planning, Preservation and Development, City of Lexington, KY



Thank You!

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