

Crime Prevention and Smart Growth: You Can't Have One Without the Other

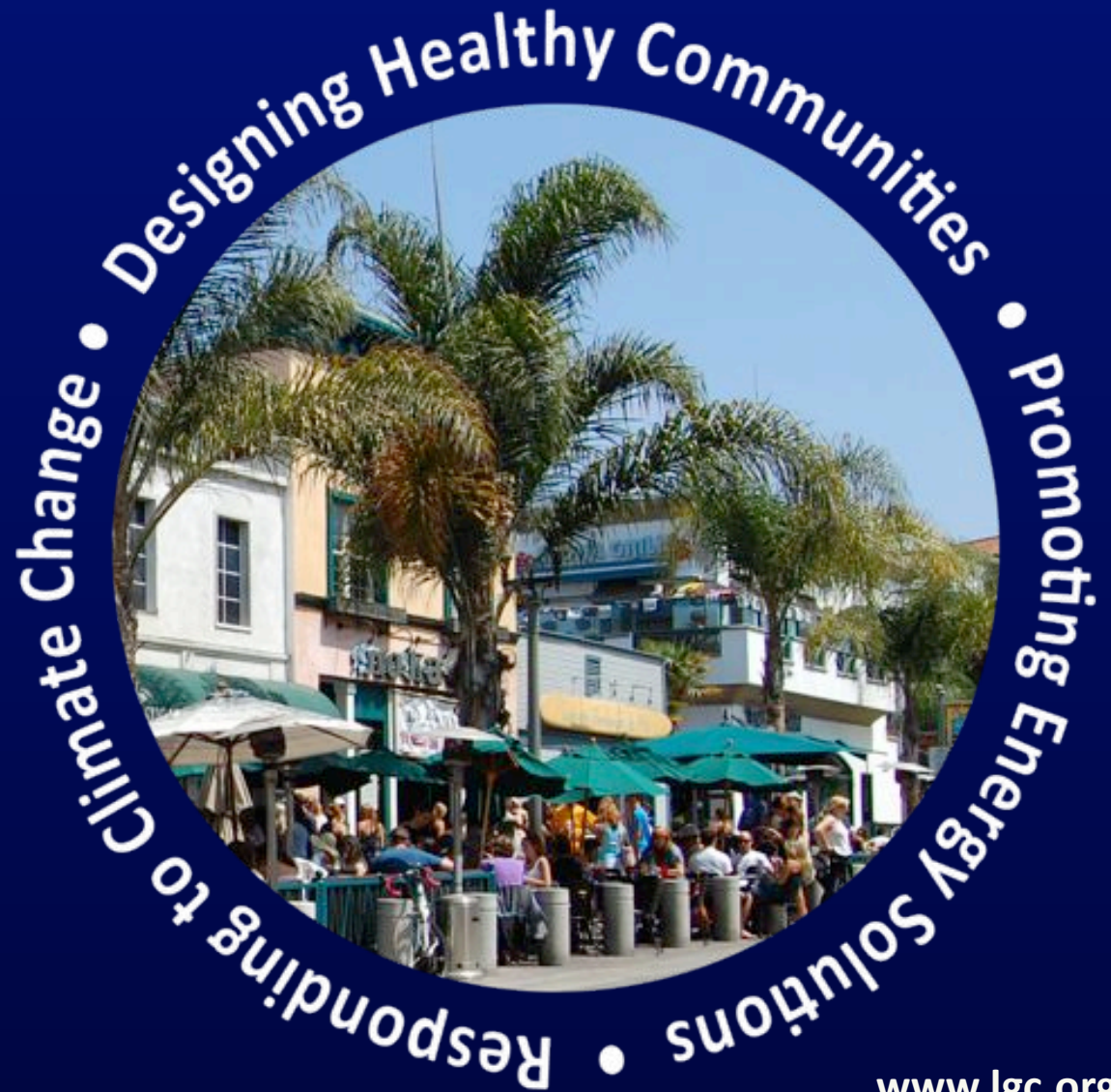
Al Zelinka, FAICP
Community Development Director, Riverside, CA
Paul Zykofsky, AICP, Assoc. AIA
Associate Director, Local Government Commission

New Partners for Smart Growth Conference

Denver, CO
February 13, 2014

Local Government Commission

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



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



Join Our Network of 700 + Members

For more information:

Contact Erin Hauge at
916-448-1198 or visit
lgc.org/membership

Membership Benefits

- ✓ Access to the latest **best practices**
- ✓ A **peer network** of leading elected officials
- ✓ **Access to thought leaders** in a range of policy arenas
- ✓ Local, regional, statewide and national **events on cutting edge issues**



LGC Board Members

Councilmember Jon Harrison, *City of Redlands*

Councilmember Beth Krom, *City of Irvine*

Councilmember Jake Mackenzie, *City of Rohnert Park*

Mayor Pam O'Connor, *City of Santa Monica*

Chair

Vice-Chair

Vice-Chair, Govt. Relations

Secretary / Treasurer

Councilmember Thomas Butt

City of Richmond

Councilmember Dominic Farinha

City of Patterson

Supervisor Mary Jane Griego

County of Yuba

Supervisor Deidre Kelsey

County of Merced

Mayor Art Madrid

City of La Mesa

Vice Mayor Anu Natarajan

City of Fremont

Supervisor Jane Parker

County of Monterey

Mayor Jean Quan

City of Oakland

Councilmember Alexandra Stillman

City of Arcata



LGC and Crime Prevention

- Addressed by LGC conferences/newsletters in 1990s
- Focus of discussion at first New Partners conferences (2001-2005)
- LGC prepared fact sheet/presentation for Fannie Mae in 2004
- Currently working on guidance document with support from The California Endowment and California Dept. of Public Health

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 was the courtyard 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

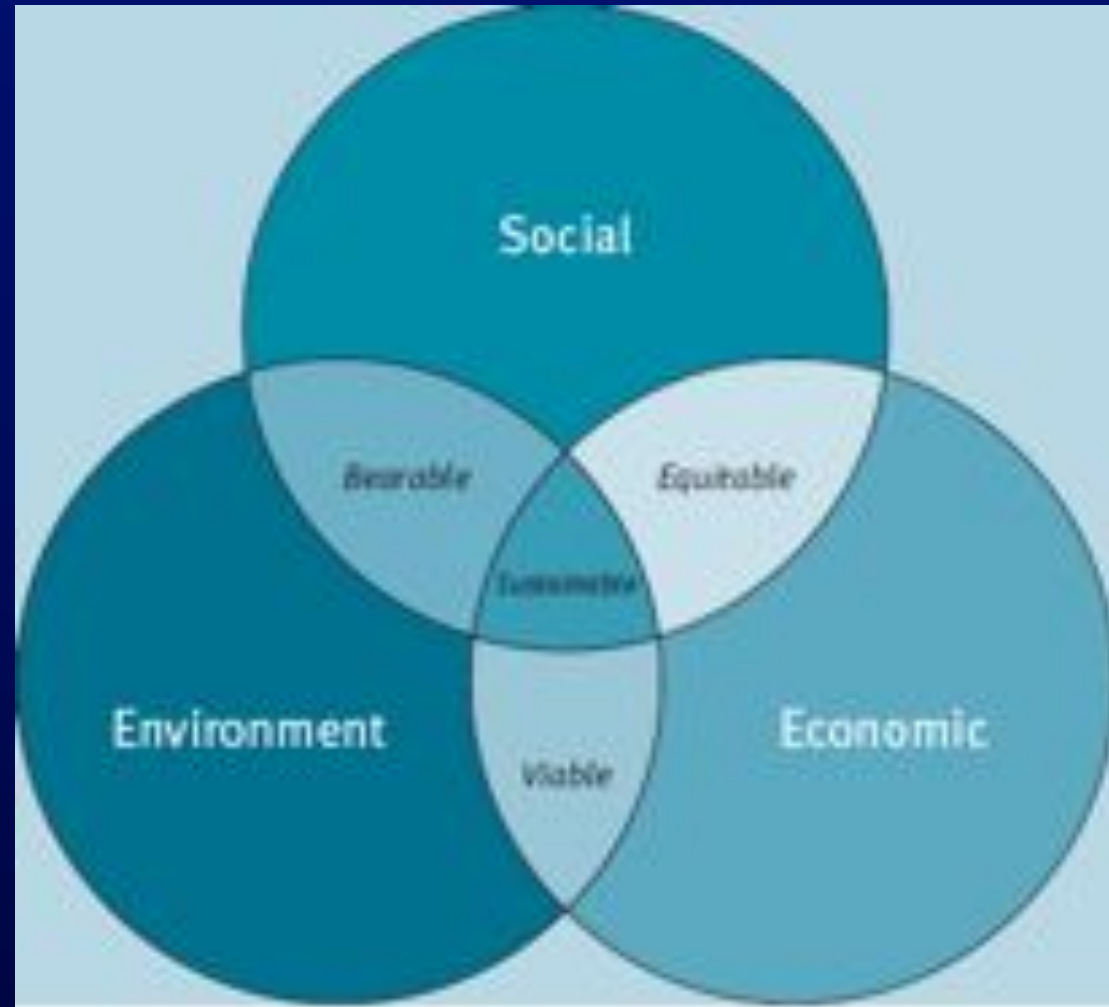


Ownership is defined - Crime discouraged



Key Elements of Smart Growth/ Sustainable Development

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



SafeScape

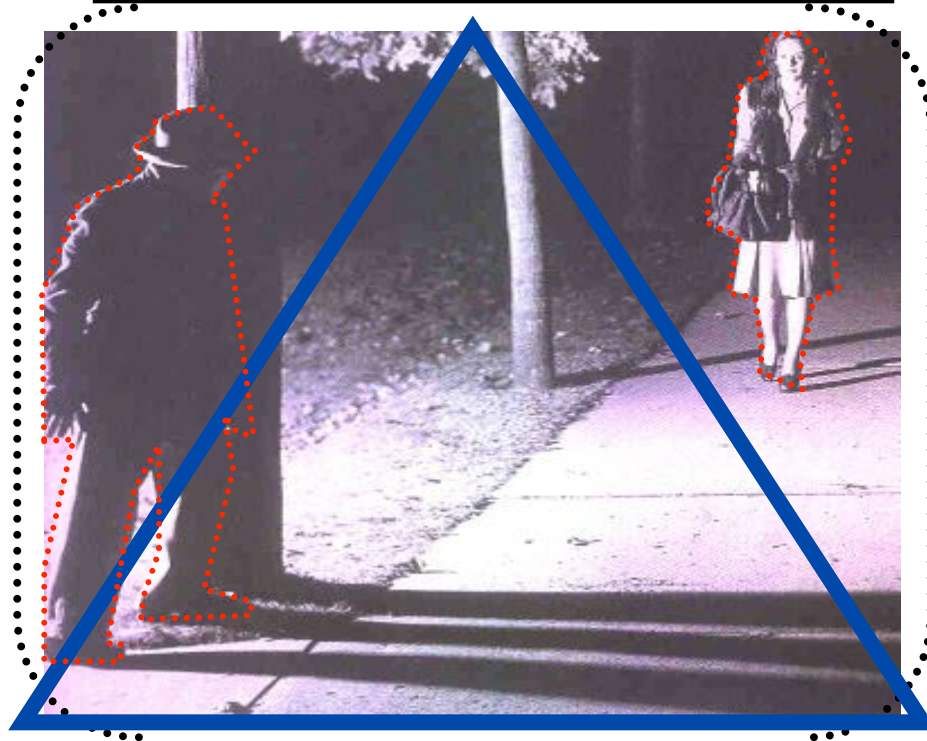
AI Zelinka, FAICP

- **Context is everything**
- **In 2001, SafeScape sought to distill available information on environment and behavior as related to crime and fear**
- **SafeScape continues to offer an adaptable framework for practitioners**
- **Again, context is everything**

- “Despite the fact that the crime data support the contention that place-based applications work, the **physical**, **management** and **community organizational** interventions in these cases are *woven together in complex ways* that defy individual analysis”
– Schneider and Kitchen 2002
- Review in 2005 by Cozens, Saville and Hillier found a growing body of research supporting that crime prevention through environmental design (**CPTED**) can be effective in reducing recorded crime and the fear of crime.

For a crime to take place ...

➤ Opportunity



Offender

Victim

Crime Triangle

What Do We Know About “Place” & Crime ?

- “Place” plays as important a role in the drama of crime as do “victims” and “offenders”
- There are three basic types of “places,” each amenable to specific types of prevention strategies:
 - locations (i.e. specific addresses)
 - places (i.e. parks, schools, etc.)
 - areas (i.e. neighborhoods)

Behavior-Environment

- Does the environment ignore behavior?
- Does the environment respond to behavior?
- Does the environment determine behavior?
- Does the environment accommodate behavior?

Our objective is to maximize the presence of built environment attributes that optimize desirable behavior (productive activities) and minimize undesirable behavior (destructive activities)



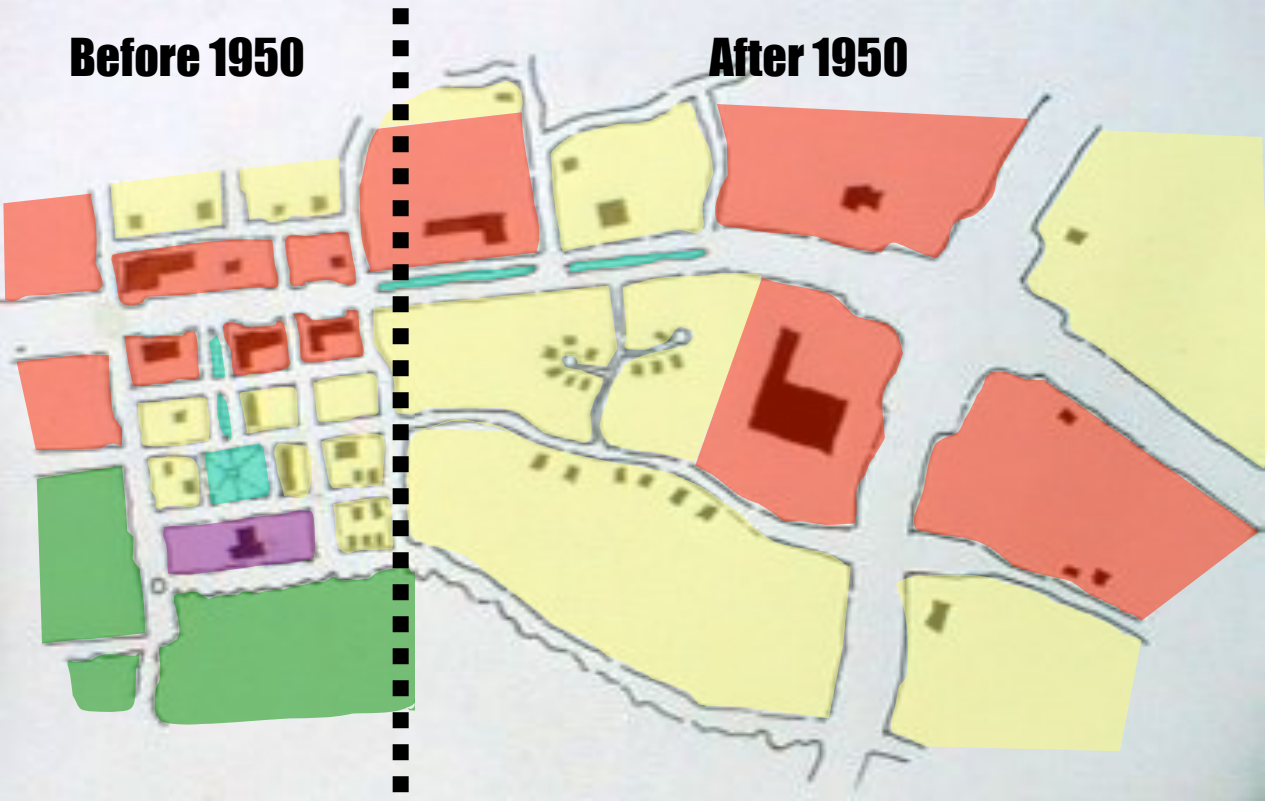
The way we build, rebuild, and maintain our communities affects the behavior of people. That behavior influences public safety. The degree to which public safety exists affects the vitality of our communities.



For 60+ years we have been so busy building that. . .

**the details of place, and the true
needs and behaviors of people, have
been ill-considered . . .**

**And, now, we question our
quality of life, sense of
community, public health, and
public safety every day.**



Source: Walkable Communities

Connections Between Crime Prevention + Place

- First, Crime Prevention
- Then, Crime Fighting
- Now, Community-Based





Fundamental Planning & 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.



Principle II: Interaction & Socialization

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





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.



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.







Fundamental Planning & Design Principles

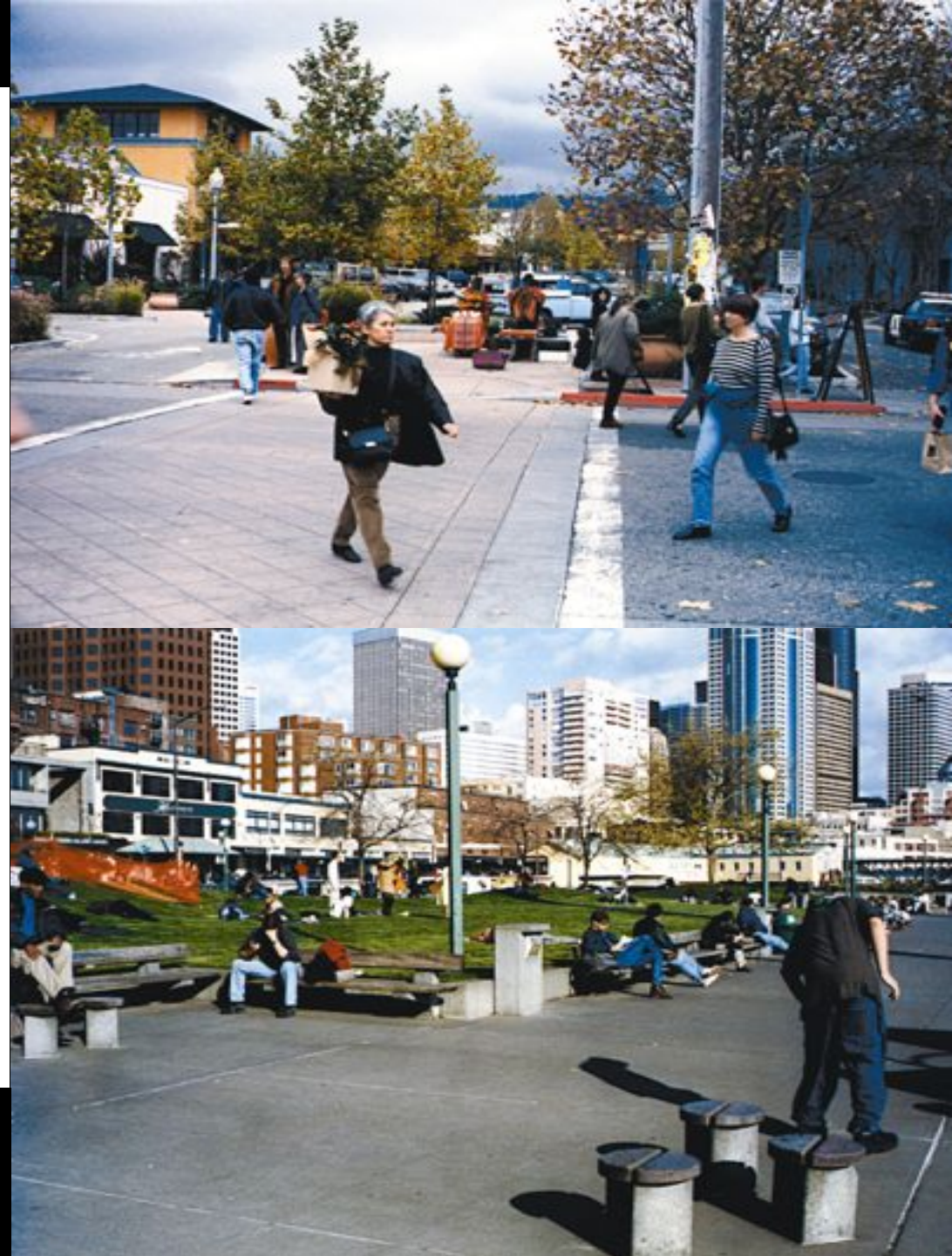
➤ **4 Human Factors Principles** – The basic elements that people need to feel safe and be safe.

➤ **3 Implementation Principles** – Avenues through planning and design for realizing the human factors.

IMPLEMENTATION

Principle V: Land Use & Design

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



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.





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.



The Strategic Purpose of the Redlands Police Department

- *To control crime before it occurs by supporting strong families, resilient youth and safe and sustainable neighborhoods*

In Closing . . .

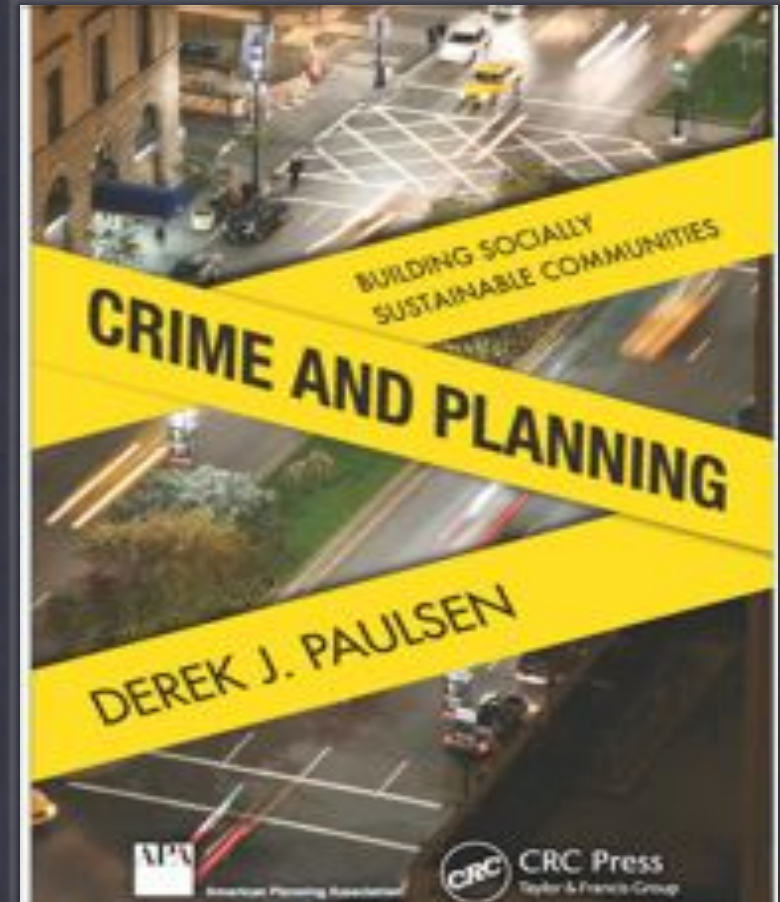
- **What really works will be determined by better empirical knowledge tempered by local context and experience.**

Thank You!

- **Al Zelinka, FAICP, CMSM**
 - **Community Development Director**
 - City of Riverside
 - **1.951.826.5110**
 - **azelinka@riversideca.gov**

Crime and Planning: Building Socially Sustainable Communities

Derek J. Paulsen, Ph.D



About Derek Paulsen

- ❄ Commissioner of Planning, Preservation and Development
 - ❄ City of Lexington, KY
 - ❄ Urban Planning
 - ❄ Historic Preservation
 - ❄ PDR: Purchase of Development Rights
 - ❄ Building Inspection
 - ❄ Code Enforcement
 - ❄ Engineering
- ❄ Professor of Criminal Justice and Director of Center for Crime and the Built Environment (CABE)
 - ❄ Eastern Kentucky University

Crime Basics

- ❄ Over 11 million crimes in 2010 alone
- ❄ Direct costs of crime are over \$20 billion a year
- ❄ Crime is associated with:
 - ❄ Decreased housing values
 - ❄ Residential instability
 - ❄ Decisions to move
 - ❄ General neighborhood decline

Planners Disconnect

- ✱ Most planners would agree that crime is a serious community issue and that the built environment has a serious impact on opportunities for crime and helps shape crime patterns.

However....

- ✱ Few planners consider crime when making planning or urban design decisions

Why Crime is Not Considered in Planning Process

- ❄ belief that the causes of crime are many and that planning and the built environment play only a small role in crime,
- ❄ overall lack of education concerning crime,
- ❄ lack of tools on crime and planning issues,
- ❄ fact that many planners and designers actually think they are considering crime,
- ❄ misconception that the goal of crime prevention is mutually exclusive from other planning goals, and
- ❄ few planners think that crime is an important component of the planning process.

Christopher MacKechnie, Review of Crime and Planning: Building Socially Sustainable Communities (2013)

Planners Disconnect

❄ Result:

- ❄ Planners who are undereducated and indifferent about the nexus of planning and crime
- ❄ Field that undervalues the importance of crime in planning decisions
- ❄ Potentially leading to serious long-term issues within communities planners serve
- ❄ Mistakes made in form and layout of built environment are long lasting and not easily changed

Planners Disconnect

- ❄ **Not** preaching a form of environmental determinism
 - ❄ i.e. advocating that all planning and design decisions be made with single-minded goal of crime prevention
- ❄ Good planning/design are only parts of multipronged response to crime in communities
- ❄ While good urban planning and design are essential to reducing opportunities for crime, a real and sustained impact on crime levels within a community *can come only from the coordination of numerous groups, governmental and otherwise.*

Crime and Planning

- ✱ Several areas where planning goals and practice are in conflict with existing criminological research and policy
 - ✱ Connectivity
 - ✱ Mixed land use
 - ✱ Zoning

Crime and Planning

✱ Connectivity

- ✱ Overprovision of connectivity increases risk of burglary
- ✱ Benefits of highly permeable gridded street networks are isolated to high pedestrian activity areas in large urban areas and not necessarily suburban locations
- ✱ Permeability should be limited to that necessary to facilitate local journeys and sustainable transportation

Crime and Planning

Eyes on the Street

I hope no reader will try to transfer my observations into guides as to what goes on in towns, or little cities, or in suburbs which still are suburban. Towns, suburbs and even little cities are totally different organisms from great cities.....To try to understand towns in terms of big cities will only compound confusion.

— Jane Jacobs

Crime and Planning

✱ Connectivity — Suggestions

- ✱ Balance connectivity to expected use/context of area
- ✱ Correct level of connectivity is different for mixed use high-activity area near downtown than single-family residential, low-activity area in more suburban location
- ✱ Low-activity single use residential areas do not have population nor daytime activity levels to provide surveillance and territoriality that are necessary to support highly connected street networks

Crime and Planning



Connectivity continuum

Minimum levels of connectivity

No developments with only 1 access point

Crime and Planning

❄ Mixed Land Use

- ❄ Property crimes and robbery victimization more likely in mixed land use locations
- ❄ At low density levels, increasing diversity of uses increases homicide, assault, robbery and property crime
- ❄ If density is high enough, homicide and assault victimization decrease, but robbery increases
- ❄ Territorial theory finds that residents provide better security near their homes than nonresidents; nonresidents increase anonymity on a street; and nonresidential uses create “holes” in residential area security

Crime and Planning

❄ Mixed Land Use — Suggestions

- ❄ Solution is not pure crime prevention model or pure planning model, but rather balanced approach that promotes benefits of both approaches
- ❄ Similar to connectivity, biggest issue with respect to mixed land use arises in low activity areas, such as low-density suburban area

Crime and Planning

❄ Mixed Land Use — Suggestions

- ❄ In practice, mixed-land-use developments located within traditional downtown areas or infill/redevelopment areas more likely to be low in crime because of level of activity that facilitates crime prevention
- ❄ Key to maintaining security while promoting mixed uses is designing uses so they are walkable, but not so close that they produce anonymity/create surveillance holes

Practical Planning for Crime Prevention

❄ Overall Guidance

- ❄ **NOT** Crime Prevention **OR** Good Planning
- ❄ Balanced approach
- ❄ Not environmental determinism
- ❄ Design alone can't prevent crime.
- ❄ Working across government departments

What do you think?

- Table discussion

- How can crime prevention be integrated better into planning and development practice?
- How can you integrate crime prevention more into your work?

- Tables report out

- Assign someone to take notes and report back to larger group

