



Urban Design to Reduce Crime

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SAFEGROWTH®

BUILDING NEIGHBORHOODS OF SAFETY & LIVABILITY
FOR 21ST CENTURY CITIES

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BUILDING NEIGHBORHOODS OF
SAFETY & LIVABILITY

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BUILDING

Edited by Gregory Saville



CPTED is based on the concept of physical “proxemics”. People react and respond to the physical environment even if they don’t realize it. Our CPTED work in New York demonstrated this concept when we asked a child to create a subtle entry to a subway entrance...

2018 New York

CRITIC

TERRITORIAL CONTROL
“you can’t do that here”

NATURAL SURVEILLANCE
“we see you”

ACCESS CONTROL
“you’re entering our place”

IMAGE
“clean it, manage it”

COHESION

“we work together”

CONNECTIVITY

“no one is an island”

CULTURE

“we play together”

CAPACITY - LAND USE

“tipping points”

SUSTAINABILITY

ECONOMIC

“local businesses, farmers markets”

PUBLIC HEALTH

“mental health, physical activity”

ENVIRONMENTAL

“green spaces, controlling heat islands”

SOCIAL

“livability academies”

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CPTED should always involve both police and community members working together – NOT cops doing it on their own





Project development and public presentations are done together with residents and police



SafeGrowth teams collect and analyse data together in order to share both data and solutions



Access control involves fencing – residents and police choose different fence viscosity depending on the context



In some CPTED projects, access control of park gardens can become a bit too excessive



Even with natural surveillance from the street, this church chose to gate off their front entrance versus open public access for services



With blight, litter, poor natural surveillance and an isolated area, this woman risks walking a short cut to her apartment

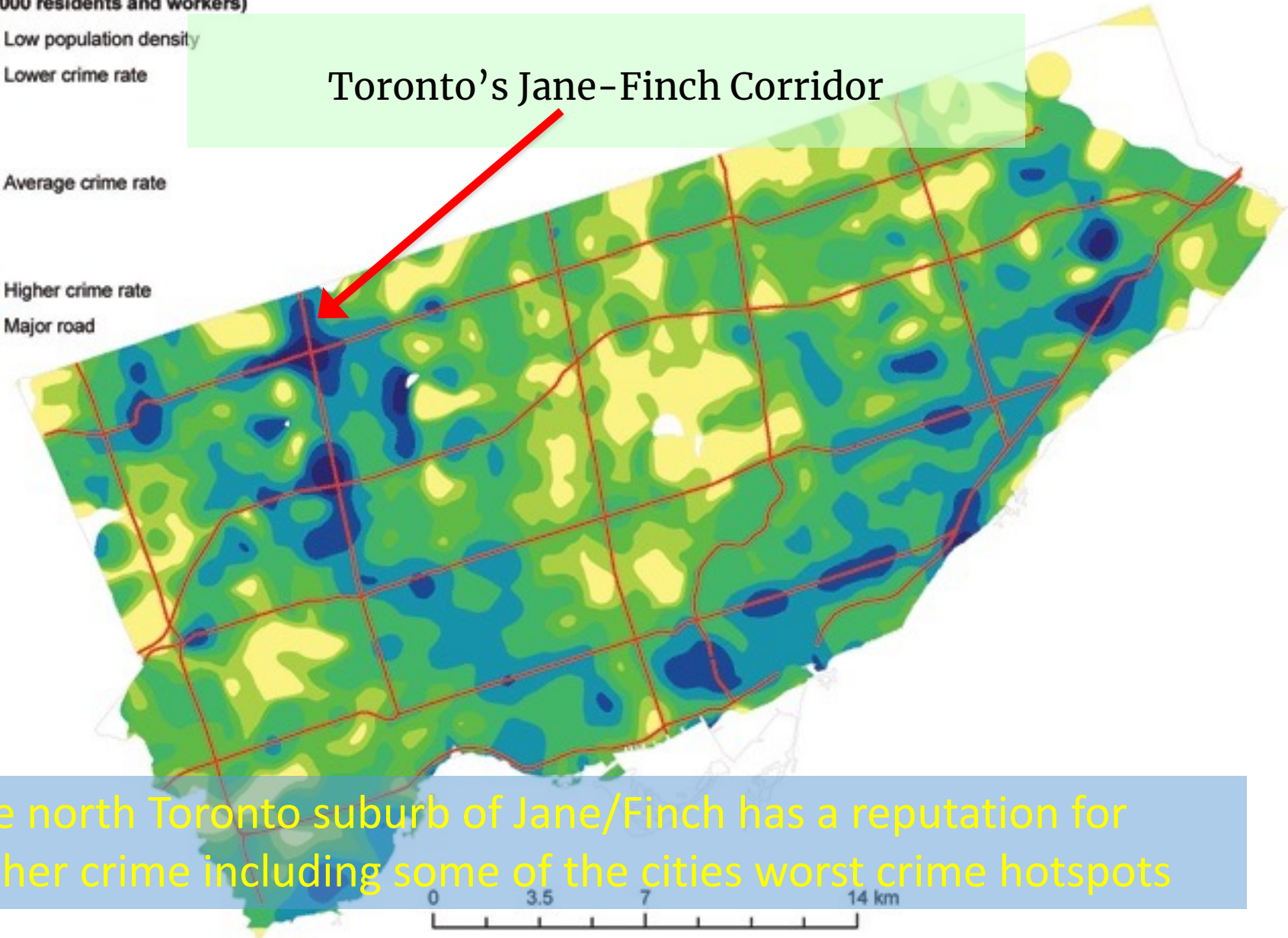
To this...



Some jurisdictions pass CPTED design guidelines showing how to activate isolated areas, like laneways, with positive pro-social activities



Toronto's Jane-Finch Corridor



The north Toronto suburb of Jane/Finch has a reputation for higher crime including some of the cities worst crime hotspots



San Romanoway Apartments Toronto, Canada

In the center of Jane/Finch are the San Romanoway apartments – about 3,000 residents, many new immigrants, and from 1970 - 2000 a long reputation of crime, drugs and gangs,



The project has 3 apartment towers, with undefined territory around the buildings, poor lighting, abandoned cars in the parking lot, poor access controls, and numerous social problems

Google Earth

2002

43°45'29.37" N 79°30'57.56" W elev 581ft eye alt 1444 ft



The infrastructure was in disarray, unused sporting facilities, graffiti, litter, poor image, and high fear



Consider building #1 – the tallest – with a parking lot to the left and a secondary, poorly lit and isolated entrance to the bottom

Google Earth

25 50 75 ft

Search this area

Cash Money
Cheque
Cashing Inc

Jane St

San Romanoway

Kanapathpillai
Jayaseelan

San Romanoway

Apartment tower exercise

The parking lots suffered vehicle crimes and the isolated entranceway suffered occasional assaults





Resident problem solving teams instituted a program of targeted art murals and cleanups

Cultural, art & recreational programs...



Resident teams and the property owner built community gardens to help tenants make and sell produce. This not only enhanced the social cohesion and economic viability, but also placed natural surveillance onto formerly empty grounds

Cultural, art & recreational programs...



They constructed play areas for toddlers near the parking lot to active the area and enhance natural surveillance

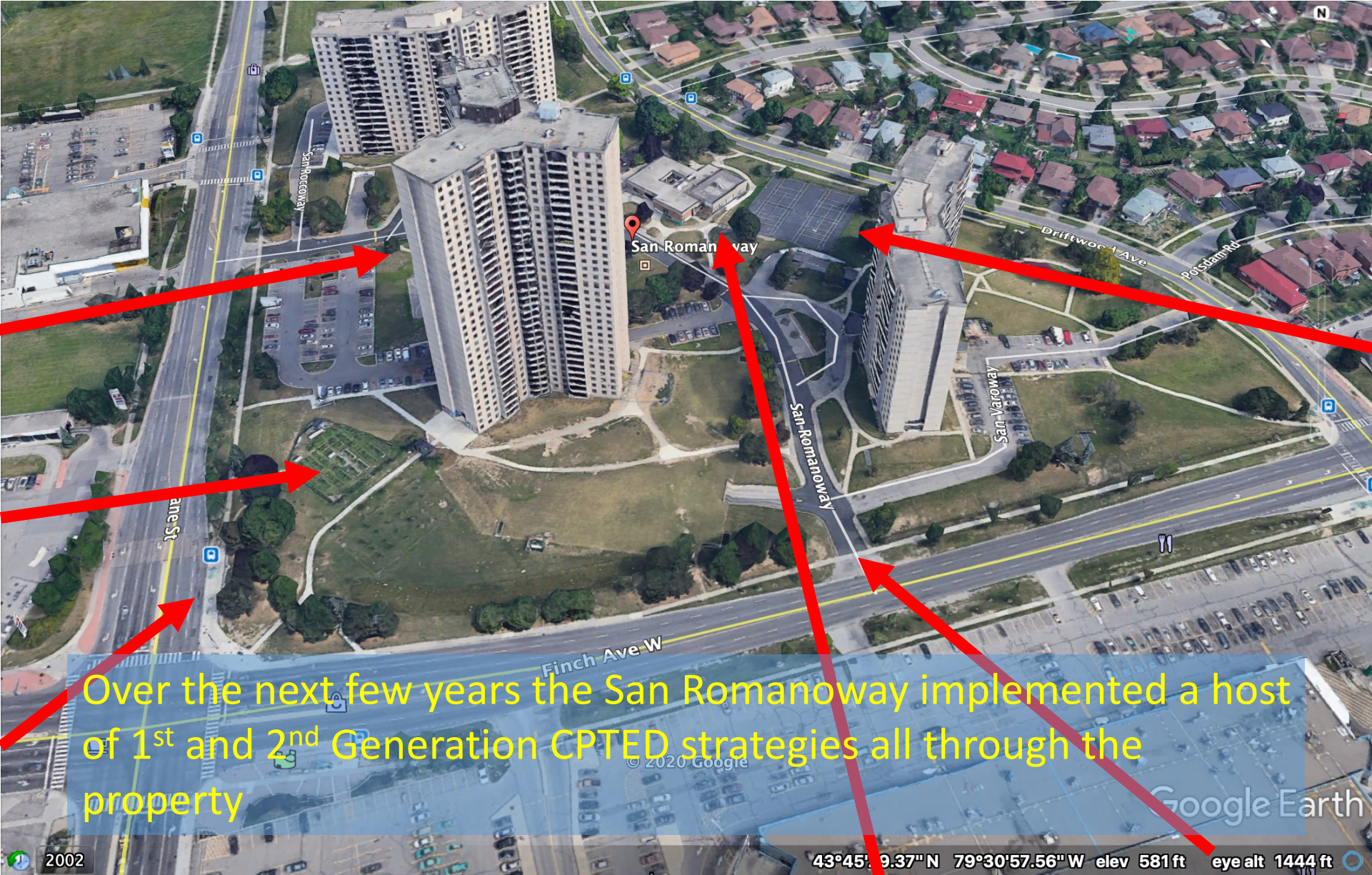
new playground facilities...



They instituted a summer tennis camp program for youth to give them some positive goals, to activate dead spaces, to improve the blighted image, and to improve natural surveillance



tennis camps for youth...

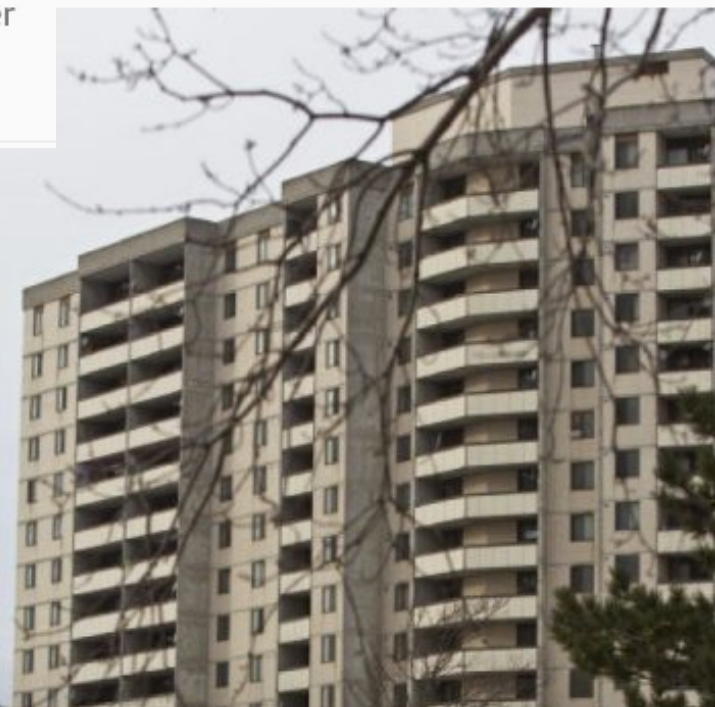


Over the next few years the San Romanoway implemented a host of 1st and 2nd Generation CPTED strategies all through the property

Turning a rundown highrise into a community hub

San Romanoway is a success story on how highrises with high crime — and vacancy — rates can be turned into residences that value families and community.

By **ISABEL TEOTONIO** Staff Reporter
Wed., Jan. 12, 2011



First wave evaluation 2002 - 2006



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