Crime Prevention Through Environmental Design Toolkit

A Guide for Planning and Designing Safer Streets in The City of Paterson

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"One of the marvelous things about community is that it enables us to welcome and help people in a way we couldn’t as individuals. When we pool our strength and share the work and responsibility, we can welcome many people, even those in deep distress, and perhaps help them find self-confidence and inner healing.” ~ Jean Vanier
Crime and The City of Paterson

The City of Paterson is on the move. Plans that have been under development for many years are beginning to take shape. But despite this positive growth, high levels of crime continue to deteriorate the neighborhoods and communities throughout the city. Violent crime rates in Paterson are particularly high at 10.55/1000 residents, compared to 2.9/1000 residents state-wide (www.neighborhoodscout.com). Gang violence is on the rise and is degrading the fabric of these neighborhoods. The City of Paterson endeavors to use a multi-faceted approach to combat this crime and improve quality of life for its residents. Crime Prevention through Environmental Design (CPTED) is a grass-roots effort to train and energize community members, city staff and professionals to pro-actively reclaim their neighborhoods.

About this Toolkit

Safe streets are essential to the success of Paterson’s neighborhoods. For that reason, this toolkit offers simple and effective principles and guidelines to be used when planning and designing streets throughout the city. These guidelines are not intended to be all inclusive ‘streetscape’ or ‘Complete Streets’ guidelines, but rather, focused guidelines and principles that impact safety and/or perceived safety. It should be noted that no single design or planning method will prevent all forms of crime. Therefore, this guidebook is not designed to be, nor is it intended to be a CPTED checklist. Instead, this toolkit outlines a series of design choices that should be considered when planning, designing or improving the city’s streets. In combination with a thorough risk assessment that identifies the issues that are present in a particular neighborhood, these choices can help create safer city streets for years to come.

This toolkit focuses on ‘streets’, which is primarily a reference to the public right of way. This space is generally comprised of sidewalks, landscaped areas and roadway. Amenities and elements located within these areas include furniture, lighting, trees and other landscaping, utilities and other elements. While this toolkit does not focus on architecture, it does provide guidance on a few key areas related to the buildings that line the street. These factors include:

- Land use types or combinations of uses that may be impacting or generating crime
- Window coverage affecting sight lines from inside the building to the street or vice versa
- Vacant or abandoned properties revealing disrepair or inviting illicit use of the space
- Graffiti prone or blank walls that face the street
- Building entrances and their treatment on the street
Assessing Risk

The first step in applying the principles of CPTED is to perform an assessment of current risk. A risk assessment should be performed by a trained CPTED practitioner, such as one or several members of the Paterson Community CPTED Team. During the assessment, a wide variety of qualitative (perception) and quantitative (statistical) data is collected and reviewed. A risk assessment is key to developing a CPTED strategy because, in addition to obvious or visible issues, there are often times underlying issues that need to be addressed. Key quantitative information includes police reports, accident reports, demographics and community surveys. The primary tool used for the qualitative review is the CPTED Safety Audit, which is included in the appendix.

Measuring Success

It is important that the city establish a metric for measuring the success of the CPTED program. The metric can be “Outcome Oriented” by measuring the desired results of the program. This may include such factors as a reduction in crime, increased perception of safety, increased property values etc. Alternatively, the metric can be “Action Oriented” by tracking the number or quantity of programs that have been implemented (e.g., Install street lights on X number of streets).

About Crime Prevention through Environmental Design

Crime Prevention Through Environmental Design (CPTED) is an urban planning concept that has existed in some form for nearly four decades. Urban planner Jane Jacobs is credited with the origin of the concept that urban design influences crime and safety within the 1961 publication of The Death and Life of Great American Cities. In 1971 that notion was expanded by criminologist C. Ray Jeffery in the publication Crime Prevention Through Environmental Design and in 1972 by architect Oscar Newman with his publication titled Defensible Space (1972). Each of these books highlights the fundamental belief that the planning and design of our communities has a significant impact on crime.

This early work is now referred to as “Basic 1st Generation CPTED” and is characterized by strategies to get local citizens to take ownership and control of the places where they work, live, and play through the use of physical design improvements. The key principles involved with Basic 1st Generation CPTED are: Territoriality, Access Control, Image and Natural Surveillance.

Throughout the 1980s, research by planners, designers, and criminologists expanded on the basics of these “1st Generation CPTED” principles to develop what is now referred to as “Advanced 1st Generation CPTED”. Advanced 1st Generation CPTED includes urban planning considerations on a much larger scale such as land-use, how crime is displaced, creating positive activities in certain places, and paying careful attention to how people move from one place to another along stairways, walkways, and paths. The key principles involved with Advanced 1st Generation CPTED are: Incompatible Land-use, Movement Predictors, Activity Support and Displacement.

In the 1990s, CPTED expanded the emphasis from physical aspects impacting places and crime opportunity to the underlying social conditions that foster crime in the first place. This is called “2nd Generation CPTED”. Second generation CPTED techniques include connecting people to surrounding neighborhoods and groups; sustaining a careful balance of activities, housing, or business types; and providing opportunities for the cultural growth of neighborhoods, often referred to as “place making”. The key principles involved with 2nd Generation CPTED are: Capacity, Cohesion, Connectivity and Culture.

The 12 Principles of Crime Prevention Through Environmental Design

Crime Prevention through Environmental Design is based on twelve primary principles. Principals 1 - 4 are considered First Generation CPTED; 5-8 are considered Advanced First Generation CPTED; and 9-12 are considered Second Generation CPTED. The City of Paterson CPTED Safe Streets Toolkit is focused on designing, planning and improving streets and corridors throughout the city. Therefore, the recommendations outlined herein have the greatest impact on #1 Territoriality, #2 Access Control, #3 Image, #4 Natural Surveillance, #5 Incompatible Land Use and #11 Connectivity.
1. **Territoriality**: Also known as “Territorial Reinforcement”, this principal is based on the understanding that all places can be defined into three categories: public, semi-public and private. And that public and semi-public spaces should be designed so that local people can be responsible for and control their own public environment. When there is a lack of community ownership, those looking to commit crimes or unwanted behavior feel more comfortable doing so at that location. Conversely, if left without community ownership for long enough, those committing the negative activities (gangs etc.) will begin marking the territory as their own.

2. **Access Control**: This principal refers to how we control who goes in and out of a neighborhood, park, building, and other places. When analyzing a street or corridor, access control includes formal and informal entry and exit points to the corridor and how they are defined and regulated. This may include vehicular access, such as on or off-ramps to highways; or pedestrian access, such as alleys or courtyards.

3. **Image**: Well maintained and managed corridors instill a sense of ownership and pride in the community. Conversely, if a corridor is not well maintained it may indicate that the city and community are not concerned about the neighborhood and may overlook criminal or other unwanted activity. This is often referred to as the “broken window” theory. Overflowing trash cans, litter and broken and cracked sidewalks and curbs are common issues affecting “image”.

4. **Natural Surveillance**: Putting “eyes on the street,” makes a place unattractive for offenders who wish to commit crime with impunity. Creating clear sight-lines through street design, landscaping, lighting, and site design can optimize the potential for natural surveillance. Natural Surveillance is different from “organized surveillance” (i.e. security patrols) and “mechanical surveillance” (i.e. security cameras), which may ultimately be required in some locations throughout Paterson.

5. **Incompatible Land Uses**: Land use types, diversity and adjacencies have the ability to influence opportunities for crime. Careful consideration should be given to identifying these incompatible uses and mitigating them when possible. For example, a common incompatible land use example that is prevalent throughout Paterson are liquor stores located in residential neighborhoods or near schools.

6. **Movement Predictors**: Many elements or design factors in our communities influence the direction or route that pedestrians and cyclists commonly use when travelling to their destinations. In some cases, such as an alley or pedestrian tunnel, these routes physically define the path and do not provide alternative routes or strategies for safety. In other cases, the direction is defined more loosely using signage or other wayfinding elements. If not designed carefully, these movement predictors may provide criminals or other potential attackers with easy ways to surprise victims.
7. **Activity Support:** Places and facilities that are under utilized can become locations with the potential for criminal activity. Conversely, when a place is “activated”, or filled with legitimate users, it reduces the ability of criminals to commit crimes without being witnessed. Examples of ways to activate a space include scheduling informal sporting events, street festivals, music or arts performances or farmers markets.

8. **Displacement:** The movement of crime, in either time or location, may have a variety of positive or negative impacts. There are three results that may occur when crime is displaced: 1. Negative displacement, when crime movement makes things worse. In some cases, crime may be occurring in one place because it was displaced from another nearby location; 2. Diffusion of benefits: The criminal activity is diffused from one “hotspot” and distributed over a larger area resulting in a diffused impact on the community; and 3. Positive Displacement: Opportunities for crime are completely displaced, which minimizes or eliminates the impact of the crime.

9. **Capacity:** All neighborhoods and communities have a threshold for supporting particular uses or activities. Once a use exceeds that threshold, it can result in negative activities. For example, a single bar or liquor store may function within a neighborhood without any issues. But several bars or liquor stores may begin to have negative impact. This “threshold” is influenced by a number of factors that include density, location, zoning etc. Neighborhoods should strive to balance the uses and activities in the neighborhood to meet the day-to-day needs of the community and residents.

10. **Cohesion:** Supportive relationships and interactions between all users of a place will maintain a sense of community and safety. Urban Design can enhance the opportunity for positive social cohesion by providing well-designed and carefully located spaces where this can occur such as comfortable and inviting streets, community gardens, bus stops and community centers.

11. **Connectivity:** Neighborhoods and corridors should be both socially and physically connected to greater community - including the ward, the city and the region. Any given place should not operate in isolation from its surroundings but should instead appreciate its relationship to the whole city. Features that help facilitate this are visible connections such as paths, trails or roadways linking a particular land use to the surrounding neighborhoods, or city-wide features such as centrally located community centers or program offices that provide services to a wider community.

12. **Culture:** The cultural expression of a place instills a sense of pride and ownership in the community. This may include the arts, music, sports or other local cultural events designed to bring people together and enhance social cohesion. Programs developed to express and celebrate community culture may include elements such as interpretive or educational signs, banners, public murals, musical or food events, sporting events and more.
“One of the marvelous things about community is that it enables us to welcome and help people in a way we couldn’t as individuals. When we pool our strength and share the work and responsibility, we can welcome many people, even those in deep distress, and perhaps help them find self-confidence and inner healing.” ~ Jean Vanier
Streetscape Elements

Sidewalks play a vital role in the vibrancy and success of neighborhoods throughout the city. As the main thoroughfare for moving people along the street and through their neighborhoods, well-maintained and consistent sidewalks provide residents with access to transit, local destinations and other day-to-day needs. In addition to connecting residents, sidewalks provide the much needed public space for neighbors to interact, shop and socialize. Superior sidewalks encourage people to walk and spend more time outside. An active street feels safe and is less likely to attract criminal activity.

Sidewalks & Curbs

Sidewalk Maintenance: Sidewalks should be free from cracks, heaving and spalling and old bluestone sidewalks should be replaced. Maintaining these sidewalks is the responsibility of the owner of the property on which the sidewalk fronts. Sidewalks that are in unacceptable condition should be reported to the city and the property owner should be sent a notice.

In many cases throughout the city, cracked or heaving sidewalks are present in front of vacant or abandoned properties, or properties for which the owner cannot be contacted (absentee landlord). In this case, the city should establish a capital program for replacing these sidewalks and either absorbing the cost or passing it along to the property owner.

CPTED Benefits: Image

Sidewalk Width: Sidewalks should provide sufficient width for pedestrians to walk and pass one another comfortably. If a sidewalk does not have sufficient width, legitimate users may be less likely to walk due to fear of passing or being trapped by undesirable users. This is particularly the case in areas where loitering is common. Desired sidewalk widths vary based on a number of site specific factors including land use and density and vehicular volumes. However, as a general guideline, sidewalks should provide minimum clear zone as follows:

- Low-density resident: 5’ - 8’
- Medium / High Density Residential: 8’ - 12’
- Commercial / Shopping: 10’ - 15’

CPTED Benefits: Conflicting User Groups

Sidewalk Zones and Ownership Hierarchy: Sidewalks are comprised of several zones. These zones are generally referred to as an “Amenity or Buffer Zone” along the curb, a “Pedestrian Throughway Zone” and a “Frontage Zone” located along the front of the building (Fig. 2). Allowing store owners or property owners to control and manage particular zones helps modulate which areas are public and which are semi-public. For example, by allowing a cafe or store to setup temporary barriers with cafe tables in their “Frontage Zone”, we are defining this space as semi-public (Fig. 3). This is an excellent technique for deterring loitering and allowing those most vested in the street to take ownership of it.
Strategies

CPTED Benefits: Territoriality

Litter and Neighborhood Clean-Up Programs: Litter is a problem in many of the neighborhoods throughout the city. Programs can be established that engage the residents to assist in cleaning the sidewalks and picking up litter. It is important that the children participate in or lead this effort. Instilling this value at a young age is critical to the long term success of this neighborhood. These programs can be coordinated with local churches and neighborhood partners.

An excellent example of pro-actively addressing neighborhood litter can be seen in Washington DC. “Litter Free DC” is an educational initiative sponsored by the Department of Public Works in Washington, DC. Members of the DPW visit schools to teach the importance of keeping the city clean. The DPW also sponsors the “Helping Hands Program”. The DPW assists community groups that organize Saturday neighborhood clean-up projects by lending tool kits that include five rakes and brooms, two shovels, and 20 trash bags. Later that day, the DPW will send trucks to collect the bagged trash and the tool kit. If needed, they will also provide graffiti removal kits and compost for garden projects. (http://dpw.dc.gov/service/helping-hand-neighborhood-clean)

» CPTED Benefits: Territoriality, Image, Cohesion

Intersections & Crossings

Intersections are the primary point of conflict between a variety of users of the street including pedestrians, cars, bicyclists and buses. Additionally, in urban places like the City of Paterson, an intersection may also serve as a gateway to neighborhood or the meeting grounds for residents. For this reason it is crucial that intersections are designed to minimize conflicts by balancing the needs of all users.

Crossings: All crossings and corners should have ADA compliant curb ramps and high visibility crosswalks such as “ladder” or “continental” style.

» Benefits: Conflicting User Groups

Curb Extensions: Curb extensions are the expansion of the sidewalk area into the parking zone. This can be done at mid-block crossings or corners. Curb extensions reduce the crossing width, make pedestrians more visible, calm traffic and provide additional sidewalk width.

» Benefits: Image, Access Control, Conflicting User Groups

Signal Timing: Intersections should be designed to accommodate users of all ages and abilities. Young children and elderly residents may require longer time in order to safely cross the street. Signal timing should consider the users that live nearby and will cross the intersection frequently. For example,
intersections located near schools or senior housing should consider a longer pedestrian crossing phase.

» Safe Growth Principles: Conflicting User Groups

Street Signs and Wayfinding: Intersections are decision making points for pedestrians. All intersections should have clear and visible street signs. In addition, where appropriate, wayfinding signs should be provided alerting pedestrians to nearby civic destinations such as schools, police stations, parks etc.

» Safe Growth Principles: Territoriality, Culture

Street Quilts: A street quilt is a mural that is designed by the community and painted onto the street at intersections or other key locations. Street quilts add color and vibrancy to the street while calming traffic and reinforcing community territoriality and culture. The painting of a street quilts can be coordinated with other community events such as a street fair. For example, the road could be temporarily closed for a small block party. Families and community members could come together at this community event and participate in painting the mural.

» Safe Growth Principles: Territoriality, Culture, Cohesion

Street Furniture

Site furniture, such as benches, bicycle racks and trash receptacles, gives people the opportunity to spend more time on a street. Furniture creates the settings for neighbors and visitors to rest, eat and socialize. This can be especially important for the elderly, people with limited mobility and families with small children. In addition, the style, design and color of the furniture can define the character and identity of the corridor.

Furniture Palette: All furniture throughout a particular street should have a unified aesthetic and reflect the culture of the city or neighborhood. This will help brand the area and reinforce territoriality. The palette may be a standard “City-wide” palette or, in limited cases, the palette may be unique to a particular corridor. An example of this would be within a special improvement district (SID).

» Safe Growth Principles: Territoriality, Image, Culture

Graffiti: All furniture should be graffiti resistant or treated with graffiti resistant coating for easy cleaning. If grafiti is present on furniture it should be removed or painted over immediately.

» Safe Growth Principles: Territoriality, Image, Culture

Furniture Location: Furniture should be clustered together and located in visible, well lit areas. Clusters should located so that users of the furniture can see and be seen, away from dark and isolated areas.
Benches and Seating: Benches and seating should be located primarily in places where adjacent store owners indicate that they would like a bench and are willing to take ownership of it. Backless benches should be considered for all areas of the city as they tend to deter loitering and are more difficult to tag.

Safe Growth Principles: Image

Trash Receptacles: The city currently has an ornamental trash receptacle that is used in most areas of the city. This trash receptacle should be expanded to all areas of the city. If this is cost prohibitive, a more affordable receptacle with similar aesthetics should be selected. Trash receptacles should be placed at all corners as well as key mid-block locations. It is particularly important to locate trash receptacles in high use areas such as bus stops or near park access points. Trash receptacles should be emptied regularly. Any trash receptacles that are overflowing frequently should be identified and the Department of Public Works should be notified.

Safe Growth Principles: Image

Trees and Landscape

Shade trees and plant material offer many aesthetic, environmental, social and economic benefits to cities. Most importantly, trees create a comfortable pedestrian environment by shading the sidewalk and softening the urban environment. However proper tree selection, placement and maintenance is essential to deterring unwanted activity and keeping the streets safe.

Tree Canopy: Tree canopy can obscure sight lines from the upper floors of buildings down to the street. For this reason, trees with very dense canopies should be avoided, particularly in neighborhoods with limited building setbacks.

Safe Growth Principles: Natural Surveillance

Tree Clearance and Pruning: Trees with low branching can obscure the visibility of the faces of people walking on the sidewalk. This makes patrolling difficult. Areas with low branching trees tend to attract loitering and negative activity. All trees should be pruned so that there are no branches below 7’ from the ground.

Safe Growth Principles: Natural Surveillance

Plant Material and Planters: Landscape material located adjacent to sidewalks or primary travel routes should be selected carefully as to not create hiding places or obscured sight lines. Generally, plant material should be lower than 30” in height or branching should begin above 5’ in height.

Safe Growth Principles: Natural Surveillance
Dead, Dying or Empty Tree Pits: Due to a number of conditions, street trees may begin to fail. Dead or dying trees and empty tree pits give streets the appearance of being blighted or not maintained. Dead or dying trees should be removed immediately in their entirety (including the stump). If a new tree cannot be planted within a reasonable time period, the tree pit should be filled with concrete and integrated into the sidewalk.

Safe Growth Principles: Image

Narrow Planting Strips (< 2'): Narrow planting strips located along the curb lines are too narrow to properly accommodate a street tree or support grass or other planting without substantial maintenance. In most cases this strip becomes filled with dirt, debris and weeds. When this occurs, the strip should be paved with concrete or brick and incorporated into the sidewalk.

Street Lighting

The lighting along most corridors throughout the city needs to be improved to provide adequate light levels for pedestrian safety and to deter unwanted activity. A majority of the street lighting is currently provided using “cobra head” style street lights mounted on utility poles at 25’-30’ height. This lighting is owned and maintained by PSE&G and leased by the city.

Street Light Maintenance: Many street lights throughout the city are not working. This may be due to a lack of maintenance. However, community members also indicated that gang members or other criminals disable the lights by either shooting them or throwing objects at them. All lights that are not functioning properly should be documented and reported to PSE&G. The City should apply pressure on PSE&G until all of the lights are repaired.

Supplemental Street Lighting: Lighting should be spaced to provide even and adequate lighting on both the roadway and sidewalk. However, in many cases throughout the city, cobra head style street lights are spaced far apart, sometimes only one light per block, providing minimal lighting of the roadway and no lighting of the sidewalks. This is a common issue throughout the State of New Jersey. Roadways in New Jersey are designed to provide the minimum required lighting on the roadway which is typically around 0.5 footcandles. Recommended light levels for a safe and inviting pedestrian environment range from 2.0 FC to 4.0 FC (A footcandle is defined as the amount of light received by 1 square foot of a surface that is 1 foot from a point source of light). It is particularly important that increased light levels are provided at all intersections and in and around Cobb Park. Areas that appear to be in need of additional lighting should be identified by the city and a strategy to provide additional lighting should be developed. This may include providing as needed higher wattage.
fixtures, additional cobra head lights, flood lights or pedestrian scale lighting.

**Porch Light Program:** The porch light is a welcoming symbol of family, warmth and comfort. Many cities across the country have used “porch light” programs to provide additional lighting on the street, deter crime and enhance the overall appearance of the street. Porch Light programs can be as simple or as extensive as desired, but the goal of the program is to encourage homeowners to turn their porch light on from dusk to dawn. The program may include providing free light bulbs for residents; offering grants or shared costs for residents willing to install new porch lights; or in some cases it could include an element of public art. These programs are often formed from a partnership between the city, community members and local electric company (PSE&G).

The City of Ogden, UT implemented an excellent example of a program that could be considered for Paterson. Ogden’s Porch Light Program was implemented to brighten the neighborhood, increase lighting and deter crime. It is a collaborative effort between residents, the city’s police and public works departments, and its local electric company, Utah Power and Light. The program relies on residents to install and maintain low-energy, high-output lights that come on automatically at dusk and go off at dawn. Residents pay for the electricity (35 cents/month) and are responsible for replacing the bulbs every two years. Most lights are placed on single-family homes, but multiplex dwellings with up to four separate entrances also are eligible for the program. The program was funded by a $120,000 Federal Economic Development Initiative Grant and has resulted in the installation of over 600 new porch lights. The neighborhoods where the porch lights were installed have shown a 15.6 percent drop in Part I crime in the first year. (http://americancityandcounty.com/mag/government_porclight_program)
**Front Yard Vertical Barriers: Fences and Hedges**

Residential property owners often define their property by placing a fence or landscape hedge along their front property line. Functionally, these elements define territory and protect private property. However, they also play an important role in image and aesthetic of the street.

**Fences:** The most common type of fence used throughout the city is chain-link fence. Chain-link, while functional and affordable, provides a harsh, uninviting aesthetic. In lieu of chain link fence, ornamental fencing that is a maximum of 4-feet in height should be used. Residents should be encouraged to replace chain-link fence and an ordinance may be imposed for enforcement.

Fence design should maximize surveillance from the street to the building and from the building to the street, and minimize opportunities for intruders to hide.

» **Safe Growth Principles: Territoriality, Image**

**Hedges:** Landscape hedges are a softer, more aesthetic way to define the front yard. Hedges are occasionally perceived as being less secure than fences since you cannot install a gate and they are crossed more easily. In this case, hedges may be used in combination with fencing to achieve the desired result.

Hedges should be kept no taller than 30” in height to maintain clear sight lines and eliminate hiding places.

» **Safe Growth Principles: Territoriality, Image**

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**Facades, Storefronts and Lobbies**

The facades and storefronts that line the streets of Paterson often times define the character of the street. While this toolkit does not address architecture in a general sense, it does address several key observations that directly impact crime and perceived safety throughout the city’s streets. Facades and Storefronts apply primarily to commercial corridors or neighborhood streets that have small commercial pockets; while lobbies apply primarily to high-density residential buildings.

**Storefronts**

**Window Coverage:** Many of the commercial storefronts throughout the city are covered nearly 80% or more with various posters, advertisements and window coverings. Store owners have indicated that this protects them from being cased for robbery and obscures visibility of the cash register from the street. There is a City ordinance that limits store window signs to 30% maximum coverage. However, this ordinance is rarely enforced. When interviewed during the development of this toolkit, most store owners were not aware that the ordinance existed and agreed to remove the excess signs once they were made aware.
Store owners should be made aware that by maintaining 30% maximum window coverage allows sufficient sight lines from inside the store out to the street and vice versa. They should be afforded an opportunity to comply. If they do not comply, the ordinance should be enforced.

» **Safe Growth Principles: Image, Natural Surveillance**

**Storefront Maintenance:** Storefronts should be kept tidy, in good condition and free from graffiti or other forms of vandalism. Elements that are in disrepair should be removed, replaced or repaired immediately. Common maintenance issues include damaged signs, torn awnings and graffiti.

» **Safe Growth Principles: Image**

**Security Grills and Grates:** Security devices such as roll-down metal doors and window grilles are unattractive and make a street feel desolate after the stores close. These should be eliminated or altered so they are see-through and provide visibility to the shop windows.

» **Safe Growth Principles: Image, Natural Surveillance**

**Awnings and Blade Signs:** Awnings and blade signs, also referred to as projecting signs, enhance the pedestrian environment and help demarcate building entrances. Awnings often project over the “Frontage Zone of the sidewalk, enhancing territoriality and reducing loitering.

When architecturally appropriate, awnings and Blade signs should be encouraged on commercial streets throughout the city. Awnings should be architecturally appropriate and constructed of high quality materials such as canvass. Vinyl and internally lit awnings should be avoided due to their tendency to fade and negatively impact the character of the building.

» **Safe Growth Principles: Territoriality, Image**

**Facades**

Whenever possible, building facades that face the street should be well maintained, architecturally interesting and should have windows and doors. Blank walls, or walls devoid of windows, doors and architectural interest, reflect poorly on the character of the street. The lack of windows eliminates “eyes on the street” and may make pedestrians feel less safe.

**Architectural Interest:** Blank facades can be improved through simple architectural interventions such as articulation, details and finishes (paint).

» **Safe Growth Principles: Image**
Historic Building Facade Restoration: Historic building facades that are restored can add to the character and celebrate the culture of a neighborhood. This activity can be incentivised through Historic District ordinances or rehabilitation grants.

Graffiti Removal Program: Blank facades tend to attract graffiti and tagging. Graffiti should be removed or painted immediately (within one or two days). This type of response will signal to the community as well as the criminal element that the property owner and community will not stand for unwanted activities.

Community Mural Program: Blank facades make perfect canvasses for community murals. Community murals should celebrate the youth and unique culture of the neighborhood and city. The development of this mural program can be done in coordination with Paterson Public Schools or other community organizations.

An excellent example of a successful mural program can be found in nearby Newark. According to a recent report published by the Newark Murals Program, “Newark Murals is a flagship public space project of the Newark Planning Office and its partners to produce public art that advances the neighborhood improvement agendas of community-based organizations and residents. Newark Murals applies this method to the creation of large-scale public paintings that address significant Newark people, places, and events that are under-recognized, overlooked, and deserving of celebration. Actively facilitated by NPO staff, each mural results from a highly collaborative design process including residents, researchers, and artists that builds community engagement while enhancing the urban landscape. Since our 2009 launch, we have designed, funded, and installed over 20 murals in 14 neighborhoods, partnered with 40 community-based organizations, and employed 20 artists and nearly 100 young people.” (https://thisisnewark.files.wordpress.com/2014/07/2014newarkmuralsreport1.pdf)

Safe Growth Principles: Territoriality, Image, Culture

Residential Lobbies

Residential lobbies are the center of activity and primary access point into apartment buildings. These lobbies offer an opportunity to activate the street and provide safe and comfortable access for residents.

Figure 36. Images from the Newark Murals program

Figure 37. Clearly identifiable residential building entrance
Land Use

Land use types, diversity and adjacencies as well as programmed activities have the ability to influence opportunities for crime. Land uses including liquor stores, bodegas and single-room occupancy housing (SRO) have long been identified as crime generators or locations near which criminal activity tends to occur. This correlation is based on studies that have been done in cities across the nation and was reinforced by City of Paterson police reports within six focus corridors. Conversely, positive activities and programming can activate a street with desirable users and reduce opportunities for crime.

Incompatible Land Use

Liquor stores, bodegas and late night food stores in and of themselves do not generate crime or negative activity. However, when certain circumstances present themselves, these otherwise acceptable uses have negative impacts. Some influencing factors include: their proximity to one another, their location within a residential neighborhood, and their hours of operation. Mitigating any of these factors can be helpful in transforming incompatible uses into positive uses that integrate into the fabric of the community in a positive way.

Hours of Operation Ordinance and Enforcement: Community members and stakeholders identified bodegas, liquor stores and restaurants in their neighborhoods that operate well into the morning hours and, in some cases, remain open 24 hours per day. It was suggested that these establishments have become central locations for gangs, drug dealing, violence and other unwanted behavior. A review of the police reports supported these statements. The existing ordinance restricts hours of operation based on use. In addition, the sale of alcohol is currently permitted throughout the city until 3 am.
The city should enforce closing times and limit the hours of operation for liquor stores.

Based on the current zoning ordinance, permitted hours of operation are as follows [Paterson Zoning Code]:

- **Retail Food Establishments w/ <10 tables (i.e. produce stores, grocery stores etc):** 5am - 12:01am [Paterson Zoning Code Chapter 231-5.1]
- **Public Eating Places wth >10 tables (i.e. restaurants, coffee shops etc):** NOT DEFINED [Paterson Zoning Code Chapter 231]
- **Alcoholic Beverages:** Sales are prohibited between 3am-7am weekdays and 3am-11am Sundays [Paterson Zoning Code Chapter 113-7]

**Safe Growth Principles: Incompatible Land Use**

**Liquor Stores near Schools:** Liquor stores are prominent throughout the city and in some cases they are located near public schools. On Market Street, for example, there are several liquor stores located directly across the street from public schools. Currently, there does not appear to be a zoning ordinance restricting the sale of alcoholic beverages near a school. However, current zoning code prohibits advertising tobacco products and alcoholic beverages within 1000 feet of school property (Paterson Zoning Code 102-1 Advertising Tobacco Products and Alcoholic Beverages Near School Property).

The restrictions on advertising alcohol within 1000 feet of a school should be enforced and, given the crime patterns associated with liquor stores, consideration should be given to prohibiting liquor stores from operating near school property.

**Safe Growth Principles: Incompatible Land Use**

**Liquor Stores near one another:** There is a limit to the number of liquor stores that a neighborhood can support. This is known as the neighborhood’s “capacity”. Currently, there is a zoning restriction on the number of “plenary retail consumption licenses” that can be located within 1000-feet of one another. “Plenary Retail Consumption” is when the establishment is selling alcohol that will be consumed within the establishment, such as the case with a bar or restaurant. However, there does not appear to be the same restriction on liquor stores selling packaged goods.

Consideration should be given to adopting an ordinance that restricts the number of liquor stores that are permitted to operate...
Strategies

within a certain distance of one another. Particular attention should be given to areas that are zoned residential.

» Safe Growth Principles: Incompatible Land Use

Vacant or Abandoned Properties

There are significant numbers of vacant or abandoned properties located throughout the city. A particularly high number of these properties are located in flood-prone areas near the Passaic River. In most cases, these properties have been closed and secured and are in various states of disrepair. In some cases, abandoned homes have become gang or drug houses. When several of these properties are clustered together or located adjacent to one of the “incompatible land uses” listed above, it tends to attract criminal activity. This could be due largely to the lack of “eyes on the street” making it easy for those perpetrating crimes to go unseen.

Re-purposing Vacant Lots: Vacant lots can be re-purposed for a variety of community based uses. By allowing community members or groups to adopt these lots, a space that was previously a blight could be transformed into a vibrant community asset. Vacant parcels could be re-purposed for many positive uses including:

• Community Farms and Gardens
• Playgrounds
• Public Art displays
• Community Markets

» Safe Growth Principles: Incompatible Land Use, Cohesion, Culture

Abandoned Buildings as Public Art: Abandoned buildings are typically boarded up using plywood and then secured with a chain-link fence. However, in some cases they present an opportunity for public art. By cleaning and painting the abandoned buildings, they are transformed from neighborhood blight to art and cultural expression.

» Safe Growth Principles: Incompatible Land Use, Culture
Culture and Placemaking

“It takes a place to create a community, and a community to create a place” (Project for Public Spaces). Culture and Placemaking is the means by which a the community comes together to shape the streets and corridors of Paterson. Placemaking and culture provide a street with a sense of identity.

Events & Programming: Community events such as street fairs, markets or other means of cultural expression will activate the street and generate a sense of community pride. Events and programming could include:

- Food Markets
- Music and Dance Performances
- Family Events
- Street Fairs

Safe Growth Principles: Culture, Cohesion

Educational and Interpretive Art: The neighborhoods of Paterson have a unique culture and history. This culture can be expressed through art that is integrated into the streets and landscape. This is often referred to as an interpretive landscape.

An excellent example of this is the newly installed gateway to Martin Luther King Jr. Boulevard in Portland, OR. The gateway to this boulevard was design to honor the civil rights leader and the historically African American area’s cultural heritage. It includes a large, gateway sculpture inscribed with a quote from Dr. King, as well as educational plaques that are located on light poles. The plaques tell the story of the history of the civil rights movement and the African American community.

Figure 41. Martin Luther King Jr. Boulevard gateway - Portland, OR
→ Strategies
“One of the marvelous things about community is that it enables us to welcome and help people in a way we couldn’t as individuals. When we pool our strength and share the work and responsibility, we can welcome many people, even those in deep distress, and perhaps help them find self-confidence and inner healing.” ~ Jean Vanier
This Corridor Safety Audit is to be completed by the Community CTED Teams and/or small groups of local residents, business owners or property owners. The audit should be completed at as many locations as deemed appropriate to get a reasonable gauge of the study area. While conducting the audit, keep in mind the proxemics control distances discussed during the SafeGrowth Training (or refer to the SafeGrowth Manual).

Whenever possible, the audit team should include both women and men as their perceptions of safety may differ. Everyone on the team should be provided a copy of the audit form, but only one person should keep notes on the group consensus. If consensus is not possible between team members, both opinions should be recorded and notes describing the discrepancy should be written on the reverse side of the form.

If there are categories that do not apply simply indicate N/A beside the question. Be sure to write comments on the front or back of these sheets. Suggestions for improvement should go into your write-up.

This Corridor Safety Audit was adapted from the SafeGrowth Model “Safety Audit” developed by Greg Saville of Alternation Consulting.

Audit Location: ________________________________

Date and Time of Audit: __________________________

Audit Team Members:

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<th>Affiliation</th>
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City of Paterson CPTED Program
Corridor Safety Audit

1. General Impression
   a. List five words that summarize your feelings while standing in this area during the audit. (i.e. How safe do you feel? Do you feel comfortable? Etc.)

   (1)_____________________________________________________________________
   (2)_____________________________________________________________________
   (3)_____________________________________________________________________
   (4)_____________________________________________________________________
   (5)_____________________________________________________________________

2. Lighting (if sun is down)
   a. What is your impression of the lighting (light levels)?
      □ Very poor
      □ Poor
      □ Satisfactory
      □ Good
      □ Very good
   b. Is the lighting consistent throughout the space?
      □ yes
      □ no
   c. How many lights are out that you can see?
      □ None
      □ 1-2
      □ 3-5
      □ >5
   d. What proportion of lights is out?
      □ None
      □ ¼
      □ ½
      □ ¾
      □ All
   e. Are you able to see and identify a face 75 feet away?
      □ Yes
      □ Sort of
      □ No
City of Paterson CPTED Program  
Corridor Safety Audit

f. Is the lighting obscured by trees or bushes?
   □ yes
   □ no
   If yes, describe the location or mark it on a map.

3. Signage
   a. Is there an adequate sign, such as building numbers and street signs, indicating where you are?
      □ yes
      □ no
   b. Are there directional signs or maps nearby which can help you identify where you are?
      □ yes
      □ no
   c. Are there signs which show you where to get emergency assistance if needed?
      □ yes
      □ no
   d. What is your impression of the overall signage?
      □ very poor
      □ poor
      □ satisfactory
      □ good
      □ very good

4. Sightlines
   a. Can you clearly see what is up ahead 75 feet?
      □ yes
      □ no
      If no, why? (i.e. sharp corners, bushes, fences)________________________
   b. Are there places people could be hiding? (entrapment areas)
      □ yes
      □ no
      If yes, describe the location or mark it on a map. _______________________________
City of Paterson CPTED Program
Corridor Safety Audit

If yes, What would make the area easier to see? (i.e. transparent materials, move vehicles, security mirrors, trim bushes, clear snow, etc)

5. Isolation - Visual
   a. Does the area feel isolated?
      □ yes
      □ no
   
   b. How many people can be seen at the time of the audit (other than those participating in the audit)?
      □ none
      □ fewer than 5
      □ fewer than 15
      □ more than 15
   
   c. Is it easy to predict when people will be around?
      □ yes
      □ no
   
   d. Is there a monitor or surveillance system?
      □ yes
      □ no
      □ Not sure

6. Isolation - Auditory
   a. How far away is the nearest person to hear a call for help?

   b. How far away is the nearest emergency service such as an alarm, security personnel, crisis telephone?

   c. Can you see a telephone, or a sign directing you to emergency assistance?
      □ yes
      □ no
   
   d. Is the area patrolled?
      □ yes
      □ no
      □ Not sure
City of Paterson CPTED Program
Corridor Safety Audit

If yes, how frequently?
☐ hourly
☐ daily/nightly
☐ Not sure

7. Movement Predictors
   a. **How easy is it to predict people’s movements?** (their walking, biking, jogging routes)
      ☐ very easy
      ☐ not obvious, but can guess
      ☐ no way of knowing

   Please explain.
   _______________________________________________________________________
   _______________________________________________________________________

   b. **Is there an alternative well-lit route or frequently travelled path available?**
      ☐ yes
      ☐ no
      ☐ Not sure

   c. **Can you tell what is at the other end of the path or sidewalk?**
      ☐ yes
      ☐ no

8. Entrapment Site
   a. **Are there entrapment areas, corners, or bushes where someone could hide and wait for you?**
      ☐ yes
      ☐ no

   b. **Are there small, exterior confined areas where you would be hidden from view?** (i.e. unlocked equipment or utility shed, alley, recessed doorway, construction site, vacant lot etc)
      ☐ yes
      ☐ no

   If yes, describe the location or mark it on a map. _______________________________
City of Paterson CPTED Program
Corridor Safety Audit

9. Nearby Land Uses
   a. What is the surrounding or nearby land used for?
      - stores
      - offices
      - restaurants
      - factories
      - wooded area or open space
      - parking lots
      - Single Family residential houses
      - Multifamily Residential Houses
      - Apartments
      - I’m not sure
      • other: ________________________________

   b. Can you identify who owns or maintains nearby land?
      - yes
      - no

   c. Is the land use in the area changing? If so, how do you think that will affect
      your feelings of safety?
      - yes
      - no
      - Not sure
      If yes, how do you think that will affect your feelings of safety? ______________
      ________________________________________________________________

   d. What about the current land use makes you feel comfortable or
      uncomfortable?
      Explain. __________________________________________________________

10. Factors That Make the Place More Human
   a. Does the place feel cared for?
      - yes
      - no
      If no, why? __________________________________________________________________

   b. Does the place feel abandoned?
      - yes
      - no
      If yes, why? __________________________________________________________________
d. **Is the population of the area changing?**
   - □ yes
   - □ no

   If yes, describe how more or less safe these changes make you feel.
   ________________________________________________________________
   ________________________________________________________________


e. **Are there people with special needs in the area whose needs are not being met?**
   - □ yes
   - □ no
   - □ I'm not sure.

   If yes, describe who they are.
   ________________________________________________________________
   ________________________________________________________________


f. **List 5 improvements would you like to see in this area.**
   ________________________________________________________________
   ________________________________________________________________
   ________________________________________________________________
   ________________________________________________________________
   ________________________________________________________________


g. **Whom do you feel should make those improvements?**
   ________________________________________________________________
   ________________________________________________________________


h. **What role, skills or resources could you contribute to help make improvements?**
   ________________________________________________________________
   ________________________________________________________________


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