

# Crime Prevention Through Environmental Design

CITY OF PATERSON, NEW JERSEY  
AUDIT OF SIX CORRIDORS

TOGETHER  
**NORTH  
JERSEY**

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CRIME PREVENTION THROUGH  
ENVIRONMENTAL DESIGN AUDIT

# > Executive Summary

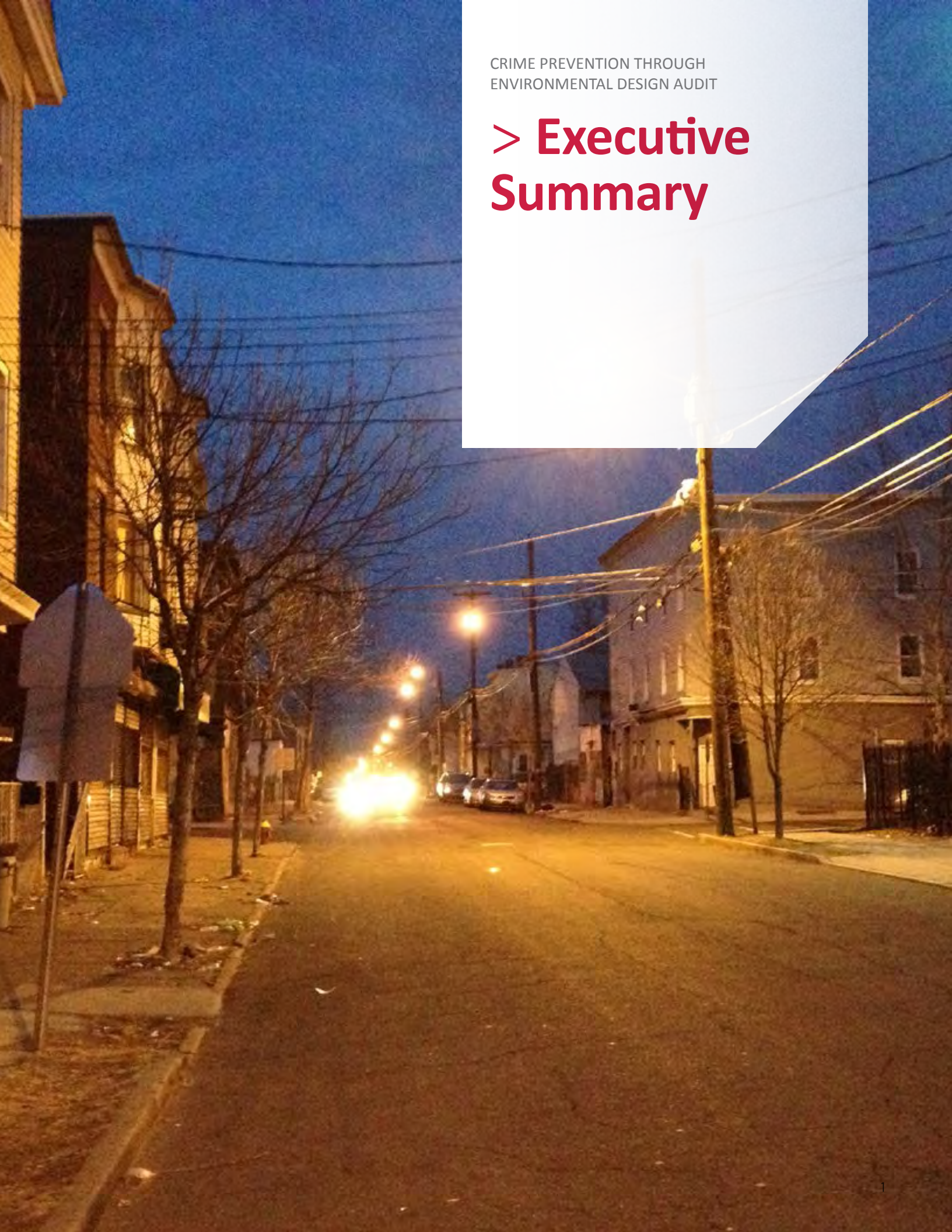




Figure 1. CPTED training and audit

**Together North Jersey**, through the Local Government Capacity Grant Program (LGCGP), provided the technical assistance necessary for the City of Paterson to execute a Crime Prevention through Environmental Design (CPTED) Audit of six corridors throughout the city and develop the in-house capacity to expand the program citywide. CPTED is a multi-disciplinary approach to deterring criminal behavior through environmental design. It has been in practice for more than three decades and is based on twelve principles that can influence behavior before a criminal act occurs.

This project was comprised of three primary elements, as follows:

**Capacity Building:** An extensive outreach and engagement process was used to engage residents, stakeholders and community members and educate them about CPTED. The City of Paterson CPTED Team, comprised of eight community members, stakeholders and professionals, was formed to participate in an intensive two-month CPTED training program. These teams led the development of this study.

**CPTED Audit:** A CPTED Audit was developed for the City and used to analyze and develop recommendations for six study areas.

These study areas included six corridors in three wards and were determined by the city based on safety and incidents of crime. They are illustrated on the Study Area Map (Fig. 1) and are as follows:

- Location 1: North Main Street between Haledon Avenue and Clinton Street (First Ward)
- Location 2: East Main Street between Haledon Avenue and Short Street (First Ward)
- Location 3: Rosa Parks Boulevard between Lafayette Street and Broadway (Fourth Ward)
- Location 4: 10th Avenue between E. 29th Street and E. 24th Street (Fourth Ward)
- Location 5: Ellison Street between East 18th Street and Straight Street (Fifth Ward)
- Location 6: Market Street between Summer Street and Madison Avenue (Fifth Ward)

**CPTED Toolkit:** Based on the findings in the CPTED Audits, a toolkit of recommendations for planning and designing safe streets was developed. This toolkit can be used by the city to apply CPTED principles to other streets throughout the city. The toolkit is designed so that it may also be adapted and used by other urban communities throughout the region facing similar challenges.

### Findings and Recommendations

The study details a series of recommendations to improve safety within the focus corridors. These recommendations include many aspects of CPTED, urban design, planning and community development. An overview of these recommendations is as follows:

**Capacity Building:** A successful CPTED Strategy is driven by the community and non-governmental stakeholders. A Community CPTED Team was established and trained during the development of this report. It is recommended that the city formalize and support this team. As the CPTED program is rolled out citywide, this team should engage the people of the specific neighborhoods to actively participate in the process.

**Ordinance Review, Revisions and Enforcement:** The consultant team performed a review of the City's Zoning Ordinances for uses that show correlation to crime hotspots. The audit identifies the zoning ordinances and building codes that may be used to address particular issues of crime. A number of ordinances were identified

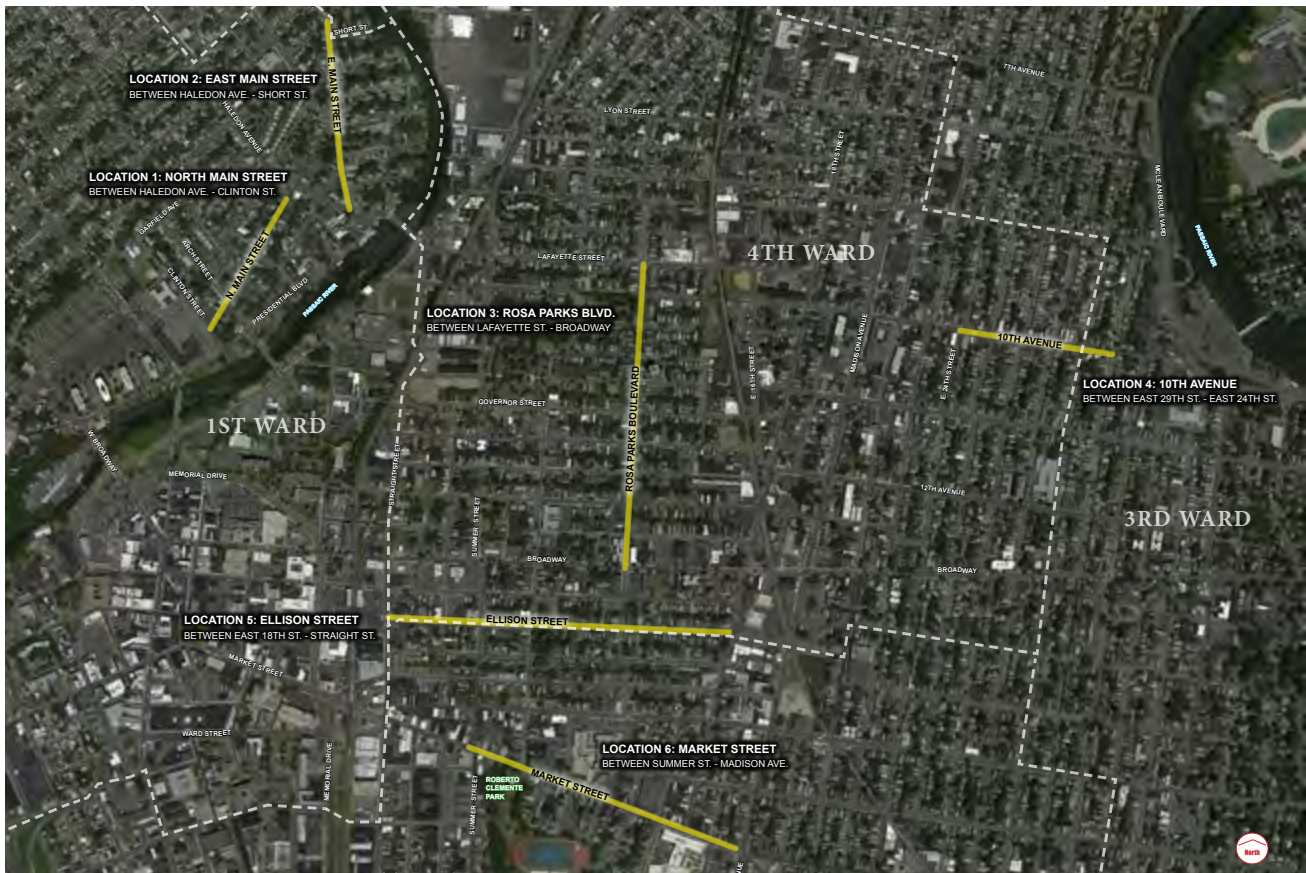


Figure 2. Study Area Map

that are currently in place but are not enforced primarily because property owners and city officials are not aware of them. In other cases, ordinances are outdated and do not address the current issues and realities that the city faces. The audit recommends educating property owners that are in violation of existing ordinances, such as window coverage and ordinances related to the advertising of liquor and tobacco near schools, and updating other ordinances as needed such as hours of operation and various ordinances related to the sale of liquor. In addition, proper closure, securing and maintenance of vacant or abandoned properties is a significant issue that goes unenforced. These issues would be addressed by city Zoning and Code Enforcement.

**Land Use:** Incompatible land uses were identified as one of the key factors affecting crime “hotspot” locations. Specifically, liquor stores located within residential neighborhoods were identified as an incompatible land-use particularly when combined with adjacent bodegas, single-room occupancy housing and vacant or abandoned properties. Making this issue worse, in several of the study areas, liquor stores were located near or adjacent to public schools. This report identifies incompatible land-uses and offers recommendations for mitigation. These changes would be addressed by the City of Paterson Council and/or Planning Board.

**Maintenance:** Many of the corridors suffer from cracked sidewalks and curbs, broken street lamps, overgrown trees, litter and graffiti. These are key issues affecting the “image” of the corridor. These issues are identified and recommendations are made as to how to improve or address the maintenance of the corridors. Addressing maintenance will be a collaborative effort between community groups, residents, and the Department of Public Works.

**Capital Improvements:** Improving the corridor for the residents will also require physical improvements to the corridor including roadway geometry, intersections, crossings, lighting and the creation or improvement of community parks. These improvements will be handled primarily by City of Paterson Engineering Department. Certain corridors are Passaic County roads and will therefore require coordination with and approval by the Passaic County Department of Engineering.

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# > Introduction

## Project Overview



The City of Paterson is on the move. Plans that have been under development for many years are beginning to take shape. The recently appointed Paterson Great Falls National Historic Park, the Nation's newest national park, has brought unprecedented attention to the city. The renovation of Hinchliffe Stadium, a National Historic Landmark and home to the former Negro League Baseball, holds similar potential to become a national destination and catalyst for revitalization. With these two assets anchoring an already rich National Landmark Historic District, there is no doubt that the City of Paterson enjoys a rich history of innovation, industry, leadership and is well positioned for positive growth.

Despite this positive growth, high levels of crime continue to degrade the neighborhoods and communities throughout the city. Violent crime rates in Paterson are particularly high at 10.73 violent crimes annually per 1000 residents, compared to 2.88 state-wide ([www.neighborhoodscout.com](http://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 proactively reclaim their neighborhoods. This method has proven successful in reducing crime in cities across the country and around the world.

Together North Jersey (TNJ), through the Local Government Capacity Grant Program (LGCGP), provided the technical assistance necessary for the City of Paterson to execute this CPTED Audit project comprised of three primary elements:

**Capacity Building:** An extensive outreach and engagement process was used to engage residents, stakeholders and community members and educate them about CPTED. The City of Paterson CPTED Team, comprised of 8 community members, stakeholders and professionals, was formed to participate in an intensive two-month CPTED training program. These teams led the development of this study.

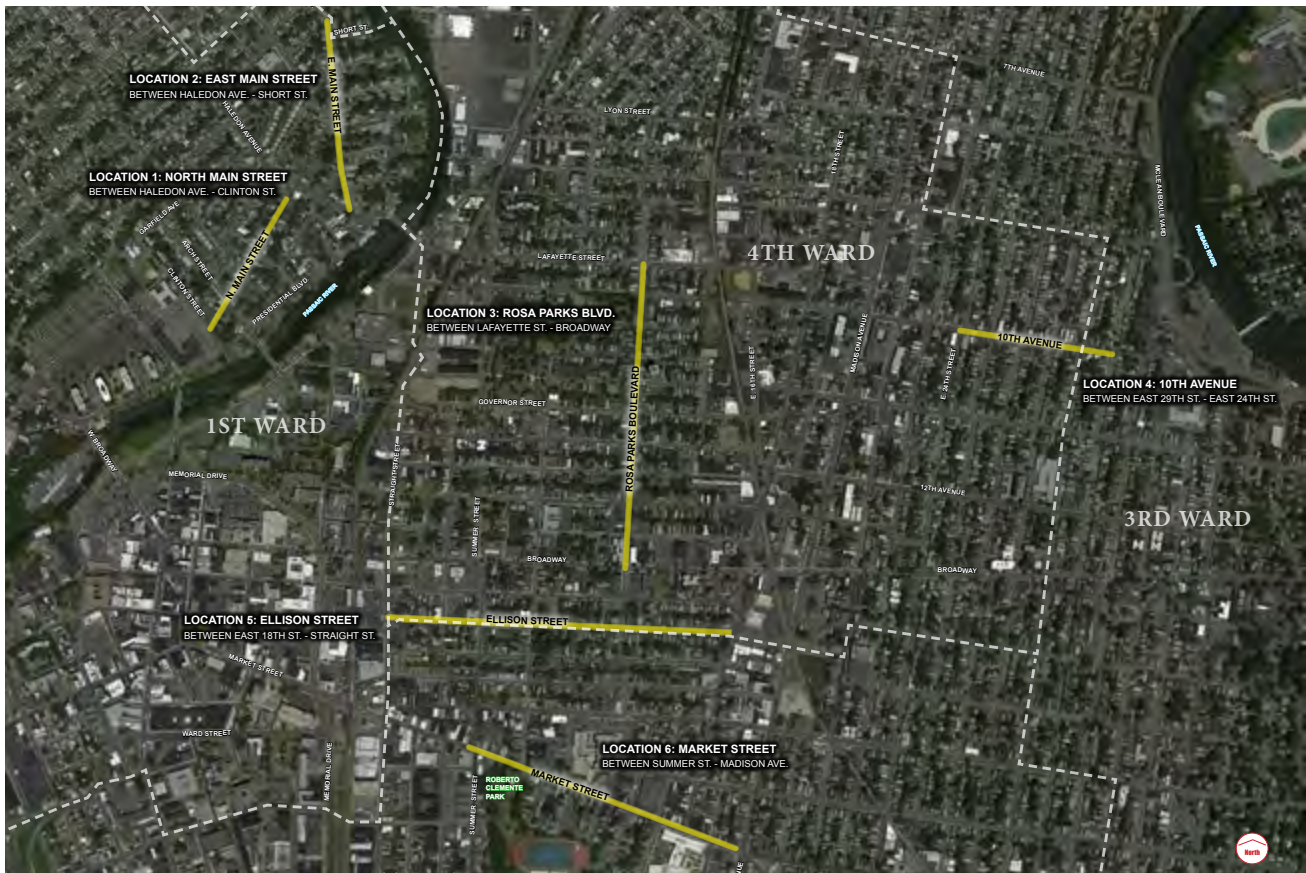


Figure 3. Study Area Map

**CPTED Audit:** A CPTED Audit was developed for the City and used to analyze and develop recommendations for six focus corridors identified by the City. The initial data collection and audit were performed by the CPTED Teams. The information, analysis and recommendations were then supplemented and further developed by the consultant team. The results of these audits are presented in the later chapters of this report. The study areas include six corridors in three wards and were determined by the city based on safety and crime incidence. They are shown on the map above (Fig. 1) and are as follows:

- Location 1: North Main Street between Haledon Avenue and Clinton Street (First Ward)
- Location 2: East Main Street between Haledon Avenue and Short Street (First Ward)
- Location 3: Rosa Parks Boulevard between Lafayette Street and Broadway (Fourth Ward)
- Location 4: 10th Avenue between E. 29th Street and E. 24th Street (Fourth Ward)
- Location 5: Ellison Street between East 18th Street and Straight Street (Fifth Ward)
- Location 6: Market Street between Summer Street and Madison Avenue (Fifth Ward)

**CPTED Toolkit:** Based on the findings in the CPTED Audits, a toolkit of recommendations for planning and designing safe streets was developed. This toolkit can be used by the city to apply CPTED principles to other streets throughout the city. The toolkit is designed so that it may also be adapted and used by other urban communities throughout the region facing similar challenges.

## 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. These principles guide the CPTED audit process and development of the recommended solutions. Principles 1 - 4 are considered First Generation CPTED; 5-8 are considered Advanced First Generation CPTED; and 9-12 are considered Second Generation CPTED. While CPTED audits should consider all twelve potential principles, a particular CPTED Audit may rely more heavily on certain principles based on the project type, location etc. While the City of Paterson CPTED Audit considers all 12 principles, it is primarily focused on #1 Territoriality, #3 Image, #4 Natural Surveillance, #5 Incompatible Land Use and #11 Connectivity.

1. **Territoriality:** Also known as “Territorial Reinforcement”, this principle is based on the understanding that all places can be defined into three categories: public, semi-public and private. 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. Furthermore, if left unfettered, those committing the negative activities (gangs etc) will begin marking the territory as their own.
2. **Access Control:** This principle refers to conditions that 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 often augment one another, 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 any negative impacts when possible. For example, a common incompatible land use example throughout the study area is the presence of liquor stores 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 the greater community - including the ward, the city and the region. Any given place should not exist in isolation from its surroundings but should instead mesh with the rest of the 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.

## Regional Connections, Implementation and Next Steps

TNJ established the Local Government Capacity Grant Program (LGCGP) to provide financial and technical assistance to county and municipal members of TNJ to conduct planning activities in northern New Jersey. The program is intended to foster planning activities that are consistent with the goals of Together North Jersey's Regional Plan for Sustainable Development (RPSD) project. The funding source for the LGCG program is a combination of funds from the United States Department of Housing and Urban Development (US HUD) and from the Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) passed through the North Jersey Transportation Planning Authority (NJTPA). This section provides an overview of the project while summarizing the key elements that are required to be addressed by the funding agencies.

### Capacity Building and an Inclusionary Planning Process

The success of the City of Paterson CPTED Program relies on the City's ability to engage the community in the program and build the City's capacity to sustain it. There are many active community organizations that organize and facilitate outreach throughout the neighborhoods. And many crime and safety issues are best addressed within the neighborhood by trained, informed and engaged community members. The SafeGrowth method, by which this audit is modelled, is rooted in the community-based "To - For - With" approach to neighborhood planning. Developing strategies for neighborhood safety and growth "with" the community rather than "to" or "for" the community is most effective. For this reason, the CPTED Audit project utilized a robust and inclusionary public outreach process (Fig. 2). This process included and engaged under-represented members of the community including minority, elderly and low income residents as outlined below.

The Together North Jersey team utilized three key methods for building community capacity:

1. **CPTED Team:** Assembled and trained three (3) Community CPTED teams comprised of residents, stakeholders and professionals.
2. **Community Safe Streets Workshops:** Engaged the larger community in the planning process during two 3-hour workshops which included on-site Safe Places Audits. Workshops were held in local churches to engage under-represented community members such as low-income and elderly community members that may otherwise not attend such an event.
3. **Community Surveys:** Developed and distributed a Safe Streets Survey to collect important data and input from a broad range of community members. The surveys were prepared in English and Spanish and distributed through a wide variety of channels including the public library, senior centers and community groups.

*A complete description of the public outreach process can be found in the Capacity Building section of this report.*

### CPTED Audit Recommendations

This study outlines a series of recommendations to improve safety within the focus corridors. These recommendations range from community building, policy changes, code enforcement, land-use, maintenance and capital improvements. Potential resources for implementing and maintaining the recommendations were identified and included at the end of each section. An overview of these recommendations is as follows:

**Capacity Building:** A successful CPTED Strategy is driven by the community and non-governmental stakeholders and supported by the city. A Community CPTED Team was established and trained during the development of this report. This team should be formalized and supported by the city. As the CPTED program is rolled out citywide, this team should engage the people of the specific neighborhoods to actively participate in the process.

**Ordinance Review, Revisions and Enforcement:** The plan identifies the use of zoning ordinances and building codes as a means to address particular issues of crime. A number of ordinances were identified that are currently in place but are not enforced primarily because property owners and city officials are not aware of them. In other cases, ordinances are outdated and do not address the current issues and realities that the city

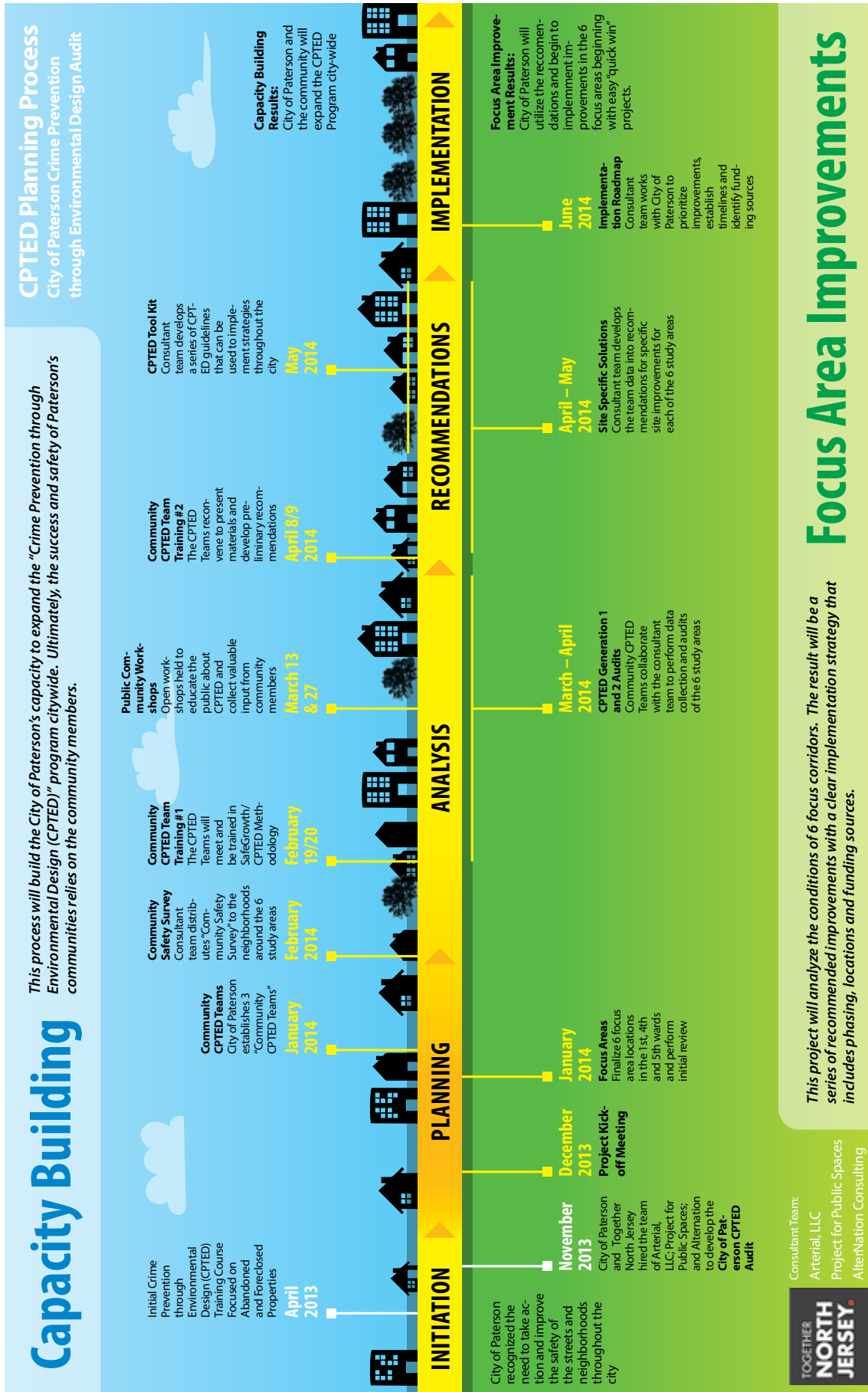


Figure 4. CPTED Planning Process Infographic

faces. The plan recommends educating property owners that are in violation of existing ordinances and updating other ordinances as needed. These ordinances pertain primarily to window coverage, hours of operation and various ordinances related to the sale of liquor. In addition, proper closure, securing and maintenance of vacant or abandoned properties is a significant issue that goes unenforced. These issues will be addressed by city Zoning and Code Enforcement.

**Land Use:** Incompatible land uses were identified as one of the key factors affecting crime “hotspot” locations. Specifically, liquor stores located within residential neighborhoods were identified as an incompatible land-use particularly when combined with adjacent bodegas, single-room occupancy housing and vacant or abandoned properties. Making this issue worse, in several of the study areas, liquor stores were located near or adjacent to public schools. This report identifies incompatible land-uses and offers recommendations for mitigation. These changes will be addressed by the City of Paterson Council and/or Planning Board.

**Maintenance:** Many of the corridors suffer from cracked sidewalks and curbs, broken street lamps, overgrown trees, litter and graffiti. These are key issues effecting the “image” of the corridor. These issues are identified and recommendations are made as to how to improve or address the maintenance of the corridors. Addressing maintenance will be a collaborative effort between community groups, residents and the Department of Public Works.

**Capital Improvements:** Improving the corridor for the residents will also require physical improvements to the corridor including roadway geometry, intersections, crossings, lighting and the creation or improvement of community parks. These improvements will be handled primarily by City of Paterson Engineering. Certain corridors are Passaic County roads and will therefore require coordination and approval by the Passaic County Engineering Department.

### Regional Applications - The CPTED Toolkit

The findings and recommendations within the City of Paterson CPTED Audit were summarized and developed into the “CPTED Toolkit - A Guide to Planning and Designing Safer Streets” (referred to herein as ‘toolkit’). The toolkit is applicable to most cities, urban areas and higher density suburban downtowns facing similar crime and quality of life issues. The toolkit is associated with the following RPSD topics:

- Land-Use and Urban Design (Direct association)
- Health and Safety (Direct Association)
- Arts and Culture (Indirect association)

### Lessons Learned

A number of lessons were learned while completing this study:

1. CPTED is place-based. Therefore, in order for CPTED to be successful it must be driven by the residents, business owners and community members that live and work in that particular neighborhood, and should be led by these local stakeholders.
2. A clear understanding of permitted land-use, zoning codes, building codes and ordinances is imperative in the CPTED process. This will allow the CPTED team to identify and address illegal activity in real-time.



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## > Capacity Building

*“One of the marvellous 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*

**On-site CPTED  
safety audit training**  
FEBRUARY 19, 2014

## Paterson CPTED Team



Figure 5. City of Paterson CPTED Team directory

The first step in the CPTED planning process was to identify and train teams of community members, stakeholders and professionals in the CPTED method. The teams were trained in CPTED and then worked together during a six week period to develop CPTED Plans for each of the six focus corridors. Upon completion, these teams are responsible for, first, ensuring that the suggested improvements are implemented and, second, expanding this CPTED program to other areas of the city.

### Team member selection

The City of Paterson invited twenty-one (21) residents, community leaders and city employees to participate in the CPTED Team training. The goal was to establish one team for each of the three wards that comprise the six study areas as identified on page 7 and illustrated in Figure 3. It was intended that each ward team would have seven members. The invitees included a broad cross-section of participants based on their affiliation and skill set. Invitees included community members, Police Department, Division of Planning and Zoning, Housing Inspectors and Paterson Public Schools.

While most invitees attended the initial two-day training, many were unable to participate in the complete training program due to the time commitment required. Of the initial twenty-one (21) invitees, seven (7) members completed the training in its entirety and were given SafeGrowth Training Certificates. These seven members comprise the final City of Paterson CPTED Team [Figure 6].

### City of Paterson CPTED Team

1. Antoinette Brevard	Community Member
2. Bennie Cook	Department of Public Works
3. Krystle Diaz	Paterson Police Department
4. Nancy Grier	Neighborhood Assistance Office
5. George Meadows	Principal Planner, Division of Planning + Zoning
6. Eddy M. Pichardo	Paterson Police Department
7. Milton Robinson	Zoning Officer, Division of Planning + Zoning

*\*A complete list of invitees, attendance and contact information is included on page 123 of the appendix of this report. Contact information has been removed to protect privacy.*

Figure 6. City of Paterson CPTED Team



Figure 7. Safety audit training

### CPTED Team Training

Members of the CPTED Team were trained over a three month period by CPTED expert and SafeGrowth founder Greg Saville. The training began with an initial two-day training session. This session included basic and advanced 1st generation CPTED techniques. During the training, the team was introduced to the CPTED Safety Audit. They were brought on-site during daylight and after sundown to assess the various conditions affecting actual and perceived safety. The second day finished with the members breaking into three groups, one for each of the three wards. The ward teams discussed particular issues associated with the study areas and established a preliminary approach for developing a CPTED|SafeGrowth Plan for each of the corridors.

Over the following 6-week period, the ward teams worked together to develop their plans. As noted previously, many of the initial team members were unable to participate in the development of the plans due to the required time commitment. Whenever possible, the remaining members worked together to develop strategies for each of the six areas.

The training concluded with a second two-day training. During this training the ward teams presented and discussed their findings and were trained in 2nd Generation CPTED techniques. The training concluded with the ward teams working together to discuss potential solutions and next steps. The core team completed the entire CPTED|SafeGrowth Training and were given SafeGrowth Certificates. The findings from the reports have been incorporated into “Vision and Common Themes” and individual Study Area sections of this report. The complete reports are included in the Appendix.

## Community Workshops and Survey



Figure 8. Community Workshop held on March 13, 2014 at Crossroads Ministry Center

Engaging and educating the community is the second important step toward building community capacity in the city. The TNJ team utilized two primary methods for engaging the community in the CPTED Audit. First, a community survey was developed and distributed to the neighborhoods within the six focus corridors. Second, two community workshops were held to discuss the initial survey results, educate the community on how to create safe streets, and engage the community in the CPTED | SafeGrowth planning process.

### The Community Survey

A Community Survey was developed to garner broader feedback from area residents about their perceptions related to quality of life, perceived safety, and crime within the six focus corridors. A separate survey was developed for each of the six focus corridors. The questions for each of the surveys was identical but written for that particular street. Participants could choose to complete surveys for one or more of the streets with which they are familiar

The survey was available in English and in Spanish and was distributed through a variety of means including public workshops, other planning initiatives, the Paterson Library, the Office of Neighborhood Assistance, the

Housing Authority, senior centers, and the Paterson Alliance. In addition to the distribution of hard copies, online links were also made available to the surveys using the a web-based survey tool (Survey Monkey).

### Respondents to the survey

The surveys were completed by a broad cross-section of community members. In total, 98 surveys were completed. Approximately 63% of survey participants were male and 37% were female while age varied greatly. Almost 40% of participants were age 51-65 with the remaining participants fairly evenly distributed between the 18-35, 36-50 and over 65 categories. Responses captured a cross section of residents ranging from long term residents (25%) to newcomers (34%) with an additional 30% living in the neighborhood for somewhere between 6-15 years. The split between renters to owners was 66% to 34% which is similar to the actual ownership ratio in the neighborhoods themselves.

The results of the survey have been summarized under the “Vision and Common Themes” and individual Study Area sections of this report. A complete tally of the survey results is included in the appendix. Below is a break down by study area as follows:

- **Location 1 - North Main Street:** 10 responses
- **Location 2 - East Main Street:** 3 responses
- **Location 3 - Rosa Parks Boulevard:** 29 responses
- **Location 4 - 10th Avenue:** 17 responses
- **Location 5 - Ellison Street:** 29 responses
- **Location 6 - Market Street:** 10 responses

### About the Community Workshops

The TNJ team facilitated two public workshops designed to engage a broad cross section of residents, collect important information about the corridors and generate ideas to improve the safety of the six focus corridors. These workshops built upon previous outreach efforts by Paterson Habitat for Humanity for the TNJ Local Demonstration Project. In order to engage a broad cross section of community members, the two workshops were similar in content but were held in different locations in the city.

The first workshop focused on the 4th and 5th Wards and was held at Crossroads Ministry Center. During this workshop, attendees analyzed and discussed several locations along Rosa Parks Boulevard and 10th Avenue. This workshop was held on March 13, 2014 and was attended by roughly 43 community members.

The second workshop focused on the 1st Ward and was held at the Bridge Hope Community Development Center on the evening of March 27, 2014. During this workshop, 23 people participated in the analysis and discussion of several locations along East Main Street and North Main Street.

### Safe Places Presentation

Each workshop began with a brief but informative “Safe Places” presentation. This presentation was geared towards educating community members about simple and effective ways to make their streets safer through Placemaking strategies such as public art, programming vacant property, adding new amenities and events/programming. The presentation emphasized the importance of physical improvements and the community capacity building process in the transformation of streets into safe public spaces.

## The Safe Places Audit

Attendees at the workshops participated in an on-site exercise using a tool developed by the consultant team called the “Safe Place Audit”. The Safe Place Audit is a simpler, more intuitive audit than the CPTED Audit and can therefore be used by members of the community with little or no CPTED training. The Audit is organized around the four key factors contributing to perceptions of safety. The relationship of these four factors to the 12 CPTED Principles is identified parenthetically.



### Comfort and Image (Territoriality, Image)

- The place looks attractive
- There are active edge uses
- Amenities are adequate in number, operable, well located and maintained
- The place is neat and clean
- It is well-lit
- Well maintained and adequate facilities



### Access and Linkages (Movement Predictors, Natural Surveillance, Connectivity)

- Pedestrians can easily walk to and through the place
- Walking routes are clearly marked
- There are clear sight lines
- Automobiles do not detract from the pedestrian experience
- There is adequate directional signage, maps and location information



### Uses and Activities (Incompatible Land Use, Activity Support)

- Programs and Community events occur in the space
- The space is activated many hours of the day
- People are engaging in the activities
- Activities are designed to attract a diverse audience

### Sociability (Cohesion, Culture)

- Evidence of volunteerism
- Strangers make eye contact
- People smile and display affection
- There is a mix of ages, sexes and ethnic groups which generally reflects the community at large.



Following the Safe Places presentation, the workshop attendees were assembled into six (6) groups, each led by a facilitator. Each group gathered at a particular location along one of the focus corridors. The groups used the audit on-site to observe and evaluate the existing conditions and perceived safety of the area. The Audit itself is organized around the four key factors outlined above. Once the on-site audit was complete, the groups returned to the workshop location and worked in groups to generate short and long term ideas for improving the safety of these locations. In addition, the groups developed lists of potential partners or other stakeholder groups that could be engaged in order to help build community capacity to address these issues. The workshops concluded with a presentation from each of the groups that summarized their findings.



**Workshop Results and Findings**

The workshops were an educational and informative process for the community members as well as the consultant team. The data collected during these meetings have been integrated into the “Vision and Common Themes” as well as the individual site assessment sections of this report. A complete summary of the workshops can be found in the Appendix.

In addition, the Safe Places Audit is a tool that can be adopted and used by the city when expanding its CPTED | SafeGrowth program. Members of the CPTED | SafeGrowth Team participated in the workshops and are well equipped to guide community members on Safe Places Audits in other areas of the city.

Figure 9. Safe Places Audit tool - A complete copy of this tool has been included in the Appendix and provided in PDF format

**Capacity Building Recommendations**

	<b>Responsible</b>	<b>Timing</b>	<b>Cost</b>
1. Formally appoint a CPTED   SafeGrowth Committee comprised of the trained residents and professionals identified in Figure 6.	Community Development	🕒🕒🕒	\$\$\$
2. Identify and encourage continued learning and professional training for CPTED SafeGrowth Committee members in CPTED, SafeGrowth and related fields	Community Development	🕒🕒🕒	\$\$\$
3. Identify the administrative and financial support that the CPTED SafeGrowth Committee will require in order to engage and roll-out the program city-wide (annual budget, 5-year and long term roll-out)	Community Development	🕒🕒🕒	\$\$\$
4. Identify and prioritize the next series of focus corridors	Comm. Dev./ Econ. Dev.	🕒🕒🕒	\$\$\$
5. Develop and roll out a process for continued engagement with community members that have shown interest during the outreach process. Expand these community outreach efforts into other neighborhoods.	Community Development	🕒🕒🕒	\$\$\$
6. Engage and build upon the list of stakeholders and teaming partners identified during the Community Workshops.	CPTED Team	🕒🕒🕒	\$\$\$
7. Establish CPTED   SafeGrowth Teams for interested neighborhoods throughout the city	Econ. Dev. / Planning + Zoning	🕒🕒🕒	\$\$\$
8. Establish CPTED SafeGrowth plans for each participating neighborhood	Comm. Dev./ Econ. Dev. / Planning + Zoning	🕒🕒🕒	\$\$\$

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# > Vision and Common Themes



## A Vision for Transforming Streets into Safe Places

The goal and vision that the residents of Paterson have for their streets is simple. The residents of Paterson want their streets to be safe places that the community can enjoy. This was a common theme that weaved throughout the findings in each of the study areas. But occasionally the simplest goals are the most challenging to achieve. Many common issues, concerns and recommendations emerged throughout the capacity building and community engagement process. Residents and stakeholders across the different wards voiced many of the same concerns. And, based on available crime data, the patterns and elements affecting criminal activities are similar throughout all six corridors.

This section of the report identifies those similarities and organizes them into “Common Findings” and associated recommendations. The recommendations set forth in this section apply to all six focus corridors but may also be applied city-wide.

## Common Findings



Figure 10. Trash strewn along the streets as seen here on Market Street, negatively impacts the “image” of the neighborhood

### 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” throughout the focus corridors. Primary issues that affect the image of these corridors include:

**Trash pickup and removal:** New decorative trash receptacles are located throughout most corridors but residents and stakeholders indicated that the emptying and removal of trash is sporadic and in some cases does not occur unless they contact the city. Prompt, regular trash removal is critical in keeping the corridor clean, instilling a sense of pride, and ensuring residents that the city has a vested interest in this community.

**Litter:** Many of the streets are overrun by litter and dumping of household garbage. A program to engage residents and business owners and get them involved in the management and upkeep of their block would instill a sense of ownership and pride. In addition, the location of existing trash cans should be assessed to make sure that they are in high traffic locations.

**Sidewalks and Curbs:** The curbs and sidewalks throughout the corridors are cracked, heaving and in various levels of disrepair. Consistent, well maintained sidewalks would transform the appearance of many segments of these corridors. In addition, tree pits and planting strips should be maintained and free from litter.

**Graffiti Removal Program:** Graffiti sends a message that the neighborhood is not maintained and often times generates fear, instability and, if left unattended, can become economically detrimental to the neighborhood and city as a whole. A program for reporting graffiti and having it removed rapidly by the city (within a day or two) should be established.

**Neighborhood Clean-Up Program:** A program should be established that engages the residents to assist in cleaning the street 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. This program should be coordinated with local churches and neighborhood partners.

An excellent example of addressing neighborhood litter, “Litter Free DC”, is an educational initiative sponsored by the Department of Public Works (DPW) in Washington, DC. Members of the DPW visit schools and teach the importance of keeping your 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, the DPW will also provide graffiti removal kits and compost for garden projects. (<http://dpw.dc.gov/service/helping-hand-neighborhood-clean>)

**Chain Link Fence:** Chain link fences are used extensively throughout the study areas. These fences are uninviting and reflect poorly on the image of the corridor. Chain link fences are also used as “construction fencing” along the many abandoned or vacant properties. This exacerbates the issue by making the vacant or abandoned properties indistinguishable from the occupied properties. The city should develop a program to incentivise property owners to remove their chain link fence and replace it with an ornamental fence. In addition, the recently adopted ordinance that prohibits the use of chain link fence along street-fronting property edges should be enforced.

### Natural Surveillance

Putting “eyes on the street” makes a place less attractive to offenders who wish to go unseen while committing a particular crime. Keeping clear site lines to the street from inside stores, restaurants and residences while encouraging pedestrian activity will optimize the potential for natural surveillance along these corridors.

**Commercial Window Coverage:** Many of the commercial storefronts 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 signage to 30% maximum coverage. However, this ordinance is rarely enforced. When interviewed during this project, most store owners were not aware that the ordinance existed and agreed to remove the excess signage once they were made aware.

**Pedestrian Accommodations and Safety Measures:** Streets should be designed to accommodate all users regardless of age or ability. Many of the streets throughout these corridors offer an undesirable pedestrian environment with cracked and heaving sidewalks, faded or missing crosswalks and speeding cars. This condition discourages pedestrians from walking on the street and reduces the “eyes on the street” and natural patrolling of the area.

**Street Lighting:** Street lighting throughout all of the corridors was not sufficient to properly illuminate the sidewalks. In many cases, several lights were not working. A program should be established to identify and report any street lights that are not working.

### Land-Use and Crime Generators

Careful consideration should be taken when planning permitted uses and their adjacencies. Certain uses may be incompatible with the adjacent residential neighborhood or are more likely to generate criminal activity. Often times the uses themselves are not a problem, but their location in the community or hours of operation may cause conflict or encourage unforeseen activities such as loitering.

**Liquor Stores, Bodega and late-night Food Stores:** There appears to be a direct correlation between liquor stores / bodegas and criminal activity. This issue was raised several times by residents and stakeholders and was confirmed by the crime Kernel Density Maps (shown in each Study area section). Liquor stores are common throughout the corridors and the current quantity may be over the threshold or “capacity” that these neighborhoods can support. By exceeding this “tipping point”, the negative activity associated with liquor stores appear to dominate these neighborhoods. Bodegas and late-night food stores appear to encourage loitering at all hours. The loitering makes residents of the neighborhood uncomfortable and also attracts unwanted activities such as fighting or other gang and non-gang related violence.



Figure 11. Vacant properties like this one located on Rosa Parks Boulevard (left) can be transformed into green spaces or other uses that benefit the community. Shown on the right is a vacant lot in New York City that has been transformed into a Community Garden.

**Vacant or Abandoned Properties:** There are a significant number of vacant and/or abandoned properties located throughout the six study areas. Findings from community surveys and input from stakeholders indicate that these properties attract unwanted activity, loitering and, presumably, gang and criminal activity. The crime kernel density mapping does not indicate a direct relationship between vacant or abandoned properties and crime, but that may be due to this activity going largely unreported since the properties are not occupied and there are fewer “eyes on the street”. Vacant and abandoned properties present the image of a neighborhood in decline. They tend to attract unwanted activity since there is no ownership or surveillance of the property. Proper closure, securing and/or removal or demolition of these properties is required. In many cases, vacant or abandoned lots should be considered for repurposing for positive, community-based uses such as gardens, parks or community centers.

**Hours of Operation:** 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. These establishments have become central locations for gangs, drug dealing, violence and other unwanted behavior. The existing ordinance restricts hours of operation based on use but does not appear to be regularly enforced. In addition, the sale of alcohol is permitted throughout the city until 3 am. Permitting alcohol to be sold at this hour invites unwanted activity. By enforcing closing times and limiting the hours of operations for liquor stores, the residents will have the opportunity to regain control of this neighborhood for desired uses.

Based on the current zoning ordinance, permitted hours of operation are as follows:

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

**Loitering:** Residents and stakeholders report that there are people loitering throughout the corridors at all hours of the day and night. Residents and stakeholders suspect that many of the loiterers, primarily males, belong to gangs and are dealing drugs. These loiterers make residents feel unsafe while walking the streets and discourage social interaction amongst neighbors. This loitering is likely the result of a combination of issues,

but the locations where loitering occurs appear to be directly tied to land-use. Residents have indicated that loitering occurs most often outside of liquor stores and bodegas. After midnight, loitering occurs outside of any establishments that remain open, often times including fast food restaurants (i.e. fried chicken restaurants etc).

### Culture and Cohesion

Culture, or 'Placemaking', is a means for a community to express itself through arts, events, sports and other grass roots activities. These activities bring the various members of the community together and encourage cohesion amongst residents. Currently, there are very few, if any, opportunities for the residents of the six study areas to participate in such community building activities.

**Events and programming:** Currently there are very few positive activities or community-based events that occur in these corridors. There is a lack of safe, positive and inviting places for children to go after school or on weekends. This could be a significant contributor to the loitering issue discussed previously. Potential positive responses may include after school extracurricular activities held at well lit, safe gathering places such as courtyards and gymnasiums; or community events such as "Open Street" events where segments of a road are temporarily closed and become host to movies, games and other activities.

**Murals and Community Banners:** Banners and murals provide a simple and cost effective means for celebrating culture and placemaking. These public art opportunities can engage the community, strengthen territoriality and enliven the street. Murals can be located on blank wall facades or in the streets and banners can be located on utility poles or street lights.

### Connectivity

**Neighborhood Partners:** The city has many community organizations and stakeholders that are passionate about the success of the city. However, in most cases these groups are disconnected with one another and are not being leveraged. The City and neighborhood leaders should work to engage these groups and make them integral to the growth of the neighborhoods. Below is a partial list of potential neighborhood partners that were identified during the outreach process. Neighborhood-specific lists are identified in each of the study area sections of this report.

**Potential Partners**

**Paterson Habitat for Humanity:** Paterson Habitat for Humanity (PHFH) is a nonprofit that builds energy efficient affordable homes and neighborhood development solutions primarily in the 1st and 4th wards of Paterson. PHFH manages a Neighborhood Revitalization Tax Credit Program (NRTC) for the Northside community, the heart of a previously completed Together North Jersey Local Demonstration Project. Both plans identified redevelopment solutions including PHFH leading the rehabilitation of vacant and abandoned lots and home preservation strategies in these neighborhoods.




**Local Houses of Worship and Community Development Corporations (CDCs):** There are many houses of worship and CDCs throughout the study area neighborhoods. Currently they work independently with little collaboration. By sharing resources, knowledge and experiences, they could become a powerful network that leads neighborhood revitalization. These groups could work together and facilitate events and programming, prayer walks, and other activities

**Boy and Girl Scouts, Boys and Girls Club, Community Schools:** These groups can assist with streetscaping, outdoor programming, building furniture, and maintenance activities such as vacant lot clean ups. In many cases, children and young adults participating in these groups can earn badges or have other incentives for participating in such activities.

**City Green:** This non-profit organization is committed to building urban farms and gardens throughout Northern New Jersey’s inner cities. It offers practical, technical and financial support to community members of all ages to design, create and manage these urban green spaces. Given the large number of vacant lots throughout these neighborhoods, there may be opportunities to engage City Green and transform the significant number of vacant lots into green spaces.

**Local Business Owners (i.e. Liquor store and bodega):** These neighborhood stakeholders should be engaged and participate in or lead such activities as street cleaning or ‘block watch’ activities; to help report criminal behavior and reduce loitering.












**Summary of Recommendations**

Timing	Cost
   Short-term (< 1-Year)	<b>\$\$\$</b> < \$10,000
   Medium-term (1-3 Years)	<b>\$\$\$</b> \$10,000 - \$50,000
   Long-Term (> 3-Years)	<b>\$\$\$</b> > \$50,000

\*The city will investigate potential funding sources for implementation including federal, state and local grants as well as capital funding

Image	Responsible	Timing	Cost*
1. Identify trash receptacles that are not being emptied and report them to the Department of Public Works. Establish regular contact with the DPW to ensure prompt and regular trash removal.	CPTED Team	  	<b>\$\$\$</b>
2. Assess the location of all trash receptacles and ensure that they are located properly (refer to CPTED Streetscape Design Guidelines)	CPTED Team	  	<b>\$\$\$</b>
3. Develop an outreach program to engage residents and store owners and encourage them to maintain the property in front of their stores and keep it clean from trash and debris.	Community Improvements	  	<b>\$\$\$</b>

## → Vision & Common Themes

4. Develop a program for the local schools to educate children regarding the importance of keeping their neighborhood clean.	Public Works	  	\$\$\$
5. Develop and roll out a process for continued engagement with community members that have shown interest during the outreach process.	Community Development	  	\$\$\$
<b>Natural Surveillance</b>	<b>Responsible</b>	<b>Timing</b>	<b>Cost*</b>
6. Develop and distribute a flier informing store owners of the existing ordinance requiring 70% of storefront windows to be clear of posters and fliers. The flier should explain the CPTED benefits of keeping clear sight lines to the street.	Planning and Zoning	  	\$\$\$
7. Develop and adopt a Complete Streets Policy and Guidelines that outline the city's commitment to provide safe, accessible and comfortable streets for pedestrians, bicyclists, public transit and personal vehicles.	Planning and Zoning	  	\$\$\$
<b>Culture and Cohesion</b>	<b>Responsible</b>	<b>Timing</b>	<b>Cost*</b>
8. Work with the city to develop a streamlined process for planning, permitting and funding community events and activities.	Cultural and Community Affairs	  	\$\$\$
9. Work with residents from each of the six corridors to program events or activities appropriate for engaging residents of all ages and abilities.	Cultural and Community Affairs	  	\$\$\$
10. Establish job information, training and placement programs within the neighborhoods.	Health and Human Services	  	\$\$\$
<b>Land-Use and Crime Generators</b>	<b>Responsible</b>	<b>Timing</b>	<b>Cost*</b>
11. Revise Land-Use ordinance to better regulate quantity, location and hours of operation of Liquor Stores, Bodegas and food stores.	Planning and Zoning	  	\$\$\$
12. Identify vacant lots that can be converted to public space, gardens or parks. Contact potential partners including City Green.	Planning and Zoning	  	\$\$\$
13. Develop program to clean and properly close vacant and abandoned properties.	Community Improvements	  	\$\$\$
14. Update city ordinance to require liquor stores located within certain residential zones to close at 12:01 am - similar to retail food establishments.	Planning and Zoning	  	\$\$\$
15. Increase enforcement of bodegas and retail food establishments that are operating beyond the permitted hours of operation.	Planning and Zoning	  	\$\$\$

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# > Study Area #1: East Main Street

## Corridor Profile

### Overview

The Crime Prevention through Environmental Design Audit for East Main Street was led by the CPTED Team. During the course of this audit, a CPTED Team member visited the site documenting the conditions and developing an inventory of assets and challenges. Next, during the community workshop meeting, two teams of community members visited the corridor and performed “Safe Streets” audits for several locations. Following the audits, the team members developed a series of goals and recommendations.

The consultant team compiled the data and findings prepared by the CPTED Team and by the community and supplemented these findings with additional information provided by the city including crime statistics and vacant and abandoned property data. This data was then assembled into the following section.



Figure 12. Study Area Map

### About the Corridor

The East Main Street focus area is a small-scale commercial corridor that spans from Haledon Avenue to Short Street. This segment of East Main Avenue is predominantly residential in use with limited convenience retail and small food establishments. A significant number of vacant or abandoned properties are located along the residential streets that intersect with East Main Street (Fig. 12). This is due in large part to the neighborhoods proximity to the river and the associated flooding during heavy rain events. In 2011, when Hurricane Irene hit the east coast, many areas of this neighborhood were submerged under water.

Despite the high number of vacancies, the corridor has a family-oriented feel and the streets are moderately busy with pedestrians. One of the corridor’s greatest assets is a new, colorful children’s playground located at the center of the study area. This park, referred to as Cobb Park, provides a vibrant, family-oriented centerpiece to the neighborhood.

## Demographic Profile

### Residents

2010 Population	1,359
% Chg vs. 2000	-25%

### Age

Median Age	24.7
Under 5	10%
5-9	10%
10-14	8%
15-19	12%
20-59	52%
60+	7%

### Households

Households (HHs)	392
Average Size	3.5

### Family Structure of Families with Children

Families with children <18	241
Female single-parent HHs	50%
Married-couple HHs	32%
Male single-parent HHs	10%

### Household Income

Median Income	\$ 36,132
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### Home Ownership

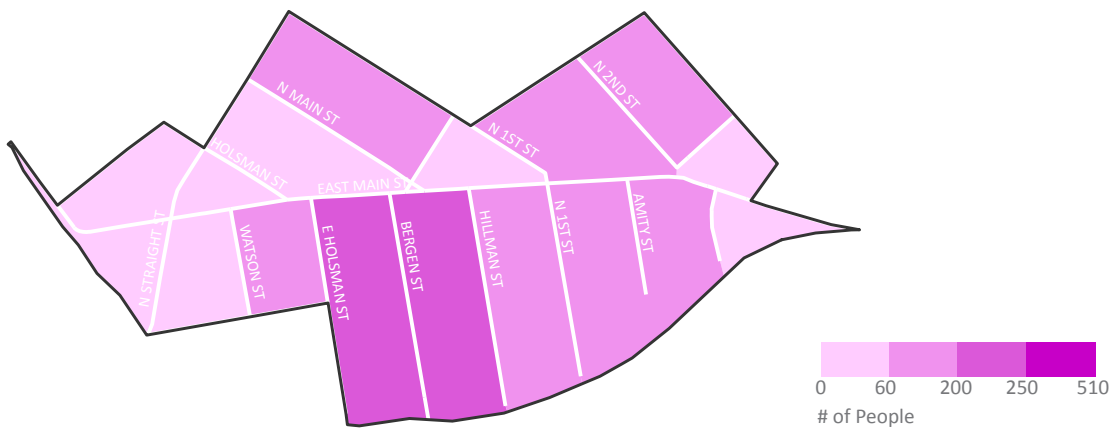
Own	28%
Rent	72%

### Housing Units

Total Units in 2010	479
% Chg vs. 2000	-15%
Owner Occupied Units	22%
Renter Occupied Units	60%
Unoccupied Units	18%

## Where do residents live along the corridor?

(U.S. 2010 Census Blocks)



Sources: U.S. Census 2010 (Population, Age, Households, Home Ownership and Housing Units) using census blocks immediately adjacent to the study corridor. U.S. Census American Community Survey, 2012 (Income) using income statistics for census tracts, averaged across census blocks adjacent to corridor.

## → Study Area #1: East Main Street

### Criminal Activity

Criminal activity along East Main Street appears to be focused in two primary areas or “hotspots”. Observations regarding patterns and potential factors are as follows:

**Hotspot A:** The most significant crime hotspot is located at the intersection of East Main Avenue and Hillman Street (Fig. 13 “A”). The land uses at this location are one liquor store and one bodega. Loitering at all hours of the day is common on the sidewalk in front of these uses. In addition, this hotspot is surrounded by vacant or abandoned properties and buildings. Many of the vacant buildings have been “tagged” with graffiti. Although no independent data has been provided regarding gang activity, tagging is commonly used by gangs to delineate turf areas. Based on this information, and anecdotal information and discussions at the community meetings, it appears that the combination of liquor store/bodega and vacant or abandoned properties may be contributing factors to criminal activity. Supporting this assumption is that crime patterns appear to be relatively low outside of this hotspot.

**Hotspot B:** The second hotspot is less intense and is located further south at the intersection of East Holsman Street and East Main Street. This hotspot occurs in an area that is largely residential surrounded by a significant number of vacant and abandoned properties. It has many of the same “gang activity indicators” as Hotspot A including loitering and tagging.



Figure 13. Crime Kernel Density with Vacant or Abandoned Properties - This map illustrates areas along the corridors where the highest density of crimes are being reported. These densities are based on the combined Part 1 Crimes and Quality of Life Crimes illustrated on the opposite page.

Sources: Privately-owned vacant parcels, Passaic County Parcels, NJGIN; Abandoned properties, Final RAP list from the City of Paterson, dated 10/17/2012.

Other vacant lots identified from the 2014 City of Paterson Master Plan, 06-39.

→ Study Area #1 East Main Street

5-Year Crime Mapping (2009-2014)

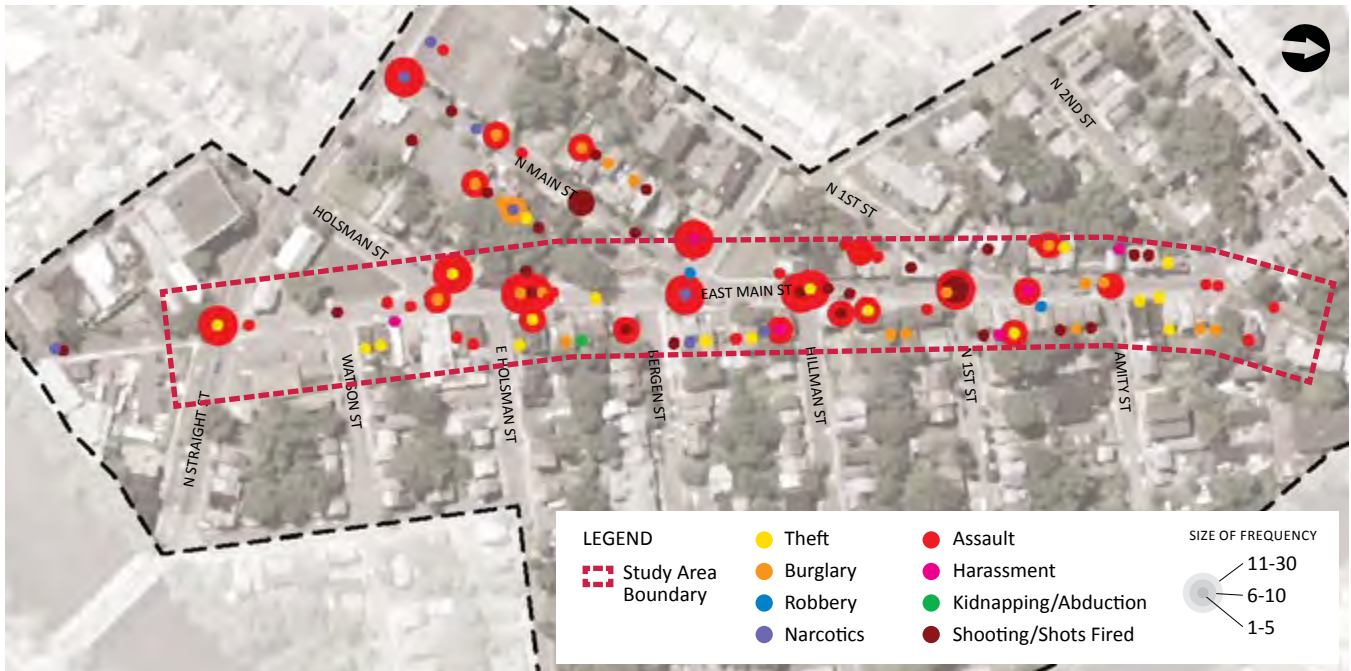


Figure 14. Part 1 Crime Map - This map illustrates the locations and quantities of the various Part 1 and other serious crimes that have been reported between 2009 and 2014 as outlined below. The FBI designates certain crimes to be “Part 1 Crimes” because they are “major crimes plaguing society” and often include the most violent crimes such as assault, murder and rape.



Figure 15. Quality of Life Crime Map - This map illustrates the locations and quantities of the various Quality of Life crimes that have been reported between 2009 and 2014 as outlined below.

## → Study Area #1: East Main Street

Overall, the crime reported along this corridor appears to be declining over the past 5-year period but is still significant and troublesome. The top crimes reported are “Assault” as the primary Part 1 Crime and “Gang Related” and “Noise” as the primary Quality of Life Crime. This pattern is also supportive of the conclusion that gang activity is prevalent in this neighborhood. (Fig. 15)

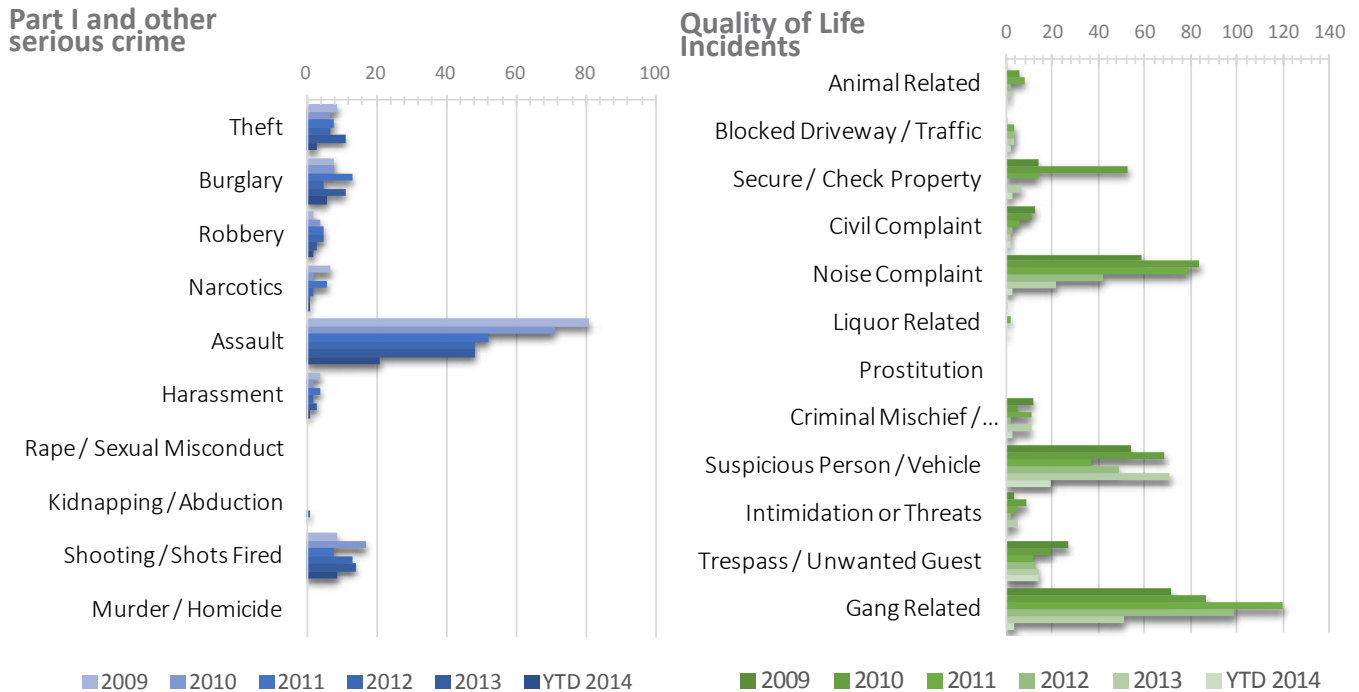


Figure 16. 5-Year Crime Statistics - These charts illustrate the Part 1 and Quality of Life Crimes committed Year-to-Date from January 1, 2009 - May 31, 2014.

## Territoriality

It appears that there is a lack of community ownership of the public spaces along East Main Street. A lack of sidewalk maintenance, signage, vacant property maintenance and security are all contributing factors. Additionally, tagging, which appears to be gang related, is prevalent. This may indicate that gangs have claimed the spaces as their own. However, at the center of the corridor is Cobb Park - a small pocket park with a new brightly colored playground. This new playground symbolically reclaimed this space in the heart of the community and appears to be well used by children and families. Strategies should be undertaken to build upon this success so that the community can re-claim the streets and public spaces on East Main Avenue.

### Strategy 1: Cobb Park - Building on Success

A substantial investment has been made to improve this park by constructing a new, colorful playground. This appears to be having a positive influence in the neighborhood. Steps should be taken to protect and leverage this investment and build upon its success. Simple improvements to this public space will resonate outwards into the community and have far reaching CPTED benefits. Recommended improvements include:

## → Study Area #1 East Main Street

**Signage:** Currently there isn't any signage indicating the park's name or rules within the park. Significant and colorful signage will announce to the community that they are welcome here and that this is a family-centric neighborhood. The sign could read "Welcome to Cobb Community Park" or something similar. The sign may be designed by the community or by local artists to further enforce the reclaiming of this space.

**Community Street Quilt:** A community street quilt is a mural designed by the community and painted onto the street. A street quilt could be painted on all or a portion of the roadway surrounding the park. This will further enforce the territoriality and has a secondary benefit of calming traffic and making drivers aware that they are approaching a park where children may be present. The street quilt could be designed and painted during a large community event or street fair. For example, the road could be temporarily closed and a small block party could be organized where families and community members would participate in painting the mural. (Fig. 17) Since East Main Street is a Passaic County Road (CR 504), this will require county approval prior to implementation.

**Picnic Area and Patrolling:** Currently the park is triangular with two sides fronting on the street and one side attached to adjacent private property. The portion of the park that is adjacent to private is designed as a passive, wooded space with benches and seating. Currently this area has poor site lines and is difficult for police to patrol since there isn't access along this edge. This could invite unwanted activity. This portion of the park should be redesigned as a hard scape promenade and an events and picnic lawn. This combination of uses will activate this edge, allow for easier patrolling, and increase visibility and sight lines. The promenade should be sufficient width and constructed of paving materials capable of allowing police vehicles to drive along this edge for patrolling. (Fig. 18)



Figure 17. Cobb Park Improvement Examples - (Left to right) Park Signage; Community Street Quilt; Promenade/Events Lawn



Figure 18. Cobb Park improvements diagram

### Strategy 2: Vacant or Abandoned Properties

This neighborhood has a particularly high number of vacant or abandoned properties both along the East Main Street corridor and along intersecting residential streets. It appears that criminal activity is clustered around these properties and strategies should be undertaken to reclaim this private space. While general recommendations are covered in the Common Issues and Recommendations section of this report, two vacant properties present particular opportunity in this neighborhood due to their proximity to Cobb Park. Together with Cobb Park, these two sites could create an activity and cultural hub for this neighborhood. These areas are as follows:



Figure 19. Tire Park Example

**Property 1 (NW corner of Bergen St. and E. Main Ave):** This triangular shaped parcel could be developed as a pairing to Cobb Park but could contain activities for older children and teenagers. Ideas for this parcel include a skateboard park, a tire climbing park or other such activities.

**Property 2 (NE corner of Bergen St. and E. Main Ave.):** This corner parcel is a standard residential lot. Due to its southern exposure, this would be an ideal site for a community garden.

## → Study Area #1 East Main Street

### Strategy 3: Traffic Calming

East Main Street is used as a primary route for people traveling north through the 1st ward. It appears to have heavy vehicular traffic. Speeding is a common issue in this neighborhood and it is particularly concerning around Cobb Park and the new children's playground. Aside from the obvious safety concerns, the speeding further disconnects residents from this public space. Exacerbating this issue are the broad intersections created by streets intersecting at acute angles. These acute intersections promote speeding and create very long crossing distances for pedestrians. Within the study area, this occurs at two primary locations: Holsman Street and North Main Street. The intersection at North Main Street is particularly problematic because it also includes Bergen Street, creating a 5-point intersection.

**Traffic Calming:** A number of traffic calming techniques and enhancements should be considered for these intersections including curb extensions, neck-downs, highly visible crosswalks, speed humps, 4-way stop signs and other advanced pedestrian signals.

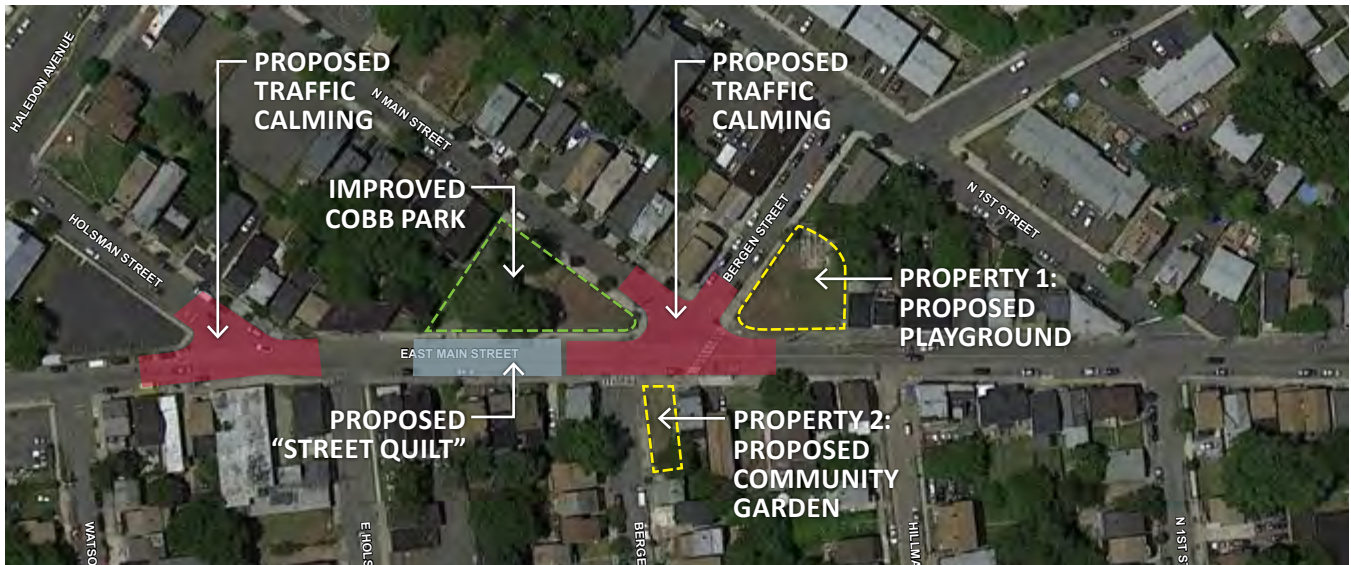


Figure 20. Placemaking Diagram - The diagram above depicts traffic calming and vacant/abandoned properties improvements described in this section.

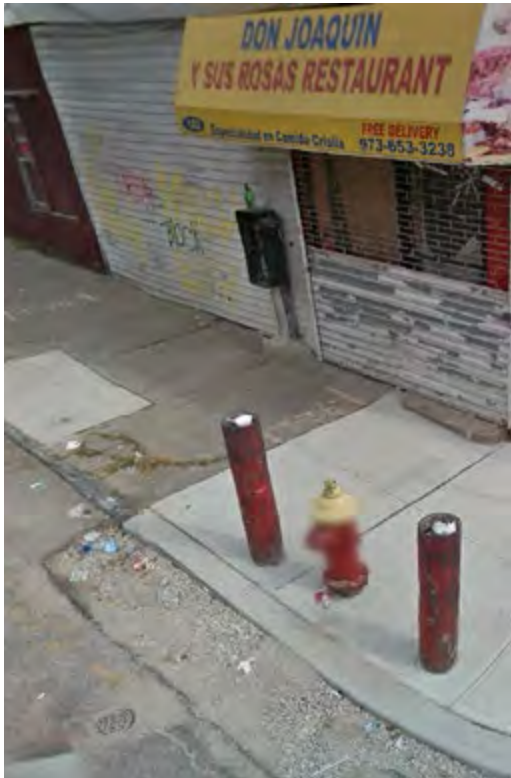


Figure 21. Traffic Calming Examples - (Left to right) Curb extensions, Speed Humps, High Visibility Crosswalks

## Image

Streets and public spaces that are well-maintained and managed indicate that the city cares for the property and will be more likely to defend it against unwanted or criminal activity. Legitimate users and community members will be more likely to use and take ownership of these spaces. As discussed in the Vision and Common Themes section of this report, maintenance is an issue throughout the city. Specific strategies for the East Main Street Corridor include:

### Strategy 1: Sidewalks and Curbs



**Sidewalks:** Almost half of the sidewalks along this corridor are cracked or crumbling. It appears that new corner ADA ramps were installed. However, the cracked sidewalks make the sidewalks difficult or impossible for a person with a physical disability (wheelchair, walker, visually impaired etc) rendering the ADA compliant ramps useless. Sidewalk maintenance is the responsibility of the adjacent property owner. If cracked or crumbling sidewalks exist, the property owner should be notified and made aware of this ordinance and the associated liability risks.

Many of the properties along the East Main Street corridor are vacant or abandoned. These properties should be identified and the city should establish a capital program to repair these sidewalks.

**Curbs:** A majority of the curbs along the corridor are old granite/stone curbs. It appears that the road has been repaved a number of times without resetting the curbs. As a result, the curb has a height of less than 3” for a majority of the corridor. This lack of curb reveal allows cars to inadvertently drive onto the sidewalk which causes the sidewalk to crack and crumble. The curbs along the corridor should be replaced to have a minimum of 4” reveal. This will likely require milling and repaving the roadway.

### Strategy 2: Trash and Litter

**Trash Removal:** All trash receptacles should be emptied on a regular basis to ensure that they do not overflow and spill into the street. Trash receptacles that are not being emptied should be reported to the Department of Public Works.

**Trash Can Quantity and Locations:** Trash cans should be provided at all high traffic locations including in and around Cobb Park and outside of all food stores and restaurants. Trash cans should be relocated from low traffic areas to high traffic locations.

**Neighborhood Clean-Up Program:** A program should be established that engages the residents of the corridor to assist in cleaning the street 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. This program should be coordinated with local churches and neighborhood partners including Serenity Baptist Church, Grace Baptist Church and Habitat for Humanity - located just one or two blocks from East Main Avenue.

An excellent example of proactively addressing neighborhood litter can be seen in Washington DC. “Litter Free DC” is an educational initiative sponsored by the Department of Public Works (DPW) in Washington, DC. Members of the DPW visit schools and 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, the DPW will also provide graffiti removal kits and compost for garden projects. (<http://dpw.dc.gov/service/helping-hand-neighborhood-clean>)

**Store Owner Outreach:** Neighborhood store owners, including liquor stores, bodegas and food stores, should be responsible for maintaining the sidewalk in front of their property. These owners should be engaged and, if needed, reminded of the proper method for cleaning and maintaining their property.

**Graffiti Removal Program:** Graffiti sends a message that the neighborhood is not maintained and often times generates fear, instability and, if left unattended, can become economically detrimental to the neighborhood and city as a whole. A program for reporting graffiti and having it removed rapidly by the city (within a day or two) should be established. This type of response will signal, to the community as well as the criminal element, that the city is no longer tolerating the destruction of these neighborhoods.

## Natural Surveillance

### Strategy 1: Street and Site Lighting

The lighting along East Main Avenue needs to be improved in order to provide adequate light levels for pedestrian safety and to deter unwanted activity. “Cobrahead” style street lights mounted on utility poles at 25’-30’ height are currently in use. The lighting is owned and maintained by PSE&G and leased by the City.

**Street Light Maintenance:** During on-site observation, more than half of the street lights on East Main Street were not working for unknown reasons. This may be due to a lack of maintenance. However, community members 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:** Based on the current spacing and height, it is possible that even if all of the street lights were functioning, it would still be deficient in providing safe light levels for pedestrians. 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. The City should work with PSE&G to determine a strategy for providing supplemental lighting in these areas.

**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 dawn to dusk. 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 its Porch Light Program to brighten the neighborhood, increase lighting and deter crime. Their program 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

## → Study Area #1: East Main Street

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://americacityandcounty.com/mag/government\\_porch\\_light\\_program](http://americacityandcounty.com/mag/government_porch_light_program))

### Strategy 2: Trees and Landscape

**Cobb Park:** Cobb park has several large, mature shade trees. While it is beneficial to have large healthy shade trees, these trees have begun to obscure sight lines into the park and playground. They should be pruned so that all branches located below 7' from the ground are removed.

**Private Property:** Several of the residential properties along East Main Street have overgrown vegetation in the front or side yards obscuring views and creating places where people can hide. The City should notify these property owners of the safety concerns associated with having overgrown plant material. If the homeowner is unable to remove or prune the overgrown plant material, then the City should offer to assist through the Clean-Up Program outlined earlier in this chapter.

### Incompatible Land Use

**Liquor Store:** There is one liquor store located within this study area. As noted earlier, this location is also a crime hotspot. It was noted during the site visit and when discussing with community members that there is significant loitering outside of this liquor store and the adjacent bodega at all hours of the day. This may be due to the combination of land-uses (or lack thereof) surrounding the liquor store. Land use adjacent to or near-by the liquor store that may be contributing to this crime hotspot include vacant or abandoned properties, a bodega and Single-room occupancy housing (SRO). The City should work with the liquor store and bodega owners to address the loitering and crime issues in this area. A Zoning Code review should be performed for each of these uses to ensure that they are compliant. Particular focus should be given to hours of operation as community members indicated that these establishments remain open into the morning hours.



Figure 22. Incompatible Land-Use - This combination of adjacent land-uses may be a cause for increased crime in this location identified as hotspot "A" on Figure 13.

## Connectivity

Key partners that have been identified to engage in the CPTED improvements in this neighborhood include:

**Paterson Habitat for Humanity:** 146 North 1st Street; (973) 595-6868; Contact Ms. Jerry Flach - Chief Community Programs Officer

## Summary of Recommendations

### Timing



Short-term (< 1-Year)



Medium-term (1-3 Years)



Long-Term (> 3-Years)

### Cost

\$\$\$ < \$10,000

\$\$\$ \$10,000 - \$50,000

\$\$\$ > \$50,000

### Territoriality

	Responsible	Timing	Cost
1. Develop the design and cost estimate for the CPTED improvements to Cobb Park. Identify capital funds or other funding sources for improvements to Cobb Park	CPTED Team / Parks + Recreation		\$\$\$
2. Develop a design for the “Cobb Community Park” sign. Consider hosting an event to garner community input or allow residents and children to submit their ideas for the sign design. This may be done in association with one of the local schools (see Connectivity). Fabricate and install the sign.	CPTED Team / Parks + Recreation		\$\$\$
3. Plan a community event for the design and installation of the street quilt. This may be part of a block party or in coordination with the sign installation (#2)	CPTED Team		\$\$\$
4. Investigate the potential to convert the two properties identified in Figure 20 into public space (park and community garden). If deemed feasible, host a series of community meetings for the visioning and design of these spaces.	CPTED Team / Community Improvements		\$\$\$
5. Redesign and realign the two acute intersections to incorporate traffic calming techniques with a focus on lane and pavement width reductions (road diet) Figure 20. (Holsman Street and North Main Street)	Public Works - Engineering		\$\$\$

### Image

	Responsible	Timing	Cost
6. Identify cracked sidewalks and notify property owners.	CPTED Team		\$\$\$
7. Repair sidewalks in front of vacant or abandoned properties	CPTED Team		\$\$\$
8. Replace curb along entire length of study area.	CPTED Team		\$\$\$
9. Identify all trash cans that are not being emptied regularly and report them to the Department of Public Works.	CPTED Team		\$\$\$
10. Identify areas that generate litter (i.e. restaurants) and relocate trash cans to these areas	CPTED Team / Police Department		\$\$\$
11. Establish a Neighborhood Clean-up Program in partnership with the Department of Public Works.	Community Dev./ Cultural Affairs		\$\$\$

## → Study Area #1 East Main Street

12. Contact store owners and explain the importance of keeping the sidewalk areas in front of their store clean and free from litter.	Community Improvements / Police Department		\$\$\$
13. Establish a graffiti removal program. This could be community-based and integrated with the Neighborhood Clean-up Program	CPTED Team		\$\$\$
<b>Natural Surveillance</b>			
	<b>Responsible</b>	<b>Timing</b>	<b>Cost</b>
14. Identify all street lights that are not working. Report these street lights to PSE&G.	CPTED Team		\$\$\$
15. Test the light levels at intersections and within Cobb Park and work with PSE&G to provide supplemental lighting in these areas as needed.	CPTED Team		\$\$\$
16. Work with PSE&G to increase light levels at and around the bodega and liquor store (crime hotspot).	CPTED Team		\$\$\$
17. Establish a Porch Light Program in collaboration with the DPW and other potential partners such as PSE&G.	Comm. Dev./ Cultural Affairs/ CPTED Team		\$\$\$
18. Limb all trees in Cobb Park to a minimum height of 8'-10'.	Public Works		\$\$\$
19. Identify houses with overgrown trees and shrubs in their front yard and notify them of the importance of cutting this back.	Public Works		\$\$\$
<b>Incompatible Land-Use</b>			
	<b>Responsible</b>	<b>Timing</b>	<b>Cost</b>
20. Investigate the hours of operations and other code requirements for the liquor store and bodega.	Community Improvements / Police Department		\$\$\$
21. Contact the liquor store and bodega owners to discuss ways to mitigate loitering in front of their establishments.	Community Improvements / Police Department		\$\$\$
22. Properly close and maintain the vacant and abandoned properties surrounding the liquor store and bodega.	Community Improvements / Police Department		\$\$\$

\*The city will investigate potential funding sources for implementation including federal, state and local grants as well as capital funding

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# > Study Area #2: North Main Street

## Corridor Profile

### Overview

The Crime Prevention through Environmental Design Audit for North Main Street was led by the CPTED Team. During the course of this audit, a CPTED Team member visited the site documenting the conditions and developing an inventory of assets and challenges. Next, during the community workshop meeting, two teams of community members visited the corridor and performed “Safe Streets” audits for several locations. Following the audits, the team members developed a series of goals and recommendations.

The consultant team compiled the data and findings prepared by the CPTED Team and by the community and supplemented these findings with additional information provided by the city including crime statistics and vacant and abandoned property data. This data was then assembled into following section.



Figure 23. Study Area Map

### About the Corridor

The North Main Street study area is a one-way (south) neighborhood street that spans from Clinton Street to Haledon Avenue. The south end of North Main Avenue terminates at the parking lot of the Number 28 Elementary School on Clinton Street. In September 2014, during the preparation of this report, this intersection was the location of a horrific and high profile crime when two 14-year old female students were shot by stray bullets while walking home from school. One of the students, Nazerah Bugg, did not survive the shooting. The area nearest to the school and this incident property is a mix of commercial and community services including two food stores, one of the corridor’s two liquor stores and the Paterson Community Health Center (PCHC). PCHC provides much needed services to the community including pharmacy services, medical treatments and testing, mental health and therapy. The center is a destination for many residents from the surrounding communities. Directly across the street from these commercial uses is a strip of relatively new and well maintained residential housing. Located caddy-corner to the PCHC is the abandoned Paterson Public Library building. This library building was rendered unusable following the historic flooding caused by Hurricane Irene. North of the PCHC and abandoned library building, the corridor transitions to low-rise multifamily residential housing with limited pockets of convenience/neighborhood retail such as that at the intersection of Clinton Street.

## → Study Area #2: North Main Street

### Demographic Profile

#### Residents

2010 Population	825
% Chg vs. 2000	-18%

#### Age

Median Age	27.1
Under 5	10%
5-9	11%
10-14	8%
15-19	11%
20-59	52%
60+	9%

#### Households

Households (HHs)	234
Average Size	3.7

#### Family Structure of families with children

Families with children <18	139
Female single-parent HHs	62%
Married-couple HHs	28%
Male single-parent HHs	10%

#### Household Income

Median Income	\$ 24,718
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#### Home Ownership

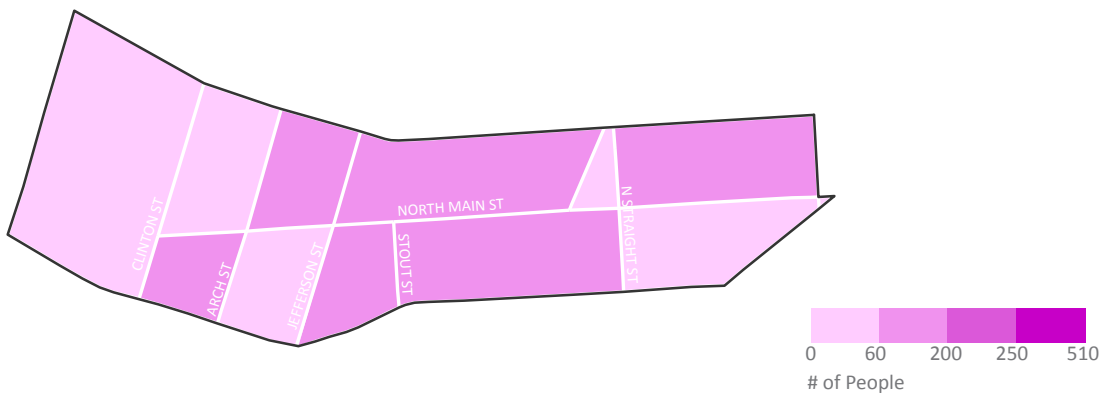
Own	29%
Rent	71%

#### Housing Units

Total Units in 2010	295
% Chg vs. 2000	-7%
Owner Occupied Units	23%
Renter Occupied Units	56%
Unoccupied Units	21%

### Where do residents live along the corridor?

(U.S. 2010 Census Blocks)



Sources: U.S. Census 2010 (Population, Age, Households, Home Ownership and Housing Units) using census blocks immediately adjacent to the study corridor. U.S. Census American Community Survey, 2012 (Income) using income statistics for census tracts, averaged across census blocks adjacent to corridor.

## → Study Area #2: North Main Street

### Crime Density

The North Main Street study area has high levels of crime reported somewhat evenly throughout its length. The abandoned Paterson Public Library property occupies an entire block. Once an asset for this community, the abandoned facility has become a detriment and contributing factor towards the criminal activity. Due to the abandoned library, the block between Arch Street and Jefferson Street is almost entirely vacant. Additionally, this corridor has two liquor stores within three blocks (less than 900 feet). This is most likely beyond the capacity needed for a small, residential corridor. Other observations and crime patterns are similar to those found throughout the other corridors including the relationship of high incidents of reported crime when liquor stores or bodegas are located adjacent to vacant or abandoned properties.

**Hotspot A:** This crime hotspot is centered on the intersection Clinton Street and North Main Street. As mentioned earlier, in September 2014 two 14-year old female students were shot by stray bullets at this intersection while walking home from school. One of the students, Nazerah Bugg, did not survive the shooting. The land-uses clustered at this intersection include a take-out fried chicken store, a bodega and a liquor store. All three of these uses have been identified by residents as potential crime generators that promote loitering and remain open into the early morning hours (2am or 3am). In addition, the school parking lot is located along the entire southern edge of this property offering little or no “eyes on the street”. Part 1 Crimes reported in this area are primarily “assault” and “narcotics” with a significant number of “shots fired” being reported. There are also



Figure 24. Crime Kernel Density with Vacant or Abandoned Properties - This map illustrates areas along the corridors where the highest density of crimes are being reported. These densities are based on the combined Part 1 Crimes and Quality of Life Crimes illustrated on the opposite page.

Source: Kernel Density analysis of all Part I Crime and Quality of Life Incidents--Prostitution, Criminal Mischief/Disorderly Person, Suspicious Person/Vehicle, Intimidation or Threats, Trespass/Unwanted Guests and Gang Related. Land Use, Passaic County Parcel Data, NJGIN.

→ Study Area #2: North Main Street

Crime Incident Maps - 2009-2014

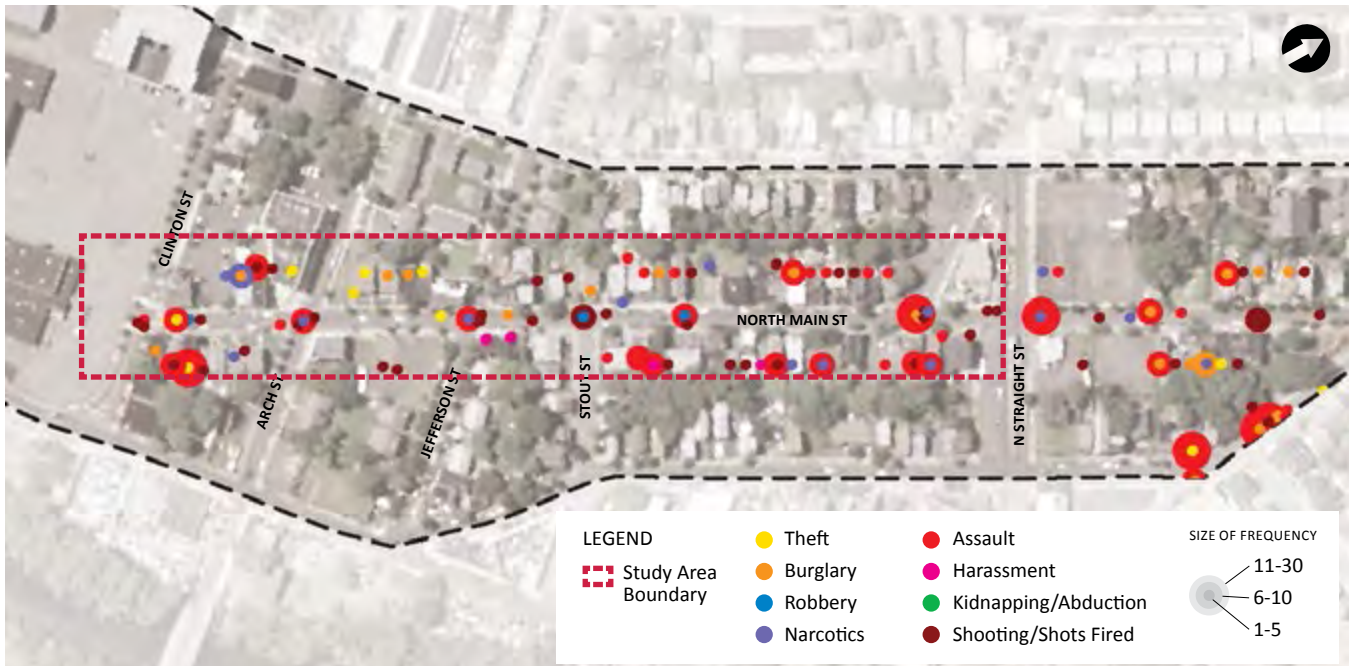


Figure 26. Part 1 Crime Map - This map illustrates the locations and quantities of the various Part 1 and other serious crimes that have been reported between 2009 and 2014 as outlined below. The FBI designates certain crimes to be “Part 1 Crimes” because they are “major crimes plaguing society” and often include the most violent crimes such as assault, murder and rape.



Figure 25. Part 1 Crime Map - This map illustrates the locations and quantities of the various Quality of Life crimes that have been reported between 2009 and 2014 as outlined below.

## → Study Area #2: North Main Street

a significant number of Quality of Life crimes being reported, most likely due to the cluster of relatively new and well-kept residential housing in this area.

**Hotspot B:** The second hotspot, located at the intersection of North Main Street and Jefferson Avenue, has vacant or abandoned properties on all four corners. The most significant vacant property is the parking lot of the former library. Significant “Gang Related Activity” has been reported at this intersection as well as Part 1 Crimes that include “Assault” and “Shots Fired”.

**Hotspot C:** The third area that has significant crime reported is comprised of three smaller hotspots centered around the intersection of North Main Avenue and Haledon Avenue. The first two smaller hotspots in this location appear to be directly related to a liquor store. The more significant hotspot is located at the intersection of Haledon Avenue and surrounded by vacant/abandoned properties. It is possible that people perpetrating crime in this neighborhood loiter near the liquor store and migrate to the corner where all adjacent properties are vacant or abandoned. Significant “Gang Related Activity” has been reported at this intersection as well as Part 1 Crimes that include “Assault” and “Shots Fired”.

Overall, the incidents of crime reported in this neighborhood appears to be relatively steady over the past 5-years. The primary Part 1 Crimes being reported are “Assault” and “Shots Fired” with the primary Quality of Life incident being “Gang related”. This pattern is also supportive of the conclusion that gang activity is prevalent in this neighborhood. (Fig. 25)

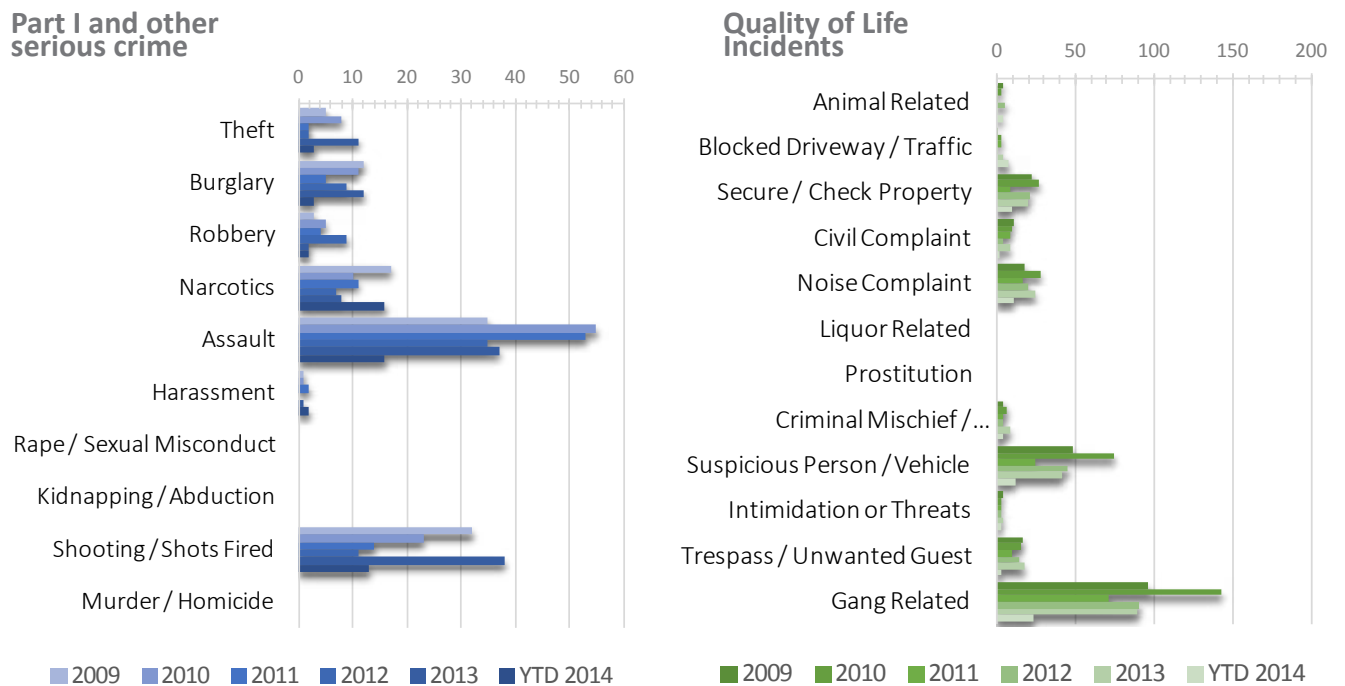


Figure 27. 5-Year Crime Statistics - These charts illustrate the Part 1 and Quality of Life Crimes committed Year-to-Date from January 1, 2009 - May 31, 2014.

## Territoriality

North Main Street, in its current condition, lacks a sense of community expression and unique “sense of place”. The following outlines strategies that will help establish this sense of place. This should be developed through a series of community visioning exercises to ensure that there is a consistent vision for the corridor that expresses the culture of this community.

### Strategy 1: From a Liability to an Asset: The Abandoned Paterson Public Library

Spanning an entire block, the abandoned Paterson Public Library building and parking lot stand as a reminder of the devastating impact that Hurricane Irene had on this neighborhood. In terms of CPTED principles, the negative impacts of this abandoned property are far reaching. But perhaps the most substantial impact is that it symbolizes to residents as well as those perpetrating criminal activity, that the city is no longer vested in this corridor. Repurposing this building is an on-going discussion in the city, but damage is so severe that city officials have estimated the repairs to be more than \$1 million. Being that the area is still flood prone and it is unclear if the building will be demolished, authorizing or attracting investment of this magnitude is a challenge. The following outlines a series of less expensive strategies that work with the vacant building and unused parking area to help the community reclaim this corridor.

**Murals and Architectural Lighting:** The city can celebrate the architectural significance of the library building by cleaning and maintaining the exterior; highlighting the buildings features using architectural lighting; and utilizing the large, vertical window openings as “picture frames” for large community murals. These murals can be designed by the community members during a series of community events; or they could be commissioned by a local artist. (Fig. 28)



Figure 28. The abandoned Public Library Facility can become a symbol of revitalization in this neighborhood. Shown left is the existing building with conceptual improvements shown on the right.

## → Study Area #2: North Main Street

**Repurpose Parking Lot - A Space to Empower and Educate:** This parking lot, owned by the Paterson Community Health Center, should be transformed into a programmable outdoor public space. Working with local partners including the Paterson Community Health Center and Paterson Public Schools, this property can be transformed into a flexible public space that strengthens community cohesion including:



Figure 29. From a Parking Lot to a Community Asset: Hawthorne Hawks Healthy Harvest farm entrance (Upper left); 103rd Street Community Garden in New York City (Upper right); Movie night in San Francisco, CA (Bottom left); Community celebration in Newark, NJ (Bottom right)

- **Urban Agriculture and Community Gardening:** Community farms and gardening are an excellent way to educate residents and school children on the importance of healthy, local fruits and vegetables. These spaces also foster a sense of community as neighbors work together toward a common goal. Successful urban agriculture and community gardening programs can be found across the country. An illustrative example is the Hawthorne Hawks Healthy Harvest Farm in Newark, NJ. This 2.5-acre urban farm is growing

## → Study Area #2: North Main Street

on land that belongs to the NJ Schools Development Authority (SDA), the state entity charged with building schools. The City subleased the block to Greater Newark Conservancy to manage as an urban farm in collaboration with Hawthorne Avenue Elementary School, block leaders from the neighborhood, and interested gardeners throughout Newark. The 4th graders at the school gave the farm its name.

- **Pop-up Community Events and Markets:** A portion of the parking lot can be designated for community events or markets. This may include farmer’s markets, outdoor performances, community movie night, block parties or other cultural or educational events.
- **Active Recreation:** This new community space will provide the space needed to accommodate after school activities such as basketball or a skateboard park.

### Image

#### Strategy 1: Improve residential property frontage

The city will investigate Neighborhood Improvement grant programs that assist homeowners who are interested in improving their property. Improvements may include:

**Residential Tenants:** Roughly three-quarters of North Main Street is occupied by residential frontage. Homeowners appear to protect vehicles parked in the front yard and maintain and protect their property. However, many of the property frontages are primarily asphalt with little softscape. These property owners should be encouraged to soften this edge with landscape material, welcoming signage and lighting.

- **Chain Link Fence:** Chain link fence is used extensively along the front yards of residential properties on North Main Avenue (more than 1/2 of the street frontage). These fences are uninviting and reflect poorly on the image of the corridor. Chain link fences are also used as “construction fencing” along the many abandoned or vacant properties on the block. This further exacerbates the negative impact of the chain link fence by making the vacant or abandoned properties indistinguishable from the occupied properties. The city should develop a program to incentivise property owners to remove the chain link fence and replace them with



Figure 30. Examples of a typical front yard along N Main Street (L) and the potential improvement, an example from Toronto, Canada (R).

## → Study Area #2: North Main Street

ornamental fence. In addition, the recently adopted ordinance that prohibits the use of chain link fence along street-fronting property edges should be enforced.

**Empty Tree Pits:** There are a number of empty tree pits located along the corridor. It appears that the trees were removed and weeds have overtaken. These pits should either be replanted with an appropriately branched street tree; or the pits should be cleaned and replaced with concrete sidewalk.

**Grass Strip:** There is a grass strip (approx. 2-foot wide) located along most areas of the corridor. In some cases, this strip accommodates a street tree, while in other cases it is overtaken by sparse grass and weeds. In areas where the grass strip is unmaintained and does not contain a street tree, the grass strips should be removed and replaced with concrete sidewalks.<sup>1</sup>

## Natural Surveillance

### Strategy 1: Street and Site Lighting

The lighting along North Main Street needs to be improved to provide adequate light levels for pedestrian safety and to deter unwanted activity. “Cobrahead” style street lights mounted on utility poles at 25’-30’ height are currently in use. The lighting is owned and maintained by PSE&G and leased by the City.

**Street Light Maintenance:** Many of the street lights on North Main Street were not working for unknown reasons. This may be due to a lack of maintenance or that they were intentionally disabled by those perpetrating criminal activity and preferring to go unseen. 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.

**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).

### Strategy 2: Trees and Landscape

**Pruning Existing Street Trees:** North Main Street is lined with small or medium sized street trees located along the corridor between the sidewalk and curb. In many cases, these trees are overgrown and branching begins below 5-feet from the ground. This low-branching and dense canopy obscures views of the faces of people gathering along the street. This is particularly challenging for police cars that are patrolling the street. In addition, the trees obscure views from the adjacent residences out to the street, making it more difficult for residents to see and report unwanted activity. All trees along the corridor should be pruned to remove all branches that are below seven-feet from the ground.

Due to overhead utilities located along the east side of the street, many of the trees may not be viable once properly pruned. Consideration should be given to removing these trees and replacing them with smaller trees that are appropriate for planting beneath overhead utility wires.

1. This report is recommending the removal of grass strips that are less than two feet in width in lieu of replacing in-kind or installing green infrastructure for several reasons as follows:

- In urban conditions such as these, a two-foot wide grass strip is difficult to maintain due to snow plowing, litter, parked cars and other factors. If the existing grass strips are repaired and replaced in-kind, it is likely that they will return to their current condition within one or two years.
- Green infrastructure requires medium to high levels of maintenance or it will collect litter and go into disrepair. While green infrastructure may be appropriate in other areas of the city, maintenance is one of the more significant challenges facing these corridors. Efforts should be made to reduce and simplify maintenance requirements wherever possible.
- The grass strips are less than 2’ wide. This width is too narrow for green infrastructure or to adequately support a street tree. The sidewalks in this area are not wide enough to allow for widening of the planting zones.

## → Study Area #2: North Main Street

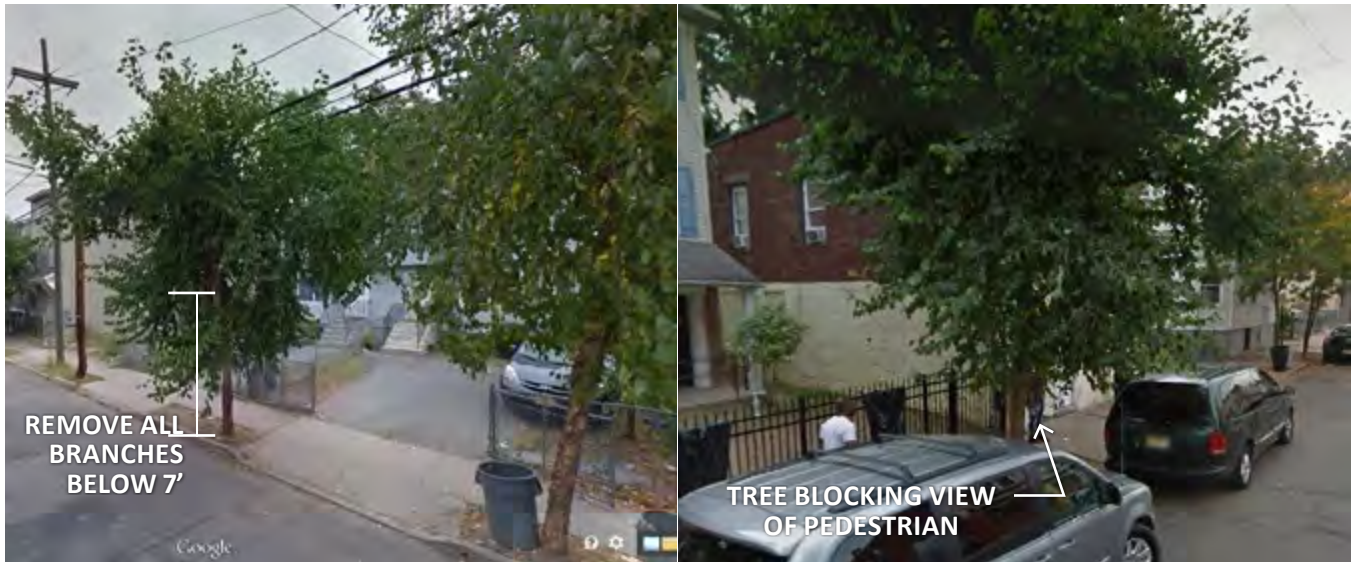


Figure 31. Overgrown street trees along North Main Street obscure views of people on sidewalks. This is particularly challenging for police cars patrolling this street.

### Incompatible Land Use

#### Strategy 1: Addressing Liquor Stores as Crime Generators

**Liquor Stores:** There are currently two liquor stores located within the three-block study North Main Street study area (refer to Fig. 23). A thorough zoning and code review should be performed to ensure that these liquor stores are operating in compliance with current zoning code. Particular consideration should be given to the following:

- **Proximity to Schools:** The two liquor stores located on North Main Street, at 49 N Main St. and 111 N Main St., are roughly 150-feet and 1000-feet from school property. 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 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. Such an ordinance would prevent future liquor stores but it is unlikely that it would affect pre-existing nonconforming uses.



- **Proximity to other liquor stores:** The two liquor stores located on North Main Street are located less than 900-feet from each other in a residential neighborhood. Given the low-density residential uses, it is likely that two liquor stores in such close proximity is in

excess of what this neighborhood can support. Currently, there is a restriction on the number of “plenary retail consumption licenses” that can be located within 1000-feet of one another. This type of license generally refers to the sale of alcoholic beverages for consumption on the licensed premises by the glass or other open receptacle (i.e. Bars, Restaurant etc). However, there does not appear to be the same restriction on liquor stores that sell packaged goods for consumption off-site. Consideration should be given

## → Study Area #2: North Main Street

to adopting an ordinance that restricts the number of liquor stores that are permitted to operate within a certain distance of one another. Particular attention should be given to residential areas.

### Strategy 2: Regulating Land-Use Near Schools






**Tobacco Sales and Advertisement:** Two convenience stores / bodegas are located directly adjacent to each of the liquor stores and are within 1000-feet of the school property. These stores should be reviewed to make sure they are in compliance with Zoning Code 102-1 restricting advertising of tobacco products near schools. In addition, consideration should be given to restricting the sale of tobacco products within a certain distance of schools.

### Strategy 3: Relocation of Incompatible Uses

**Relocate liquor stores:** The city should consider developing a program that assists and encourages liquor stores to move to other areas of the city where the use would be more compatible and where the demand may be higher.

## Summary of Recommendations

### Timing




  	Short-term (< 1-Year)	<b>\$\$\$</b> < \$10,000
  	Medium-term (1-3 Years)	<b>\$\$\$</b> \$10,000 - \$50,000
  	Long-Term (> 3-Years)	<b>\$\$\$</b> > \$50,000

### Cost

### Territoriality

	Responsible	Timing	Cost
1. Coordinate with Paterson Public Library to determine feasibility of enhancing and uplighting facade and repurposing the parking lot and identify potential funding sources.	Comm Dev./ Parks + Rec./Cult. Affairs / CPTED Team	  	<b>\$\$\$</b>
2. Develop a plan for the re-programming of the public library parking lot	Parks+Rec/Comm Dev/CPTED Team	  	<b>\$\$\$</b>
3. Install murals and uplight library facade	Comm Dev/ CPTED Team	  	<b>\$\$\$</b>
4. Execute plan to reprogram public library parking lot	CPTED Team/ Comm. Dev./ Parks + Rec.	  	<b>\$\$\$</b>

### Image

	Responsible	Timing	Cost
5. Engage property owners and train them in ways to improve their property frontage including the replacement of chain link fences.	CPTED Team / Comm. Dev. / Comm. Affairs	  	<b>\$\$\$</b>

## → Study Area #2: North Main Street

6. Determine feasibility of requiring existing chain link fences to be replaced.	Community Development		\$\$\$
7. Clean all empty tree pits and either provide new tree or replace with concrete sidewalk.	CPTED Team		\$\$\$
8. Replace empty and eroding grass strips that are <2' in width with concrete sidewalk. (refer to footnote on page 56)	Public Works - Engineering		\$\$\$
9. Establish a Neighborhood Clean-up Program in partnership with the Department of Public Works.	CPTED Team / Cultural Affairs		\$\$\$
<b>Natural Surveillance</b>	<b>Responsible</b>	<b>Timing</b>	<b>Cost</b>
10. Identify all street lights that are not working. Report these street lights to PSE&G.	CPTED Team		\$\$\$
11. Establish a Porch Light Program in collaboration with the DPW and other potential partners such as PSE&G.	Comm. Dev./ Cultural Affairs/ CPTED Team		\$\$\$
12. Limb all trees within the public right-of-way to a minimum height of 7'.	Public Works		\$\$\$
<b>Incompatible Land-Use</b>	<b>Responsible</b>	<b>Timing</b>	<b>Cost</b>
13. Investigate the feasibility of a relocation program for incompatible uses	Community Development		\$\$\$
14. Enforce Zoning Code '102-1 Advertising Tobacco Products and Alcoholic Beverages Near School Property' for the liquor stores and bodegas located within 1000' of the school property.	Planning and Zoning		\$\$\$
15. Perform a zoning and code review for the liquor stores located on North Main Street to ensure compliance with operations within proximity to one another and to school property. Legal hours of operation for these establishments should also be confirmed.	Planning and Zoning		\$\$\$
16. Adopt ordinance prohibiting the sale of alcoholic beverages within a certain distance of school property.			\$\$\$
17. Adopt ordinance restricting the number of liquor stores that may operate within a certain proximity to one another, particularly within residential neighborhoods.			\$\$\$

\*The city will investigate potential funding sources for implementation including federal, state and local grants as well as capital funding

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# > Study Area #3: Rosa Parks Boulevard

## Corridor Profile

### Overview

The Crime Prevention through Environmental Design Audit for Rosa Parks Boulevard was led by the CPTED Team. During the course of this audit, the team members met several times, visited the site and developed a series of recommended improvements. Next, during the community workshop meeting, two teams of community members visited the corridor and performed “Safe Streets” audits for several locations. Following the audits, the team members developed a series of goals and recommendations.

The consultant team compiled the data and findings prepared by the CPTED Team and by the community and supplemented these findings with additional information provided by the city including crime statistics and vacant and abandoned property data. This data was then assembled into following section.

### About the Corridor



Figure 32. Study Area Map

The Rosa Parks Boulevard study area is a neighborhood street that spans from Broadway to Lafayette Street. The street is comprised of two segments with distinctly different cross sections, land use, and character (Figure 32). Segment ‘A’ is a four-block commercial area between Broadway and 12th Street. This segment has a 50-foot right-of-way and narrow +/-seven-foot sidewalks. Buildings in the segment have zero setbacks with commercial on the ground floor and residential above (often vacant or abandoned). Segment ‘B’ begins at 12th Street where there is a slight jog in the road. The roadway alignment shifts slightly and the character changes from a narrow commercial corridor to a more broad, residential corridor. This segment has a +/- 72-foot right-of-way width, a 44-foot road width and 14-foot sidewalk zone. Buildings in this area are generally multi-family homes that are set back between 10-feet and 25-feet from the sidewalk. In many cases this allows for a substantial landscaped frontyard that further enhances the residential character. (Figure 33)

It appears that Segment ‘B’ is a thriving and improving residential area. Properties appear to be well kept and the block located between Governor Street and Harrison Street has been transformed by a successful affordable housing development. In addition, Rigley’s Park provides much needed amenities to this neighborhood including open space, basketball, a spray park and children’s playground. Conversely, Segment ‘A’ appears to have a high rate of vacant properties along its length, as well as along perpendicular side streets. A majority of the crimes reported within the study area are reported in this segment (Figure 34).

## → Study Area #3: Rosa Parks Boulevard

### Demographic Profile

#### Residents

2010 Population	4,806
% Chg vs. 2000	6%

#### Age

Median Age	32.2
Under 5	8%
5-9	7%
10-14	8%
15-19	8%
20-59	52%
60+	15%

#### Households

Households (HHs)	1,590
Average Size	3.3

#### Family Structure of families with children

Families with children <18	676
Female single-parent HHs	65%
Married-couple HHs	25%
Male single-parent HHs	10%

#### Household Income

Median Income	\$ 23,963
---------------	-----------

#### Home Ownership

Own	18%
Rent	80%

#### Housing Units

Total Units in 2010	1,878
% Chg vs. 2000	20%
Owner Occupied Units	13%
Renter Occupied Units	71%
Unoccupied Units	15%

### Where residents live along the corridor?

(U.S. 2010 Census Blocks)



Sources: U.S. Census 2010 (Population, Age, Households, Home Ownership and Housing Units) using census blocks immediately adjacent to the study corridor. U.S. Census American Community Survey, 2012 (Income) using income statistics for census tracts, averaged across census blocks adjacent to corridor.

→ Study Area #3: Rosa Parks Boulevard



Figure 33. View of two distinctly different street sections along Rosa Parks Boulevard

The Rosa Parks Boulevard study area has high levels of crime reported throughout its length with a particular focus on the commercial area identified as Segment 'A' (Figure 30).

**Hotspot A:** The three block area between Hamilton Avenue and Governor Street has a particularly high number of calls to report criminal activity. This hotspot correlates to what was previously identified as Segment 'A' Commercial. The narrow street section throughout this area makes the area feel somewhat isolated. In addition, this area has similar land uses that have been identified as crime generators, particularly when grouped together. This includes several bodegas, a liquor store, single-room occupancy housing (SRO's) and substantial amount of vacant or abandoned properties.

**Hotspot A-1:** Within the Hotspot A area, the intersection of Rosa Parks Boulevard and 12th Street has a high number of reported crimes. The most common crimes reported are Part 1 crimes and violent victimization



Figure 34. Crime Kernel Density with Vacant or Abandoned Properties - This map illustrates areas along the corridors where the highest density of crimes are being reported. These densities are based on the combined Part 1 Crimes and Quality of Life Crimes illustrated on the opposite page.

Source: Kernel Density analysis of all Part I Crime and Quality of Life Incidents--Prostitution, Criminal Mischief/Disorderly Person, Suspicious Person/Vehicle, Intimidation or Threats, Trespass/Unwanted Guests and Gang Related. Land Use, Passaic County Parcel Data, NJGIN.

→ Study Area #3: Rosa Parks Boulevard

5-Year Crime Mapping (2009-2014)

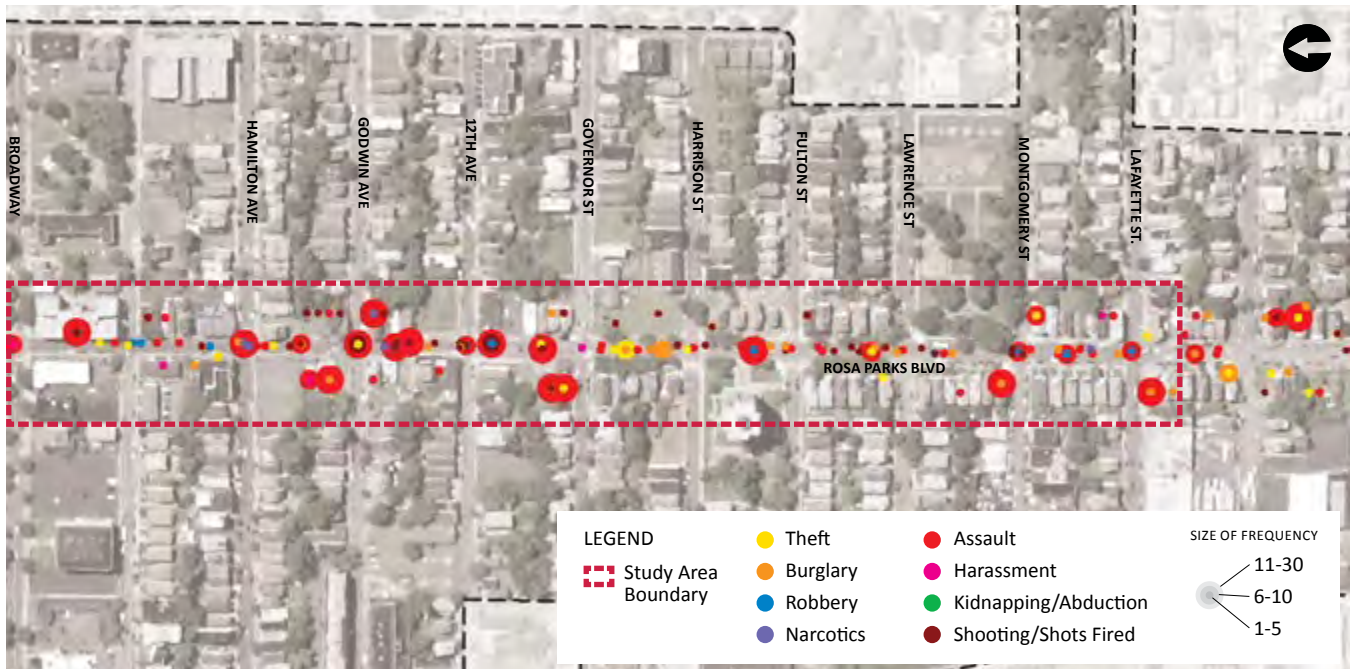


Figure 35. Part 1 Crime Map - This map illustrates the locations and quantities of the various Part 1 and other serious crimes that have been reported between 2009 and 2014 as outlined below. The FBI designates certain crimes to be “Part 1 Crimes” because they are “major crimes plaguing society” and often include the most violent crimes such as assault, murder and rape.

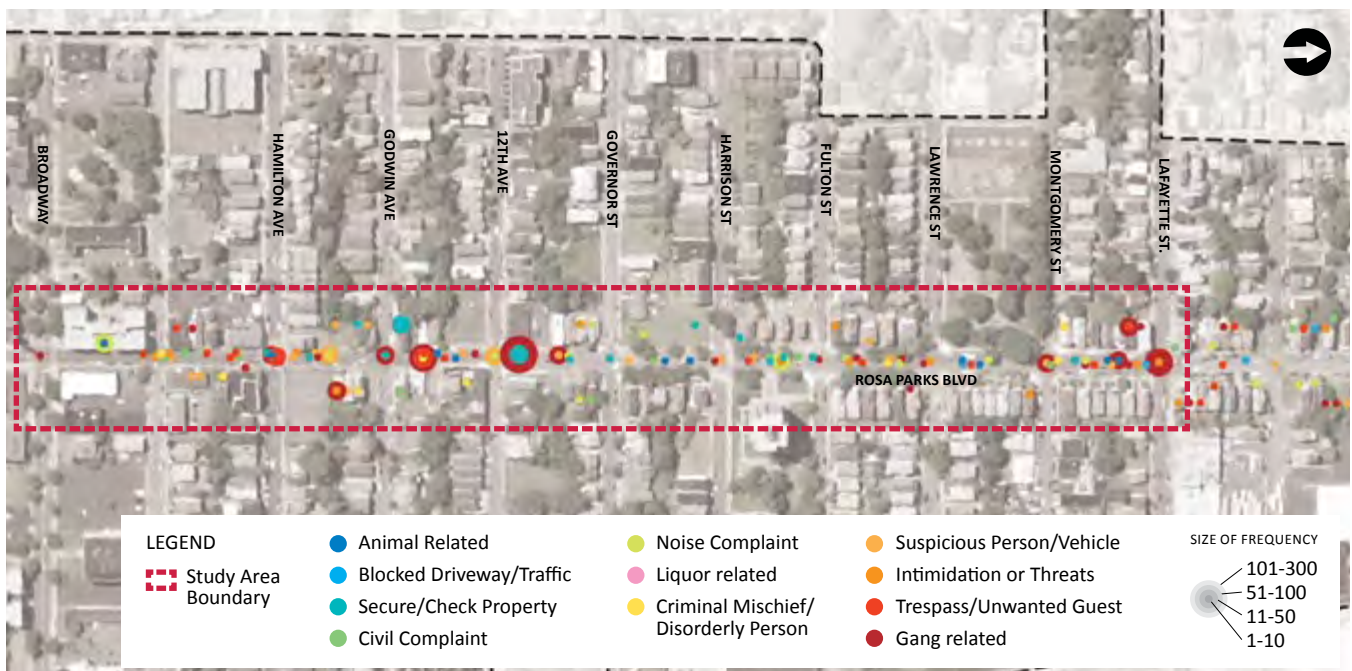


Figure 36. Quality of Life Crime Maps - This map illustrates the locations and quantities of the various Quality of Life crimes that have been reported between 2009 and 2014 as outlined below.

## → Study Area #3: Rosa Parks Boulevard

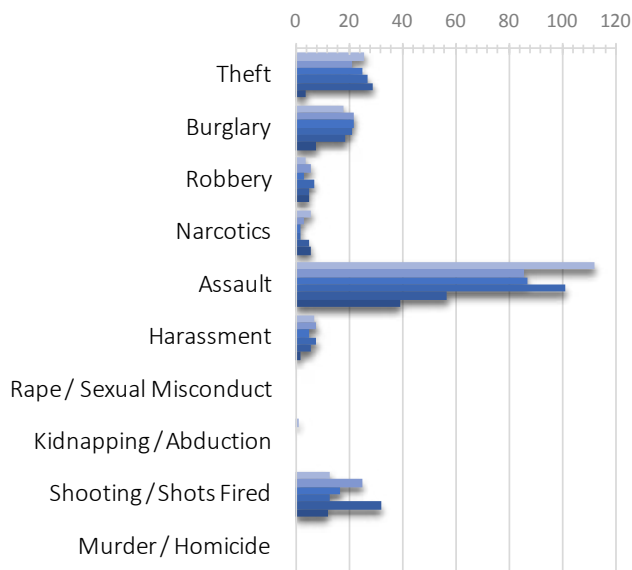
including “Shots Fired”, “Assault” and “Gang Related”. The four corners of this intersection are comprised of a supermarket that is setback with a parking lot fronting on the street (NW corner), a multi-family house whose side fronts on Rosa Parks Blvd. and has very few windows (NE corner), an abandoned and dilapidated building (SE corner), and a large vacant parcel (SW corner). The combination of these uses leaves this intersection without any street fronting uses or “eyes on the street”.

**Hotspot B:** This hotspot is located directly outside of the Paterson Housing Authority Senior Housing building. Seniors are easy targets for theft and can also be more sensitive to reporting suspected criminal activity. This could be a contributing factor for the spike in this area. Many of the crimes in this area are related to “Assault” and “Burglary” as well as significant numbers of quality of life crimes including “Noise” or “Blocked Driveways”.

**Hotspot C:** This hotspot, located between Montgomery Street and Lafayette Avenue, is comprised primarily of “Gang Related” Quality of Life Crimes as well as a variety of Part 1 Crimes including “Assault” and “Burglary”. Other than an SRO building located on the northeast corner and a bodega and barber shop that may facilitate loitering, there are not any apparent land-uses or characteristics that would act as crime generators (liquor stores, vacant or abandoned properties etc). One possible conclusion to draw is that this hotspot exists simply because Lafayette Street is a highly travelled street and therefore has more opportunity for incidents of crime.

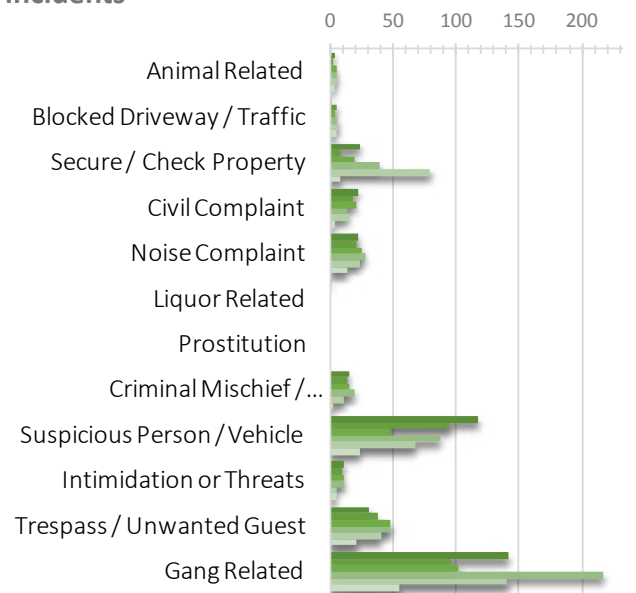
Overall numbers of crime reported appear to be down from previous years, but “Assault” and “Gang Related” incidents are still very significant. The number of incidents related to “Shots Fired”, “Theft” and “Burglary” have been steady or slightly increasing over the past five-year period.

**Part I and other serious crime**



■ 2009 ■ 2010 ■ 2011 ■ 2012 ■ 2013 ■ YTD 2014  
 \*Entire study area YTD 2014 ending May 31st, 2014

**Quality of Life Incidents**



■ 2009 ■ 2010 ■ 2011 ■ 2012 ■ 2013 ■ YTD 2014

## Territoriality

### Strategy 1: Reclaiming the Commercial Core

A vibrant commercial corridor is the heart of the community. It is where neighbors come for day-to-day shopping, to socialize or to enjoy dinner or drinks. The commercial core on Rosa Parks Boulevard, previously identified as “Segment A”, has been overtaken by criminal and undesirable activities. Many of the storefronts are vacant, and community members have indicated that those that are occupied have become areas for loitering and, presumably, undesirable activity. For this neighborhood to succeed, a concerted effort must be made to revitalize and reclaim this commercial core for the residents and the city.

**Increase Sidewalk Widths:** Current sidewalks throughout this area are +/- 7 feet in width. The recommended sidewalk width for a corridor like this one is roughly a 10-foot minimum. Narrow sidewalks are a particular issue when combined with loitering. For example, if undesirable groups are loitering outside of an establishment, there may not be sufficient room for other people to pass by them without feeling uncomfortable or threatened. Additionally, when narrow sidewalks are combined with on-street parallel parking, pedestrians may feel “trapped” between the building wall and the cars with little means for escape if they are approached by undesirable individuals. Efforts should be made to widen the sidewalks in this area to a minimum of 10-feet. The following solution should be considered:

- **Curb Extensions:** This approach, also known as curb bump-outs, would maintain the existing sidewalk and roadway widths but would provide widened sidewalks at select locations. These widened areas would be provided at corners (where parking already is not permitted) and also at mid-block locations where one or two parking spaces would be eliminated to accommodate the extension.

In addition, other alternatives that include a “road diet”, or reduction in overall curb-to-curb width, should be considered. A road diet would most likely require the loss of a travel or parking lane.

**Pedestrian Lights and Banners:** Introducing pedestrian-scale lighting and banners will demonstrate that the City is reclaiming ownership of this space. These improvements should be made in coordination with any corridor improvements outlined above.

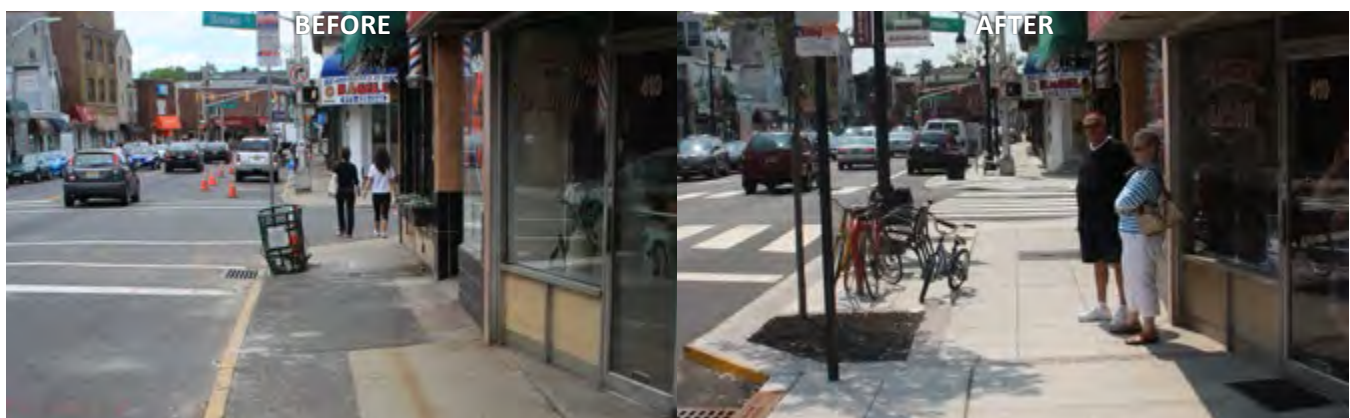


Figure 37. The positive impact of a sidewalk widening and curb extensions shown in Bloomfield, NJ.

### Strategy 2: A Community Hub - Transit, Urban Agriculture and Community Garden

The intersection of Rosa Parks Boulevard and 12th Street is a key node along this corridor, but is also an area of increased numbers of reported crime (Fig 38). This intersection is the threshold between the commercial corridor (Segment A) and the residential corridor (Segment B). Also located at this intersection is one of the more heavily used NJ Transit bus stops, and a large vacant parcel, a small portion of which has been used for community gardening. This intersection should be transformed into a “community hub” that becomes a catalyst for the revitalization of the corridor and bridges the link between the flourishing residential segment and the struggling commercial segment. (Figure 40)

**Healthy Food and Urban Agriculture:** Located at the corner of Rosa Parks Boulevard and 12th Avenue is a large vacant site comprised of two lots and is owned by Paterson Habitat for Humanity. This site could be transformed into a community farm and market focused on bringing healthy foods to the community. Farmer’s markets or other food-related markets are quick and inexpensive solutions that require little more than planning and permitting. Establishing a community farm on this site may require slightly more time and funding but can be completed in phases. Currently, PHFH allows City Green to use a portion of the property for a small garden. This could be used as a catalyst for the garden and expanded gradually as funding becomes available. The community should seek local partners for assistance with funding and construction. For example, there is new residential housing being built between Governor Street and Harrison Street. The developer of this site stands to benefit from the creation of a community garden and market. For this reason, they may be inclined to assist with the implementation by providing services and materials that they have readily available such as labor and tools for clearing the site, installing a perimeter fence or constructing raised planter boxes.

A recent example of a successful community garden that was a collaborative effort between the city, non-profit organizations and a private developer is the Greater Newark Charter School’s Green Team Garden. A design workshop was held for the students of the charter school. Using construction paper, yarn and other art supplies, the students worked with local landscape architects to develop their vision for the garden. Once the vision was established, the garden was implemented thanks to the assistance from the Greater Newark Conservancy and the NJ Tree Foundation, grants from Slow Food NJ, the Whole Kids Foundation & Food Corps. The initial clearing and leveling of the site as well as the perimeter fence was donated and installed by a local developer. A similar collaboration should be considered for the 12th Street community garden and market.

**Bus Stop:** A heavily used NJ Transit Bus Stop is located on the southwest corner of the intersection and provides residents with access to employment centers, shopping and health care. This bus stop services the NJ Transit 704 Bus Line which has several stops in downtown Paterson and connects directly to Willow Brook Mall. Several other regional NJ Transit bus lines pass through downtown and provide transfers to Newark, New York City and many other regional destinations. The statistics linking crime generation to bus stops varies based on the conditions in and around the bus stop. The Kernal Density Map (Figure 34) shows a crime hotspot directly adjacent to this bus stop. Studies show that conditions that increase the likelihood of crime around bus stops include vacant lots, dilapidated buildings and poor lighting (<http://safe-growth.blogspot.com/2010/08/bus-stops-crime-hot-spots-or-community.html>). Conversely, bus stops that are well maintained and express the culture of the community can be used as conduits for placemaking and community growth. A great example of this can be found in Hollygrove neighborhood of New Orleans. As an integral part of their CPTED strategy,

## → Study Area #3: Rosa Parks Boulevard

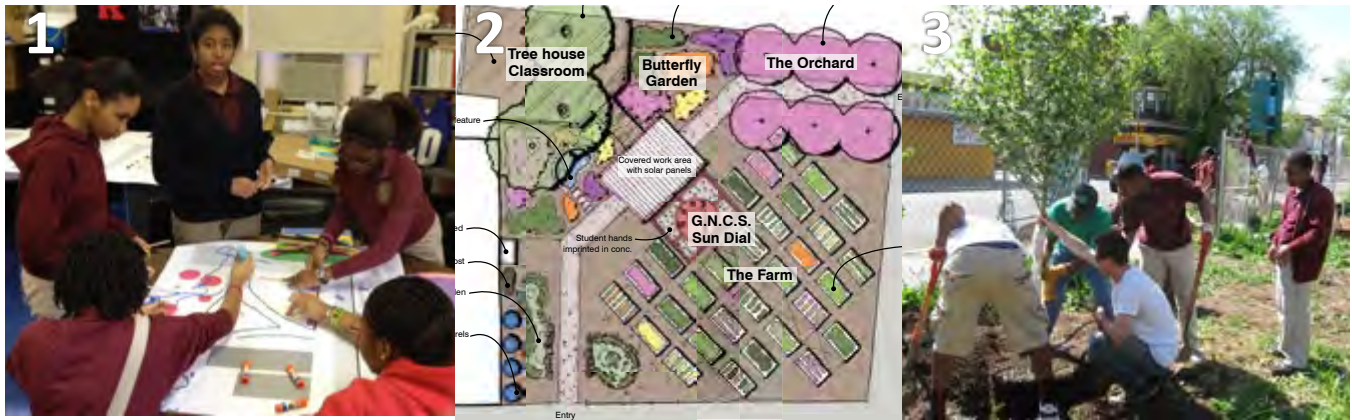


Figure 38. Greater Newark Charter School Green Team Community Garden implementation process: (L to R) Student Visioning and Design; Design and Planning with local Landscape Architect; and Collaborative implementation with non-profits and local developer.

community members teamed up with local architecture students to design a custom bus shelter. They raised funds through various grants and donations. The new shelter is an expression of community territoriality as well as placemaking and community culture. The project was not without its challenges, but in the end the new bus shelter was a success (<http://safe-growth.blogspot.com/2009/09/bus-shelter-madness-in-new-orleans.html>).

Another excellent example can be found in Los Angeles where, following the aftermath of the Rodney King riots, the mayor recognized that bus stops can be used as placemaking catalysts. From SafeGrowth blog article titled 'Bus Stops - crime hot spots or community building blocks?': *"From the initial \$100,000 seed investment, a vacant lot in North Hollywood was transformed into a beautifully landscaped transit park with illuminated bus shelters, matching benches, information kiosks and kiosk art. Eight new businesses were attracted to the intersection filling formerly vacant facilities. An additional \$500,000 was invested in property improvements and \$60,000 in private funding was invested in the park. Consequently, 30 new jobs were created in the vicinity of the bus stop."* (<http://safe-growth.blogspot.com/2010/08/bus-stops-crime-hot-spots-or-community.html>)

## → Study Area #3: Rosa Parks Boulevard

The bus stop should be highlighted and made safe and comfortable for riders waiting for the bus. The bus stop can be designed integrally to the community garden, further enhancing the “placemaking” efforts. Ideas and concepts for the bus stop include:

- Community designed bus shelter
- Improved lighting
- Integration with the community garden to create a “Transit Park”



Figure 39. Shown left is the current bus stop at the intersection of Rosa Parks Boulevard and 12th Avenue in Paterson. Shown right is the new bus shelter in the Hollgrove neighborhood of New Orleans, LA.

**Intersection Street Quilt:** A community street quilt is a mural that would be designed by the community and painted onto the street at the intersection of Rosa Parks Boulevard and 12th Avenue. This will further enforce the community territoriality and will have a secondary benefit of calming traffic. The street quilt could be designed and painted during a large community event or street fair. For example, the road could be temporarily closed and a small block party could be organized on the proposed community garden. Families and community members could come together at this community event and participate in painting the mural.

→ Study Area #3: Rosa Parks Boulevard



Figure 40. Community Hub Diagram - Existing vacant lot can be transformed into a vibrant community hub.

## Image

### Strategy 1: Build Upon Residential Character

Roughly half of the Rosa Parks Boulevard study area is comprised of single-family homes (identified as Segment B in Figure 32). This area appears to be well-maintained and has a comfortable, residential image. New residential development is occurring in this area that further enhances this residential character. Efforts should be made to support and build upon the image of this segment.



Figure 41. Chain link fence in front yards along Rosa Parks Boulevard.

**Chain Link Fence:** Chain link fence is used extensively along the front yards of residential properties. These fences are uninviting and reflect poorly on the image of the corridor. Chain link fences are also used as “construction fencing” along the many abandoned or vacant properties on the block. This further exacerbates the negative impact of the chain link fence by making the vacant or abandoned properties indistinguishable from the occupied properties. The city should develop a program to incentivise property owners to remove the chain link fence and replace them with ornamental fence. In addition, an ordinance should be considered that prohibits the use of chain link fence along street-fronting property edges.

**Shade Tree Canopy:** Shade trees provide a number of environmental, economic and social benefits, but more importantly, they define the image and character of this corridor. Studies have shown that home values near mature street trees are higher than those in areas where there are none. Furthermore, trees shade adjacent buildings, naturally cooling them in hot months, decreasing energy consumption and saving consumers money. Efforts should be made to ensure that Segment B establishes a broad, mature shade tree canopy. Much of the roadway currently has shade trees but there are some significant gaps. In addition, overhead utilities, located along the west side of the street, limit the use of large shade trees. A program should be developed to maintain existing shade trees and to plant additional trees in areas with gaps. Trees planted on the east side of the street should be large, broad canopy shade trees such as Elms or Oaks. Primary locations with gaps in the shade tree canopy are:

- 12th Avenue to Governor Street
- Lawrence Avenue to Montgomery Street
- Montgomery Street to Lafayette Street



Figure 42. The visual impact of shade trees can be seen above in two images of Rosa Parks Boulevard. Shown left is the block between Fulton St. and Lawrence St. Shown right is the block between Montgomery St. and Lafayette St.

**Strategy 2: Re-imagine the Commercial Core**

The four-block commercial core, previously identified as ‘Segment A’, is currently uninviting and appears to be in severe disrepair. A significant number of store fronts are unoccupied and/or the buildings are abandoned. As a result, the property frontages are not maintained and collect litter. The street is devoid of any visual interest, cultural expression, maintenance or pedestrian amenities. A strategy should be undertaken to revitalize the image of this commercial core.



**Linear Gateway Enhancements:** The commercial core begins at the intersection of Broadway. While this block does not have ground floor commercial, it acts as a transition, or linear gateway, between the residential areas to the south and commercial core. The east side of the block is occupied by the “Childhood Day Care 100 Child Development Center”. The center fronts on Broadway with a blank facade, air conditioner units and a chain link fence fronting on Rosa Parks Blvd. The west side of the block is occupied by a 5-story residential building. The building fronts on Rosa Parks Blvd. with access provided through a deeply recessed entry court.

This block should be transformed into a linear gateway. Improvements may include:

- Pedestrian scale street lights and banners
- Street trees spaced at 25’ maximum
- Decorative fence and hedge to replace chain link fence and screen air conditioner units
- Specialty paving and additional lighting to announce the residential building entrance

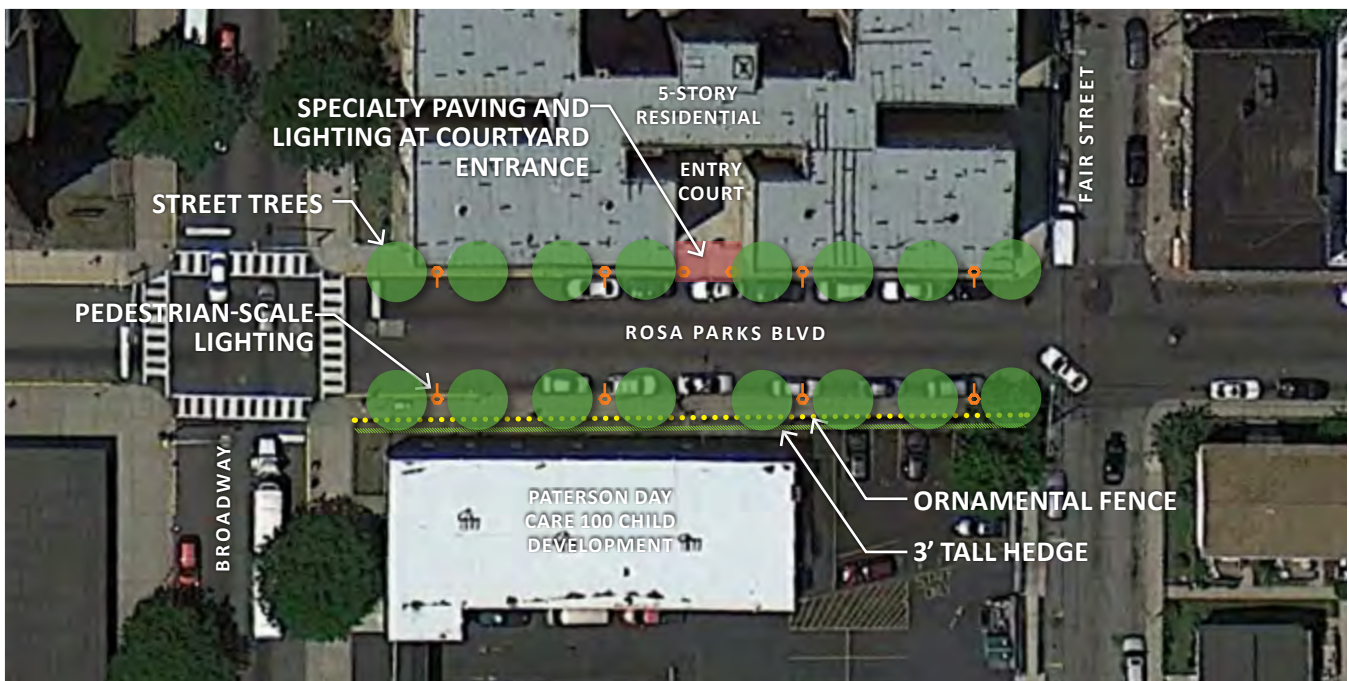


Figure 43. Gateway improvement diagram

## → Study Area #3: Rosa Parks Boulevard

**Pedestrian Amenities:** The corridor is devoid of any amenities for pedestrians with the exception of the ornamental trash receptacles. Pedestrian amenities, such as seating, landscaped areas, signage and bicycle racks, should be provided at select intersections and locations. Amenities should only be provided in locations where the adjacent store owners express interest in having and maintaining the amenity.

**Shade Trees:** Shade trees should be provided on the west side of the street throughout the length of this segment. Due to narrow sidewalk widths, trees should be columnar form and limbed to a minimum of 8' from the ground.

**Overgrown Vacant Lots:** Several lots along this corridor are overgrown with weeds adding to the undesirable image of a cluttered and poorly maintained corridor. This also impacts “Natural Surveillance” by impacting sight lines and creating hiding places.



Figure 44. Overgrown weeds shown on vacant or unkept lots located at (approx) 236 Rosa Parks Blvd. (L) and 228 Rosa Parks Blvd. (R).

**Chain Link Fence:** Chain link fence is used on several of the front or side yards along the commercial segment. One of the key locations is the parking lot for the Bragg Funeral Home located at the corner of Hamilton Avenue. These property owners should be encouraged to replace the fence with an ornamental fence.



Figure 45. Chain link fence shown at the Bragg Funeral Home parking lot (L); and two adjacent residential properties located at 237-239 Rosa Parks Blvd. shown with ornamental and chain link fence (R).

## Natural Surveillance

### Strategy 1: Street and Site Lighting

The lighting along Rosa Parks Boulevard needs to be improved in order to provide adequate light levels for pedestrian safety and to deter unwanted activity. The street lighting is currently provided using “cobrahead” style street lights mounted on utility poles at 25’-30’ height. In most cases throughout the commercial corridor there is only one street light provided for the entire block. It appears that spotlights/flood lights have been installed in select locations to light “problem lots” such as vacant properties (i.e.236-238 Rosa Parks Blvd.)

**Street Light Maintenance:** Many of the street lights were not working for unknown reasons. This may be due to a lack of maintenance or that they were intentionally disabled by those perpetrating criminal activity and preferring to go unseen. 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.

**Pedestrian Scale Lighting:** Pedestrian scale lighting spaced at a maximum of 40-feet on-center should be installed throughout the entire commercial segment. A minimum of 2 Footcandles is desired on all sidewalk areas. This will provide the appropriate light levels for pedestrians.

**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 dawn to dusk. 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). Refer to page 35 of this report for example.



Figure 46. Typical street lighting shown between Godwin and Hamilton Avenue. Note that lighting is provided only at the intersection without any lighting provided throughout the middle of the block.

## Culture

Rosa Parks Boulevard was named in honor of the famous civil rights activist. Community visioning workshops should be held that help define the character of this neighborhood and celebrate the civil rights legacy of this corridor's namesake.

### Strategy 1: Celebrating Rosa Parks and Civil Rights

An educational and cultural program can be established that celebrates Rosa Parks as the namesake of this corridor. This could be a community driven program that engages the local schools, children and community members. This program could be a great way to evoke a sense of pride and ownership in the corridor. Elements of the program could include civil rights and "Rosa Parks" related:

- Educational and Community Programs
- Murals and Gateway Treatments
- Informational / Interpretive Signage

A similar strategy and program was used on Martin Luther King, Jr. Boulevard in Northeast Portland, WA. The program includes a large gateway sign as well as interpretive and educational civil rights signs (below).












Figure 47. Cultural and educational Civil Rights installation on Martin Luther King Boulevard in Northeast Portland, WA.

→ Study Area #3: Rosa Parks Boulevard










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## Summary of Recommendations

























### Timing

-    Short-term (< 1-Year)
-    Medium-term (1-3 Years)
-    Long-Term (> 3-Years)

### Cost

-    < \$10,000
-    \$10,000 - \$50,000
-    > \$50,000

Territoriality	Responsible	Timing	Cost
1. Increase sidewalk widths to 10' by either converting the street to one-way circulation or limiting parallel parking to one side of the street.	CPTED Team	  	  
2. Provide curb extensions at the corners along with specifically selected mid-block locations.	CPTED Team	  	  
3. Install pedestrian-scale lighting and banners.	CPTED Team / Cultural Affairs	  	  
4. Investigate the potential to convert the two properties identified in Figure 40 into public space (community farm and market).	CPTED Team / Community Development		
5. Install Community designed bus shelter with improved lighting and potential integration with the proposed community garden.	CPTED Team / Cultural Affairs	  	  
6. Install a street quilt designed and painted by the community at the intersection of Rosa Parks Boulevard and 12th Avenue.	CPTED Team / Parks + Rec	  	  

Image	Responsible	Timing	Cost
7. The city should develop a program to incentivise property owners to remove the chain link fence and replace them with ornamental fence.	Planning + Zoning/Comm. Dev. / CPTED Team	  	  
8. Establish a program to maintain existing shade trees and to plant additional trees in areas with gaps.	Public Works	  	  
9. Pedestrian amenities should be provided at select intersections and locations.	CPTED Team	  	  
10. Street trees along the commercial segment should be planted with columnar tree forms and limbed to a minimum of 8' and be spaced no greater than 25' on-center.	Public Works - Engineering	  	  

11. Enhance “gateway” by installing encouraging Paterson Day Care 100 to install decorative fence and hedge to screen air conditioner units.	Comm. Dev / Planning + Zoning		\$\$\$
12. Enhance “gateway” by enhancing the entrances of the residential apartment buildings with specialty paving, lighting etc.	Planning + Zoning / CPTED Team		\$\$\$
13. Notify owners of properties with overgrown and unkept lots (Figure 44) by removing unwanted plant material and garbage.	Comm. Imp./ Public Works / CPTED Team		\$\$\$
14. Encourage property owners to replace chainlink fences with ornamental fences.	Comm. Dev. / Cultural Affairs		\$\$\$
<b>Natural Surveillance</b>	<b>Responsible</b>	<b>Timing</b>	<b>Cost</b>
15. Identify all street lights that are not working. Report these street lights to PSE&G.	CPTED Team		\$\$\$
16. Establish a Porch Light Program in collaboration with the DPW and other potential partners such as PSE&G.	Comm. Dev./Cult. Affairs/CPTED Team		\$\$\$
17. Install pedestrian-scale lighting spaced at a maximum of 40-feet on-center throughout the commercial segment at a minimum of 2 Footcandles on all sidewalk areas.	CPTED Team / Community Improvements		\$\$\$
<b>Culture</b>	<b>Responsible</b>	<b>Timing</b>	<b>Cost</b>
18. Establish an educational and cultural program that celebrates Rosa Parks as the namesake of this corridor.	CPTED Team / Community Development		\$\$\$

\*The city will investigate potential funding sources for implementation including federal, state and local grants as well as capital funding

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# > Study Area #4: 10th Avenue

## Corridor Profile

### Overview

The Crime Prevention through Environmental Design Audit for 10th Avenue was led by the CPTED Team. During the course of this audit, the team members met several times, visited the site and developed a series of recommended improvements. Next, during the community workshop meeting, two teams of community members visited the corridor and performed “Safe Streets” audits for several locations. Following the audits, the team members developed a series of goals and recommendations.

The consultant team compiled the data and findings prepared by the CPTED Team and by the community and supplemented these findings with additional information provided by the city including crime statistics and vacant and abandoned property data. This data was then assembled into following section.

### About the Corridor



Figure 48. Project Area Map

The 10th Avenue study area is a medium-density commercial corridor that spans from East 24th Street to East 29th Street. The primary commercial zone is comprised of restaurants, grocers and other day-to-day conveniences and spans from 25th Street to 28th Street. This commercial area is anchored by a cluster of 4-story residential apartment buildings located on the north side of the street between East 25th St. and E. 26th Street. Single-room Occupancy buildings also appear to be common in this area. Areas west of 24th Street and east of 28th Street are primarily multi-family or single family residential. The commercial zone appears to be successful with several well-kept restaurants. A majority of the restaurants or grocers are serving or selling Caribbean foods or goods giving the neighborhood a notable Caribbean flavor, likely due to the large Caribbean population that live here. The residential areas along 10th Avenue as well as those along perpendicular streets appear to be well-maintained. Unlike the other study areas, 10th Avenue and the surrounding neighborhood does not appear to have many vacant or abandoned properties.

10th Avenue’s most notable characteristic is its direct access to Rt. 20/McClean Boulevard. A series of on and off ramps provide fast and easy vehicular access to this main highway, connecting this corridor to other towns and cities in the region. While access can often times be a benefit to a neighborhood, in this case it may be a detriment. Police data and community feedback indicate that drug dealing is rampant along this corridor. Access to and from Rt. 20 may be fueling this drug problem in this otherwise vibrant neighborhood by providing easy access for those from surrounding towns and neighborhoods that are coming to this area to purchase drugs.

Criminal activity is prevalent throughout the length of the study area with a particular focus on the intersections closest to the Rt. 20 on and off ramps near E. 30th Street (just outside of the study area). In 2014, 2 unrelated

## Demographic Profile

### Residents

2010 Population	3,378
% Chg vs. 2000	-1%

### Age

Median Age	32.2
Under 5	8%
5-9	7%
10-14	9%
15-19	8%
20-59	56%
60+	12%

### Households

Households (HHs)	1,020
Average Size	3.4

### Family Structure of families with children

Families with children <18	49%
Female single-parent HHs	49%
Married-couple HHs	40%
Male single-parent HHs	10%

### Household Income

Median Income	\$ 39,495
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### Home Ownership

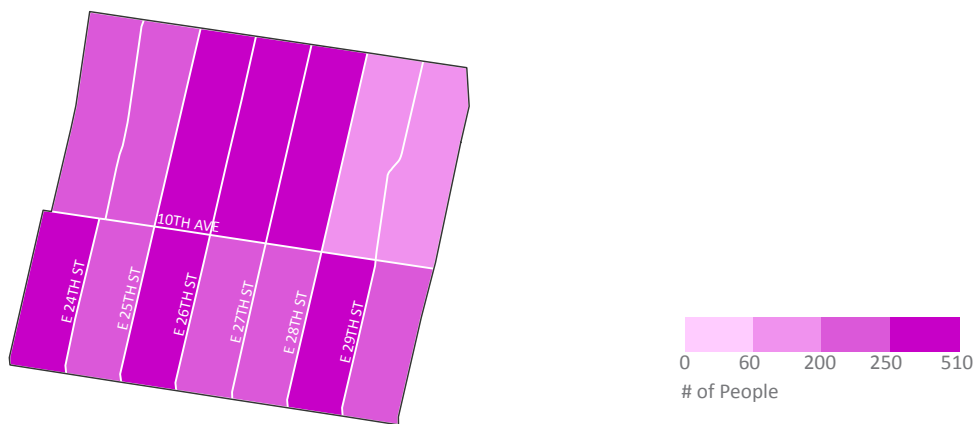
Own	33%
Rent	67%

### Housing Units

Total Units in 2010	1,116
% Chg vs. 2000	2%
Owner Occupied Units	28%
Renter Occupied Units	63%
Unoccupied Units	9%

## Where residents live along the corridor?

(U.S. 2010 Census Blocks)



Sources: U.S. Census 2010 (Population, Age, Households, Home Ownership and Housing Units) using census blocks immediately adjacent to the study corridor. U.S. Census American Community Survey, 2012 (Income) using income statistics for census tracts, averaged across census blocks adjacent to corridor.

→ Study Area #4: 10th Avenue



Figure 49. View of two typical areas along 10th Avenue.

murders occurred on 10th Avenue between E. 27 and E 28th Street. Unlike the other study areas, there are not many vacant or abandoned properties on or near 10th Avenue.

**Hotspot A:** This hotspot is comprised primarily of Quality of Life Crimes including “Gang Related” activity, and other incidents generally related to loitering. It is likely that this hotspot is due to the increased pedestrian traffic related to the adjacent residential apartment buildings. The residents of this residential apartment building are more likely to report unwanted loitering and other behavior.

**Hotspot B:** This hotspot is comprised largely of violent Part 1 Crimes including a disproportionately high number of shots fired. The center of activity within this hotspot appears to be a liquor store and bar located on the south east corner. Community members have indicated that loitering and unwanted activity occur inside and outside of this bar and liquor store at all hours of the day. And in September 2014 a young man was shot and killed inside this bar and liquor store ([http://www.nj.com/passaic-county/index.ssf/2014/09/police\\_seek\\_extremely\\_dangerous\\_man\\_charged\\_in\\_paterson\\_killing.html](http://www.nj.com/passaic-county/index.ssf/2014/09/police_seek_extremely_dangerous_man_charged_in_paterson_killing.html)). The other corners of this intersection are comprised of uses that have shown to be crime generators when combined with liquor stores including an SRO and a bodega.

**Hotspot C:** Similar to Hotspot B, this hotspot is also comprised largely of Part 1 Crimes. However, this intersection contains a disproportionate number of Narcotics related incidents mixed with Assault and Shots

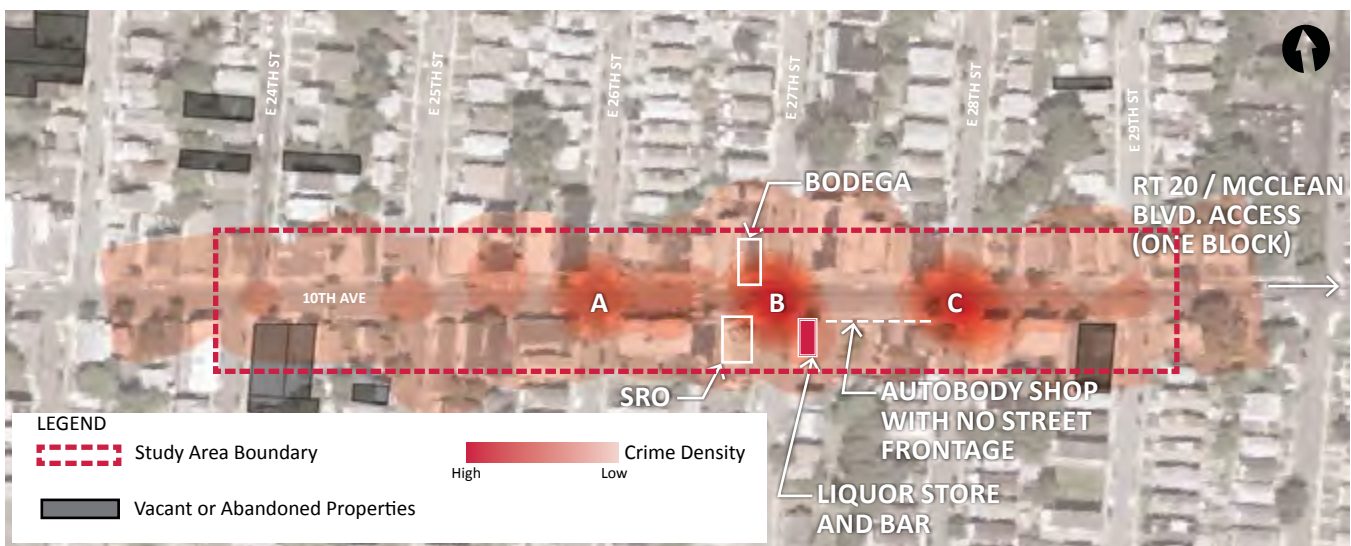


Figure 50. Crime Kernel Density with Vacant or Abandoned Properties - This map illustrates areas along the corridors where the highest density of crimes are being reported. These densities are based on the combined Part 1 Crimes and Quality of Life Crimes illustrated on the opposite page.

5-Year Crime Mapping (2009-2014)



Figure 51. Part 1 Crime Map - This map illustrates the locations and quantities of the various Part 1 and other serious crimes that have been reported between 2009 and 2014 as outlined below. The FBI designates certain crimes to be “Part 1 Crimes” because they are “major crimes plaguing society” and often include the most violent crimes such as assault, murder and rape.



Figure 52. Quality of Life Crime Map - This map illustrates the locations and quantities of the various Quality of Life crimes that have been reported between 2009 and 2014 as outlined below.

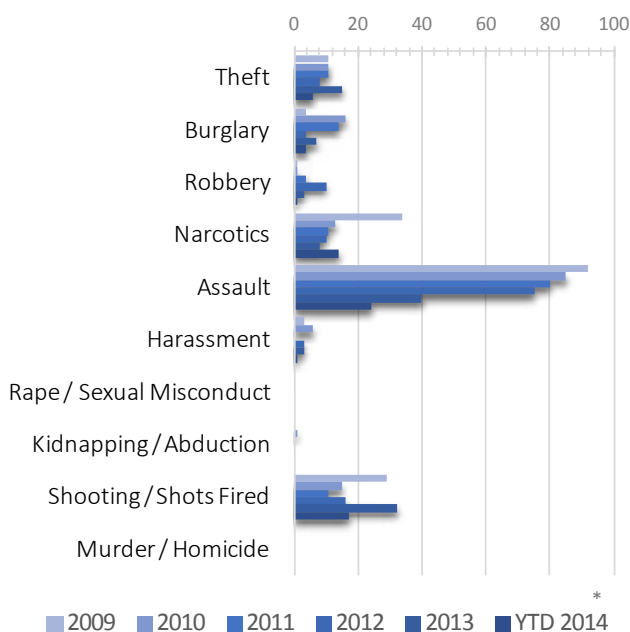
Fired. This intersection is the nearest commercial intersection to the Rt. 20 access points further supporting the theory that people may be using Rt 20 for quick access to 10th Avenue to purchase drugs.



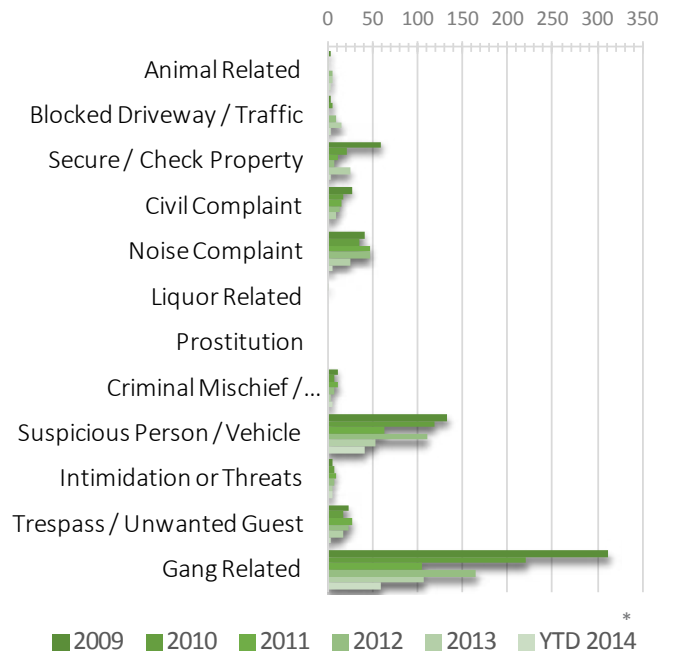
Figure 54. Shown above is the access on and off of Rt.20 / McClean Blvd located two-blocks east of Hotspot C.

Generally, crime on 10th Avenue has declined slightly over the past 5-years. However, in 2014 there was a spike in shootings and murders throughout the city with two of these murders occurring on 10th Avenue (April and September 2014 - Unrelated incidents). A majority of the reported incidents are “Gang Related” which supports the community members claims that the corridor is overrun by gangs dealing drugs.

**Part I and other serious crime**



**Quality of Life Incidents**



\*YTD 2014 ending May 31st, 2014

## Territoriality

Gangs and drug dealers have begun to claim areas of this street for their own, alienating residents and community members. Steps should be taken to allow the residents to reclaim this street.

### Strategy 1: Marking Our Territory

**Graffiti Removal Program:** In several areas throughout the corridor there appears to be gang-related graffiti or tags. A program for reporting graffiti and having it removed rapidly by the city (within a day or two) should be established. This type of response will signal, to the community as well as the criminal element, that the city is reclaiming this corridor

**Community Mural Program:** Replace gang markings or other graffiti-prone walls with community designed murals. The murals should celebrate the youth and culture of this neighborhood. The development of this mural program could be done in coordination with the students from PS-21 School located on 10th Avenue and Madison Avenue (three-blocks west of the study area).

**Banner Program:** Design and install colorful banners that celebrate the culture of this neighborhood. The banners could be designed by local artists or children within the neighborhood. The development of this banner program could be done in coordination with the students from PS-21 School located on 10th Avenue and Madison Avenue (three-blocks west of the study area).

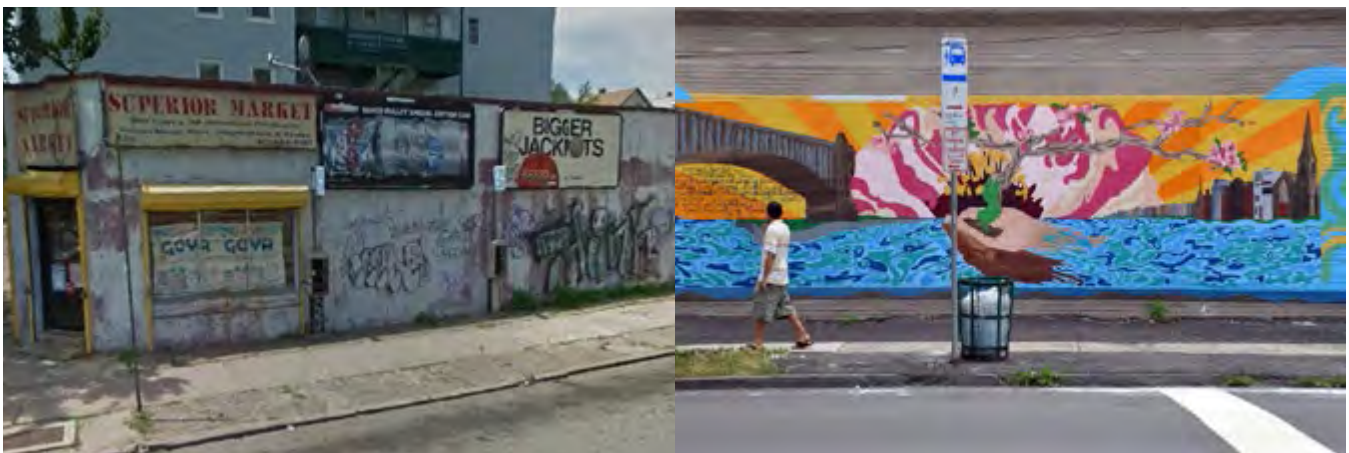


Figure 55. Tagged wall on the corner of 10th Ave and E. 26th Street (R). Mural program in Newark (L).

### Strategy 2: Defining Outdoor Spaces to Deter Loitering

Members of the community have indicated that the space directly in front of the stores and restaurants is used by undesirables for loitering at all hours of the day. This statement was confirmed by the consultant team's observations during several site visits. These users have claimed this space and made it uncomfortable for pedestrians and residents. This space should be reclaimed by the store owners.

**Outdoor Seating or Courtyards:** The outdoor space in front of the retail establishments should be reclaimed by the store owners. There is a cluster of restaurants between E. 26th St and E. 27th St. Store owners should be encouraged to define a small area in front of their store using a temporary divider that they put out during their hours of operation. This space could be used for seating or as an entry court. But more importantly, it will reclaim this space that is currently used for loitering. It appears that several commercial spaces south of the study area had begun defining their territory using permanent fences. The use of temporary dividers would achieve a similar goal but would be more inviting to patrons. Any ordinances in place that would dis-incentivize restaurants or stores to do this should be revised and any associated fees should be suspended.



Figure 56. Residents using fences to reclaim space in commercial areas near E. 22nd Street. (L) And the use of temporary barriers to define outdoor dining or entry areas in Montclair (R)

**Outdoor Cafes:** There are a number of cafes or restaurants located along 10th Avenue. Many of these restaurants specialize in Caribbean or Jamaican foods. These restaurants should be encouraged to provide outdoor seating. The outdoor seating area should be defined using temporary dividers as described above.

**Strategy 3: Define Residential Entries**

The block between E 25th St and E 26th Street is lined with 4-Story brick apartment buildings. Each building has a lobby that fronts onto 10th Avenue. The streetscape outside of the building entry should be designed as extensions of lobbies. These areas should include special paving, seating, lighting, billiards and signage.



Figure 57. Residential Entry Diagram



Figure 58. Residential Entry Improvement Diagram

## Image

### Strategy 1: Create a Comfortable Pedestrian Experience

The commercial areas along 10th Ave. have a consistent and relatively successful mix of stores, restaurants and other needs to support the community. But in its current form, the street is not very inviting for pedestrian and lacks basic pedestrian amenities. A comfortable pedestrian environment will encourage legitimate people and residents to spend more time on the street.

**Street Trees:** Street trees should be provided throughout the length of the corridor. Larger shade trees should be provided along the south side of the street; and smaller trees should be provided on the north side beneath the overhead utilities. All trees selected should have a thin canopy and should be limbed to a minimum of 8' from the ground.

**Trash Receptacles:** Litter is prevalent throughout the corridor. New ornamental trash receptacles have been provided in select locations along the street. New trash receptacles should be located at all intersections and outside key trash generators such as delis or take-out restaurants.

**Pedestrian-Scale Lighting:** all lighting along the street is provided via cobrahead lights mounted 30'height. In addition to providing additional light, a consistent rhythm of pedestrian lights adds character to the street and creates a comfortable pedestrian environment. 16' Height Pedestrian lighting should be installed on both sides of the street spaced at roughly 40' on center.

**Bicycle Parking:** Bicycle racks should be provided at all corners and key mid-block locations.

## Access Control



Figure 59. Vehicular Access Diagram

10th Avenue is one of the primary access points into the 4th Ward from Rt.20/McClean Blvd. While this access is very convenient for residents, it also makes it challenging to regulate the people entering and leaving the city at all hours of the night. Drug Dealers and criminals are opportunistic. Research has shown that neighborhoods that have easy access and are adjacent to major thoroughfares experience more crime than areas with complicated traffic patterns and limited access for a number of reasons:

- Criminals like to have an easy escape route
- Offenders that are travelling from other towns or neighborhoods to purchase drugs like to be able to get in and out of the area quickly when making the purchase
- When a neighborhood has a significant amount of cut-through traffic, it is difficult for residents to monitor the people who should and should not be in the neighborhood.

Studies have shown that disrupting traffic patterns through techniques ranging from road closures to changes in traffic patterns can have positive results and greatly reduce crime. However, closings and changes in traffic patterns do not always work and may get strong opposition from residents living in the area due to the inconveniences they may cause. Therefore, temporary measures or pilot projects to control access should be completed in coordination with the residents to assess their effects prior to implementing any permanent changes. Potential interventions may include:

**Side Street Road Closures or One-Way Circulation:** The City should investigate the option to close some side streets or create one-way pairings in order to limit the opportunity for visitors to quickly turn-around and get back onto the highway.

**Temporary On/Off-Ramp Closures:** Another potential option is to close the Rt. 20 on and off ramps during particular hours such as midnight - 5am. This type of closure would minimize the impact to residents while deterring unwanted late-night visitors. Residents arriving home during these hours would have to utilize a less

1. "Closing Streets and Alleys to Reduce Crime: Should You Go Down This Road?", Problem Oriented Guides for Police, Response Guides Series - US Dept. of Justice Office of Community Oriented Policing Services

direct route to get home, but outsiders interested in purchasing drugs or participating in other illegal activity would not have a direct route in or out of the neighborhood.

**Traffic Calming:** The installation of traffic calming techniques such as speed cushions and curb extensions would slow traffic and may make it more challenging for perpetrators to escape from the neighborhood quickly.

## Natural Surveillance

### Strategy 1: Street and Site Lighting

The lighting along 10th Avenue needs to be improved in order to provide adequate light levels for pedestrian safety and to deter unwanted activity. The street lighting is currently provided using “cobrahead” style street lights mounted on utility poles at 25’-30’ height. In most cases there is only one street light provided for the entire block typically located on the north side of the street only. This configuration leaves significant gaps in the light levels along the corridor and provides very little light on the sidewalk area on the south side of the street.

**Street Light Maintenance:** Many of the street lights were not working for unknown reasons. This may be due to a lack of maintenance or that they were intentionally disabled by those perpetrating criminal activity and preferring to go unseen. 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.

**Pedestrian Scale Lighting:** Pedestrian scale lighting spaced at a maximum of 40-feet on-center should be installed throughout the entire corridor. A minimum of 2 Footcandles is desired on all sidewalk areas. This will provide the appropriate light levels for pedestrians.

## Summary of Recommendations

### Timing



Short-term (< 1-Year)



Medium-term (1-3 Years)



Long-Term (> 3-Years)

### Cost

\$\$\$ < \$10,000

\$\$\$ \$10,000 - \$50,000

\$\$\$ > \$50,000
















### Territoriality

	Responsible	Timing	Cost
1. Establish a program for reporting graffiti and having it removed rapidly by the city (within a day or two) should be established.	CPTED Team / Comm. Improvements		\$\$\$
2. Develop a mural program in coordination with the students from PS-21 School locate on 10th Avenue and Madison Avenue (three-blocks west of the study area).	CPTED Team / Comm. Development		\$\$\$
3. Develop a banner program in coordination with the students from PS-21 School locate on 10th Avenue and Madison Avenue (three-blocks west of the study area).	CPTED Team / Comm. Development		\$\$\$
4. Modify ordinance to allow store owners to define a small area in front of their store using a temporary divider that they put out during their hours of operation.	CPTED Team		\$\$\$
5. Encourage restaurants to provide outdoor seating. The outdoor seating area should be defined using temporary dividers as described above.	CPTED Team / Comm. Development		\$\$\$
6. Update the streetscape outside of the residential apartment building entries as extensions of lobbies. These areas should include special paving, seating, lighting, bollards and signage.	CPTED Team / Comm. Development		\$\$\$

### Image

	Responsible	Timing	Cost
7. Street trees should be provided throughout the length of the corridor. All trees selected should have a thin canopy and should be limbed to a minimum of 8' from the ground.	CPTED Team		\$\$\$
8. New trash receptacles should be located at all intersections and outside key trash generators such as delis or take-out restaurants.	CPTED Team		\$\$\$
9. Provide 16' Height Pedestrian lighting should be installed on both sides of the street spaced at roughly 40' on center.	CPTED Team		\$\$\$
10. Provide bicycle racks at all corners and key mid-block locations.	CPTED Team		\$\$\$

## → Study Area #4: 10th Avenue

Access Control	Responsible	Timing	Cost
11. The City should investigate traffic circulation alternatives related to Rt. 20. including to close select side streets or create one-way pairings in order to limit the opportunity for visitors to quickly turn-around and get back onto the highway.	CPTED Team	  	\$\$\$
12. Investigate the potential option to close the Rt. 20 on and off ramps during particular hours such as midnight - 5am.	Public Works - Traffic and Lighting	  	\$\$\$
13. Install various traffic calming techniques such as speed cushions, curb extensions, etc.	CPTED Team	  	\$\$\$
Natural Surveillance	Responsible	Timing	Cost
14. Report all lights that are not functioning properly, document and send to PSE&G. The City should apply pressure on PSE&G until all of the lights are repaired.	CPTED Team	  	\$\$\$
15. Install pedestrian scale lighting spaced at a maximum of 40-foot on-center throughout the entire corridor. A minimum of 2 Footcandles is desired on all sidewalk areas.	CPTED Team	  	\$\$\$

\*The city will investigate potential funding sources for implementation including federal, state and local grants as well as capital funding

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# > Study Area #5: Ellison Street

## Corridor Profile

### Overview

The Crime Prevention through Environmental Design Audit for Ellison Street was led by the CPTED Team. During the course of this audit, a CPTED Team member visited the site, documented the assets and developed a series of recommended improvements.

The consultant team compiled the data and findings prepared by the CPTED Team and through the community surveys and outreach and supplemented these findings with additional information provided by the city including crime statistics and vacant and abandoned property data. This data was then assembled into following section.



Figure 60. Project Area Map (Numbers shown on map key to asset list below)



Figure 61. Typical Street Section

### About the Corridor

The Ellison Street study area is a one-way residential corridor spanning from Straight Street to East 18th Street. The corridor is characterized by a narrow cross section consisting of 50-foot Right-of-Way with 10-foot sidewalk zone on each side and a 30-foot roadway width. Parking is permitted on both sides of the street leaving a roughly 14' cartway. Most buildings along the corridor are setback roughly 10-feet from the ROW with some setback as much as 30-feet. Typically, front yards are defined using 4-foot high chain link fence and are comprised of landscaping, grass and parking (driveways).

The street has a comfortable residential feel but is broken up by a mix of commercial uses or higher density housing that

have zero-setback and in most cases have little or no street presence. There are many assets along and adjacent to the study area including police facilities, community facilities, a school and churches. Some of these are as follows (refer to Fig. 58)

1. Police Garage and Car Storage
2. Edward W. Kilpatrick Elementary School
3. First A.M.E. Zion Church
4. YWCA
5. Rev. William Griffin Senior Housing
6. Spanish Pentacostal Church

## Demographic Profile

### Residents

2010 Population	2,005
% Chg vs. 2000	18%

### Age

Median Age	30.5
Under 5	8%
5-9	8%
10-14	8%
15-19	9%
20-59	52%
60+	14%

### Households

Households (HHs)	682
Average Size	3.7

### Family Structure of families with children

Families with children <18	283
Female single-parent HHs	59%
Married-couple HHs	31%
Male single-parent HHs	10%

### Household Income

Median Income	\$ 26,675
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### Home Ownership

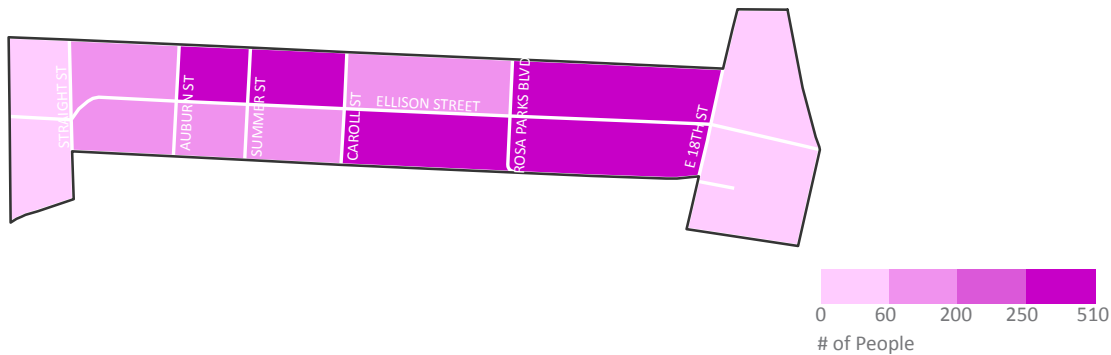
Own	20%
Rent	80%

### Housing Units

Total Units in 2010	762
% Chg vs. 2000	22%
Owner Occupied Units	13%
Renter Occupied Units	77%
Unoccupied Units	10%

## Where residents live along the corridor?

(U.S. 2010 Census Blocks)



Sources: U.S. Census 2010 (Population, Age, Households, Home Ownership and Housing Units) using census blocks immediately adjacent to the study corridor. U.S. Census American Community Survey, 2012 (Income) using income statistics for census tracts, averaged across census blocks adjacent to corridor.

## Criminal Activity Profile

Criminal activity along this corridor is relatively low as compared to the five other study areas. The reported crime is distributed evenly across the corridor with only one minor hotspot, consisting mainly of Theft, Robbery and Assault. Two notable characteristics of the crime patterns are:

**A. Gap in Crime:** There is a noticeable gap in crime being reported in the area directly outside of the YWCA and the Senior Housing facility. This could be due to the positive activity and presence of these facilities. This gap further reaffirms the significance of Land Use as an influential factor for crime incidence.

**B. Hotspot:** There is a hotspot located at the intersection of Rosa Parks Boulevard. The incidents reported here include Assault as the predominant Part 1 Crime; and ‘Gang Related’, ‘Suspicious Person’ and ‘Noise’ being the predominant Quality of Life incidents. This hotspot may be caused by the vacant house located on the northwest corner which community stakeholders have indicated is used for criminal activity including gangs and drugs. Additionally, the outside of this house appears to have graffiti tags which may indicate that it is being used as a drug house by a gang.

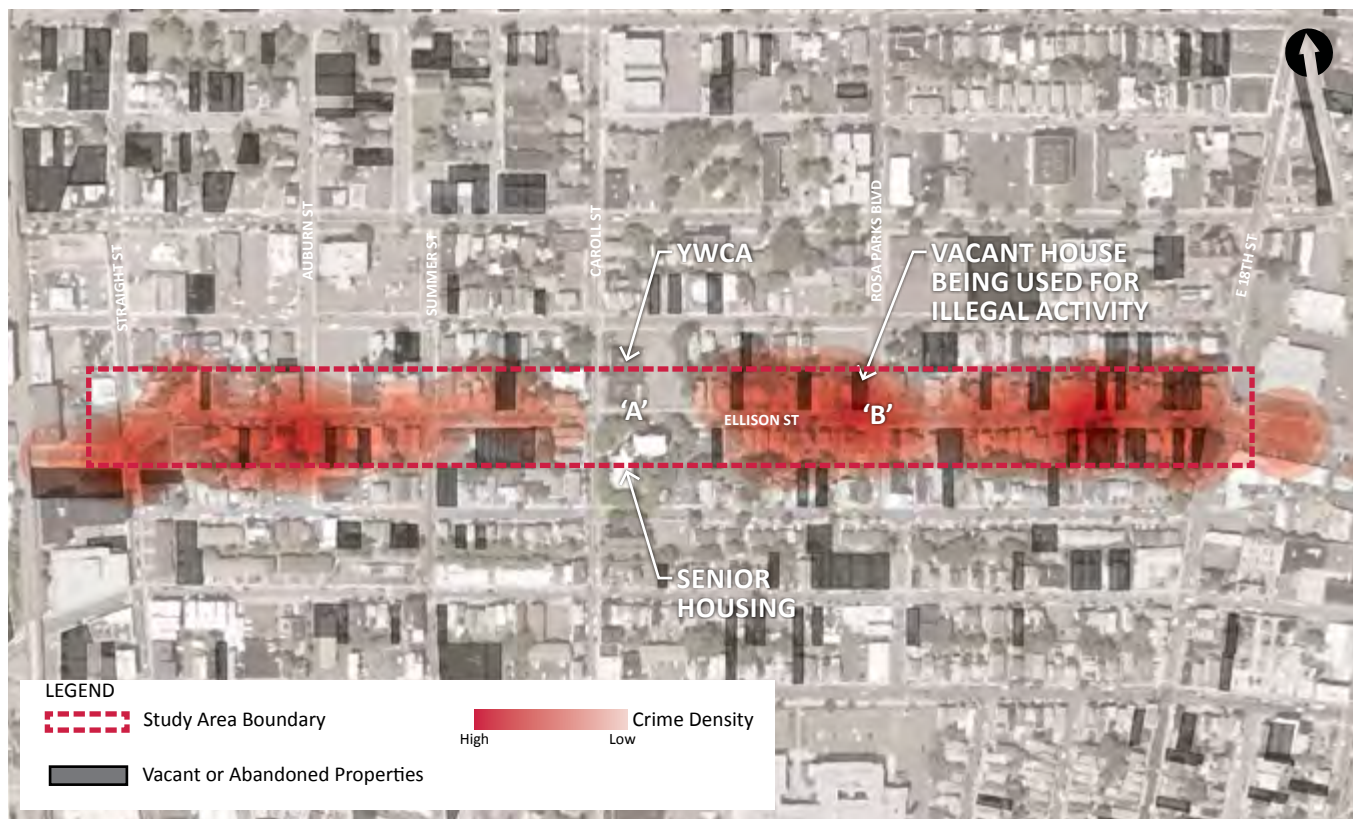


Figure 62. Crime Kernel Density with Vacant or Abandoned Properties - This map illustrates areas along the corridors where the highest density of crimes are being reported. These densities are based on the combined Part 1 Crimes and Quality of Life Crimes illustrated on the opposite page.

Source: Kernel Density analysis of all Part I Crime and Quality of Life Incidents--Prostitution, Criminal Mischief/Disorderly Person, Suspicious Person/Vehicle, Intimidation or Threats, Trespass/Unwanted Guests and Gang Related. Land Use, Passaic County Parcel Data, NJGIN.

5-Year Crime Mapping (2009-2014)

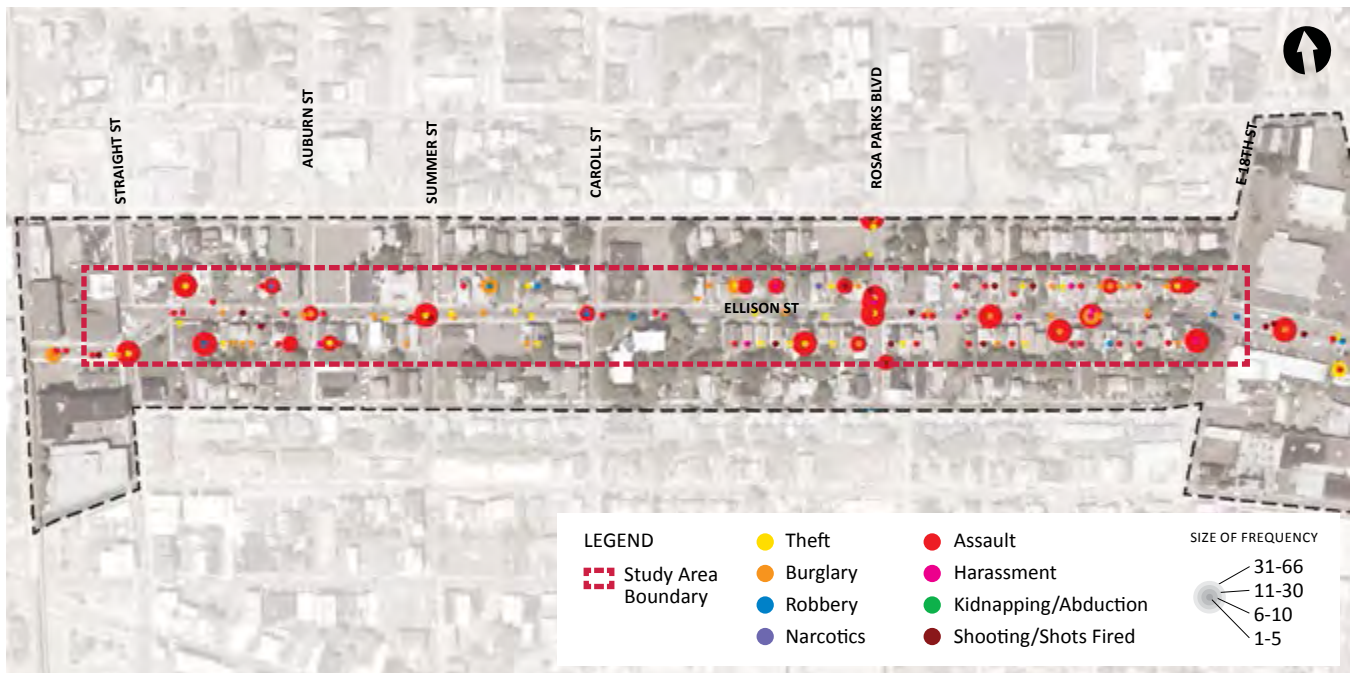


Figure 63. Part 1 Crime Map - This map illustrates the locations and quantities of the various Part 1 and other serious crimes that have been reported between 2009 and 2014 as outlined below. The FBI designates certain crimes to be “Part 1 Crimes” because they are “major crimes plaguing society” and often include the most violent crimes such as assault, murder and rape.

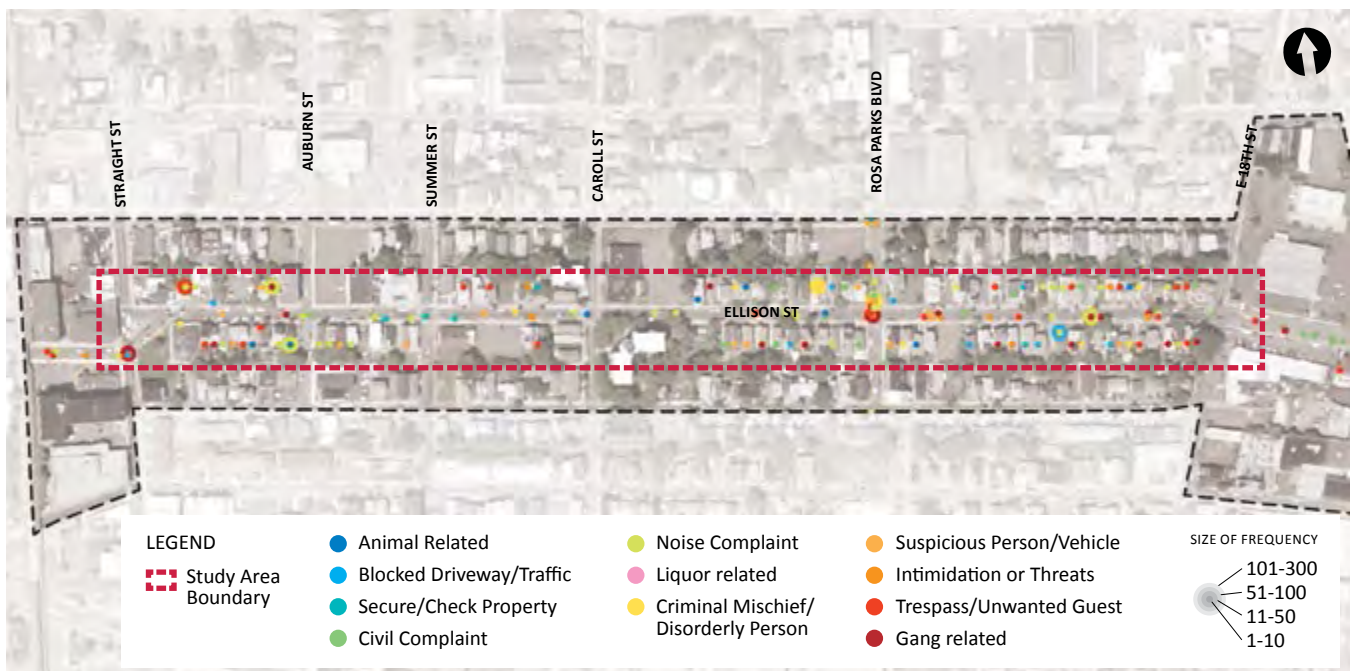
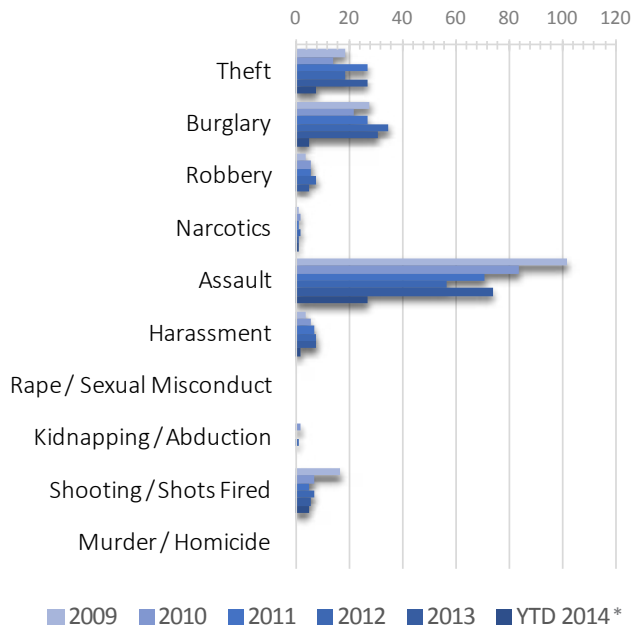
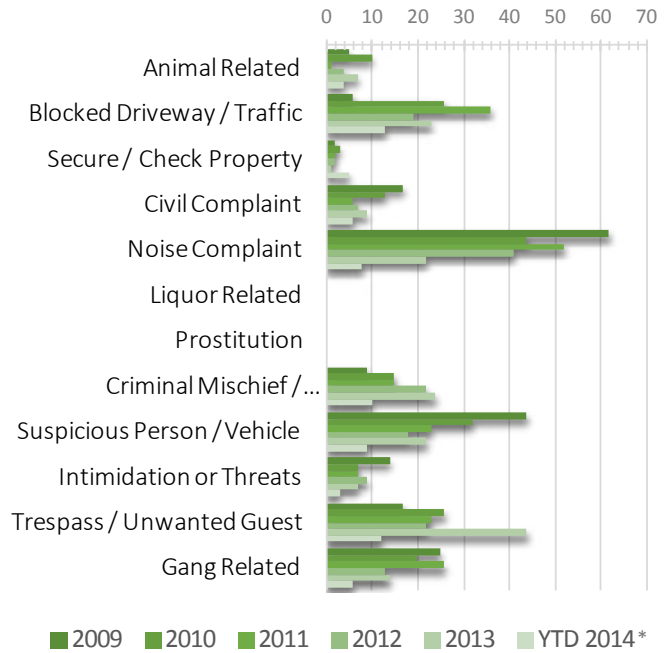


Figure 64. Quality of Life Crime Map - This map illustrates the locations and quantities of the various Quality of Life crimes that have been reported between 2009 and 2014 as outlined below.

**Quality of Life Incidents**



**Part I and other serious crime**



\*YTD 2014 ending May 31st, 2014

Figure 65. 5-Year Crime Statistics

**Territoriality**

Ellison Street does not appear to have the same issues related to Territoriality that are affecting the other study areas. The primary issue is that Ellison Street begins as a light industrial corridor west of the study area and transitions to a residential area east of Straight Street. This transition or threshold needs to be defined in order to alert drivers or pedestrians that they are entering a residential neighborhood. This is known as a 'gateway'.

**Strategy 1: Establishing a Neighborhood Gateway**

The intersection of Ellison Street and Straight Street is the gateway into the Ellison Street residential neighborhood. This gateway should be well defined and enhanced so that it calms traffic and alerts users that they are entering a new neighborhood.

**Road-Diet and Intersection Alignment:** The intersection at Straight Street is very wide in order to accommodate a diagonal connection along Ellison Street. This intersection should be re-aligned to require cars crossing Straight Street to stop, make a left turn and then make a right turn to continue on Ellison. This will calm traffic and define the gateway.

**New Community Gateway Plaza:** The space that has been gained by realigning this intersection should be converted into a gateway plaza for the community. A relationship should be established with the police department and perhaps they can adopt this plaza as part of a community outreach initiative.

**Use and Maintenance of Existing Police Yard:** There is an existing yard adjacent to the Police garage that appears to be unused. There are some chairs and barbecue present indicating that it may be used for recreational purposes but it is assumed that this is limited to police officers or those working in the garage (unconfirmed). This space should be opened as a community plaza and programmed with events. It can function as an

extension of the new community plaza when additional space is needed. The chain link fence should be replaced with a more ornamental and welcoming fence that is designed integrally with the Community Gateway Plaza.

**Mural on Police Garage:** In many ways the police garage building is the gateway and first impression of this neighborhood. The police garage has large, unsightly facades facing west towards Straight Street and south along Ellison Street. Murals should be designed for both of these facades. The murals may be community themed furthering the Police community outreach efforts.

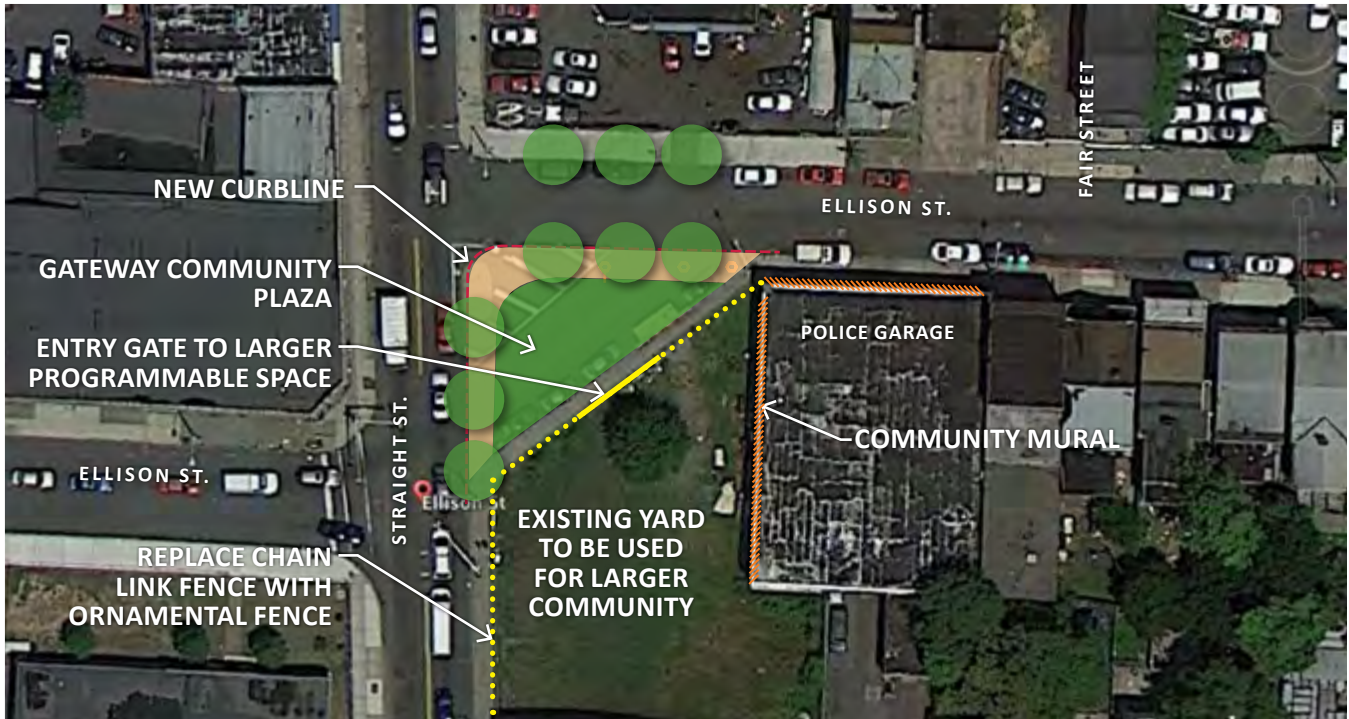


Figure 66. Gateway improvement plan diagram



Figure 67. Gateway improvement perspective diagram

## Image

### Strategy 1: Improve Public or City-Owned Property Frontage

Several properties along the corridor are owned and/or managed by city agencies. These properties include the police yard, public school, board of education parking, senior housing and, depending on how it is funded, the YWCA. Since the city controls these properties, they are likely to be the easiest to improve. Many of the properties have undesirable or unattractive street frontage such as facades, fencing, landscaping etc.

**Chain Link Fence:** Chain link fence is used extensively along the front yards of city-owned properties and in many cases this fence is 6 feet in height. All fences should be replaced with ornamental fences (not chainlink) and, whenever possible, these fences should be limited to a maximum of 4 feet in height.

**Facades:** The police garage is a significant structure that fronts on the street. The facade is blank and unattractive. On the opposite side of the street is a large lot used to store police vehicles. This property is lined with an unattractive, solid fence that obscures views into the lot. These two properties contribute to the “blighted” image of this block. The City should take immediate steps to create a more attractive building facade and utilize more attractive ways of screening the car storage lot. Solutions include community murals, banners or vinyl applications, ornamental fences etc.



Figure 68. Existing City-owned property frontage (L to R) Paterson Police Dept. Garage; Paterson Police Dept. Storage Yard, Paterson Public School parking lot.

**YWCA frontage and property:** The frontage of the YWCA should be upgraded so that it better reflects its positive impact on the neighborhood. The wall along the frontage should be repaired and the large parking lot should be properly secured and screened.

### Strategy 2: Improve Residential Property Frontage

**Chain Link Fence:** Chain link fence is used extensively along the front yards of residential properties on Ellison Street. These fences are uninviting and reflect poorly on the image of the corridor. Chain link fences are also used as “construction fencing” along the many abandoned or vacant properties on the block. This makes the vacant or abandoned properties indistinguishable from the occupied properties. The city should develop a program to incentivise property owners to remove the chain link fence and replace them with ornamental fence. In addition, an ordinance should be considered that prohibits the use of chain link fence along street-fronting property edges.

### Strategy 3: Improve the Sidewalk Areas

**Sidewalks:** Approximately 25% of the sidewalks along this corridor are in need of replacement. Some areas have the original bluestone slabs that are uneven or cracked. Other areas are located near driveways or may have been cracked from cars parking on them. Property owners in these areas should be notified and required to replace these sidewalks.

**Curbs:** A majority of the curbs along the corridor are old granite/stone curbs. It appears that the road has been repaved a number of times without resetting the curbs. Due to this, the curb reveal or height is less than 3" for a majority of the corridor. This lack of curb reveal allows cars to inadvertently drive onto the sidewalk which causes the sidewalk to crack and crumble. The curbs along the corridor should be replaced to have a minimum of 4" reveal. This will likely require milling and repaving the roadway.

**Empty Tree Pits:** There are a number of empty tree pits located along the corridor. It appears that the trees were removed and weeds have overtaken. These pits should either be replanted with an appropriately branched street tree; or the pits should be cleaned and replaced with concrete sidewalk.

**Grass Strip:** There is a two-foot wide grass strip located along most areas of the corridor. In some cases, this strip accommodates a street tree. In other cases it is overtaken by sparse grass and weeds. These grass strips should be removed and replaced with concrete sidewalks.<sup>1</sup>

### Incompatible Land Use



Figure 69. Existing sidewalks: Cracked driveway with bluestone slabs in background (L); 2-foot planting strip filled with litter (C); 3-inch granite curb height (R)

1. This report is recommending the removal of grass strips that are less than two feet in width in lieu of replacing in-kind or installing green infrastructure for several reasons as follows:

- In urban conditions such as these, a two-foot wide grass strip is difficult to maintain due to snow plowing, litter, parked cars and other factors. If the existing grass strips are repaired and replaced in-kind, it is likely that they will return to their current condition within one or two years.
- Green infrastructure requires medium to high levels of maintenance or it will collect litter and go into disrepair. While green infrastructure may be appropriate in other areas of the city, maintenance is one of the more significant challenges facing these corridors. Efforts should be made to reduce and simplify maintenance requirements wherever possible.
- The grass strips are less than 2' wide. This width is too narrow for green infrastructure or to adequately support a street tree. The sidewalks in this area are not wide enough to allow for widening of the planting zones.

### Strategy 1: Transform Abandoned House into Community Center

As previously discussed, there is an abandoned home located at the corner of Ellison Street and Rosa Parks Boulevard. Based on community feedback, field observation and crime statistic, it appears that this property is being used for illegal activity. Due to its prominent corner location, this property offers an opportunity



to become a center of positive activity for this community. The ownership and status of this property should be further investigated.

**Secure the Property:** The first step in addressing the illegal activity associated with this property is to identify the ownership and then properly close and secure the property. This can be done in the short term for relatively low cost.

**Rosa Parks Community Center:** The next step is to determine the structural integrity of the building and study the financial feasibility of transforming this blighted property into a center for positive community growth. This property could become an integral part of the Rosa Parks Civil Rights cultural and

educational program described in Rosa Parks Boulevard section on Page 76 of this report. If feasible, it should be developed in conjunction with the proposed community garden located at the corner of Rosa Parks Blvd. and 12th Avenue (page 68) and the development of the Paterson Armory site located at the corner of Rosa Parks Blvd. and Market Street (page 117).

- Concept 1: If the building is structurally sound and in habitable condition, it could be converted to a community center building offering positive activities for neighborhood children and families.
- Concept 2: If reusing the building becomes cost prohibitive, the structure could be demolished and the property transformed into a community park or garden. This garden or public space should be included in the cultural program celebrating civil rights that is described on page 76 of this report in the Rosa Parks Boulevard Study Area.

## Natural Surveillance

### Strategy 1: Street and Site Lighting

**Street Light Maintenance:** More than half of the street lights on East main Avenue were not working for unknown reasons. This may be due to a lack of maintenance. However, community members 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.

**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 utility, in this case PSE&G.

## Connectivity

Key partners that have been identified to engage in the CPTED improvements in this neighborhood include:

**Paterson Police Department:** 322 Tenth Avenue; 973.321.0210w

### Ellison Street Safety Audit

Below is a detailed audit of the corridor prepared by the CPTED Team members. This audit identifies specific areas where recommendations discussed earlier in this section may begin to be applied.



- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. Yard adjacent to police compound needs more attractive fence</li> <li>2. 280: Boarded property with construction debris in front yard</li> <li>3. Auto Repair plays loud music</li> <li>4. Police garage needs friendlier facade</li> <li>5. Vacant lot needs better fence</li> <li>6. Pena Brothers tire repair needs a better fence</li> <li>7. Taxi stand is good surveillance</li> <li>8. 280 Stone sidewalks need to be removed &amp; replaced</li> <li>9. 280 &amp; 282 Fencing is rusted, sidewalks &amp; curbs require replacement</li> <li>10. Sidewalk in front of 298 needs replacement</li> <li>11. School yard fence at EWK needs upgrade</li> <li>12. 304 -Board of Education Parking lot needs a better interface with the street and neighborhood</li> <li>13. Church fence could be upgraded</li> <li>14. Vacant lot could be repurposed as flower garden; Needs a better buffer from the street</li> <li>15. 342 -is boarded up; adjacent to vacant lot and could be repurposed for a community use.</li> <li>16. YWCA needs a better fence/buffer &amp; better use of parking lot. Existing retaining wall needs to be repaired.</li> <li>17. 378 has a container in yard that needs removal.</li> </ol> | <ol style="list-style-type: none"> <li>18. Need street light on pole that was replaced.</li> <li>19. 385 has unleashed pit bull on street</li> <li>20. 395 - Vacant bldg needs demolition</li> <li>21. 405 -boarded up and open. Condition unknown but could be repurposed as a community center.</li> <li>22. Vacant 75' wide lot needs to be cleaned and large tree removed.</li> <li>23. 423 is a good example of buffer and fence.</li> <li>24. 429 is example of a good fence</li> <li>25. 434 porch and fence need repair</li> <li>26. 443 is a vacant lot that is paved with concrete and has graffiti on the wall;</li> <li>27. 450 is a boarded abandoned building</li> <li>28. 461 is a boarded abandoned building</li> <li>29. The fence on the north side of the street for this entire block east of 450 should be upgraded.</li> <li>30. 471 - A tree is partially fallen across sidewalk and in danger of collapse. The tree should be removed.</li> <li>31. 474 is a vacant building</li> <li>32. 478 - The covered porch at entrance is in need of repair.</li> <li>33. 457 - The fence is improperly installed and unsightly.</li> <li>34. The area along the front of the senior housing may be an opportunity for seniors to create a flower garden.</li> </ol> |
|---|---|

## Summary of Recommendations

### Timing

 Short-term (< 1-Year)

 Medium-term (1-3 Years)

 Long-Term (> 3-Years)





### Cost

 < \$10,000











 \$10,000 - \$50,000

 > \$50,000





### Territoriality

	Responsible	Timing	Cost
1. Establish a neighborhood gateway at the intersection of Ellison Street & Straight Street by re-aligning the intersection	CPTED Team / Comm. Development		
2. Design and paint murals that are community themed on the blank police garage facades.	CPTED Team / Comm. Development		

### Image

	Responsible	Timing	Cost
3. All fences should be replaced with ornamental fences (not chainlink) and whenever possible these fences should be limited to a maximum of 4-feet in height.	CPTED Team / Comm. Development		
4. The City should take immediate steps to create a more attractive building facade for the police garage and utilize more attractive ways of screening the car storage lot. Solutions include community murals, banners or vinyl applications, ornamental fences etc.	CPTED Team / Comm. Development		
5. Empty tree pits should either be replanted with an appropriately branched street tree; or the pits should be cleaned and replaced with concrete sidewalk.	CPTED Team / Cultural Affairs		
6. In areas that do not have street trees and are in disrepair or have weeds, replace the two foot grass planting strip between the sidewalk and curb with concrete sidewalk.	Cultural Affairs / CPTED Team/ Comm. Dev./ Public Works		
7. The city should develop a program to incentivise property owners to remove the chain link fence and replace them with ornamental fence. In addition, a ordinance should be considered that prohibits the use of chain link fence along street-fronting property edges.	CPTED Team / Comm. Development		

→ Study Area #5: Ellison Street

8. Reconstruct sidewalks in areas that are in disrepair and replace curbs throughout	CPTED Team		\$\$\$
<b>Natural Surveillance</b>			
9. Report all lights that are not functioning properly, document and send to PSE&G. The City should apply pressure on PSE&G until all of the lights are repaired.	CPTED Team / Police Department		\$\$\$
10. Establish a Porch Light Program in collaboration with the DPW and other potential partners such as PSE&G.	Comm. Dev./ Cultural Affairs/ CPTED Team		\$\$\$
<b>Incompatible Land Use</b>			
11. Perform feasibility study for the re-use of the abandoned property located at the corner of Rosa Parks Boulevard as Community Building or other suitable use.	CPTED Team / Comm. Dev.		\$\$\$

\*The city will investigate potential funding sources for implementation including federal, state and local grants as well as capital funding

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# > Study Area #6: Market Street

## Corridor Profile

### Overview

The Crime Prevention through Environmental Design Audit for Market Street was led by the CPTED Team. During the course of this audit, a CPTED Team member visited the site, documented the assets and developed a series of recommended improvements.

The consultant team compiled the data and findings prepared by the CPTED Team and through the community surveys and outreach and supplemented these findings with additional information provided by the city, including crime statistics and vacant and abandoned property data. This data was then assembled into following section.



### About the Corridor

The Market Street study area is a one-way commercial corridor spanning from Summer Street to Madison Avenue. The Market Street right-of-way is 50-foot wide and comprised of 10-foot sidewalks on each side of the street and a 30-foot cartway with parking on both sides. There are many destinations and amenities located within this study area ranging from schools and parks to the vacant Paterson Armory structure. The following list of assets correspond to the map above:

1. Newcomer School (PS-11)
2. Roberto Clemente Park
3. St Joseph’s Church
4. East Side Highschool
5. The Paterson Armory (vacant)
6. New Roberto Clemente School
7. Madison Ave K-Center (Child day care)

A notable feature of this street is the number of schools located within such a short distance. Within the study area there are three public schools and a child day care center. The corridor is anchored by Roberto Clemente Park, a large community park, that fronts on Market Street. The Paterson Armory, located at the corner of Rosa Parks Blvd, is a substantial historic structure that has been vacant since 1990. The redevelopment of this building has been discussed for nearly two-decades with recent discussions assessing the feasible of a regional sports and events destination. The remaining areas of the corridor are comprised primarily of commercial uses at the ground floor ranging from bodegas to restaurants. There is also a mix of residential and light industrial uses (autobody) mixed throughout.

Demographic Profile

**Residents**

2010 Population	3,476
% Chg vs. 2000	-5%

**Age**

Median Age	30.3
Under 5	8%
5-9	8%
10-14	9%
15-19	9%
20-59	55%
60+	11%

**Households**

Households (HHs)	971
Average Size	3.3

**Family Structure of families with children**

Families with children <18	536
Female single-parent HHs	55%
Married-couple HHs	36%
Male single-parent HHs	9%

**Household Income**

Median Income	\$ 27,846
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**Home Ownership**

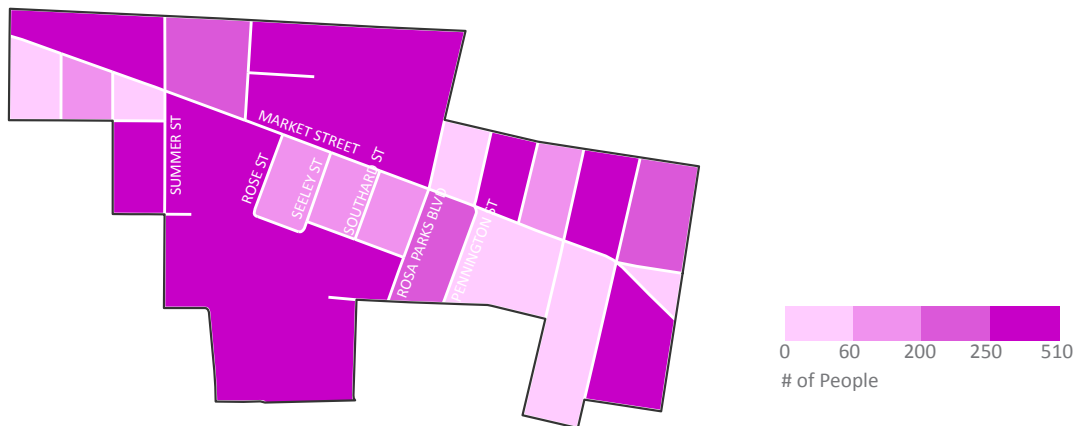
Own	16%
Rent	82%

**Housing Units**

Total Units in 2010	1,049
% Chg vs. 2000	5%
Owner Occupied Units	13%
Renter Occupied Units	79%
Unoccupied Units	7%

**Where residents live along the corridor?**

(U.S. 2010 Census Blocks)



Sources: U.S. Census 2010 (Population, Age, Households, Home Ownership and Housing Units) using census blocks immediately adjacent to the study corridor. U.S. Census American Community Survey, 2012 (Income) using income statistics for census tracts, averaged across census blocks adjacent to corridor.

→ Study Area #6: Market Street

Crime Profile

The amount of criminal activity being reported along Market Street is significant and troubling given the presence of schools and presumably high volumes of children. The most frequently reported crime is 'Assault'. This may be due to the presence of the schools since the students may linger after school lets out. Students may then either become targets for criminals and gangs - or the students fight or assault one another. However, this is speculative since information regarding the time of day that the crimes took place was not available. Another troubling factor is the quantity of liquor stores within the study area. There are three liquor stores within the study area and one just outside the study area. Two of these stores are directly across the street from schools. This neighborhood does not appear to have a significant number of vacant or abandoned properties. While there does not appear to be a direct correlation between vacant properties and crime, the Paterson Armory building is a large vacant property that spans an entire city block, is a visual blight on the neighborhood, and community members have indicated that it is a crime generator. Additionally, there is a disproportionate number of liquor stores within the study area. Since liquor stores have shown to be crime generators, it is possible that there is a connection between the number of liquor stores and high incidence of assault.



Figure 70. Crime Kernel Density with Vacant or Abandoned Properties - This map illustrates areas along the corridors where the highest density of crimes are being reported. These densities are based on the combined Part 1 Crimes and Quality of Life Crimes illustrated on the opposite page.

Source: Kernel Density analysis of all Part I Crime and Quality of Life Incidents--Prostitution, Criminal Mischief/Disorderly Person, Suspicious Person/Vehicle, Intimidation or Threats, Trespass/Unwanted Guests and Gang Related. Land Use, Passaic County Parcel Data, NJGIN.

5-Year Crime Mapping (2009-2014)

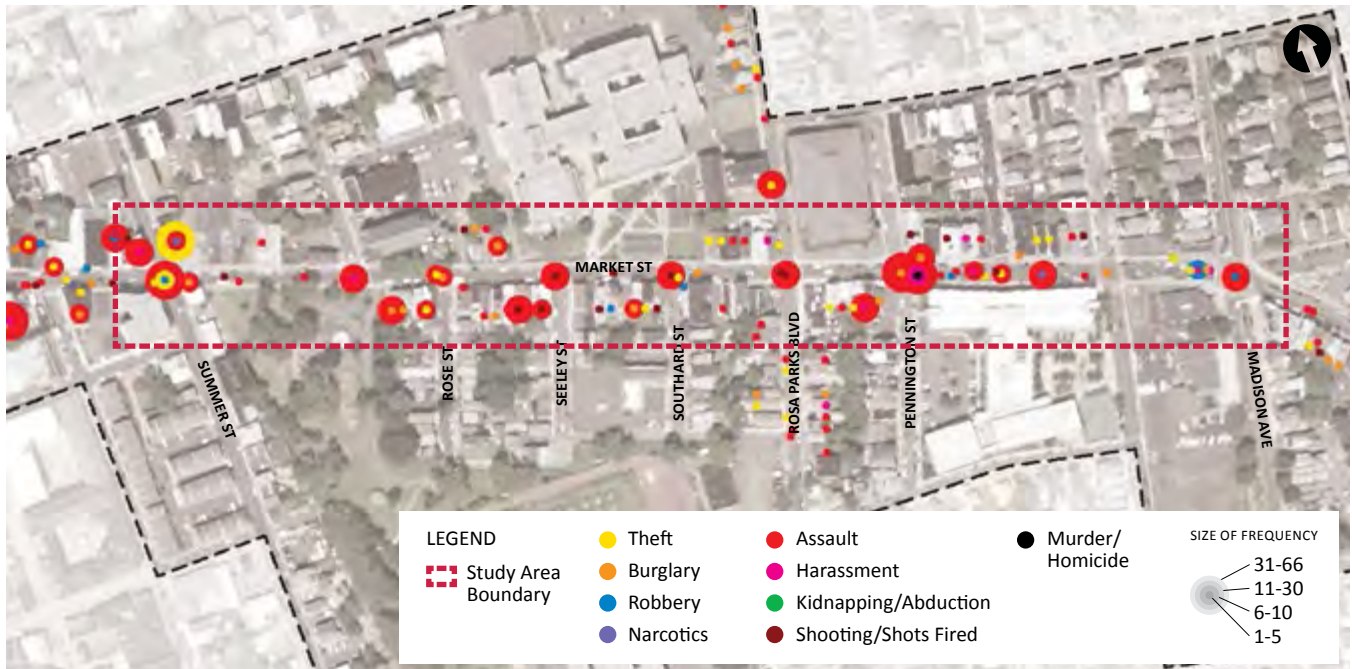


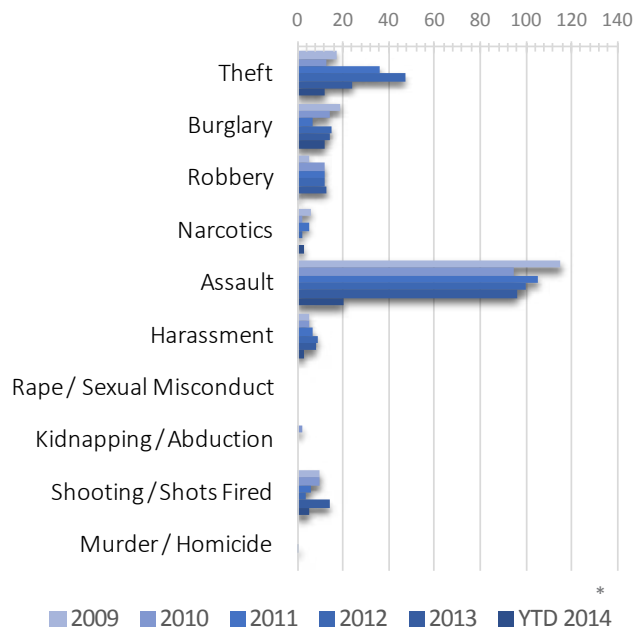
Figure 71. Part 1 Crime Map - This map illustrates the locations and quantities of the various Part 1 and other serious crimes that have been reported between 2009 and 2014 as outlined below. The FBI designates certain crimes to be “Part 1 Crimes” because they are “major crimes plaguing society” and often include the most violent crimes such as assault, murder and rape.



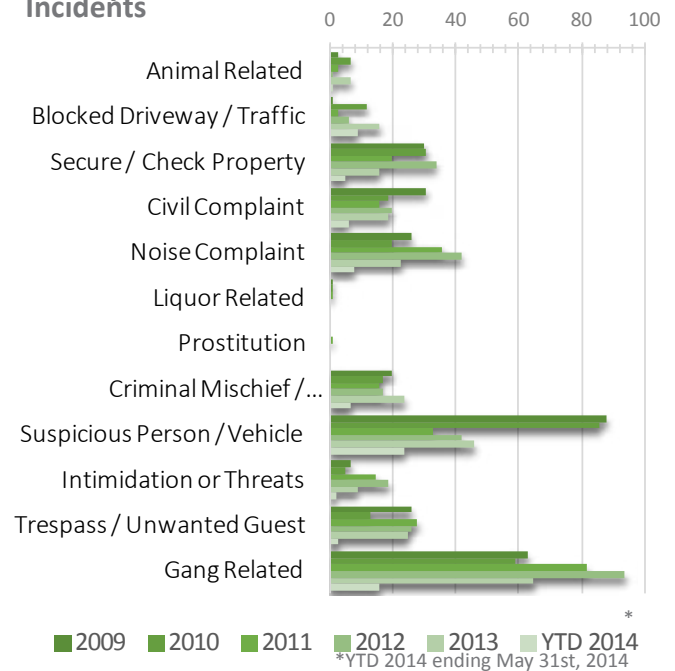
Figure 72. Quality of Life Crime Map - This map illustrates the locations and quantities of the various Quality of Life crimes that have been reported between 2009 and 2014 as outlined below.

## → Study Area #6: Market Street

### Part I and other serious crime



### Quality of Life Incidents



## Territoriality

This corridor has a high concentration of schools, children and recreation. But this is not evident based on current condition and aesthetics of the street. An arts program should be developed as a collaborative effort between the schools located along this corridor. The program should express the ideas and goals of the children and reclaim this street as a corridor for learning and family activities.

**Graffiti Removal Program:** In several areas throughout the corridor there appears to be gang-related graffiti or tags. A program for reporting graffiti and having it removed rapidly by the city (within a day or two) should be established. This type of response will signal, to the community as well as the criminal element, that the city is reclaiming this corridor

**Community Mural Program:** Replacing gang markings or other graffiti-prone or blank walls with community designed murals can help signal reclamation of the corridor. The murals should celebrate the education and family. The development of this mural program could be done in coordination with the students from all of the schools on the corridor including the child day care center.

**Banner Program:** Design and install colorful banners that celebrate the culture of this neighborhood. The banners could be designed by local artists or children within the neighborhood. The development of this banner program could be done in coordination with the students from all of the schools on the corridor including the child day care center.

## Image

### Strategy 1: Improve the Sidewalk Areas



Figure 73. Existing sidewalks cracked and patched with very little curb.

**Sidewalks:** Approximately 25% of the sidewalks along this corridor are in need of replacement. Many areas are cracked and patched which may be due in part to cars parking on them. Property owners in these areas should be notified and required to replace these sidewalks.

**Curbs:** It appears that the road has been repaved a number of times without resetting the curbs. Due to this, the curb reveal or height is less than 3” for a majority of the corridor. This lack of curb reveal allows cars to inadvertently drive onto the sidewalk which causes the sidewalk to crack and crumble. The curbs along the corridor should be replaced to have a minimum of 4” reveal. This will likely require milling and repaving the roadway.

**Street Trees:** Currently the street is almost completely devoid of shade trees. Shade trees provide a comfortable pedestrian environment and encourage people to spend more time on the street. Shade trees should be located along the entire corridor spaced at 40-feet on center.



Figure 74. The positive impact of shade trees can be seen above with these two photos of Market Street taken just a half-block apart.

### Strategy 2: Celebrate the Park

Roberto Clemente Park fronts on Market Street but the park edge is uninviting and in disrepair. This edge can be improved by a series of simple improvements as follows:

**Repair Wall:** The wall along the street is crumbling in areas and is in need of repair. The wall should be brought back to its original aesthetic.

**Entry Sign:** Visible, colorful and exciting entry signs should be provided at each entrance to the park.

**Shade Trees:** A continuous line of large shade trees, such as Oaks or Elms, should be planted behind the wall. The intent is to allow these tree to provide a shade canopy over the sidewalk and road and extend the “park-like” feel into the street.

## Incompatible Land Use

### Strategy 1: Addressing Liquor Stores as Crime Generators

**Liquor Stores:** There are three liquor stores located within the study area and one located just one block outside of the study area. All of these liquor stores are in very close proximity to schools. A thorough zoning and code review should be performed to ensure that these liquor stores are operating in compliance with current zoning code. Particular consideration should be given to the following:

- **Proximity to Schools:** All four liquor stores are located less than four hundred feet from school property with two of them located directly across the street from a school. 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 one thousand feet of school property (Paterson Zoning Code 102-1 Advertising Tobacco Products and Alcoholic Beverages Near School Property). The restrictions on advertising 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.
- **Proximity to other liquor stores:** Three of the four liquor stores are located essentially one-block apart from one another (less than 300 feet). It is likely that four liquor stores in such close proximity is in excess of what this neighborhood can support. Currently, there is a restriction on the number of “plenary retail consumption licenses” that can be located within 1000-feet of one another. This type of license generally refers to the sale of alcoholic beverages for consumption on the licensed premises by the glass or other open receptacle (i.e. Bars, Restaurant etc). 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 within a certain distance of one another. Particular attention should be given to residential areas.



Figure 75. Diagram illustrating a 500’ radius around each of the four liquor stores (shown in red) and their proximity to public schools.

### Strategy 2: Regulating Land-Use Near Schools

**Tobacco Sales and Advertisement:** Several convenience stores / bodegas are located along the corridor and are well within 1000-feet of the school property. These stores should be reviewed to make sure they are in compliance with Zoning Code 102-1 restricting advertising of tobacco products near schools. In addition, consideration should be given to restricting the sales of tobacco products within certain distance of schools.

### Strategy 3: Screening Undesirable Uses

There is an autobody shop and a used car lot located adjacent to a low-density residential section of the corridor. These uses are not compatible with residential or other commercial uses on Market Street for a number of reasons ranging from aesthetics to noise and air quality. Steps should be taken to work with the property owner and mitigate the negative impacts to the corridor. This can be achieved through proper screening, landscaping and setbacks.



Figure 76. Used car lot shown on the left and Auto Repair Shop shown on the right.

### Strategy 4: Reprogramming the Abandoned Armory Building

The Paterson Armory building is a fortress-like historic structure that occupies the entire city block on the corner of Market Street and Rosa Parks Boulevard. Built in the 1890's, this structure was initially built for the New Jersey National Guard's Second Infantry and, for nearly 100 years, was used for events ranging from public rallies to sporting events and the circus. This property was vacated and has not been used since 1990. Since then, it has become a blight on the neighborhood. Community members have indicated that it attracts illegal activity and is a crime generator.

The revitalization and reuse of this property is essential to the success of this neighborhood. Over the past two decades, a number of potential uses for the site have been explored including the development of a new sports and events venue. However, these improvements are long term and have been estimated at nearly \$12m.

An interim solution for the site perimeter should be developed that secures the site and reflects positively on the neighborhood. One potential solution is to include the site perimeter as part of a larger cultural program along Rosa Parks Boulevard celebrating the civil rights movement (refer to page 76 of this report). The Armory was the site of the 1913 Paterson Silk Strike where workers demanded an 8-hour work week and improved conditions.



Figure 77. Paterson Armory Building

## Connectivity

Key partners that have been identified to engage in the CPTED improvements in this neighborhood include:

**Paterson Public Schools:** 90 Delaware Avenue; (973) 321-1000; Contact Chief Jim Smith, Executive Director of School Safety at [jsmith@paterson.k12.nj.us](mailto:jsmith@paterson.k12.nj.us)

**St Joseph's Church:** 399 Market Street; 973.278.0030

## Market Street Safety Audit










Below is a detailed audit of the corridor prepared by the CPTED Team members. This audit identifies specific areas where recommendations discussed earlier in this section may begin to be applied.












1. 369-371 Millicent Fenwick house alley needs a fence and a gate
2. Wall with graffiti is an opportunity for a mural that will be respected by members of the community
3. Asphalt walks and light in the park should be upgraded
4. Buffer courtyard alongside church needs flowers or shrubs
5. Sidewalk needs to be replace
6. 402 - The small planter needs to be cleaned and new planting should be installed
7. 405 The yard on east side of the property has seating and a dumpster that needs a better design
8. Sidewalk needs replacement
9. Damaged curbs need replacement
10. Existing surveillance camera provides good oversight if it is working
11. No lights are provided in this area
12. 428 - Sidewalk needs repair or replacement
13. 9 Southard is an abandoned building and public nuisance
14. 19 Southard is a burned and abandoned building that is a public nuisance. Children use this property as a hangout.
15. Lot behind building has auto parts storage or rubbish that is visible from sidewalk and should be screened.
16. Sidewalk needs repair or replacement.
17. Sidewalk in front of auto repair is a tripping hazard.
18. Abandoned building
19. Fencing around Chapulin Auto needs a setback and buffer
20. Fencing around "Cars Outlet" needs a better buffer.
21. Armory Building should be a community place with a courtyard, lights and seating.
22. Needs sidewalk replacement
23. Graffiti needs removal and access to the roof should be closed off.
24. Auto repair yard is unsightly and incompatible with a residential streetscape.
25. Walks and courtyard entrance of 472 and 479 could benefit from a design upgrade to improve interface with street
26. Laundromat is a corner lot that stays active until 11:00 p.m.. This provides good oversight of the corridor in two directions and likely improves street security and the feeling of safety.
27. Lot next to 521 needs cleaning.
28. 451 planter needs cleaning.
29. Telephone pole located on the north side of the street between Seely and Southard appears to be old and fractured and is in jeopardy of imminent failure.

## Summary of Recommendations













### Timing

-    Short-term (< 1-Year)
-    Medium-term (1-3 Years)
-    Long-Term (> 3-Years)

### Cost

-    < \$10,000
-    \$10,000 - \$50,000
-    > \$50,000













### Territoriality

	Responsible	Timing	Cost
1. Establish a program for reporting graffiti and having it removed rapidly by the city (within a day or two) should be established.	CPTED Team/ Police Dept. / Comm. Imp.	  	
2. Develop a mural program in coordination with the students from the three schools within the study area	CPTED Team / Community Affairs	  	
3. Develop a banner program could be done in coordination with the students from the three schools within the study area	CPTED Team / Comm. Dev.	  	

### Image







	Responsible	Timing	Cost
4. Repair all sidewalks	Public Works - Engineering	  	
5. Replace curb throughout entire corridor	Public Works - Engineering	  	
6. Provide street trees throughout entire corridor	Public Works - Engineering	  	
7. Repair and upgrade edge of Roberto Clemente Park	CPTED Team / Comm. Dev.	  	

### Incompatible Land-Use

	Responsible	Timing	Cost
8. Review code compliance of liquor stores located within this corridor	Planning and Zoning	  	
9. Consider development of Zoning Ordinance related to sale of liquor within certain proximity of schools	Planning and Zoning	  	
10. Redesign the perimeter of the Armory Building to create a more aesthetic and secure public space and streetscape. Consider building upon the “civil rights” theme described in the Rosa Parks Boulevard section of this study.	CPTED Team / Comm. Dev.	  	

→ Study Area #6: Market Street

**Connectivity**

	<b>Responsible</b>	<b>Timing</b>	<b>Cost</b>
11. Engage the key partners outlined in this chapter	CPTED Team	  	  

\*The city will investigate potential funding sources for implementation including federal, state and local grants as well as capital funding

[Intentionally left blank]

# > Appendix



**Community CPTED Team Member Directory**

		General Info
	Name	Affiliation
<b>First Ward</b>	<b>Steve Howe</b>	Deputy Director, Department of Public Works
	<b>Michael Deutsch</b>	Director, Division of Planning & Zoning
	<b>Georgia Daniel</b>	Community Member
	<b>Captain James Smith</b>	Executive Director of School Safety, Paterson Public School
	<b>Roniqua Matthews</b>	Housing Inspector, Division of Community Improvements
	<b>Gerard "Brotha" Burns*</b>	Community Member
	<b>Krystle Diaz</b>	Paterson Police Department
<b>Fourth Ward</b>	<b>Bennie Cook</b>	Deputy Director, Department of Public Works
	<b>Milton Robinson</b>	Assistant Zoning Officer, Division of Planning & Zoning
	<b>Antoinette Brevard</b>	Community Member
	<b>Kemper (William) McDowell</b>	Director of Family & Community Engagement, Paterson Public School
	<b>Darris Jacobs</b>	Housing Inspector, Division of Community Improvements
	<b>Dalton Price</b>	Paterson Police Department
	<b>Nancy Grier*</b>	"Neighborhood Assistance" / Community Member
<b>Ernest Obiorah*</b>	Passaic County Community College	
<b>Fifth Ward</b>	<b>Octavio Aguilar</b>	Chief Inspector, Department of Public Works
	<b>George Meadows</b>	Principal Planner, Division of Planning & Zoning
	<b>Melvin Casey</b>	community member
	<b>Christopher Sapara-Grant</b>	Executive Director of Facilities, Paterson Public Schools
	<b>Aldaberto Soto</b>	Housing Inspector, Division of Community Improvements
	<b>Eddy M. Pichardo</b>	Paterson Police Department
	<b>Alex Fanfarillo</b>	Glassboro Police Department

**Legend**

**Name Name\*:** Attended but was not on initial list provided by Lanisha

**Name-Name:** Did not attend but was on initial list provided by Lanisha

**Name Name:** Attended full training

# CPTED Corridor Safety Audit

## City of Paterson CPTED Program Corridor Safety Audit

1

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:**

Name	Affiliation	Contact Info



Consultant team:  
Arterial, LLC  
Project for Public Spaces  
AlterNation Consulting

## City of Paterson CPTED Program Corridor Safety Audit

2

### 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



Consultant team:  
Arterial, LLC  
Project for Public Spaces  
AlterNation Consulting

## City of Paterson CPTED Program Corridor Safety Audit

3

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. \_\_\_\_\_



Consultant team:  
Arterial, LLC  
Project for Public Spaces  
AlterNation Consulting

## City of Paterson CPTED Program Corridor Safety Audit

4

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



Consultant team:  
Arterial, LLC  
Project for Public Spaces  
AlterNation Consulting

## City of Paterson CPTED Program Corridor Safety Audit

5

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. \_\_\_\_\_



Consultant team:  
Arterial, LLC  
Project for Public Spaces  
AlterNation Consulting

## City of Paterson CPTED Program Corridor Safety Audit

6

### 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? \_\_\_\_\_



Consultant team:  
Arterial, LLC  
Project for Public Spaces  
AlterNation Consulting

### City of Paterson CPTED Program Corridor Safety Audit

9

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?**

---

---

---

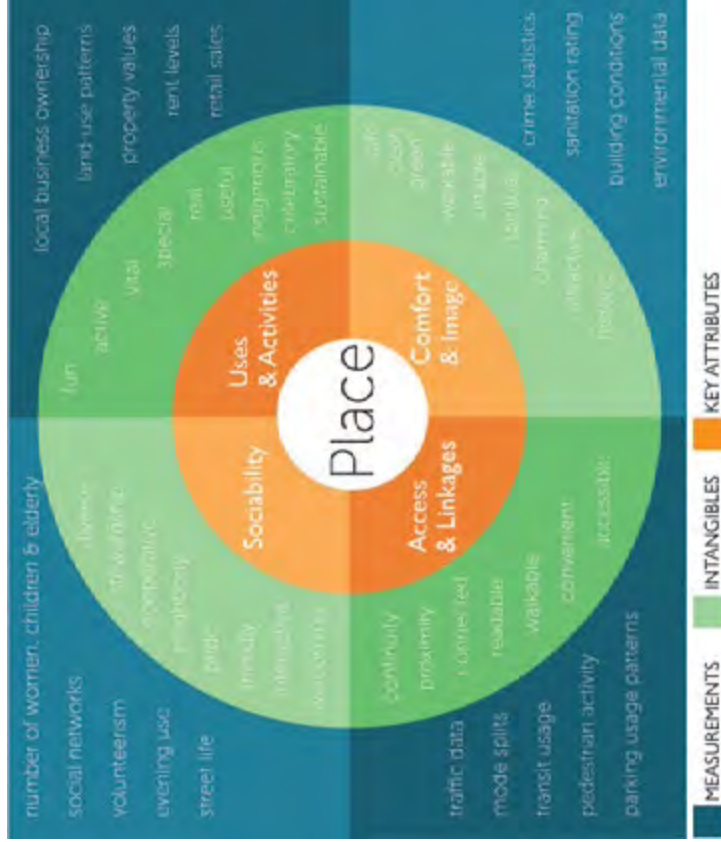
*This project is funded by Together North Jersey, an initiative funded in part through a Sustainable Communities Regional Planning Grant from the U.S. Department of Housing and Urban Development (HUD), and through a grant from the North Jersey Transportation Planning Authority. Together North Jersey is a collaborative partnership dedicated to strengthening the region's economy and improving access to good jobs, quality schools, safe and stable neighborhoods, a healthy environment, fresh food, and civic and cultural resources. The consultant team is Arterial, LLC, Project for Public Spaces and AlterNation Consulting. For more information, please visit <http://www.togethernorthjersey.com>*



Consultant team:  
Arterial, LLC  
Project for Public Spaces  
AlterNation Consulting



# Safe Place Audit



## Paterson, New Jersey March 2014

This project is funded by Together North Jersey, an initiative funded in part through a Sustainable Communities Regional Planning Grant from the U.S. Department of Housing and Urban Development (HUD), and through a grant from the North Jersey Transportation Planning Authority. Together North Jersey is a collaborative partnership dedicated to strengthening the region's economy and improving access to good jobs, quality schools, safe and stable neighborhoods, a healthy environment, fresh food, and civic and cultural resources. The consultant team is Arterial, LLC, Project for Public Spaces and AlterNation Consulting. For more information, please visit <http://www.togethernorthjersey.com>



## Protective Factors: Factors contributing to perceptions of safety

- Comfort and Image**  
The place looks attractive  
There are active edge uses  
Amenities are adequate in number, operable, well located and maintained  
The place is neat and clean  
It is well-lit  
Shade  
Well maintained and adequate facilities
- Access and Linkages**  
Pedestrians can easily walk to and through the place  
Walking routes are clearly marked  
There are clear sightlines  
Automobiles do not detract from the pedestrian experience  
There is adequate directional signage, maps and location information
- Uses and Activities**  
Programs and Community events occur in the space  
The space is activated many hours of the day  
People are engaging in the activities  
Activities are designed to attract a diverse audience
- Sociability**  
Evidence of volunteerism  
Strangers make eye contact  
People smile and display affection  
There is a mix of ages, sexes and ethnic groups which generally reflects the community at large.



ARTERIAL  
ALTERNATION CONSULTING  
PROJECT FOR PUBLIC SPACES



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SITE LOCATION: \_\_\_\_\_

## A EVALUATE THE PLACE

Please rate the presence or absence of risk factors contributing to perceptions of unsafety of this place on a scale of 1 to 4. 1 = Risk factor is absent and 4 = Risk factor is present to a significant degree. Please circle your response.

COMFORT & IMAGE	no	yes
Litter	1 2 3 4	1 2 3 4
Graffiti or vandalism	1 2 3 4	1 2 3 4
Nearby properties that are poorly maintained	1 2 3 4	1 2 3 4
Presence of vacant or abandoned properties	1 2 3 4	1 2 3 4
Blank walls or properties that do not allow you to see into them (signage covering windows, etc.)	1 2 3 4	1 2 3 4
Inadequate lighting	1 2 3 4	1 2 3 4
Places where people could hide (dark alleys, behind bushes)	1 2 3 4	1 2 3 4
Lack of comfortable places to sit	1 2 3 4	1 2 3 4

## ACCESS AND LINKAGES

Lack of visibility into/through the space (poor sightlines)	1 2 3 4	1 2 3 4
Discontinuous, damaged, or missing sidewalks	1 2 3 4	1 2 3 4
Crossing the street is difficult or feels unsafe	1 2 3 4	1 2 3 4
Car traffic dominates the space/street	1 2 3 4	1 2 3 4
Directional and informational signage is lacking or inadequate	1 2 3 4	1 2 3 4

## USES AND ACTIVITIES

Few activities or programs or things to do here	1 2 3 4	1 2 3 4
Illicit activities appear to or are known to take place here	1 2 3 4	1 2 3 4
Nothing to engage families with children	1 2 3 4	1 2 3 4
Harassment of passersby (sexual; physical)	1 2 3 4	1 2 3 4

## SOCIABILITY

There are few people in the place	1 2 3 4	1 2 3 4
The place is dominated by groups or individuals that feel threatening to others	1 2 3 4	1 2 3 4
Absence of seniors, children, women, or families	1 2 3 4	1 2 3 4
Lack of monitoring, either by police or with cameras	1 2 3 4	1 2 3 4
Lack of community activities or volunteerism	1 2 3 4	1 2 3 4

## B IDENTIFY THE OPPORTUNITIES TO MAKE THIS PLACE FEEL SAFER

- List up to five things that you would do to improve this place that could be done right away to make it feel safer and that wouldn't cost a lot.
- What three changes to this place would you make in the long term that would make it feel safer?
- Ask one or two people in the place what they would do to improve it to make it feel safer.
- What local partnerships or local talent can you identify that could that could work with you to improve this place? Please be as specific as possible.

1st Ward CPTED Team Audit

Unit Outline	Teaching Strategy
<p><b>I: Introduction of 1<sup>st</sup> ward streets</b></p> <p><b>II: Issues on East Main</b></p> <p>A: Abandon properties            B: Trash            C: Loitering/Businesses            D: Lighting            E: Broken Sidewalks            F: Lack of activities</p> <p><b>III: Short Term Improvements</b></p> <p>A: More Trash Cans            B: Improve Lighting Quality            C: Repair Sidewalks            D: Speak to Business Owners            E: Kids Art Work/Garden</p> <p><b>IV: Long Term Improvements</b></p> <p>A: Demo Abandon Properties            B: Add Additional Recreation</p> <p><b>V: Issues on North Main</b></p> <p>A: Abandon Properties            B: Overgrown Trees            C: Loitering            D: Trash            E: Lighting            F: Abandon Library            G: Lack of activities</p> <p><b>VI: Short Term Improvements</b></p> <p>A: More Trash Cans            B: Improve Lighting            C: Speak to Business Owners            D: Speak to schools/health center</p> <p><b>VII: Long Term Improvements</b></p> <p>A: Demo Abandon Properties            B: Reopen/Repurpose Library</p>	<p>*Many community members complained that there was a lack of family activities to keep the children occupied. Poor Lighting creating risky walkways.</p> <p>*Have street cleaning pass more often, add more garbage cans. Make afterschool street clean-up crews. Add brighter Lights especially around parks! Have kids paint the side walks around the park area and Garden area.</p> <p>*Structurally unsound properties, repurpose the land. Tire Parks are very cool, industrial, durable and fun!</p> <p>*Same overall problems as East Main but there is a great Historical Library building!!</p> <p>*Maybe try and get business owners to adopt a section of the block to clean/ maintain. Talk to customers about loitering.</p> <p>*Speak to the schools to see if they will allow for evening gym time and see if community health center would have weekend seminars for the community.</p> <p>*Condemned homes make nesting grounds for negativity: Squatters, fires, drugs, criminal activity</p>

### VIII: Problems

A: Community  
B: Fund\$\$\$

### IX: Conclusions

**A: Improve the community's idea of the neighborhood and make them see the positive aspects it can have.**

\* Reopen Library or use as a multipurpose center to have:

- tutoring center
- Cooking classes
- Home depot/Lowes classes
- Art/dance classes

\*Unfortunately NOT ALL community members' care about their neighborhood.

Some projects require more money than others and it may not be available.

\*\*\* When you change the way you look at things, the things you look at change  
Dr. Wayne Dyer

East Main St.

- ① cracked/broken sidewalks
- ② Abandon property
- ③ Abandon property
- ④ Empty lot/poor fencing
- ⑤ Abandon property/lot
- ⑥ Loitering in front of stores
- ⑦ Empty business/broken sidewalks
- ⑧ 3-Abandon properties
- ⑨ broken sidewalks/hanging st. signs



Location 1: North Main Street between Clinton St. - Haledon Ave.

- ⑩ Abandon property
- ⑪ Abandon property
- ⑫ Abandon property
- ⑬ Overgrown trees/grass/No side walk

\* Overall poor lighting, broken sidewalk, many abandoned/vacant properties



Location 2: East Main Street between Haledon Ave. - Short St.

North Main St.

- ① Empty business
- ② (2) Abandon properties
- ③ Abandon property
- ④ Loitering in front of business
- ⑤ Abandon property/Empty lot
- ⑥ Abandon property/broken sidewalk/Overgrown weeds
- ⑦ Abandon property
- ⑧ Overgrown Trees
- ⑨ Vacant store (\*\*)
- ⑩ Abandon Library/Historic
- ⑪ A lot of loitering at stores/Garbage
- ⑫ Loitering all day!
- ⑬ Empty store front (\*\*)

(\*\*) Recreant Gun's

\* Overall many Abandon Properties, large grass lotteries, garbage.



Crime Prevention through Environmental Design Audit

City of Haledon  
Haledon Ave.



East Main St.

- ① Improve the appeal of the current park
- ② (Vacant Lot) Add community garden
- ③ (Empty Lot) Add fine park and kids can help decorate



Location 1: North Main Street between Clinton St. - Haledon Ave.

North Main St.

- ① Community Health Center can have health seminar for youth on important topics.
- ② (Old Library) can be used as:
  - A) Tutoring Center
  - B) Worker Teaching Center
    - Cooking classes
    - Home Depot/Leaves classes
    - Art classes
    - Dance classes



Location 2: East Main Street between Haledon Ave. - Short St.

City of Paterson
   
 Department of Public Safety
   
 Community Development

Crime Prevention through Environmental Design Audit

City of Paterson



# Excessive Window Covering



# Before & After

Progress



Progress



# Art in the Park



Have the kids add art to the existing playground to make it more vibrant and inviting!!

## Space for Opportunity ?



# Recycled Tire Park



# Room to Grow....



## Historic + Abandon = Opportunity ?



## Community Multipurpose Center



**A place to help build our community with classes such as.....**

- Home Improvement
- Cooking & Baking
- Tutoring & Homework
- Exercise
- Dance
- Computer Skills

# SafeGrowth Report

## THE FANTASTIC FOURTH WARD CPTED TEAM



Submitted by:

Antoinette Brevard, St. Luke CDC

Bennie Cook, DPW

Nancy Grier, Neighborhood Assistance

Darris Jacobs, Housing Inspector

Sgt. Dalton Price, Community Policing

Milton Robinson, Department of Planning

April 8, 2014

## **Visioning**

The Fantastic Fourth Ward CPTED Team along with the residents of the Fantastic Fourth Ward share the vision of every one who has seen their once vibrant family friendly neighborhood make the drastic shift into areas of high crime, litter filled streets and abandoned properties. The residents would like to see the problems that are having a negative impact on their property values eradicated and the parents in the neighborhood would like to have safe, recreational options for their children. The vision is one of safe streets, clean crime-free neighborhoods and a strong caring, cooperative community.

## **Problem Identification**

The precious resource of time was a problem for the purpose of this project and oddly enough the wealth of possible solutions also posed a challenge to our group. The tough question was – *What could we truly accomplish in five weeks?*

While attempting to identify the tangible problems in the area, a recurring theme from the very beginning was the fact that many of the residents are becoming increasingly overwhelmed with a sense of hopelessness. The people in the community are fed up with the struggle of fighting against the criminal activity, drug traffic and litter that seems to be rampant in their neighborhood. They are especially frustrated by the lack of concern and the negative mindset of those who are contributing to the problems, displaying destructive behavior and do not live in the neighborhood that they are destroying.

## **Problem Analysis**

In analyzing the problems we researched several areas to help us to come up with a solution that we could accomplish in the allotted time. We met several times as a group to discuss the problems we had identified and we divided assignments in order to use each team member's resources and expertise. We also attended the Safe Places for Paterson Public Workshop on March 13 as well as perform a neighborhood assessment with a community group.

Our big picture brainstorming session included the creation of ordinances, code enforcement including fines and tickets, beautification of bus stops with bus shelters, opposing an unnecessary supermarket in support of a community center, a community garden and mechanical surveillance. Our reality included scaled back versions of some of these items that proved to be much more practical and manageable.

## Strategy

In realizing that to make significant, long lasting changes we would need lots of help and the inclusion of more team members. We sent letters inviting our mayor, city council representatives and community members to the March 13 Safer Streets event. We need the support of our elected officials and we would benefit from them being familiar with the CPTED concept and the SafeGrowth processes. We would also need the cooperation of the community members if we were going to be successful in the “with” aspect of 2<sup>nd</sup> Generation CPTED.

Our target was the low hanging fruit upon gathering the necessary research information of all of our areas of concern.

- We discovered that there are already signage ordinances in place that were not being actively enforced and that tool was easy to utilize. The Community Police Unit alerted store owners to the ordinance and advised them of impending fines if they did not comply in a certain time frame.
- NJ Transit was contacted about the installation of decorative bus shelters along the route. The process seems very effortless, but scheduling, connection and follow-up require time and attention.
- The neighborhood assessment uncovered the need for additional lighting for one side of the street. One side of the street is lined with pole lights and the opposite side has none. An effective, low cost solution could be to install motion sensitive lights on the house on the unlit side of the street.

There were additional projects discussed for future implementation which include a campaign involving the area’s school children to participate in presentations that plant a seed of positive imagery about their neighborhood.

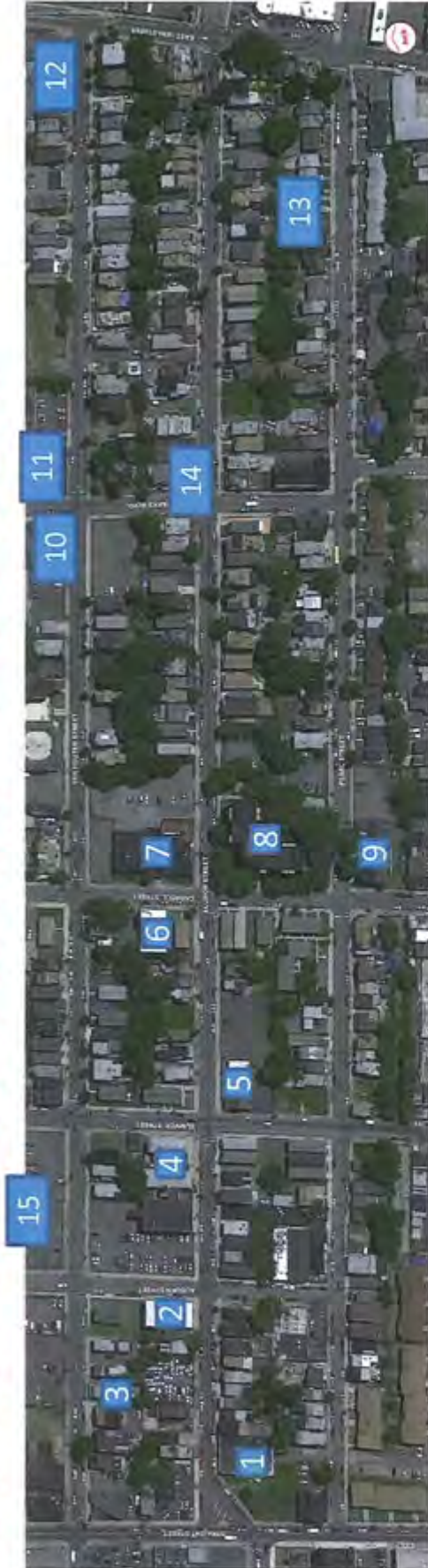
Young adults would introduce ideas to the children about the benefits of not littering and taking pride in the community in which the children live. The plan would include promotional items containing the slogan “The Fantastic Fourth Ward Keeps It Clean”!

## **Evaluation**

The results of this project were far-reaching. In this limited amount of time we were able to identify several new methods for finding proactive solutions to our problems which are a welcome substitution for the numerous complaints of how bad things are and how little is done to rectify the problem. It also offers a way to empower the community to maintain as well as increase positive changes and create the neighborhood they envision. Most importantly, these strategies create win-win-win situations that reduce crime, create thriving communities and provide an enhanced quality of life for the neighborhood residents.

5th Ward CPTED Team Audit

**COMMUNITY ASSET SURVEY – ELLISON STREET – CITY OF PATERSON, NJ**



Location 5: Ellison Street between Straight St. - East 18th St.

- 1. POLICE GARAGE
- 2. ELKS LODGE # 333
- 3. DIANA APARTMENTS
- 4. MASONIC TEMPLE
- 5. EDWARD W. KILPATRICK SCHOOL
- 6. FIRST A.M.E. ZION CHURCH
- 7. APARTMENTS
- 8. Y.W.C.A.

- 9. REV. WILLIAM GRIFFIN HOMES (S.C.)
- 10. UNITED PRESBYTERIAN CHURCH
- 11. N.J. STATE DEPARTMENT OF LABOR  
(North Jersey Regional Service Center)
- 12. ST. PAULS EPISCOPAL CHURCH
- 13. MACEDONIA CHURCH OF GOD
- 14. SPANISH PENTECOSTAL CHURCH
- 15. DANFORTH PUBLIC LIBRARY

**SAFETY AUDIT SURVEY – ELLISON STREET CORRIDOR – PATERSON, NJ**



Location 5: Ellison Street between Straight St. - East 18th St.

- |  |   |   |   |
|--|---|---|---|
| <ol style="list-style-type: none"> <li>1. Yard adjacent to police compound needs more attractive fence</li> <li>2. 280: Boarded property with construction debris in front yard</li> <li>3. Auto Repair (Loud Music)</li> <li>4. Police garage needs friendlier façade</li> <li>5. Vacant lot needs better fence</li> <li>6. Pena Brothers tire repair needs a better fence</li> <li>7. Taxi stand is good surveillance</li> <li>8. Stone sidewalks need to be removed &amp; replaced _ 280</li> <li>9. Fencing in front of 280 &amp; 282 is rusted; sidewalks &amp; curbs require replacement;</li> <li>10 Sidewalk in front of 298 needs replacement</li> <li>11 School yard fence at EWK needs upgrade</li> </ol> | <ol style="list-style-type: none"> <li>12. 304 –Board of Education Parking Lot needs a better interface.</li> <li>13. Church Fencing could be upgraded</li> <li>14. Vacant lot – could be flower garden; Needs a better buffer</li> <li>15. 342 – is boarded up; adjacent to vacant lot – possible community use?</li> <li>16. YWCA needs a better fence/ buffer &amp; better use of parking lot; needs retaining wall repaired;</li> <li>17. 378 – has a container in yard – needs removal.</li> <li>18. Need street light on pole that was replaced.</li> <li>19. 385 – unleashed pit bull on street</li> </ol> | <ol style="list-style-type: none"> <li>20. 395 – Vacant bldg needs demolition</li> <li>21. 405 – boarded up &amp; open condition unknown; could be a community center;</li> <li>22. Vacant lot (75') – needs large tree removed &amp; lot clean-up</li> <li>23. Fencing: example of a nice buffer -423</li> <li>24. Example of good fence -429</li> <li>25. 434 – Porch &amp; fencing need repair</li> <li>26. 443- Concrete paved - vacant Lot with graffiti on wall;</li> <li>27. 450 – Boarded abandoned building;</li> <li>28. 461 – Boarded abandoned building;</li> <li>29. Northside of Block 4205 – fencing needs to be upgraded generally (typical east of 450.</li> </ol> | <ol style="list-style-type: none"> <li>30. 471 – Tree is partially fallen across sidewalk; in danger of collapse – should be removed;</li> <li>31. 474 – Vacant building</li> <li>32. 478 – covered porch at entrance is in need of repair.</li> <li>33. 457 – fencing is improperly installed &amp; unsightly</li> <li>34. Possible planting area for seniors to plant flowers.</li> </ol> |
|--|---|---|---|

**COMMUNITY ASSET SURVEY – MARKET STREET – CITY OF PATERSON, NJ**



Location 6: Market Street between Summer St. and Madison Ave.

- 1. PUBLIC SCHOOL # 11
- 2. ROBERTO CLEMENTE PARK
- 3. EAST SIDE HIGH SCHOOL
- 4. GREATER BIBLEWAY CHURCH
- 5. PATERSON ARMORY
- 6. ROBERTO CLEMENTE SCHOOL (NEW)
- 7. ROBERTO CLEMENTE SCHOOL (OLD)
- 8. FIRE & AMBULANCE - (Headquarters)
- 9. CSS & Brickforce Staffing/Dr. Megarotis, M.D.
- 10. MADISON AVENUE K-CENTER (Childcare)

- 11. ST. JOSEPH'S CHURCH
- 12. FRIENDSHIP CORNER DAYCARE CENTER
- 13. GYMNASIUM
- 14. PUBLIC SCHOOL NO. 15
- 15. IGLESIOS DE DIOS
- 16. IGLESIO DE NUEVO VIDA
- 17. LAUNDROMAT
- 18. DRYCLEANERS
- 19. NEW CHRISTIAN TABERNACLE
- 20. PHARMACY

**SAFETY AUDIT SURVEY – MARKET STREET CORRIDOR – PATERSON, NJ**



Location 6: Market Street between Summer St. and Madison Ave.

- |   |   |   |   |
|---|---|---|---|
| <ol style="list-style-type: none"> <li>1. 369-371 Millicent Fenwick house: Alley needs a fence &amp; a gate</li> <li>2. Wall w/ graffiti needs artwork that will be respected</li> <li>3. Park: asphalt walks &amp; light should be upgraded</li> <li>4. Buffer courtyard alongside church needs flowers or shrubs</li> <li>5. Sidewalk needs to be replaced</li> <li>6. 402 – Small planter needs to be cleaned &amp; new planting</li> <li>7. 405 – yard on east side has seating &amp; dumpster that needs a better design</li> <li>8. Sidewalk Replacement</li> </ol> | <ol style="list-style-type: none"> <li>9. Replace damaged curbs</li> <li>10. Existing Surveillance camera (good oversight) if working)</li> <li>11. No lights</li> <li>12. 428 – Sidewalk needs repair</li> <li>13. 9 Southard: Abandoned Building (nuisance)</li> <li>14. 19 Southard: Burned &amp; Abandoned building is nuisance. Children use as a hangout.</li> <li>15. Lot behind building has auto parts storage or rubbish that is visible from sidewalk.</li> <li>16. Sidewalk needs repair</li> </ol> | <ol style="list-style-type: none"> <li>17. Sidewalk in front of auto repair is a tripping hazard.</li> <li>18. Abandoned building</li> <li>19. Fencing around Chapulin Auto needs a setback and buffer</li> <li>20. Fencing around "Cars Outlet" needs a better buffer.</li> <li>21. Armory Building should be a community place with a courtyard, lights and seating.</li> <li>22. Needs sidewalk upgrade</li> <li>23. Graffiti needs removal &amp; remove access to roof.</li> <li>24. Auto repair yard is unsightly and incompatible with a residential streetscape</li> </ol> | <ol style="list-style-type: none"> <li>25. Walks &amp; courtyard entrance of 472 &amp; 479 could benefit from a design upgrade to improve interface with street</li> <li>26. Laundromat: Is active until 11:00 p.m. Corner lot gives it a good overview in two directions, improves street security.</li> <li>27. Lot Next to 521 needs cleaning</li> <li>28. 451 Planter needs cleaning</li> <li>29. Telephone pole is in jeopardy of imminent failure. (old &amp; fractured). Located between Seely &amp; Southard – North side of street.</li> </ol> |
|---|---|---|---|



## Paterson CPTED Audit Project – Public Engagement Summary

### Public Workshops

As part of a Crime Prevention through Environmental Design project in the City of Paterson, Project for Public Spaces staff facilitated two public workshops designed to engage a broad cross section of residents and local stakeholders in a process of generating ideas to improve the safety and vibrancy of six key downtown streets. Each workshop included a presentation by Project for Public Spaces about opportunities for creating safer streets and turning those streets into “places” through Placemaking strategies such as public art, vacant property transformation, adding new amenities and functional design features to street, and events/programming. The workshops emphasized the importance of both physical improvements and a community capacity building process as keys to transforming these streets into great urban public spaces.

Participants at the workshops participated in an on-site exercise using a tool called the Safe Place Audit to evaluate specific sites along the project’s target streets to help them generate short and long term ideas for improving the safety of these locations, as well as ideas for the partners who could help to implement these strategies. The Audit focused on factors that help make people feel safe and comfortable in public places, such as adequate lighting, attractive and well-maintained spaces, and activities for people of different ages. The summary of the Audit results for each site is included below.

#### *What Makes a Great Place?*

Creating great places means making safe places - when a street attracts a wide variety of people to it, of different ages and backgrounds, then it is likely not to be a place that is a haven for crime. What attracts people to a place? In evaluating thousands of public spaces around the world, PPS has found that successful ones have four key qualities: they are accessible; people are engaged in many activities there; the space is comfortable and has a good image; and finally, it is a sociable place: one where people meet each other and take people when they come to visit. The Safe Place Audit is organized around these factors.



*Workshop Details*

The first workshop, which was attended by 43 people, was held on the evening of March 13<sup>th</sup> at Crossroads Ministry Center, and focused on the 4<sup>th</sup> and 5<sup>th</sup> wards. The sites that were audited at this workshop were Rigley’s Park on Rosa Parks Boulevard; Rosa Parks Boulevard and 12<sup>th</sup> Avenue; Ellison Street and Carroll Street; and 10<sup>th</sup> Avenue between 24<sup>th</sup> and 28<sup>th</sup> Streets.

The second workshop, which was attended by 23 people, was held on the evening of March 27<sup>th</sup> at BridgeHope Community Development Center and focused on the 1<sup>st</sup> ward. The streets that are the focus of the project in that ward were East and North Main Street. The two specific streets that were visited during the Audit were East Main Street between Clinton Street and Haledon Avenue, and North Main Street between Short Street and N. Straight Street.

INSERT MAP OF SITES

## Community Vision for Transforming Streets into Safe Places

Several overarching recommendations emerged from the workshops that could inform next steps in improving the safety of the target streets.

### Regulatory changes and Enforcement

- **Vacant and abandoned properties/lots are a major problem** and there is inadequate funding to address the magnitude of the problem. To help address this, fines that are collected from owners of vacant properties could be kept in a separate fund that would be used to make the improvements to these sites that the community has identified, instead of going into the City's general fund.
- Concerns were expressed by many about **late night eateries and liquor stores** being a magnet for negative activity. One idea several participants suggested was limiting their hours of operation and working with business owners to help manage their customers' behavior.
- There is a City ordinance that already that **limits store signage in windows** to 30% coverage, but it is not being enforced. This ordinance should be enforced, but could also be targeted to address specifically the 30% of the windows at eye level; the ordinance could also be expanded to limit coverage to less than 30%.

### Streetscape Improvements

- The **streets need to be improved to make them more walkable and safe** – by fixing broken sidewalks and adding crosswalks in places where they are missing or faded– and by instituting measures to slow down cars.
- **Trash pickup programs** – initiated with local schools and businesses - could help build pride on these streets and improve their appearance
- People expressed a desire to **incentivize residents and businesses to 'take care of their block'** and keep them clean and green.

### Community Development Opportunities

- **Loitering on the street** – mainly males, some of whom are suspected of dealing drugs or belonging to gangs – makes residents feel unsafe and that the streets in their own

neighborhood are off limits to them. Participants expressed a desire to see the City and local businesses enforce loitering laws. Another option is to help provide legitimate activities for some of the people who are loitering, which is discussed in the next two bullets.

- **Events and programming** are important opportunities to improve safety on the target streets – there is a **need to attract positive activity and people to these streets and sites**. There are not enough safe places to go, especially for kids after school. Organizing an ‘open streets’ event on a Friday or Saturday evening where the street is closed to vehicles and activities like movies, music, outdoor eating, etc. could be a great first step that was discussed for 10<sup>th</sup> Avenue specifically.
- There is a **need for more youth employment and job training opportunities including more vocational training** and ways to overcome barriers like restrictions on hiring people with a criminal history.

### Partners to Engage

Workshop participants were asked about groups and entities that could help to further some of the ideas discussed at the workshop; their suggestions included:

- Habitat for Humanity – to assist with managing and rehabilitating vacant properties and lots.
- Local churches - there are many of them in these study areas, and they could help lead programming, prayer walks, and other activities. Key churches that were identified as early partners were Grace Chapel, Gilmore Tabernacle, and BridgeHope.
- Community Development Corporations, including the North Side CDC and BridgeHope – to assist with events, programming, and vacant property rehabilitation.
- Boy and Girl Scouts, Boys and Girls Club, Community Schools – to assist with streetscaping, outdoor programming, building furniture, and street/lot clean ups.
- City Green – to build community gardens and teach gardening classes.
- Liquor store and bodega owners, North Main Street Group – to participate in or lead street cleaning or ‘block watch’ activities; to help report criminal behavior and reduce negative loitering.
- Health Center on North Main – to open up its computer lab and other spaces for community training/events and to consider programming or adding amenities to the small plaza in front of its building.

## Recommended Site Specific Improvements

### Rigley's Park (on Rosa Parks Boulevard)

#### Access + Linkages

- Reduce the speed of cars traveling adjacent to the park
- Trim and limb up the trees to improve visibility and site lines through the park
- The walkways in the park need to be fixed and repaired broken

#### Uses + Activities

- Install exercise stations for adults

#### Comfort + Image

- Trash should be cleaned up in and around the park
- Signs should be added encouraging people to 'keep your park clean'
- Improve the lighting at the park entrances and throughout the park
- Repair broken and tilting electric poles
- Fix the park's historical walls and monument (restore and paint), and highlight them as they are a resource and a neighborhood asset
- Add plantings and flowers to the tree beds around the park
- Add chairs/benches and tables

#### Sociability

- Involve children in beautifying the area through artwork (murals, painting the planters, etc.)

### 12<sup>th</sup> and Rosa Parks

#### Access + Linkages

- Improve the bus stop by adding a bench and a new bus shelter. The shelter could become an opportunity for public artwork or a mural.

#### Uses + Activities

- Expand the existing community garden – add benches or tables and chairs, art, signage.
- Limit hours of operation for convenience stores and other late night businesses
- Expand police presence
- Adopt vacant lots and buildings to repurpose them.

### **Comfort + Image**

- Add more street lighting especially at the intersection, in front of residential buildings, and in front of vacant or underutilized sites.
- Have businesses remove signage from their windows to increase visibility on street

### **Sociability**

- Have churches lead prayer walks to activate the street
- Involve the neighbors in making improvements to this site.

## **Ellison and Carroll Street Intersection**

### **Uses + Activities**

- Improve and/or take down abandoned homes and explore the possibility of reusing some craftsman training and training and employing young people to rehabilitate them and make them available to displaced residents.
- Find ways to better use the YWCA parking lot
- Convert some vacant lots into parking lots, community gardens (growing vegetables and fruit), or other uses (20 lots along this section!)
- Create a community/recreation center

### **Comfort + Image**

- Improve street lighting
- Clean up litter and better maintain the area
- Repair retaining walls and fences

## **10<sup>th</sup> Avenue Suggestions**

### **Access + Linkages**

- Stripe crosswalks on the street to facilitate safer crossing
- Add missing sidewalk in front of auto repair place between 27<sup>th</sup> and 26<sup>th</sup> and do not allow cars to be parked in this sidewalk area – they are blocking the way of pedestrians
- Close alleyways
- Stop double parking

### **Uses + Activities**

- Limit time that convenience stores/ other businesses are allowed to be open late at night
- Have a curfew for kids or safe activities for them in the evening, like an outdoor movie
- Add outdoor sidewalk seating for Jamaican restaurants
- Add small trees and flower planters

- Parking lot (auto place) between 27<sup>th</sup> and 28<sup>th</sup> appears to be closed –this could be repurposed into a space for outdoor art or a market
- More police patrols

### **Comfort + Image**

- Get businesses to commit to cleaning litter in front of their stores
- Have an after school clean up crew or employ the people loitering on the street to do so
- Have businesses remove signage from their windows to increase visibility on street
- Add trees to the street

### **Sociability**

- Start a walking ministry that churches lead to increase positive activity on the street
- Close the street to vehicle traffic on Friday evenings and have a community street event, with kids activities (movie, games), music, outdoor seating for restaurants
- Have a ‘Night against crime’ more regularly
- Form a Block Patrol and/or 10<sup>th</sup> Ave Business Group

## **East Main Street Suggestions**

### **Access + Linkages**

- Create a ‘street quilt’ as traffic calming
- Add traffic signs and a blinking stop sign at East Main/ Bergen Street to calm traffic
- Add directional and informational signage
- Add crosswalks to improve safety of crossing East Main and Hillman
- Add more public transportation
- Institute traffic calming on the street and consider a traffic signal along the corridor

### **Uses + Activities**

- Add local police walking on foot
- Convert vacant property to park or green space, driven by a community process

### **Comfort + Image**

- Add more trash cans to the street and start a community trash/litter clean-up program , involving local children
- Hold landlords accountable for upkeep of their properties—especially liquor store owners
- Ask PSE&G to fix broken lights
- Confirm that existing cameras are functioning outside PSE & G
- Fix the flood wall

### **Sociability**

- Provide spaces for children and families to congregate

## **North Main Street Suggestions**

### **Access + Linkages**

- Fix broken sidewalks

### **Uses + Activities**

- Stop loitering related to the liquor store, which creates an intimidating street
- Utilize the schools to open the gyms at night to create safe places for kids
- Repair or convert abandoned properties on corner of Jefferson and North Main
- Limit late night store hours (24-hour chicken joint, liquor stores)
- Services needed on the street: Laundry, barber shop, hair/nail salon, fresh produce/food store
- Create a recreation center in the abandoned library building—more recreation opportunities for elderly and youth are needed
- Health center should open itself up to host or provide space for community events

### **Comfort + Image**

- Have more frequent trash/litter pick up
- Add trash cans (none there)
- Engage store owners/employees to clean up trash on the street
- Remove signage from store windows that block views onto the street/into the store
- Improve poor lighting along the street

### **Sociability**

- Start a summer youth program

## Survey

A survey (see Appendix XX for a full copy of the survey) was developed to garner broader feedback from area residents about their perceptions related to crime on the streets in the study area and to help them identify the issues and opportunities for addressing them. Six identical surveys, one for each of the streets in the study, were developed.

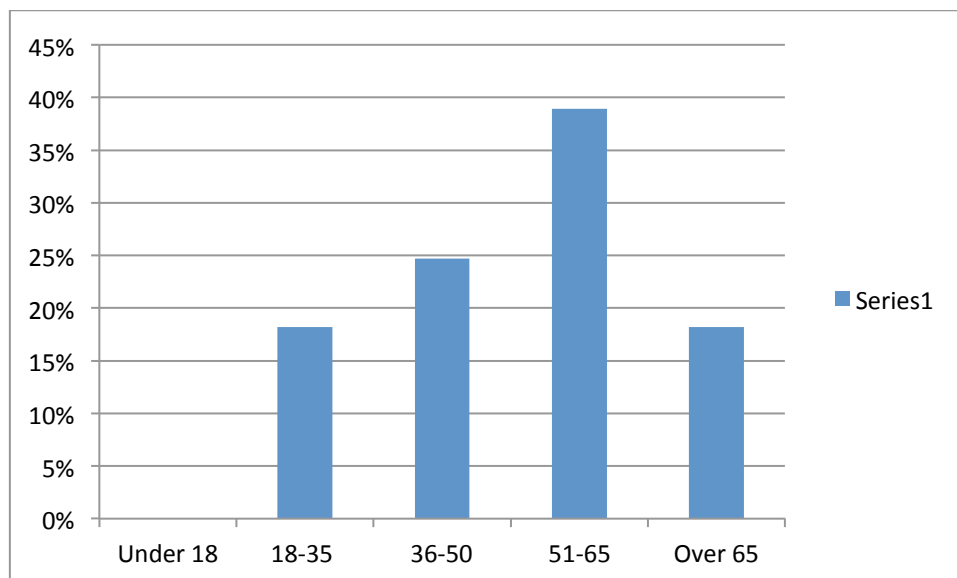
The survey was distributed to the CPTED team members, workshop participants, to patrons visiting the Paterson Library, the Office of Neighborhood Assistance, the Housing Authority (collected from residents at their senior centers), and the Paterson Alliance. In addition to the distribution of hard copies, online links were also made available to the surveys in Survey Monkey. The surveys were made available in both English and Spanish.

In total, 98 surveys were collected; the distribution among the six streets was as follows:

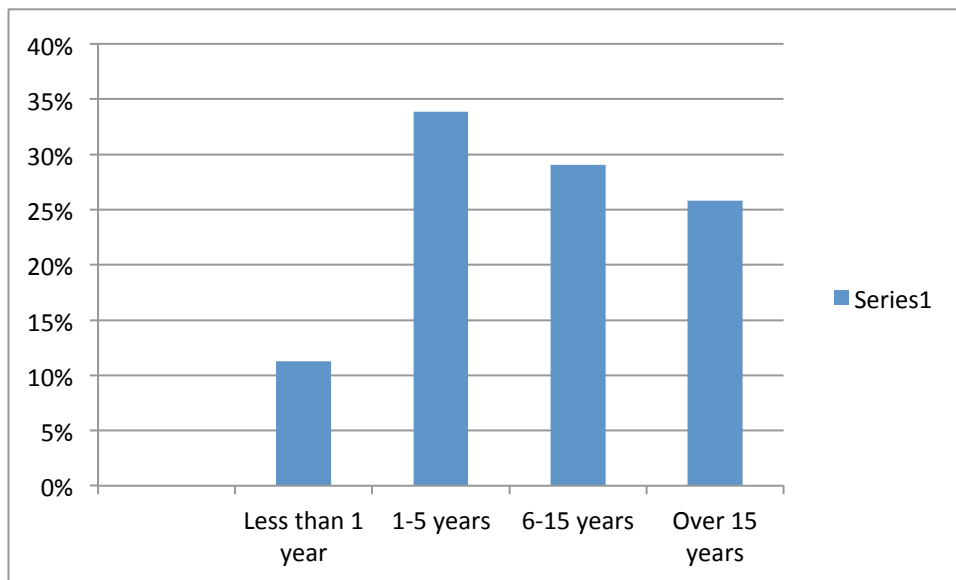
- Rosa Parks Boulevard: 29 responses
- 10<sup>th</sup> Avenue: 17 responses
- Market Street: 10 responses
- Ellison Street: 29 responses
- East Main Street: 3 responses
- North Main Street: 10 responses

### *Demographics of Survey Respondents*

- Gender:  
37% female, 63% male
- Age:



- Own their property: 34%  
Rent their property: 66%
- How long have you lived in the neighborhood?



### Overall Survey Findings

- The top 5 issues that were cited as the ‘Most serious’ on these streets by survey respondents were: Drugs, Gang violence, Loitering, Crime, and Vacant lots/buildings. On some of the streets, traffic and parking came up as problematic issues, as well (including congestion, speeding cars, and lack of parking) – those streets are 10<sup>th</sup> Avenue, Ellison, Market, and North Main.
- The streets attract people to them for different reasons, which provides some insights about potential partners along these corridors and assets that could be built upon, including:
  - Rosa Parks: People are walking/jogging/bicycling for exercise, going to the local food stores and restaurants (and running other errands), and socializing with friends.
  - 10<sup>th</sup> Avenue: People are visiting the local churches and professional offices.
  - Ellison: People visit this street most frequently, according to survey respondents, to run errands; walk/jog/bicycle for exercise; meet friends or socialize; visit a house of workshop; buy gas; and visit cultural institutions.

- People visit Market and North Main less frequently, according to survey respondents, which may indicate that there are insufficient things to do or amenities that draw people to these streets. (For East Main, the survey response rate was too low for the relevant questions to warrant analysis.)
- Despite the location of parks and playgrounds along several of these streets, they only came up once in all of the survey responses as an asset.
- When asked for ideas about how to improve safety on these streets (without answer options), by far the most popular response was about adding police activity or cameras. The second most popular response was improved street maintenance (from cleaning up trash on the street to improving lighting to fixing potholes and broken sidewalks). Lower tier responses included reducing loitering, traffic calming, rehabilitating vacant properties, and instituting a neighborhood watch.
- When asked for ideas about how to prioritize different options for improving safety of these streets, the top 10 highest rated improvements were:
  - Rehabilitating vacant properties
  - Increasing street lighting
  - More frequent trash pick up
  - Repairing sidewalks
  - Activities for young people
  - Graffiti removal
  - Improving overall appearance of businesses
  - Reducing vehicle speeds
  - Improve signage (where you are, what resources are available)
  - Reduce traffic congestion
- There was a perception by survey respondents that these streets lack positive activity and groups that care about them. With the exception of Ellison Street, more than 60% of respondents said there are no positive cultural and social activities occurring in the neighborhood, and no organizations/groups that care about the neighborhood and its people.
- The groups/institutions that were mentioned by respondents as ones that care about these streets and neighborhoods were: local churches, CeaseFire, Habitat for Humanity, neighborhood associations, city council members, the library, Community Development Corporations, and CUMAC (food pantry).
- Specific land uses came up as problematic locations on several of the streets – liquor stores, late night eateries, bars, and late night supermarkets.

Rosa Parks Avenue

Why and how are people visiting Rosa Parks Avenue?

- Walk, jog, bicycle for exercise (38% at least twice per week); Run errands (33% at least twice a week); Meet friends or socialize (25% at least twice a week); Commute to work (24% at least twice a week).
- The places that people most regularly visit are supermarkets/food stores (10 mentions), and restaurants (7)
- Half of people who visit Rosa Parks walk there (the remainder drive – 45% - or bicycle – 4.5%).

Biggest problems on the street

- Three things people like least - Safety/crime/violence, Drugs, Poor condition of street, homes, businesses, loitering
- Sense that there are no positive cultural and social activities occurring in the neighborhood (91% 'no') and that there are no organizations/groups concerned about the neighborhood and its people (86% 'no')
- Top ranked problems – Drugs (92% said most serious), Gang violence (84%), Crime (83%), Loitering (83%), Vacant properties (70%)

	Most serious –	Moderately serious –	Not very serious –	Not Applicable –	No Opinion –
Traffic Congestion	26.09% 6	13.04% 3	34.78% 8	8.70% 2	17.39% 4
Crime	83.33% 20	12.50% 3	0.00% 0	0.00% 0	4.17% 1
Absentee landlords	39.13% 9	17.39% 4	17.39% 4	4.35% 1	21.74% 5
Gang violence	84.00% 21	4.00% 1	8.00% 2	0.00% 0	4.00% 1
Vacant Lots or Abandoned Buildings	69.57% 16	8.70% 2	13.04% 3	0.00% 0	8.70% 2
Loitering	83.33% 20	4.17% 1	12.50% 3	0.00% 0	0.00% 0
Drugs	92.00% 23	8.00% 2	0.00% 0	0.00% 0	0.00% 0

Most problematic places (top 5)

Locations	Number responses
Rosa Parks & Godwin Ave	11
Rosa Parks & 12th Ave	11
Rosa Parks & Governor St	4
Rosa Parks & Broadway	3
Rosa Parks & Harrison Street	2
Rosa Parks & Fair Street	2
Rosa Parks & Hamilton Ave	2

Opportunities for improvements

- Assets in the area (3 things you like): Community and people (7), Accessibility and transportation options (5), Public/cultural/religious institutions (4)
- Top ranked improvements to prioritize (high priority): Improve safety, Rehabilitate vacant properties, Increase lighting, More trash pickup, Activities for young people, Activities for seniors

	High Priority	Moderate Priority	Low Priority	Not Applicable/No Opinion
–				
Encourage new businesses to locate here	24.00% 6	32.00% 8	24.00% 6	20.00% 5
Widen sidewalks in front of stores	28.00% 7	16.00% 4	36.00% 9	20.00% 5
Make Rosa Parks Blvd. easier to cross	24.00% 6	16.00% 4	28.00% 7	32.00% 8
Reduce traffic congestion	32.00% 8	16.00% 4	28.00% 7	24.00% 6
Reduce vehicle speeding	56.00% 14	16.00% 4	24.00% 6	4.00% 1
Improve overall appearance of businesses	48.00% 12	36.00% 9	4.00% 1	12.00% 3
–	40.00%	32.00%	8.00%	20.00%

<b>Plant more trees and flowers</b>	10	8	2	5
—	<b>16.00%</b>	<b>28.00%</b>	<b>36.00%</b>	<b>20.00%</b>
<b>Improve night life / entertainment scene</b>	4	7	9	5
—	<b>40.00%</b>	<b>24.00%</b>	<b>24.00%</b>	<b>12.00%</b>
<b>Develop public gathering places (parks/gardens)</b>	10	6	6	3
—	<b>60.00%</b>	<b>20.00%</b>	<b>12.00%</b>	<b>8.00%</b>
<b>Activities for young people (recreation facilities)</b>	15	5	3	2
—	<b>28.00%</b>	<b>16.00%</b>	<b>32.00%</b>	<b>24.00%</b>
<b>Provide bike lanes and racks</b>	7	4	8	6
—	<b>56.00%</b>	<b>32.00%</b>	<b>8.00%</b>	<b>4.00%</b>
<b>Repair sidewalks</b>	14	8	2	1
—	<b>76.00%</b>	<b>16.00%</b>	<b>8.00%</b>	<b>0.00%</b>
<b>Increase lighting</b>	19	4	2	0
—	<b>96.00%</b>	<b>4.00%</b>	<b>0.00%</b>	<b>0.00%</b>
<b>Improve safety</b>	24	1	0	0
—	<b>88.00%</b>	<b>4.00%</b>	<b>0.00%</b>	<b>8.00%</b>
<b>Rehabilitate vacant properties</b>	22	1	0	2
—	<b>56.00%</b>	<b>8.00%</b>	<b>24.00%</b>	<b>12.00%</b>
<b>Activities for seniors</b>	14	2	6	3
—	<b>50.00%</b>	<b>20.83%</b>	<b>20.83%</b>	<b>8.33%</b>
<b>Improved signage (letting you know where you are, what resources are available)</b>	12	5	5	2
—	<b>52.00%</b>	<b>28.00%</b>	<b>16.00%</b>	<b>4.00%</b>
<b>Removal of graffiti</b>	13	7	4	1
—	<b>72.00%</b>	<b>20.00%</b>	<b>0.00%</b>	<b>8.00%</b>
<b>More trash pick up</b>	18	5	0	2

Ellison Street

Why and how are people visiting Ellison Street?

- Run errands (50% at least twice per week); Walk, jog, or bicycle for exercise (35%); Meet friends or socialize (29%); Visit a house of worship (29%); Buy gasoline (25%); Visit cultural institutions (24%)
- The places that people most regularly visit are local stores such as the Unique Thrift Shop and Walgreens (19 mentions), supermarkets/food stores (10), restaurants/eating establishments (8)
- 56% of the people who visit Ellison walk, 28% drive, and 16% take the bus

Biggest problems on the street

- Three things people like least – Traffic (speeding cars, congestion, lack of parking), Loitering/people/atmosphere, Poor street maintenance, Drugs/alcohol, Crime/violence
- Sense that there are no positive cultural and social activities occurring in the neighborhood (59% 'no') and that there are no organizations/groups concerned about the neighborhood and its people (53% 'no')
- Top ranked problems – Drugs (71% most serious), Gang violence (60%), Crime (59%), Loitering (57%), Traffic (50%)

	Most serious	Moderately serious	Not very serious	Not Applicable	No Opinion	Total
Traffic Congestion	50.00% 11	27.27% 6	13.64% 3	9.09% 2	0.00% 0	22
Crime	59.09% 13	22.73% 5	4.55% 1	4.55% 1	9.09% 2	22
Absentee landlords	21.05% 4	42.11% 8	15.79% 3	5.26% 1	15.79% 3	19
Gang violence	60.00% 15	20.00% 5	8.00% 2	4.00% 1	8.00% 2	25
Vacant Lots or Abandoned Buildings	45.83% 11	50.00% 12	4.17% 1	0.00% 0	0.00% 0	24
Loitering	56.52% 13	34.78% 8	4.35% 1	0.00% 0	4.35% 1	23
Drugs	70.83% 17	12.50% 3	8.33% 2	0.00% 0	8.33% 2	24

Most problematic places

Locations	Number responses
Cianci & Ellison St	3
Governor St	2
Main St & Ellison St - traffic	2

Opportunities for improvements

- Assets in the area (3 things you like): Accessibility for transit/centrality of area (10 mentions), Stores (8), Amenities/institutions such as library, gyms (6), Close to open/public places (5)
- Top ranked improvements to prioritize (high priority): Improve safety, Increase lighting, Rehabilitate vacant properties, Repair sidewalks, Reduce traffic congestion, Reduce vehicle speeding, More trash pick up

	High Priority	Moderate Priority	Low Priority	Not Applicable/No Opinion	Total
– Encourage new businesses to locate here	41.67% 10	33.33% 8	25.00% 6	0.00% 0	24
– Widen sidewalks in front of stores	43.48% 10	21.74% 5	34.78% 8	0.00% 0	23
– Make Ellison Street easier to cross	56.52% 13	26.09% 6	17.39% 4	0.00% 0	23
– Reduce traffic congestion	63.64% 14	27.27% 6	9.09% 2	0.00% 0	22
– Reduce vehicle speeding	57.69% 15	30.77% 8	11.54% 3	0.00% 0	26
– Improve overall appearance of businesses	45.83% 11	50.00% 12	4.17% 1	0.00% 0	24
– Plant more trees and flowers	50.00% 12	16.67% 4	29.17% 7	4.17% 1	24

	High Priority	Moderate Priority	Low Priority	Not Applicable/No Opinion	Total
– Improve night life / entertainment scene	26.09% 6	21.74% 5	30.43% 7	21.74% 5	23
– Develop public gathering places (parks/gardens)	43.48% 10	30.43% 7	17.39% 4	8.70% 2	23
– Activities for young people (recreation facilities)	73.08% 19	19.23% 5	3.85% 1	3.85% 1	26
– Provide bike lanes and racks	40.91% 9	18.18% 4	31.82% 7	9.09% 2	22
– Repair sidewalks	76.92% 20	19.23% 5	3.85% 1	0.00% 0	26
– Increase lighting	87.50% 21	12.50% 3	0.00% 0	0.00% 0	24
– Improve safety	92.00% 23	8.00% 2	0.00% 0	0.00% 0	25
– Rehabilitate vacant properties	78.26% 18	17.39% 4	4.35% 1	0.00% 0	23
– Activities for seniors	62.50% 15	20.83% 5	16.67% 4	0.00% 0	24
– Improved signage (letting you know where you are, what resources are available)	60.00% 15	24.00% 6	12.00% 3	4.00% 1	25
– Removal of graffiti	57.69% 15	26.92% 7	11.54% 3	3.85% 1	26
– More trash pick up	61.54% 16	34.62% 9	3.85% 1	0.00% 0	26

Market Street

Why and how are people visiting Market Street?

- Commute to work on Market (29% at least twice per week); Visit a professional office, Meet friends or socialize, Run errands, Buy gasoline (all 14% at least twice per week)
- The places that people most regularly visit are restaurants/eating establishments (5 mentions), gas station (4), and stores (3)
- 100% of the people who visit Market Street drive there

Biggest problems on the street

- Three things people like least - Safety/crime/violence; Poor condition of street (potholes, cleanliness); Traffic/transportation issues (congestion, speeding, lack of parking); Loitering; Drugs
- Sense that there are no positive cultural and social activities occurring in the neighborhood (67% 'no') and that there are no organizations/groups concerned about the neighborhood and its people (83% 'no')
- Top ranked problems – Gang violence, Loitering, Drugs, Crime

	Most serious	Moderately serious	Not very serious	Not Applicable	No Opinion	Total
Traffic Congestion	33.33% 2	50.00% 3	16.67% 1	0.00% 0	0.00% 0	6
Crime	50.00% 3	33.33% 2	16.67% 1	0.00% 0	0.00% 0	6
Absentee landlords	16.67% 1	33.33% 2	16.67% 1	16.67% 1	16.67% 1	6
Gang violence	66.67% 4	0.00% 0	33.33% 2	0.00% 0	0.00% 0	6
Vacant Lots or Abandoned Buildings	16.67% 1	33.33% 2	50.00% 3	0.00% 0	0.00% 0	6
Loitering	50.00% 3	50.00% 3	0.00% 0	0.00% 0	0.00% 0	6
Drugs	50.00% 3	50.00% 3	0.00% 0	0.00% 0	0.00% 0	6

Most problematic places

Location	Number responses
Market and Summer	2
East Side High School - Students Loitering, Heavy traffic congestion	2

Opportunities for improvements

- Assets in the area (3 things you like): Accessibility (5 mentions); Businesses (3); Restaurants (2)
- Top ranked improvements to prioritize (high priority): Repair sidewalks; Increase lighting; Improve safety; Rehabilitate vacant properties; More trash pick up; Clean graffiti

	High Priority	Moderate Priority	Low Priority	Not Applicable/No Opinion	Total
Encourage new businesses to locate here	33.33% 2	16.67% 1	50.00% 3	0.00% 0	6
Widen sidewalks in front of stores	16.67% 1	33.33% 2	50.00% 3	0.00% 0	6
Make Market Street easier to cross	16.67% 1	66.67% 4	16.67% 1	0.00% 0	6
Reduce traffic congestion	50.00% 3	33.33% 2	16.67% 1	0.00% 0	6
Reduce vehicle speeding	33.33% 2	50.00% 3	16.67% 1	0.00% 0	6
Improve overall appearance of businesses	50.00% 3	33.33% 2	16.67% 1	0.00% 0	6
Plant more trees and flowers	33.33% 2	16.67% 1	50.00% 3	0.00% 0	6
Improve night	40.00% 2	0.00% 0	40.00% 2	20.00% 1	5

	High Priority	Moderate Priority	Low Priority	Not Applicable/No Opinion	Total
life / entertainment scene					
Develop public gathering places (parks/gardens)	50.00% 3	33.33% 2	16.67% 1	0.00% 0	6
Activities for young people (recreation facilities)	66.67% 4	16.67% 1	16.67% 1	0.00% 0	6
Provide bike lanes and racks	33.33% 2	33.33% 2	16.67% 1	16.67% 1	6
Repair sidewalks	83.33% 5	16.67% 1	0.00% 0	0.00% 0	6
Increase lighting	83.33% 5	16.67% 1	0.00% 0	0.00% 0	6
Improve safety	83.33% 5	16.67% 1	0.00% 0	0.00% 0	6
Rehabilitate vacant properties	83.33% 5	0.00% 0	16.67% 1	0.00% 0	6
Activities for seniors	33.33% 2	66.67% 4	0.00% 0	0.00% 0	6
Improved signage (letting you know where you are, what resources are available)	66.67% 4	16.67% 1	16.67% 1	0.00% 0	6
Removal of graffiti	83.33% 5	0.00% 0	16.67% 1	0.00% 0	6
More trash pick up	83.33% 5	0.00% 0	16.67% 1	0.00% 0	6

10<sup>th</sup> Avenue

Why and how are people visiting 10<sup>th</sup> Avenue?

- Visit a house of worship (31% at least twice per week); Visit a professional office (23% at least twice per week); Commute to work (21% at least twice per week); Eat on 10<sup>th</sup> Avenue (29% at least twice per month)
- The places that people most regularly visit are service-oriented places such as the barber shop, laundromat, and auto repair shop (8 mentions total), grocery stores (6), and restaurants/eating establishments (3)
- Half of people who visit 10<sup>th</sup> Avenue walk there and half drive.

Biggest problems on the street

- Three things people like least - Poor condition of street; Drug activity; Loitering; Traffic and parking issues; Gang activity
- Sense that there are no positive cultural and social activities occurring in the neighborhood (69% 'no') and that there are no organizations/groups concerned about the neighborhood and its people (75% 'no')
- Top ranked problems – Drugs (100% most serious), Loitering (100%), Crime (93%), Gang violence (87%)

	Most serious	Moderately serious	Not very serious	Not Applicable	No Opinion	Total
Traffic Congestion	46.15% 6	46.15% 6	7.69% 1	0.00% 0	0.00% 0	13
Crime	93.33% 14	6.67% 1	0.00% 0	0.00% 0	0.00% 0	15
Absentee landlords	61.54% 8	15.38% 2	7.69% 1	7.69% 1	7.69% 1	13
Gang violence	86.67% 13	6.67% 1	6.67% 1	0.00% 0	0.00% 0	15
Vacant Lots or Abandoned Buildings	50.00% 7	14.29% 2	14.29% 2	14.29% 2	7.14% 1	14
Loitering	100.00% 14	0.00% 0	0.00% 0	0.00% 0	0.00% 0	14
Drugs	100.00% 14	0.00% 0	0.00% 0	0.00% 0	0.00% 0	14

Most problematic places (top 5)

Locations	Number responses
10 Ave & E 26th St	3
Chicken stores (loitering)	3
Bars (loitering)	2
Liquor store Moya	2

Opportunities for improvements

- Assets in the area (3 things you like): Stores and restaurants (7 mentions); Community/people (4)
- Top ranked improvements to prioritize (high priority): Improve safety, More trash pick up, Increase lighting, Rehabilitate vacant properties, Removal of graffiti, Repair sidewalks

	High Priority	Moderate Priority	Low Priority	Not Applicable/No Opinion	Total
– Encourage new businesses to locate here	63.64% 7	27.27% 3	9.09% 1	0.00% 0	11
– Widen sidewalks in front of stores	27.27% 3	27.27% 3	36.36% 4	9.09% 1	11
– Make 10th Avenue easier to cross	45.45% 5	27.27% 3	18.18% 2	9.09% 1	11
– Reduce traffic congestion	66.67% 8	16.67% 2	8.33% 1	8.33% 1	12
– Reduce vehicle speeding	58.33% 7	16.67% 2	16.67% 2	8.33% 1	12
– Improve overall appearance of businesses	69.23% 9	30.77% 4	0.00% 0	0.00% 0	13
– Plant more trees and flowers	63.64% 7	9.09% 1	18.18% 2	9.09% 1	11

	High Priority	Moderate Priority	Low Priority	Not Applicable/No Opinion	Total
– Improve night life / entertainment scene	40.00% 4	0.00% 0	30.00% 3	30.00% 3	10
– Develop public gathering places (parks/gardens)	50.00% 6	8.33% 1	16.67% 2	25.00% 3	12
– Activities for young people (recreation facilities)	72.73% 8	18.18% 2	9.09% 1	0.00% 0	11
– Provide bike lanes and racks	27.27% 3	18.18% 2	45.45% 5	9.09% 1	11
– Repair sidewalks	80.00% 8	0.00% 0	20.00% 2	0.00% 0	10
– Increase lighting	83.33% 10	16.67% 2	0.00% 0	0.00% 0	12
– Improve safety	92.86% 13	7.14% 1	0.00% 0	0.00% 0	14
– Rehabilitate vacant properties	83.33% 10	16.67% 2	0.00% 0	0.00% 0	12
– Activities for seniors	36.36% 4	27.27% 3	27.27% 3	9.09% 1	11
– Improved signage (letting you know where you are, what resources are available)	72.73% 8	9.09% 1	18.18% 2	0.00% 0	11
– Removal of graffiti	83.33% 10	8.33% 1	8.33% 1	0.00% 0	12
– More trash pick up	85.71% 12	7.14% 1	7.14% 1	0.00% 0	14

East Main Street

There were only 2 surveys completed for East Main Street, and some questions were not answered, so a complete analysis could not be completed.

Top problems cited were drugs/drug dealing (2 mentions), loitering (2), gang violence (2), absentee landlords (2), and crime (2).

The most problematic places cited were East Main as it intersects with: Bergen (1 mention), Hillman (1), and Haledon (1).

Highest ranked priorities for improvements were: Improve overall appearance of businesses (2 mentions), improve safety (2), rehabilitate vacant properties (2), removal of graffiti (2), and more trash pick up (2).

North Main Street

Why and how are people visiting North Main Street?

- Commute to work on North Main Street (63% at least twice per week); Visit a house of worship (11% at least twice per week)
- Most of the people who visit North Main drive there (71%) (the remainder walk – 29%)

Biggest problems on the street

- Three things people like least – Poor street maintenance, Crime, Drugs, and Traffic issues
- Sense that there are no positive cultural and social activities occurring in the neighborhood (80% ‘no’) and that there are no organizations/groups concerned about the neighborhood and its people (75% ‘no’)
- Top ranked problems – Drugs (100% most serious), Gang violence (75%), Crime (75%), Vacant properties (63%), Loitering (63%)

	Most serious	Moderately serious	Not very serious	Not Applicable	No Opinion	Total
Traffic Congestion	37.50% 3	25.00% 2	37.50% 3	0.00% 0	0.00% 0	8
Crime	75.00% 6	12.50% 1	12.50% 1	0.00% 0	0.00% 0	8
Absentee landlords	57.14% 4	14.29% 1	14.29% 1	14.29% 1	0.00% 0	7
	75.00%	12.50%	12.50%	0.00%	0.00%	

	Most serious	Moderately serious	Not very serious	Not Applicable	No Opinion	Total
Gang violence	6	1	1	0	0	8
Vacant Lots or Abandoned Buildings	62.50% 5	12.50% 1	12.50% 1	12.50% 1	0.00% 0	8
Loitering	62.50% 5	12.50% 1	12.50% 1	0.00% 0	12.50% 1	8
Drugs	100.00% 8	0.00% 0	0.00% 0	0.00% 0	0.00% 0	8

Most problematic places (top 5)

Specific sites/stores	Number responses
Liquor stores	2
Chicken store	1
Bodegas	1
North Main Street "the corner area"	1
Abandoned homes	1
Junk yards	1

Opportunities for improvements

- Assets in the area (3 things you like): Community and groups/institutions (3 mentions), Accessibility (2)
- Top ranked improvements to prioritize (high priority): Improve overall appearance of businesses, Repair sidewalks, Increase lighting, Improve safety, Develop public gathering places, Activities for young people

	High Priority	Moderate Priority	Low Priority	Not Applicable/No Opinion	Total
Encourage new businesses to locate here	25.00% 2	50.00% 4	25.00% 2	0.00% 0	8
Widen sidewalks in front of stores	25.00% 2	12.50% 1	50.00% 4	12.50% 1	8

	High Priority	Moderate Priority	Low Priority	Not Applicable/No Opinion	Total
– Make North Main Street easier to cross	12.50% 1	25.00% 2	62.50% 5	0.00% 0	8
– Reduce traffic congestion	25.00% 2	25.00% 2	37.50% 3	12.50% 1	8
– Reduce vehicle speeding	25.00% 2	50.00% 4	12.50% 1	12.50% 1	8
– Improve overall appearance of businesses	75.00% 6	12.50% 1	12.50% 1	0.00% 0	8
– Plant more trees and flowers	37.50% 3	37.50% 3	25.00% 2	0.00% 0	8
– Improve night life / entertainment scene	28.57% 2	28.57% 2	42.86% 3	0.00% 0	7
– Develop public gathering places (parks/gardens)	57.14% 4	14.29% 1	28.57% 2	0.00% 0	7
– Activities for young people (recreation facilities)	57.14% 4	28.57% 2	14.29% 1	0.00% 0	7
– Provide bike lanes and racks	50.00% 3	16.67% 1	33.33% 2	0.00% 0	6
– Repair sidewalks	66.67% 4	16.67% 1	0.00% 0	16.67% 1	6
– Increase lighting	66.67% 4	16.67% 1	0.00% 0	16.67% 1	6
– Improve safety	66.67% 4	33.33% 2	0.00% 0	0.00% 0	6
– Rehabilitate vacant properties	33.33% 2	50.00% 3	16.67% 1	0.00% 0	6

	High Priority	Moderate Priority	Low Priority	Not Applicable/No Opinion	Total
– Activities for seniors	16.67% 1	33.33% 2	33.33% 2	16.67% 1	6
– Improved signage (letting you know where you are, what resources are available)	20.00% 1	20.00% 1	40.00% 2	20.00% 1	5
– Removal of graffiti	50.00% 3	50.00% 3	0.00% 0	0.00% 0	6
– More trash pick up	50.00% 3	33.33% 2	16.67% 1	0.00% 0	6





