

# CPTED PERSPECTIVE



European statue - conveying thoughtful fun in urban parklands - Photo P. Warman

## CPTED in Germany

Petra Warman  
CPTED Specialist  
Berlin Police

## CPTED in Berlin's Public Parks

Berlin is Germany's Capital, it's smallest state and biggest city. It covers 344 square miles and has about 3.5 million residents. With almost 15% of the population as immigrants, it has a diverse population. In addition, urbanization means there is no longer a division between inner and outer suburban areas but rather a unique mixture of urban and suburban land forms. It's also a unique environment for CPTED.

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## Hollygrove New Orleans Back from the Brink of crime

Clarie Vancauwemerge  
UNCSA Secretariat Intern  
United Nations, New York

*In the summer of 2010, Claire Vancauwemerge, an engineering and planning student from France, came to Washington State to learn about SafeGrowth and CPTED. After learning basic skills for her internship she assisted SafeGrowth initiatives of Louisiana AARP in Hollygrove, formerly among the highest crime areas in New Orleans. The following is a brief summary of how residents improved Hollygrove and won national awards for safety.*

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Nauener Park is in the middle of Berlin in a low income area. Territorial reinforcement happens because it is looked after mainly by citizens living in the surrounding area



## Berlin Continued

In such a diverse and dynamic environment, public spaces play a key role in urban development. Made-to-measure solutions for public spaces are an important dimension of Berlin planning. CPTED is a key part of that. However, German planning is rooted in both the physical and social. Therefore while design provides an indispensable role, it does not create public space.

One of the most fascinating aspects about Berlin is the inner city parks which range from 970 square feet to over 700 acres. For example, with 200 acres of lakes, beaches and parkland, Britzer Garden, originally built for flower exhibits, is one of the best-known parks in the city.

This compares with the small neighborhood pocket park, Nauener Park (see photo). Obviously public space and parkland in Berlin has a major role in the participation of social life.

As elsewhere, well-used public parks and recreation areas are key to ensuring they are successful. This depends firstly on the whether the intended user group adopts the offered layout. It also depends on the proper use of surveillance and safety including natural access control, natural surveillance and territorial reinforcement.

Success of parks relies, more than ever before, on

the fact that park design needs partners. Berliners want to be part of the design of their environment. They demand participation and are also prepared to give us a hand when it comes to the work. In all this work, accessibility is the key word.

For more information, graduate student James N. Beeler Jr. recently conducted research on Berlin's public spaces regarding park accessibility. His work, titled "Security Planning for Public Spaces: Testing a Proposed CPTED Rating Instrument in Berlin, Germany" is available online at:

[www.wildfiremarketinggroup.com/james/beeler\\_j.pdf](http://www.wildfiremarketinggroup.com/james/beeler_j.pdf)

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# RESIDENTS INSTALLED THEIR OWN STREET LIGHTS



Hollygrove's only corner confectionary - Photo Jason Tudor

## Continued from cover

Five years after Hurricane Katrina hit New Orleans some neighborhoods are still recovering. While wealthy neighborhoods had financial resources to rebuild, others did not. To fill this gap, in 2007 the Louisiana branch of AARP (formerly called American Association of Retired Persons) decided enhance its mandate for livable communities and explore neighborhood recovery. After surveying different areas of New Orleans, AARP Louisiana focused on Hollygrove, a neighborhood still marked by vacant and blighted properties in the west part of the city.

AARP Louisiana wanted to empower the residents and encourage them to take the leadership of their own neighborhood. With the collaboration of Louisiana State University, AARP launched training in public safety, CPTED, health and care-giving, community economic development, mobility and transportation. They created community-based

teams to tackle each topic and each month met to determine new action items.

From the beginning, public safety was the top priority for residents. In 2009 AARP Louisiana decided to help teams by collaborating with an international consulting firm, AlterNation, to provide SafeGrowth and CPTED training. Part of this training is the Community Safety Audit process and Hollygrove residents conducted street by street safety audits. AARP Louisiana staff members facilitated those audits, but residents were remarkably involved and took the lead. That exercise was a great success and enabled participants to understand the dynamics of their environment, build social links between partners, and create ideas for improvement.

The commitment of Hollygrove residents continues today with a 78% crime decline last year.

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# DESIGN CHARRETTE BY RESIDENTS

## NEIGHBORS REDRAW THEIR COMMUNITY

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When the city was unable to repair streetlights, residents purchased and installed streetlights to improve natural surveillance. Others cleaned up streets and mowed unkept lawns of abandoned properties. They created a walking club for promoting better health and to get residents to take ownership of their streets, thereby decreasing crime along public walkways. Other efforts led to the destruction of a blighted property, a community success that residents had been wishing for a long while. Conditions continue to improve today.



SafeGrowth design charrette

Currently work is underway to increase recreational activities in the neighborhood. That will strengthen inter-generational relations and enhance neighborhood cohesion – a key 2nd Generation CPTED element for preventing crime. In order to involve the whole community in this project, resident leaders have asked their neighbors to draw their dream park in a community design charrette (see photo).



New bus shelter - resident designed and built with recycled material  
Photo Jason Tudor

Hollygrove residents have integrated the notion of community leadership. This is the key for sustaining community building and crime prevention. It is also the primary SafeGrowth philosophy – doing something *with* the community, not *for* or *to* the community. While AARP Louisiana initiated some of these early actions, today it is the efforts of both community and AARP that has led to a reversal of Hollygrove's situation.

# INNOVATIVE DUTCH SCHOOL DESIGN: LEARNING GARDENS & LetStudYo.....

R.van Dijk,  
RCE project manager  
Cocoon Risk Management BV  
The Netherlands

*This is an excerpt from report titled "The Most Secure School in the Netherlands". It was presented at the 2010 ICA conference by R. van Dijk, RCE project manager, Cocoon Risk Management BV.*

"In the Netherlands, intermediate vocational education [organizations] on average spend 42% of their safety budget on technology... 66% of all respondents indicate that they are not (yet) satisfied with the current security measures. Educational organizations ... have difficulties when located in problem districts and the street culture amongst the youth... far from all incidents are reported. The main reason that was indicated for this is that a lot of undesired behavior is seen as normal."

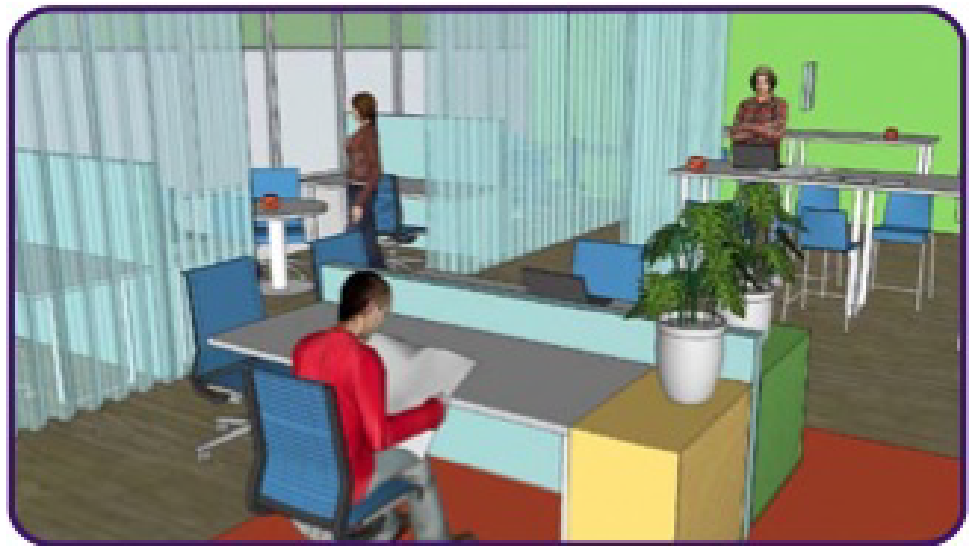
*The report then provided design ideas for a range of school designs, including one area for redesign in schools called learning gardens.*

"This area is an improved version of what is usually called the 'learning gardens'. The teacher is responsible for the use and has the keys to the area. The teacher is prominently present in the area which is a surrounding where students can work flexibly, do research, have meetings and work on assignments alone or with a group. Eating and drinking is not allowed.

The name 'learning garden' gave the association of learning and relaxation

and does not describe the desired use of the area. The title LetStudYo© immediately gives the association of studying together. It's a recognizable and inspiring name in the language of students and it clearly shows the desired use of the area.

In the center of the area are sofa's where students can meet or read. Finally the meeting rooms annex modern classrooms which can be adjusted in size by the flexible walls with a Smart board and oval tables.



## SOCIAL SUPERVISION

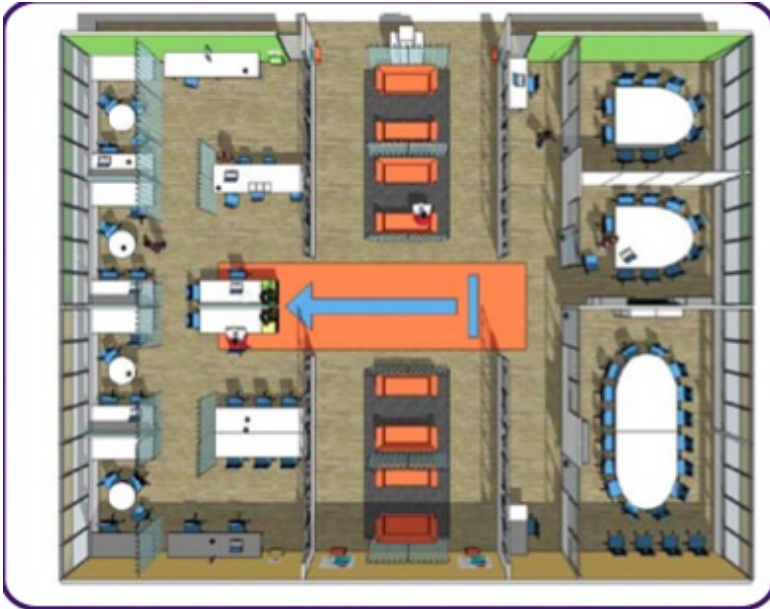
The entire area has noise screens and there is maximum attention to social supervision. There is no place to disappear in anonymity and it is completely clear that the teacher has responsibility. The teacher is active in the project areas for educational counseling, semi-active with regard to the sofa's regarding order and neatness, and passive regarding the meeting areas, unless guiding a group or teaching.

Traffic flows and use of space are clearly separated and unauthorized people stand out right away. That is how a high level of territoriality is achieved. The use of waste baskets is motivated by signs. Programs and other information will be permanently communicated through modern presentation techniques on the pillars.



## LetStudYo

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Modern Dutch school design maximizes interaction and small group work

## Berlin

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One interesting observation noted by Beeler was the universal desire for public involvement and social planning to enhance safety in Berlin parks. He made these observations at a European conference. Recounting difference between German and American planning he says participants "had an issue accepting the idea that place based analysis could be conducted independently of socioeconomic factors. When [I] explained that social and socioeconomic issues would be listed as a limitation, they seemed aghast. While the practice of Urban Planning in the United States certainly includes social issues as part of any larger analysis, societal engineering is anathema to many in American society. In Europe it seems Spatial Planning (their closest equivalent) assumes societal engineering as a starting point."



Britzer Garden park in Berlin. Specifically built for a flower exhibition it is one of the best known parks in the city. It is a 99 acre recreation area with lakes, beaches and flowers and a good example of the importance Berliners place on urban greenspace. Especially in the times of the Berlin Wall, West Berlin needed those public spaces as "green lung". Being surrounded by the Berlin Wall they had nowhere else to go.



# ON THE SHOULDERS OF GIANTS

Gregory Saville  
AlterNation.ca

## CPTED IS 40 THIS YEAR

Professor C. Ray Jeffery's book "CPTED" was published in 1971. Oscar Newman's "Defensible Space" in 1972. That's four decades of preventing crime. In an age before prevention was situational, crime was designed out, policing was intelligent or activities were routine, CPTED led the way.

Of course Newman and Jeffery stood on the shoulders of giants. A decade earlier there was Jane Jacobs, Elizabeth Wood and Schlomo Angel.

*Famous 1972 demolition of Pruitt-Igoe housing in St. Louis. Failed US public housing was one trigger for early CPTED*



By 1971 Jacobs had already invented territoriality and eyes on the street. Wood had already written on the merits of lively diverse neighborhoods (and flower-growing contests to brighten them up).

Scholars made contributions to prevention, especially 1930s sociologists like Robert Shaw at the University of Chicago who created the Chicago Area Project. (Still running, still successful.)



Screen shot of Oscar Newman at UN Habitat conference, 1976

All this was decades before the broken windows theory reinvented that wheel. Of course CPTED wasn't the first kid on the prevention block. Police have always done prevention, much of it unevaluated, superficial and generic. None of it place-based or as specific as criminological researchers would like.

Giants also came from geography. From 1968 geographers began writing books on place-based crime. Led by Keith Harries in the US, Peter Scott in Australia, and David Herbert in the UK, the geography of crime later became environmental criminology. It probably didn't directly prevent much crime. But it added to our understanding and moved the place-is-important debate squarely into CPTED turf.

It's worth learning what the pioneers actually wrote and said. There is a rare, and oddly haunting, film of Oscar Newman speaking to the inaugural session of the United Nations Habitat conference in 1976 Vancouver. It's a ghost from our past talking about our world today.

To access the film online try this site:  
<http://www.chs.ubc.ca/archives/?q=node/850>



# COMMUNITY CONTROLLED CCTV



Joseph R. Morales, Sr., Executive Director  
Lancaster Community Safety Coalition  
Lancaster, Pennsylvania, US

The LCSC – the Lancaster Community Safety Coalition is a pioneering nonprofit organization in Lancaster, Pennsylvania, a city of 58,000. The citizen-driven program uses CCTV, promotes CPTED and engages the community through educational gatherings. The LCSC’s innovative public/private model has played a role in the economic revitalization Lancaster.

Today, the City of Lancaster is experiencing an economic boost and crime is on the decline thanks to programs of the LCSC, effective police, government involvement, mobilized citizens and generous private-sector donors. The FBI’s Unified Crime Report indicates that violent crime in the city of Lancaster dropped 13.7 percent between 2008 and 2009. Property crime was reduced by 7.1 percent during the same period.

Until the 1970s Lancaster boasted a bustling shopping district anchored by the 100 year-old Watt & Shand department store on Penn Square. The 1980s recession led to the closing of Watt & Shand and a downward economic trend for that carried into the 1990s. The city faced economic trouble and the migration of big city crime to this small city. In February 17, 2000 an unimaginable crime was a turning point.

According to Lancaster newspapers, “a normal downtown lunch hour turned into a mayhem of whizzing bullets and screaming people, complete with police officers ducking behind cars and the unbelievable sight of a man with a rifle striding down King Street and openly firing at police.” There were four gang-affiliated robbers included a 20-year old armed with an assault rifle. He wounded a police officer, shot at a deputy sheriff and



# LCSC - A DIFFERENT FORM OF CPTED

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## EMERGENCE OF LCSC

In the aftermath of the shooting the Lancaster County Crime Commission formed and more than 500 volunteer Commissioners facilitated public hearings over a two-year period. Eventually the LCSC emerged with the help of business leaders who organized to find solutions for public safety and financial stability.

The LCSC is active in a number of programs including CPTED and education. One successful program is CCTV. LCSC and its partners raised nearly \$3 million to install a total of 165 CCTV cameras throughout the city between 2002 and 2009. A few are on buildings that allow for optimal views of public space.

In response to citizen opinions expressed during hearings, the CCTV network is controlled by neither the police nor government, but rather owned by the community. A paid civilian staff of mostly part-time Camera System Operators monitor cameras annually, 18-24 hour a day. Only police and the courts have access to LCSC video. When needed, police, the District Attorney or defense attorneys may make written requests to the LCSC for recorded evidence.



Over the past few years investigations into crimes including arson, missing persons, robbery and murder have been aided by LCSC video.

This model provides maximum accountability and transparency. It also makes the LCSC an unbiased provider of video evidence to either corroborate or refute citizen allegations of police misconduct.

LCSC employees undergo drug screening and an FBI criminal background check before training. Random drug-screening occurs throughout the year. Employees sign a confidentiality agreement that forbids them from sharing any private citizen information seen or heard during the course of carrying out their duties. To-date the LCSC has maintained an unblemished record of service to the Lancaster community.

LCSC shows how a community-led organization can do CPTED, CCTV, and help community members accept a shared responsibility for public safety in their own city.



# CPTED PLUS in SYDNEY



Laurie Gabites  
ICA Regional Director

Garner Clancey  
Sydney Institute of Criminology

On 12 August 2011, we hosted a CPTED Plus Workshop at the University of Sydney, Australia. This one-day, interactive workshop provided local government, police and built environment professionals the opportunity to engage with, discuss and practice the use of diverse CPTED concepts and tools. The program for the event included the following sessions:

- Crime Risk Assessments (Garner Clancey, University of Sydney)
- Appreciative Inquiry and CPTED (Laurie Gabites, ICA Regional Director)
- Reading Architectural Plans (Jonathan Knapp, SJB Urban)
- CCTV – Behind the Screens (Dr Gavin Smith, University of Sydney)
- Perceptions and Fear of Crime (Dr Murray Lee, University of Sydney)
- CPTED and the Re-building of Christchurch (Sue Ramsay, Christchurch City Council)

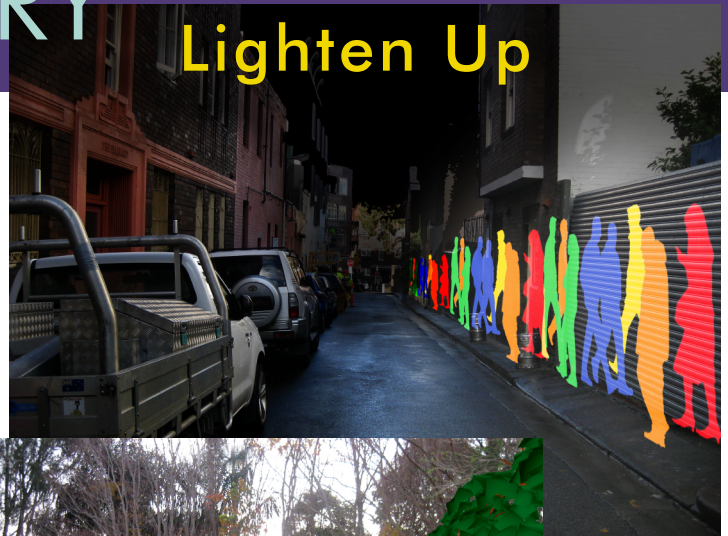
While some familiar themes were reviewed during the workshop, we attempted to broaden the understanding of CPTED concepts. We have been concerned with the often narrow interpretation and application of CPTED. To augment the second-generation CPTED principles of cohesion, community culture, threshold capacity and connectivity, we introduced appreciative inquiry principles. For example, what would this place look like if it functioned effectively? Who would be working together to manage this space? What are the strengths of the area? By framing CPTED in this way, strengths can be harnessed, relevant actors can contribute to the vision of a location and procedures adopted to ensure effective implementation – good CPTED practice.

On 24 January 2012 a Comparative CPTED Conference will be held at the University of Sydney. Speakers from England, New Zealand, Western Australia, Queensland, Victoria and other jurisdictions will be discussing topics as diverse as the Secured by Design program, engaging with built environment professionals, the relationship between CPTED and security risk management, the design and management of parks to prevent crime and how local government implements CPTED.



# THE FINAL STORY

## Lighten Up



We forget that to be truly safe a place must not be lightened. It must be enlightened. Lorraine Gamman from London's St. Martin's College of Art and Design sent **CPTED Perspective** material about alleyway projects by Doug Tomkin and Mark Titmarsh at the Design Out Crime Centre at Sydney's University of Technology.

They call it Living Laneways. Their rationale? *"Too often measures against crime can have almost as unpleasant an effect as the things they prevent. The Living Laneways project set out to deter graffiti without alienating those who were responsible for creating it (through) the involvement of respected artists in the street-art community"*

In CPTED we often rely on elaborate murals to deter graffiti. As the photos illustrate, that is not always needed. Sometimes simple, fun, and chic laneway painting can enlighten a space and do the job.

Mark Titmarsh's "Living Laneways - City Life" explains it all. For online access go to: <http://www.designoutcrime.com/research-centre/projects/>



For 15 years, CPTED Perspective has been the semi-annual newsletter of the **INTERNATIONAL CPTED ASSOCIATION**. It is archived at [www.cpted.net](http://www.cpted.net).

All ICA members are welcome to submit articles to

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