



International CPTED Association

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From The Chair

Greg Saville, ICA Chair

As the next session of the annual ICA conference approaches in Washington it is time to take stock of events.

ICA is only in its third year and thus far we have over a hundred members in over 20 countries, a website, a newsletter, an annual conference, and dozens of projects initiated by members around the globe. We have formalized a set of by-laws for the association, as well as starting a dialogue about activities the association can do to expand the promotion of CPTED in our various jurisdictions. All these things we will discuss at the upcoming ICA conference and we welcome your input at the general meeting. So please attend.

There is much to be done. ICA members have been busy in each of their respective locales trying to promote the adoption of CPTED in a variety of ways. Some are working in regional crime prevention and CPTED associations.

Others are working with governmental organizations in efforts to standardize the adoption of CPTED into the development process. There have been some striking successes.

For example, in Los Angeles a new interagency Design Out Crime task force has been formed and has developed a series of CPTED guidelines for new developments. Last year that city completed a CPTED video on the subject which can be obtained by writing to the Chair of the Public Safety Committee, 19040 Vanowen St., Reseda, CA, 91335.

Another example is the Canada Mortgage and Housing Corporation (CMHC) and the RCMP, both ICA members, who have completed a multi-year CPTED project in which they collaborated with CPTED practitioners across the country to produce

promotional material, a training CD, a manual for planners, and a list of successful Canadian CPTED case studies. This material is available from CMHC in Ottawa, or by writing to the RCMP Headquarters, Community Policing Services, 1200 Vanier Parkway, Ottawa, Ontario, Canada, K1A 0R2.

In Europe numerous projects have been initiated, one regarding CPTED and burglary by our ICA executive member in Britain, Tim Pascoe, (featured in the last ICA newsletter, Vol. 1, No. 2). In addition, ICA executive member Paul van Soomeren has just completed an excellent informational brochure on CPTED and the ICA for Europe, Africa and Asia. Copies are available from Paul van Soomeren, Van Diemenstraat 374, 1013 CR Amsterdam, Holland.

In addition to all this, ICA executive member Tom MacKay has agreed to become the new editor of this newsletter, in addition to working with others in his jurisdiction to form a new Canadian CPTED organization.

In Australia, where I recently visited on a speaking tour, myself and town and social planner Wendy Sarkissian were brought in by the International Olympic Committee to provide CPTED training and consulting to the designers of the 2000 Sydney Olympics, the first time CPTED has ever been incorporated into this world class venue to this extent.

And these are only a few of the many events ICA members have told me about. Obviously these are exciting times for those working in CPTED. Please make every effort to attend the upcoming ICA conference. We have much to talk about.

See you in Washington.

**Book now for the
3rd Annual
International CPTED
Association Conference
Washington, DC!
Dec. 13-16, 1998
More information inside!**

From The Editor

Tom McKay, ICA Director

Editor's Note

As the new editor of the ICA newsletter, I invite all members to submit articles, news items and upcoming events for publication in your newsletter. We also invite your comments so that we can better serve and meet your needs.

I am pleased to announce a new "Did You See" feature in this month's edition. This feature will highlight articles, resources and CPTED developments since the last time we published.

Empty Spaces, Dangerous Places

Tom McKay

As a Crime Prevention Through Environmental Design (CPTED) specialist with Peel Regional Police, my attention is most often directed towards the built (or soon to be built) environment. A normal inclination, this focus is commonly repeated and, to date, has resulted in a growing body of knowledge, literature and in the Peel Region case studies on the relationship between crime and the built environment.

Missing from this focus, as is apparent from the check of almost any index on the subject, is an appropriate amount of attention directed towards under-utilized or vacant space. This article will document the impact of these lands on two southern Ontario communities and share the experience of one community that successfully addressed this concern.

Willowridge

Willowridge is the name associated with a mature neighbourhood located in a western section of north-central Etobicoke. Its fundamentally diverse housing stock is made up of single-family homes and high-rise apartment buildings (including non-profit housing) which, along with a hydro right-of-way, are laid out in a series of scale contrasting, polarized tracts that effectively divides the area into pockets of relatively strong and weak ownership.

At its geographic centre, and arguably its most vulnerable point, the under-utilized lands represented by the hydro right-of-way, meet at a major T intersection resulting in a void and lack of activity along two street corners and four distinct street frontages. Exacerbating this problem is a change of grade between the street and the intersection's only development. This along with a view-limiting jog of the street, further isolates

legitimate activity from the street and creates a relatively anonymous environment where criminals can feel comfortable working.

To date, this has resulted in a serious, day-time, drug dealing problem where drug dealers blatantly stand for hours at a bus stop located next to the T intersection. At night the drug dealers are joined by prostitutes who, like the drug dealers, feel comfortable in a public area that's closest to the relatively weak ownership interests of the hydro utility and furthest away from the relatively strong ownership interests of the homeowners.

Reactions to empty spaces

Criminals consciously scan the environment to look for criminal opportunity. The recognition of a public place that tolerates and supports their activities is a strategic response by drug dealers, prostitutes and others of an environment that lacks significant ownership interests.

Gaps like these and other under-utilized or empty spaces are frequently recognized and exploited by the criminals. Often referred to, by environmental criminologists, as a "good" (for the criminal) environmental cue, these places draw the attention of most offenders due to their apparent lack of activity, ownership, maintenance or care.

Equally important is the trouble and fear they generate for the average resident or normal user of this space. Often seen as intimidating by these people, empty spaces are regularly avoided by normal users thus exacerbating the problem and encouraging the criminal element.

Empty spaces can also include vacant lands. Vacant lands can be exceptionally problematic given that many absentee landlords pay little attention to them. A fairly representative example of the difficulties encountered with vacant lands was found in the Victoria Hills community of Kitchener.

Victoria Hills

Consisting of a large, undeveloped corner, the vacant lot surrounded by a sprawling townhouse development and three high-density, low-rent apartment buildings had become an overgrown, garbage strewn and intimidating place to the more than 1200 residents living in the area. Closest to Mooregate Crescent, the lot accommodated much illegal activity which resulted in police being constantly called to this locale. Considered "an unsafe and negative presence in the community"¹, many residents simply avoided the place.

Recognizing this problem, Cst. Rob Davis, a CPTED trained Waterloo Regional Police Officer, spearheaded a successful transformation of the area by applying the standard CPTED strategy of placing a safe activity in an unsafe or vulnerable area. Specifically, Cst. Davis introduced the idea of a community garden which effectively assigned a purpose to the space and compensated for the parcel's lack of legitimate activity and overt signs of ownership.

The results were tremendous. Using police statistics as a proxy to monitor crime changes in the area, the reported police incidents at the three surrounding apartment buildings experienced a 30% drop during the first summer of activity. The results continued to improve in 1995 and 1996 when year over year, reported police incidents dropped by 48.8 and 55.7%.

Nowhere has the reported crime change been more dramatic than at 80 Mooregate Cr.-- a previous trouble spot. Reported crime at this location has dropped from a pre-garden high of 187 to a post-garden low of 46 or 75.4% in 1996.

As impressive as these results are, a qualitative measure of safety showed that participants experienced a decrease in their concerns about property vandalism and walking in their community at night. Indeed, residents cited many factors for feeling safer in their community.

Most prevalent amongst these were "the physical presence of people in the garden late into the evening"²; the fact that they "knew more people in their neighbourhood"³; and the feeling that "neighbours were also watching out for them, their children and property"⁴.

These increased feelings of trust and friendship soon translated into more interaction between ethnic groups and increased cohesion in the community. A boost in community pride was also evident, as qualitative responses to surveys showed that people felt "good about the fact that they are involved in their community"⁵ and are now "more attracted to living in their community".⁶

Other positive developments included feelings of empowerment by the residents and a general fix-up of the area. Even outside observers saw benefits to the community.⁷

Lessons to be learned

The introduction and development of a community garden is a classic example of the CPTED strategy of placing a safe activity in an unsafe area. In the case of Victoria Hills and other communities, such as Selby-Dale in Saint Paul, Minnesota, "the garden has both taken away a negative presence in the community, an unsafe vacant lot, and added a very positive and safe presence, a community garden".⁸

It is the challenge of planners, city officials and police officers to recognize the deleterious effect empty spaces have on a community, guard against their presence and, where unavoidable, mitigate their impact. Where absolutely unavoidable, creative partnerships and solutions must be sought to make these spaces part of, and not apart from, the communities they're found in.

1. Victoria Hills Community Garden Project Program Evaluation 1994, John Howard Society of Waterloo-Wellington, p. 3
2. *Ibid*, Executive Summary
3. *Ibid*
4. *Ibid*
5. *Ibid*, p. 30
6. *Ibid*
7. *Ibid*, p. 31
8. *Ibid*, p. 30

Did You See

Tom McKay, ICA Director

The City of Toronto's revised Working Guide for Planning and Designing a Safer Urban Environment available through the City of Toronto's Resource and Publications Centre, 100 Queen St. W., Toronto, Ontario, Canada M5H 2N2 for \$27.82 Cdn. S & H inclusive.

Canada Mortgage and Housing Corporation's (CMHC) "Voices for Safe Neighbourhoods, AWARENESS AND ASSESSMENT MEAN ACTION, A Guide for Coordinating Safety Audits in Residential Neighbourhoods" available by contacting CMHC at 700 Montreal Rd., Ottawa, Ontario, Canada K1A 0P7 or telephone 613-748-2000.

The Summer edition of Problem Solving Quarterly featuring an article on a CPTED retrofit of the interior of the Kitchener Public Library.

The August/September 1998 edition of Canadian Security featuring an article on safe school design by Tom McKay based on a document developed by the Peel CPTED Advisory Committee.

The ICA - A World Class Organization!

*Barry Davidson,
Executive Director*

The International CPTED Association started with a simple idea. We thought that if we could help professionals from around the world to share CPTED successes, failures, ideas and training, maybe we could make our world a little safer to live in. Well, thanks to you, we appear to be on the right track!

The ICA has now grown to 146 members worldwide, with many of the world most recognized experts in the field listed in our ranks. And all of this for only \$25 per year! How many other professional associations can you name whose membership dues are so low? NONE! So how do we do it?

There are a number of reasons why we are able to keep our membership prices low. Firstly, your board and the office work very hard at keeping the overhead of the organization as low as possible. In the office, we work hard at obtaining donated web space, equipment, supplies, etc. We have also had the support of our members in ways other than dues. A special thanks goes to Jonathan Lusher of IPC International Corporation for their financial donation over the past 2 years. Your board also has been very conscious and active at watching costs and ensuring we are able to offer you, the members, the best possible value for your dollar.

The second and perhaps most important reason the cost is low is coming up shortly in Washington, DC this December! A portion of our yearly conference comes back to the ICA and finances

the day to day operations of the organization. We must be doing great things out there for groups like the Virginia Crime Prevention Association to take notice and host a conference!

Make sure that you plan on attending the ICA General Meeting on the last day of the conference as well. Much of our important business will be discussed and dealt at this meeting. Your input is very important. We will also be accepting and discussing applications from members to host the 1999 and year 2000 conferences. We would really like to support our membership by raising the awareness of CPTED and what its concepts can do for your community. What better way to raise awareness than by hosting a conference and bringing the world's best to your front door!

As is the case every year, we will also be looking for members wishing to join our Board of Directors. The job load is relatively light (you've heard that before!) and it is a fantastic way to work closely with your colleagues from around the world year round.

So make sure your bags are packed and you're ready to network! I have it on good authority that Washington is a great place to pick up that last minute Christmas presents! And don't forget to forward your applications to host a conference to the ICA office, as well as anyone wishing to run for office. I look forward to seeing you there!

ICA Members Listing

A complete address listing may be obtained from the ICA Members web site or by requesting a hardcopy list from the ICA office.

Drew Alexander, Akron Police Department, USA
Angel Alicea, SN Security Design & Management, USA
Candy Anfield, Vancouver City Police, Canada
Karla Antonini, City of Saskatoon, Planning & Building Department
Community Planning Branch, Canada
Richard Arrington, Roanoke City Police Dept., USA
Scott Ast, Clarence M. Kelly and Associates, USA
Ken Atkinson, 20 Vic Management, Canada
James Austin, University of Waterloo, Canada
Edward Bacco, Security Solutions, USA
Peter Backus, RCMP - Kamloops Detachment, Canada
Geoff Bailey, Metropolitan Police, UK
Sandro Bassanese, , Canada
Daniel Bates, St. Petersburg Police Dept., USA
Wendy Bell, City of Charles Sturt, Australia
Barb Bell, City of Regina, Canada
Joseph Benedett, Commonwealth of VA, Dept of Criminal Justice Services, USA
Linda Black, TSS Consulting Group Inc, USA
Marc Bradshaw, The Marcus Group, USA
Paul Brantingham, School of Criminology, Canada
Chuck Brown, Spokane Police Dept., USA
Mark Brown, Lynn Valley Community Policing Centre, Canada
Josh Brown, Fairfax County Police, USA
James Bush, Okaloosa County Sheriff's Office, USA
Michael Bushey, Toronto Police Service, Canada
Charles Butler, Jr., Innovative Security Solutions, USA
Sherry Carter, Carter & Carter Associates, USA
Stan Carter, Carter & Carter Associates, USA
JP Chartrand, , Canada
Bradley Clark, Queensland Police Service, Australia
Kimberly Clark, Mesa Police Department, USA
Patrick Cudinski, Snohomish County Sheriff's Office, USA
Virginia Dabrus, Peel Non-Profit Housing Corp., Canada
Barry Davidson, Canadian Crime Prevention Centre, Canada
Kay Dayus, Houston Police Dept., USA
Richard Decker, City of Bellingham, USA
Tom Del Torre, San Francisco Police Dept., USA
Rick Draper, Amtac Professional Services Pty Ltd., Australia
Sharon Duke, Prince George's County Police Depart., USA
Cheryll Ann Edinger, Elk River Police Department, USA
Joseph Ehardt, Jr., Landers-Atkins Planners, USA
Barry Esham, Salt Lake City Corp., USA
Neal Evans, Sherman, Carter, Barnhart, USA
Al Fraser, Sherwood Park RCMP, Canada
Martin Gagnon, Universite' de Montreal, Canada
Ron Gerbrandt, Delta Police Dept., Community Relations Unit, Canada
John Goldsworthy, Queensland Police Service, Crime Prevention, Australia

Mark Graf, Vancouver Police Service, Canada
Cindy Granard, Seattle Police Dept., USA
Patrick Harris, Virginia Crime Prevention Ass., USA
Harvey Hatch, H.R. Hatch Architect Ltd., Canada
Justin Hill, Jacksonville Sheriff's Office, USA
Michael Howell, Michael Howell & Associates, Canada
Geoffrey Hurly, Techcord Consulting Group International LTD., Canada
Arthur Hushen, Tampa Police Dept., USA
David Hyde, Cadillac Fairview - Market Mall, Canada
Matthew Jarvis, Bellevue Nebraska Police Dept., USA
James Jarvis, James Jarvis & Associates LTD., Canada
Christopher Johnston, Johnston Architect, USA
Dave Kennedy, R.B. Security Service LTD, Canada
Kimberly Kiley, Blaine Police Dept., USA
Robert Knights, MBE MSc, Metropolitan Police, UK
Terry Kopan, RCMP, Canada
David Kuppler, , USA
Billy Lamb, Lamb and Hushen, USA
Jessica Land, , Canada
Marten Landahl, Criminiknowledge KB, Sweden
Alden Langert, Greenwood Village P.D., USA
Greg Lawrence, West Mercia Constabulary, UK
Jim Lawson, Toronto Police Service, Canada
Daniel Lee, Zellers, Canada
Richard Leonard, Albuquerque Police Dept., USA
Melissa Locke, Bellingham Police, USA
Jane Lombardo, City of Madison Police Dept., USA
Jonathan Lusher, IPC International Corporation, USA
Murray Macaulay, RCMP - Kamloops Detachment, Canada
William Mathews, National Grocers Co. LTD, Canada
Mariana Mathews, Snohomish County Sheriff's Office, USA
Linda Matuzewski, Algonquin College, Canada
Dale McEwan, ICBC, Canada
Jerry McGlynn, Lewis University, USA
Dennis McGowan, 20 Vic, Canada
Tom McKay, Peel Regional Police, Canada
Ross McLeod, Intelligarde International Inc., Canada
Michel McMurphy, Ottawa Carleton Regional Police service, Canada
Francesc Mellado, , Spain
Charles Miller, Grand Prairie Police Dept., USA
Elisabeth Miller, City of Saskatoon, Canada
Gerald Minchuk, City of Langley, Canada
David Muirhead, RCMP, Canada
Ahsan Naqvi, SPI (Pvt.) Ltd., Pakistan
Paul Nelson, City of Dallas, USA
Wayne Nishihama, City of Mississauga, Canada
Tim O'Connor, Fontana Police Dept., USA
Tom O'connor, Travelers Ins., USA
Doreen Olko, Auburn Hills Police Department, USA
Della O'Malley, O'Malley & Ass., Canada
Tim Pascoe, Building Research Establishment, UK
Lewis Penny, RCMP, Canada
Roland Peterson, SIGLO 21 Consultancy N.V., Aruba
Niki Pierson, Bloomington Police Dept., USA
Chris Plensdorf, Hamilton Anderson, USA
Russ Pomrenke, Lanier Technical Institute, USA
Teri Poppino, Portland Police Bureau, USA
Bill Raley, Tippecanoe County Sheriff's Dept., USA
Bruce Ramm, Security Design Concepts, USA
Sandy Richard, Spokane Police Dept., USA
Marty Richardson, Calgary Transit, Canada
Patricia Robinson, , Canada
Leo Rognlin, Fargo Police Department, USA
Mary Beth Rondeau, City of Vancouver, Planning Department, Canada
Emma-Kate Rose, Amtac Professional Services Pty Ltd., Australia
Pat Saito, City of Mississauga, Canada
Geoffrey Sams, Techcord Consulting Group International LTD., Canada
Greg Saville, School of Criminology & Criminal Justice, USA
Cecilia Sharp, Cadillac Fairview Corp.,
Mike Sheard, Delta Police Dept., Canada
Steven Sherman, Sherman, Carter, Barnhart, USA
Chris Sherman, West Whiteland Township, USA
Dragan Spasojevic, York University, Canada
Shirley Spaxman, The Spaxman Consulting Group, Canada
Peter Stalgis, Seattle Police Dept., USA
Ken Stapleton, The Safedesign Institute, USA
Rishard Steele, Legislative Security Service, Canada
Sawyer Sylvester, Bates College, USA
Gaston Taylor, Carleton University, Police Service, Canada
Chuck Trujillo, Oro Valley Police Dept., USA
Leslie Tuck, Criminologies Research & Assessment, Canada
Paul Urschaltz, Ft. Lauderdale Police, USA
Paul Van Soomeren, DSP - van dijk, van soomeren en partners, Netherlands
Ray Vandusen, Regina City Police Service, Canada
Lori Walker, Regina Police Service, Canada
David Wallace, RCMP Langley, Canada
Alex Ward, The Empowerment Group, USA
Shawn Ward, City of Akron Police, USA
Frederick Waterman (IID), City of Phoenix Police Dept., USA
Bret Watson, Technical Incursion Countermeasures, Australia
G.P. Weldon, G.P. Weldon Assoc., Inc, USA
William "Chip" Wells, St. Petersburg Police Dept., USA
Paul Wong, University of British Columbia, Canada
Ray Wood, Orange County Sheriff's Office, USA
Terry Wright, York University Security, Canada
David Wright, Action Assessment Group Inc., Canada