

# CPTED PERSPECTIVE

## Baltimore Trailblazer... Pigtown Tot Lot



### Design changes to Baltimore Tot Lot - CPTED in action

*Kallan Lyons, Freelance Journalist, Canada*

How does CPTED transition from design into a process for neighborhood change enacted by the people who live in those neighborhoods?

At the corner of Carroll and Archer Streets in Southwest Baltimore sits the Pigtown Tot Lot, a park complete with a playground and plenty of space for a community gathering. Just under a year ago, four people were injured in a shootout next to the park. To many, the Tot Lot is anything but inviting.

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## CPTED in Honduras

*Macarena Rau V., Vice Chair, ICA*  
*Emma Suazo, President CPTED Honduras*  
*Carlos A Gutierrez V, Director CPTED, Honduras*

CPTED has become the backbone strategy of crime prevention in Honduras to ensure safer spaces and community participation. The goal is reducing perception of fear, safety in communities and increasing social cohesion.

Since year 2002 the CPTED methodology has been practiced in Honduras with the support of international cooperation programs and donors such as USAID and World Bank, from the United States and KFW from Germany, among others.

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## Pigtown Tot Lot

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This Tot Lot was one of four projects chosen by one of the problem-solving teams during a recent SafeGrowth course, a program that includes 1<sup>st</sup> and 2<sup>nd</sup> Generation CPTED.

Nicknamed 'Charm City', Baltimore has one of the highest homicide rates in the United States. Abandoned homes, poor neighborhood lighting, and a lack of community spaces are just a few of the contributing factors. When you hear Baltimore, you may think of Freddie Gray or even the fictitious Omar Little from *The Wire*. One name you likely haven't heard is Edith Nelson.

Affectionately referred to by her community as Ms. Edith, the 76-year-old has lived in Pigtown since 1989, across the street from the Tot Lot. When she moved in, the park was nothing but weeds.

"For me, it was an eyesore," says Ms. Nelson. "From that very day [that I moved in] I said I will not live here all my life and see an eyesore like this. That's when I began to work on the playground, on the Pigtown Tot Lot."

### STEPS FOR CHANGE

When the Tot Lot team met Edith Nelson, they knew they had found an ally. Tasked with transforming the park into a safe space, they consulted with Ms. Nelson, who piloted her own park project by collecting money door-to-door, selling pies and cupcakes at the local Credit Union, and calling on anyone she could to help.

She and her small group of supporters successfully raised the \$15,000 required to redesign the space. Inspired by her enthusiasm, people latched on to her vision, first through financial contributions, then by coming out to plant trees, paint the playground and rejuvenate the park.



[Ms Edith telling her story](#)

Decades later, as neighbors moved away, many of those early successes lost momentum and crime returned. But her contributions are still standing strong.

Now with her support, the Tot Lot team brought new energy to the project with representatives from the community, the Mayor's Office, and the police.

Throughout the training, the team addressed factors inhibiting locals from using the space. Surrounding the park are several abandoned homes and a liquor store; in addition, the Tot Lot is poorly lit in the evenings. Instead of legitimate activities in the park like block parties and barbecues, illegitimate activities include drug deals, drinking and crime.

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The Honduras Government has supported the use of CPTED by including it in national strategies and regulations such as the Master Plan of Education, led by the Secretary of Education and the IDECOAS/FHIS.

In addition, the Program for Rural School Improvement with funds from German Cooperation - KFW - is the leading program implementing nationwide the strategies for the Secretary of Education. CONVIVIR-KfW is yet another Program from German Cooperation strongly working with CPTED.

All together, these funding and support agencies have helped to launch around thirty



*Inaugural 2017 Conference of CPTED Honduras*

This creates a network of safe spaces which is part of a larger community development masterplan that incorporates CPTED. The masterplan incorporates training for youth and empowerment of community and municipalities.

In the case of the Municipality of Gracias, the main idea is to develop it as a tourist community. Projects like sport centers, improvement of plazas, community development centers, libraries, and youth houses will be the nodal point to create a safe route around the city. This route will be complemented by improvements to streets, transportation, and commerce.

Already there are improvements, including feelings of a higher quality of life and less fear.



*A dark walkway in Honduras. Plans are underway to improve routes around the city*

infrastructure projects in Honduras at an urban scale. This includes participation from the community and especially youth. For example, two municipalities Gracias and La Lima, incorporate CPTED in infrastructure projects by connecting through a safe route.

## Baltimore Trailblazer....Pigtown Tot Lot

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**Pigtown mural on the Tot Lot**

Ms. Nelson often peruses the park for trash, picking up empty bottles and other items left behind, but the job is becoming too big for just one person. That's where the SafeGrowth team stepped in. The team's vision includes volunteer clean-up crews and regular community-led outdoor programs. They are contacting owners of abandoned homes to negotiate improvements.

Other strategies included:

- Building social connections by contacting the nearby school and church to involve them in mural painting
- Increased police attention to the tot lot
- Community events such as movies-in-the-park to build social cohesion
- Better signage, installing LED lighting, reinstalling benches and adding play equipment.

### MAKING A DIFFERENCE

Ms. Nelson has remained the trailblazer: her community renamed one of the streets Edith Way. "I have albums from the very day that it happened and we had lots of children that really came out. We had a lot of people getting together back then."



**Blighted sidewalk in need of repair**

The Tot Lot team asked Ms. Nelson to attend their presentation at the SafeGrowth workshop. They knew her commitment is a reminder of the importance of building community. "When I bought this house and moved into this community, despite all I saw, I still loved it and said I will live here forever. The Tot Lot has been my project, and as long as I am alive, and I have strength, I will never ever see it go back to where it was."



Mateja Mihinjac, Criminologist, Slovenia

CPTED pioneers Jane Jacobs and Oscar Newman often cited famous urbanist Kevin Lynch who wrote *Image of the City* in 1960 and said the imaginability of a city - the quality of the physical environment - evokes feelings that make a place interesting and "invites the eye and ear to greater attention and participation". That also makes it safe.

This is how sustainable environmental design leads to a Third Generation CPTED and how it can contribute to safety. Recent developments in the Slovenian capital of Ljubljana resonate with ideas similar to this version of a 3<sup>rd</sup> Generation CPTED.



Slovenska Blvd now reserved for pedestrians, cyclists and buses

## GREEN CITY

Ljubljana's story begins with worsening climate conditions prompting numerous European countries to improve sustainability and the environment. In 2016 Ljubljana was awarded the prestigious title of a European Green Capital for its environmental sustainability work.

Ljubljana has undergone a major transformation in its city centre in the past decade.



Laneway turned into a green cafe

Changes include an ecological zone where pedestrian and bicycle traffic is now prioritized over motor vehicles. The city is committed to its zerowaste management program, expansion of green spaces, reduction in noise pollution and an increase in air quality.

As the public realm greens and becomes more attractive, satisfaction with the image of the city and its environmental conditions reflect the municipality's commitment to a green agenda.

Accordingly, Eurostat surveys on Ljubljana showed the levels of satisfaction with public spaces, availability of green spaces and cleanliness increased since 2009 to nearly 90% satisfaction levels in 2015. Accompanying the green evolution is an improved quality of life.

## LIVABLE CITY

Ljubljana's focus on the city's sustainable development created multiple activity nodes with opportunities for social interaction. Over 90% of the residents have consistently felt safe and trust in others in the city centre has increased from 57% in 2009 to 65% in 2015. Ljubljana also jumped to top 10 most livable EU capitals.

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## *My Street, My Neighborhood, My City* CPTED in Action The 21<sup>st</sup> Conference of the ICA

This year the ICA marks its 21<sup>st</sup> annual and biannual general conference. This year's theme reflects the original community development focus of the CPTED movement. Although many CPTED practitioners and academics in recent years focus on technical fixes like target hardening and opportunity reduction, the wider scope of the original CPTED message was much wider and community-based.

Speakers from around the world this year bring examples from every continent. Describing stories about community development and CPTED is keynote speaker Julia Ryan, the Safety program director at the New York based Local Initiative Support Corporation, a national non-profit that incorporates CPTED through its SafeGrowth programming in cities across the U.S.



Julia Ryan Keynote Speaker  
ICA Conference  
August 7 - 8, Calgary  
[www.cpted.net](http://www.cpted.net)

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## Ljubljana, Slovenia



Ljubljana's public realm achieves both First and Second Generation CPTED goals through increased social interaction and a higher sense of safety. In this case, much of that safety arises through integrating these CPTED components through sustainable technologies and green spaces. That is how a Third Generation CPTED might function in the future.

If Ljubljana successfully expands their green transformation of public spaces to the whole city, they may begin to realize a truly livable and socially cohesive city as advanced in its 2025 vision.



*Ari Fink, Master of Urban Planning  
University of Melbourne*

Residential developments can often create safe environments or harbor unsafe activity and crime. By linking health planning and CPTED it is possible to mitigate crime effectively and create healthy lifestyle opportunities within a community cohesion framework.

This includes building community cohesion in a number of ways. Designs to encourage this include: walkability and easy connection to surrounding neighborhood and retailers; green public and semi-private space that are specifically focused on sporting activities; multi-function common rooms at the ground level of residential buildings for improved community activity; and programs for up-skilling/learning opportunities and spaces where residents can contribute to the gardens and maintenance.

### Social Sustainability in integrated CPTED Planning



**Building social cohesion with art. People must take pride in their community and enjoy their experience.**

Atherton Gardens Housing Estate in Melbourne has experienced social and environmental decline since it was erected between the mid-1960's. Its design has failed the test of time and has proven to hold little to no social and environmental sustainability and even less security.

### A program model for health, social sustainability and CPTED

The criminogenic capacity was consistently ignored in the housing. The following CPTED principles, in combination with healthy living and social programming, were developed to improve the property.

From 1st generation CPTED

- Engaging and safe front foyers with secure letter boxes.
- Landscaped and maintained gardens
- Efficient lighting around the gardens and inside the foyers and hallways for improved visibility and less light/dark contrasts
- Clear-sighted walkways and paths around the site, well-paved with an identified destination.

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# THE FINAL STORY

## 3rd Gen CPTED



This issue of CPTED Perspective reintroduces the emerging theory of 3rd Generation CPTED. The idea was first presented in a UN document "Improving Urban Security Through Green Environmental Design". At a time when climate change is a global concern, 3rd Gen CPTED has tremendous potential to advance CPTED practice into the 21st Century.

### CPTED in Melbourne...

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From 2nd generation CPTED

- Active uses for community rooms and multi-use rooms
- More amicable public space for gatherings and residents to socialise
- More cultural activities in a protected and safe place

From social and health activities

- More compact design with a capacity to reduce the level of individual travel to save travel time and reduce the number of individual trips.
- Mixed cohabitation with a design for retaining private space through a landscape design principle that reflects people away from private spaces.

In sum, combining community health planning with CPTED will strengthen safety principles and reinforce an environmental commitment to community wellbeing.



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