

## 2 CPTED REPORT





## **JOHN FRY PARK CPTED ASSESSMENT**

CPTED (Crime Prevention Through Environmental Design) is based on the premise that “the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and an improvement in the quality of life.”

October 29, 2007



## CPTED

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This assessment is based on the principles of CPTED (Crime Prevention Through Environmental Design). The three main principles of CPTED are **Natural Surveillance**, **Natural Access Control** and **Territoriality**.

**Natural surveillance** is a design concept that is directed primarily at keeping intruders under observation through the normal and routine use of the environment. **Access control** is a strategy used to deny access to a location through all but areas under natural surveillance and thereby create a perception of risk in offenders. **Territoriality** is all about claiming ownership of one's own property and thereby defining changes from public space to semi-private to private space.

The enclosed CPTED assessment and recommendations are not intended to make the site "criminal-proof." They will, however, reduce the probability of criminal activity taking place if properly applied and maintained. The physical environment can be manipulated to produce behavioral effects that will reduce fear and incidence of crime.

Crime prevention, like all management responsibilities will require constant upgrading and attention to further keep abreast of the changing operational needs of the site.

Implementation of the enclosed recommendations should not be fragmented. Many times the incorporation of one phase depends upon the implementation of other recommendations and failure to utilize the systems approach can breach all elements of the system.

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## Purpose

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Stantec Consulting Ltd. has been retained by the Edmonton Parks department to prepare a Master Plan and Implementation Strategy for the John Fry Sport field site. This CPTED assessment will be submitted as part of the overall submission.

## Tools

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The following CPTED assessment tools were used in this review of John Fry Park

- Site visits
- Review of land use and land use of surrounding areas
- Review of Master Plan with Landscape Architect.

## Observations and Recommendations

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Site visit #1 occurred June 21, 2007 at 11:00 a.m.

General impressions include the following. The existing site is mostly a large, empty, open space. There were no people using the site at this time of the day. A couple of vehicles came and went in the parking lot. The adjacent Billy D's Driving Range had several users. There is minimal planting on the site.

Tire tracks on the site suggest that this area is being used to test drive 4-wheel drive vehicles from nearby automobile dealerships and/or that connection through the site is limited.

Site visit #2 occurred July 19, 2007 at 6:00 p.m.

General impressions include the following. The existing site was highly defined into areas of high use and areas of no use. The majority of the site to the east was not used at this time and consisted of large open spaces with little planting. The areas around the ball diamonds were heavily used, as was the Driving range. Lighting seemed focused around these high use areas and there was no lighting in other areas.

## **SIGHTLINES**

As this is an open site, the sightlines are clear for the most part. There is one berm between diamonds 1, 2 and 4, 5 that does not allow uninterrupted sightlines. Planting does not create any issues. The solid/in-ground dug-outs provide a potential concealment area. The large bleachers create a slightly blocked view into and out of the ball diamond area.

Surrounding the site are mixed-use areas including, warehouse space, Billy D's Driving Range, sand volleyball area. Little natural surveillance is provided from these surrounding areas.

### ***Recommendations***

Additional trails and traffic access into the site would allow for additional surveillance, formal and informal, to activities occurring on the site. Increasing on-site activities with varying times of high use would also bring more people/eyes closer to areas to encourage natural surveillance. Solid, in-ground dug-outs should be replaced with above-ground chain link/transparent dug-outs.

## **LIGHTING**

The extent of existing lighting is limited. The ball diamonds and the area around the park maintenance and change room facilities are lit. There is no lighting on pathways or in parking areas.

### ***Recommendations***

Any proposed interior roads and pathways should be lit, allowing users to safely use this facility until 11:00 p.m. when the park closes. Pathway lighting needs to provide visibility to recognize a face at 15m. Areas not intended for nighttime use should not be lit. All areas intended for nighttime use should be lit to City of Edmonton standards. Maintain lamps in fixtures. Burned bulbs should be replaced within 24 hours.

## **SIGNAGE**

There is currently minimal signage on the site.

### ***Recommendations***

- Address signs should be located at each vehicular entrance, with the address prominently displayed so that it can be easily seen by emergency responders - refer to City of Edmonton Addressing Bylaw #9668.
- The site should have signage clearly stating hours of operation, rules of conduct and consequences (including fines).



- There should be signage stating how maintenance problems are to be reported; (i.e. to whom vandalism or burned out lights should be reported).

## **ISOLATION**

Because of this site being located in an otherwise industrial area, it is primarily occupied by groups using the ball diamonds and rugby field between 5:00 p.m. – 10:00 p.m. throughout the spring and summer months and on weekends for tournaments.

### ***Recommendations***

Encourage increased use of the site through provisions of additional recreational opportunities. Improve scheduling of space to allow for more people to be using the space at the same time. Create spaces and circulation networks that encourage use of the site. Parking should be located nearest the most highly used areas.

## **GRAFFITI**

Some benches and picnic tables, and most vertical surfaces had graffiti on them, including the baseball dugouts.

### ***Recommendations***

All graffiti should be cleaned up within 24 hours of occurring. Wall-to-wall identical color matching is the most effective way to reduce the odds of recurrence. Having an art mural (not graffiti-like) painted on surfaces that are prone to graffiti has been shown to prevent further graffiti. In areas where graffiti is a problem, consider the use of low pressure sodium lights. This monochromatic light source distorts color rendition, and is also known to cause headaches, thereby discouraging loitering, however this is only possible in areas where lighting is not required for appropriate site uses.

## **OWNERSHIP, MAINTENANCE & MANAGEMENT**

### ***Recommendations***

A clear understanding of the division of maintenance and operational responsibilities is important. Home Base agreements with user groups can provide an improved sense of ownership. Ensure space is maintained. All maintenance issues and vandalism need to be reported and dealt with promptly and consistently. If prompt attention is not given to maintaining a property, it can contribute to a sense of fear for the users and to re-occurrence of inappropriate behaviors.

The Broken Window Theory states that if a property is allowed to remain in a state of disrepair, you invite additional damage and more serious crime by giving the impression that you do not care and will allow criminal activity to continue.

## **ACCESSIBILITY**

There is currently no clear indicator of where all the entrances and exits to the site are located or which areas in this site can be accessed from which vehicular entrance. Fencing, gates and signage would benefit the overall accessibility to the site.

### ***Recommendations***

The addition of more pathways and parking would bring more people into and through the site. It would also provide alternative directions of travel and avenues of 'escape'. More pathways would increase natural surveillance, keeping any potential criminals under observation simply through normal and routine use of the site. Pedestrian and bicycle access to and throughout the site would be beneficial to connect various areas of the site.

Ensure that all pathways are clearly defined and well lit. Tree planting should consider keeping sightlines open for trail users allowing them to see their surroundings.

All pathways, parking and washroom facilities should take into account all users, including physically disadvantaged and wheelchair users.

## **SECURITY**

Vandalism has been reported to be a problem. The nature of the surrounding development makes constant surveillance difficult.

### ***Recommendations***

It is possible that neighboring warehouse sites have hired drive-by security companies that patrol their sites each night. Perhaps a contract could be entered into with the same for a nightly drive-by visit. The addition of a payphone or an emergency Blue Phone would benefit users by providing direct access to police and give an added sense of safety and security for the users.

## **Buildings and Storage**

Any buildings or storage facilities need proper target hardening, (i.e. locks, laminate glass w/ security film on all glass). Lighting and opportunities for natural surveillance should also be taken into account when locating and designing all buildings. The amenity buildings will be used by regular visitors to the site, and will become the focal point of this site's cohesion. Familiarity with the buildings and site will encourage territoriality for regular users. All buildings should be signed

similarly to all vehicular and pedestrian entrances. This will provide cohesion and a comprehensive identity to the overall site.

## Conclusion

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This CPTED assessment was conducted to address improving safety, usability and accessibility of the John Fry Park site. The basic CPTED principles of Access Control, Natural Surveillance and Territoriality can be implemented to provide a more user friendly environment.

***A summary of recommendations follows:***

- Improve access into and throughout the site through road or trail construction to improve natural passive surveillance and police surveillance, as well as improved access for the users.
- Provide signage at all entrance points and ensure the municipal address is clearly visible for emergency responders. Supplementary information signage should include the following information: hours of operation, site map, 'rules of conduct', phone numbers for reporting problems, etc.
- Provide site lighting for all internal roads, trails and parking areas that are intended for night time use.
- Adopt a zero tolerance for graffiti.
- Maintain a diligent maintenance program.
- Consider CPTED principles for any proposed new development at the site, including adequate sightlines and access to all new facilities. Make clear distinctions between public space and private space.
- Install adequately accessible emergency blue phone on the site.
- Replace sub-grade dugouts with surface dugouts
- Create and maintain insider "Home Base Agreements" for all sport groups.

None of the recommendations offered are compulsory under law, but this report can be made public under an application through the Freedom of Information and the Protection of Privacy

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Act (FOIP). This report does not address issues of responsibility concerning a civil litigation action. You should consult a lawyer familiar in this area for this type of advice.

It is intended that this CPTED assessment will offer suggestions to assist in making some improvements for the John Fry Park site. If any additional information on this review is required, please contact Diane Fitzpatrick at [diane.fitzpatrick@stantec.com](mailto:diane.fitzpatrick@stantec.com) (780)917-8587 or Shawna Cochrane at [shawna.cochrane@stantec.com](mailto:shawna.cochrane@stantec.com) (780)969-2158.

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