

**September 2022**

Seattle Police Crime Prevention uses Crime Prevention Through Environmental Design principles (CPTED, pronounced *sep-ted*) to assess the environmental features of places (homes, multi-family residences, businesses, parks, etc.) to identify strategies that reduce opportunities for crime to occur with the goal of creating a safer environment.

## Crime Prevention Through Environmental Design (CPTED) Summary:

**The intersection of  
12<sup>th</sup> Avenue S and S Jackson,  
the heart of the  
Little Saigon Neighborhood**

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## Disclaimer

This security survey was conducted as a public service of the Seattle Police Department using Crime Prevention Through Environmental Design (CPTED) principles. The information contained herein is based on guidelines set by the National Institute for Crime Prevention and the observations of the individual crime prevention coordinators conducting the survey. This survey is intended to assist in improving the overall level of security only. It is not intended to imply the existing security measures, or proposed security measures are absolute or perfect.

Seattle Police Department records are subject to the Washington Public Records Act, Chapter 42.56 RCW, and may be subject to disclosure to a third-party requestor.

# CPTED Site Survey

## Crime Prevention



### Purpose for this Review

The purpose of this survey is to apply Crime Prevention Through Environmental Design (CPTED) principles and make recommendations intended to reduce incidents of crime and disorder at:

#### **12<sup>th</sup> Ave South and South Jackson Street Area<sup>1</sup>**

This CPTED site survey is provided to assist community and government stakeholders identify strategies to enhance general safety after increased violent crime at this location, including aggravated assaults and shootings, and increased property crime including burglary and vandalism. Implementing CPTED recommendations will change features of the physical environment that contribute to crime occurring at this location.

### Site Analysis and Description

**Site Analysis:** Multiple CPTED observations were conducted during day time and evening periods between December 2021 through April 2022.

**Additional information:** The Seattle Police Department (SPD) Chinatown-International District Public Safety Outreach Liaison provided background information on community concerns related to crime and safety. Local business owners and other community members provided information on how criminal and nuisance activity impacted their lives and businesses. SPD Police Officers involved in police operations at the focus area of 12<sup>th</sup> Ave S. and S. Jackson in 2022 provided information on activity patterns at the site.

**Site Description:** The intersection of 12<sup>th</sup> Ave S. and S. Jackson Street and the adjoining blocks are part of Seattle's historic Chinatown-International District's Little Saigon neighborhood. Refugees fleeing Vietnam during and after the war with the U.S. settled here and opened restaurants, markets and shops in old buildings and in newly constructed malls in the late 1970-80s. This intersection and the surrounding neighborhood soon became a destination for dining and shopping, and for services including citizenship and language classes, making 12<sup>th</sup> Ave S. and S. Jackson Street the cultural hub of the region's Vietnamese community. Once part of the SPD East Precinct, Little Saigon became part of an expanded West Precinct's King 3 Sector in January 2018, at the request of the Chinatown-International District Public Safety Task Force. The boundary change was

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<sup>1</sup> Census Blocks: 12048, 3309, 1947, 170

intended to “provide better tracking of patterns of crime, improve communication and coordination between C-ID and the City of Seattle, and reunite the historical neighborhood.”<sup>2</sup> In 2018, the City of Seattle also expanded the boundaries of the existing International Special Review District (ISRD) to include the Little Saigon Neighborhood.

The low density mix of residential and commercial buildings that make up the majority of structures in the focus area (outlined in the Figure 1, map below), range from Victorian Row Apartments, the oldest structure and one of 216 Seattle structures listed on the National Register of Historic Places, to pedestrian-oriented one and two-story buildings built in the 19-teens and 20s, such as the building occupied by Khang Hoa Duong Grocery, built 1917 and the building occupied by Chu Minh Tofu, built in the 1921. Strip mall-style buildings surrounded by parking lots built in the 1980s are home to the Viet Wah grocery and small businesses of Jackson Square. Also from the 80’s, the two story Ding How Center with underground parking. The newest structures in the focus area include the 6-story mixed-use Beam Apartments complex and An Lac Apartments, affordable housing managed by the Low Income Housing Institute (LIHI).

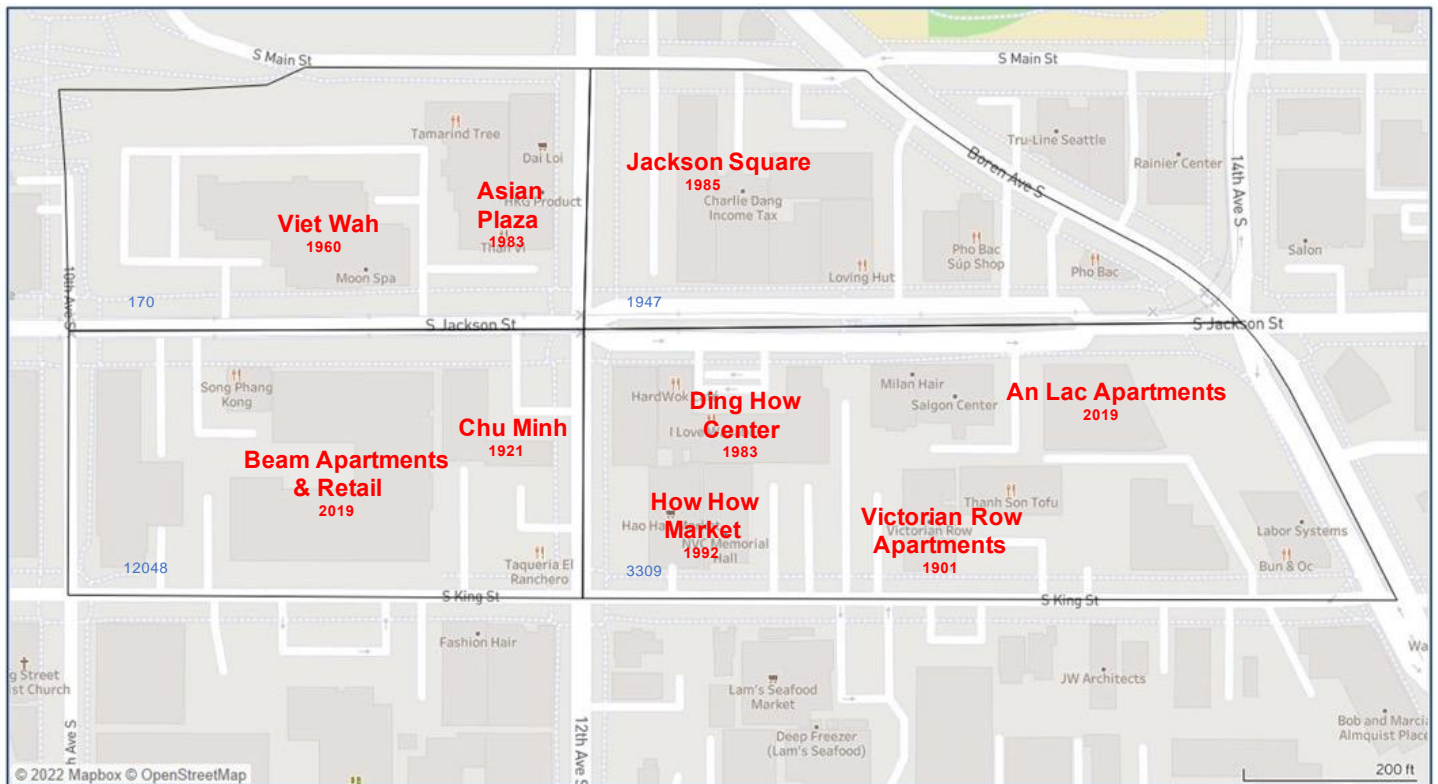


Figure 1: The underlying **CPTED Focus Area Map** was produced by SPD Data-Driven Unit CPTED, added elements are Census Block numbers 12048, 3309,1947 and 170, noted in Blue, and landmark businesses with date built noted in Red.

<sup>2</sup> Form the SPD Blotter “Walking the Beat in the C-ID and the Upcoming Boundary Changes”, by Tracy Clayton, January 18, 2018

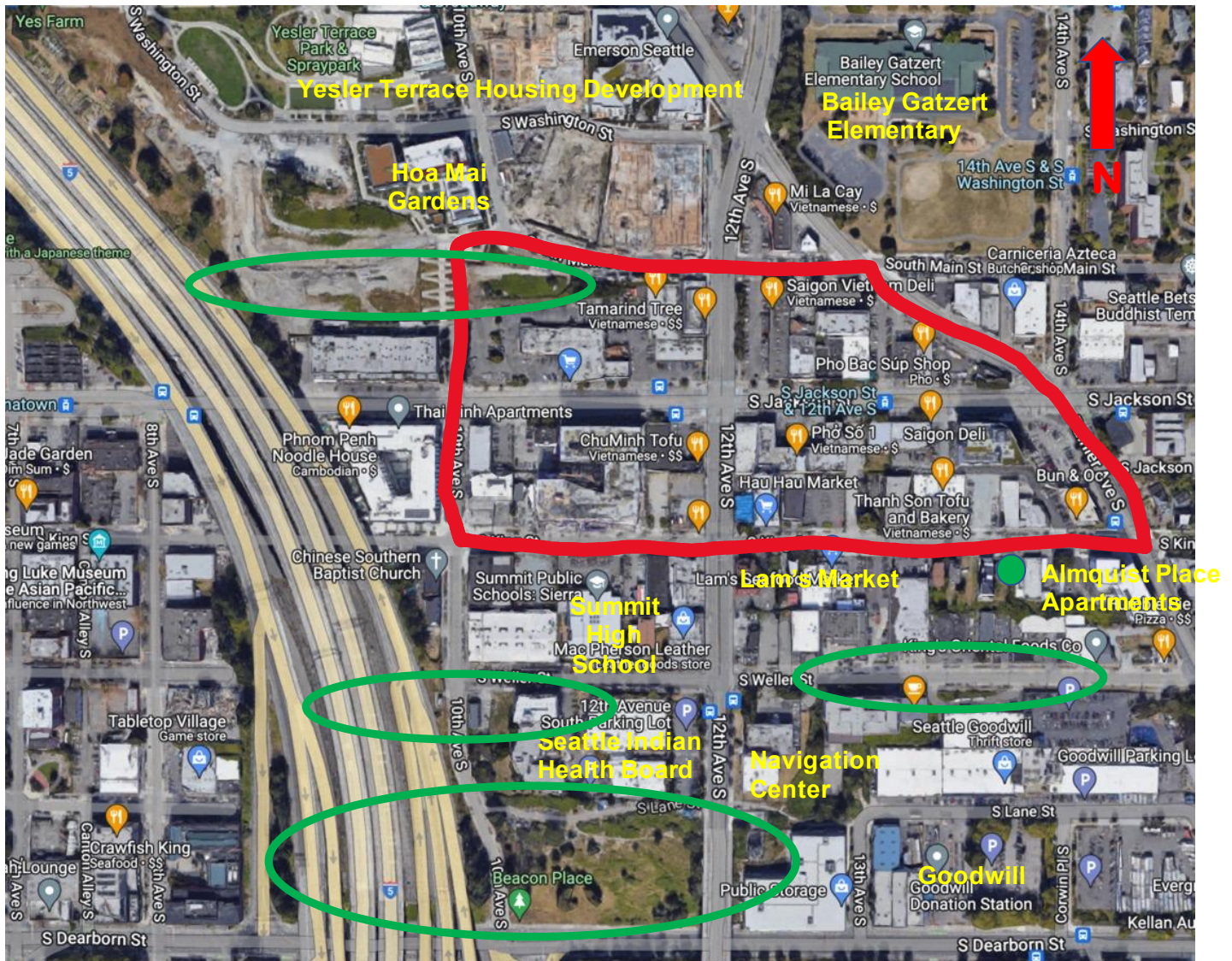


Figure 2: Surrounding land use with Red outlining the CPTED focus area at 12th Ave S. and S Jackson St, Yellow indicating key surrounding land uses, and Green ovals depicting locations of past or current homeless encampments. Green dot depicts vacant home occupied by squatters. Source: Aerial View from Imagery 2022/Google.

## Surrounding Land Use

Directly North of the 12<sup>th</sup> Ave S./S. Jackson focus area is Seattle Housing Authority’s Yesler Terrace neighborhood’s Hoa Mai Gardens low-income high-rise apartment (opened in 2017) with P-Patch community garden and Hillclimb Park which provides pedestrian connections to S. Jackson transit and retail. Also North are Yesler Terrace Phase II large land parcels, currently under construction. Northeast the CPTED focus area is Bailey Gatzert K-5 Public Elementary school. Due West is the cavernous I5 overpass with 16 traffic lanes spanning four pillar-supported highways, a physical barrier separating Little Saigon from other C-ID neighborhoods. The Little Saigon neighborhood extends South of the focus area with busy Lam’s Seafood Market and the Thanh Son Tofu factory on the east side of S. Jackson. Also, South and East of the focus area are Almquist Apartments, 300 affordable apartments managed by Plymouth Housing, several small business and a few single family residential structures. Also, West is Sierra Summit Charter Public High School. At the

East boundary is Boren Ave S. and Rainier Ave S., both busy principal arterials which separate the Little Saigon from the Central District's neighborhoods.

Outside of the CPTED focus area, nearby locations of note include, to the south: the Navigation Center, a low-barrier shelter managed by DESC; Seattle Indian Health Board's medical/dental clinic and social services center; Seattle Good Will retail and job services training center. Also south of the focus area are locations where homeless community members have joined together to pitch tents to create shelter, creating sometimes large encampments. One encampment known as Nickelsville, located along the hillside north side, was sanctioned by Seattle and managed by local social service agencies in 2014-16. Since then, other sprawling, unauthorized encampments have occupied the same location and along S King and S Weller under the I5 overpass. C-ID/Little Saigon community members have long complained that encampments in this area have not been mere shelters but have been a locus of the open use and sales of illegal drugs and magnets for prostitution and violent crime including homicides since 2016. This selection of news and Seattle Police Blotter postings highlight the recurring pattern of criminal activity and police intervention at encampments adjacent the CPTED focus area:

- Drug busts in two Seattle homeless encampments connected to nearby residences: [Seattle Times 05162019](#); May 2016
- Detectives Investigating After Woman Shot In Leg [SPD Blotter 11142016](#); November 2016
- Police Serve Search Warrants on Encampment Tents, Arrest Four For Drug Trafficking and Warrants: [SPD Blotter 12202018](#); December 2018
- Police Disrupt Drug Rings in Pioneer Square and Chinatown/International District Encampments: [SPD Blotter 05152019](#); May 2019
- Police Seize Narcotics in Investigation at Dearborn Encampment: [SPD Blotter 01232020](#); January 2020
- Detectives Investigating Thursday Afternoon Homicide: [SPD Blotter 03172022](#); March 2022
- Subject Found Stabbed In 800 Block of South Jackson Street: [SPD Blotter 032922](#); March 2022
- Detectives Seek Assistance in 10th and Dearborn Homicide Investigation: [SPD Blotter 040122](#); April 2022
- One Injured, One Arrested After Stabbing, Shots Fired In C-ID Monday Morning: [SPD Blotter 041122](#); April 2022
- Officers Respond To Reports Of Victim Shot In Abdomen: [SPD Blotter 043022](#); April 2022

## Crime Data

The following tables are based derived by the SPD Data-Driven Unit and reflect *Offense* totals based on a distinct count of Reporting Event Number by NIBRS (National Incident Based Reporting System), an incident-based reporting system for crimes known to the police. All the information provided in the Tables below includes data that falls within Census Blocks: 12048, 3309, 1947, 170, the area of 12 Ave S and S Jackson that is the focus area of this CPTED summary. Totals do not represent the number of victims.

Shots Fired Report includes non-injury firearm related incidents (Shots Fired) and Shootings which are fire-arm related incidents that result in injury or death at the time of the incident.

### Crime Reports<sup>3</sup> and Shootings & Shots Fired Events<sup>4</sup> for the 12 Ave S and S Jackson Area<sup>5</sup>

OFFENSE CATEGORY	OFFENSE	2019 (Jan 1-Dec 31)	2020 (Jan 1-Dec 31)	2021 (Jan 1-Dec 31)	YTD 2022 (Jan 1- Jun 30)
<b>VIOLENT CRIME</b>	HOMICIDE	0	0	0	0
	RAPE	4	1	0	0
	ROBBERY	7	10	12	7
	AGGRAVATED ASSAULT	9	16	20	18
<b>Total</b>	<b>20</b>	<b>27</b>	<b>32</b>	<b>25</b>	
<b>PROPERTY CRIME</b>	ARSON	0	0	0	1
	BURGLARY	13	33	19	3
	LARCENY-THEFT	44	61	66	24
	MOTOR VEHICLE THEFT	5	13	13	4
<b>Total</b>	<b>62</b>	<b>107</b>	<b>98</b>	<b>32</b>	
<b>Grand Total</b>	<b>82</b>	<b>134</b>	<b>130</b>	<b>57</b>	

SF Type	2019	2020	2021	YTD 2022
Shooting (Fatal Injury)	0	0	0	0
Shooting (Non-Fatal Injury)	1	1	6	4
Shots Fired (Eyewitness/Casings/Property Damage)	1	1	1	4
<b>Grand Total</b>	<b>2</b>	<b>2</b>	<b>7</b>	<b>8</b>

Figure 3: Charts generated by Seattle Police Department's Data-Driven Unit, June 2022

<sup>3</sup> Counts exclude Out of Jurisdiction and unfounded offenses. Offense data is dynamic and will change based on reporting and/or investigative updates.

<sup>4</sup> Self-inflicted and Officer-involved shootings are not included. Counts are based on distinct count of Report and do not represent the number of victims. \*As of 9/21/20 Shots Fired Events include any significant incident reports and reports with shots fired event statistic only.

<sup>5</sup> Some reports may fall outside of this boundary and will not be reflected in the data.



# What is CPTED?

## Crime Prevention Through Environmental Design

CPTED is a place-based and multi-disciplinary approach to preventing crime that supports the *proper design* and *effective use* of the built environment to reduce fear and incidence of crime and improve the quality of life. CPTED focuses on the design of (or modifications to) the physical environment to reduce opportunities for crime to occur and increase a sense of safety and improve the quality of life. When proper design is implemented, the offender's perceived risk of being caught will outweigh the value of the reward. Researchers have found a diffusion of crime control benefits to the surrounding areas from applying place-based crime prevention and deterrence strategies.

## CPTED Strategies

### Assessment Methodology

There are five overlapping CPTED strategies.

#### 1. Natural Surveillance

Natural Surveillance is a design concept that promotes the ability to see and be seen. Natural Surveillance is promoted by features that maximize visibility of people in public areas such as parking lots, building entrances, lobby areas, and restroom access points: doors and windows that look out on to streets and parking areas, pedestrian-friendly sidewalks and streets, front porches, adequate nighttime lighting all support Natural Surveillance.

#### 2. Territorial Reinforcement:

This concept uses physical design and other features to provide clear guidance on what the intended (positive) uses are as well as features that signal to potential offenders' predictable consequences for inappropriate (negative) uses. Territorial reinforcement is promoted by features that declare who a space is managed by, define property lines and distinguish private from public spaces using landscape, pavement design, entryway treatments, and "CPTED" fences - fencing that provide unrestricted lines of sight.

#### 3. Access Control:

Natural Access Control decreases the opportunity for crime to occur by denying access to crime targets and by creating a perception of risk. Natural Access Control is gained by designing streets, sidewalks, building entrances and neighborhood gateways to clearly indicate public routes. Access to private areas is discouraged through use of structural elements.

#### 4. Image and Maintenance:

In addition to the above strategies, care and maintenance serves as an expression of ownership and supports use of a space for its intended purpose. Deteriorated structures, accumulated litter, graffiti and abandoned property indicates less control by place managers and signals tolerance of disorder. Well-maintained, clean places promote a positive image, inviting positive uses and discouraging negative uses.

## **5. Community Activation:**

Where the first four CPTED strategies focus on the design of or modifications to the physical environment to reduce opportunities for crime and increase a sense of safety, Community Activation recognizes that the involvement and support of the people who use and have connections to the place is essential to creating and maintaining safe spaces.

### **Complimentary Crime Prevention Strategies**

#### **Lighting:**

Lighting is the number one deterrent for crime during nighttime hours. Lighting helps an individual observe their surroundings and respond to a potential threat. Pathways can be illuminated to the point where faces of pedestrians can be observed. Adequate lighting can provide enough illuminance that identification of a face can be made from 10 meters (35 feet) away. A well-lit parking lot and building exterior by a white light source with good uniformity contributes to the perceived safety of pedestrians and increases driving safety. A note of caution: While greater luminance is often associated with safety, poorly directed or excessive lighting can reduce visibility and so reduce safety and security.

#### **Target Hardening:**

Target Hardening is accomplished by features that prohibit entry or access: security film on windows, sturdy window locks, dead bolts for doors, exterior doors have interior hinges, etc. A note of caution: Excessive target hardening may create a "fortressing" effect and could result in a business, home or park appearing as an unsafe or unwelcoming place.

#### **Wayfinding:**

Wayfinding supports moving pedestrians and vehicles to and from buildings and the property using readily identifiable roadway transitions, sidewalks, clearly stated signage, and focal points that grab attention through design features, art or landscape elements. Wayfinding supports Natural Access Control and increases user's awareness of surroundings and overall safety of pedestrians.

#### **Guardianship:**

Territorial Reinforcement and other CPTED principals are supported by guardianship. Positive guardianship supports the use of space in pro-social manners and is reinforced by informal guardians – the shop keepers and other people using the space as intended – whose presence and behavior helps reinforce positive norms and attract others to the space, with potential to intervene to keep the place safe. Guardians can also be negative. People engaged in illegal or intimidating behaviors also exert influence, attracting more unwanted activity and deterring others from using the space for its intended purpose.

#### **Activity Generators:**

Activity Generators places activities in strategic locations where natural surveillance and positive guardians are limited. Activity Generators can attract users and help to establish and support positive behaviors and guardianship and deter unwanted behaviors. As part of a Community Activation strategy, providing opportunities and support for the local community to play a key role in planning festivals or other pro-social activities that are culturally relevant for the community of place increases the likelihood that the activities will

be successful. Examples include: building community gardens or skate parks, or planning cultural events or activities to showcase local talent in the neighborhood park, or activating underused streets, alleys or land parcels through uses such as food trucks with outdoor dining areas all have potential to increase informal guardianship of the built environment.

### **Organized and Mechanical Security Measures:**

CPTED focuses on design elements and natural modification of the built environment to accomplish its goals. Natural CPTED elements can be complemented and strengthened through use of **Organized Strategies**, which utilize the human element, sometimes called 'formal guardians', such as security guards, receptionists, and door greeters. **Mechanical Strategies** can also be built-in to further harden a target. Deadbolt locks, astragal plates, surveillance cameras, and alarm systems all contribute to the Mechanical Strategy of crime prevention.

### Site-wide Activity Patterns:

The site has prominent activity patterns that overlap and conflict: Community member's normal economic activities and use of street/public transit amenities overlapping with areas where criminal and nuisance activity is concentrated. During CPTED observation period. CPTED observations of 12<sup>th</sup> S. and S. Jackson St. intersection from December 2021-April 2022 identified in the general area but noticeably concentrated on the SE corner<sup>6</sup>:

- Activity typical of open-air drug markets with people loitering in numbers ranging from 15-20 to crowds over 100, openly selling and consuming illegal drugs and alcohol; people entering and leaving a line of tents that at times completely obstruct the sidewalk Right-Of-Way. Others are observed nearby sleeping on the sidewalks, in bus shelters and on private property often obstructing stairwells, entrances to businesses;
- Activity typical of unauthorized 'black market' street vending of items likely stolen from other local businesses including: clothing, hygiene items, Tide, packaged meat with the grocery store label intact, small appliances and a variety of alcoholic beverages including hard liquor, beer in single serving, six packs and cases displayed on makeshift tables, boxes, often obstructing the sidewalk;
- Signs of extreme disorder visible in some degree throughout the site but mainly concentrated in in streets and buildings located on the SE corner of 12<sup>th</sup> S. and S. Jackson St, include vandalized buildings with broken and boarded windows and doors, damaged and dirty bus shelters, accumulated garbage and litter, graffiti, human waste.

Observed and reported by community members: while not all loitering individuals were engaged in illegal activity, the size and behavior of the crowd combined at times to create a threatening environment with potential for violent disturbances to erupt. Rather than navigate the unpredictable crowd to compete for access to limited space of the public sidewalk or bus shelter, pedestrians and transit riders, including seniors and students from nearby school, cross the street or walk *in the street* to avoid the milieu. Others pedestrians head into the crowd for social reasons or possibly seeking the black-market goods. Businesses owners report repeat

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<sup>6</sup> Since April 2022, I have observed, and community members report, open drug use and sales, black market street vending and associated loitering on the 1200 block of S. King and S. Weller St. and the surrounding area. This shift in location may be due in part to impacts of police operations focused on 12<sup>th</sup> Ave S. & S. Jackson intersection and the measures taken by Little Saigon stakeholders to address crime and safety concerns in this area. Applying a systematic problem-solving methodology will help identify additional factors that contribute to the location and patterns related to this activity, but is beyond the scope of this CPTED summary.

instances of burglary, vandalism and intimidation of employees and customers. A vacant single-family house on S. King St. became home for squatters and, neighboring business owners feared, drug sales and use. As business declined, some owners limited hours, closed early, others relocated or permanently closed their business<sup>7</sup>.

The CPTED focus area is also the intersection of two heavily-traveled principal arterials that provides public transit connections to downtown Light Rail and Rapid Ride by KC Metro Transit and Street Car. The intersection of 12<sup>th</sup> Ave S. and S. Jackson is busy with vehicle and bicycle traffic, pedestrians and occasional jay walkers, looking for a shortcut or avoiding the wait for the pedestrian cross signal.

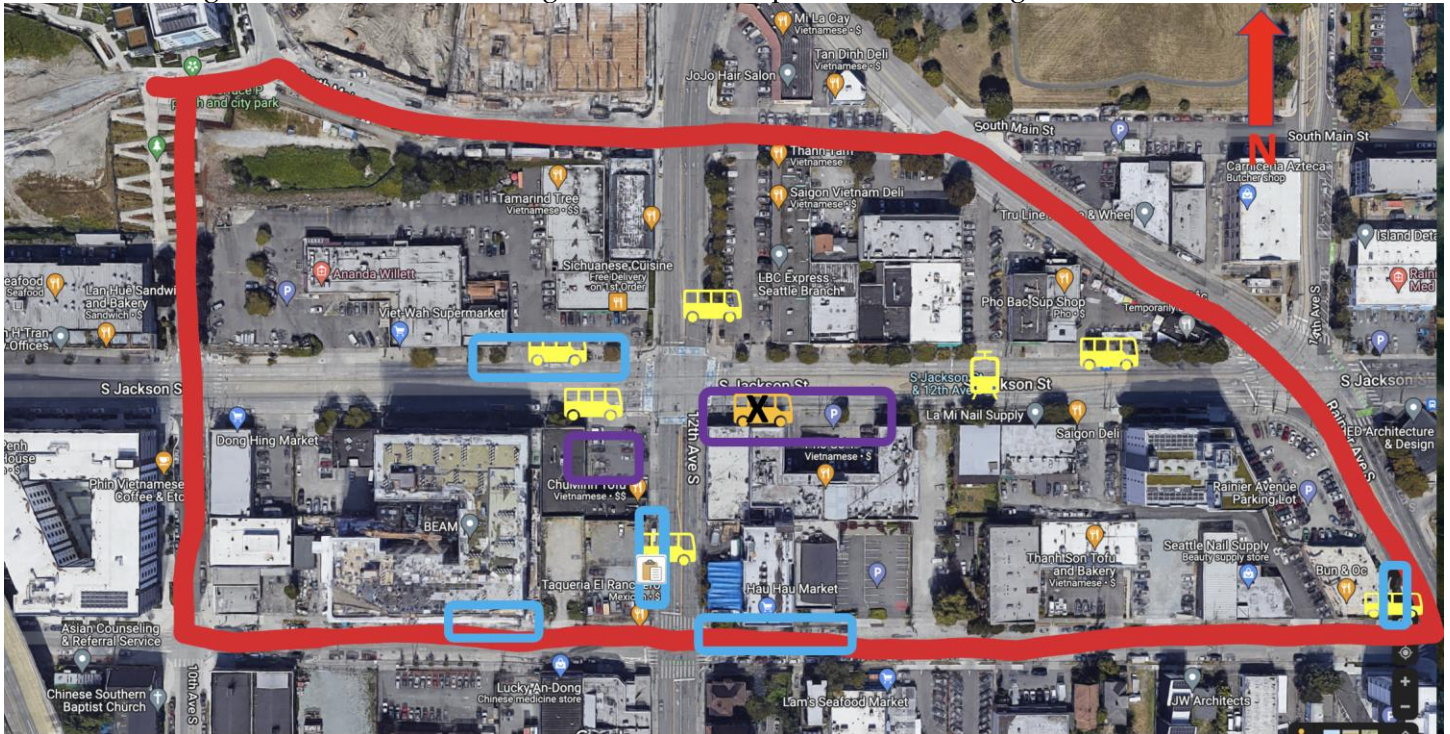


Figure 4: Observed areas of concentrated criminal and nuisance activity: Purple outline indicates locations where drug use and sales and other nuisance behaviors was concentrated in 2021 and early 2022. After Chu Minh building owners fenced off their property in late summer 2021 (SW corner of 12<sup>th</sup> Ave S./S Jackson), the open drug market activity migrated to the SE corner of the intersection, adding to the milieu of black market street vending in front of Khang Hoa Duong Grocery, Ding How Center and the adjacent bus stop and public sidewalk. KC Metro Transit relocated the bus stop (orange bus icon) for transit rider and operator safety to the SW corner of S Jackson in Feb 2022

Note how the drug nuisance behaviors overlaps with Metro Transit stops (Yellow Metro Bus Shelter icon. Street car icon also in yellow). The blue outline shows areas where open drug sales and use persists.

<sup>7</sup> Businesses closed or relocated from the 12<sup>th</sup> Ave S./S Jackson CPTED focus area in 2021-22 include: Jasmine’s Bar and Grill and Lector Store (both formerly located in suites in the Chu Minh building at 1043 S Jackson); Asian Tax Consultation (1207 S. Jackson); Gary Grotz Law Firm, True Buddha Seattle Chapter, Seven Star Pepper Restaurant and Hard Wok Café (all formally located in the Ding How Center at 1207-1213 S. Jackson)

# Natural Surveillance

## General Natural Surveillance

### Observations-Daytime:

Natural Surveillance is limited in much of the focus area. Businesses are still recovering from the combined economic impacts of the COVID19 pandemic and anti-police demonstrations of 2020 and many storefronts remain closed with damaged windows and doors boarded up. Open businesses have obstructions in storefront windows and doors such as security grates, posters or displays, or are located in buildings set back from the public street and sidewalks, in strip mall developments such as Viet Wah and Chu Minh, which limits opportunities for natural surveillance. Some businesses' street address is boarded over or missing or not easily visible from the street.

Some businesses in the focus area take advantage of being in buildings with pedestrian orientation and maintain clear views of the street through large storefront windows. Others have excellent potential for natural surveillance, provided they reduce the number posters or rearrange shelving and displays to open views to the street through storefront windows and glazed doors.

A visitor looking for a business located within shopping plazas, like the Ding How Center, or in buildings that are set back with parking lots separating the retail space from the public sidewalk and street, like Tamarind Tree, must navigate parking lots, building entries and stairwells which limits potential for natural surveillance. This condition makes it difficult for a person to find a business and see in advance whether the area is safe to enter.

### Recommendations:

**Businesses can open sightlines into and out from their businesses** by removing boards, posters and displays, opening drapes or blinds that block storefront windows. Limit ads and window displays to 10% of window. The ability to see inside allows people – passing police patrols or potential customers - see that it is safe to enter. Open views create the perception of being seen which can deter unwanted activity on the street. Clear views into your storefront can also be an effective marketing tool to entice the passing public into your business.

**For businesses located within a shopping plazas such as Ding How Plaza: Maximize open sight lines by encouraging business on ground and second floor balcony level to maintain clear views through storefront windows and glazed doors. Use security (convex) mirrors to support viewing around blind corners and stairwell landings to allow people to see it's safe to enter or spot potential threats.**

**For businesses located in strip malls: Open sight lines by separating and guiding pedestrian and vehicle circulation with design features such as landscape, low fencing or rails or raised or painted pavement for**



Figure 5: Exploring other strategies for marketing will provide an opportunity for this business owner to remove the menu from storefront windows and open views into this C-ID restaurant to attract more customers.

pedestrian paths, bollards, and directional signs for vehicles. Signs posting speed limits and speed bumps may be needed in large lots to slow vehicles. Directing separate routes for vehicles and visitors on foot to store access points can greatly reduce accidents and increase safety. **The sprawling surface lot around of Asian Plaza/Viet Wah would benefit from a redesign to enhance sight lines and safety.**

**Replace window grates with security film or explore retrofitting windows with transparent, break resistant polycarbonate layers** to maintain open sight lines to the streets and prevent intrusion. Alternatively, security bars or retractable security grilles can be mounted interior of window to provide protection from intrusion. When employing this Target Hardening strategy, chose colors for grilles that are neutral and less visible.



Figure 6: Top photos show C-ID businesses that benefit from open storefront views that provide excellent opportunities for Natural Surveillance: Passing pedestrians know what to expect and can see that Eastern Café is safe to enter, in top left photo. Fuji Bakery's pastries on display catch the eye of passing pedestrians/potential customers, in the top right photo.

The photo on the lower left shows the Viet Wah market has potential to open views into the business from street by removing posters and shelving that limit Natural Surveillance. The businesses on the right provide opportunities for Natural Surveillance into and out from the business, allowing a person to see that it's safe to enter or to leave. Sight lines into all of these businesses could be further enhanced by removing the security grates and installing security film or polycarbonate to protect the business from intrusion.

Observations-Nighttime:

Many businesses in the CPTED focus area are underlit, or not lit at all, with very dark areas under awnings and recessed entrances that hide people and activity from view. Other businesses combine open views through storefront windows with good quality lighting inside and outside their business, presenting a safe and welcoming appearance.

City maintained pedestrian lights have a limited footprint and many are out, making the public sidewalks dark along stretches of S. Jackson St. and 12th Ave. S.

In 2018 Seattle Chinatown International District Preservation and Development Authority (SC-IDpda) partnered with SparkLab Lighting Design for a [Neighborhood Lighting Survey](#), combining information gleaned through a thorough assessemnet of lighting in C-ID neighborhoods, including Little Saigon, with community’s feedback on their perceptions of existing lighting conditions to provide an action plan to improve lighting on public and private property.

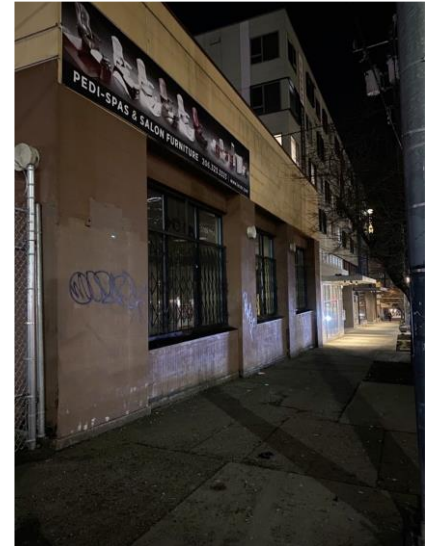


Figure 7: Beam’s storefront and awning lighting makes the adjacent streetscape appear safe and inviting. The red circle shows location of business pictured above. Here the sidewalk is darker - a less welcoming and less safe place for pedestrians to navigate.

### Recommendations:

**To add vibrancy to the street scape, increase safety and deter criminal activity, add or upgrade exterior lighting at building entrances.** All businesses in the focus area can assess their lighting: Building entrances can provide light directed to the threshold and not expose your eye to the light source or produce glare or discomfort. Lighting can continue under awnings and around the building perimeter, including parking lots, rear exits, trash storage areas and recessed alcove entrances.

**Use weatherproof and vandal resistant fixtures and connect exterior lights to astronomical timers or photocells to automatically come on at twilight, off at dawn.**

**Maintain low level lighting in building interior after business is closed** to support natural surveillance and allow people – including passing police patrols – to see the business is secure. Maintaining low levels of lighting will support achieving the best quality image with surveillance cameras.





*Figure 8: Loving Hut Restaurant and other businesses along this block provide open sight lines through storefront windows and lighting that makes for a welcoming appearance. Adding lighting under the awning will better light the sidewalk, attracting pedestrians and other potential customers.*

**Add additional pedestrian-level lighting on SW corner S Jackson St., where metro bus shelter has been relocated** (see nighttime photo Figure 7).

**To enhance the night-time pedestrian environment and improve visibility and safety, work with community leaders and Seattle City Light to expand pedestrian-scale lighting throughout the CPTED focus area and beyond, filling gaps and connecting Little Saigon to other C-ID neighborhoods.** “There is strong support for adding more [red lantern pedestrian-scale lights] in locations where they are missing, especially in Little Saigon” quoted from the SCIDpda 2018 Neighborhood Lighting Survey.

**Lighting Pathways: Repair City cobra-head and pedestrian lights that are out.** Share information with community members on the importance of reporting street lights out other maintenance issues, such as reporting tree foliage blocking lighting, sign reporting tools: [SCL Streetlights Maintenance](#) or Seattle [Find it/Fix it](#) smart phone app.

**Light Parking Lots –**  
**Sitewide, including surface lots and underground parking to increase safety and security.** Light ingress and egress points for cars and designated pathways for pedestrians. Strive for even coverage of lighting in parking areas and pathways to avoid dark patches. Avoid using unshielded wall-packs or placing fixtures high on building as this causes light to shine directly into your eyes, creating glare that can diminish safety. Consider consulting a lighting professional for best results. Seattle Lighting Design Lab has resources available for [Parking Garage LED Retrofit](#); [Small Parking Lot LED Luminaire Replacement](#).

**Lighting Metro bus shelters:** Lighting levels for bus shelters can roughly equal, not starkly contrast with, the lighting levels in the surrounding area. Lights can automatically come on at twilight, off at dawn. Shelter design can maximize potential for Natural Surveillance. When Metro reinstalls weather panels into shelters (removed due to repeated vandalism) use clear panels with graffiti and scratch resistant coating to afford transit users the ability to see activity inside the shelter before entering.

**The presence and quality of lighting plays a significant factor in whether people feel safe or unsafe.** Best practice for lighting in urban business districts provides uniform coverage along the paths people follow to get to their destination, avoiding stark contrasts in lighting levels by providing gradient steps of light levels as you enter a brighter interior and exit to more dimly lit areas. Avoid shadows by assuring public sidewalks, pedestrian pathways, building entrances and parking areas are lit with even, reflected light at 5 vertical feet so that identification of a face can be made from 10 meters (35 feet) away. Light fixtures are oriented, and, preferably shielded, to reduce glare and light trespass onto neighboring properties.

## Landscaping

Landscaping defines territory, controls access and creates ownership of an area. Unmaintained or improperly placed landscaping can drastically reduce the amount of visibility and can create potential ambush points.

CPTED Landscape standards require shrubs and ground cover be maintained to a maximum height of 3 feet. For tall shrubs and trees, the canopy will descend any lower than 6-8 feet, as depicted below.

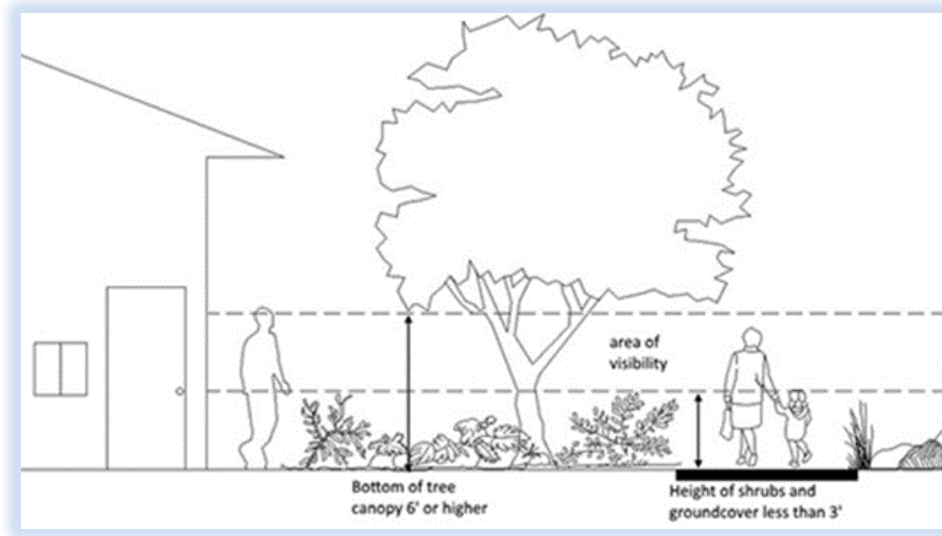


Figure 9: CPTED height recommendations for landscape plantings and trees to promote good sight lines.

### Observations:

Many street trees in the focus area have canopies lower than CPTED 6-8 feet requirements, reducing sightlines for pedestrians. Some street trees have ivy growing on them, which threatens health of tree and obstructs sight lines. Street trees are missing in some locations, leaving vacant tree wells which create a pedestrian hazard and collect litter.

Landscapes are not maintained, grow into Right-Of-Way, collect litter. Ivy vines grow in profusion, creating dense patches that obstruct sight lines and provide refuge for rodents.



Figure 10: The empty tree well in left photo does not add any benefit to the neighborhood.

The street trees on right add health and economic benefits to the surrounding neighborhood. These were recently planted in Pioneer Square with lots of mulch and wrapped in "gators" for watering during dry summer months. The first five years are critical to the development of a tree. Trees need 15-20 gallons of water, twice a week. Water gators can help make the watering task easier.

## Recommendations:

**Prune as needed to assure all tree canopies meet CPTED 6-8 foot requirements. Replace missing street trees** add mulch seasonally to tree wells to assure trees have nutrients and water needed to survive. Seasonal weeding and periodic clearing of litter and leaves will be required to maintain a neat appearance. Check annually for tree canopy that may block street or security lights and prune as needed. **Street trees provide important health, environmental and economic benefits for the whole community. Engage business and property owners to collaborate with the [SDOT's Trees for Seattle](#) program to maintain healthy street trees.**

**For high pedestrian traffic locations, explore installation of SDOT approved tree well grates or porous covering for tree pits** to provide ADA accessibility and sustainable conditions for street tree growth and longevity. For more information: [Seattle Right-Of-Way Improvement Manual Section 3.7: Street Trees](#)

**Remove ivy from landscaped areas and where it's growing over street trees. Make sure landscape plants and shrubs do not exceed 2 feet in height** to provide open sight lines and avoid creating potential hiding places or for convenient for unwanted activities (such as incidental toilet use). If planting new landscape, assure that plant selection is based on maximum growth size and potential maintenance costs.

**Maintain landscapes!** Landscape features can add to the street appeal of a business and support Territorial Reinforcement and Access Control. Consult a landscape professional for ideas on landscape design that is drought tolerant and requires only seasonal maintenance.

## Access Control

### Observations:

Many businesses/properties in the focus area are easy to spot, day or night through use of signage, lighting and street address prominently visible from the public street. Examples of business that, in CPTED terms, "celebrate their entrances" are Beam Apartments, How How Market, Loving Hut Restaurant, with entries easy to locate from the street and public sidewalk. Other businesses are more challenging to identify as names or their street address is not easy to spot from the street, examples include businesses located in the Asian Plaza or Ding How Plaza or Jackson Square building.

Businesses located in strip mall or plaza buildings, with multiple entry points from the public sidewalk, parking lots and garages, and in plaza buildings, through open halls and stairwells, face a challenge controlling access to their business property. These locations and businesses have been heavily impacted by the drug market loitering and nuisance behaviors described above (Site-Wide Activity Patterns, Pg. 10) where the crowds often sprawl onto both public and private property, blocking entrances to businesses. Unpredictable or aggressive behavior intimidates employees and drives away customers. Business owners have also suffered from repeat break-ins, vandalism and costly repairs ultimately forcing some businesses to close after decades in the neighborhood.

Criminal activity occurs in parking lots: drivers park cars in lots to sell or consume recently purchased drugs and to haul and sort stolen goods to be sold at the illegal street market, as observed by community members, CPTED practitioner and police officers at parking lots in Ding How Plaza, Viet Wah and Asian Plaza, the parking lot leased to Lam's Seafood at 1224 S King. Observations by police officers also raises a concern that access to parking lot - alley way connecting S. Jackson St and S King Street avoids arterials 12<sup>th</sup> Ave S. or Rainier Ave S., facilitating illegal activity such as narcotics sales by providing escape routes to evade law enforcement.

Due to the age and condition of the buildings, many businesses in the focus area lack security features such as security grade locks on doors and windows, protective window film or retractable grates/gates on storefront windows and doors). Many businesses do however have security cameras and/or alarms in place to lower crime risk during business hours and deter break-ins after business hours. Some businesses have drastically upgraded access control and security features of the property.

Community members and district police officers reported seeing foot traffic in and out of vacant house located at 1261 S King, suspecting the house to be inhabited by squatters and is becoming a hub of nuisance and possibly criminal activity.

### Recommendations:

**Celebrate business entrances site-wide by clearly marking pedestrian and vehicle entry points** to direct access/egress to these locations through use of landscape and design features, signage and art to 'celebrate' or help draw attention and guide customers to your entrance.

**Limit pedestrian and vehicle access points through use of CPTED compliant, low fencing, landscaping or design features** to control and monitor access and minimize opportunities for criminal activity and limit access to crime targets and escape routes.



Figure 11: Asian Plaza has porous boundaries with many places to enter and exit by car or by foot, like this informal pathway off 12th Ave S. The more access points, the more challenging it is for business owners to define their space and enforce conditions of use. Limiting access points increases the perception of risk for would-be offenders.

**Close access to parking lots site wide after business hours by securing access points by chain or gate.** Some of business have already taken steps to secure access after business hours. The sprawling parking lot for Asian Plaza businesses include restaurants that are open into the evening, and Viet Wah Grocery, may present a greater Access Control challenge. **To keep out problematic activity out of parking lots: 1) Limit access to sections of the large lots that are challenging to monitor, 2) Add lighting to assure no areas of the lot are shadowed and, 3) Post information on who may use the parking lots, hours of use and any other restrictions, 4) Monitor and enforce rules consistently.**



Figure 10: The How How Shopping Center is easy to spot day or night thanks to lighted signs prominently displayed above the business entrance. CPTED friendly fencing and gates allows the business owner to control access to the property and parking lot area while open and deny access after business is closed. The business is well lit, which can deter criminal activity.



Figure 12: Bollards installed on 24th Ave S help control access to strip mall parking lot in Seattle's Central District help deter illegal activity.

**Limit through-access from parking lot- alley way connecting to S. Jackson St and S King Street avoids arterials 12<sup>th</sup> S or Rainier S.** Work with Seattle Fire Department and SDOT on strategies, such as installing bollards or other barriers (Figure 11), to limit through-access on alley connecting S. Jackson St to S. King St to deter use that facilitates illegal activity.

Faced with challenges protecting people and property, some business owners installed fencing and gates topped with razor wire to limit access to property after

business hours. This is an extreme approach to Access Control that creates a 'fortressing' effect, presenting an image that the area is unsafe or unwelcoming. **When the 12<sup>th</sup> and Jackson environment feels safe again, encourage property managers and business owners to consider modifying these severe access control measures with more welcoming approaches.**

**Maintain closed access point off S. Jackson to Seattle Parks parcel at 1224 S King St** as this area shows signs of frequent use as an incidental toilet and place to dump trash. This parcel is scheduled to be developed later in 2022 into a community park.

**Secure access to vacant property 1261 S King St.** Seattle Department of Construction and Inspections (SDCI) enforcement action expedited demolition of structure in March 2022. Report future issues with unauthorized or criminal activity, squatters in vacant buildings by contacting the Seattle Police Department at [\(206\) 625-5011](tel:2066255011) (non-emergency) or 911. For other issues related to vacant properties, this SDCI publication provides guidance in English, Chinese, Vietnamese and other languages: [Need help With Vacant Property?](#) Or call 206.615.0808



Figure 13: Extreme measures taken to control access and deter crime can have the effect of making a place appear unsafe.

**Install or upgrade access control features at individual businesses or properties.** While conducting a security assessment of each individual business will be the best way to tailor access control strategies for each unique building and business, common access control measures include:

- Use of security-grade locks and hardware on doors with latch guards or astragal plates to cover gaps that could be used to pry doors open;
- Installation of security film or retrofit of storefront windows with a polycarbonate layer to reduce chances of intrusion;
- Interior of business:
  - Locating Point of Sale near entrance, clearly visible from outside;
  - Locking doors when not open/restocking;
  - Limiting the number of entry points with staff monitoring entry/exit to deter shoplifting;
  - Restricting access when staffing is limited (A common strategy is to keep doors secure and have customers ring a doorbell/buzzer for service);
  - Clearly defining areas of business where public is allowed access and limiting access to areas where public access is prohibited, such as stock rooms, kitchens other employee-only areas;
  - No Public Restrooms (but know where the nearest open public restrooms are);
  - Limit access to access to unmonitored areas such as stairwells, loading docks, roof tops or utility rooms;
  - Consider relocating, locking or using cardboard displays of high value or frequently stolen items.
- Alarms and Security Camera/CCTV System tips are provided in Appendix

Sign up for the [SPD Criminal Trespass Program](#), post Conditions of Entry signs at all pedestrian and vehicle entrances and enforce consistently.



Connect with SPD Crime Prevention to schedule a security assessment for your business or property for practical ideas on burglary/theft prevention and workplace safety: [Barbara.biondo@seattle.gov](mailto:Barbara.biondo@seattle.gov) or 206.233.0015.

Work with International Special Review District Board (ISRDB) and SPD Crime Prevention on developing effective and ISRDB-approved target hardening strategies such as locks, gates/grilles, window films or polycarbonate casings to deter/prevent burglary and vandalism. For more information, contact Rebecca Frestedt, [rebecca.frestedt@seattle.gov](mailto:rebecca.frestedt@seattle.gov) or 206.684.0226

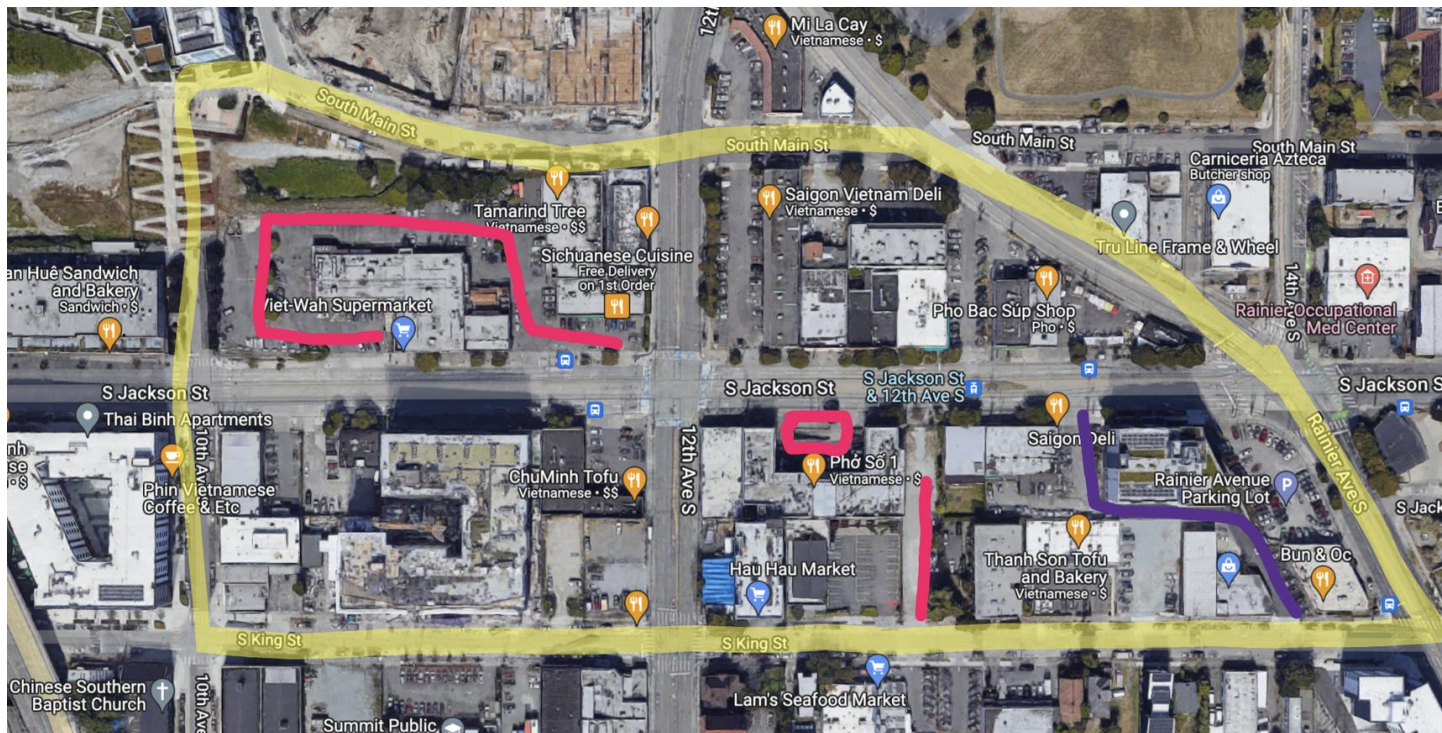


Figure 14: Pink lines show where illegal and nuisance activity occurs in open, unmonitored parking lots. People parking in these lots were observed engaging in drug use and sales and sorting of stolen items to be sold at the black market/street vending nearby. Purple line shows where a parking lot connecting to alleyway functions as an escape route to avoid contact with law enforcement. (Yellow outline shows CPTED focus area)

## Territorial Reinforcement

### Observations:

The intersection of 12 Ave S./S. Jackson St. has a lively design painted on pedestrian cross walks and other cultural moments like street names in English and Vietnamese, but otherwise lacks highly visible art or features that would signal this is heart of the Little Saigon neighborhood.

While some businesses in the area effectively draw attention to their presence and ‘celebrate’ their business entrance, others have untapped potential to help people spot their individual businesses from the street or from within strip malls and shopping centers.

As described in Site-Wide Activity Patterns (pg. 10), open sales and consumption of drugs and alcohol, illegal street vending and congregating in crowds that spilled from public sidewalk into bus stops and onto private property combined to create an unpredictable, volatile environment. Such uses conflict with intended use of private property, disrupting businesses in the vicinity. As a result, businesses reduced hours, relocated or permanently closed over crime and safety concerns and an unsustainable cost of repair. These unsafe conditions also impact pedestrians and transit riders, include seniors and youth who must use public transit to get to and from school, who report avoiding bus stops in the focus area and circumventing the loitering crowd and intimidating behaviors by walking in the street and using other bus stops.

Since the initial CPTED observation period, people gathering to consume drugs or alcohol or to sleep, to sort and sell stolen items migrated from the SE corner of 12Ave S./S. Jackson St. to other locations within and adjacent the CPTED focus area, such as the 1200 block of S King St., S. Weller and the surrounding area. One notable characteristic these locations that attract the loitering individuals and crowds have in common is that public and private spaces blur without much not to define or distinguish one from the other. For example:

- In public spaces, bus shelters are in poor condition with shelter infrastructure vandalized, tagged, dirty, curb paint is faded. The shelter structure lacks any information on current schedules or guidelines or other visual cues that distinguishes this as transit-rider designated space, delineating it from the surrounding public sidewalk;
- Private spaces are similarly not well defined. For example, the Asian Plaza/Viet Wah property is porous, allowing vehicles and pedestrians to enter from multiple points, making it challenging for property owners to define their space and enforce any conditions of use.

During CPTED observation period, some business owners took steps to define physical boundaries and maintain control of their property, some taking extreme measure to fence in their lots in order to keep staff and employees safe and keep doors of their business open.

Metro Transit relocated the bus stop #8450 one block west in February 2022 in an effort to disrupt the loitering and criminal activity and provide safe access for transit riders.

#### Recommendations:

**Celebrate the heart of Seattle’s Little Saigon neighborhood with art and other highly visible features that reflect the history, character and culture of the community.** Work with community and government stakeholders to enlist the support of local arts organizations to develop art elements that draw attention to this unique community and neighborhood.

**Site Wide: To reduce competing and conflicting use of space, enhance territorial definition with design features that delineate public spaces from transitional zones and private spaces.**

#### **Strategies to enhance territorial definition on private property:**

- **Clearly define public from private spaces through physical design using symbolic fencing, low walls, planter boxes and/or art and signage;**



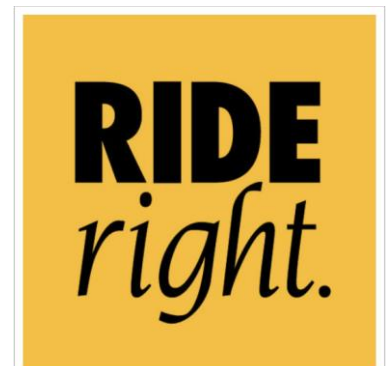
- **Each business can post clear signage declaring the name and type of business as well as uses and behaviors that are permitted, and hours of operations.** Create ‘celebrated’ entrances to individual businesses and shopping plazas with colorful signage, visible from the street. Use this opportunity to provide culturally relevant guidance on intended uses and reduce potential for confusion or conflicting use of the space. Assure business street address is prominently visible from the street and not obstructed by parked vehicles or vegetation, will make your business easy for 1<sup>st</sup> responders to find in emergencies, and easier for customers to spot as well. Street address numbers/letters can contrast with background color to enhance visibility.
- **Delineate private parking lots from adjacent public spaces by using fencing or bollards and chains that can be secured when the businesses are closed.** Clearly posting your parking areas with information on who may use the parking lots will make it clear that these spaces are use of patrons and customers of business. Make sure hours of use and any other restrictions are posted in a clear and culturally relevant manner. Enforce consistently!
- **Establish predictable pathways for cars and pedestrians, in particular for business with large parking lots like Asian Plaza and Viet Wah.** Designate clear pathways for pedestrians that connect the desired entry points to various desired destinations, distinguish these routes with color or texture with barriers such as bollards or wheel stops that prevents cars from entering.
- **Sign up for [Seattle Police Criminal Trespass Program](#) and prominently post Conditions of Entry (COE) signs at all pedestrian and vehicle entrances.** The program helps property owners work with Seattle Police Department to regulate conditions of entry on their property. Posting COE signs notifies the public about conditions of entry: patrons and customers only with no entry after business hours without permission of owners. Consistently enforcing these terms will help business owner/managers and employees establish authority to manage behaviors. This authority is further reinforced when owners follow through and cooperate in the prosecution of those charged with violating those conditions. Consistent enforcement of COE and other rules for behavior you have clearly posted at your establishment (hours of operation, no smoking, no public restrooms, for example) will reinforce the authority of owners /managers and over time will help deter illegal and other unwanted activity.
- **Use temporary fencing and COE signs to Lam’s Seafood parking lot at 1224 S (Parks Parcel – to be developed in late 2022) to deny access after business hours.**
- **To deter criminal and nuisance behaviors in business and parking lots, encourage business owners to actively manage their business property and parking areas** by frequently checking, walking through their business property including alley entrances and parking areas. This will provide opportunities to greet potential customers and notice and address issues before they become a problem. Enforce COE as needed.

**Strategies to enhance territorial definition on public property:**

- **To deter illegal street vending: Work with [SDOT Street and Sidewalk Vending](#) program and local business advocacy organizations to develop strategies that deter unauthorized street vending,** directing interested entrepreneurs to the street vending permit application process.
- **Educate businesses owners on the consequence of engaging in or encouraging black market activity including receiving or dealing (fencing) stolen property has on the local community. Potential negative impacts include economic loss and potential of attracting criminal activity, including violent crime, to the area.** Illegal street vending and illegal drug sales and use activity patterns overlap in the CPTED focus area and in other locations in our city. A deeper understanding of the

interconnection of these illegal behaviors is beyond the scope of this CPTED summary. More research is recommended to identify and resolve contributing factors that may involve enforcing or changing rules or policies impacting use or conditions that support illegal activity or unwanted behaviors.

- **Open drug use and sales: Taking a comprehensive approach to implementing CPTED recommendations highlighted in this summary will change features of the physical environment that contribute to open drug market sales and use and the associated criminal and nuisance activity.** Of the five CPTED concepts, Territorial Reinforcement will be critical to reducing crime and increasing safety in both public and private spaces. It's important to clarify, however, that Territorial Reinforcement two-part concept:
  - First, it's essential to make clear the purpose of the different public and private places that make up an urban business district through use of physical design and culturally relevant features to provide clear guidance on what the intended (positive) uses and predictable consequences for inappropriate (negative) use;
  - Second, in the advent inappropriate use, it's important that some type of intervention occurs in a timely manner. For criminal activity and active threats, calling 911 for a police intervention is recommended. However, for other situations, it may be appropriate to identify where alternative interventions may have potential for better short and long-term outcomes. What, Who and How and the other details of an alternative response strategy will need to be developed through collaboration with community stakeholders, Seattle Police and Human Services Dept. and other outreach, housing and treatment providers to assure the alternative intervention: 1) Disrupts the illegal or unwanted activity in a timely manner and, 2) Addresses the underlying needs of the individuals engaged in the negative behaviors, 3) Maintains safety of all involved.
- **Improve territorial definition between King County Metro Transit bus shelters and stops and the public sidewalk and adjacent private property. Add signs with a Metro's Code of Conduct to bus stops/shelters that describes appropriate use of these facilities and consequences for uses other than transit. Enforce on a consistent basis.** People using bus shelters for uses other than transit (sleeping, smoking, consuming drugs and alcohol) creates conditions that make many community members feel unsafe. Community members that rely on public transportation are especially impacted. This is a problem at all bus shelters in the CPTED focus area and in many other locations in the city. To address this ongoing concern:
  - **Work with KC Metro Transit, SDOT and adjacent property owners to 'brand' metro bus stops/shelters with local characteristics.** Adding art elements or murals designed by members of the local community, especially youth, can help foster a sense of proprietary interest in the bus shelters and encourage more reporting of damage or problematic behaviors.
  - **Metro Stop #8540 East bound at SE corner moved a block south and shelter has been removed** in February 2022. The new bus stop location provides an opportunity for the local community to work with Metro to improve the bus shelter design so that the metro bus stops/shelter is clearly delineated from the public



*Figure 15: Metro Transit's Code of Conduct ordinance applies to transit busses, centers, shelters and street car platforms. Violations of the ordinance may result in civil or criminal penalties, including fines and jail time. Ride Right guidelines are posted in readily visible locations on Metro busses but are not posted on Metro's bus shelters.*

sidewalk using culturally relevant art, pavement colors or textures. Resources: [KC Metro Bus Shelter](#)

- **Increase patrol checks of bus stops and shelters and enforce the Ride Right Code of Conduct to increase guardianship and assure transit amenities are used for transit purposes.** Request King County Metro Transit police/security increase the frequency of checks, particularly during peak use periods such as commute times and other times of day when vulnerable members of the community, elderly, youth must access transit.
- **After Seattle Parks develops the parcel at 1224 S. King St. as public space, clearly post signage at all entrances that declares ownership by Seattle Parks and Recreation, hours and permitted activities.**



Figure 16: Examples of Territorial Definition/Access Control approaches: Clockwise, Businesses in the Columbia City Strip Mall in the top left photo use signage at the parking lot entrance to define their space and purpose and alert users there are consequences for unauthorized use (towing!). Note the sign includes street address and lighting.

Cherry Street Coffee in Pioneer Square uses signage and symbolic fencing effectively to define private property and the section of public Right-Of-Way leased for street café use from the public sidewalk. Photo to the right shows Cherry Street Coffee limiting access at the corner entrance to direct customers to the sidewalk café entrance on 1<sup>st</sup> Ave.

Jazz Alley in Downtown Seattle uses a combination of open rail fencing that permits open sight lines, awnings, signage and lighting to clearly define their entrance from the public alley. Bollards and boulders are placed to deter parking adjacent the fence.

## Image and Maintenance

### Observations:

Most of the following observations are noted above under other CPTED categories but are repeated here to draw attention to how, accumulatively, they overwhelm the bright spots – the open businesses and community member’s engaging in legitimate economic activities, use of street/public transit facilities and neighborhood amenities - contributing to an overall negative image of the CPTED focus area:

- Businesses are still in the process of recovering from closures due to the pandemic or public demonstrations of 2020, many are still boarded up, covered in extensive graffiti, some properties have been vandalized and not yet repaired;
- Many buildings in the focus area show signs of a routine lack of maintenance or use of makeshift structures or repairs to maintain operations. Most properties, with the exception of newer structures, would benefit from improvements to facades and other public facing features;
- Bus shelters and other features that make up the public infrastructure of the area such as bus shelters, utility boxes and poles are damaged and covered in stickers and graffiti, old flyers, litter cans often overflowing with trash;
- The undeveloped Seattle Parks parcel, temporarily used by Lam’s Seafood for parking, is site of frequent illegal dumping and litter;
- Street trees are not maintained or are missing in many locations in the CPTED focus area, presenting an image of neglect and a pedestrian hazard;
- Many (but not all!) trash and recycle carts and dumpsters are tagged and dirty. Some observed with overflowing (or illegally dumped) trash next to the container, whether trash was illegally dumped alongside the dumpster or due to overly filled trash containers or scavenging, is unclear.
- Jay walking observed attempting to cross at locations on S. Jackson and 12<sup>th</sup> Ave S., despite dangers of heavy traffic;
- Excessive target hardening measures taken by some property owners to protect people and property has fortressing effect, making that appear unsafe, possibly driving away potential customers (Noted in Access Control pg. 18).

### Recommendations:

Routine care and maintenance of private property and public infrastructure in urban environments is a key component of CPTED as it is a prominent signal of a welcoming and safe environment. Cleaning, repairing and maintaining the elements of private property and public infrastructure that make up the heart of the Little Saigon business district will be a major undertaking but will be critical to fully restoring the positive image of the place and attract positive uses – including local and tourist dining and shopping, cultural enrichment and recreational events. However, it’s important to take into account, be respectful of, and intentionally work within, a context of cultural differences that may exist among stakeholders regarding expectations, customs



Figure 17: Abandoned newspaper boxes and signal boxes are frequent targets for taggers.

and capacity to conduct routine maintenance of private property. Similarly, it's important to take into account and accommodate cultural expectations and understanding around the important role community members play in requiring public entities maintain functional infrastructure when many agencies – SDOT, City Light, SPU and KC Metro - rely on public reporting to address problems.

**Repair/restore and spruce up appearance of businesses and the neighborhood by repairing vandalism, cleaning awnings, replacing awnings that are too far gone to repair and upgrading improvised canopy setups, like the How How Market Shopping Center tarp.** Replace storefront windows are broken, blocked with posters and security grating, many are boarded up. Consider installing security film (described in Natural Surveillance pg. 12) to prevent intrusion. Connect with C-ID-BIA to explore potential for reimbursement for storefront repairs: [C-ID Restaurants and other Small Business Relief Fund](#) or [info@C-IDbia.org](mailto:info@C-IDbia.org).

**Clean all graffiti/tagging remove stickers and old flyers from all private and public property, promptly remove again if it reappears.** Prompt removal discourages taggers over time as taggers will look for other locations where they have more lasting exposure. Work with SDOT to have murals installed on signal boxes: Check out [SDOT Signal Box Artwork](#) for more information.

**To increase foot traffic and bring interest to stretches of business district where businesses have not reopened, activate vacant storefronts with temporary uses such art installations, artisan showcase and pop-up retail** with projects like [Seattle Restored](#). Murals are another effective option draw foot traffic, improve street environment. The Alliance for Pioneer Square uses [Murals in Pioneer Square](#) to draw attention to their businesses and neighborhood as they emerge from pandemic and public protest-induced closures. (More discussion, photos under Community Activation, pg. 29)

**Repair damaged Metro bus shelters, remove graffiti and stickers and explore increasing frequency for trash collection and cleaning for shelters in this area.** As noted in Territorial Reinforcement (pg. 24) working with Metro to add art elements or murals designed by members of the local community, especially youth, can help foster proprietary interest in the bus shelters and encourage more reporting by community members of damage or problematic behaviors.

**Street trees need attention (love): Prune to maintain 7' canopy, remove invasive ivy adjacent Jackson Square. Replace missing trees** (See Landscape recommendations

for more detail, pg. 17)

**Secure trash and recycle containers or move receptacles to secure areas** to prevent illegal dumping and deter foraging. Overflowing trash containers attract rodent that carry harmful diseases. For overflowing trash or recycle receptacles, work with Seattle Public Utilities (SPU) to assess collection frequency

and whether the receptacle size is adequate for business need. Consider locking dumpsters or enclosing trash and recycle containers in secure areas. Information is available for residential and business customers at the [SPU website](#). The C-ID-BIA also provides support with alley cleaning and sanitation issues. For more information contact: [clean@C-IDbia.org](mailto:clean@C-IDbia.org)

**Maintain the vacant lot owned by Seattle Parks 1224 S Jackson**, currently leased to Lams Seafood for parking until it can be developed into a park. During initial CPTED observations, this lot was strewn with garbage and human waste making it an eyesore and a biohazard. The lot has been cleaned and fencing along S Jackson repaired but requires frequent monitoring and reporting to maintain.

**Improve safety for pedestrians:** Work with SDOT on strategies to improve pedestrian safety and deter jaywalking. Additional information and resources here: [SDOT Pedestrian Programs](#)

As incidents of crime decrease and community's sense of safety increases, work with business owners to **modify some of the more extreme target hardening measures, such as razor wire topped fences, with other treatments to define space and control access** through use of security grade ornamental fencing and gates, planters, landscaping, and art features. (Discussed under Territorial Reinforcement, Pg 29)



Figure 18: Canton alley owners secure dumpsters to deter illegal dumping and scavenging. Chain link fence is a CPTED-compliant option as it provides an open view into the trash enclosure for monitoring and safe access.

Figure 19: Art deters graffiti and adds beauty to our neighborhoods.

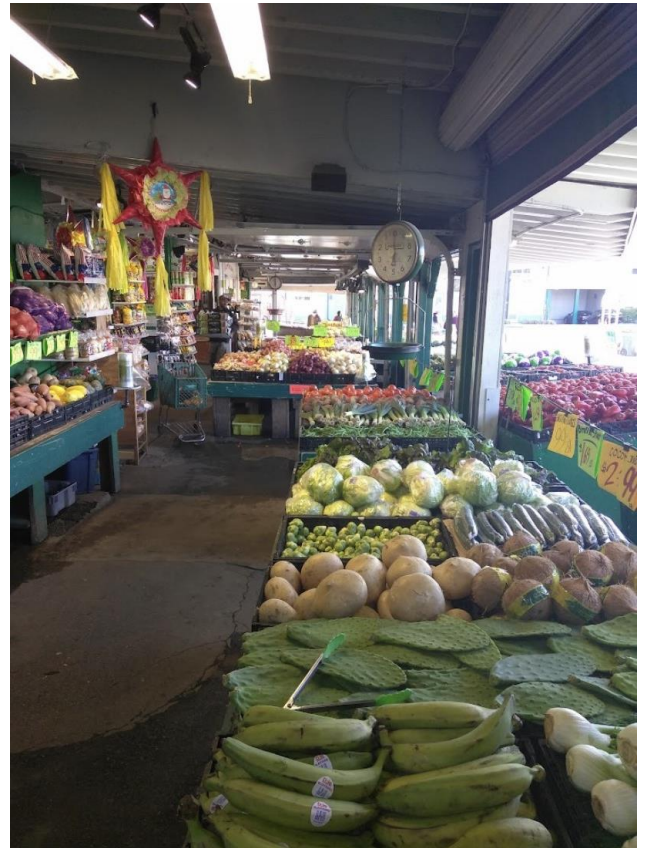
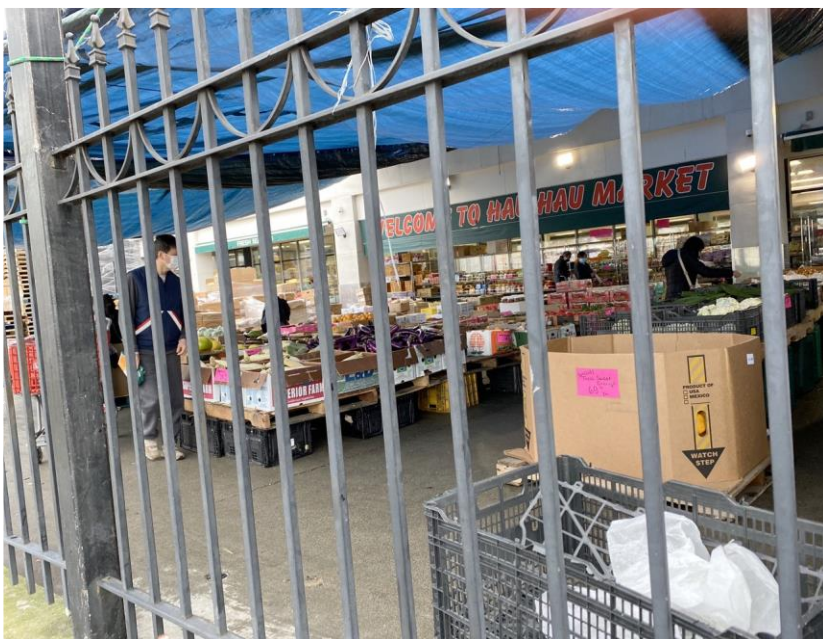


Figure 20: The two photos on the left side of this page show How How Market's use of a tarp to protect outdoor displays and offer customers protection from the weather. The tarp does not permit much light to get through and collects water when it rains.

Canopies offer protection from the elements and help make outdoor market spaces more festive and visible from the street to attract shoppers, like those used by vendors in the photo top right, at Pike Place Market. MacPherson's Fruit & Produce, bottom right photo, uses a combination of awnings and roll up doors to create a festive outdoor market environment.



## Community Activation:

### Observations:

The Little Saigon neighborhood has the support of grassroots organization, the Friends of Little Saigon (FLS), which advocates for maintaining the neighborhood as the social, economic and cultural hub of the region's Vietnamese community in the face of development pressures that risk displacing existing businesses and residents. FLS programs strive to nourish a thriving Vietnamese culture through education and the arts; affordable housing and healthy environments with access to open space, parks and public transit; affordable commercial spaces with opportunity to launch micro-enterprises.

The Chinatown-International District Business Improvement Association (C-ID-BIA) focuses on improving neighborhood sanitation and organizes events that market the amenities of the C-ID's unique neighborhoods. The C-ID-BIA includes Little Saigon and the neighborhood's crime/safety issues as part of its mission to promote public safety. Both the C-ID-BIA and FLS belong to the C-ID Public Safety Council, formed by community and city government leaders to elevate focus and urgency for public safety improvements in C-ID after the tragic death of community leader Donnie Chin in 2015. Since the spike in violent crime in the CPTED focus area 12<sup>th</sup> Ave S and S Jackson in 2021, FLS has taken the lead in bringing stakeholders together to develop a Neighborhood Safety plan to address the emerging public safety concerns.

The SPD C-ID Neighborhood Public Safety Liaison describes perceptions of safety based on personal history, observations, and conversations with community members: Many in the Little Saigon neighborhood feel that language and cultural barriers have made it challenging for community members to be effective advocates for their safety. Many residents and businesses owners do not call 911 due to either a lack of knowledge of the 911 emergency language line or disappointing or frustrating past experiences with reporting efforts and police response. When victims do report a crime, it's often delayed, sometimes by days or weeks, often reported by a family member more comfortable using English. Many in the community still express frustration that city government leaders did not adequately engage Little Saigon community stakeholders in discussions about siting a Nickelsville Tiny House village on undeveloped parcel off of S. Dearborn and 10<sup>th</sup> Ave S. in 2014 or locating the DESC low-barrier and Navigation Center on 606 12<sup>th</sup> Ave S. in 2017. Community members link the lack of connections and trust with police and city leaders, with the presence of large homeless encampments and associated criminal and nuisance activity with the rapid deterioration of safety at 12<sup>th</sup> Ave S. and S. Jackson in 2020-21, described under Site-wide Activity patterns (pg. 10)

While the above sentiment may be held in common by many members of the Little Saigon/C-ID community, the community is divided on the what will be the best approach to address the chronic homelessness and encampment conditions, drug and violent and the interrelated criminal activity (burglary, shoplift, car prowls, vandalism) impacting 12<sup>th</sup> Ave S. and S. Jackson: Some in the community believe police response has been ineffective at reducing the crime and has failed to increase safety, and further, that the root causes of much of the crime associated with homelessness and addiction are the result of unaddressed mental/behavioral health issues, poverty and racial inequities baked into our system of government. For them, "criminalizing" these behaviors only deepens the injustice, placing the most vulnerable members of our society further at risk.

Others believe that police have not been responsive enough to the concerns of the Little Saigon/12<sup>th</sup> Ave S. and S. Jackson community and that the current condition of the neighborhood reflects this.

### Recommendations:

**Support the informal guardians of the Little Saigon community exert more influence to establish positive uses as the norm for their businesses, residences and adjacent public areas. Strengthening connections between community members and business owners, increasing communication and identifying areas where education – on reporting crime, resolving conflict, and active place-management - will increase capacity to work together for the betterment of the community and neighborhood.** This may require the continued presence of formal guardians to deter or intervene when there is potential for violence. But over time, when combined with other CPTED strategies, this grassroots, empowerment approach has great potential to change long-term negative use patterns and increase safety by reducing opportunities for crime to occur.

If, however, CPTED and other strategies that enhance informal social controls fall short of creating a safer environment, it will be necessary to explore in more depth to identify and resolve underlying problems not directly related to the physical environment, including:

- **Identify and address the challenges business owners and community members face in reporting criminal activity:** whether its language and cultural barriers, a lack of trust in law enforcement, or some combination of these or other issues entirely;
- **Promote community-wide understanding of the destructive impacts fraud and buying or fencing stolen property** has on individual businesses and the wider community, identifying ways to support local businesses thrive in the face of economic and displacement pressures faced by small business owners in urban areas.

**Identifying strategies that encourages active place management of business and property,** supporting owners/managers monitor activity and limit access to areas where criminal or unwanted activities occur, such as parking areas or open lots where open alcohol and drug use, selling stolen property. In addition to Access Control measures discussed above, another practical tool is the **SPD Criminal Trespass Program: Property or Business owners sign a contract, post appropriate signage and be proactive in enforcing, with SPD assistance when needed.**

**Share basic crime prevention information/provide training** for property and business owners, employees and community residents on personal safety, the importance of reporting criminal or suspicious activity, calling 911 and using the language line and working together with neighbors as a Neighborhood or Business Watch. Involve social service providers LEAD and REACH and mutual aid groups to address concerns that don't require a law enforcement intervention. **Encourage property and business owners and managers to schedule free Security Assessment,** provides an opportunity to meet with SPD Crime Prevention Coordinator to discuss safety concerns and identify strategies and resources to help enhance safety and security and lower crime risk: Contact Barb Biondo at [Barbara.biondo@seattle.gov](mailto:Barbara.biondo@seattle.gov) or 206.233.0015.

**Augment the capacity of the informal guardians of Little Saigon to control the environment around their homes business and in shared public space by exploring developing a community ambassadors' program.**

There are many reasons why small business owners are challenged to provide active place management described in Territorial Reinforcement (pg. 29), one of which is small staff and long hours in many family owned and run businesses in Little Saigon. Models of programs that successfully bring people with lived-experience and strong connections to the community safety ambassador roll include the Downtown Seattle Associations MID [Downtown Ambassadors](#) and the Boys and Girls Club [Rainier Beach Safe Passage Team](#).

**Continue to plan events that connect and build a sense of community and common cause.** Ideally these community-relevant events will include opportunities to build relationships between community members including businesses and social service and mutual aid organizations based in Little Saigon and SPD officers assigned to their neighborhood.

**Maintain regular communication with advocacy organizations such as the Friends of Little Saigon, the C-ID -BIA Public Safety Council and Public Safety Forum to draw attention to and address ongoing or emerging public safety concerns** and identify other resources like outreach, service, and housing providers to support the needs of the homeless and people in need of housing, treatment or other support. Monthly safety-focused forums, such as the one facilitated by the C-ID-BIA, are an invaluable platform for supporting ongoing communication and collaboration as new people cycle into different roles and the community's safety issues and priorities change.

The poster is for an event titled "Barbershop Cut, Chat & Play". It features a red and white striped barber pole on the left. The main text includes "Come for the cut but STAY for the conversations!", "FREE Haircuts, Food, Music & Activities", and "Bonus: Seattle Day of Service - Join the Community CLEAN UP!". The location is "Rainier Beach Community Center-PLAZA, 8825 Rainier Ave S. Seattle WA, 98118". The date is "Sat, May 21<sup>st</sup>, 2022" with a cleanup from 9 am until and haircuts from 12 noon to 4 pm. The event is described as "POWERFUL!" and "Youth & Family Led Conversations: \*Gun Violence - Restorative Resolutions". It aims to support families affected by gun violence with the theme "Our Strength - Our Family - Our Community Our Healing". The event is outdoors. It is hosted by "FAST" (Fast Fathers and Sons Together) and the "Seattle Neighborhood Group". RSVP information is provided: "RSVP now https://www.fastfathersandsonstogether.org/ Or call: (206)228-6460". The poster also lists "Proudly Hosted By:" and "Thanks to our generous sponsors!" with logos for various organizations like the Rainier Beach Coalition, WE ARE, Seattle Parks & Recreation, and others.

Figure 21: The Rainier Beach poster is an example of an event planned with a wide array of community and local government stakeholders, including Seattle Police, intended to inform connect, build relationships and have fun.



Encourage and provide training and support for community members to call 911 when criminal activity, threatening behaviors. Report if you are a victim of crime.



Encourage and provide training and support for community members to report many issues including deficiencies in public infrastructure using the Find It/Fix It app.

Engage community stakeholders and Seattle Parks in planning culturally relevant events for the new public Park. Concerns among community are that developing this vacant parcel as a park will provide more public space for criminal and unwanted behaviors to occur, and what is intended to be a neighborhood amenity becomes another crime hotspot. It will be important for SPR to work closely with the surrounding businesses

Figure 22: The FLS hosts an array of community events and such as community clean-ups highlight amenities, activate and improve the environment of Little Saigon.

and residents, FLS, C-ID BIA and others to plan events and activities that are supported by and draw in the community to activate the park. For more information contact: [Roma.Shah@Seattle.Gov](mailto:Roma.Shah@Seattle.Gov)



Figure 23: “Activating” boarded up, vacant storefronts with pop-up retail or art installations can help draw people and improve overall image of the neighborhood. The above right photo, located at 217 Yesler Way, is part of the Seattle Restored project called “Poems in Transit” by Arami Walker with illustrations by James Prouty.

**Explore opportunities to continue to activate vacant businesses and storefronts with support of Seattle Office of Economic Development and programs like Seattle Restored (Discussed in Image and Maintenance, pg. 28).** Explore opportunities to increase informal guardianship by ‘activating’ the currently vacant storefronts thru temporary uses – pop-up businesses, other creative approaches to draw positive users to the area.

## Reference List

Conversations with Little Saigon community members and business owners

Conversations with SPD Patrol Officers and C-ID Public Outreach Liaison (Monica Ly)

[Chinatown-International District Business Improvement Area website](#)

[Friends of Little Saigon website](#)

[International Special Review District website](#), City of Seattle Department of Neighborhoods

[Little Saigon 2020 Action Plan: Years 1 & 2](#)

“[Little Saigon might lose 2 big-name restaurants due to lack of walk-in traffic](#), and 9 other Seattle-area closures”; by Tan Vinh, Seattle Times, November 27, 2021

Seattle Chinatown International District Preservation and Development Authority [Neighborhood Lighting Survey](#), July 23, 2018

[Seattle Chinatown-International District Public Safety Council 2021 Annual Report](#)

“[Seattle finally does the least it could do for Little Saigon](#)”; by Danny Westneat, Seattle Times, February 26, 2022

[Seattle Police Department Blotter](#)

Seattle Police Department Crime and CAD Data

## Appendix: Alarms and Security Camera CCTV Systems (Mechanical Strategies)

The following are some general tips on alarms and security camera surveillance systems. The Seattle Police Department does not recommend any alarm or surveillance company or system but does recommend researching options and getting estimates from a few vendors. You can also check with other business owners for recommendations to decide on the type and whether separate or integrated alarms and surveillance cameras systems best fits your needs and budget.

### General tips for alarm systems:

- Learn how to use the system properly. Most alarm systems include one or more of the following components: magnetic contacts on doors and windows, photocell or pressure sensors with annunciators at unlocked or open doors, heat or motion detectors in interior spaces, glass break detectors, keypads with a means of checking the status of the system, and audible alarms.
- Multiple sensors are preferred because they reduce false alarms, which are wasteful of police resources.
- Alarm users can contact their alarm company to discuss Private Security Guard Services dispatch. This may speed response to your burglar alarm and aid the police department by reducing false alarm dispatches.
- If your system is professionally monitored, make sure the monitoring station is open 24/7 and has backup power. The company's customer service department can also be available 24/7. To avoid delays in response, make sure contact numbers you provide to the alarm company are current, active numbers.
- Harden the telephone line that sends the alarm signal to the alarm company so it cannot be cut from the outside. And if it is cut, have the system send an alarm to the alarm company. If the telephone line is contained in an outside box, the box can be alarmed or locked with a shielded padlock. Or the system could have a wireless backup that would send the alarm if the telephone wire is cut.
- The system can also have a fail-safe battery backup. Check the batteries periodically and replace them if necessary. Check them daily and run a test when closing.

### General tips for business security camera placement and capabilities:

- If you have a security cameras, posting signs that the area is under video surveillance may deter criminal activity;
- Cameras ideally will cover the store perimeter and parking areas. Assess cameras for coverage, while a little overlap in coverage zones is good, if there is a lot of overlap you are wasting the potential to cover more area around your business;
- Cameras ideally will cover all Point-of-Sale (POS) locations and the sales floor with targeted coverage of vulnerable locations and where alcohol or other high value or items easy to take and conceal, are displayed;
- Cameras are placed to have clear sightlines and are angled to capture faces at entry and exit. When paired with a ceiling camera used in conjunction with a height strip, cameras positioned to capture close-up video image of a person's face can also help identify height; and assist with suspect identification;
- Another good camera location/angle is in the wall with an over the counter view of the cash register operator- this will capture anyone who approaches. This particular angle has been very helpful on armed robberies investigations;
- Camera locations, height, angles and lighting levels need to be coordinated to support achieving the best quality image, day and night;

- Vandal proof housing may be recommended for cameras in vulnerable locations;
- **Important:** Make sure key employees and managers trained by the installer on how to export video footage from cameras/storage system, and make sure a tutorial is written down. Having a person trained in DVR operation who has a long-term stake in an organization will assure consistency of facilitating the submission of video evidence to law enforcement. Along those lines, make sure any passwords are in an easily accessible place. Having members of your team available and trained in retrieving and exporting security camera footage can greatly assist time-sensitive law enforcement criminal investigations;
- Consider having monitors showing the live view of a security camera system (Make sure your system can support this!). Many businesses have found it beneficial to have a 2<sup>nd</sup> monitor where employees can observe it while doing other tasks, so a single person doesn't have to sit and watch it all day;
- Periodically check camera field-of-view to ensure it isn't blocked by sales banners or stacked merchandise, or, for external cameras, by tree branches. Schedule annual cleaning and maintenance to assure that a dirty lens or spider web isn't blocking or blurring the camera view.