

## 10. Public Safety

Improvements to safety and security are required in order to increase the customer traffic that West Broadway has lost over the last several decades. This entails reducing the actual incidence of criminal activity on West Broadway, as well as reducing the negative perception of West Broadway as a dangerous street.

Led by the Minneapolis Police Department and partner organizations, a number of initiatives are underway to address these issues. West Broadway beat cops have been added, and cameras installed on the street that can swivel and zoom. “Shot spotters” register the location of shots fired, and communicate this immediately to law enforcement personnel. Social service providers, community organizations, and government agencies are continuing to address the root causes of crime.

In addition to this important work, there is an aspect of public safety that is related to how places are designed. Crime Prevention Through Environmental Design (CPTED) is an approach to designing and building physical environments (sidewalks, buildings, parking lots, landscaping) in a way that reduces the incidence of crime and fosters a sense of safety and security. This plan recommends that CPTED principles be employed in the design and redesign of buildings and properties so as to make West Broadway a less hospitable location for criminal and antisocial activity. CPTED strategies fall into four categories: Natural Surveillance, Territorial Reinforcement, Natural Access Control, and Target Hardening.

### Natural Surveillance

Public spaces should have clear sight lines, and should be visible from private spaces. A common natural surveillance strategy is to ensure that buildings have adequate window coverage facing a public sidewalk. A second strategy is to minimize hiding places, such as dead-end alleys or other places that are removed from view. A third strategy is to light places when it’s dark.



### Territorial Reinforcement

Boundaries between public and private space should be clearly defined, using design elements such as retaining walls or hedges.



### Natural Access Control

Landscaping elements such as fences and gates restrict access to private property while providing visual interest.



### Target Hardening

Securing property through conventional means, such as locking doors and windows, is also important.

Many of the recommendations in this plan are consistent with these CPTED principles, and will thus serve to foster a safer environment. For example:

- Wider sidewalks with increased pedestrian activity, a plaza at Hawthorn Crossings, and outdoor cafes and patios will improve natural surveillance.
- Common fencing standards will help reinforce the lines between public and private space.
- As new development replaces surface parking lots and inactive building fronts, natural surveillance of the public realm will improve. The City's zoning code and site plan review process require several CPTED characteristics to be built into new development.
- Façade improvement programs will create opportunities for adding windows along the public sidewalk, and will give pedestrians the impression that properties are being maintained.

### CPTED Scan

A CPTED scan of West Broadway properties was completed as part of the West Broadway Alive plan. The goal was to identify properties with site or building designs that might leave them particularly vulnerable to crime. While many properties along West Broadway would benefit from CPTED enhancements, making improvements to just a few of the most vulnerable properties may also result in significant improvements to the corridor overall. A good part of this work was done in collaboration with students from a geography class at North Community High School. Some of their work is in an appendix to this plan.

The following parcels were identified as high priority for CPTED type design improvements.

### Hawthorn Crossings parking lot

Area residents and customers of Hawthorn Crossings shopping center report that its parking lot feels unsafe at night. Inadequate lighting and the distance of the businesses from the natural



surveillance of the street contribute to this feeling. Currently, large overhead lights provide some illumination, with more localized pedestrian-level lighting along the interior sidewalks. Additional lighting could be added to the interior of the parking lot. Attention should be given to appropriate levels of illumination that minimize glare and contribute to a sense of safety. This recommendation is compatible with more extensive recommendations for Hawthorn Crossings that involve reconfiguring the parking lot, adding a linear pedestrian plaza along its southern side, and animating this space on a regular basis with an outdoor market and other community events.



### Marathon gas station

The Marathon gas station on the northeast corner of Fremont and West Broadway shows signs of deferred maintenance that include cracked pavement, overgrown weeds, and façade damage. These conditions contribute to a sense of neglect, making people feel as though this is an unsafe place. The building has only a single small window which severely limits the natural surveillance of the canopy area. There is also little delineation between the public sidewalk and the gas station property, and a potential hiding place is available for criminal activity in a dead zone behind the building. All of these concerns can be addressed through incremental improvements to the property without eliminating the gas station. However, redevelopment of the site in a way that brings a activity

closer to the street, or a front door accessible from the public sidewalk, would best advance CPTED objectives at this corner.

### Broadway School

The sheer size of the parking lot at Broadway School makes it difficult to monitor. Additionally, it lacks features that visually reinforce the distinction between public space (the sidewalk) and private space (the parking lot). Adding landscaping between the sidewalk and the parking lot,



with a low decorative fence or hedge, would direct pedestrian activity to the sidewalk rather than the parking lot, creating a sense of predictability. In the long term, redevelopment of the site, or its West Broadway edge, would do more to generate legitimate and positive traffic at the street, and contribute to the natural surveillance of the site.

### The Curve

Several properties on the south side of West Broadway between Girard Ave N and Logan Ave N feature long stretches of blank walls or boarded windows. When combined with the curvilinear street pattern and lower volumes of foot traffic, pedestrians along this stretch feel isolated and unsafe.



While some of these properties may be redeveloped in the future, a few short-term improvements would substantially improve the sense of safety for pedestrians in this area. Improvements could include replacing boarded windows on the block between Girard and Irving and installing windows on the West Broadway-facing side of Checker Auto Parts. If the YMCA remodels or expands its building between Knox and Logan Avenues, it should explore options for improving natural surveillance along West Broadway where there is currently a blank wall.

### **Public Safety: CPTED Scan Recommendations**

Schedule friendly meetings with property owners that own the identified properties in order to discuss concerns and encourage that they make improvements. Potential resources for assisting with safety related improvements should be identified in advance of these meetings.