



SafeGrowth Report

Washington Park Neighborhood

38th Street: Lloyd to Garfield

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Chapter I: Visioning

Vision Statement/Objectives

Increase resident participation and decrease incidents of crime and disorder that are negatively influencing resident's quality of life.

Background

Our team conducted a Crime Prevention Through Environmental Design Category 4 review of the 2100 Block of North 38th Street in the Washington Park Neighborhood. There had been several home burglaries and excessive loitering reported to the neighborhood community association and Milwaukee Police Department.



Site Characteristics & Demographics

The Block includes 36 parcels and is a standard size for the neighborhood. However it does include some unique characteristics. First of all, the block includes 9 Habitat for Humanity Homeowners. It also includes a corner store. It includes 4 boarded up residential buildings, 4 vacant lots and 11 of the parcels are tax delinquent. There are also two churches that are within 1 block.

The block is part of census tract number 90. 95% of residents within census tract 90 are African American, 2% are European American, 1% are Asian and 2% are other. 48% of residents are age 19 or younger. The employment rate is 40%, poverty rate is 55.5% and the median household income is \$26,625.

Chapter 2: Problem Identification

Site Visit

Our team conducted daytime and nighttime observations of the block from both sides of the street and both of the alleyway behind each side of the street. We also conducted a photo survey. Below are some of the general observations made by team members during the site visits.

- Sound of children playing
- Occasional car with loud music
- Some litter on street; more in front of vacant lots
- Some yards with overgrown brush and grass
- People sitting on front porch, long grass, listening to music
- Four boarded-up homes and a few homes in need of repair; one with missing siding and dumping
- Several really nice looking Habitat Homes
- City owned vacant lots have long grass that need cutting
- A home with five Super Readers signs and clothes drying on rails
- Homes missing number identifiers
- Two homes on the west side of the street with groups of people loitering; loud music; drinking
- The alley to the West was fairly clean; may be due to the presence of the church
- The alley to the East was extremely overgrown and there two area where dumping was occurring
- One property had a pitbull chained to the front porch
- A car parked on unpaved surface
- Only 2 homes had front porch lights on



Overgrowth in a front yard near the southeast corner of the block.



Concrete parking pad off of the alleyway that is overgrowth & a dumping ground.

Interviews

Phone interviews of residents found out that the main issues were home burglaries and strangers loitering on people's porches. There is a group of people engaged in criminal activity that have historical roots affiliated with this block.

Chapter 2: Problem Identification - continued

Safety Focus Groups

This block is part of a larger hotspot area. Recently resident safety focus groups were organized and the following findings were identified:

- Residents were most concerned about disorder, rather than serious crimes.
- Residents see the primary causes of these problems to be drug-related; economically related...boredom, breakdown in the family structure and discipline, loss of a sense of community and lifestyle choices.
- Residents want the police to be more visible
- Residents want community agencies to be facilitators between residents and city organizations.
- Residents think other residents may mobilize in response to neighborhood problems by the creation of block watch groups, by cleaning...beautification projects...community gardens...social events...activities...public art installations (common projects that bring persons together).

Safety Audit

A nighttime safety audit was conducted from three areas (southern, middle and northern) of the block. Based on the nighttime site safety audit the following site characteristics were observed:

- There all 3 street pole lights on the block were on; however the northern most light is obstructed by tall trees resulting in a different feel in that area of the block
- The southern and middle part of the block feel comfortable, peaceful, quiet
- The northern part of the block also felt quiet but spooky or lonely
- Only 5 of 25 front porch lights were on
- There were at least two properties with front yard overgrowth that was obstructing sightlines
- Street signage is adequate except for “One-Way” sign that is obstructed by overgrowth
- Corner store signage is adequate including “no loitering” sign
- Entrapment areas consisted of overgrowth areas and unlit areas between homes



Lights were obstructed by overgrown trees.



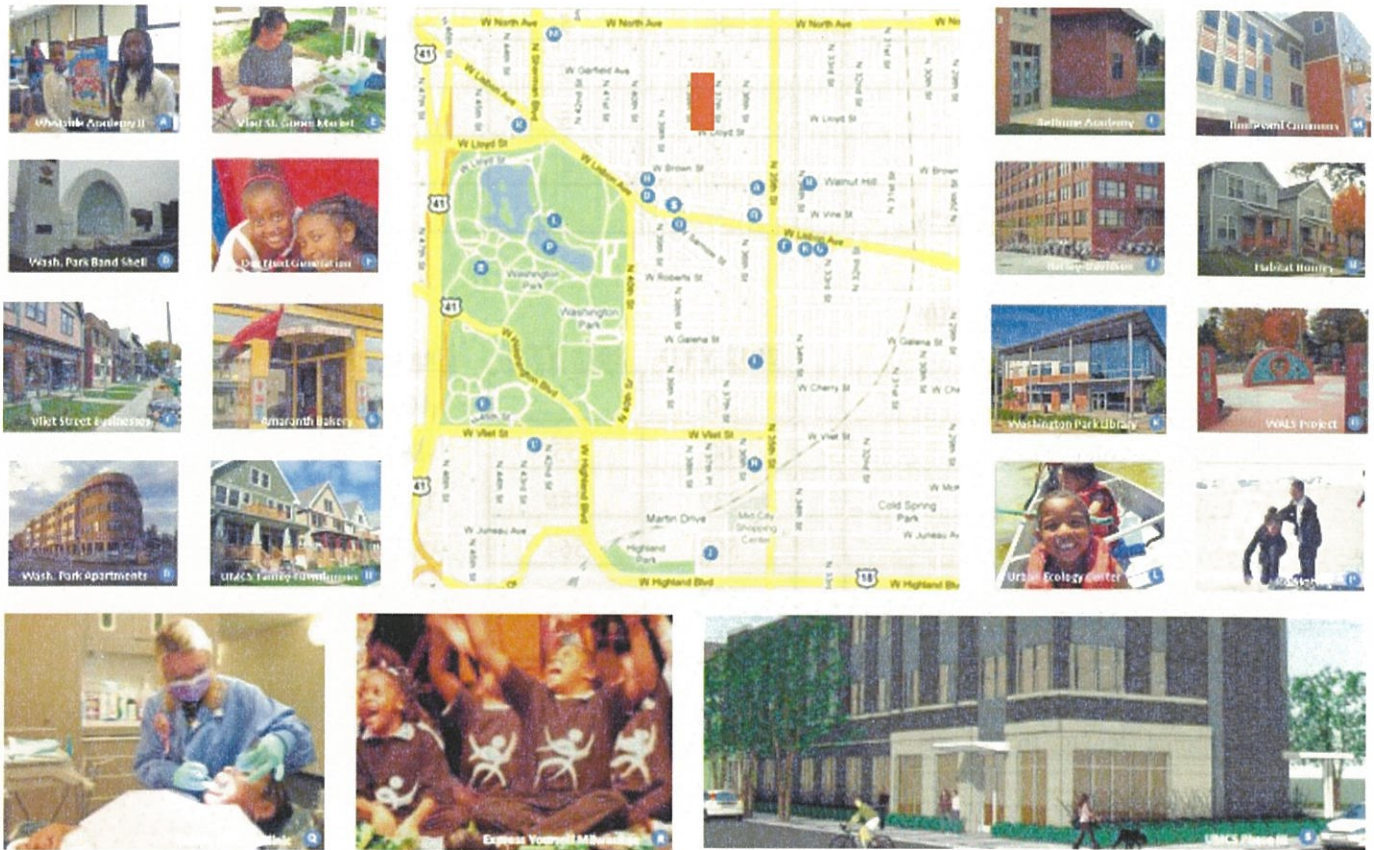
Signage was obstructed by overgrown trees.

Chapter 2: Problem Identification - continued

Social Asset Map

The social asset map below was put together as part of the Washington Park Sustainable Communities Initiative planning effort and it identifies educational and recreational opportunities. The neighborhood does have an oversaturation of liquor and corner stores which are not depicted on the map. The 2100 Block of North 38th Street is pretty insulated from major arterial streets such as North Avenue and Lisbon Avenue.

2100 Block of North 38th Street



Progressive Health Care Clinics provides low cost services at its Lisbon Avenue Clinic

Express Yourself Milwaukee & Our Next Generation provide programs for neighborhood kids

UMCS Phase III will be completed in 2012 and will provide a home for Milwaukee Bicycle Works and Community Pie

ASSET MAP

Chapter 3: Problem Analysis

Crime Statistics

The City of Milwaukee is divided into seven police districts or sectors. The Washington Park neighborhood, which encompasses this block, is located within Milwaukee Police District 3. Below are the crime statistics for both District 3 and the block level.

2100 Block N 38th Street - Crime Data Analysis

	<u>2011</u>	<u>2012</u>	<u>YTD 2013</u>
Homicide	0	0	0
Non-Fatal Shooting	0	0	0
Robbery	0	0	0
Burglary	8	5	4
Assault	8	9	4
Vehicle Theft	0	5	2
Theft	3	4	4
Criminal Damage to Property	3	2	1

District 3 Crime Data Analysis

	<u>2012 YTD</u>	<u>2013 YTD</u>	<u>Change</u>
Homicide	10	9	-10%
Non-Fatal Shooting	60	55	-8%
Robbery	339	388	14%
Burglary	562	564	-10%
Assault	627	562	-10%
Vehicle Theft	429	350	-18%
Theft	1417	1185	-16%
Criminal Damage to Property	N/A	N/A	

2100 Block N 38th St. - Property Code Violations

Open Violations	22
Closed Violations	195

Chapter 3: Problem Analysis - continued

Upon reviewing the statistics above, it is clear that burglary, along with assaults and theft are the highest reported crimes on the block. We cannot guarantee that these criminal acts are the most prevalent, as not all crimes in this neighborhood are regularly reported.

Burglary – the unlawful entry of a structure with the intent to commit a theft. Majority of the burglaries occurring on this block are Habitat for Humanity homes. Entry is being gained through windows or forced entry through a door.

Assaults – when an attack by one person is made upon another for the purpose of injury. The above numbers do not articulate whether an assault is domestic violence related or another type of incident.

Thefts – the unlawful taking, carrying, leading, or riding away of property from the possession of another. Often the Washington Park neighborhood suffers from theft relating to vacant properties. Siding, copper piping, aluminum downspouts are often stolen.

Code violations - affect quality of life issues in neighborhoods. Nuisance activity often occurs when landlords are absent and/or do not properly screen their tenants or abide by best leasing practices. This block has 23 non-owner occupied homes. Open code violations are a sign that a property is deteriorating, lacks maintenance, and is unsafe per the City of Milwaukee Ordinances.



Overgrowth in a front yard near the southwest corner of the block obstructs sightlines



This is one of four boarded up properties on the block.

Chapter 3: Problem Analysis - continued

First Generation CPTED

Territoriality

The territory of the 2100 North 38th street is defined as a residential street with a corner store on the Southwest corner. All of the houses have large residential porches for legitimate observations and uses, however, there instances of the adults outside loitering, drinking and being loud. Six front yards were enclosed by chain linked fences. The territory of 2100 N. 38th street teetered toward the person conducting themselves in a nuisance way.

Access Control

Controlling who enters and leaves the block was relatively free; there are no stop signs. The corner store and the loiterers in front make that corner difficult to navigate, due to the fact that you never know when someone will walk and stand in the middle of the street. Houses with chain linked fencing surrounding them didn't seemed to have large amounts of people loitering.

Image

The individuals that loiter, block traffic, drink and are generally loud damage the image for this block. There are several instances of over-growth but the block was generally litter free. Litter was contained to areas in front of vacant lots and along the east alleyway. There are four boarded up homes on the block that create a sense of neglect. However, there are nine new Habitat Homes that anchor this block. There are children biking and the sound of children playing.

Natural surveillance

There is decent natural surveillance, all of the houses on the block are spaced adequately to see all the way to the alley and most provide a large enough porch for legitimate use. During the day there are many children playing on the sidewalk and on the road itself. Parking is permitted on both sides allows but there visibility well past the block.

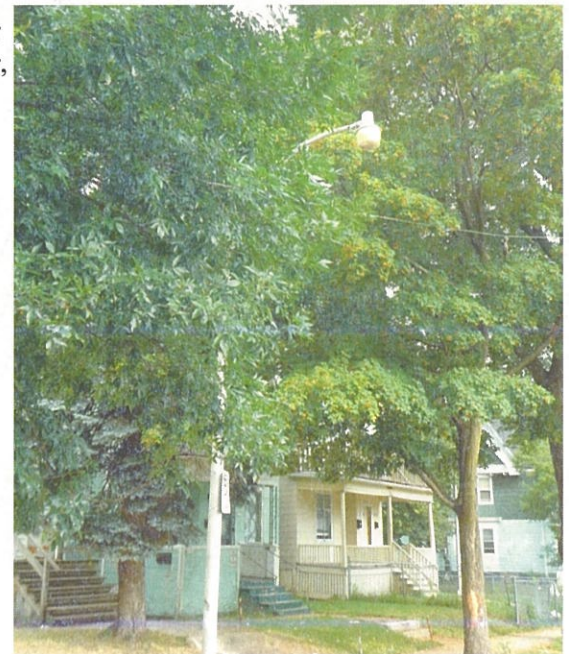
First Generation Advanced

Incompatible Land uses

The land use is dedicated to residential with a corner store. Two Churches bookend the block; so technically there is very compatible land use that would encourage good use of the area. The Churches are only open during designated times and most of the participants are not from the area. The corner store could be an asset if it could be redesigned to encourage natural sightlines and defensible space.



There were several homes that had chain linked fences.



Lights were obstructed by overgrown trees.

Chapter 3: Problem Analysis - continued

First Generation Advanced - continued

Movement Predictors

With better lighting along the street and better cohesion in the neighborhood would make movement predictors along sidewalk safer.

Activity Support

Block wide activities like clean-ups or encouraging the store owner and Churches to have a more semi private space may support positive activity.

Displacement

Displacement doesn't seem to be an issue since the nuisance properties have been boarded so they remain sitting on the porches and/or standing in front of the Store

2nd Generation CPTED

Capacity

The neighborhood has the capacity to be tipped in a positive direction, it just needs better cohesion and some environmental concerns addressed.

Cohesion

There is great hope that with the level of homeowners (about 50%), the Churches and a business owner that is willing to do his part to reduce crime, if we could just get these groups working and talking with each other, the negative elements would be addressed.

Connectivity

Having this block connect with other blocks, homeowners and business owners in the area will strengthen their resolve that they are not alone and may give them the emotional support necessary to resolve the nuisance behavior themselves.

Culture

The current culture of the block, doesn't support the majority of the users, therefore the above mentioned actions would redefine the culture in a way that supports the values and needs of the area.



Overgrowth around alleyway concrete parking pads are a common problem.



Clearing and maintaining concrete parking pads change the feel and sightlines along the alleyway.

Chapter 4: Strategy

Recommendations for Reducing Criminal Activity and Nuisance Behavior

Burglary & Other Crimes

- Lighting
 - Educate residents on the importance of keeping their front and back porch and alley lights on at night.
 - Do an online service request asking the City of Milwaukee to come out and cut down over-grown trees and bushes that are blocking street and alley lighting
- Cohesion
 - Ask active residents on the block to attend the Community Safety Meetings
 - Have residents complete Quality of Life Surveys to find out what everyone feels about the block
 - Encourage/Support residents to band together and form a block watch club to address these things
- Connectivity
 - At Community Safety Meetings invite residents to attend the monthly Block Watch Council Meetings.
 - Partner with other community organizations in different areas for support.
- Culture
 - Report every problem to the Milwaukee Police Department to keep them a visual part of the neighborhood.
 - At Community Safety Meetings give residents the opportunity to decide if they want to have some sort of block activity (block party, clean-up, art initiative, etc) that promotes positive interaction and engagement.



Overgrowth restricting sightlines and creating an entrapment area behind a home and along the alleyway.



Overgrowth between the back of a vacant lot and backyard restricts sightlines and create an entrapment area.

Chapter 4: Strategy - continued

Excessive Loitering

- Addiction
 - Identify any churches or community organizations in the area that have ongoing AODA Counseling
- Under/Unemployment
 - Find job/career fairs and job trainings and post fliers around neighborhood and on doors.
- Territoriality
 - Encourage landlords to post “No Loitering” signs outside of their properties.
 - File standing complaint with the Milwaukee Police Department
 - Landscaping improvements such as planting along side walks and service walks
- Access Control/ Block Intimidation
 - Increase the number of Milwaukee Police patrolling the area.

Recommendations to Increase Resident Engagement/ Involvement

Fear

- Retaliation
 - Make residents aware that they can anonymously report the problems on their block and that there are also hot spot forms available to them.
- Support
 - Encourage a bold and strong resident to start block meetings for homeowners to gain the support of the block.
 - Invite residents to come out and voice their concerns at the Community Safety Meetings to gain support from the community.
 - Invite residents to come out to Districts Three’s monthly Crime Analysis Crime Meeting if they feel as though there is a lack of support from the police.
 - Encourage residents to attend meetings because elected officials that they may feel aren’t support showing them any support normally attend the meetings on a regular basis.



This is one of the four vacant lots on the block.



This is one of four boarded up properties on the block.

Appendix: Safegrowth Report Outline

Objective A: Reduce Criminal Activity and Nuisance Behavior

Problem 1: Burglaries

Measurement A1: establish baseline by using historical and year to date data

Causes: (1) poor lighting, (2) lack of cohesion, (3) connectivity and (4) culture

Cause1: Lighting

Response 1: Education on the importance of keeping lights on at night

Response2: Contact City to cut back branches of trees blocking street and alley lighting.

Cause2: Cohesion

Response1: Quality of Life surveys to identify unity

Response2: Encourage the formation of a block watch club and invite to neighborhood safety meetings.

Cause3: Connectivity

Response1: At neighborhood safety meeting invite participants to larger District 3 Safety Meeting

Cause4: Culture

Response1: Work with residents in creating an event (i.e. block party) or project that will build relationships and culture on the block.

Problem 2: Excessive loitering

Measurement B1 - unknown resident perceptions

Causes: addiction, under/unemployment, territoriality, intimidation, lack of territoriality, access control and image.

Cause1: Addiction, under/unemployment, territoriality, access control/intimidation of block, negatively defined image

Cause2: Addiction

Response: Identify if any of the Churches in area provide AODA or peer counseling meetings.

Cause3: Purposeful un/under employment

Response1: Flyer area with information of job fairs and training opportunities

Cause4: Territoriality

Response1: Speaking with Landords about putting up No loitering signs and filing a standing complaint forms with MPD

Cause5: Access Control/intimidation

Response1: Encourage a landscaping improvement project along sidewalks and service walks

Response 2: Increased relationship with police including more beat cop presence

Cause6: Negatively defined image

Response1: Address boarded up homes and those with overgrowth that are creating a negative image.

Appendix: Safegrowth Report Outline - continued

Objective B: Increase resident engagement and involvement

Problem 1: Lack of resident engagement with community based organizations and police perhaps due to intimidation and/or fear of retaliation.

Measurement B1 - resident attendance at monthly safety meetings and number of calls for Service

Causes: (1) fear of retaliation, (2) intimidation and (3) lack of support network.

Cause1: Fear of retaliation

Response1: Anonymous reporting, hot spot sheet

Cause2: Intimidation

Response1: Work with MPD to address via nuisance property ordinance

Cause 3: Lack of support from neighbors

Response1: Have a Block meeting for trusted neighbors

Cause 4: Lack of support from community

Response1: Invite residents to WPP Safety Committee

Cause5: Lack of support from police

Response1: Invite resident to D3 monthly Safety meeting

Cause 6: Lack of support from elected officials

Response1: Elected officials usually attend all of the above meetings on a regular basis

