

+crime framework

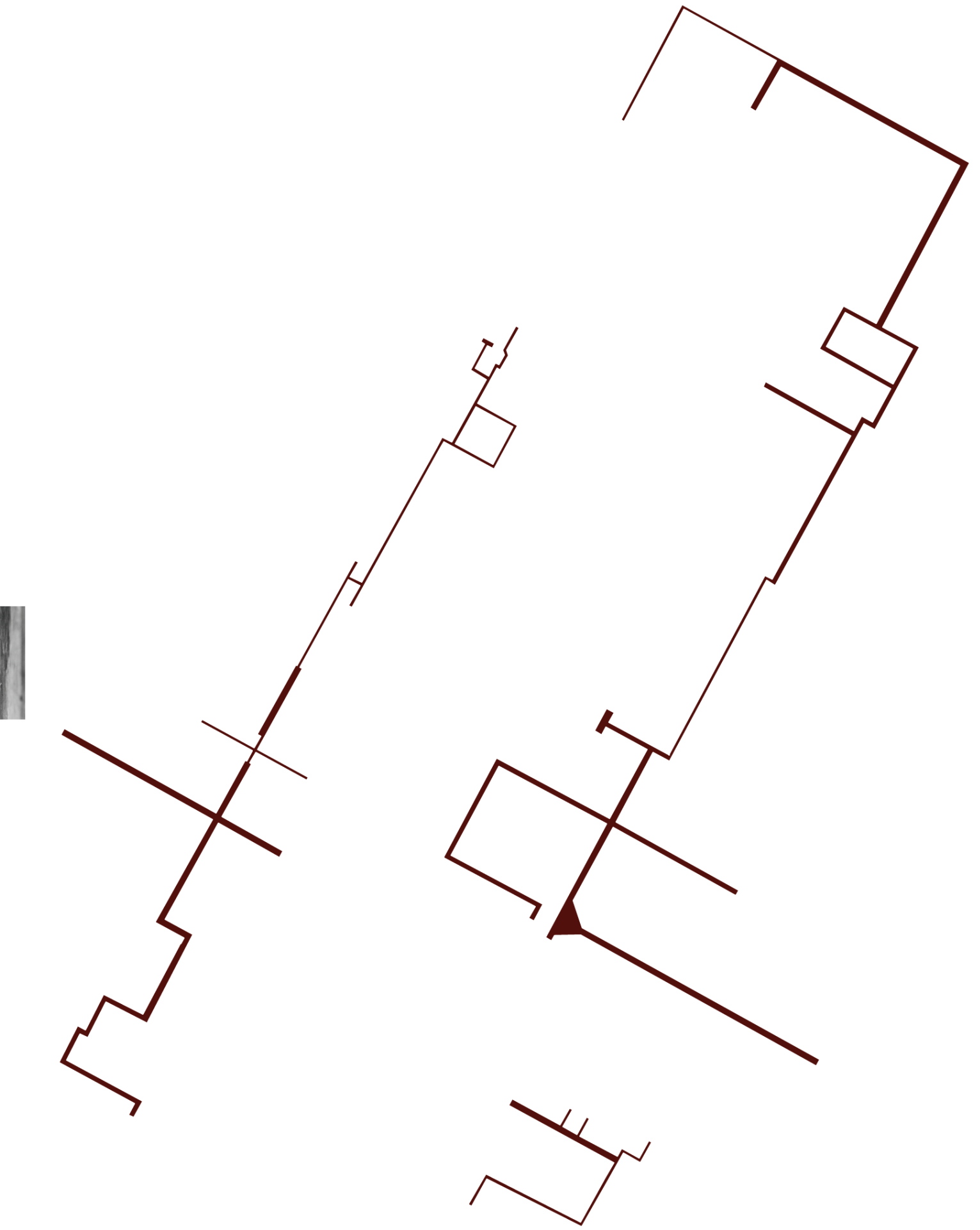
designing for crime prevention

ashley kaisershot :2012

manhattan, nyc



>>spring thesis





alphabet city
manhattan

>> crime

first time visitor

sustainability

university

community

returning user

crime changes the social perception of the first time visitor and returning user and their ability to adapt in a changing environment while establishing their role in a community that is currently influenced by inclusionary housing, univeristy prestige and quality of life.

first time visitor ex. tourist, unfamiliar

returning user ex. resident, familiarity



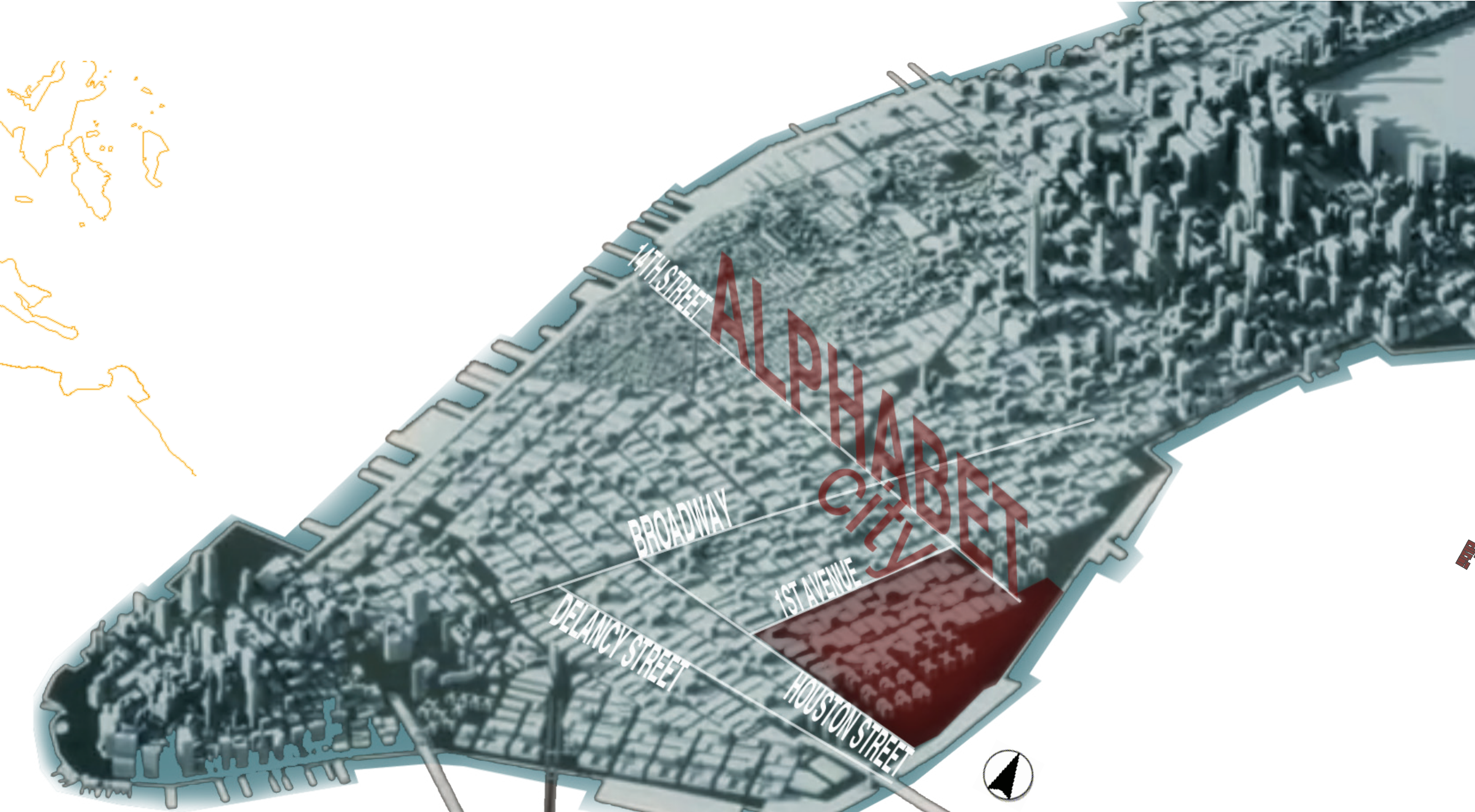
The first time visitor and returning user deserve a sense of ownership in a community that is currently influenced by low income housing and pristine universities in alphabet city.

An urban rooftop greenway and elevated park systems will bring sustainability to the neighborhood while giving the community a place to celebrate minimal crime numbers in the area.

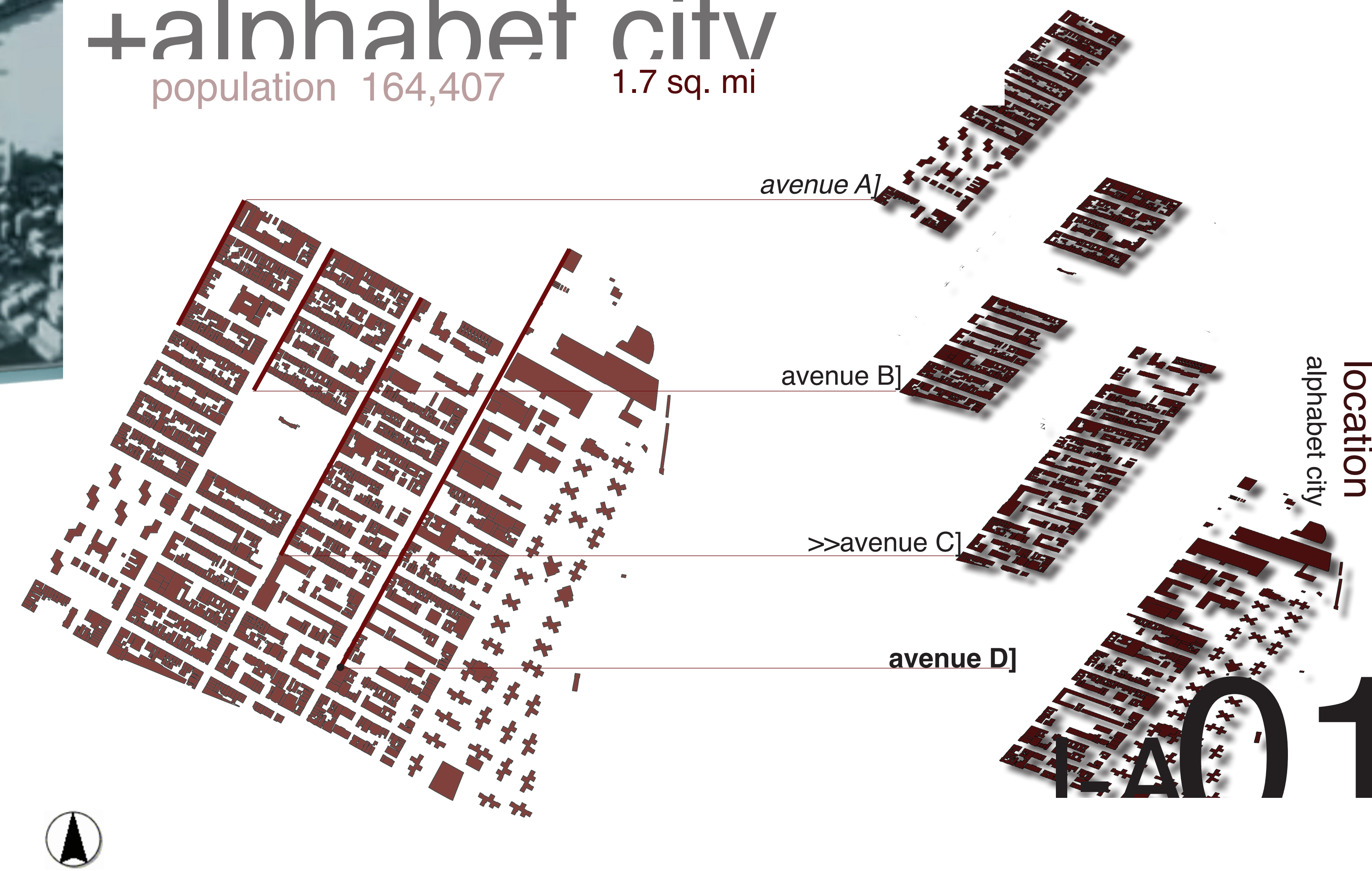
LA01

location
alphabet city

alphabet city
manhattan



+alphabet city
population 164,407
1.7 sq. mi





.alphabet city **Lower East Side**

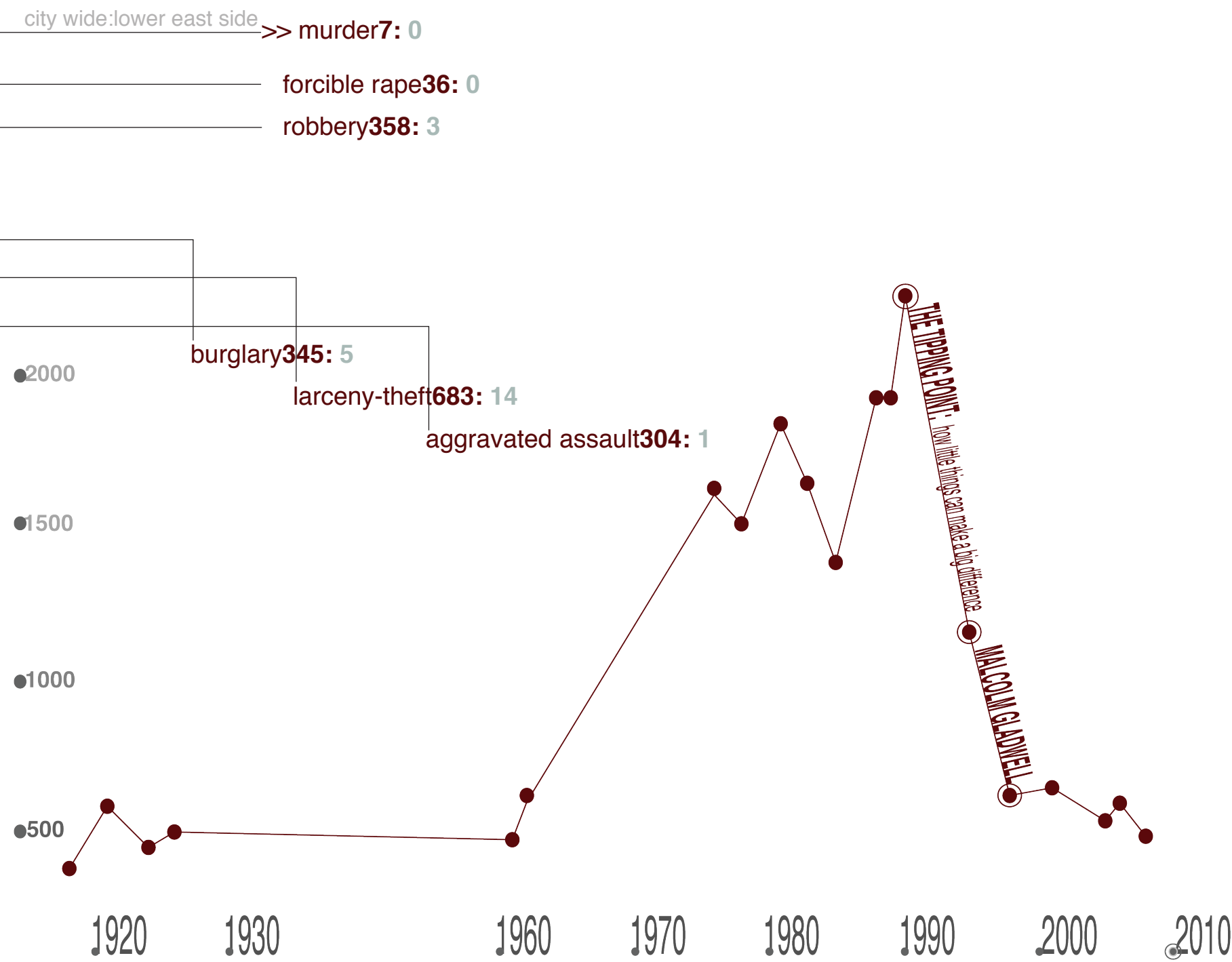
The neighborhood is also referred to as Alphabetville and Alphabetland. The neighborhood over recent years experienced gentrification, high density rates and higher rent. The area has one of the highest densities of all neighborhoods in Manhattan. Young artists and poets gravitate towards the Alphabet City neighborhood to take advantage of street front businesses, retail, restaurants and night clubs.

broken window principle
prospect refuge theory

.open space .rememberance

By providing gathering spaces for the residents of the neighborhood, it encourages social interaction of the users, which can create a cohesive community. The open space will take a memorial design approach to provide a gathering space for the those affected or influenced by crime, either in the neighborhood or surrounding communities. The space will give the user a place to remember the victims, celebrate low crime rates and utilize new viewsheds of the cityscape.

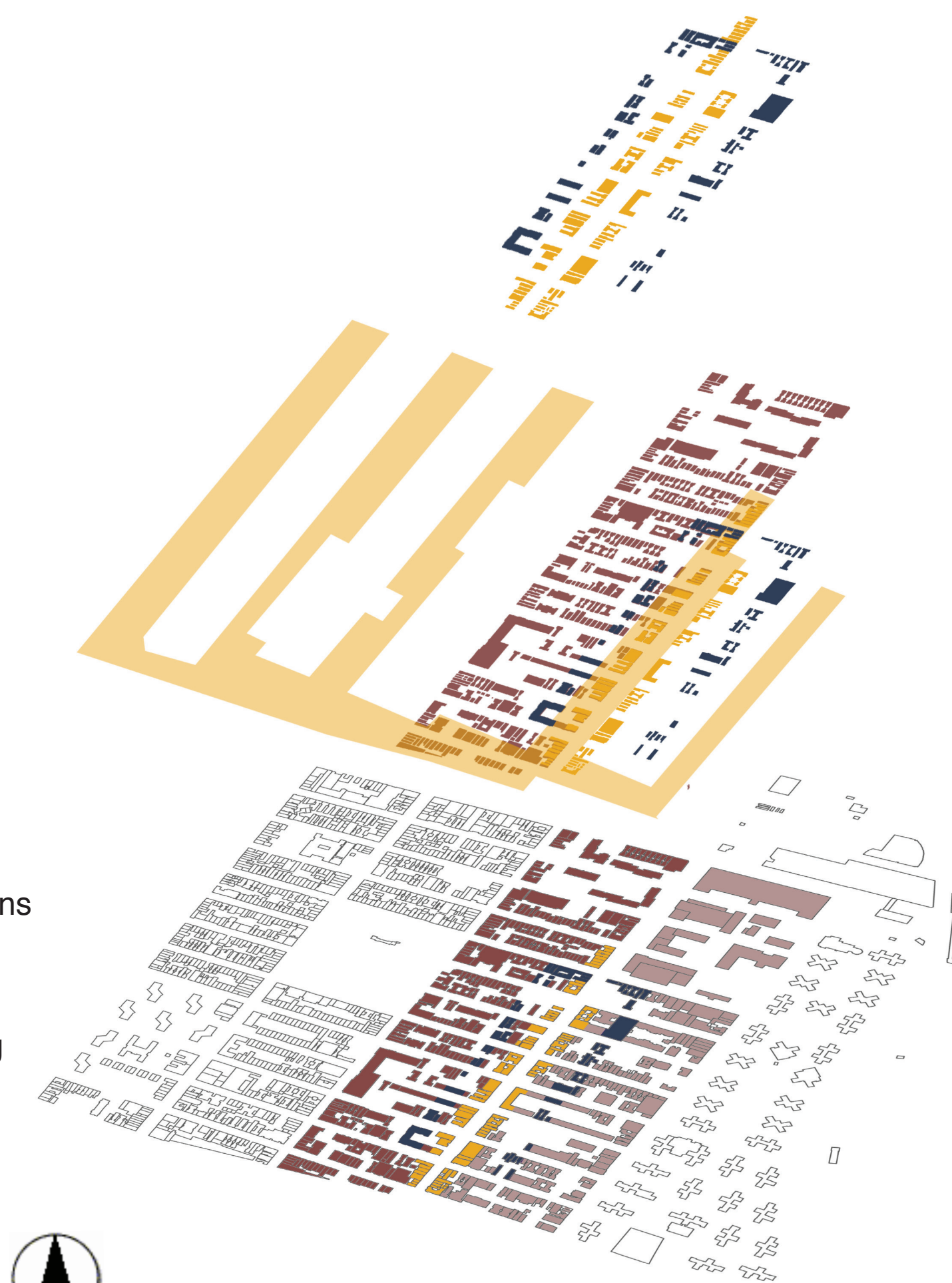
Police Department, City of New York.
Report Covering the Week 1/2/2012
Through 1/8/2012 [3].



avenue c

- + building heights
- + traffic numbers
- + overall zoning form
- + sun and shade patterns

- structure outline
- low income housing
- avenue c block
- avenue d block
- design intervention



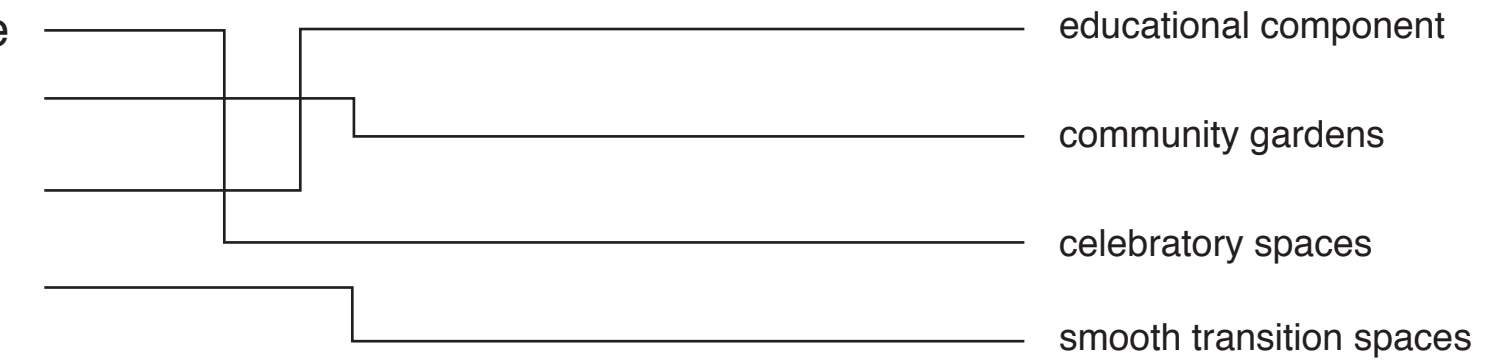
location
avenue c

LA01
inventory.analysis

+crime framework

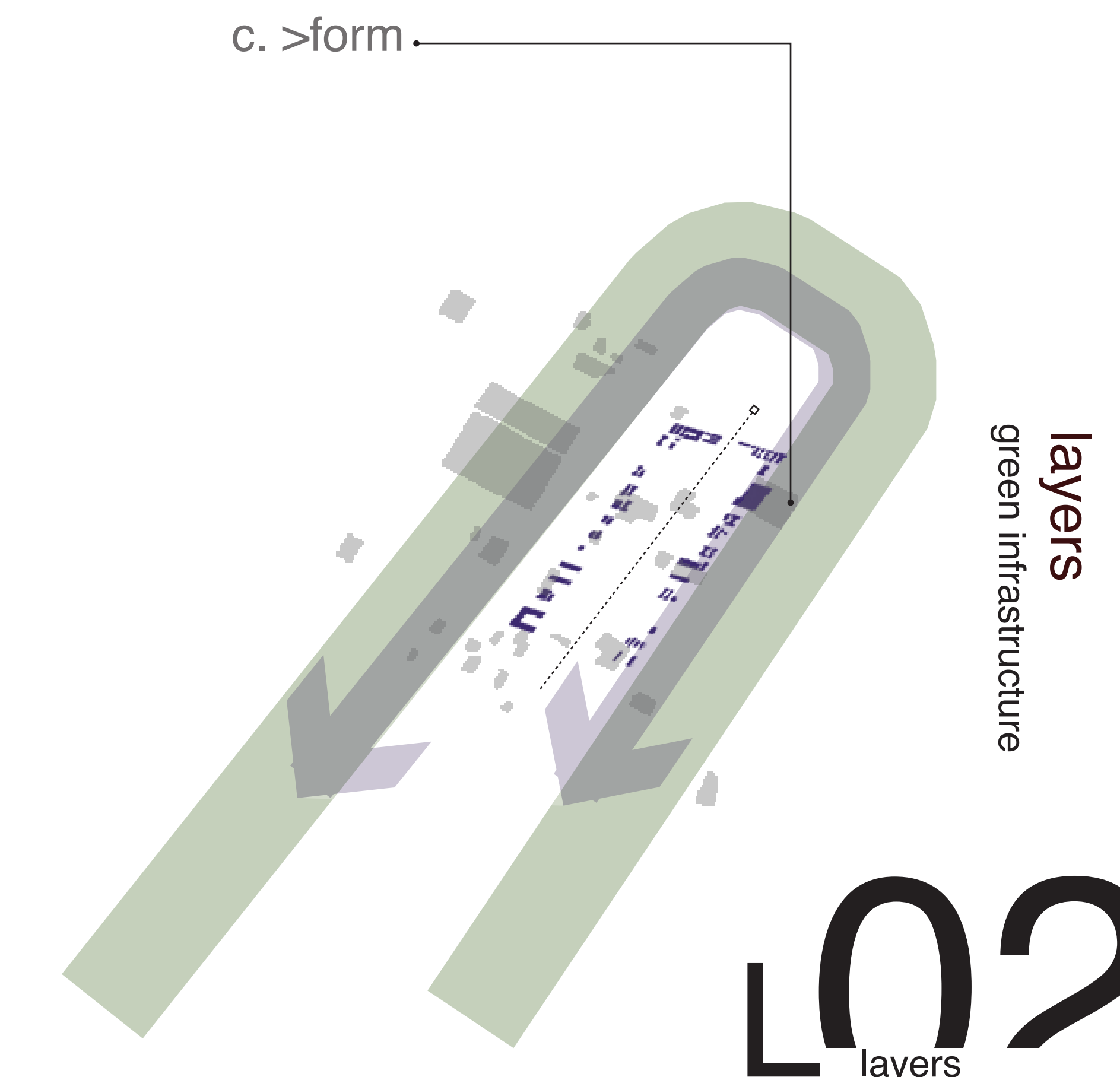
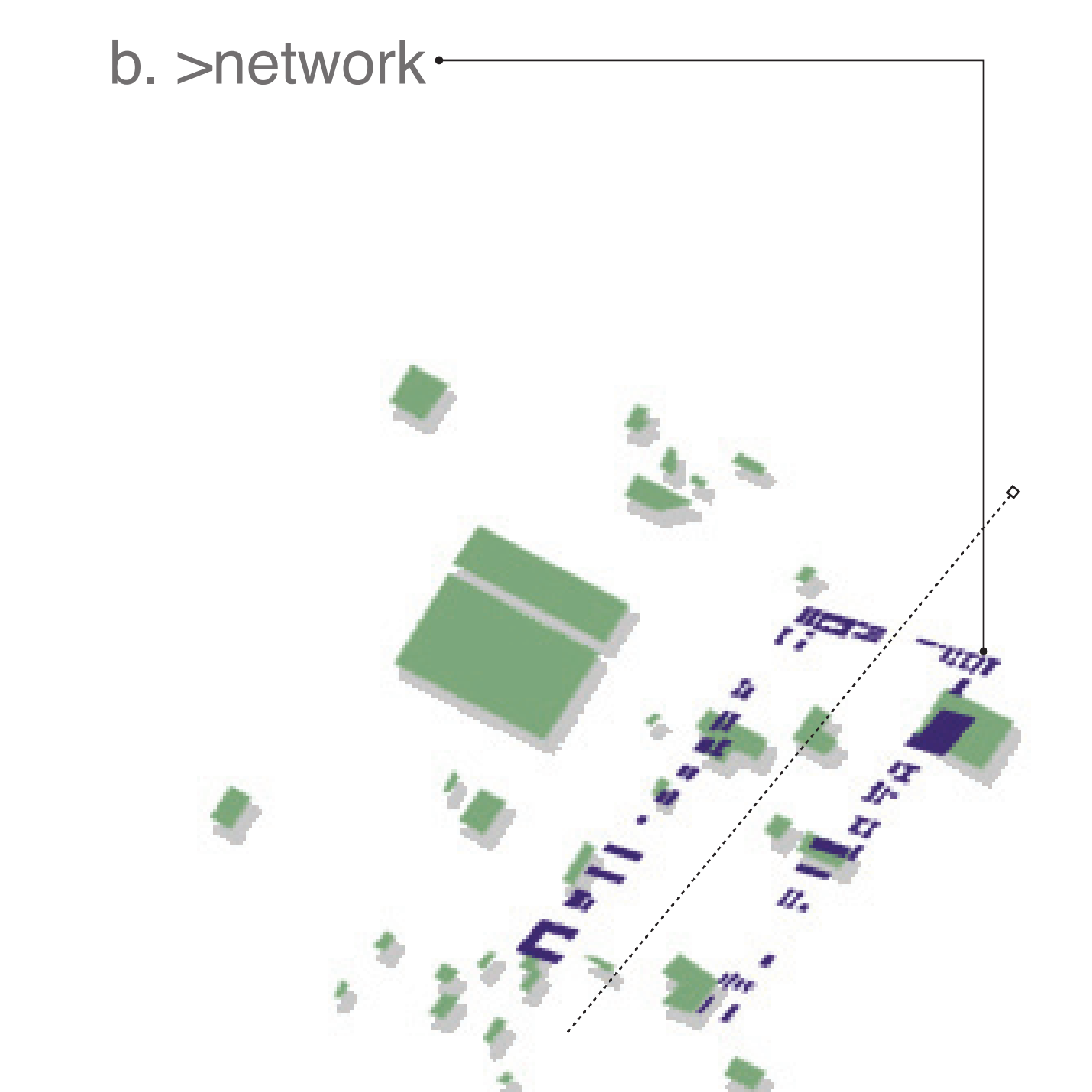
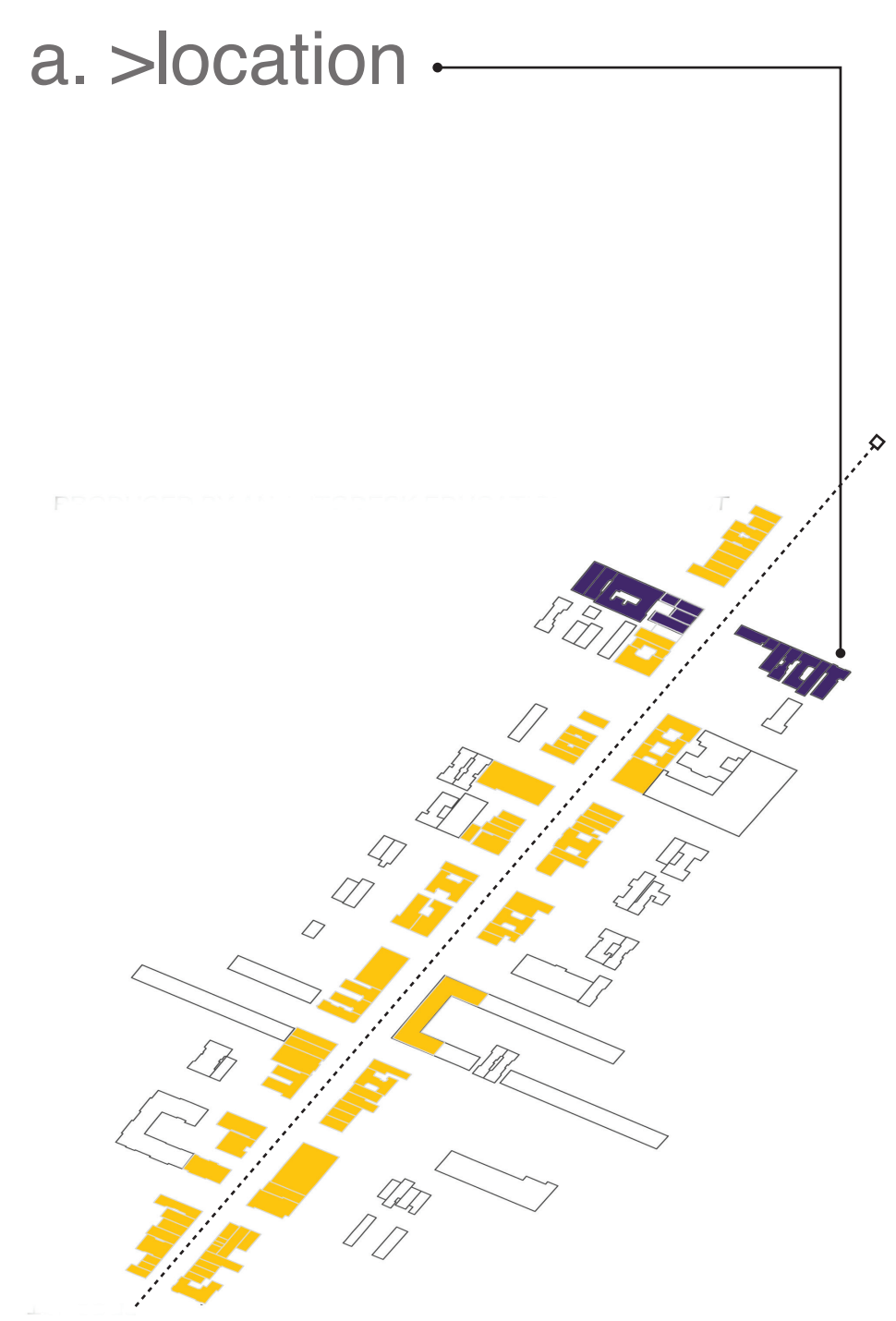
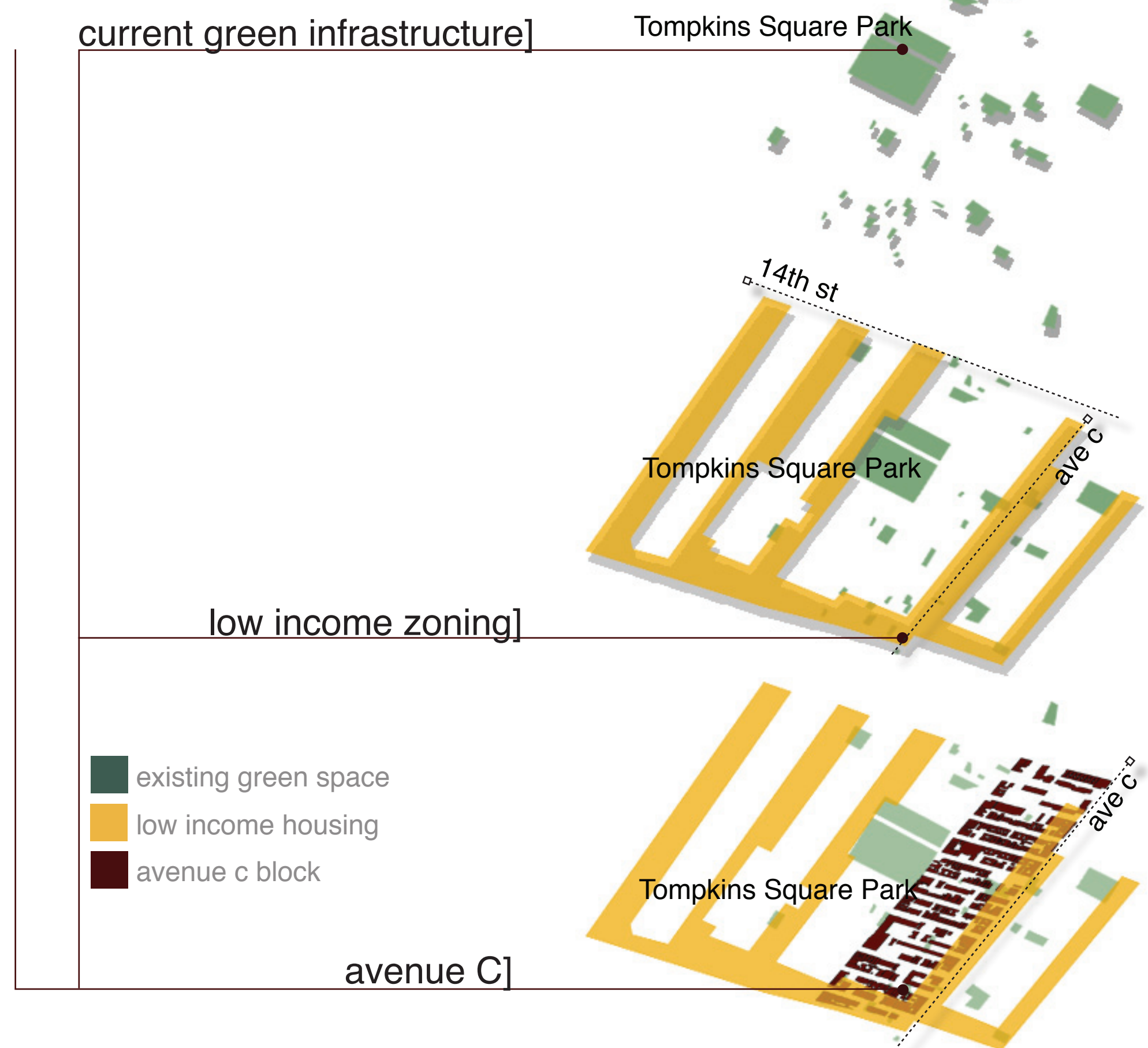
how to... designing for crime prevention

+ create gathering spaces for the first time visitor and returning user.



+ enhance the identity of alphabet city and establish character located throughout the neighborhood.

- utilize graffiti
- way-finding lighting
- modernize unique characteristics
- create artistic seating



>> crime

first time visitor

sustainability

university

community

returning user

alphabet city
manhattan

>> crime

first time visitor

sustainability

university

community

returning user

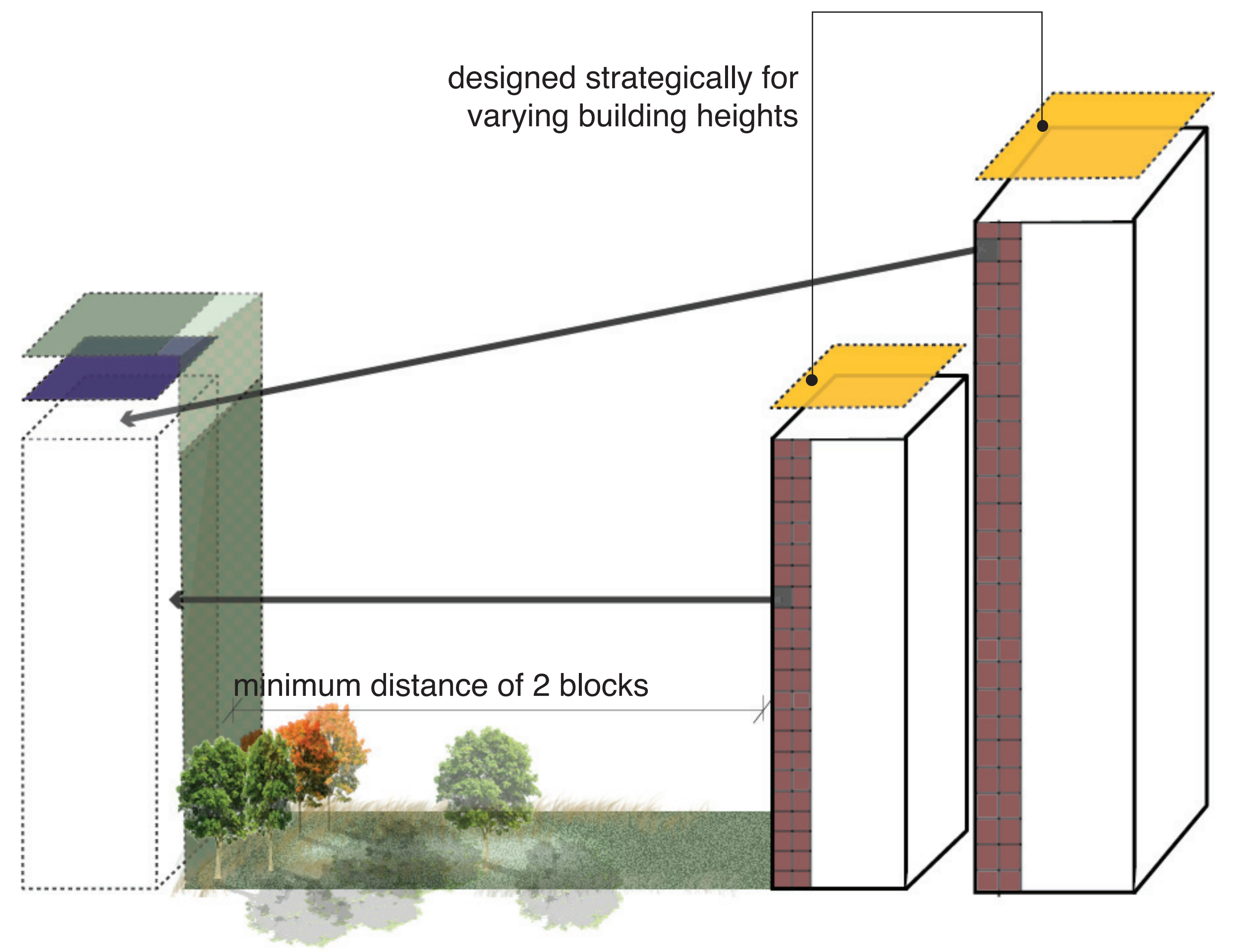


view+access

Successful views will frame the greenway and entice the residents to utilize the designed space. Appropriate spacing and close proximity to facilities will increase user numbers.

- >5-story walk up
- >elevators
- >skywalks

- structure outline
- low income housing
- low income units
- design intervention
- greenway



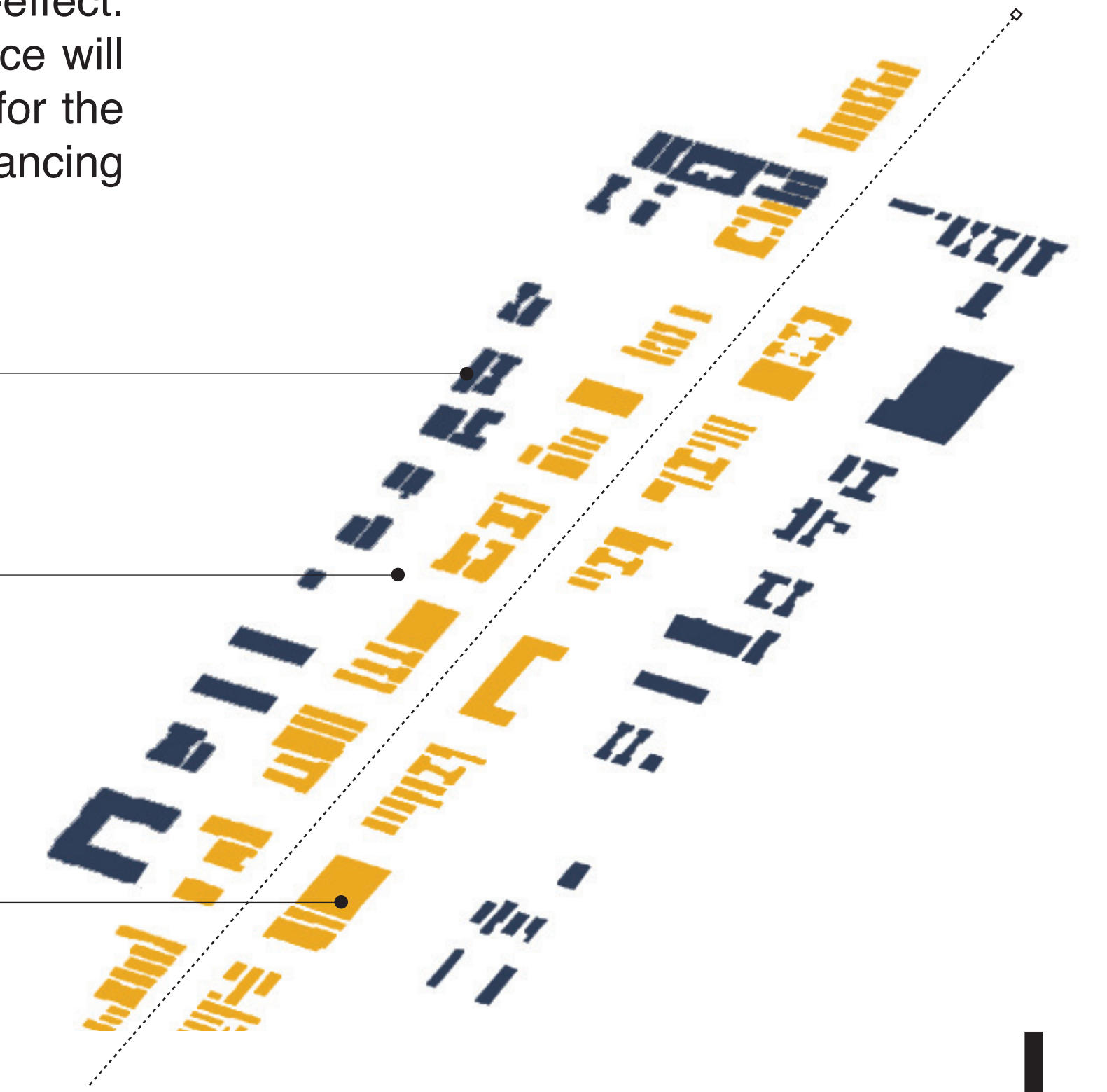
+ ownership

this 2 block distance from the low income housing zoning will create a halo-effect. This appropriate two block distance will create a "high social class" view for the low income housing units; enhancing their sense of ownership

[greenway location]

[approximate 2 block spacing
+ optimize viewing potential]

[zoned low income housing]



LO2
layers

layers
ownership [low income]

alphabet city
manhattan

>> crime

first time visitor

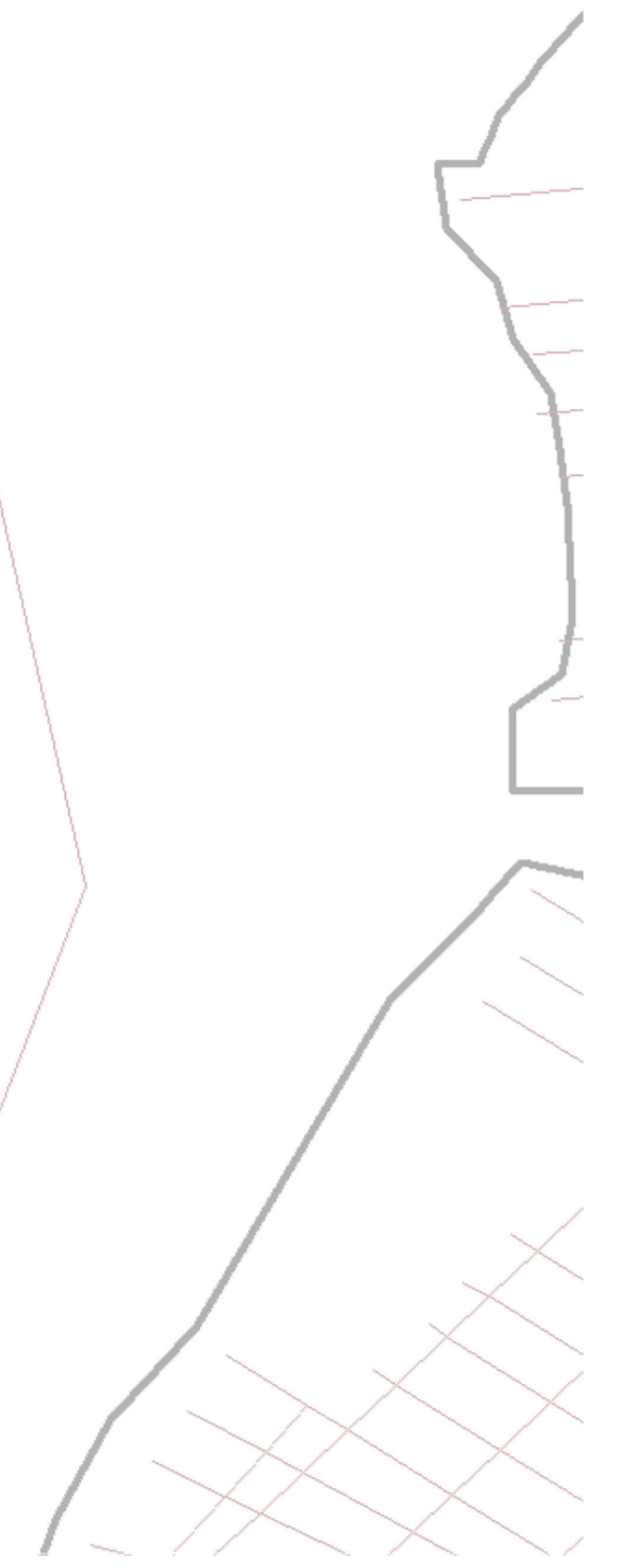
sustainability

university

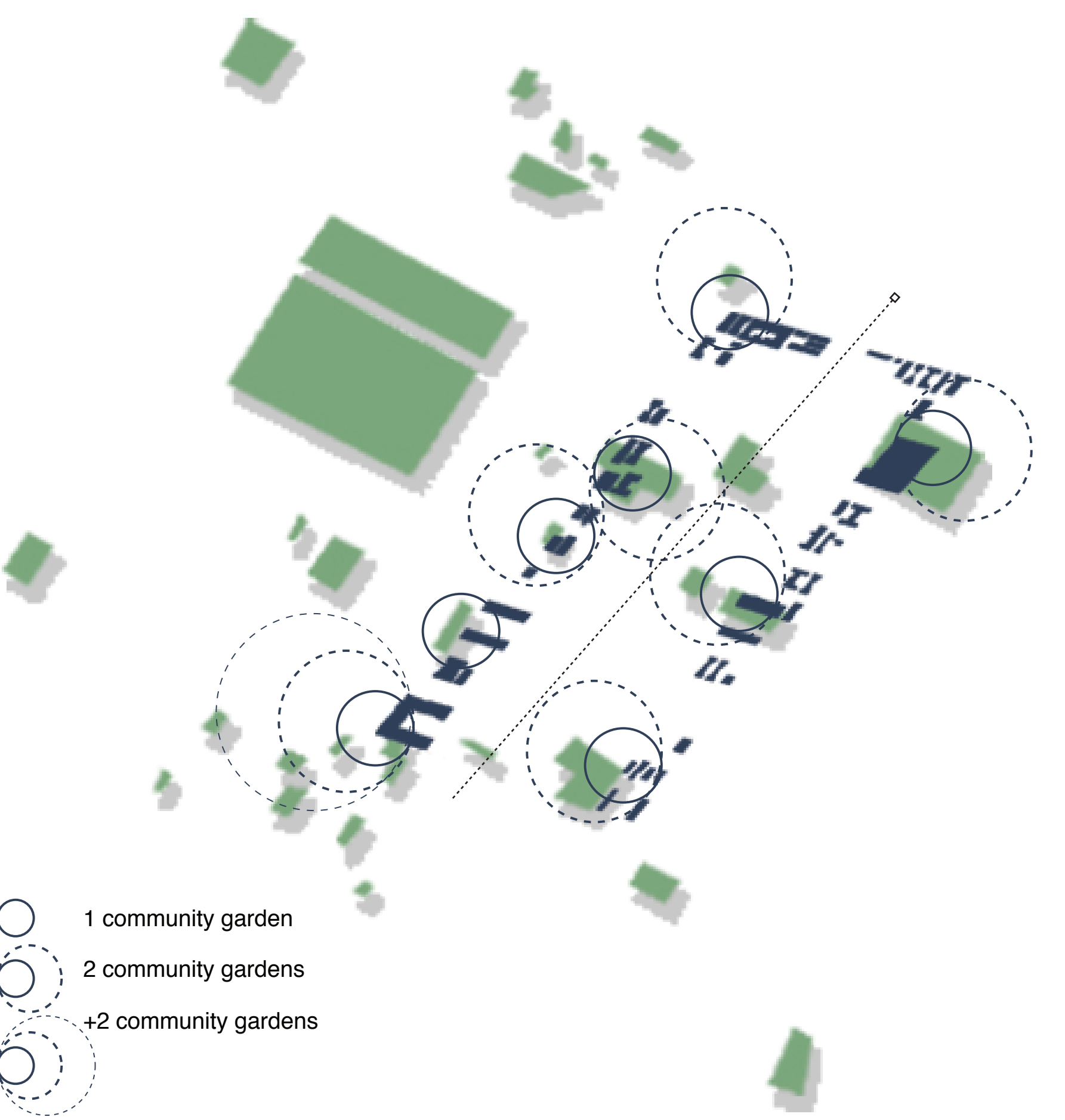
community

returning user

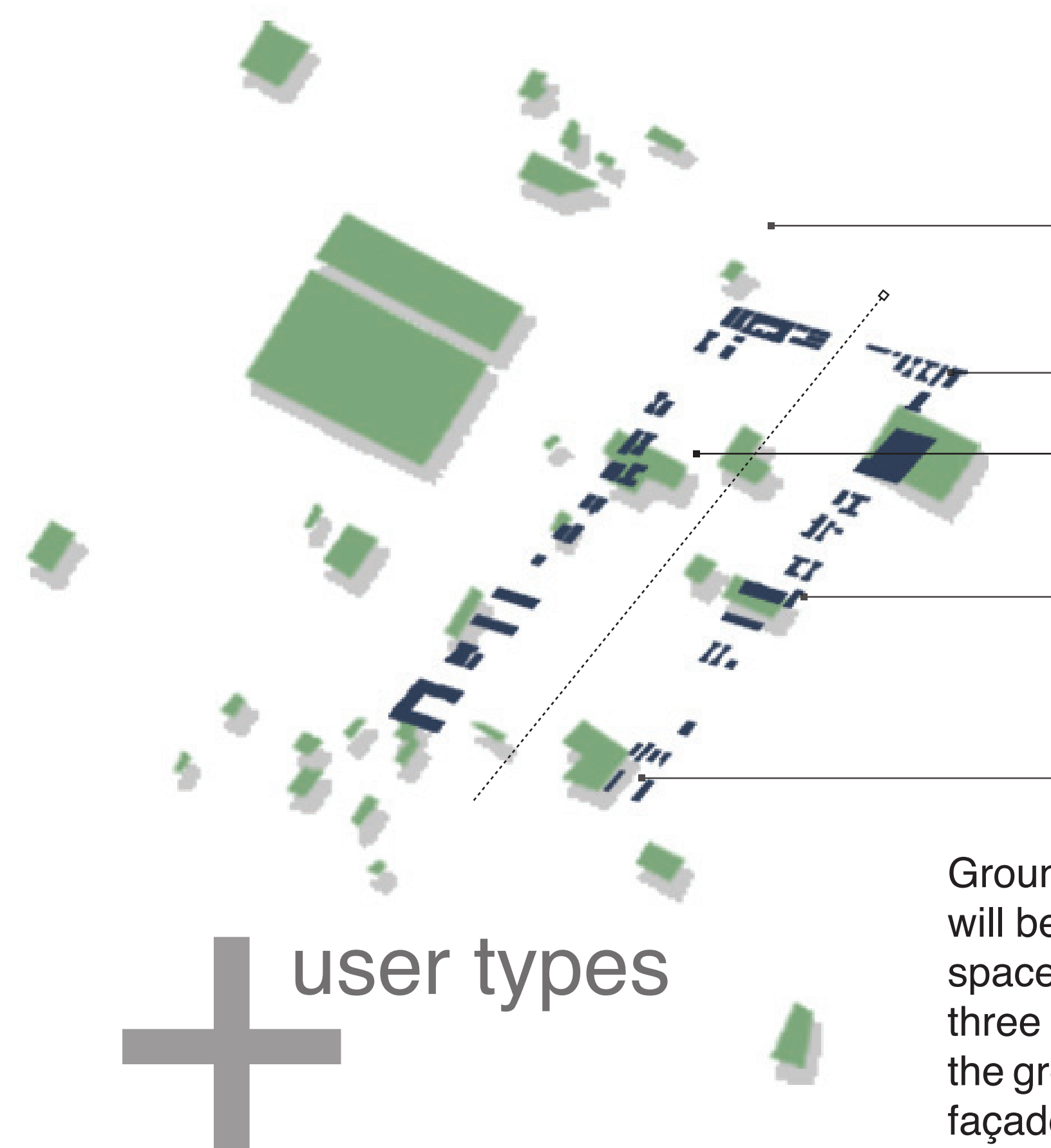
- stern school of business
- tisch school of the arts
- cooper union
- nyu medical
- proposed nyu neighborhood
- subway access



- 1 community garden
- 2 community gardens
- +2 community gardens



+ user types



Ground plane, building façades and vertical plane will be design to create a cohesive unity of green space located in alphabet city. By designing the three different planes, all user types can utilize the greenway; whether it be the elevated, building façades or ground plane.

layers
user types
layers

alphabet city
manhattan
>> crime

first time visitor

sustainability

university

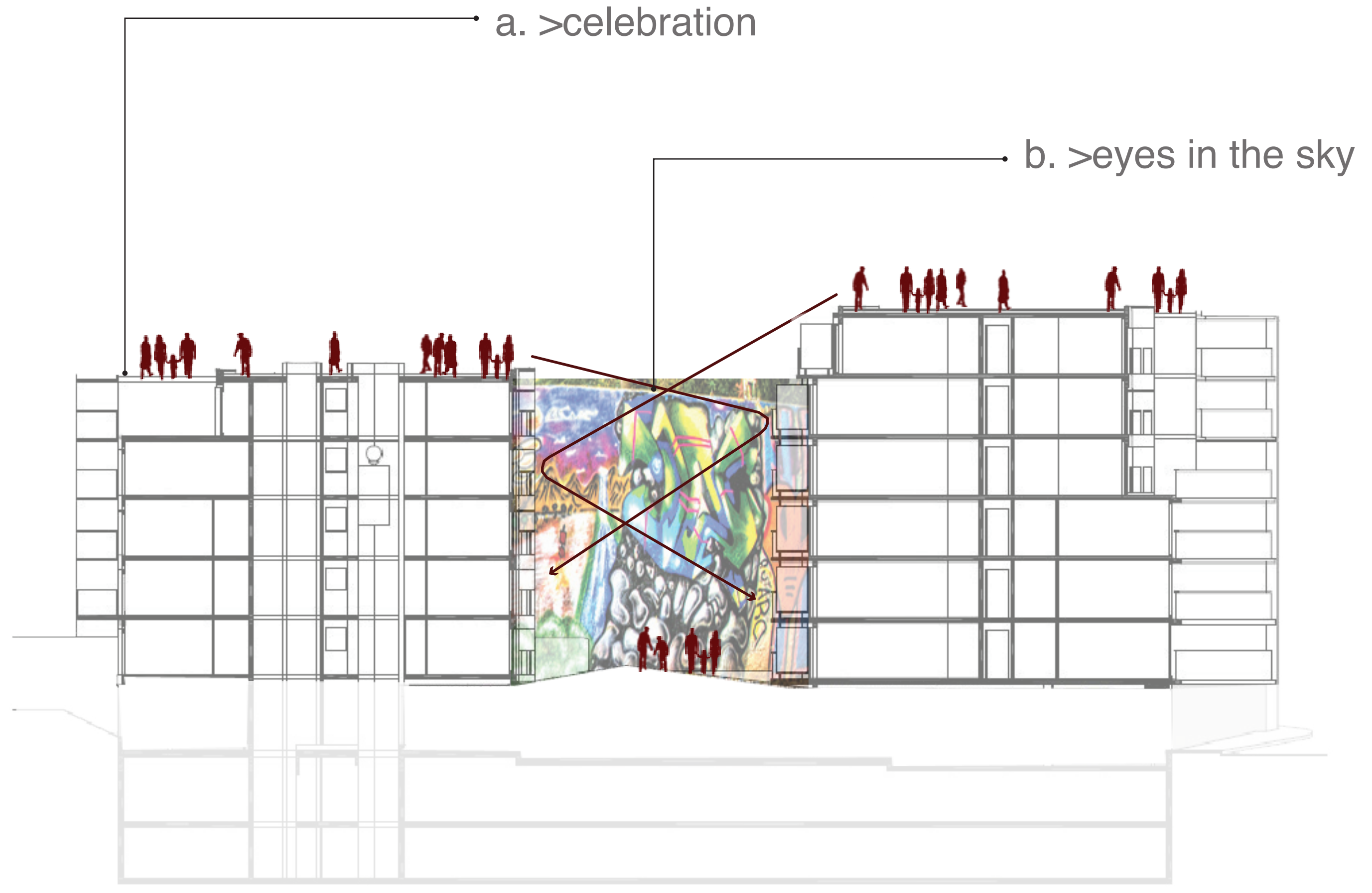
community

returning user

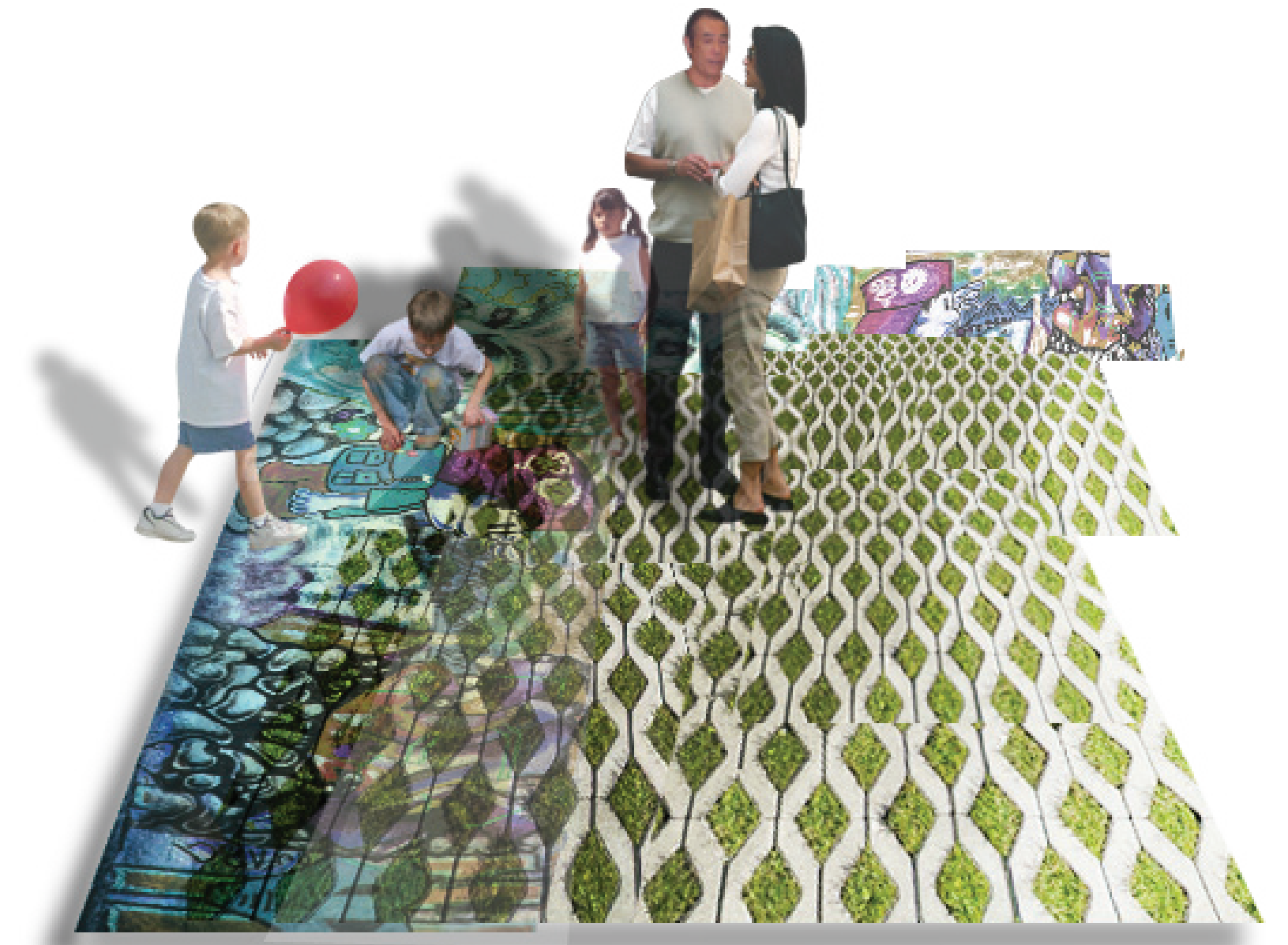
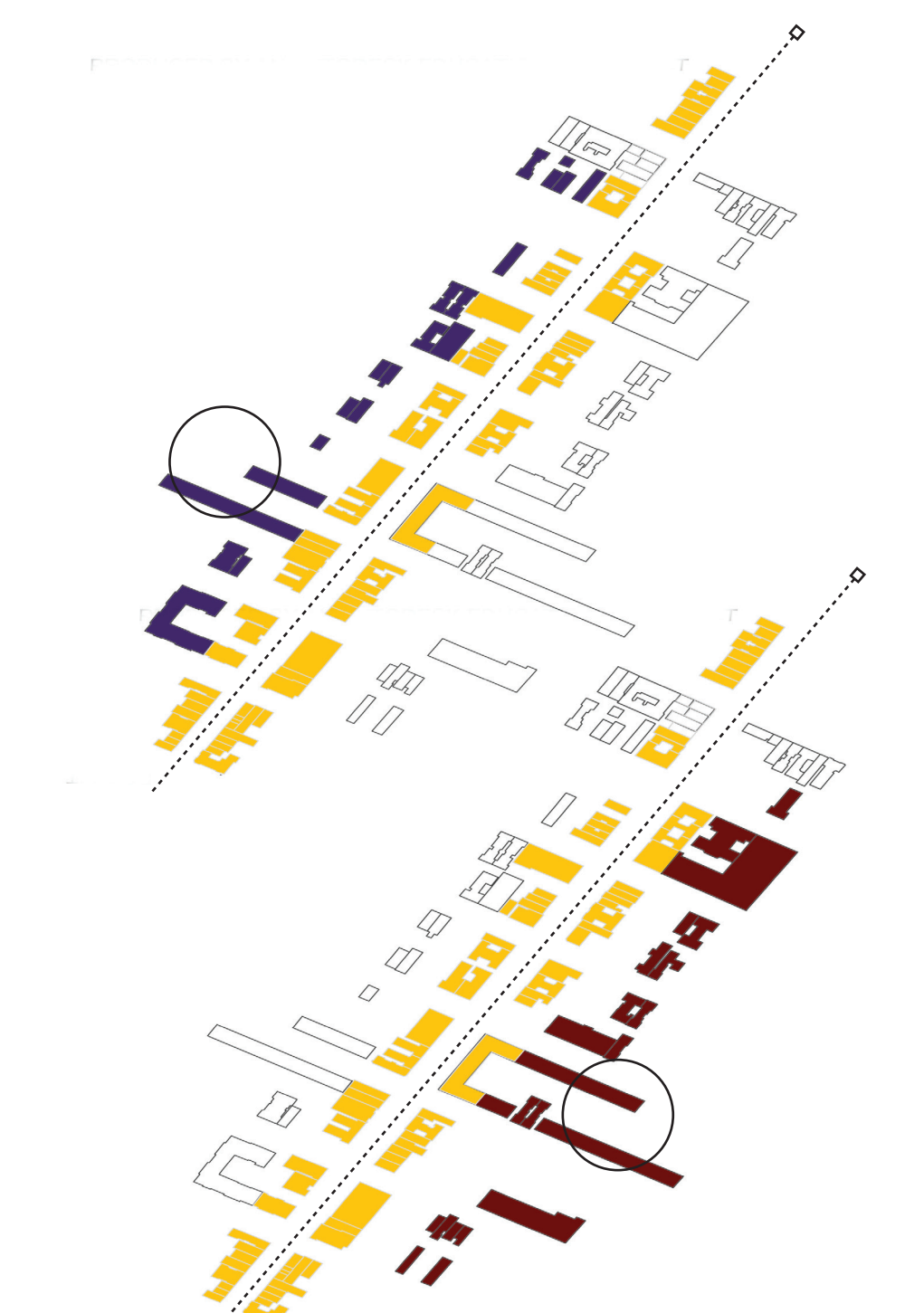


Graffiti will be transformed from a negative perception to a connective element that will create identity in Alphabet City and add character to the urban neighborhood.

This way-finding medium will be applied on the ground plane to encourage public art. Graffiti will add another layer towards way-finding.

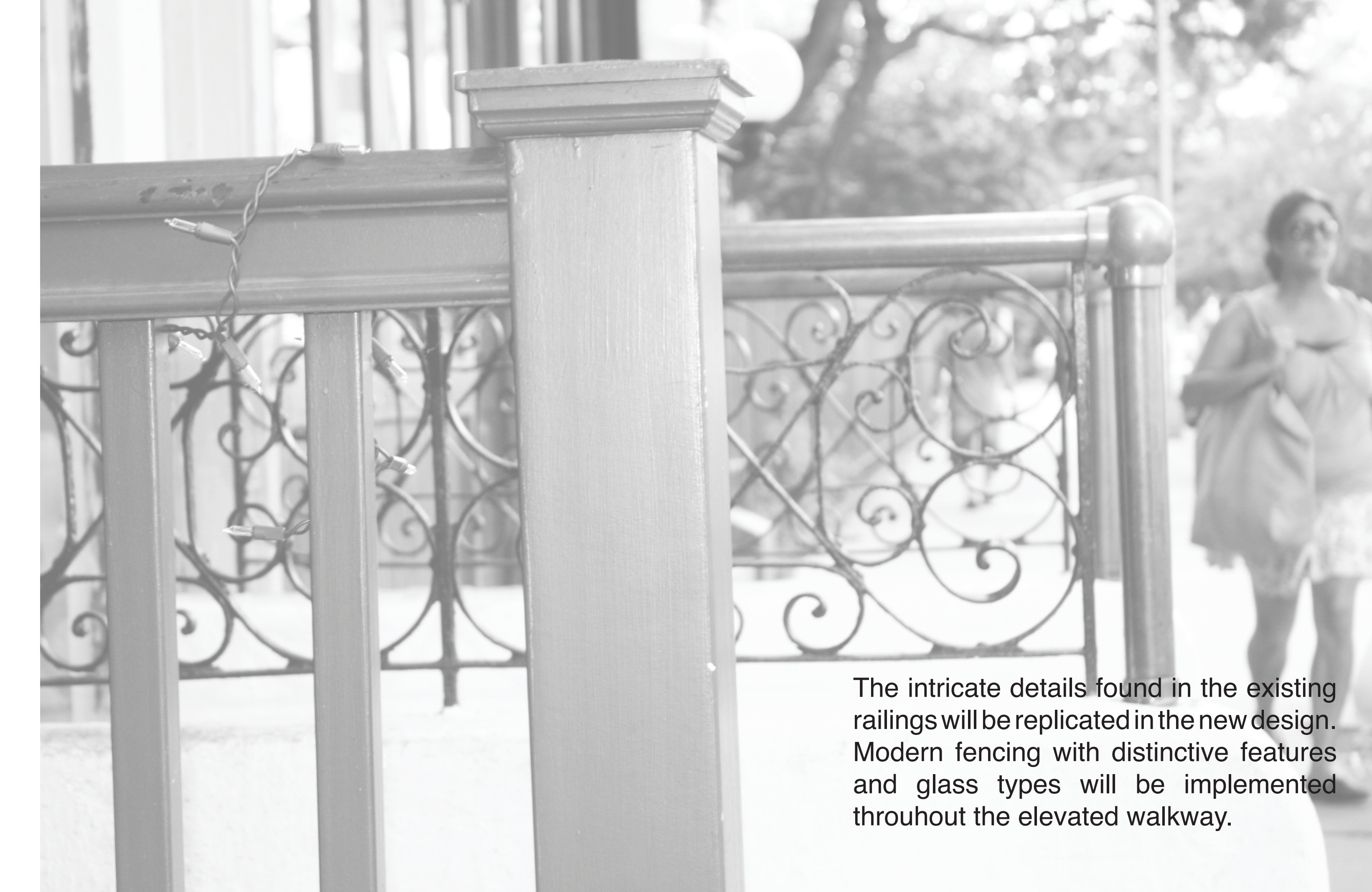


crime prevention



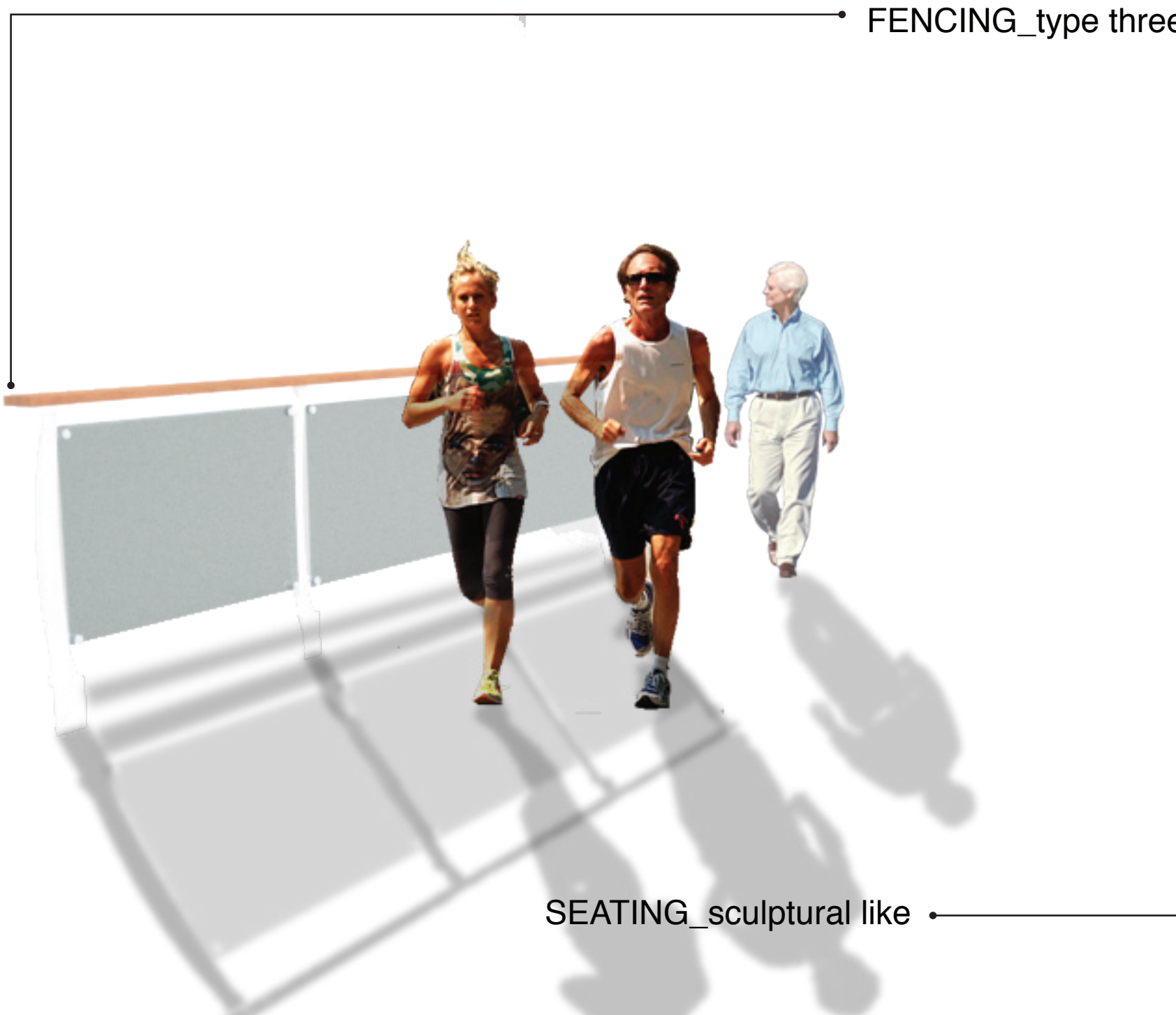
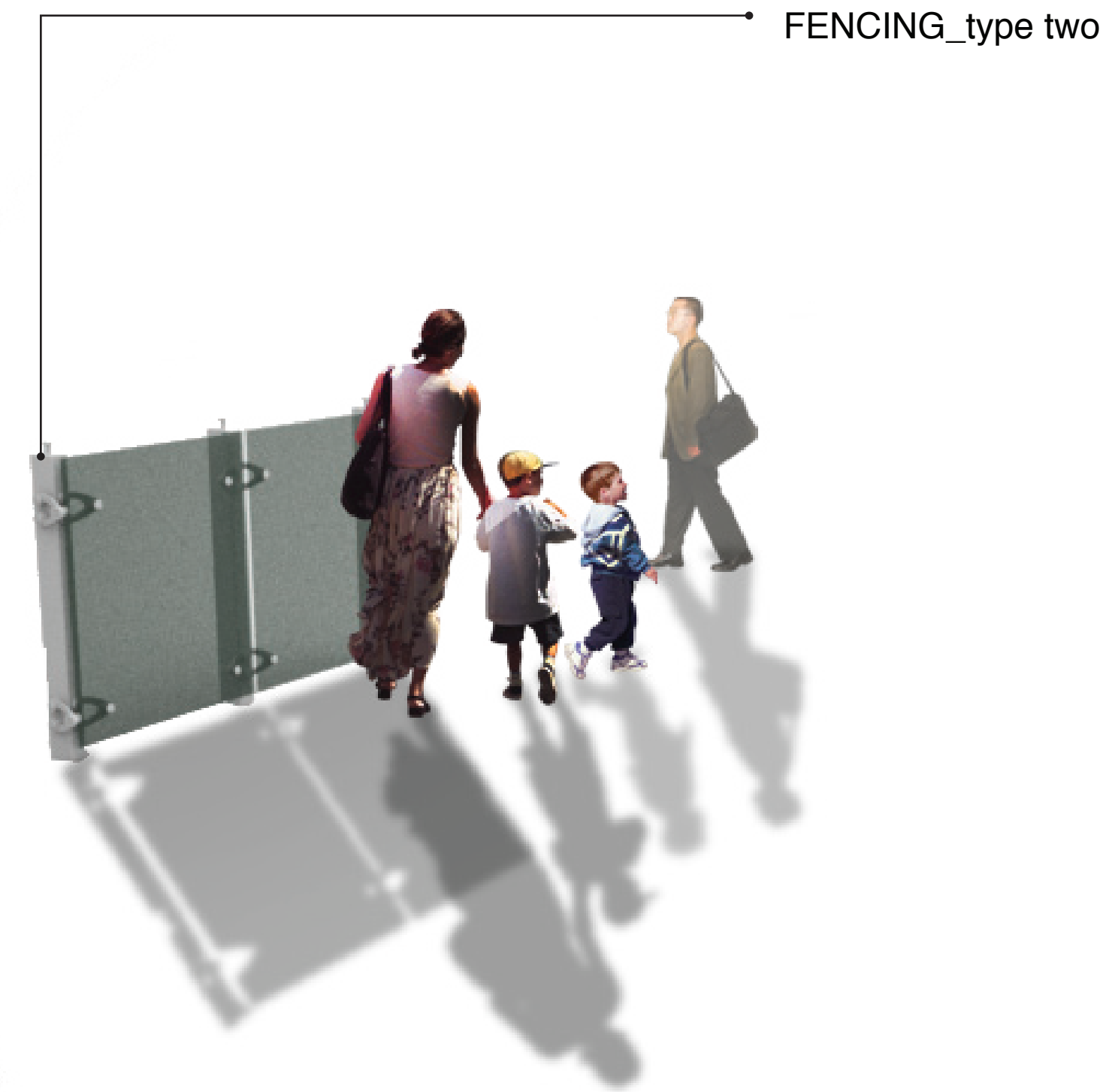
LO2
layers

layers
crime prevention



The intricate details found in the existing railings will be replicated in the new design. Modern fencing with distinctive features and glass types will be implemented throughout the elevated walkway.

alphabet city
manhattan



location
alphabet city



GRAFFITI_public art

.way-finding

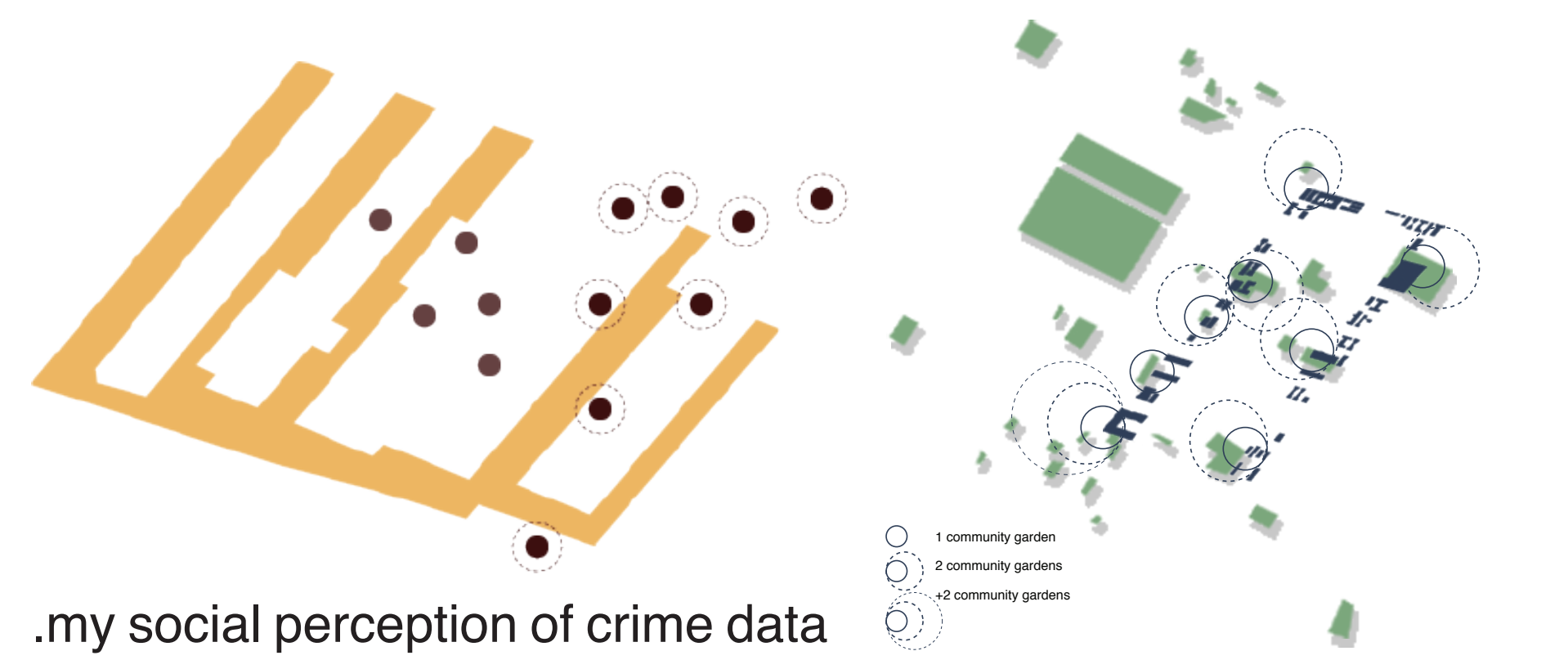
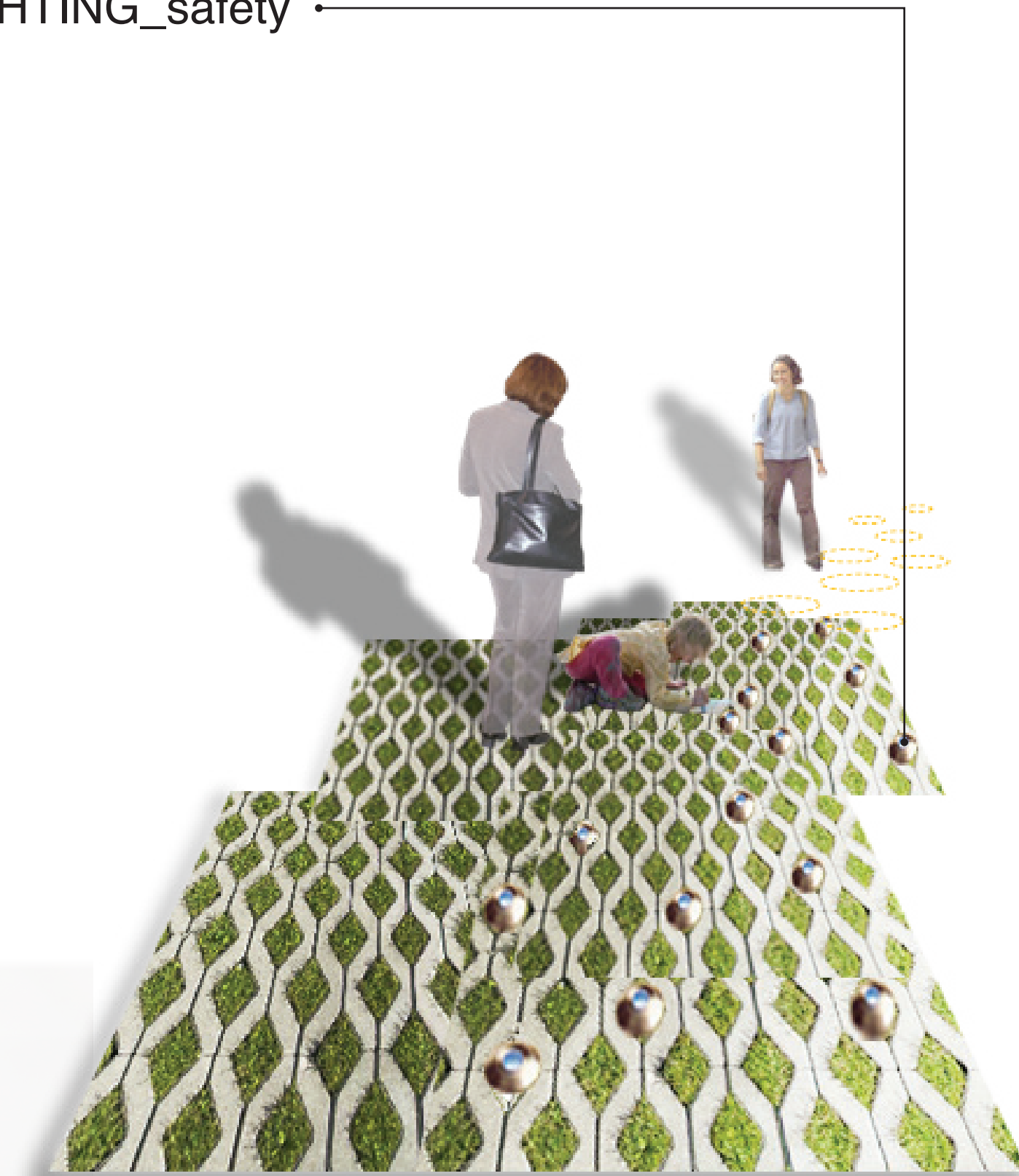
alphabet city
manhattan

Graffiti will be transformed from a negative perception to a connective element that will create identity in Alphabet City and add character to the urban neighborhood.

TURF PAVERS_permeable



LIGHTING_safety



.my social perception of crime data

Ground lighting will be designed as a navigational component. Way finding elements will mimic my original social perception on crime data.

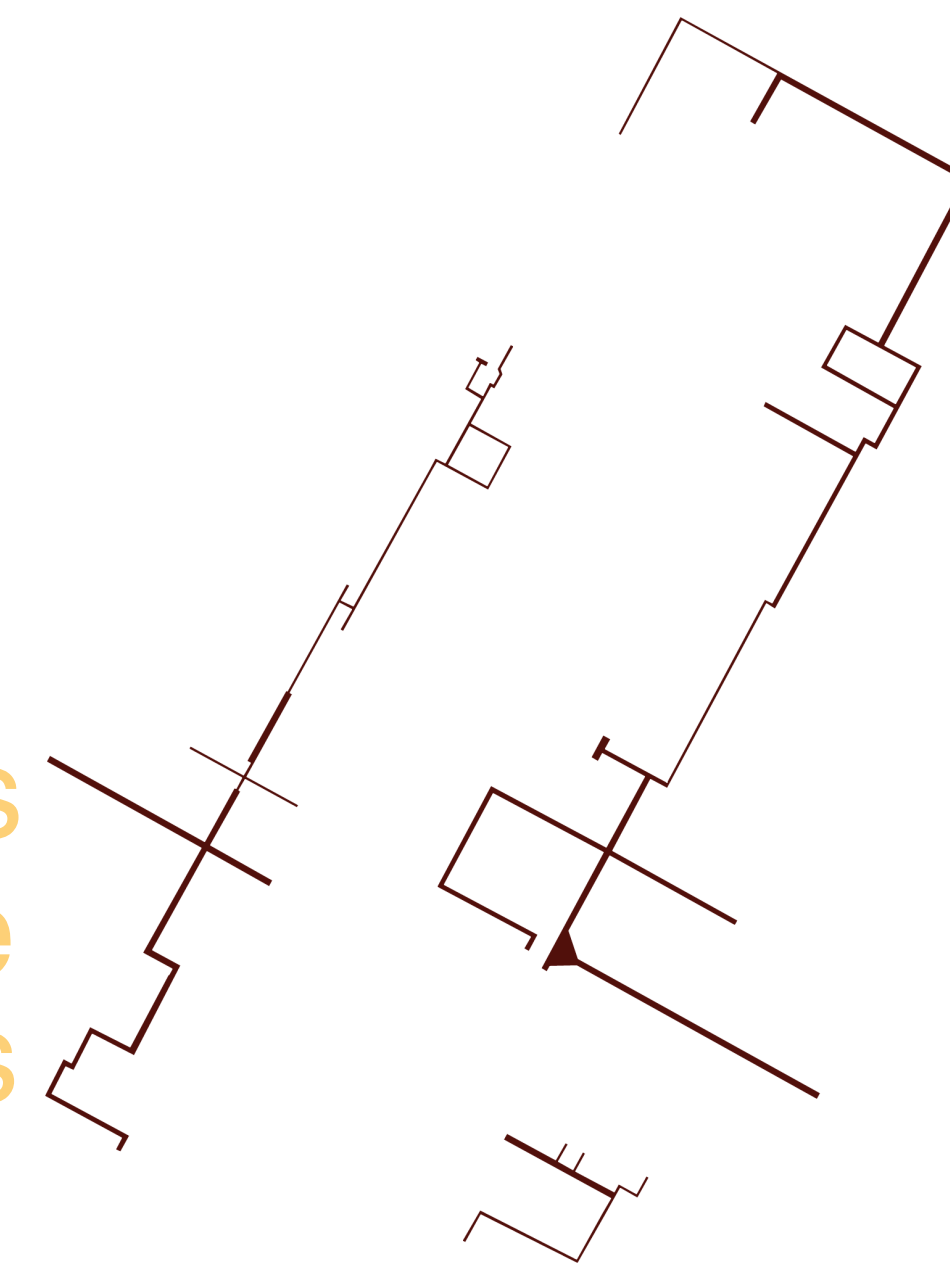
Turf pavers will be applied to allow for plantings on either side of the sidewalk to flow into the walkway. These pavers will too serve as a connective element.

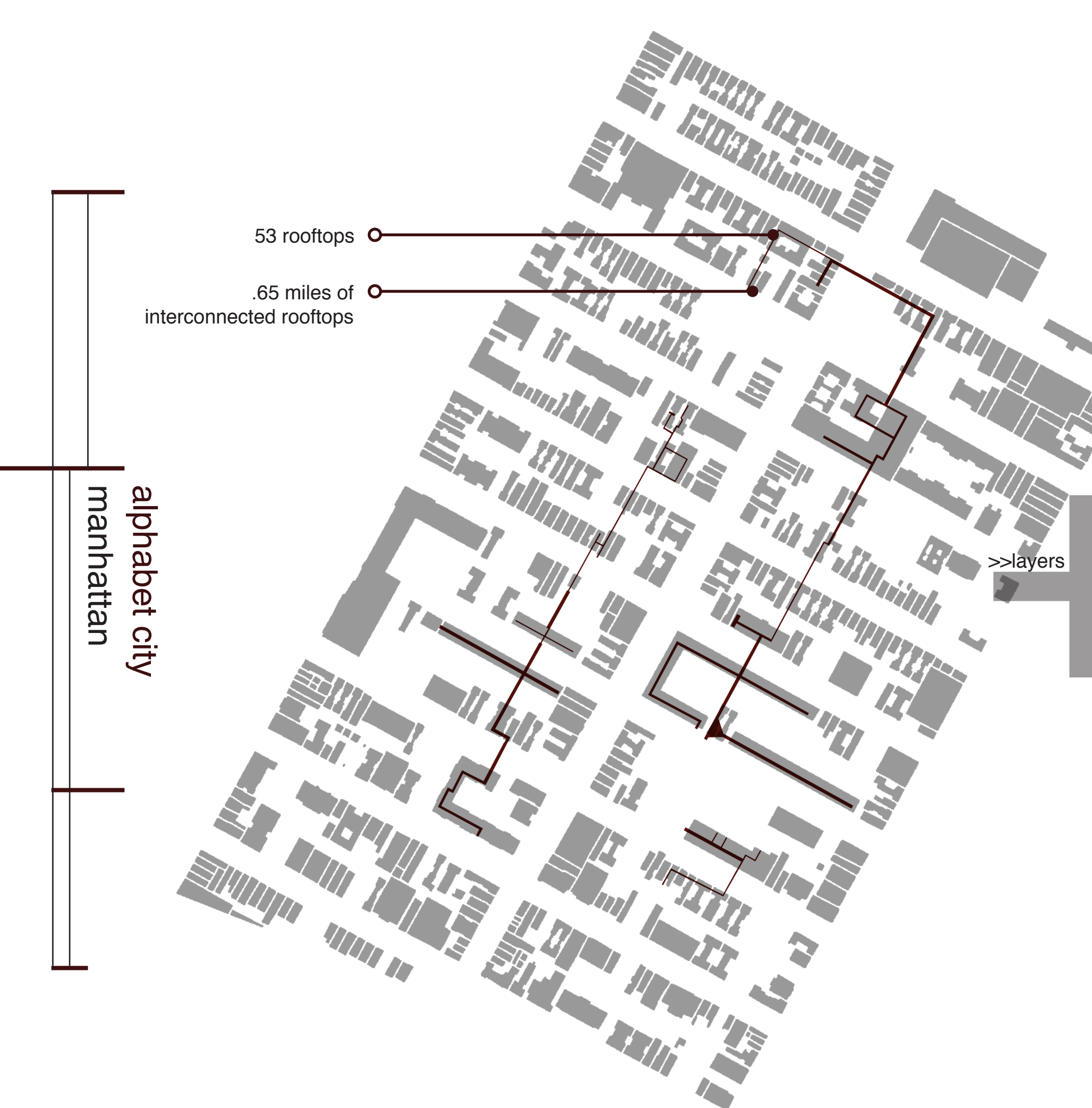
location
alphabet city

green connections
ownership
user types
crime prevention



community gardens
green infrastructure
structural connections

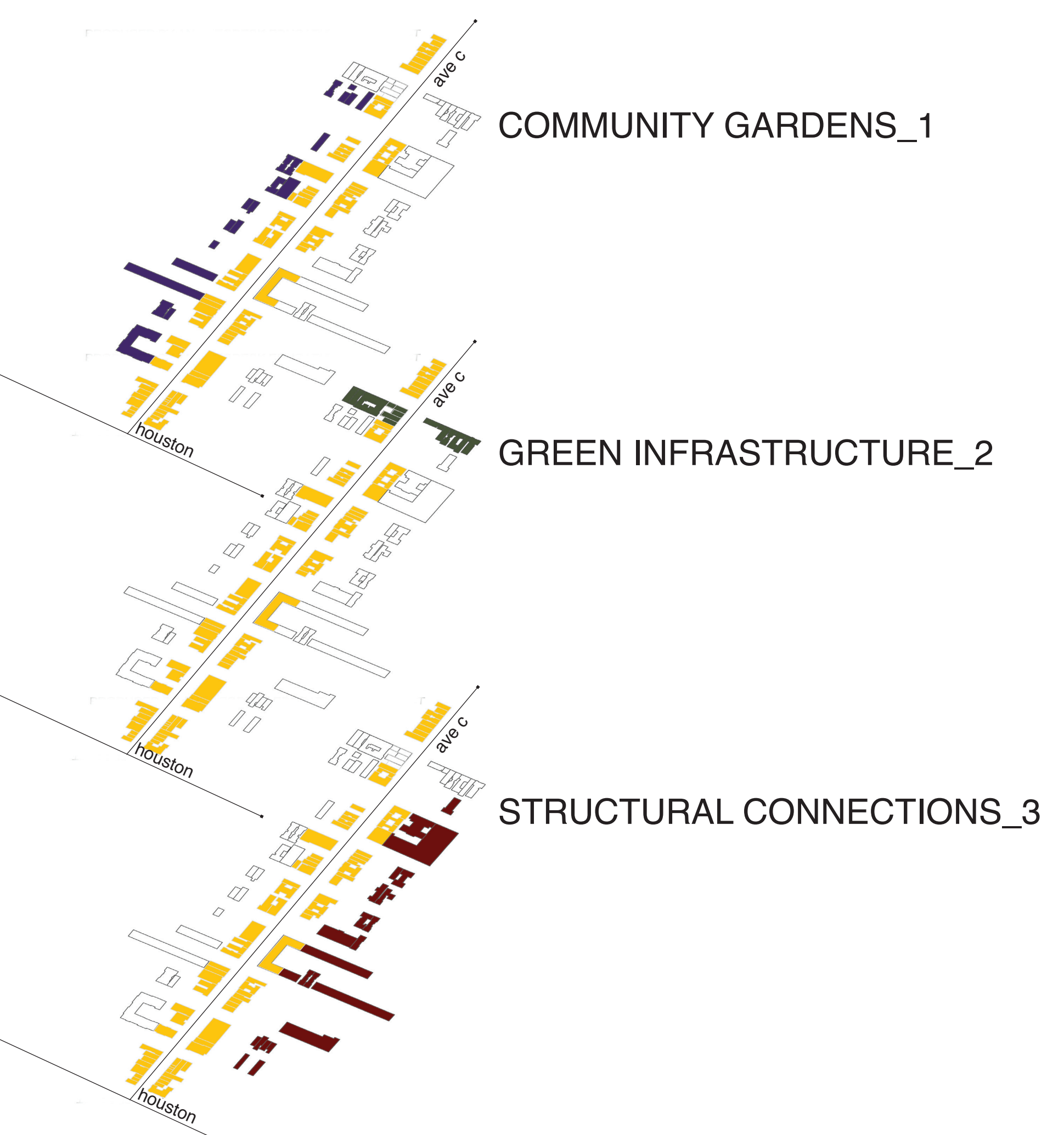




>>layers

community gardens
green infrastructure
structural connections

by incorporating intricate details and character into the elevated park system, distinctive areas such as community gardens, extensive rooftops and structural connections are therefore clearly defined. Celebratory spaces such as open lawns, community gardens and transitional green space add context to term "community spaces."



the community garden section offers celebratory spaces that include open lawns, community garden plots; raised, verticle and ground plots. This area has defined views and has an "open" design approach to maximize full viewing potential. Flowering trees, wildflowers and flowering shrubs will be located throughout the area.

alphabet city
manhattan

celebratory space

orchard

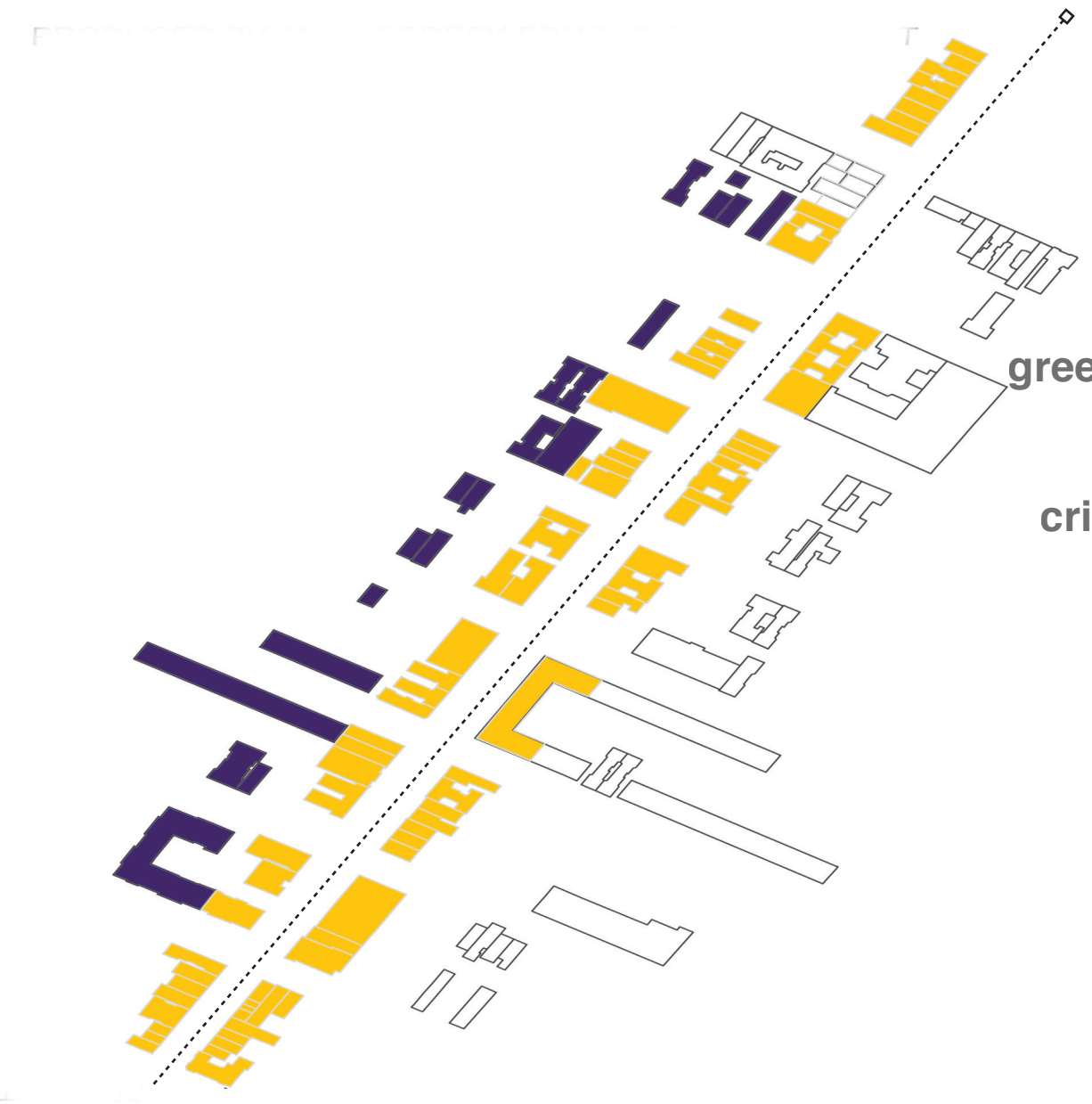
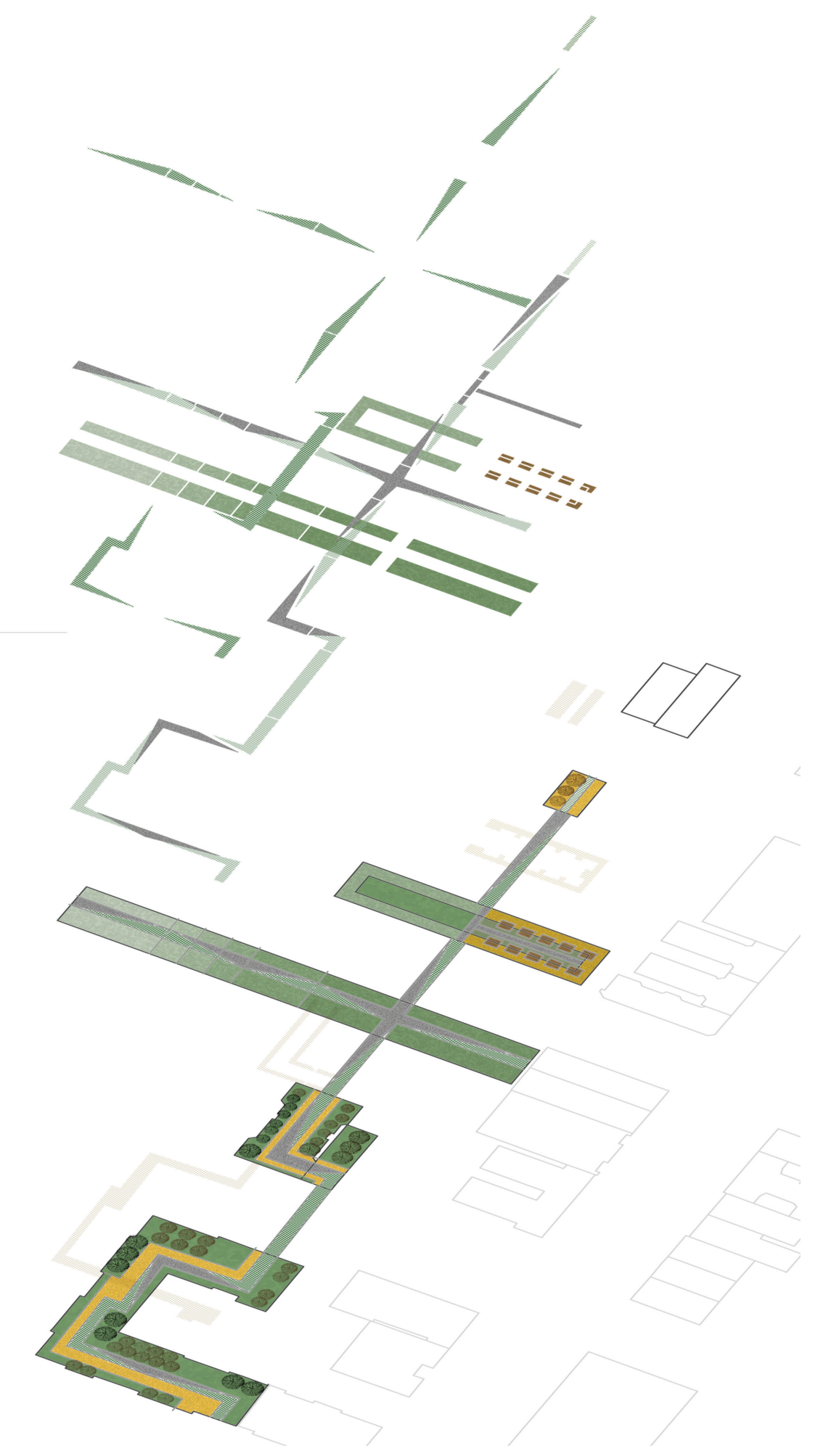
crab apple variety
_plum and pear



raised garden plots

open lawn

ground plots

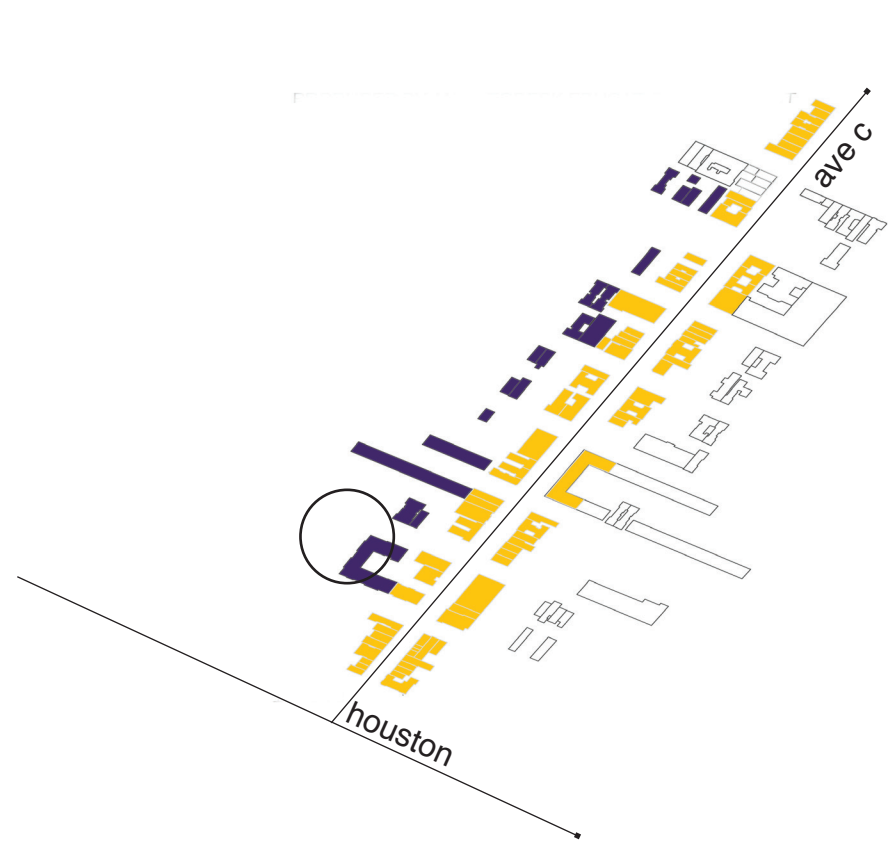


green connections
ownership
user types
crime prevention

design
community gardens



alphabet city
manhattan



green connections
ownership
user types
crime prevention

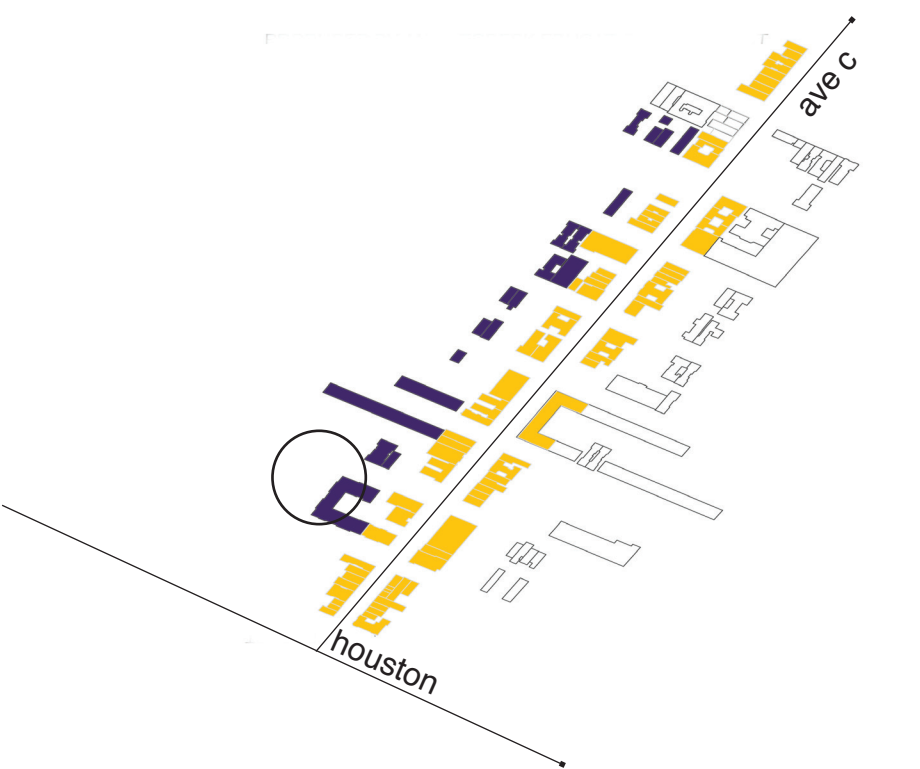
design
community gardens

n04
design

user types: the community garden spaces will attract both user types during the peak blooming and fruiting seasons. These seasonal changes will bring large amounts of people to these specific areas, only increase interaction and usage.

ownership: a sense of ownership is applied by strategically designing with maximum viewing potential. All walkways are designed toward important and breathtaking skylines.

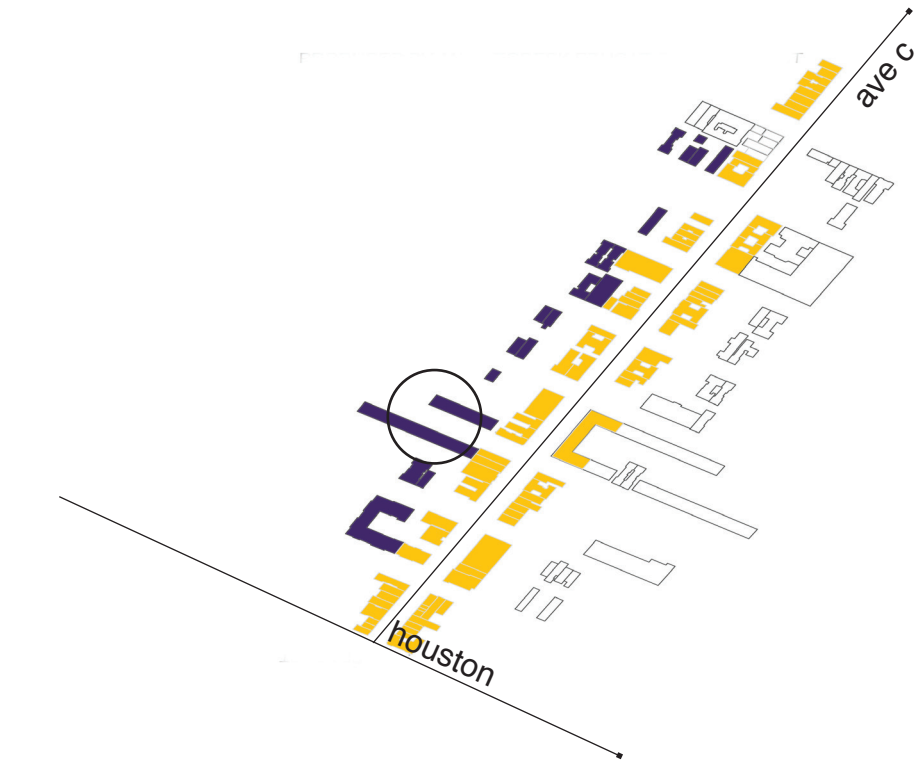
green connections: all user types have access to an interconnecting rooftop green way. This greenway is multi-purpose in which numerous activities can take place such as exercise.



crime prevention: The flowering community garden spaces serve as a celebratory space. This space will attract varying user types during the blooming season. The surge of people will entice interaction and spark conversation.

ownership: a sense of ownership is applied by creating a program where different residents can reap the benefits of flowering fruit trees. The idea of gardening is applied to the flowering fruit trees. The program will be seasonal, and a different user type will be chosen after every year.

design
community gardens
ownership
user types
crime prevention
green connections



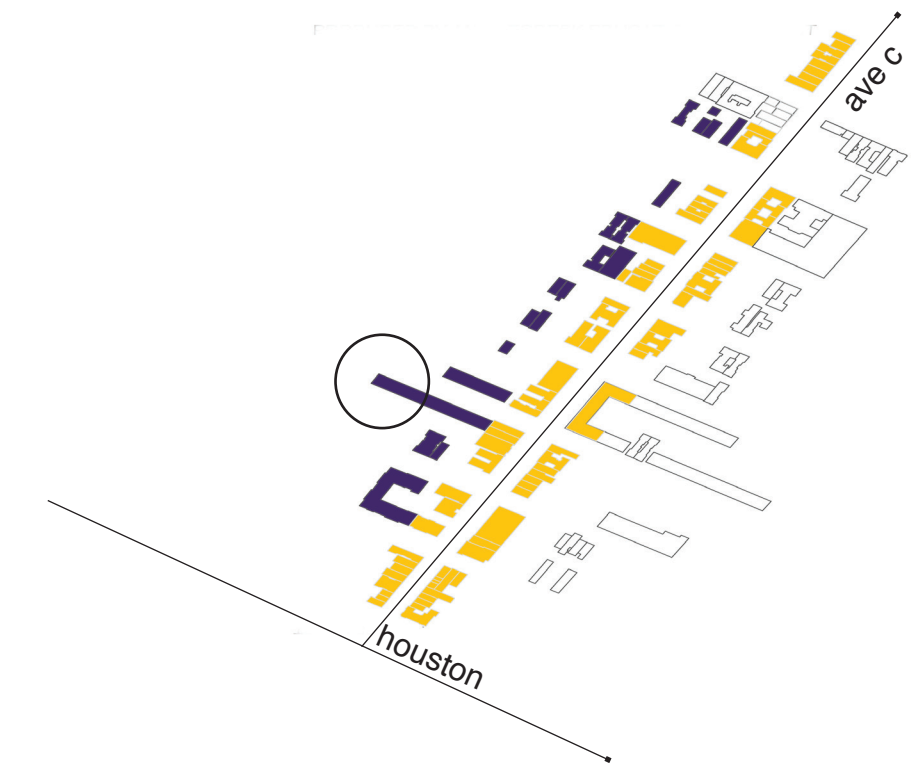
green connections
ownership
user types
crime prevention

design
community gardens

n04
design

crime prevention: Community garden spaces serve as a celebratory space. This space will attract varying user types during the planting seasons. The surge of people will entice interaction and spark conversation.

ownership: a sense of ownership is applied when different user types can reap the benefits of community garden plots. The program will be annual, and a different user type will be chosen after every year. This program will also provide hardy vegetable species for the area.



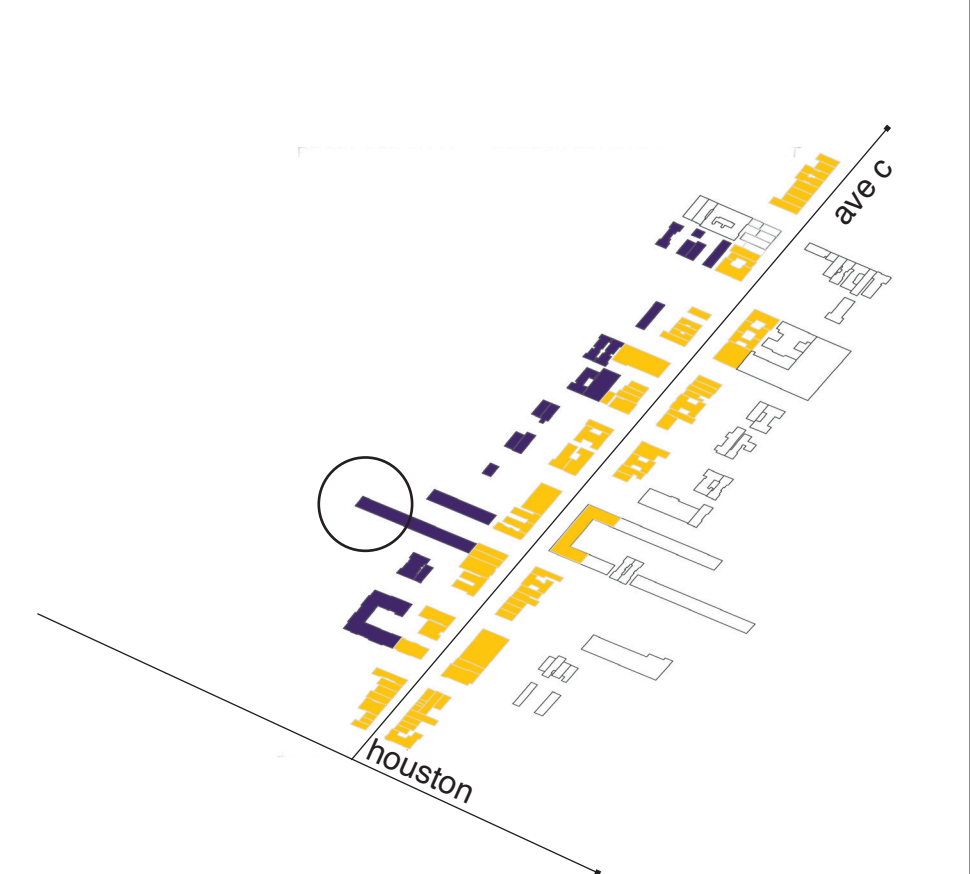
green connections: This greenway is multi-purpose in which numerous activities can take place. The growing season will be the prime time for interactions amongst the user types. The greenway will have high usage numbers based on the growing season.

user types: Different user types can have eligibility for the garden plots. The varying user types will add meaning to the term "community spaces."

green connections
ownership
user types
crime prevention

design
community gardens

alphabet city
manhattan



green connections
ownership
user types
crime prevention

design
community gardens

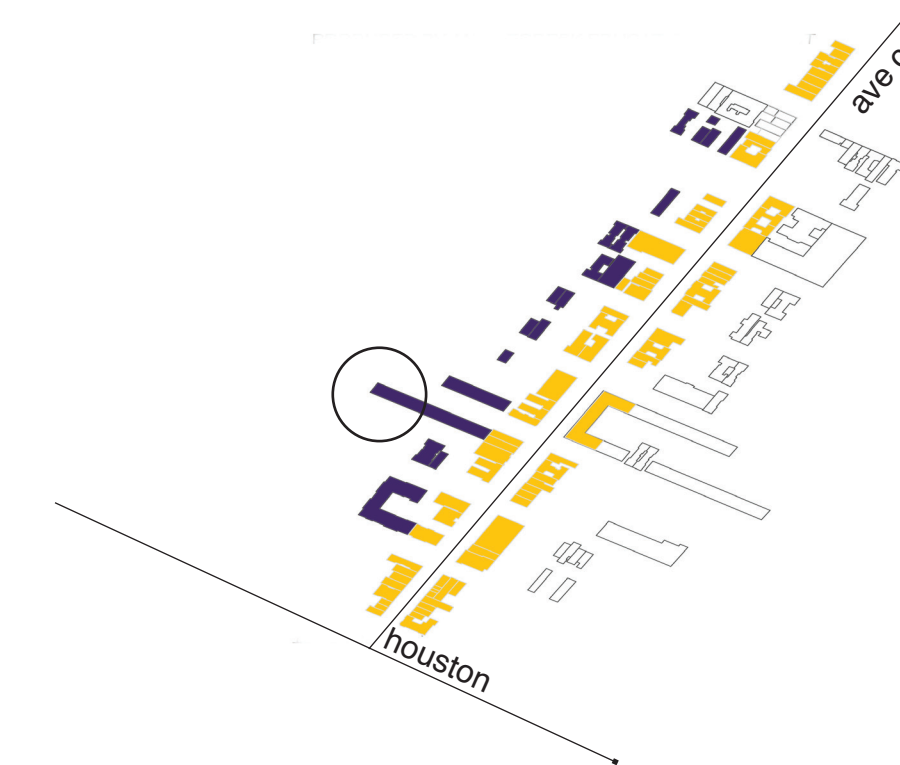
n04
design

alphabet city
manhattan

green connection: a green connection is continued up the building facade to avoid breaking the connection of green space. Solar ivy, or boston ivy, or both material will be strategically applied to the building facades that rise taller than the designed rooftop greenspace to keep the continuing green space flowing through the neighborhood.

ownership: a sense of ownership is added to the residents of the taller buildings located within close proximity of the lawn. The ivy applied to the building facade will help connect the residents to the park and avoid a disconnect and cohesively tie them into the greenway.

crime prevention: "The 5th Street Lawn" is an example of celebratory space for the users of the green way. This space can be used to celebrate the actual low crime numbers of alphabet city, manhattan as a whole. The space offers seating and extended views of the city scape.

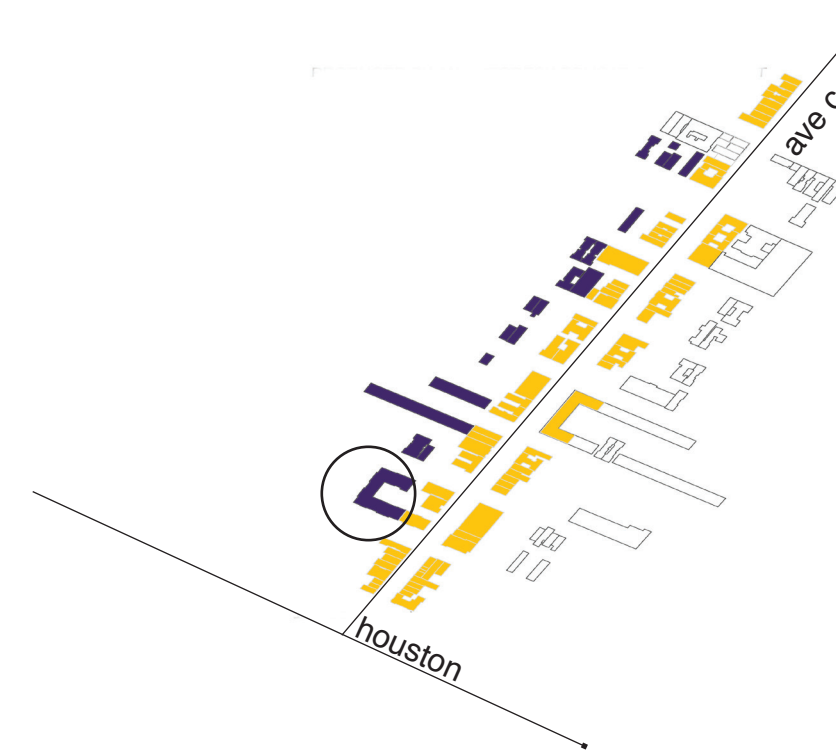
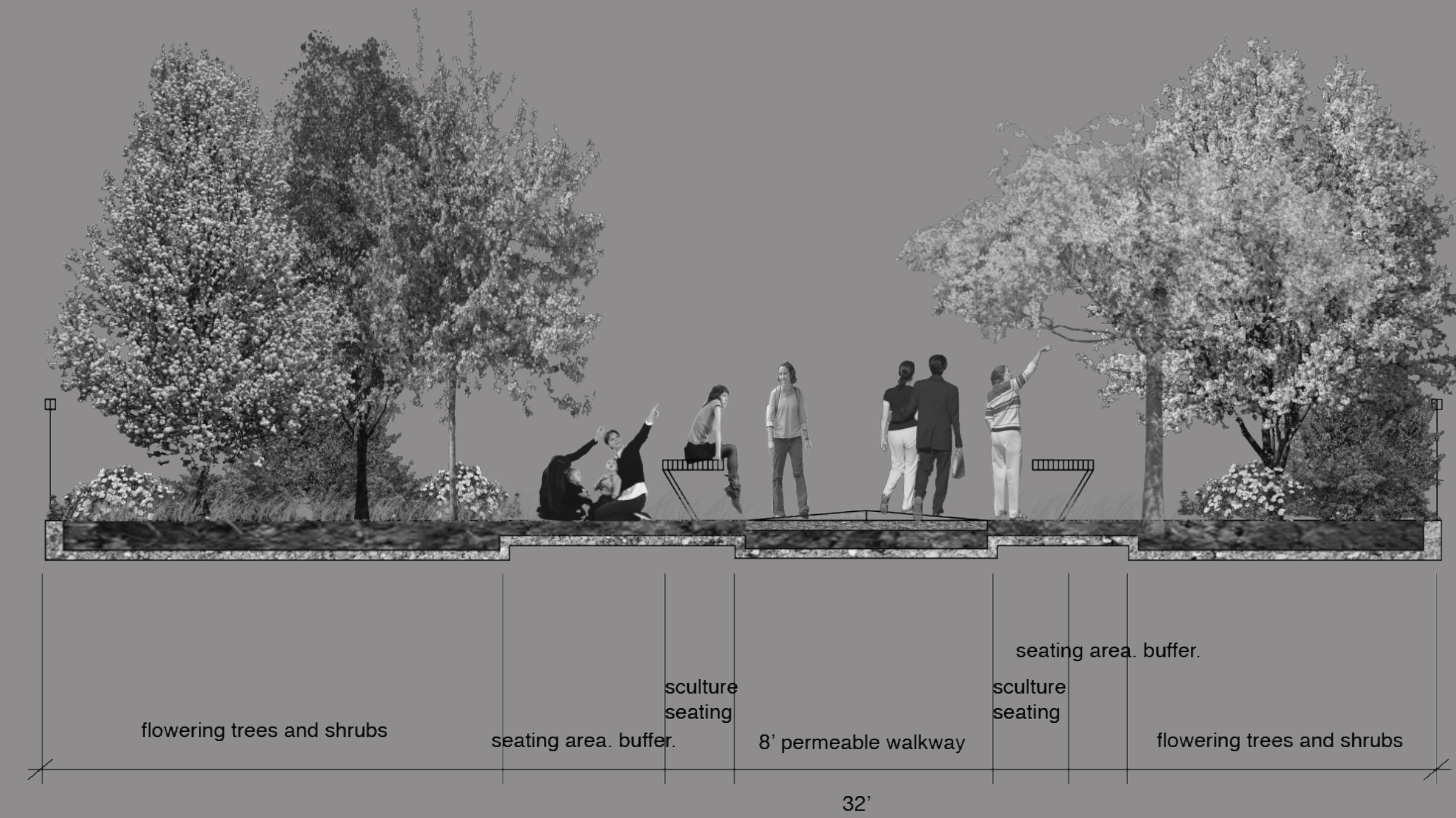


ownership: a sense of ownership is applied to the low income housing units by designing within a 2 block distance. The distance of two blocks is an appropriate barrier to optimize the highest viewing potential.

user types: the variety of user types such as the first time user [tourist], returning user [resident or student] have close proximity, view, and access the elevated park system.

design
community gardens
green connections
ownership
user types
crime prevention

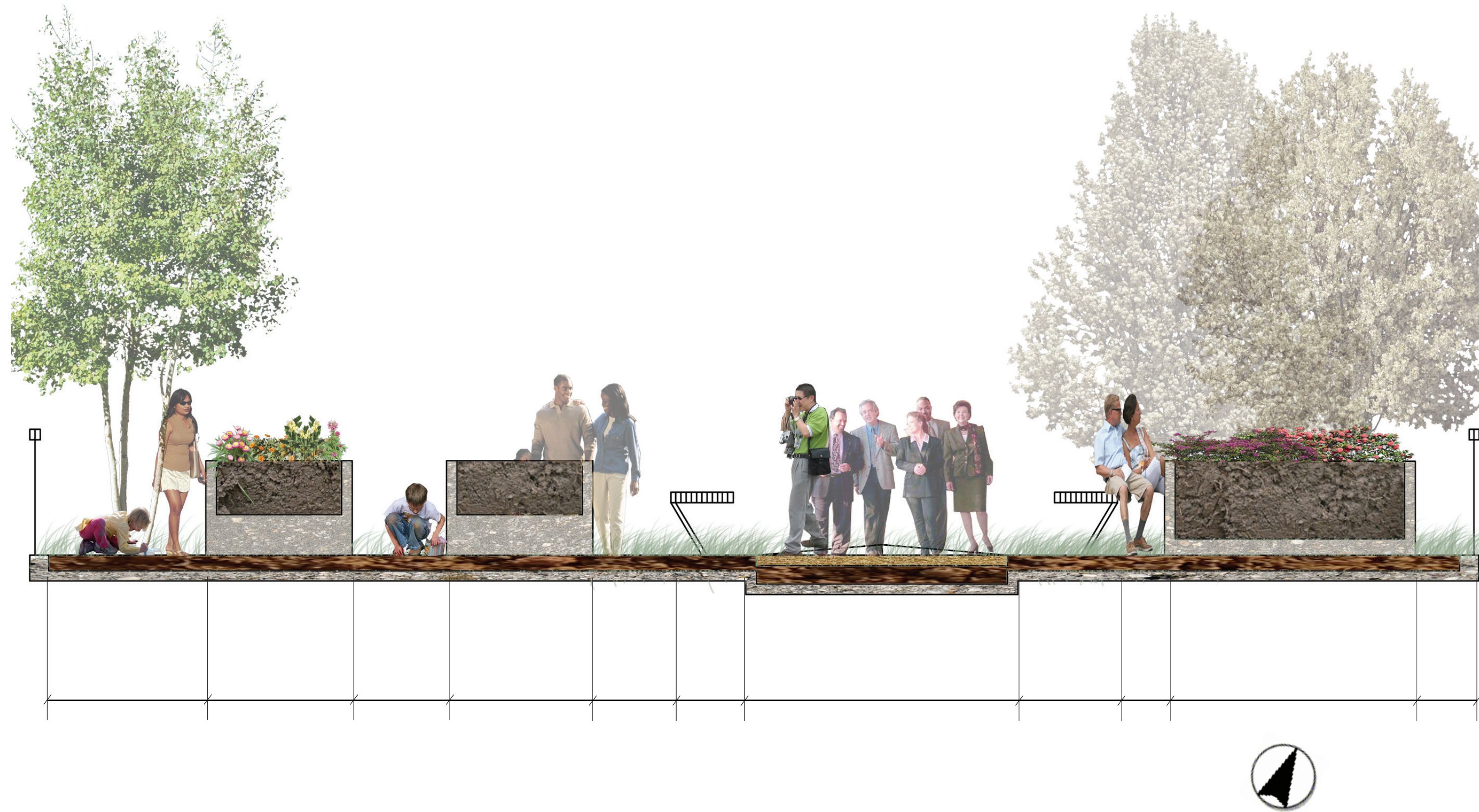
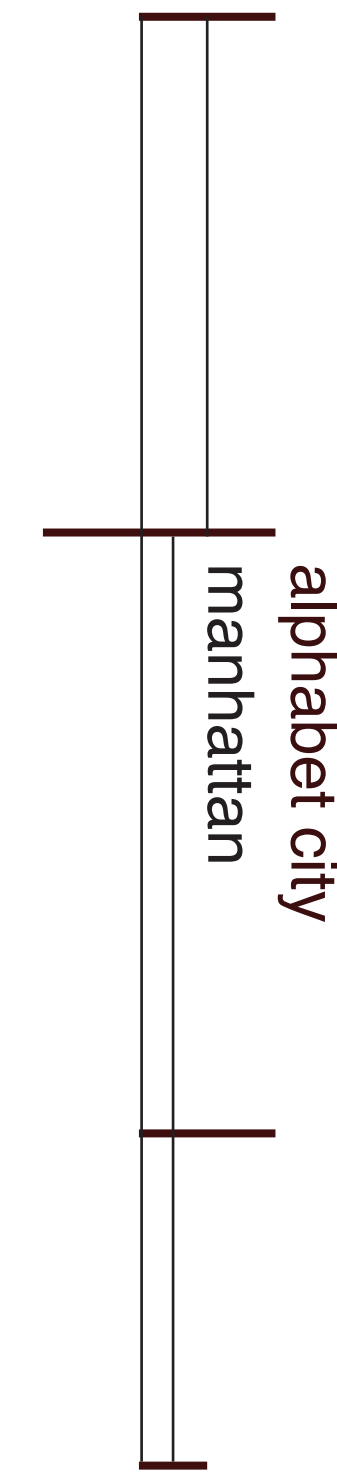
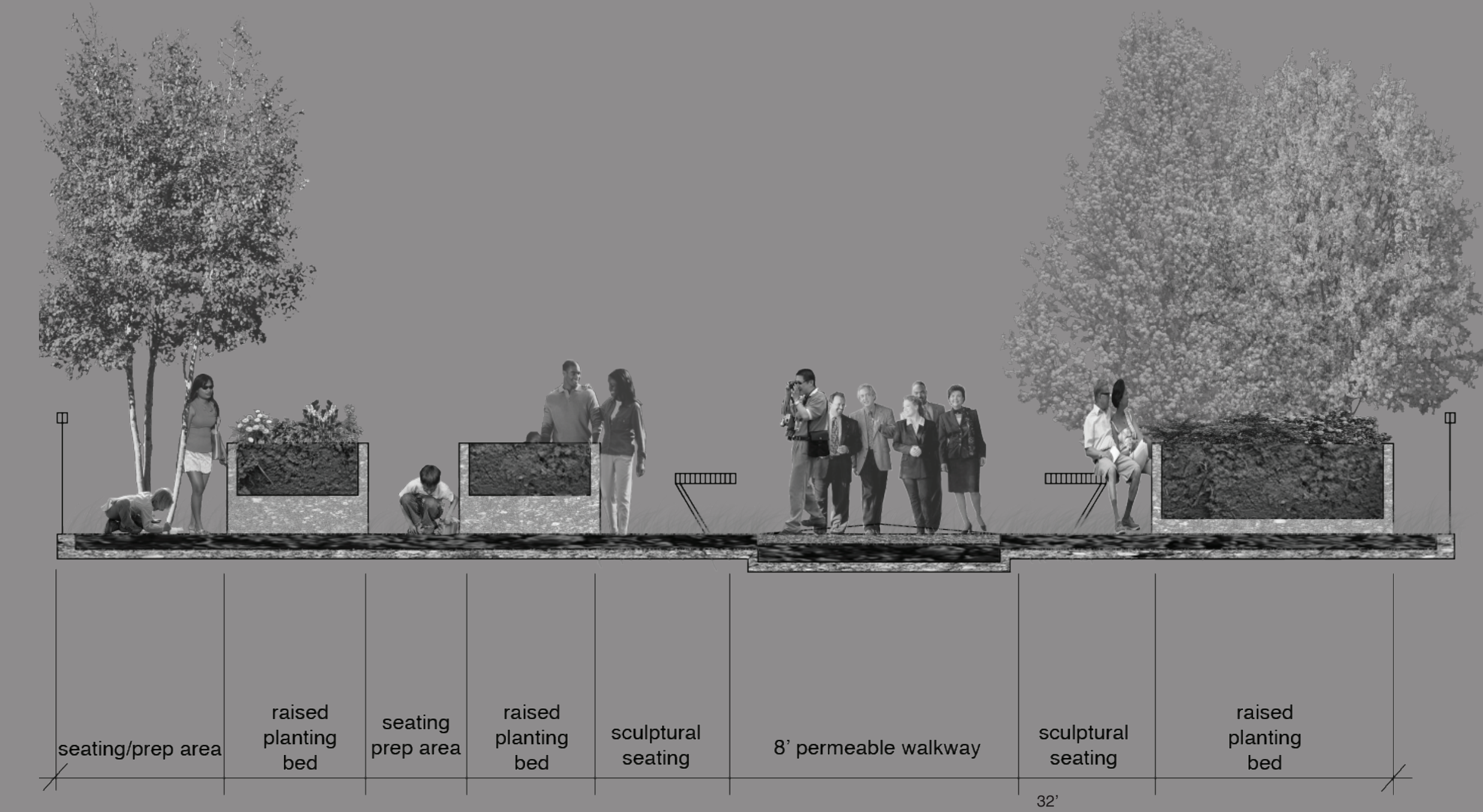
n04
design



green connections
ownership
user types
crime prevention

design
community gardens

n04
design



green connections
ownership
user types
crime prevention

design
community gardens

n04
design

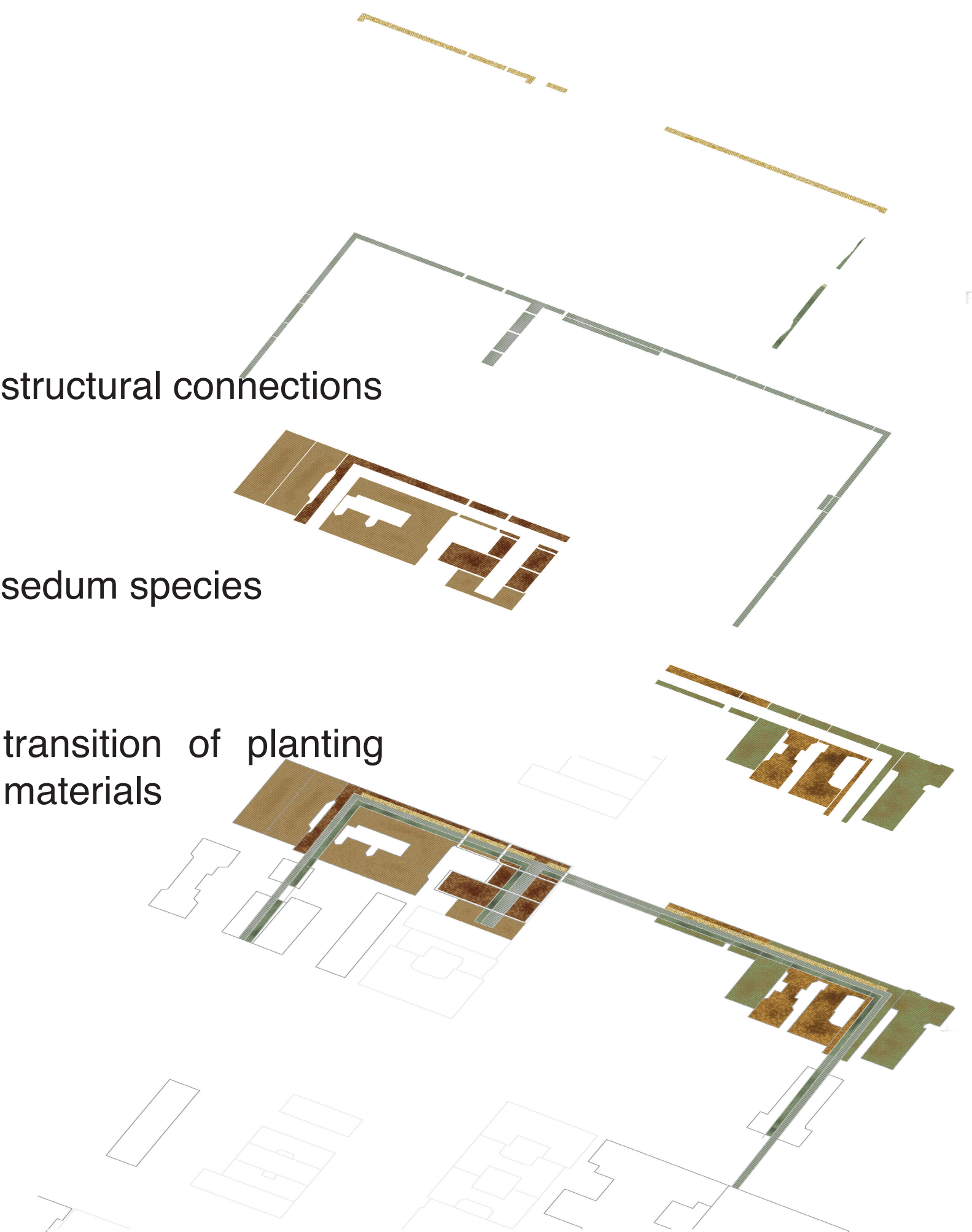
alphabet city
manhattan

viewing platforms
transition of planting materials

an extensive roof system is applied to the top of the low income housing units. The system is placed here because of the layering of the low income zone and the design location. Sedum species will be used to utilize affective sustainability processes; percolation and grey water storage.



structural connections
sedum species
transition of planting materials

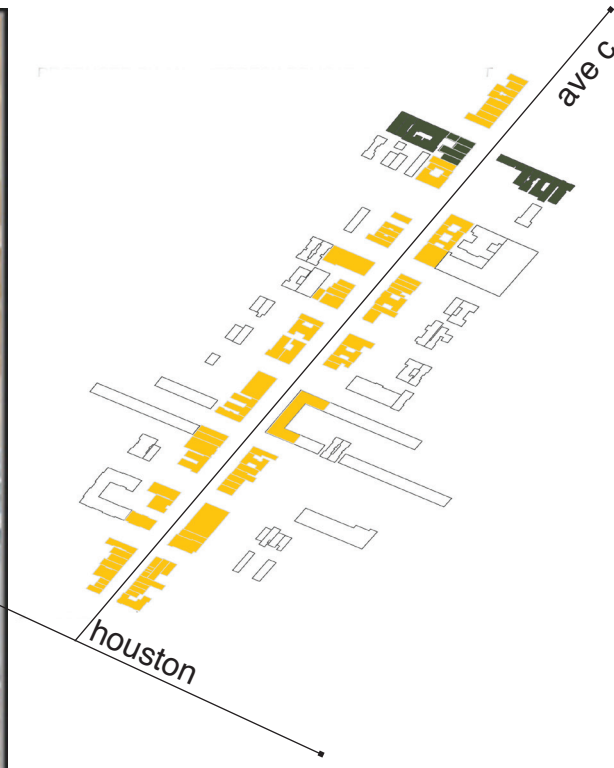


design
green infrastructure

alphabet city
manhattan



an extensive rooftop is designed on top of low income housing units. An extensive system is implemented here because of overlapping design and low income housing.



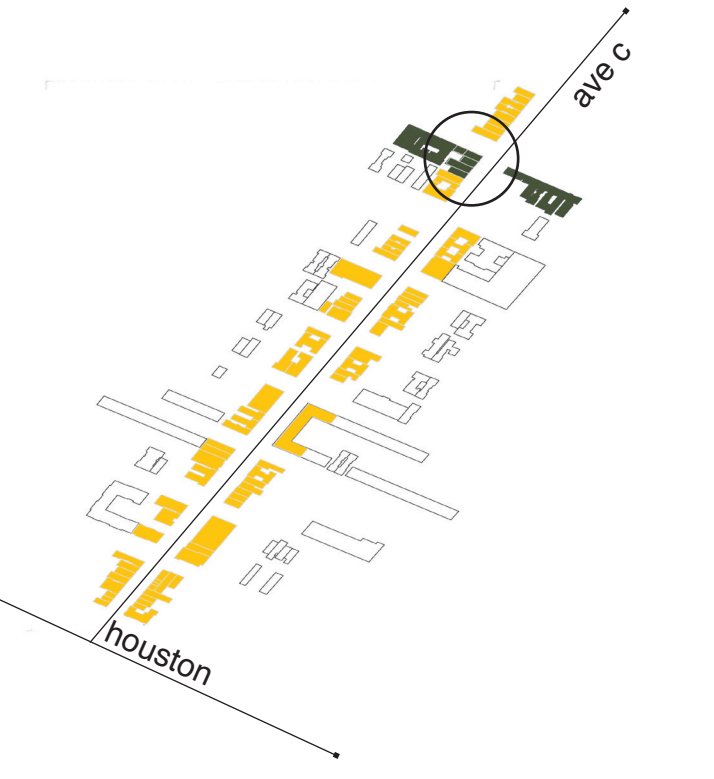
green connections
ownership
user types
crime prevention

design
green infrastructure

n04
design

ownership: a sense of ownership is applied the the north section of the designated design space. The actual rooftops of the zoned low income structures have a designed extensive green roof that adds a layer of sustainability to the zoning. The rooftop garden adds a sense of ownership by allowing the residents of the structure to live within close proximity of the greenway.

green connections: the choice of paneling and railings have allowed the user the feel as though they are a part of the city. The glass panels allow for reflection, view and ornate details which help unify the park with alphabet city.

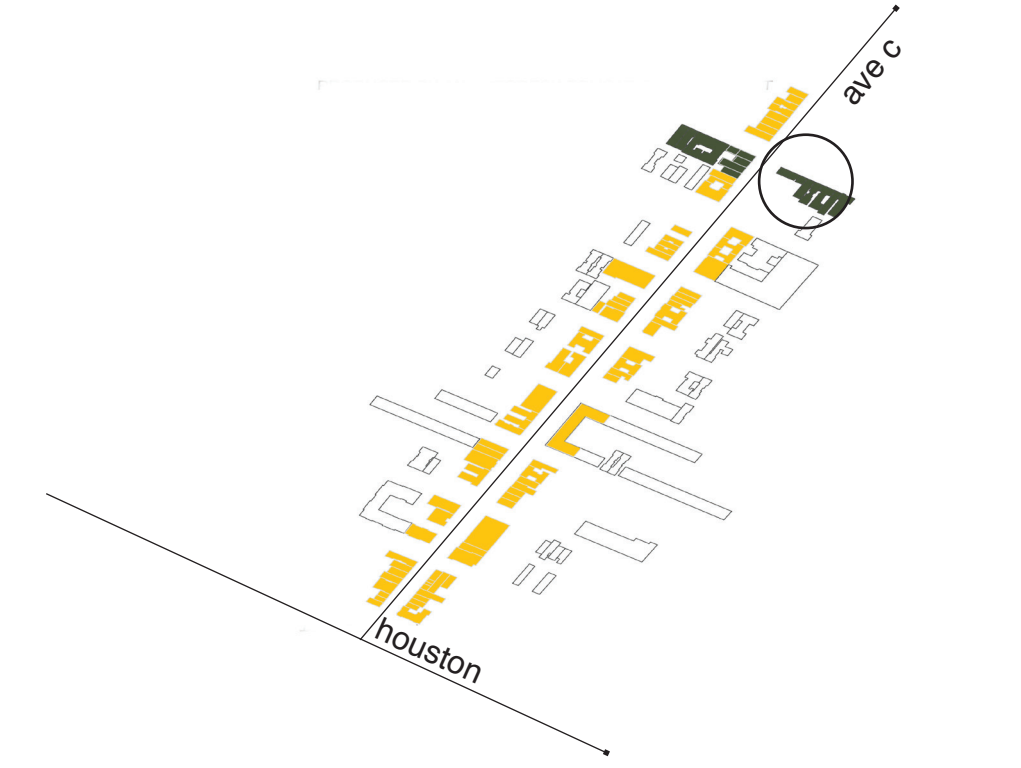
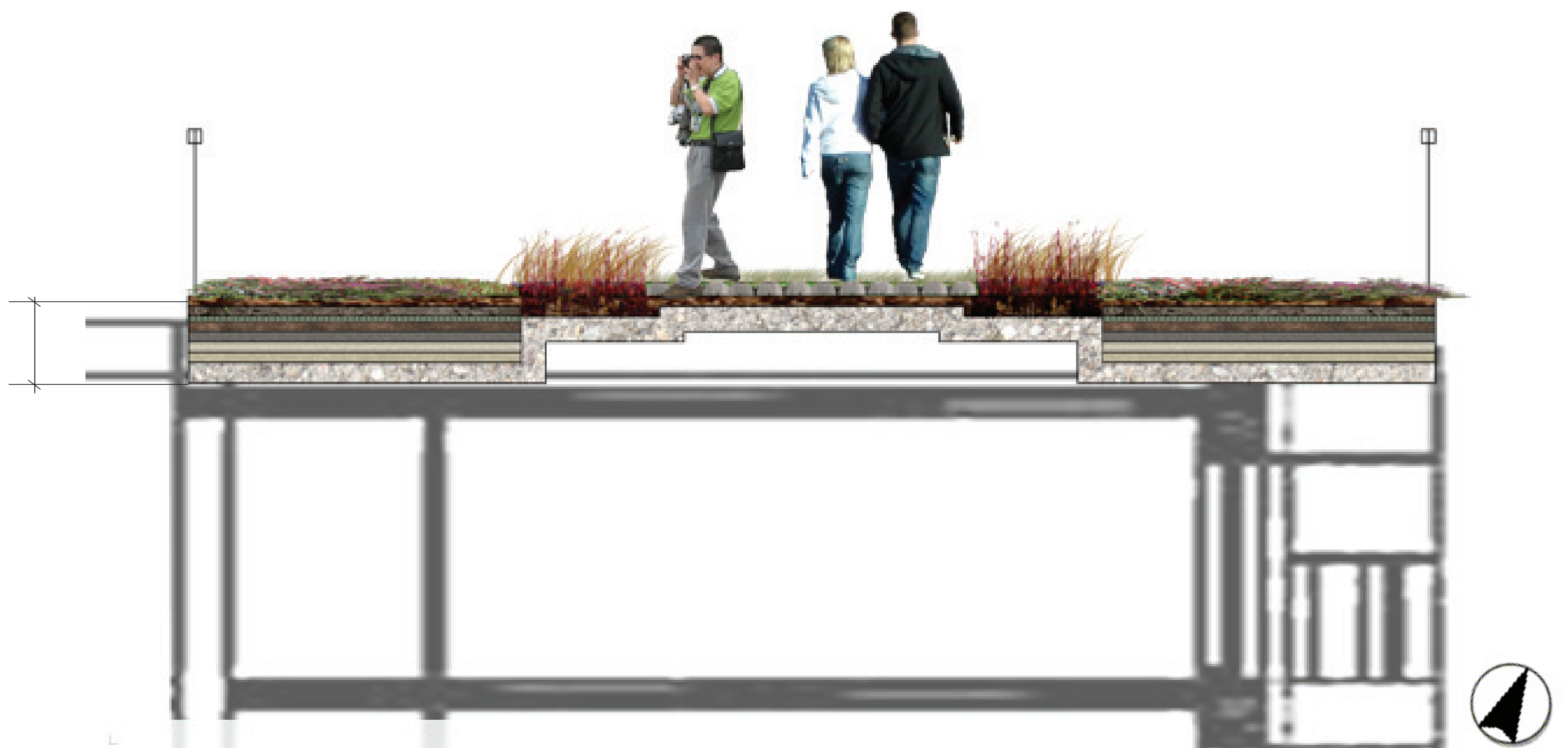


user types: the variety of user types such as the first time user [tourist], returning user [resident or student] have close proximity, view, and access the elevated park system. The access is easily continued by a series of stairways, elevators and above walkways that keeps the continual flow of pedestrian circulation.

green connections: installed turf pavers ensures interwoven green space amongst the spaces. Materials such as gravel, concrete and turf pavers are woven together to insure a material and plant connections. the pervious materials allow for sustainability and water percolation.

green connections: LED lighting features installed in the turf pavers and the railings will ensure another connection and flow along the green way. The lighting features will serve as a navigational feature throughout the elevated green way.

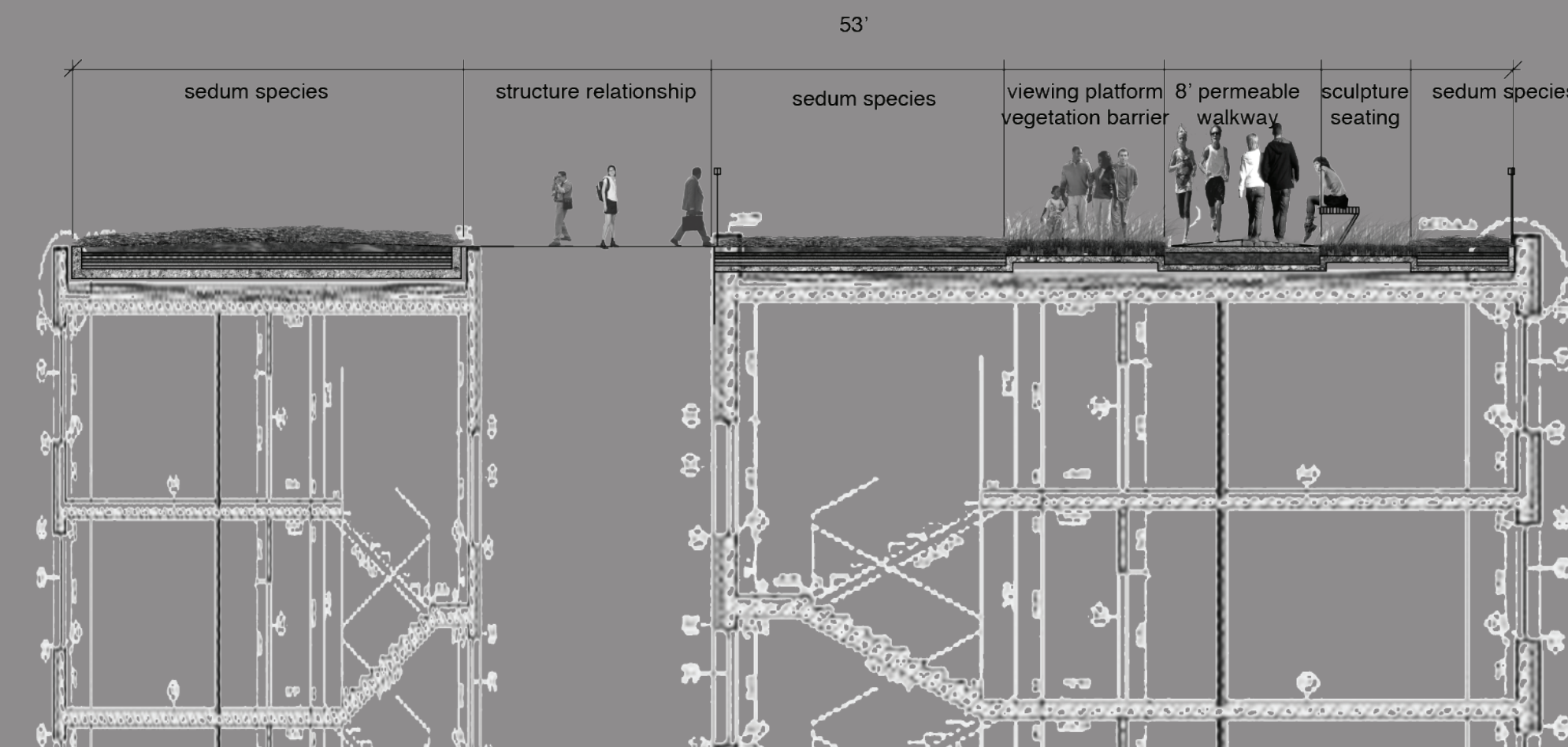
design
green infrastructure
ownership
user types
crime prevention
green connections



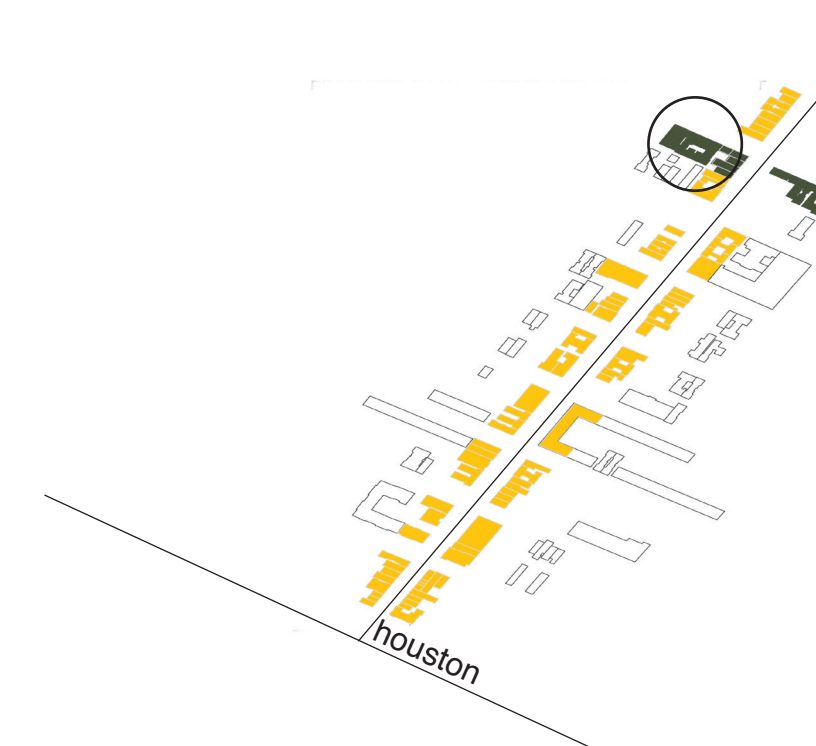
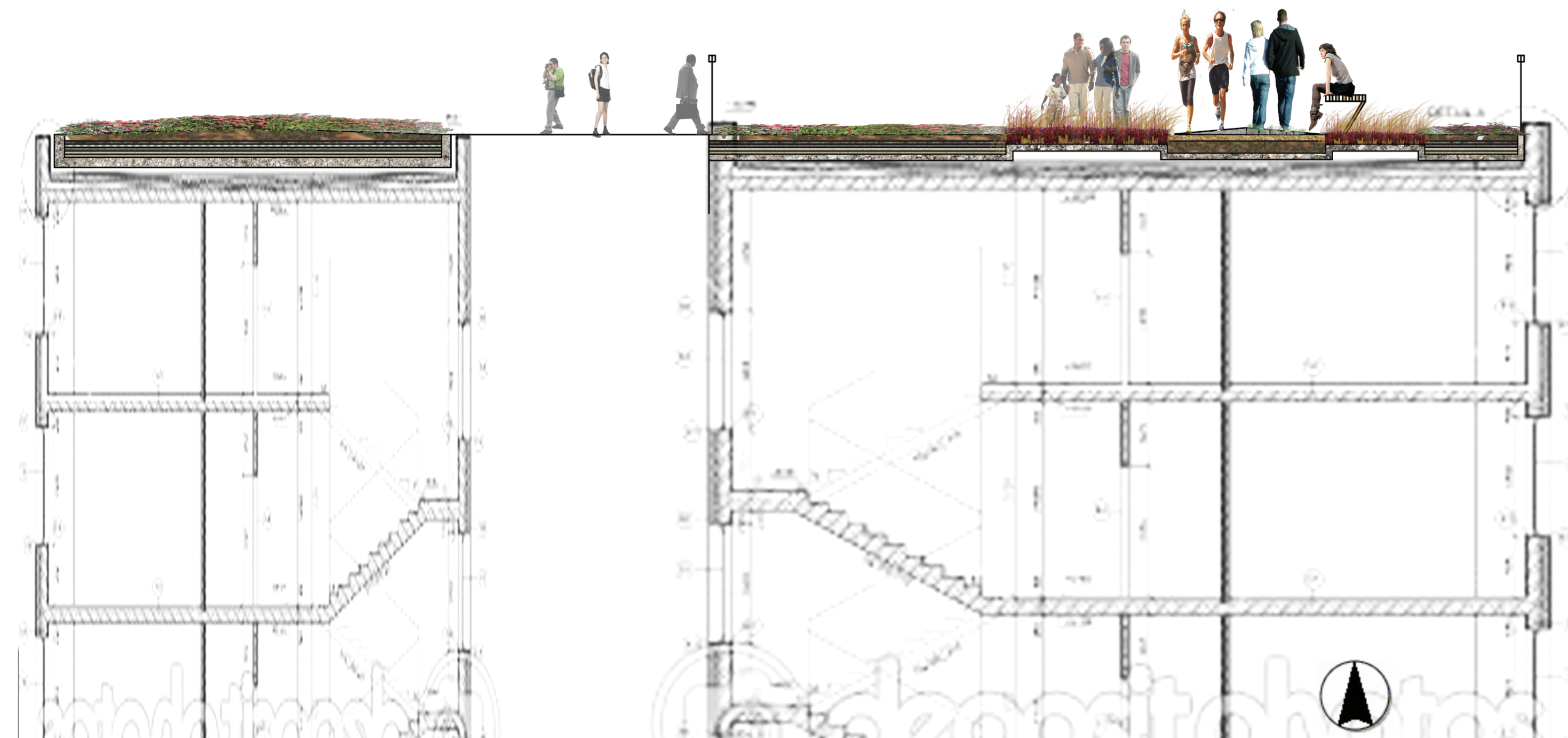
green connections
ownership
user types
crime prevention

design
green infrastructure

n04
design



alphabet city
manhattan



green connections
ownership
user types
crime prevention

design
green infrastructure

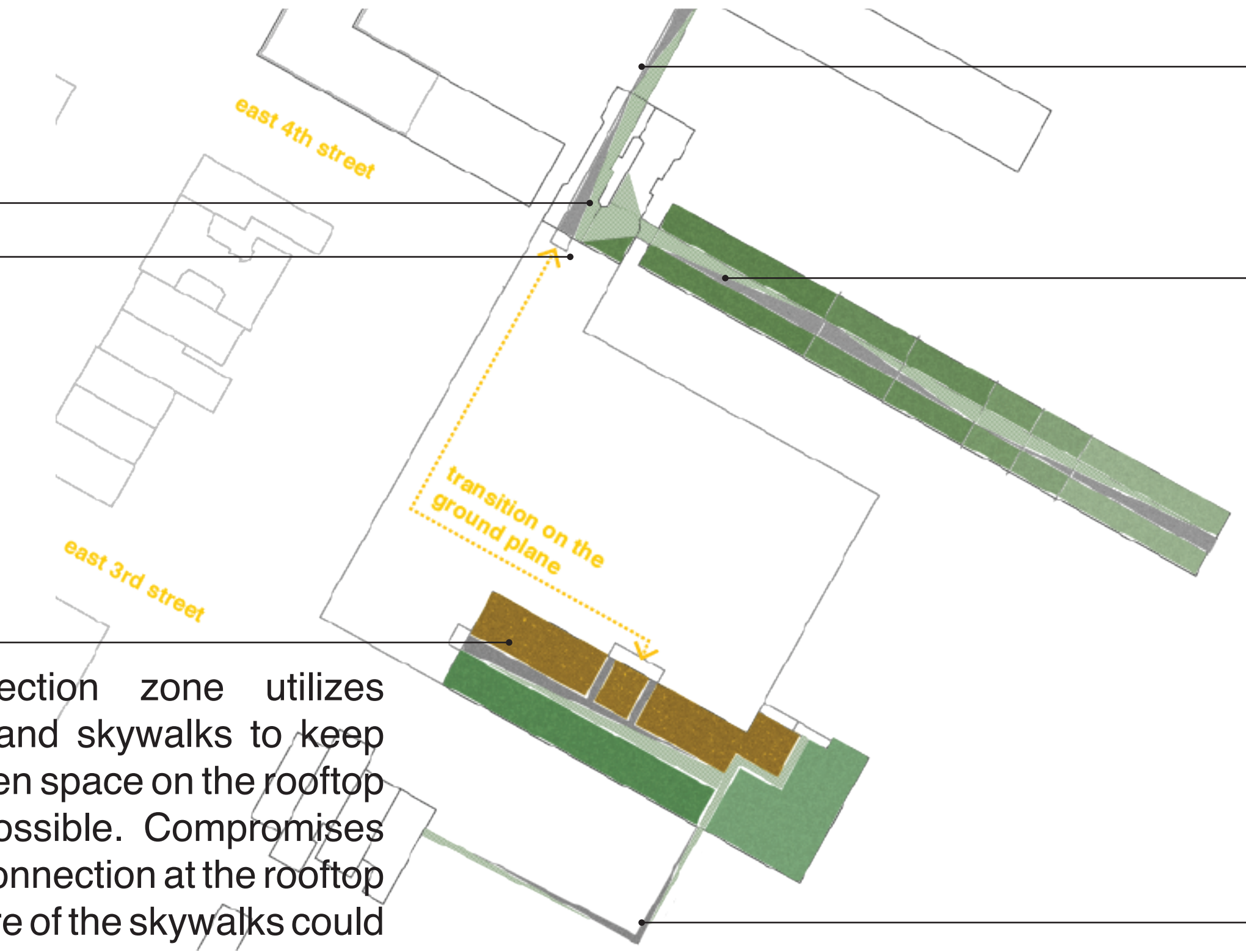
n04
design



viewing platform
elevator and stairway connections

vegetation transitions

the structural connection zone utilizes staircases, elevators and skywalks to keep the continuation of green space on the rooftop levels as much as possible. Compromises were made to keep a connection at the rooftop as much as the structure of the skywalks could allow.



elevated walkway

celebratory space. Open Lawn

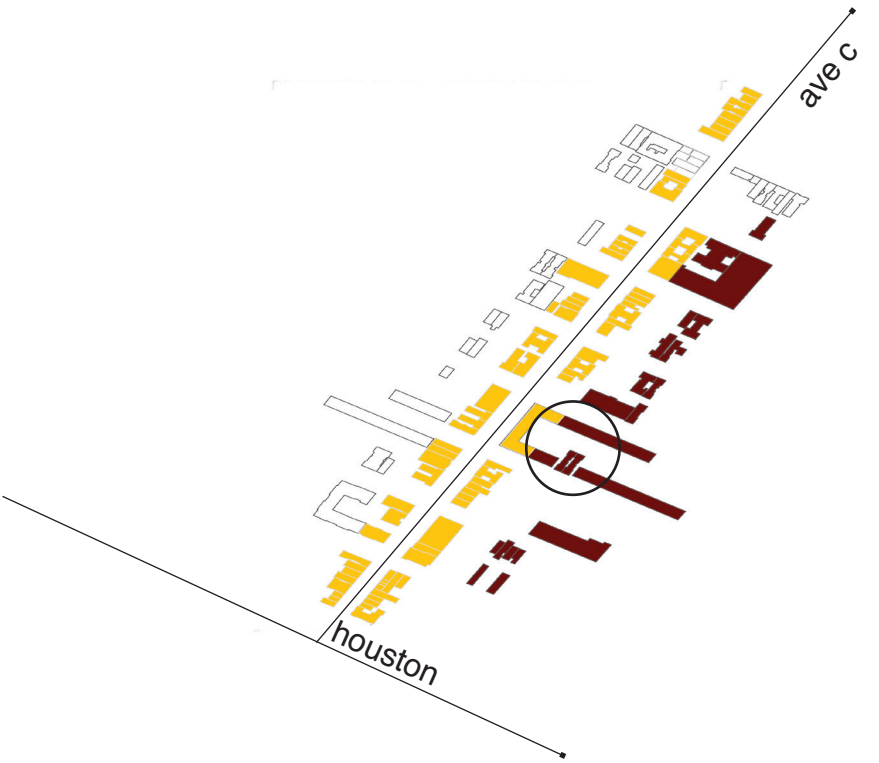
elevated walkway



design
structural connections



alphabet city
manhattan



green connections
ownership
user types
crime prevention

design
structural connections

n04
design

ownership: a sense of ownership is applied the the north section of the designated design space. The actual rooftops of the zoned low income structures have a designed extensive green roof that adds a layer of sustainability to the zoning. The rooftop garden adds a sense of ownership by allowing the residents of the structure to live within close proximity of the greenway.

crime prevention: the theory of “eyes in the sky” can be applied to all structural connections. The theory can be applied here because user types can look on down the street level, which adds another level of safety to the design.



green connections: installed turf pavers ensures interwoven green space amongst the spaces. Materials such as gravel, concrete and turf pavers are woven together to insure a material and plant connections. the pervious materials allow for sustainability and water percolation.

green connections: the structural connections are designed with aesthetics in the forefront. The walkways are designed spaces that bring wildflowers, native grasses, shrubs and trees to the space.

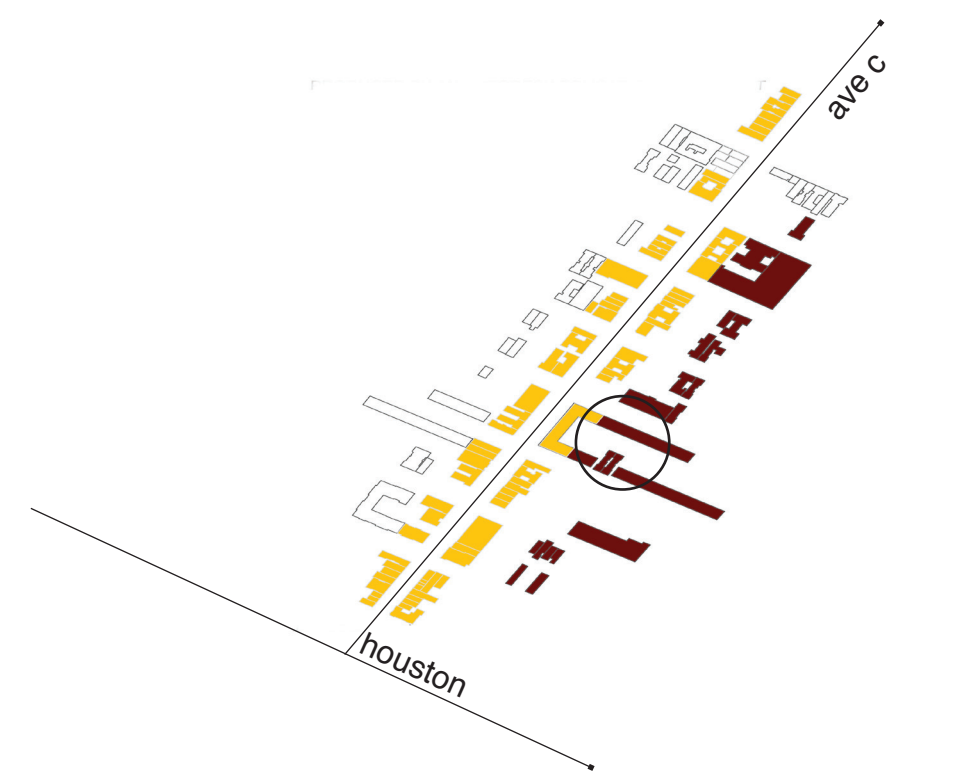
user types: structural connections will entice the first time visitor and the returning user to utilize the elevated systems. These structural connections “reach” out into the community to bring users into the site.

green connections
ownership
user types
crime prevention

design
structural connections



PRODUCED BY AN ARCHITECTURAL FIRM



green connections
ownership
user types
crime prevention

design
structural connections

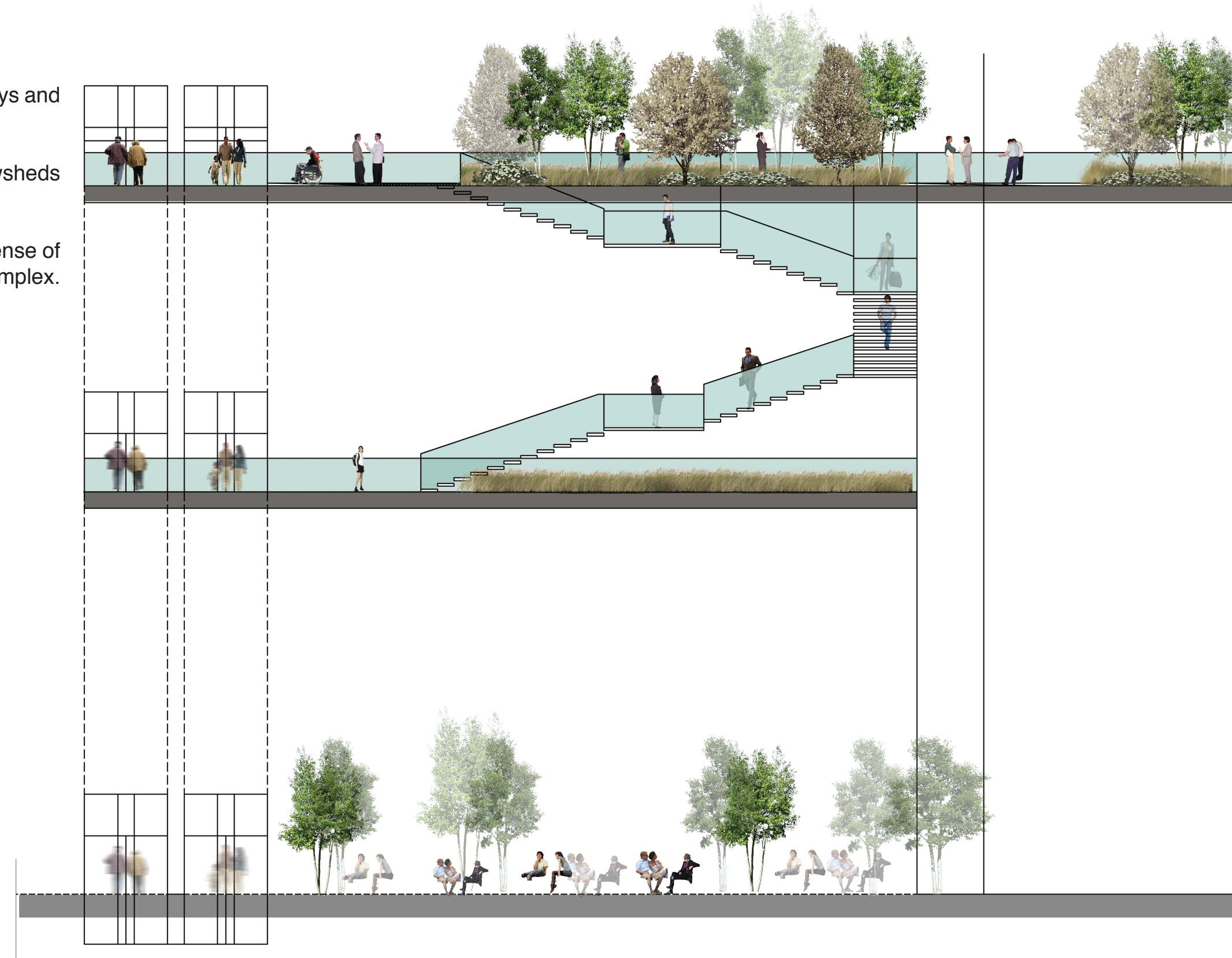
n04
design

CONNECTIONS_study

this study begins to depict how elevators, stairways and varying height levels can be utilized.

+pro: varying walkways can utilize successful viewsheds of the city scape.

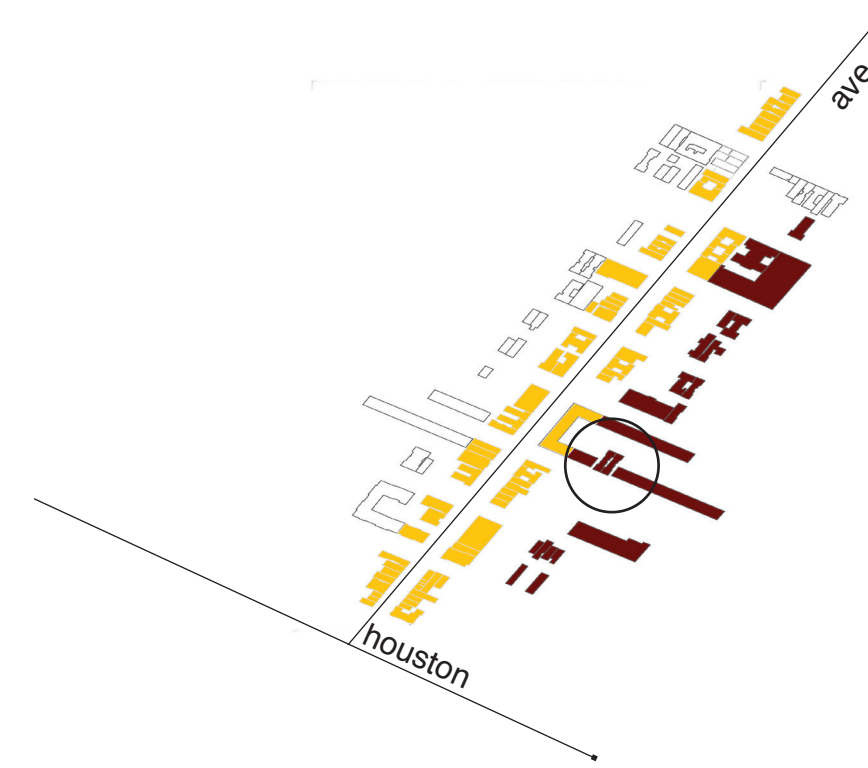
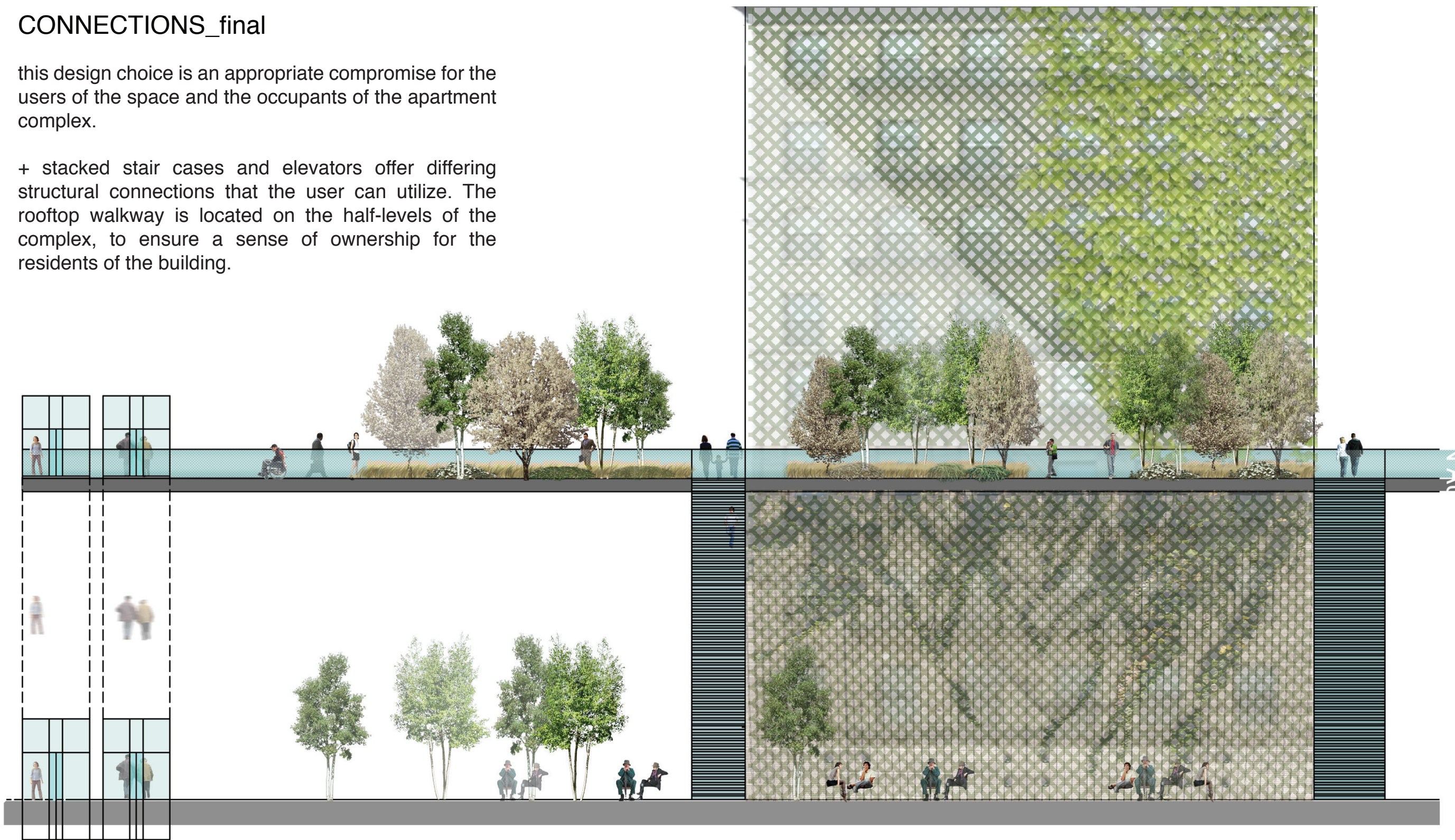
+con: these walkways begin to compromise a sense of ownership for the occupants of the apartment complex. These stair cases block views for the residents.



CONNECTIONS_final

this design choice is an appropriate compromise for the users of the space and the occupants of the apartment complex.

+ stacked stair cases and elevators offer differing structural connections that the user can utilize. The rooftop walkway is located on the half-levels of the complex, to ensure a sense of ownership for the residents of the building.

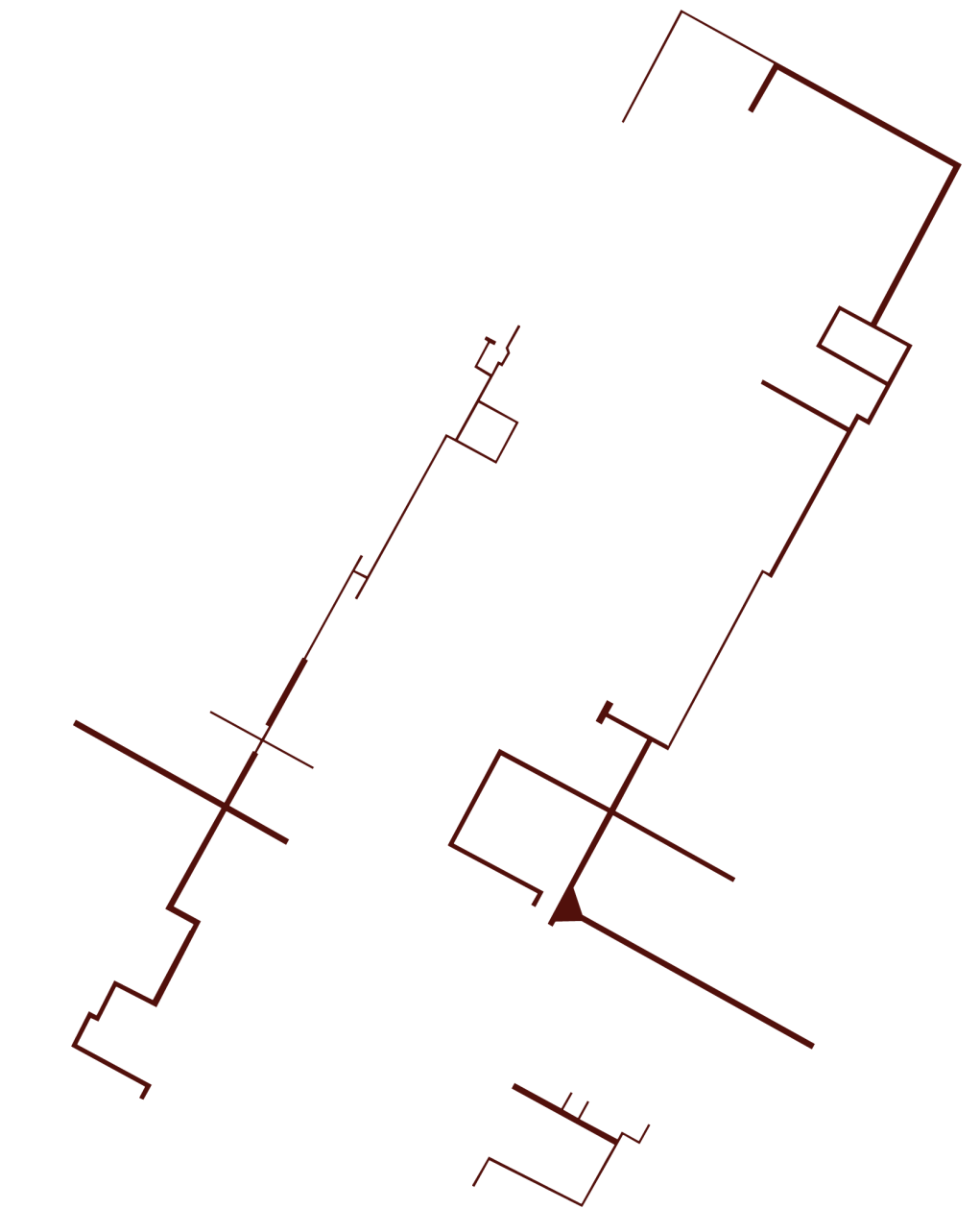


green connections
ownership
user types
crime prevention

design
structural connections

n04
design

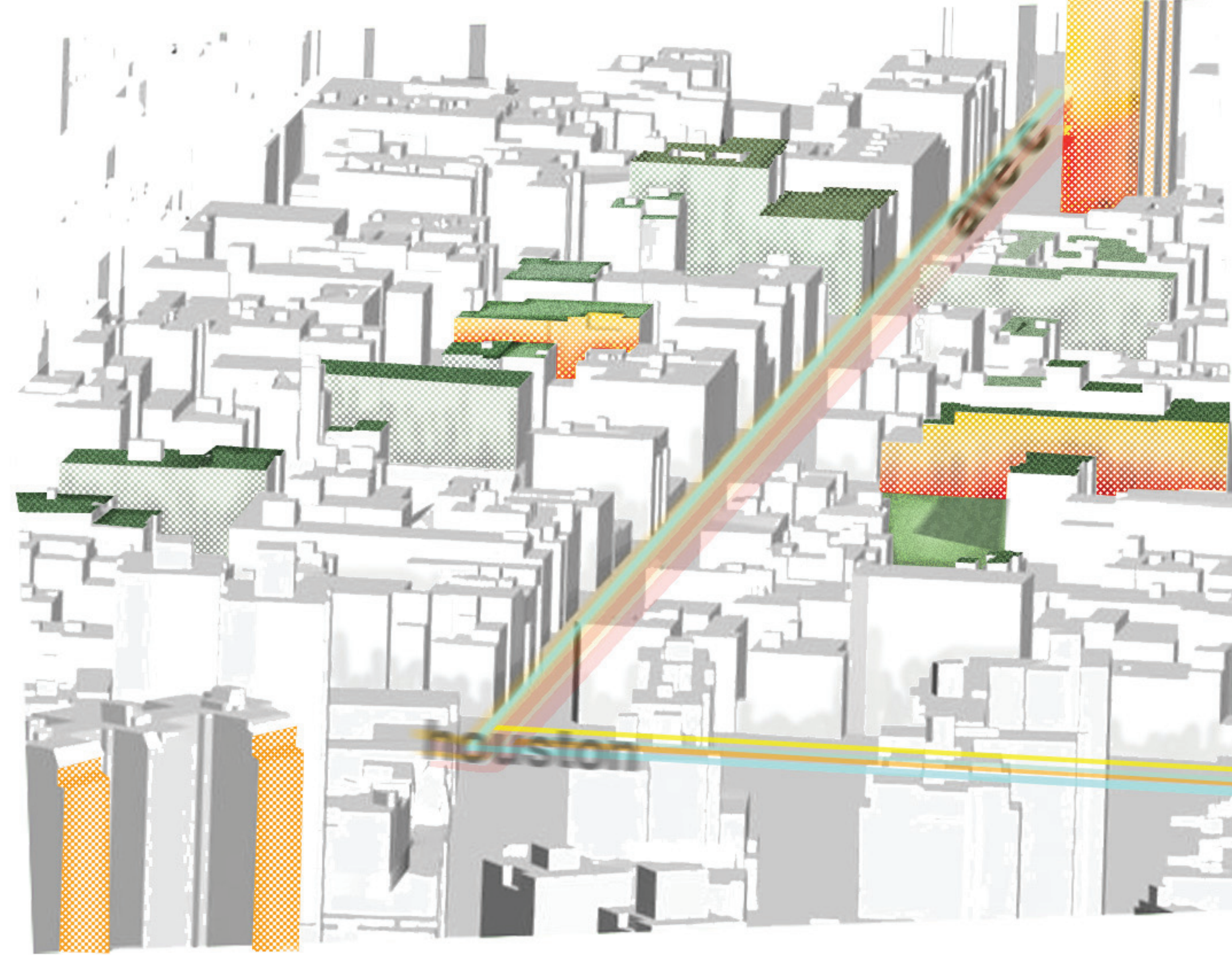
alphabet city
manhattan



>>layers
community gardens
green infrastructure
structural connections

celebratory spaces located throughout the .65 miles of the elevated greenway establish identity and character to a poorly defined neighborhood; which limits the potential for crime to occur. The elevated greenway is applied by using a strategical offset of 2 blocks from the low income housing zoning to create a halo-effect. This appropriate two block distance will create a "high social class" view for the low income housing units; enhancing their sense of ownership.

by incorporating intricate details and character into the elevated park system, distinctive areas such as community gardens, extensive rooftopsystems and structural connections are therefor clearly defined. Celebratory spaces such as open lawns, community gardens and transitional green spaces add context to term "community spaces."



design
conclusion
green connections
ownership
user types
crime prevention

n04
design



+crime framework

designing for crime prevention

