

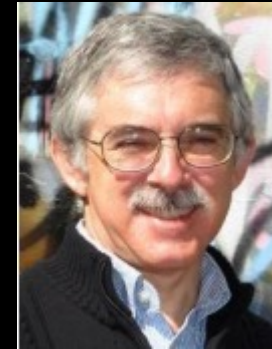
# Reversing Risky Facilities & Re-Thinking Radiating Effects

**Shannon J. Linning, PhD**

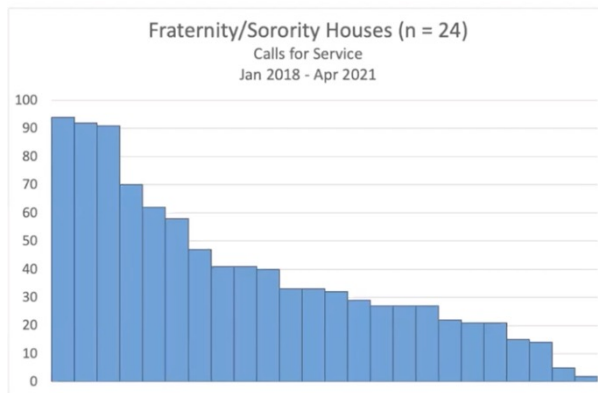
Assistant Professor, School of Criminology  
Simon Fraser University, British Columbia, Canada

# Where Risky Facilities Started...

## Cincinnati Apartment Buildings (2006)

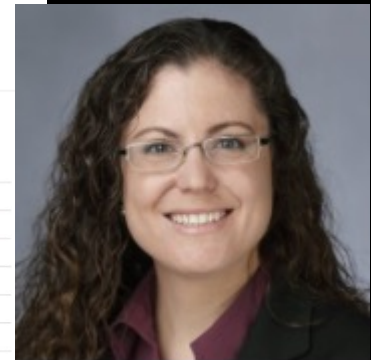
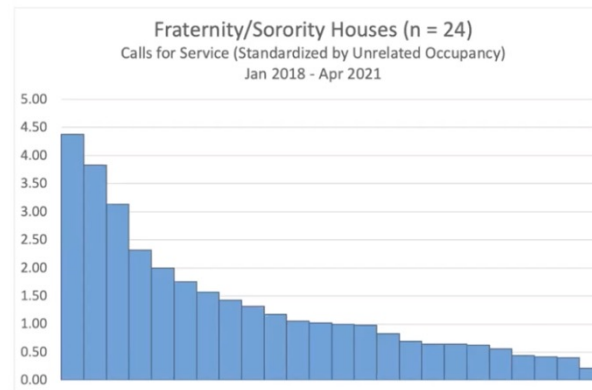


# Where Risky Facilities Started...



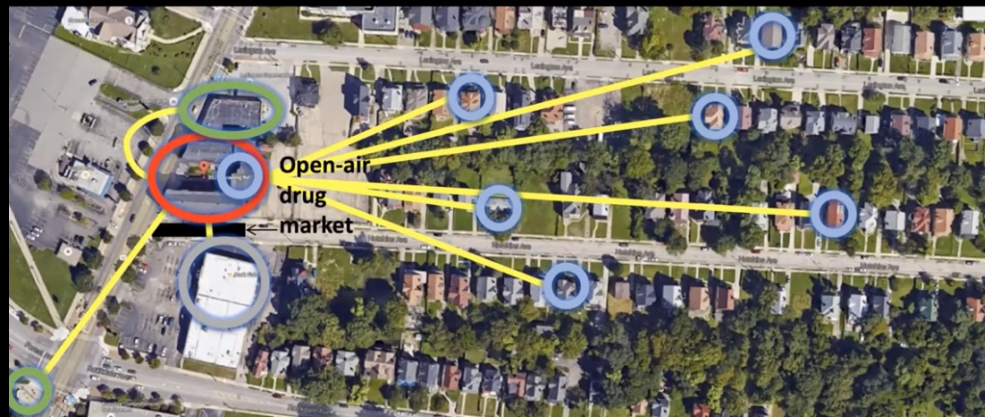
**The top 20% account for 43.3% of calls for service for this housing type.**

**There were 944 calls for service to 24 Fraternity/Sorority Houses.**



Herold, Tamara (2021, September 30). Place network investigations to secure risky facilities. Safeplaces Network Seminar Series.

## But There is More...



- Crime Site – Most violent proprietary location in Avondale neighborhood
- Convergent Settings – Lincoln Statue, Lexington Supermarket
- Comfort Spaces – Specific apt. units, Nearby residences
- Corrupting Spots – Nearby businesses (some facilitators)



Herold, Tamara (2021, September 30). Place network investigations to secure risky facilities. Safeplaces Network Seminar Series.



# But There is More...

UCL DEPARTMENT OF SECURITY AND CRIME SCIENCE



## So what?

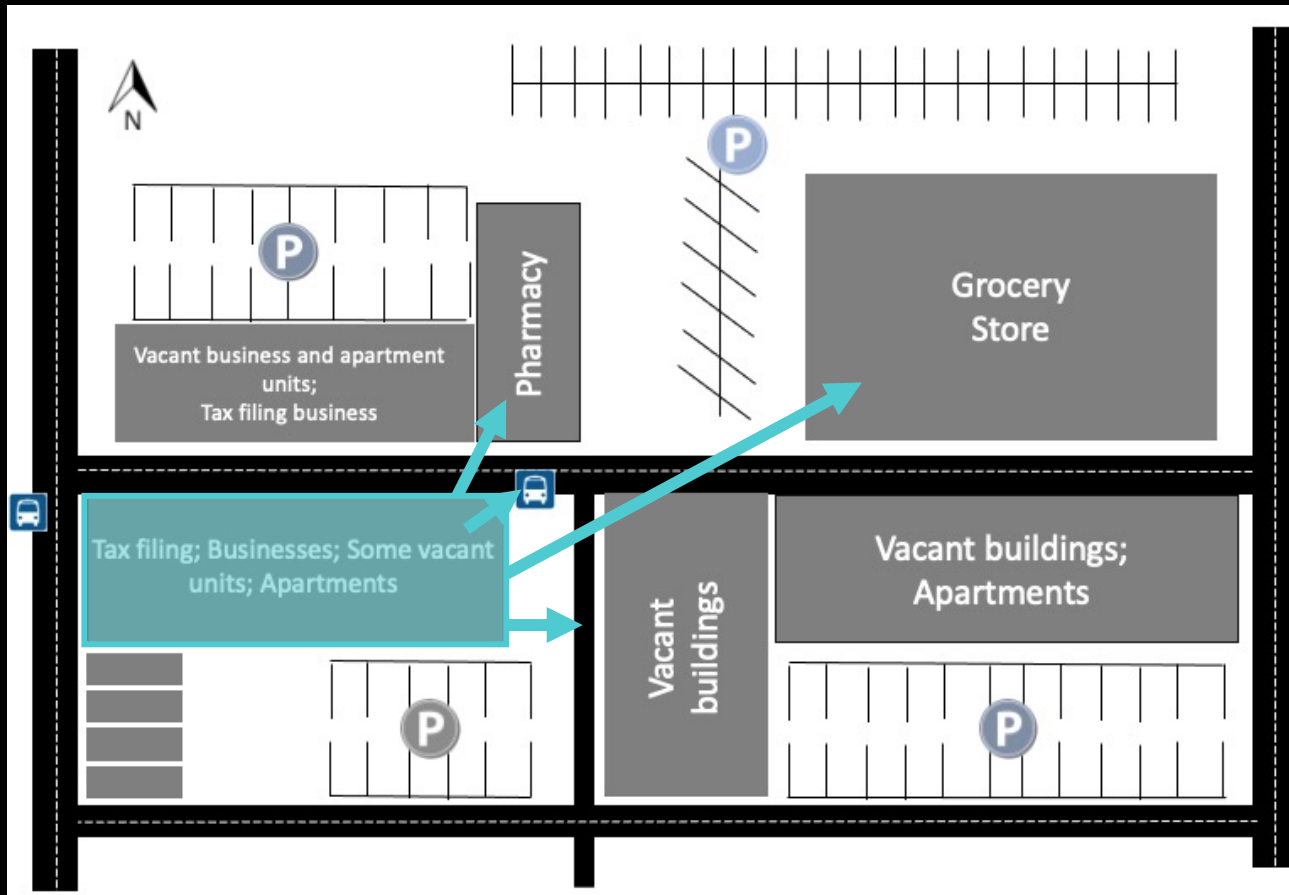
- Gives some indication that crime 'radiates' outwards from the most risky facilities
  - This can be used as leverage  
(e.g. Clubs, large coffee chains and fast food chains need to get their houses in order)  
It does not just affect patrons but also passers by
  - It has planning implications
    - Mix different types of land-use
    - Do not place mega crime attractors/ generators next to each other
- Place management should go beyond the door





# Changing Places in an Urban Neighborhood

# Crime Radiating Effect



Disrupting a  
risky facility  
is not  
enough;  
You must  
dismantle it\*

\*Daniel Gerard  
Retired Police Captain, Cincinnati, OH  
([www.peel9.com](http://www.peel9.com))

# Radiating Effects



## Crime Radiators

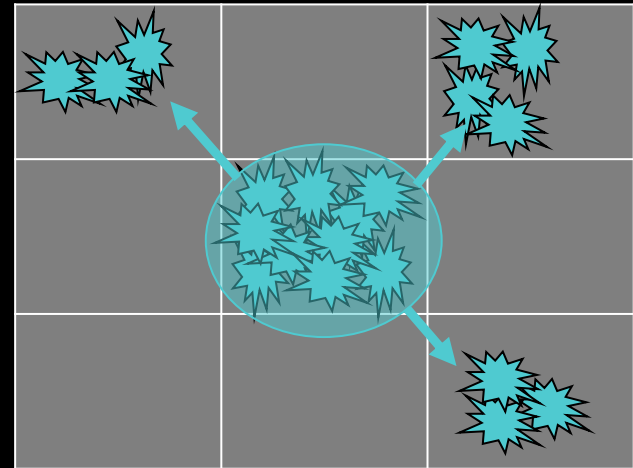
Bowers (2014)



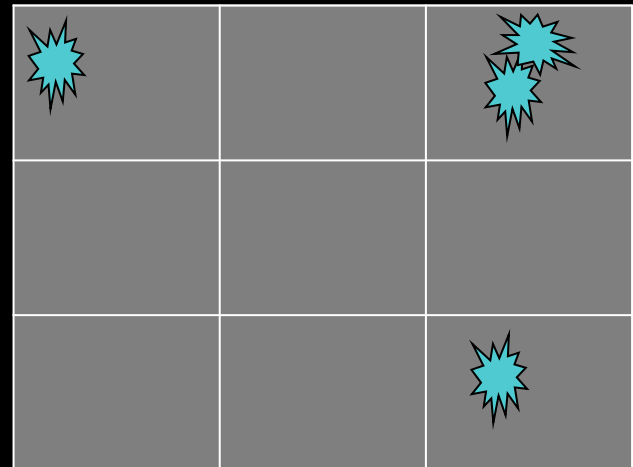
## Diffusion of Benefits

Clarke & Weisburd (1994)

Before



After



## Retail Before Rooftops\*



\* Kevin Wright, Principal Director of Operations & Strategy, Yard & Company ([www.buildwithyard.com](http://www.buildwithyard.com))



# Retail Before Rooftops\*

Commercial Real Estate

## Go inside Walnut Hills' newly opened apartments: PHOTOS

Email Share LinkedIn Share Tweet Print Order Reprints



VIEW SLIDESHOW  
9 photos

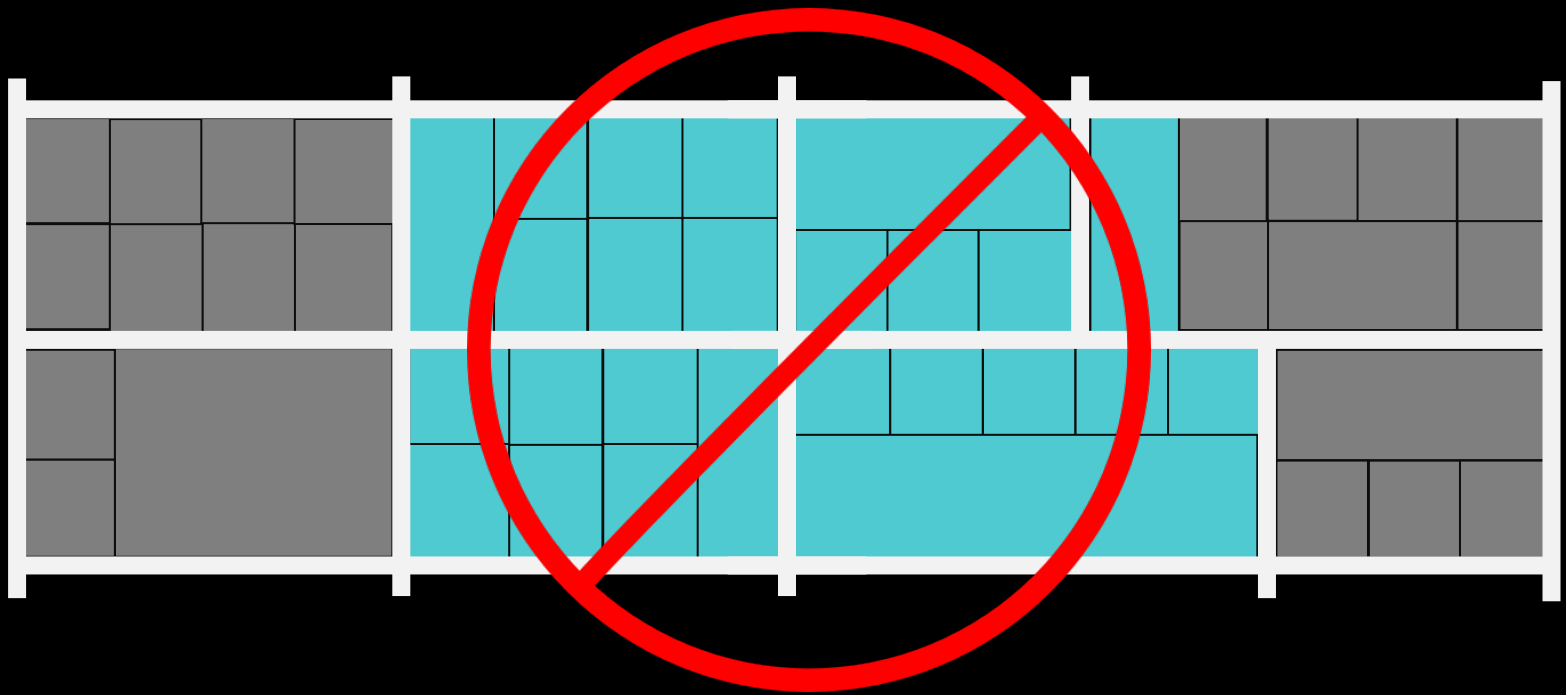
By Erin Caproni - Digital Producer, Cincinnati Business Courier  
Mar 10, 2016 **Updated** Mar 11, 2016, 10:15am EST

Retrieved from: <https://www.bizjournals.com/cincinnati/blog/2016/03/go-inside-walnut-hills-newly-opened-apartments.html>



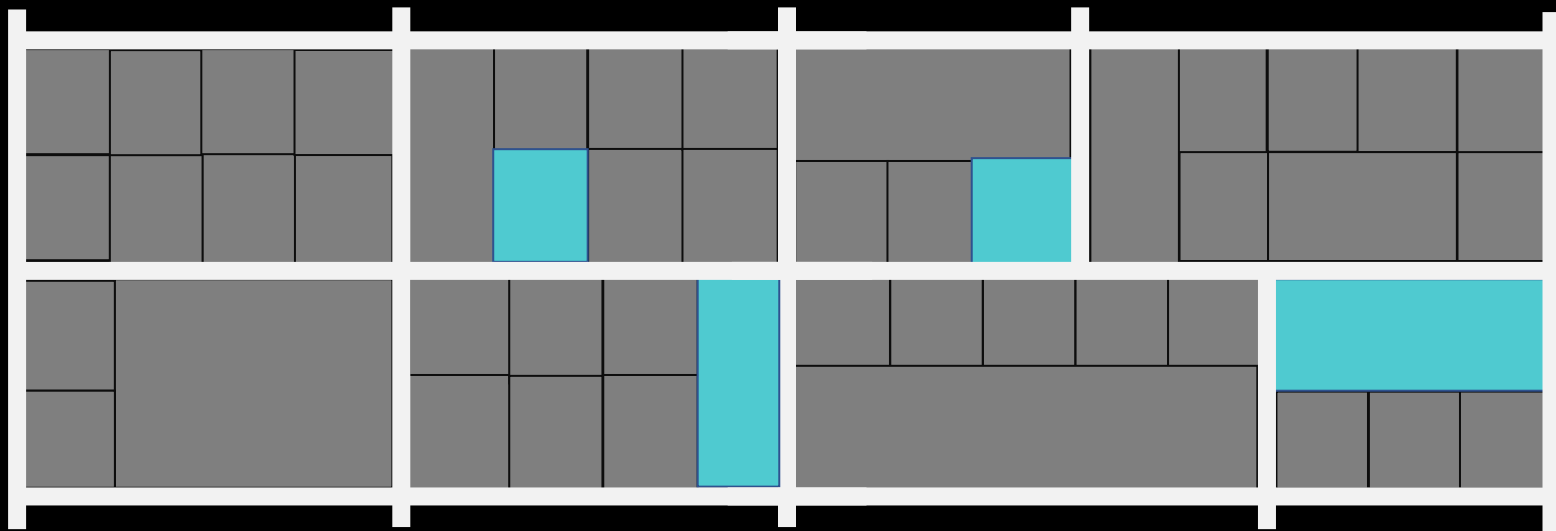
\* Kevin Wright, Principal Director of Operations & Strategy, Yard & Company ([www.buildwithyard.com](http://www.buildwithyard.com))

## Walkable Connections\*



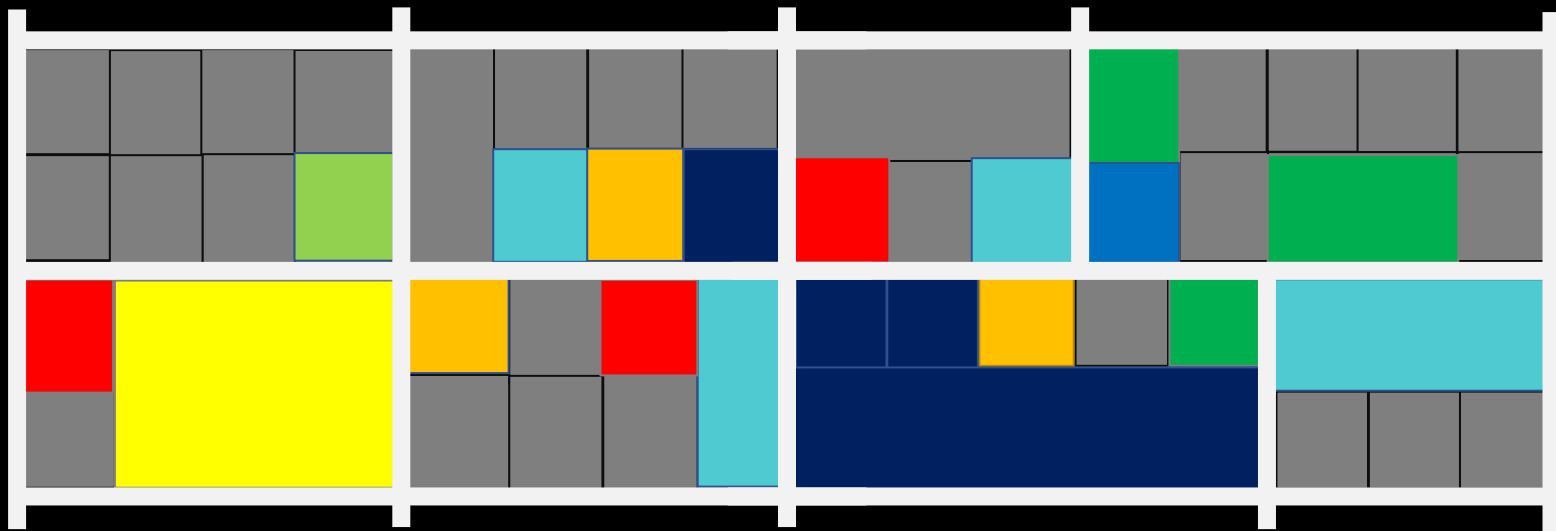
\* Kevin Wright, Principal Director of Operations & Strategy, Yard & Company ([www.buildwithyard.com](http://www.buildwithyard.com))

# Walkable Connections\*



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# Walkable Connections\*



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Commercial Real Estate • Cover story

# At last, a development boom in Walnut Hills

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Walnut Hills undergoes development boom

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## Paramount Square



\$20 million development



BusinessWatch



By Andy Brownfield – Senior staff reporter, Cincinnati Business Courier  
Sep 2, 2016 **Updated** Sep 9, 2016, 1:33pm EDT

Retrieved from: <https://www.bizjournals.com/cincinnati/news/2016/09/02/at-last-a-development-boom-in-walnut-hills.html>



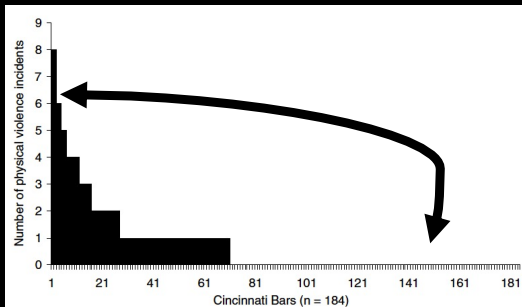
# Impact on Crime

- “Removal” of hotspots drove crime down
- Opening of new places sustained crime reduction
- Radiating control...



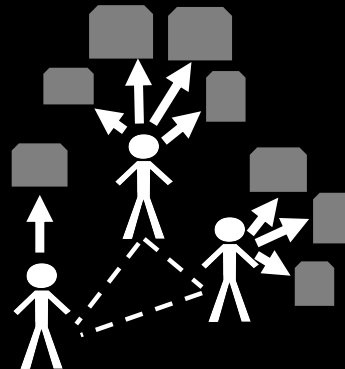
## What should we do with risky facilities?

Look to the reverse



## Can radiating effects be used to suppress crime?

Yes; Diffuse prevention through property control

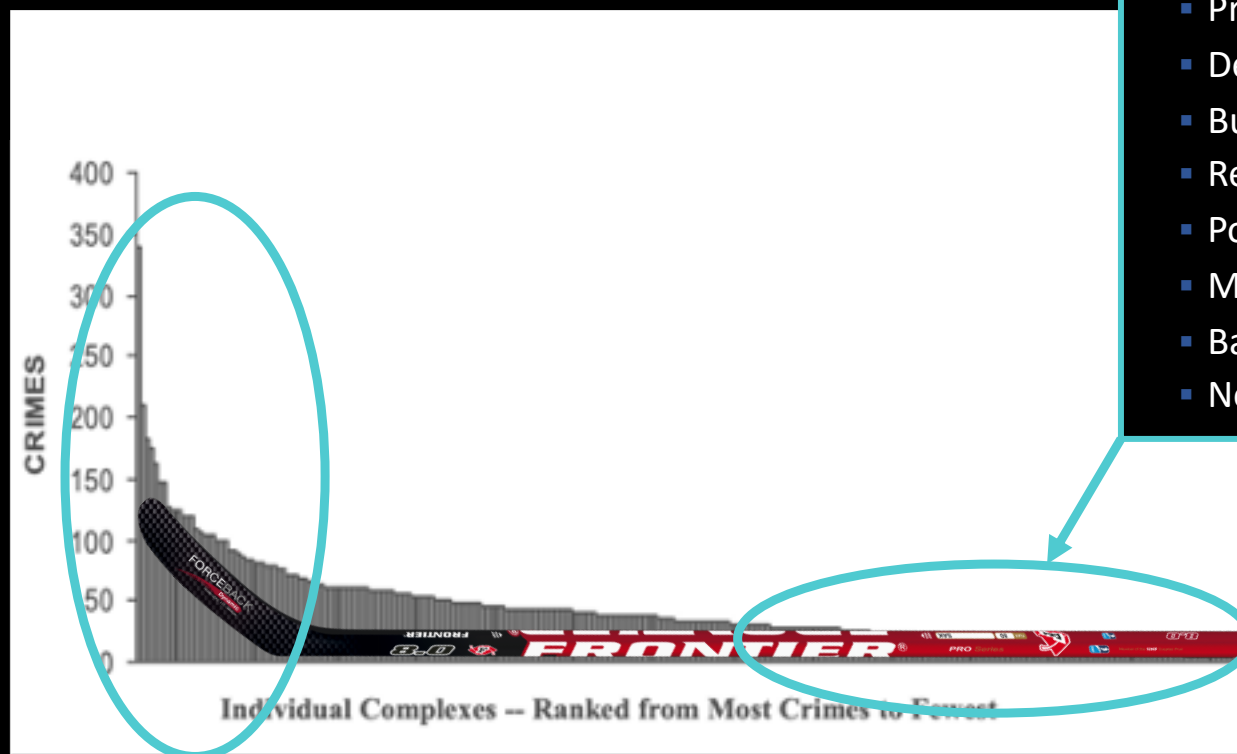


## Who should guide us?

Jane Jacobs



# Reversing Risky Facilities

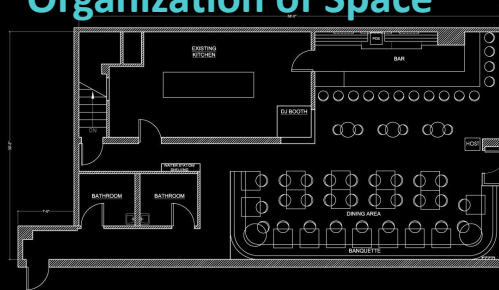


## Interviews with:

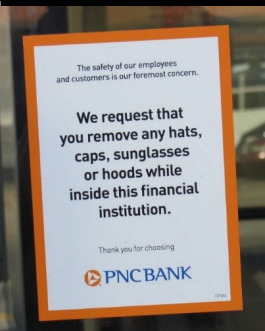
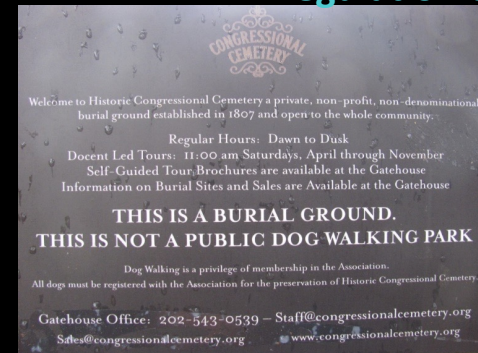
- Property Owners
- Developers
- Business Owners
- Residents
- Police Officers
- Municipal Employees
- Banking Officials
- Nonprofit Organization

# How Do Place Managers Expand Their Control?

## Organization of Space



## Regulation of Conduct



## O.R.C.A.



## Control of Access



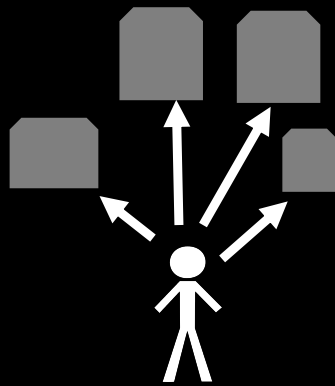
## Acquisition of Resources



1

They own a place

## How Do Place Managers Expand Their Control?



“The model was ‘we can’t control what happens until we control the real estate’. That’s basically the [developer] model”

Municipal Employee

“[anonymized developer] does not rent to check cashing facilities. If he sees a check cashing facility open, he’ll go and buy the property so he can shut them down”

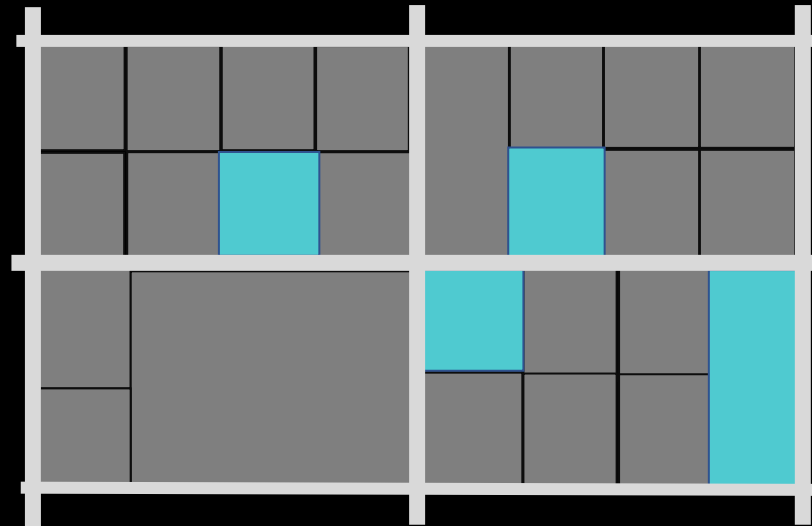
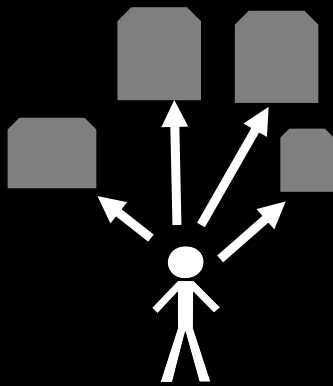
2

Some own  
multiple places

Municipal Employee



## How Do Place Managers Expand Their Control?



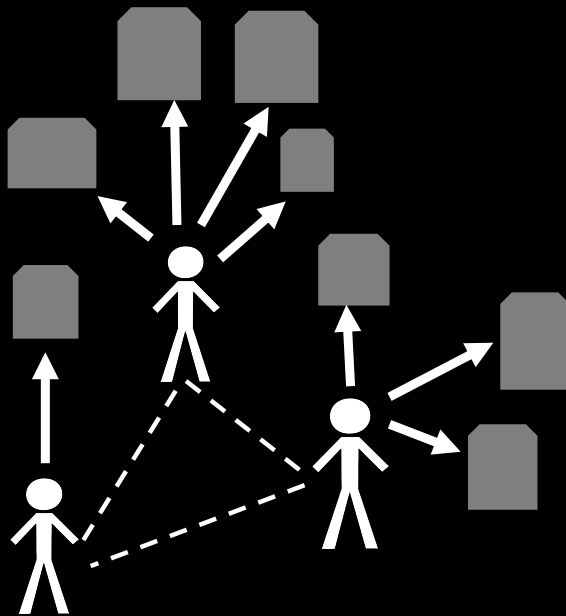
“Buy as much property around your rehabbed places as possible. Then you control the area”

2

Some own  
multiple places

Developer

## How Do Place Managers Expand Their Control?



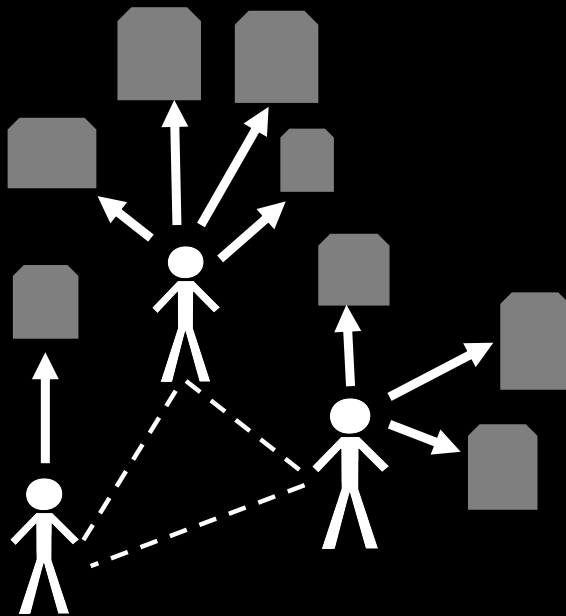
3

They have relationships  
with each other

“I spent [thousands] rehabbing that building [pointing out the window]. Why did I do it? I have partners who had invested in this area. They wanted it to be a safe area that they control. If we had gone to the city to fix the problem, it wouldn’t have happened or would’ve taken too long. So I took matters into my own hands, bought the building and fixed it myself. It was worth the investment to me”

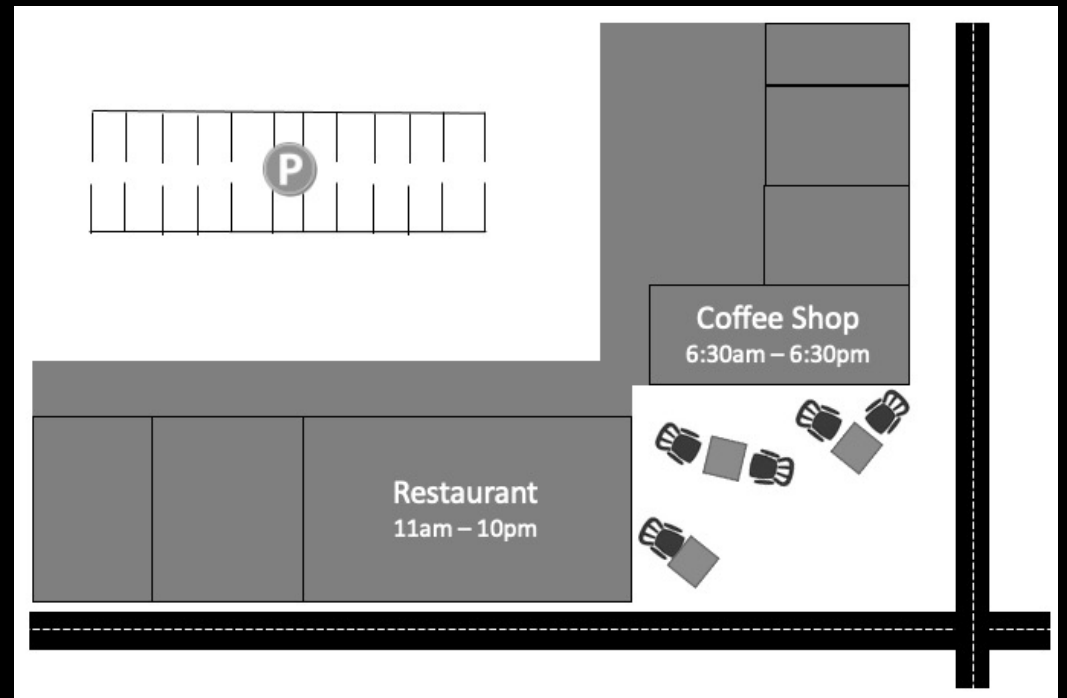
Developer

## How Do Place Managers Expand Their Control?

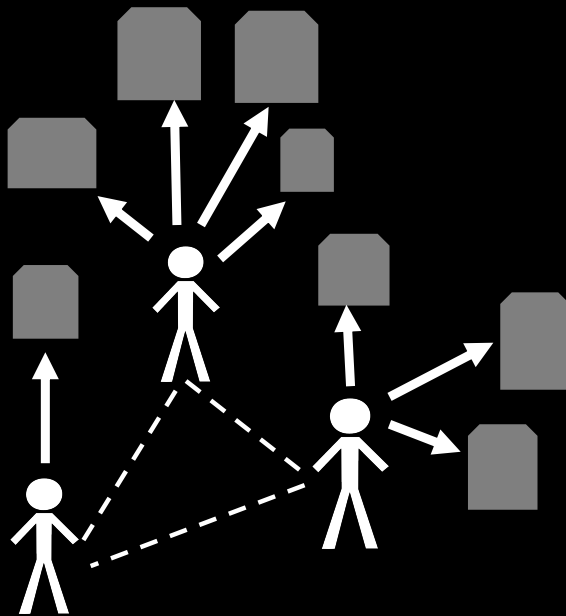


3

They have relationships  
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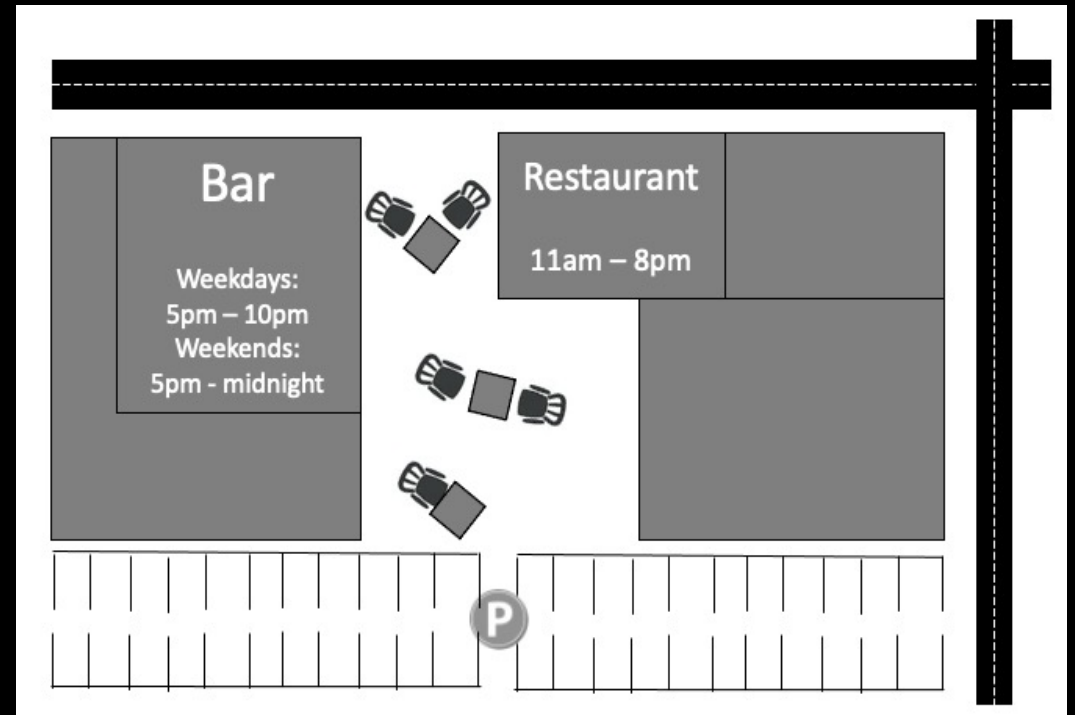


## How Do Place Managers Expand Their Control?

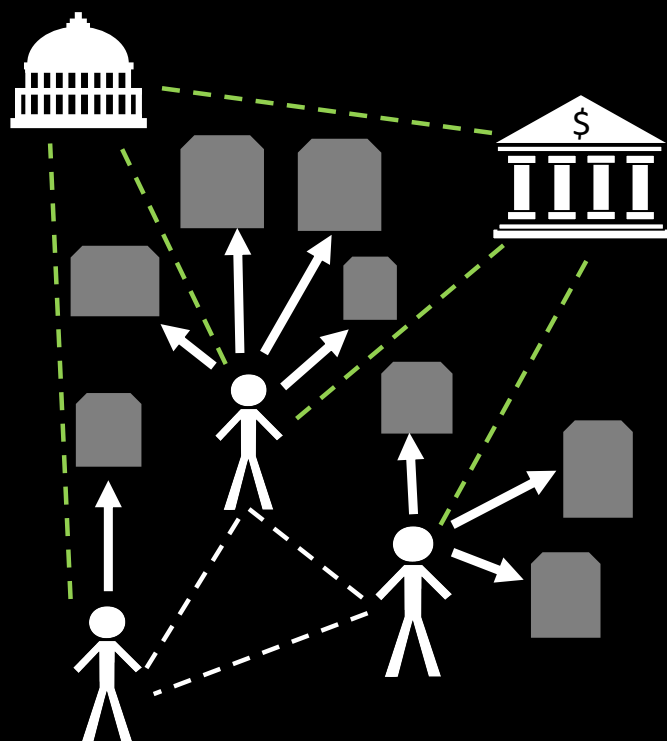


3

They have relationships  
with each other



## How Do Place Managers Expand Their Control?



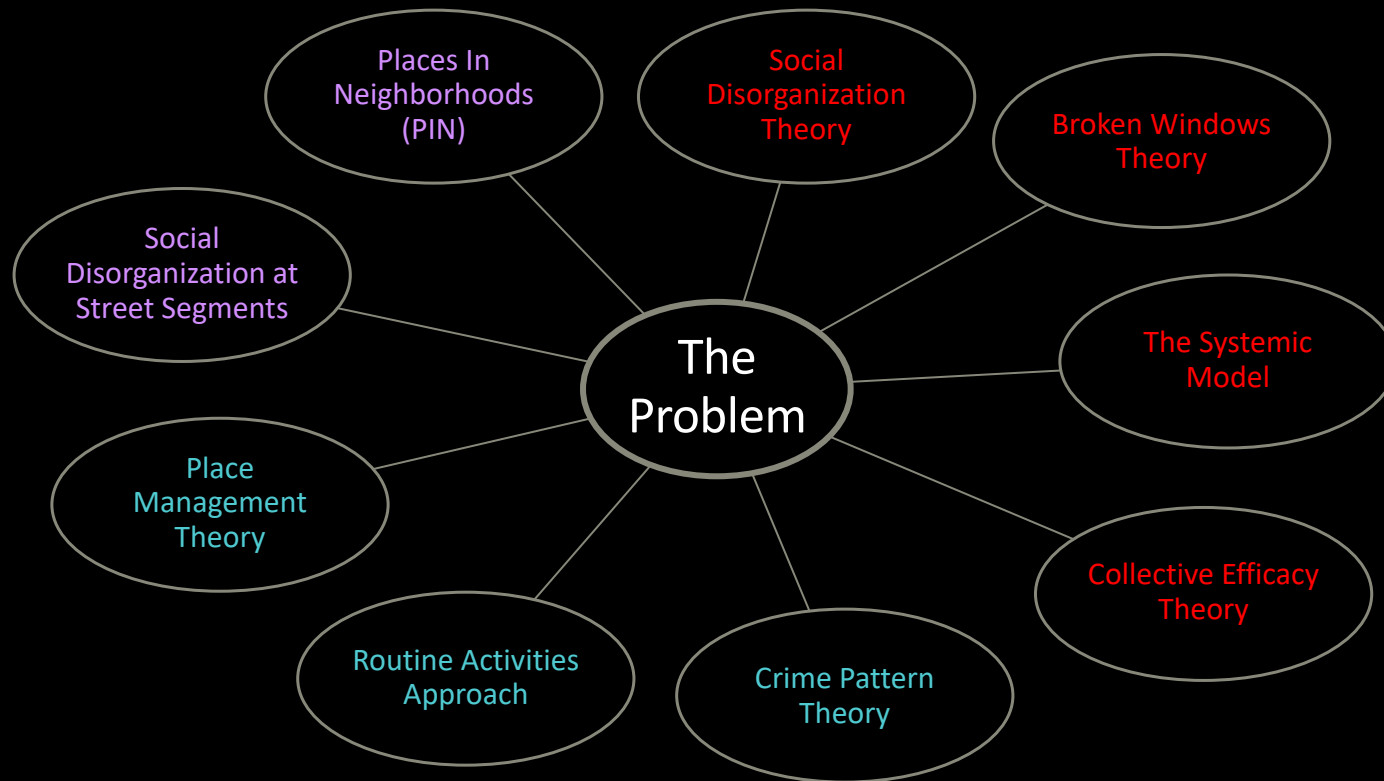
4

They have relationships with financial and governmental institutions



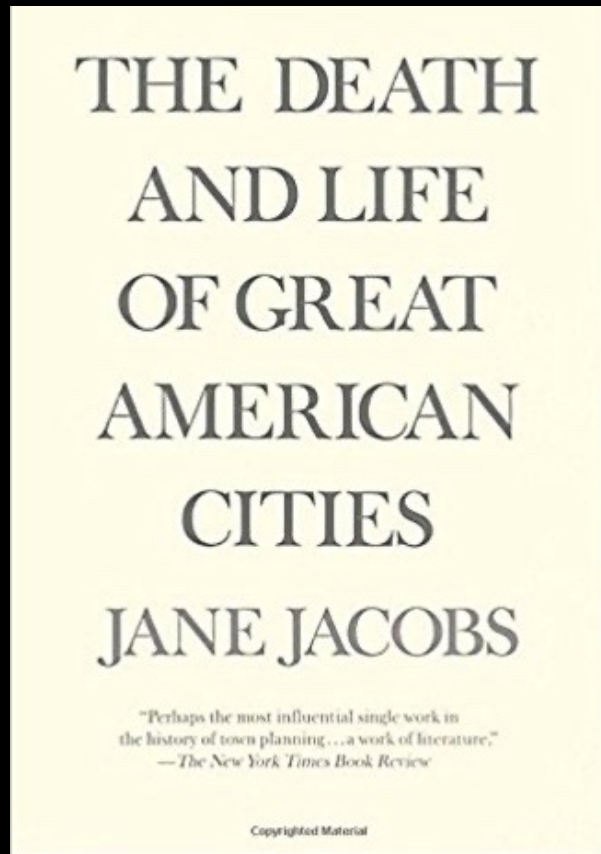
Sampson, Eck, & Dunham (2010)

# No Framework Fit...





# The Legacy of Jane Jacobs



- **Jacobs wrote before “crime at place”**
  - **Focused on the reverse of risky facilities**
- **“Eyes on the Street”**

Whose eyes?

# What Was Jacobs Talking About?

- The importance of ownership
  - Foreshadowed Place Management (Eck, 1994)
    - The “A” component of ORCA (Madensen, 2007)
  - Property owners, real estate agents, bankers, governments, etc.
    - Have the authority to control



## Jacobs on The Importance of Shopkeepers

“...storekeepers and other small businessmen are typically strong proponents of peace and order themselves; they hate broken windows and holdups; they hate having customers made nervous about safety. They are great street watchers and sidewalk guardians if present in sufficient numbers”

(Jacobs, 1961, p. 37)



## Jacobs on The Importance of Shopkeepers

“...a network of doormen and superintendents, of delivery boys and nursemaids, a form of hired neighborhood, keeps residential Park Avenue supplied with eyes...[and]...if rents were to slip below the point where they could support a plentiful hired neighborhood of doormen and elevator men, it would undoubtedly become a woefully dangerous street”

(Jacobs, 1961, p. 40)



## Jacobs on the Constant Succession of Eyes

There “...is a marvelous order for maintaining the safety of the streets...Its essence is intricacy of sidewalk use, bringing with it a constant succession of eyes...The ballet of the good city sidewalk never repeats itself from place to place...”

(Jacobs, 1961, p. 50)

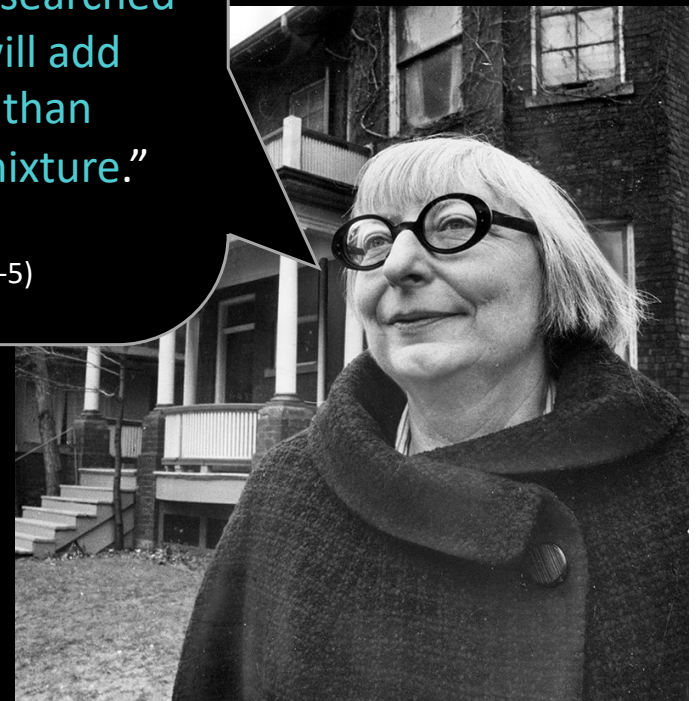


## Jacobs on the Constant Succession of Eyes

Restaurant 9am – 9pm	Restaurant 11am – 8pm	Restaurant 11am – 9pm
Restaurant 10am – 9pm	Restaurant 11am – 10pm	Restaurant 10am – 6pm

“Charles Abrams built on the street a small night club and a motion picture theater, unusual for its time...Abrams has thus deliberately searched out tenants who will add something other than restaurants to the mixture.”

(Jacobs, 1961, p. 244-5)



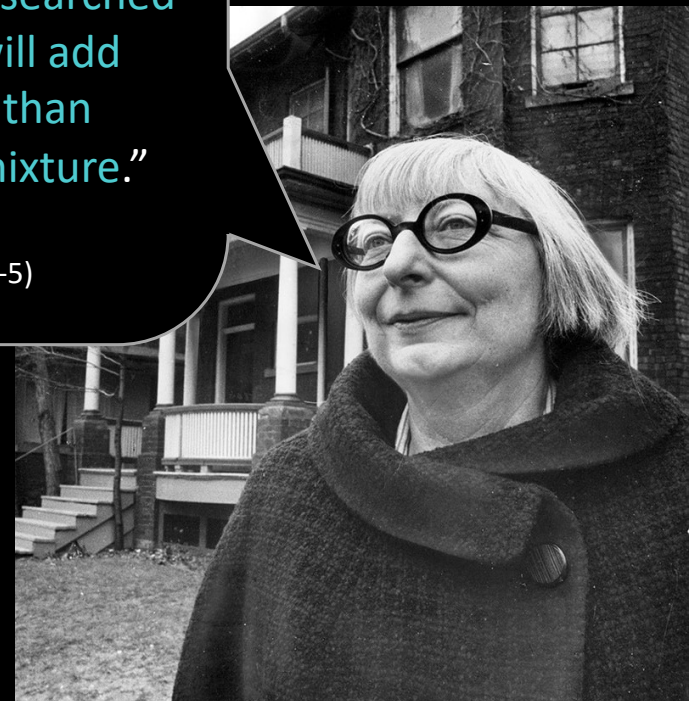


## Jacobs on the Constant Succession of Eyes

Restaurant 9am – 9pm	Restaurant 11am – 8pm	Night Club 6pm – 1am
Restaurant 10am – 9pm	Theatre 1pm – 12am	Restaurant 10am – 6pm

“Charles Abrams built on the street a small **night club** and a **motion picture theater**, unusual for its time...Abrams has thus **deliberately searched out tenants who will add something other than restaurants to the mixture.**”

(Jacobs, 1961, p. 244-5)



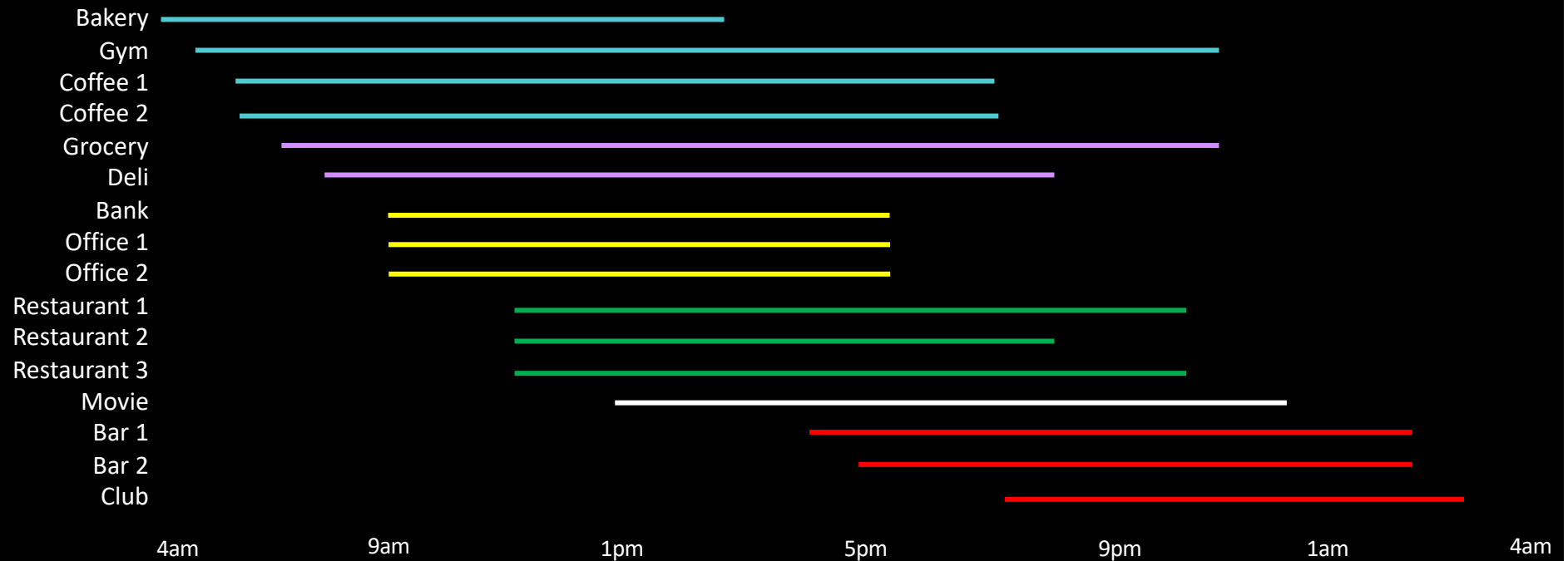
## Jacobs' Constant Succession of Eyes



4am 9am 1pm 5pm 9pm 1am 4am

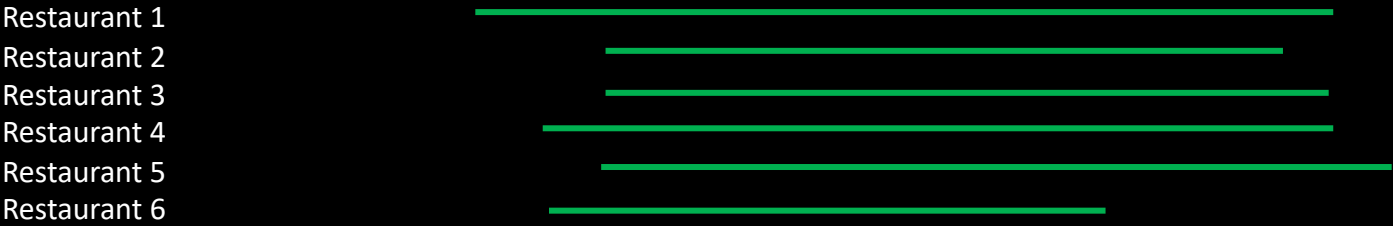
# Jacobs' Constant Succession of Eyes

Coffee 6am – 7pm	Restaurant 11am – 10pm	Bakery 4am – 3pm	Deli 8am – 8pm	Office 9am – 5pm	Bar 5pm – 2am	Restaurant 11am – 10pm	Gym 5am – 11pm
Office 9am – 5pm	Grocery 7am – 11pm	Bar 4pm – 2am	Restaurant 11am – 8pm	Coffee 6am – 7pm	Movie 1pm – 12am	Bank 9am – 5pm	Club 7pm – 3am



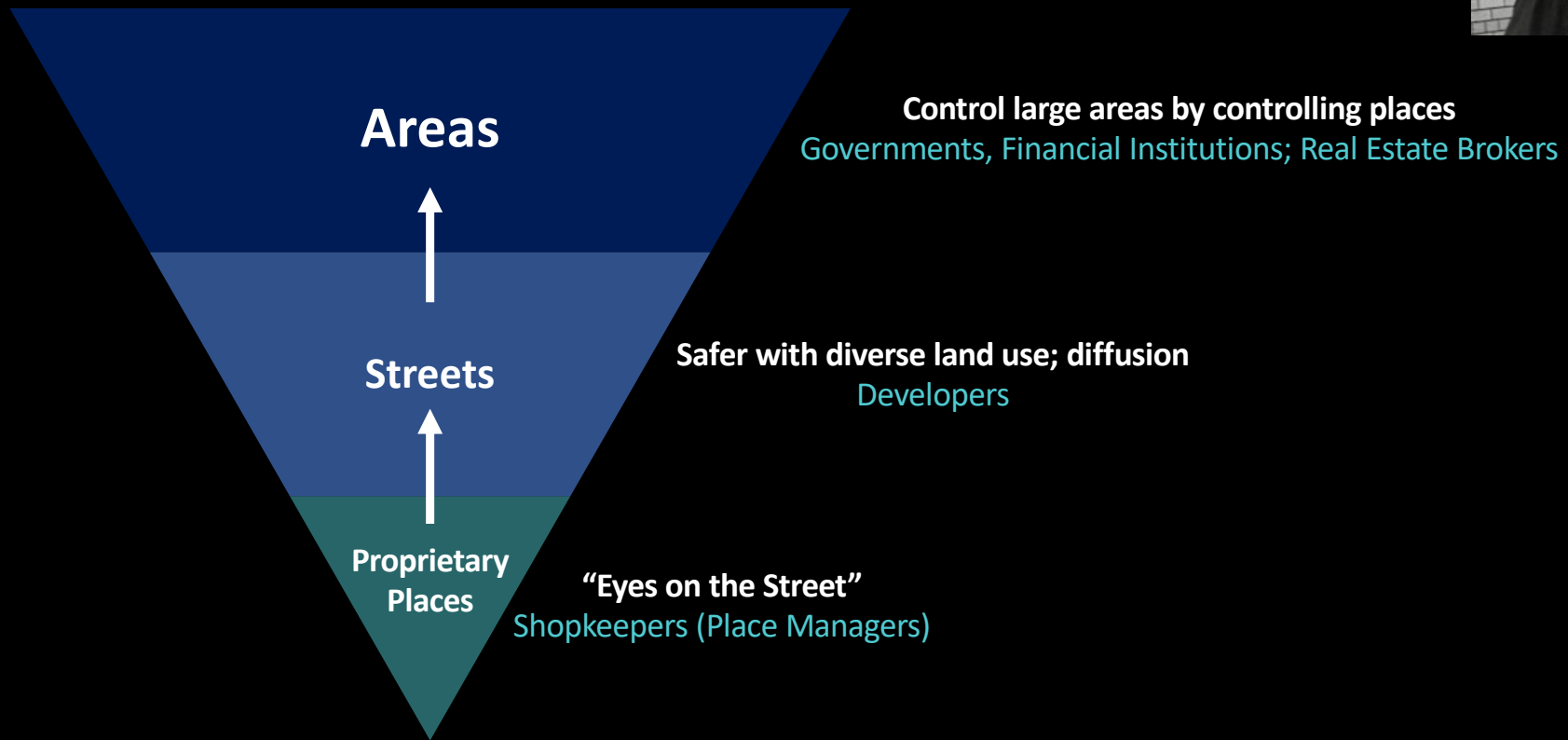
# No Constant Succession of Eyes

Restaurant 9am – 9pm	Restaurant 11am – 8pm	Restaurant 11am – 9pm
Restaurant 10am – 9pm	Restaurant 11am – 10pm	Restaurant 10am – 6pm



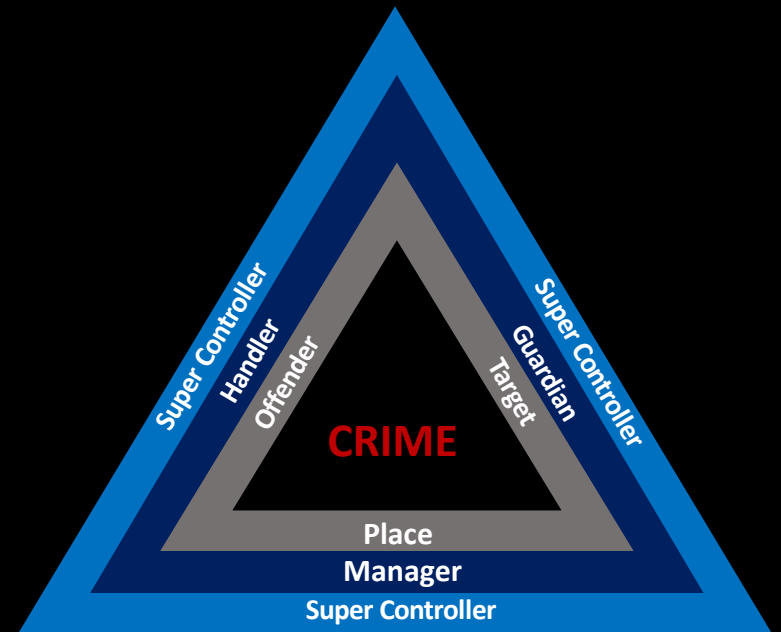
4am                      9am                      1pm                      5pm                      9pm                      1am                      4am

## Bottom-Up Approach (Who Acts?)



## Key Points on Place Management

- All places have place managers
- Power is the ability to affect change
  - It is neither positive, nor negative
  - The 80/20 principle always applies!
- Diversity of land use; decisions at places



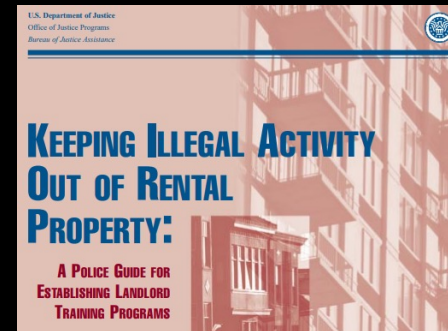
Sampson, Eck, & Dunham (2010)



# Some New Directions

## Development of place management “training”

Reno et al., 2000

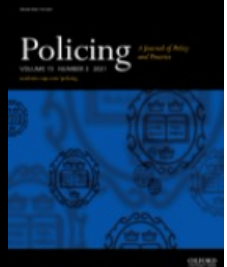


## Explore corporate business strategies

Zidar et al., 2018

### Reframing an Obvious Police Problem: Discovery, Analysis and Response to a Manufactured Problem in a Small City

Michael S. Zidar\*, Jillian G. Shafer\*\* and John E. Eck\*\*\*



## Study concentration of ownership

Lee et al., 2021

### Why Your Bar Has Crime but Not Mine: Resolving the Land Use and Crime – Risky Facility Conflict

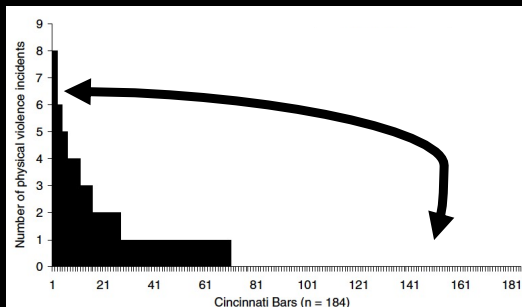
YongJei Lee<sup>a</sup>, SooHyun O<sup>b</sup> and John E. Eck<sup>c</sup>



# 3 Takeaways

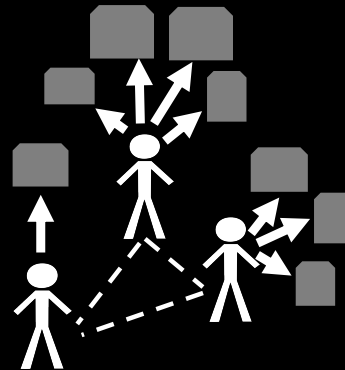
**What should we do with risky facilities?**

Look to the reverse



**Can radiating effects be used to suppress crime?**

Yes; Diffuse prevention through property control



**Who should guide us?**

Jane Jacobs



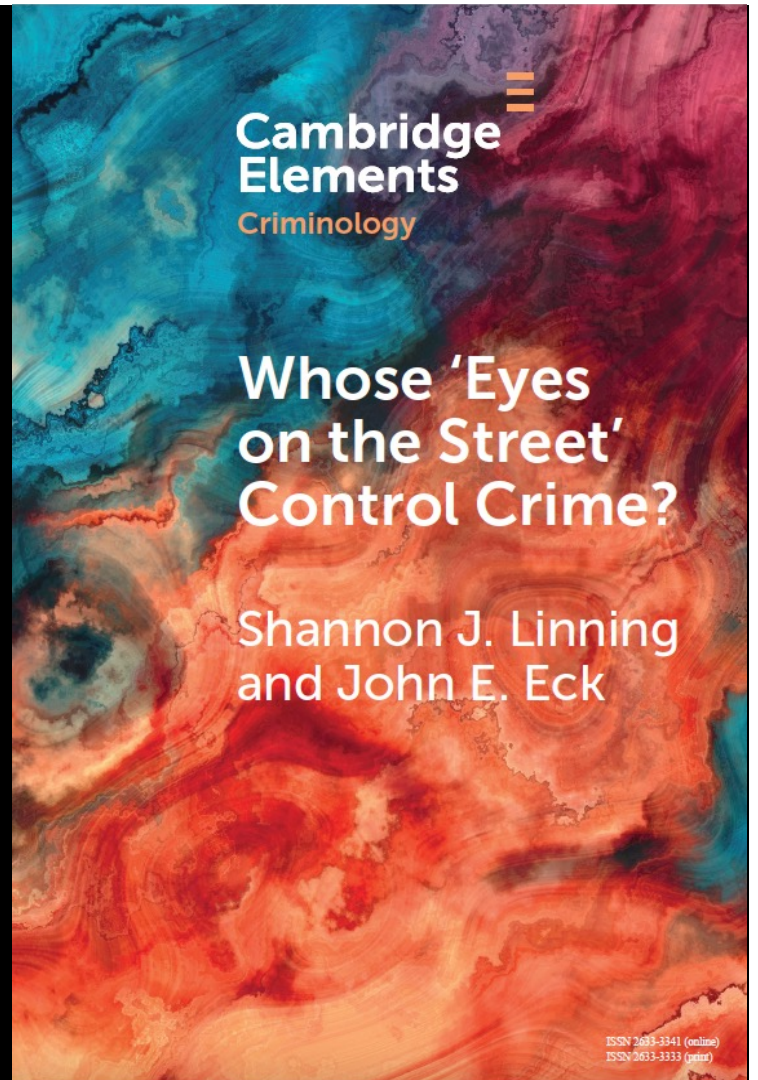
# Thank you!

Pdf **Free** until Nov. 23, 2021

[www.cambridge.org/eyesonthestreet](http://www.cambridge.org/eyesonthestreet)

Contact:

shannon\_linning@sfu.ca



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